City of San Jose - PBCE – Planning Division - Imaging Index Cover Sheet

Address/Location: **2145 E HAMILTON AV**

Permit/Project No.: **AD16-618** Issuance Date: **06/13/16**

Prepped By: **RBUSS** Closed By: **SFAUMUI** RSN: **1671050**

Category	Document Type	Sub Document Type
(EF) Environmental Files (203)	(PP) Public Project Files (203-03)	(EN) EIR (DA) Approved Document (EM) Maps (AE) Application (AG) Agency Correspondence (EG) General Correspondence (TR) Technical Reports (RE) Archaeological Reports (EP) Plans
(GP) General Plan (204)	(GA) General Plan Amendments (204-02)	(AM) Amendment (AA) Application (CG) Correspondence
	(GE) Environmental Review (for 204 series GP Amendments)	(GD) Approved Document (GI) EIR (GS) Supporting Documents (GT) Technical Reports (GR) Archaeological
X (DR) Development Review (207)	(PR) Projects (207-02, 207-03, etc.)	(ZN) Zoning (PE) Permit (MP) Maps (AP) Application (AC) Agency Correspondence (GC) General Correspondence (PL) Plans ST Approved Storm-Water Ctrl Plans
	(ER) Environmental Review (for 207 series Project Files)	(EA) Approved Document (EI) EIR (ES) Supporting Documents (ET) Technical Reports (AR) Archaeological
	X (AD) Adjustments (207-12)	X (DO) Documents (PA) Plans SW Approved Storm-Water Ctrl Plan PK Parking Analysis
	(PI) Public Info Letters (207-29)	(LE) Letter (LS) Supporting Docs

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
Harry Freitas, DIRECTOR

DEVELOPMENT PERMIT ADJUSTMENT

PROJECT FILE NO.: **AD16-618**

PERMIT TO BE ADJUSTED: **PD83-059**

PROJECT DESCRIPTION: **Permit Adjustment to allow for the renovation rehabilitation of existing courtyard and planting, including new paving, pavers, decking, fencing, gate and light bollard relocation, and landscaping including the removal of tree #85.**

PROJECT LOCATION: **2145 E HAMILTON AV**

A.P.N.: **284-23-040**

ZONING: **A(PD) Planned Development**

GENERAL PLAN: **Industrial Park**

ACTION: Approved

SUBJECT TO THE FOLLOWING CONDITIONS: Approved per plans last dated 6/8/16 only. Replacement of tree #85 at a ratio of 1:1 is required. Approval of the gate and fencing are subject to obtaining all other required permits and clearances including Building and Fire. Approval of the paving, decking and areas affecting the pervious surfaces/graded areas are subject to all other required permits and clearances including Building and Public Works.

Conformance with Municipal Code. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code, including, but not limited to, use of property and off-street parking requirements.

Plan Set: **[X] Yes** **[ ] No**

Approved by: Rhonda Buss **Signature:** Rhonda Buss

Action Date: June 13, 2016

This permit sheet is only valid when accompanied by an original signature and when fastened to a stamped plan set, if applicable.

CITY OF
SAN JOSE
CAPITAL OF SILICON VALLEY

CITY OF SAN JOSE
Planning, Building and Code Enforcement
200 East Santa Clara Street
San José, CA 95113-1905
tel (408) 535-3555 fax (408) 292-6055
Website: www.sanjoseca.gov/planning

PERMIT/MAJOR PERMIT ADJUSTMENT APPLICATION

TO BE COMPLETED BY PLANNING COUNTER STAFF

FILE NUMBER AD 16-618		RECEIPT # 1045090
PROPERTY LOCATION/ ADDRESS 2145 Hamilton Ave.		DATE 6/3/10
QUAD # 18	ZONING A(PD)	AMOUNT $744
PD ZONING FILE # PD83-034	PERMIT FILE# PT 83-059	BY MB

☐ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL

TO BE COMPLETED BY THE APPLICANT *(PLEASE PRINT OR TYPE)*

PROPERTY LOCATION/ ADDRESS: 2145 HAMILTON AVENUE, SAN JOSE, CA 95125 - EBAY CAMPUS, BUILDING #2065

ASSESSOR'S PARCEL NUMBER(S) *(Attach Map)*: 284-23-048

DESCRIPTION OF THE PROPOSED MINOR CHANGE *(Approval is limited to description contained herein)**

RENOVATION AND REHABILITATION OF EXISTING COURTYARD AND PLANTING. NEW PAVING, PAVERS, DECKING, FENCING, LIGHT BOLLARD RELOCATION AND LANDSCAPING (LESS THAN 10,000 SF IMPERVIOUS AREA)

DOES THE PROJECT INVOLVE HUD FEDERAL FUNDING/ASSISTANCE? ☒ NO ☐ YES

Please indicate whether HUD Funding has been awarded, is proposed, or is anticipated, for the proposed project. If **yes**, indicate type of funding (i.e. CDBG Grant, HOME Investment Partnership Program, Section 108 Loan Guarantee, etc.), funding amount, whether awarded (if known) or application is pending, and fiscal year of award or application request.

PLEASE NOTE: Projects involving 1) acquisition of real property involving a change of use, or 2) new construction require an Environmental Assessment (EA). Concurrent environmental review per the California Environmental Quality Act (CEQA) is also required. The obtainment of a qualified environmental consultant to provide documentation services (i.e. a combined Initial Study/ EA) is strongly required.

SIGNATURE OF PROPERTY OWNER REQUIRED

Check One:

☐ I hereby certify that a Homeowner's Association/Architectural Review Committee does exist and have reviewed this project. Please include a copy of their letter and comments with the application.

☒ *I hereby certify that a Homeowner's Association does not exist to comment on the requested change to my property.*

PRINT NAME OF PROPERTY OWNER EBAY, INC. - RESPONSIBLE PARTY: TOM EDWARDS		DAYTIME TELEPHONE # (408) 376-2205	
ADDRESS 2065 HAMILTON AVENUE	CITY SAN JOSE	STATE CA	ZIP CODE 95125
REQUIRED SIGNATURE OF PROPERTY OWNER **(see page 2)**		DATE 5/25/2016	

** Proposals that include changes to existing wireless facilities or new facilities require a submittal of a completed Environmental Exemption form or documentation of approved Environmental Clearance for the proposed project at application appointment.*

Please submit this application to the Planning Permit Center, 1st floor of City Hall. The Planning Permit Center Counter hours are posted on our website at http://www.sanjoseca.gov/planning/ . For assistance, call (408) 535-3555.

PERMIT ADJUSTMENT APPLICATION

CONTACT PERSON

PRINT NAME/COMPANY			
ALISON HOBBS			
ADDRESS	CITY	STATE	ZIP CODE
303 POTRERO STREET, SUITE 40-C	SANTA CRUZ	CA	95060
PHONE #	FAX #	E-MAIL ADDRESS	
(831) 459-0455	(831) 459-1484	alison@ssala.com	

Please complete the FRONT Sheet of this application and provide the following.
INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

☐ **FILING FEE:**
$314* - Checks are made payable to the "City of San Jose".
$749* for Major Adjustment.
$623* for each adjustment after the 1st to process simultaneously
$156* per hour for consultation regarding review of a proposal prior to filing the application.

includes the General Plan Update fee

☐ **PROPERTY OWNER SIGNATURE.** Can be submitted as original wet signature, faxed copy signature or electronic signature or only the property owner or representative who has Power of Attorney (POA) can sign this application. A copy of the POA must be submitted with this application.

☐ **ASSESSOR'S PARCEL MAP** marked with the project location.

☐ **PHOTOGRAPHS** of existing building or subject area.

☐ **Four (4) COPIES** of the development plans. An Additional plan set is required if stormwater is required. The deveopment plan should include:

a. A **SITE PLAN* DRAWN TO SCALE** showing the location of the proposed changes on the subject property,
and
b. A **DRAWING TO SCALE** of the proposed change (elevations, floor plans, construction, details, as appropriate).

* A **Site Plan** should contain the following basic information:

- Dimensions of subject property, lot lines, and existing and proposed driveways.
- Streets adjoining the subject property.
- Existing and proposed buildings and structures, including proposed building removal.
- Dimensions of existing and proposed setbacks.
- Existing and proposed off-street parking, loading, landscape and circulation areas.
- Existing trees to be removed. Include circumference of tree at 2 feet above ground level as well as distances from existing and proposed structures and/or trees on the site.
- **Stormwater Control Plan:**
(A Stormwater Control Plan is required for all projects creating, replacing or expanding impervious surface by 10,000 square feet or more)
  a. Complete the Pervious and Impervious Surfaces Comparison Table located on page 4.
  b. All existing natural hydrologic features (depressions, names of watercourses, etc.) and significant natural resources.
  c. Specify soil type(s).
  d. Specify depth to groundwater.
  e. 100-year flood elevation.
  f. All existing and proposed topographic contours with drainage areas and sub areas delineated and arrows showing flow direction.
  g. Separate drainage areas depending on complexity of drainage network.
  h. For each drainage areas, specify types of impervious area (roof, plaza, sidewalk, streets, parking, etc) and area of each.
  i. Show location, size, and identification (including description), of Source Control Measures (SCMs) and Water Quality Treatment Control Measures (TCMs) such as swales, detention basins, infiltration trenches, etc.
  j. Details of all proposed water quality treatment control measures.
  k. Location, size and identification of proposed landscaping/plant material.
  l. Ensure consistency with Grading and Drainage Plan and Landscape Plan.
  m. Supplemental Report :
    1. Calculations illustrating water quality treatment control measures meet numerical standards set forth in Post-Construction Urban Runoff Management Policy No. 6-29.
    2. Name and location of receiving water body.
    3. Identify pollutants and pollutant source areas, including loading docks, food service areas, refuse areas, outdoor processes and storage,

Please submit this application to the Planning Permit Center, 1st floor of City Hall. The Planning Permit Center Counter hours are posted on our website at http://www.sanjoseca.gov/planning/. For assistance, call (408) 535-3555.

vehicle cleaning, repair or maintenance, fuel dispensing.

4. Water quality Treatment Control Measure maintenance requirements.
5. Licensed certification that the specified Treatment Control Measures meet the requirements in Post-Construction Urban Runoff Management Policy No. 6-29.

An additional Public Works C.3 fee of $145.00 per hour will be charged for the review of any Stormwater Control Plans.

- **Stormwater Hydromodification Management (HM) Plan/Report:** (A Stormwater HM Plan/Report is required for all projects that create and/or replace one acre or more of impervious surface and that are located in the Green or Pink areas of the HM Applicability Map, which is available online at: http:// www.sanjoseca.gov/planning/stormwater/.

a. Submit a Stormwater HM Plan/Report demonstrating that post-project runoff shall not exceed estimated pre-project rates and durations. Sizing of HM control(s) shall comply with the City of San Jose Council Policy 8-14: Post-Construction Hydromodification Management.
b. Use a continuous simulation hydrologic computer model with a long-term rainfall record (30 years minimum) to simulate the runoff from the project site under pre- and post-project conditions. The City strongly encourages the use of the Bay Area Hydrology Model (BAHM) to help facilitate plan review.
c. Provide flow-duration curves and model analysis sheets for pre- and post-project conditions with the report.
d. Provide the location, size, and identification (including description) of types of HM controls such as detention basin, bio-detention unit(s), etc.
e. Include inspection and maintenance information for the HM control(s) on the Stormwater Control Plan(s).

☐ A **LETTER** from the **Homeowner's Association/Architectural Review Committee** commenting specifically on the plans it reviewed, if appicable.

HUD FEDERAL FUNDING AND ENVIRONMENTAL COMPLIANCE WITH THE NATIONAL ENVIRONMENTAL POLICY ACT (NEPA). Compliance with the national environmental policy act (nepa) is required for all projects involving property acquisition, new construction for any project that has been awarded, proposes to include, or anticipates the use of federal funding from the department of Housing and Urban Development (HUD), for any portion of the project. Additional review, reports, and/or referrals may be necessary. additional fees will be required for projects funded by hud programs other than the cdbg program. please contact the plan implementation division environmental review team principal or senior planner for more information at 408.535-3555.

Please submit this application to the Planning Permit Center, 1st floor of City Hall. The Planning Permit Center Counter hours are posted on our website at http://www.sanjoseca.gov/planning/. For assistance, call (408) 535-3555.

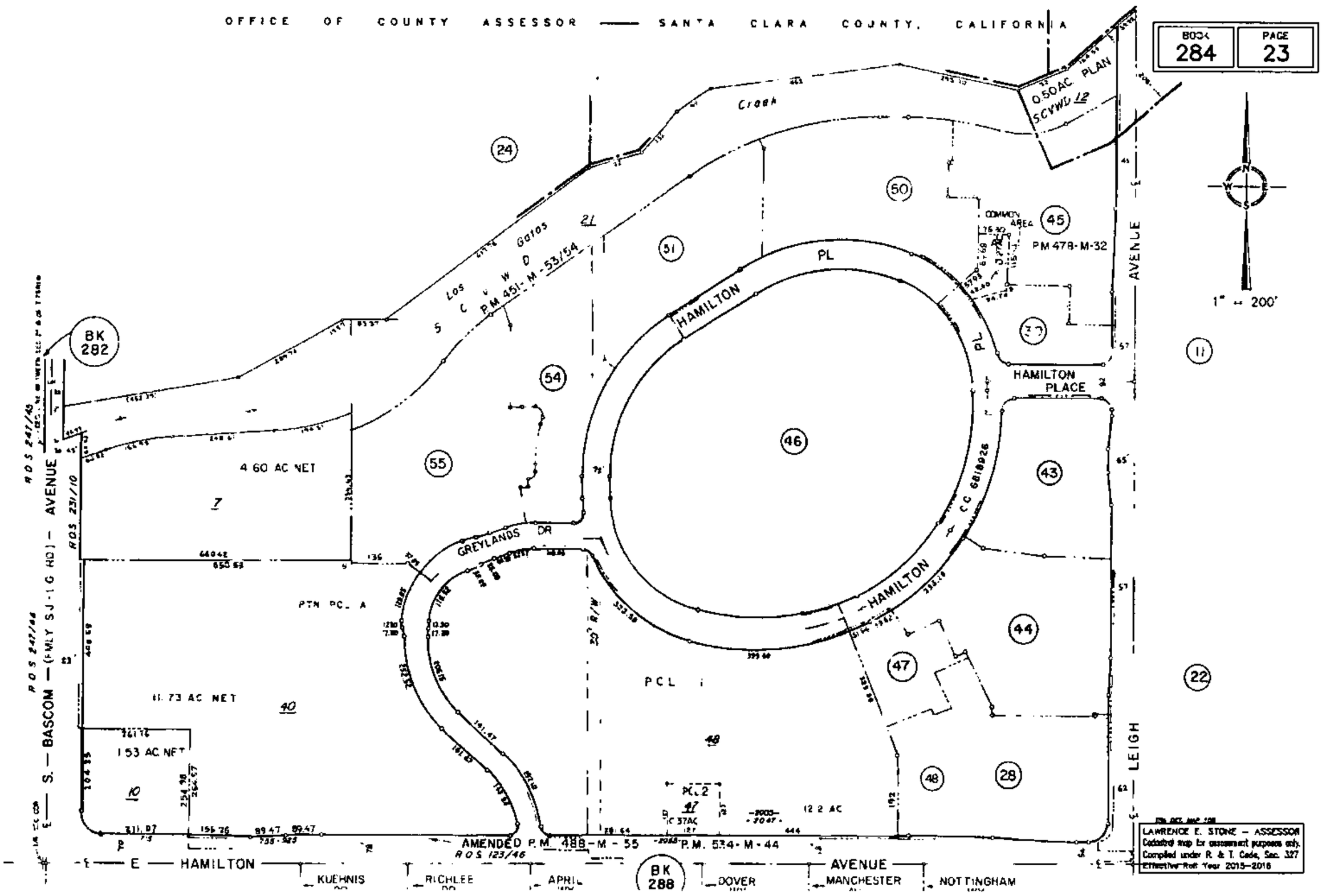
Please include this table on the stormwater/grading plan.

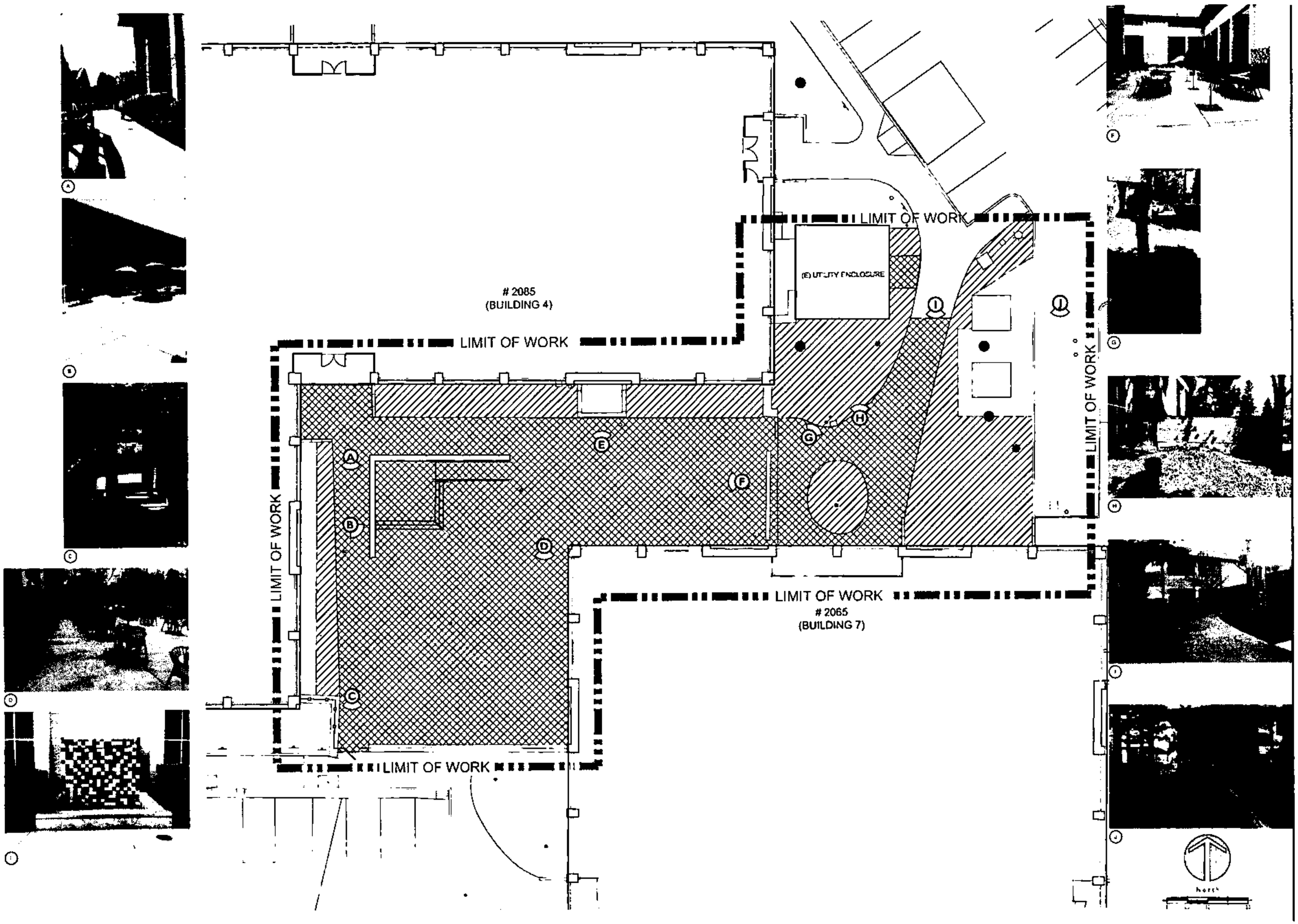
PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE			
Project Phase Number: **(N/A, 1, 2, 3, etc.)**			
Total Site **(acres):**	12.578 (ACRES)	Total Area of Site Disturbed **(acres):**	.24 (ACRES)
Impervious Surfaces	Existing Condition of Site Area Disturbed (square feet)	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced[1]	New[2]
Roof Area(s)	0	0	0
Parking	0	0	0
Sidewalks, Patios, Paths, etc	7,570	6,575	0
Streets (public)	0	0	0
Streets (private)	0	0	0
Total Impervious Surfaces:	7,570	6,575	0
Pervious Surfaces			
Landscaped Areas	3,050	2,335	0
Pervious Paving	0	0	1,710
Other Pervious Surfaces (green roof, etc.)	0	0	0
Total Pervious Surfaces:	3,050	2,335	1,710
Total Proposed Replaced + New Impervious Surfaces:			6,575
Total Proposed Replaced + New Pervious Surfaces:			4,045

Regulated Project **Any project that creates new and/or replaces (individually or collectively) 10,000 square feet or more of impervious surface area.**
Additonal data verifying the percent replacement of impervious surface area may be requested for any Regulated Project that appears to be subject to Provisions C.3.b.ii.(1)(c) or C.3.b.ii.(1)(d) (commonly known as "the 50% Rule").

Footnotes
[1]Proposed Replaced Impervious Surface **All impervious surfaces added to any area of the site that was a previously existing impervious surface.**
[2]Proposed New Impervious Surface **All impervious surfaces added to any area of the site that was a previously existing pervious surface.**

Please submit this application to the Planning Permit Center, 1st floor of City Hall. The Planning Permit Center Counter hours are posted on our website at http://www.sanjoseca.gov/planning/. For assistance, call (408) 535-3555.


BOOK 284
PAGE 23
Los Gatos Creek
S C V W D
PM 451-M-53/54
0.50AC PLAN
SCVWD 12
PM 478-M-32
COMMON AREA
HAMILTON PL
HAMILTON PLACE
GREYLANDS DR
4.60 AC NET
PTN PCL A
11.73 AC NET
1.53 AC NET
PCL 1
PCL 2
12.2 AC
AMENDED P.M. 488-M-55
R.O.S. 123/46
P.M. 534-M-44
E. HAMILTON AVENUE
S. BASCOM AVENUE (FMLY SJ-LG RD)
LEIGH AVENUE
KUEHNIS
RICHLEE
APRIL
DOVER
MANCHESTER
NOTTINGHAM
BK 282
BK 288
1" = 200'
LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327
Effective Roll Year 2015–2016



SSA
LANDSCAPE ARCHITECTS

EXISTING SITE PHOTOS

EBAY BUILDING 7 COURTYARD REHABILITATION

EXISTING SITE PHOTOS

D-1.0

Outlook

Search Calendar

Reply |

Details

2065 -2045

STI-(16-118704) 2145 Hamilton Ave, bldg 7, Exterior Courtyard TI,

When: Wed 5/25/2016 3:00p - 4:30p

Where: T-226

Scope of Work:

concrete sidewalks, unit pavers, wood deck, concrete flatwork and landscaping. This is all exterior work, nothing interior or building replace less than 10,000 sf of impervious area

Required City Staff:
Bldg: yes
Str: yes
Fire: yes
Haz: –
M/P: –
E: yes
PL: yes
PW: yes

Note to Applicant:
(Please read through the entire list as many items may be applicable to your project and are your responsibility to coordinate

1. **To confirm your appointment, please accept this invitation appointment. If your e-mail client cannot reply to invitations you will attend.**
2. For formal submittal appointments, please bring a representing member from each trade consultant who is authorized to redline arrangements are made, a minimum of one representative from each trade/consultant is required.
3. For new submittals, please read through and bring the completed paperwork, listed under "Special Programs" in the following lin meeting.http://www.sanjoseca.gov/index.aspx?nid=420
4. For re-submittal, please bring all redline sets and/or comments with a comment response letter to the meeting.
5. For revisions, please bring the stamped job/field set and the inspection card to the meeting.
6. For deferred items, please bring the stamped job/field set as a reference; also, the engineer of record shall review and approve t submittal.
7. For ITI or equipment installation projects please bring the manufacturer's documentation for the tool/equipment. This must inclu facility/utilities requirements, any listings, equipment dimensions and weights. Please provide the tool installation manual, whicl requested information.
8. For structural work that requires Special Inspection, please have the structural consultant complete the form (available from link than the building official) provided on the form prior to the meeting.
9. For projects having any changes to the exterior, please coordinate with Planning prior to meeting, as a Planning permit will likel approved Planning permit, please bring the planning approved plan set and the Condition of Approval to the meeting.
10. For projects requiring any type of grading and drainage work, please coordinate with Public Works Department prior to the meet permits through PWD may be required and needs to be coordinated prior to the appointment. http://www.sanjoseca.gov/index.a
11. For meeting cancellation or rescheduling, please inform the program manager at targeted.review@sanjoseca.gov 48 hours prior otherwise the project will be considered a 'NO SHOW', and staff time will be billed to the applicant.

Daniels, Justin
Baty, April
Hamilton, Jean
Moniz, Lori
Saha, Suparna
Nagaraj, Meera
Walsh, Susan
Davis, Martina
CIExpressComl
CIExpressComl
ResidentialExp
Sign&PermitAc
Intake Appoint
Targeted Revie
PBCE Public Cr
Thornberry, Ar
PBCE
Groups
Permit Center
Planners
PBCE IT + PBCE
Major Staff
OT REQUESTS

Parking not lost?
Tree removal?
Drainage?

START

Tree removal May 25th not remove any ord. sized trees.

At grade deck replace w/ ADA compliant

tree to remain. existing hardscape

(1) Gutter area - changed.
(1) non ord size tree to remain
(2) chimney box + bollards.
(3) light out door light. existing relocating 10 feet.
(5) fence w/ 2 pedestrian gates
(6) Arborist's report. sheet L-3.0
(7) adding 5 new trees 48+5
14 trees total see planting plan
1 ft. high curb. for grading
(8) none parking lots
(9) private cafeteria - outdoor seating. private
(10) gates have panic hardware + illuminated signs. L same amount.
(11) water efficient landscape - does it qualify?
(12) retaining ~~6" to 1" rock~~. 8" max.
(13) 6' b wood fence & gate
(14) raised planter (C) L-4.1

PLANNED DEVELOPMENT (PD) PERMIT (File No. PD 83-8-59)
FOR A PORTION OF THE PD DISTRICT ESTABLISHED BY
ORDINANCE NO. 21427 OF THE CITY OF SAN JOSE
FOR THE PROPERTY SITUATED NORTHEAST CORNER HAMILTON AVENUE
AND GREYLANDS DRIVE.

WHEREAS, pursuant to the provisions of Part 6 of Chapter 20.44 of Title 20 of the San Jose Municipal Code, Greylands Business Park and The Ainsley Corporation, hereinafter referred to as "Petitioner," on August 31, 1983 filed PD Permit Petition No. PD 83-8-59 for a PD Permit for a planned development situate within the (PD) district established by Ordinance No. 21427 of the City of San Jose on the property, hereinafter referred to as "subject property," described in Exhibit "A", which is attached hereto and made a part hereof by reference as though fully set forth herein; and

WHEREAS, pursuant to an in accordance with the provisions of said Part 6, notice of the time, place, and purpose of the hearing on said petition was duly given as required by said Part 6; and

WHEREAS, pursuant to and in accordance with the provisions of said Part 6, the Director of Planning of the City of San Jose did duly commence and conduct said hearing at the time and place specified in said notice; i.e., October 26, 1983 at 10:00 a.m. in the City Council Chambers at San Jose City Hall; and

WHEREAS, at said hearing said Director gave all persons full opportunity to be heard and to present evidence and testimony regarding the matter being heard and did receive evidence and testimony respecting said matter; and

WHEREAS, at said hearing said Director received in evidence a development plan for the subject property entitled, "Greylands Business Park", dated August 31, 1983, last revised October 21, 1983, consisting of 33 sheets. Said development plan is on file in the office of the Planning Department and is available for inspection

PD 83- 8 59

by anyone interested therein, and said general development plan is by this reference adopted and incorporated herein the same as if it were fully set forth herein; and

WHEREAS, said hearing was conducted in all respects as required by law;

NOW, THEREFORE:

SECTION 1. Said Director hereby finds, determines, and declares that if a PD Permit for the planned development set forth in said plan is granted subject to the conditions hereinafter set forth in Section 2, then in such event, but not otherwise, said planned development (1) conforms to the PD zoning for the PD district in which the subject property is situate, (2) is essential and desirable for the public convenience and welfare, and (3) would develop the subject property in conformity with the general purposes of said Chapter 1 and in a manner better calculated to obviate the occurrence of blight and to promote the public peace, health, safety, and welfare than any use which could be made of the subject property if it were in the base district alone.

SECTION 2. In accordance with the findings set forth in Section 1 hereof, a PD Permit for the planned development shown in said plan is hereby granted to Petitioner for development of the subject property, provided, however, that this PD Permit is granted upon and subject to each and all of the conditions hereinafter set forth in this section and said Director expressly declares that he would not have granted this PD Permit except upon and subject to each and all of said conditions, each and all of which conditions shall be binding upon the Petitioner and all subsequent owners of the subject property and all persons who use the subject property for the uses shown in the PD Permit granted hereby. The conditions referred to in the preceding sentence are the following, to wit:

PD 83- 8 59

1. Pursuant to and as required by the provisions of Topics 2 and 3 of Part 3 of Chapter 3 of Article VII of the San Jose Municipal Code, Petitioner shall pay to City such sanitary sewer connection fees and such storm sewer connection fees as are prescribed by said Topics 2 and 3 respectively, for the use on the subject property of the uses permitted by this PD Permit. City shall allow Petitioner such credit, if any, against said fees as may be provided in said Topics 2 and 3. The subject property shall not be used for the use permitted by this PD Permit, nor shall any building permit based upon this PD Permit be issued, unless and until Petitioner shall have paid said fees to City.

2. The Petitioner shall pay all recordation fees which may be charged by the County Recorder for recordation of this PD Permit.

3. That all telephone, telegraph, and electricity distribution or transmission facilities situate on the subject property shall be placed underground.

4. That this PD Permit shall lapse and become null and void upon the expiration of thirty (30) months from and after the date of recordation with the County Recorder of said PD Permit if within such thirty (30) month period construction of said buildings, pursuant to and in accordance with the provisions of this PD Permit, has not commenced; provided, however, that upon receipt of a written request by the owner(s) of the subject property at least thirty (30) days prior to the expiration of the herein Permit, on forms provided by the Director, the Director may, at his discretion, approve one or more extensions of the effective period of this Permit, not to exceed a total of two (2) years; the Permit shall become null and void if construction of said buildings has not commenced within the effective date of said Permit as may have been extended by the Director. The Director's action in granting or denying such requested extension shall be final.

5. That Petitioner, without cost to City, and in accordance with plans and specifications which shall have been approved by the City and to the satisfaction of the Director of Public Works of City, shall install in all public street and sidewalk areas, storm sewer lines and santiary sewer lines, together with appurtenances thereto; that Petitioner understands and agrees that City may require that such storm and sanitary sewer lines and appurtenances shall be of a size and capacity larger than that necessary to serve the subject property alone (which larger lines are hereinafter referred to as outsize lines) and that such outsize lines will serve not only the subject property but such other property City deems it advisable to serve through said lines. That Petitioner shall pay to the City all engineering and inspection costs incurred by City in connection with the installation of such improvements; that Petitioner understands and agrees that upon such installation of such improvements and acceptance thereof by City, such improvements shall, without cost to City, become the property of City; and that no final subdivision map based in whole or in part upon this PD Permit and covering all or any part of the subject property shall be approved or accepted nor shall any building permit based upon this PD Permit be issued, unless and until (a) Petitioner, without cost to City, shall have caused such improvements to be so installed or, at the election of City, Petitioner shall have entered into an agreement with City, on terms satisfactory to City, whereby Petitioner agrees to cause such improvements to be so installed without cost to City, and (b) Petitioner pays to City all engineering and inspection costs charged by City in connection with the installation of such improvements.

6. That Petitioner, without cost to City, and in accordance with plans and specifications which shall have been approved by City and to the satisfaction of said Director of Public Works, shall cause all of the public and private street and sidewalk areas in the subject property to be improved by the installation therein of pavement, curb, gutter, sidewalk, street signs, electroliers, fire hydrants, and landscaped median strips and parkways, together with irrigation systems for such median strips and parkways; that Petitioner shall pay to City all engineering and inspection costs incurred by City in connection with the improvement of said public street and sidewalk areas and those private street and sidewalk areas as hereinafter designated; that Petitioner understands and agrees that upon such installation of such improvements within such public street and sidewalk areas and acceptance thereof by City, such improvements shall, without cost to City, become the property of City; and that no final subdivision map based in whole

PD 83- 8 59

or in part on this PD Permit and covering all or any part of the subject property shall be accepted or approved nor shall any building permit based upon this PD Permit be issued unless and until (a) Petitioner, without cost to City, shall have caused such improvements to be installed, or at the election of City, Petitioner shall have entered into an agreement with City, on terms satisfactory to City, whereby Petitioner agrees to cause such improvements to be so installed without cost to City, and (b) Petitioner pays to City all engineering and inspection costs incurred by City in connection with such improvements. That Petitioner grant to City and its authorized agents permission to enter upon those private street and sidewalk areas designated on said development plan by said Director of Public Works for the purpose of inspecting same.

7. That Petitioner, without cost to City, and in accordance with plans and specifications which shall have been approved by City and to the satisfaction of the Director of Public Works of City, shall install in the storm drain easement area in subject property as shown on said plan hereof storm drain lines together with appurtenances thereto; that Petitioner understands and agrees that City may require that such storm lines and appurtenances shall be of a size and capacity larger than that necessary to serve the subject property alone (hereinafter referred to as outsize lines) and that such outsize lines will serve not only the subject property but such other property City deems it advisable to serve through said lines. That Petitioner shall pay to City all engineering and inspection costs incurred by City in connection with the installation of such improvements; that Petitioner understands and agrees that upon such installation of such improvements and acceptance thereof by City, such improvement shall, without cost to City, become the property of City; and that no final subdivision map based in whole or in part upon this PD Permit covering all or any part of the subject property shall be accepted or approved, nor shall any building permit based upon this PD Permit be issued, unless and until (a) Petitioner, without cost to City, shall have caused such improvements to be so installed or, at the election of the City, Petitioner shall have entered into an agreement with City, on terms satisfactory to City; whereby Petitioner agrees to cause such improvements to be so installed without cost to City, and (b) Petitioner pays to City all engineering and inspection costs charged by City in connection with the installation of such improvements.

PD 83- 8 59

8. A Public Works Clearance shall be obtained by the Petitioner, prior to the issuance of a Building Permit (by the Building Official, City of San Jose), from the Department of Public Works, Room 340, City Hall, City of San Jose, and is subject to the following requirements:

A. Area and sewage treatment plant connection fees are due and payable, to the City of San Jose, less previous credits.

B. Storm sewerage lines from the project site shall connect to the existing storm sewer laterals located in Hamilton Avenue, Bascom Avenue and Greylands Drive to the satisfaction of the Director of Public Works, City of San Jose.

C. The Petitioner shall modify the median island located opposite the project entrance to South Bascom Avenue at the time of construction of Phase II of the project covered by this Planned Development Permit to the satisfaction of the Director of Public Works, City of San Jose.

9. Requirements of the Fire Department, City of San Jose, are as follows:

A. Public (off-site) and private (on-site) fire hydrants shall be provided by the project developer as required and shall conform to the requirements of the Fire Protection Engineering Section of the Fire Department, City of San Jose, regarding location, size, type of materials and manner of installation.

B. Fire lanes suitably marked by signs stating "FIRE LANE -- NO PARKING" shall be designated where required by the Fire Marshall of the Fire Department, City of San Jose.

C. All project structures (except for the structure referred to as the "Greylands House") covered by this Planned Development Permit shall be provided with an automatic fire extinguishing system to the satisfaction of the Fire Marshall, Fire Department, City of San Jose.

Automatic fire extinguishing systems which require more than 100 sprinkler heads per building shall be monitored by a remote station alarm system to the satisfaction of the Fire Marshall of the Fire Department, City of San Jose.

D. The required fire flow for the subject project shall be 5,500 gallons per minute.

E. All existing public fire hydrants located on the South Bascom Avenue, Hamilton Avenue and Greylands Drive project frontages shall be located no closer than ten feet from any project entrance.

F. A lighted directory showing the addresses and locations of all structures covered by this Planned Development Permit shall be provided at the main entrances to the Phase I and II project sites.

G. The use and/or storage of hazardous materials, liquids, gases and/or chemicals within any building covered by this Planned Development Permit shall conform to the "Hazardous Materials Ordinance" and all other City policies and regulations.

10. Landscaping shall be provided as indicated on the approved plan set and is subject to the following requirements:

A. Landscaped areas on the subject project shall be maintained and watered and all dead plant materials removed and replaced by the property owner or his designated agent as necessary to maintain the landcsaping in consistency with the approved landscape plan.

B. The petitioner shall preserve those trees indicated on the Site

Topography Plan (Sheet 4) and the Tree Assessment Plan (Sheet 6) to the satisfaction of the Director of Planning.

C. The petitioner shall implement the tree maintenance requirements indicated on the Tree Assessment Plan (Sheet 6) to the satisfaction of the Director of Planning.

D. The perimeter landscape areas of Phase I and Phase II shall be installed by the project developer with the construction of the first project structure in each phase.

E. Landscaping along the east project boundary of Phase I shall be coordinated, in planting material type, size and placement with the landscape program for the adjacent residential project covered by PD 79-7-56 to the satisfaction of the Director of Planning.

11. The petitioner shall install an irrigation system with an automatic controller in all areas to be landscaped; said irrigation system shall be:

A. Submitted to the Building Department for review and approval by the City Arborist prior to the issuance of a building permit; or,

B. Designed by a licensed landscape architect.

12. On-site lighting shall be provided as indicated on the approved plan set and is subject to the following requirements:

A. Poles and fixtures for on-site lighting shall be of the type which precludes off-site visibility of light sources and background glare from said light sources to adjacent residential uses.

B. All on-site lighting shall be low-pressure sodium fixtures.

13. Design requirements for the subject project are as follows:

A. All roof-mounted mechanical equipment shall be completely screened from view by the "building parapet walls" as shown on the Building Sections, Sheet No. 29 of the approved plan set.

B. All on-site telephone, telegraph and electricity distribution facilities shall be placed underground by the petitioner to the satisfaction of the Director of Planning, City of San Jose.

C. No materials, stock, products, trash and equipment including tanks shall be stored outside an approved building unless such storage is adequately screened and approved by the Director of Planning, City of San Jose.

D. The project developer shall construct a seven foot high masonry wall along the north project boundary of Phase II, (common property line with the residential project covered by PD 83-10-65), if said masonry wall has not been constructed by the project developer of the adjacent residential project at the time construction of Phase II begins.

The project developer of Phase II shall submit for review by the Planning Staff and approval by the Director of Planning, City of San Jose, the design of said masonry wall, prior to the issuance of a building permit for any portion of Phase II.

E. No project signage of any type is approved as part of this Planned Development Permit. Project signage shall be reviewed by the Planning Staff and approved by the Director of Planning under a subsequent Planned Development Permit.

F. Additional truck loading/unloading areas (to the loading docks

approved under this Planned Development Permit), if any, shall be reviewed and approved by the Director of Planning, and shall conform to the following design criteria:

- All approaches to a loading area shall be at grade. No depressed approaches are permitted.
- Building entrances at a loading area shall be treated with sliding doors of a design to match the curtain wall color and material of the approved project structure. No roll-up doors of any type are permitted.
- Truck loading areas shall be visually minimized by landscaping, location and special architectural treatment of the building openings and the site area directly adjacent to the loading area.
- The Director of Planning reserves the right to limit the size and type of delivery vehicles to these additional loading areas.

14. All permitted uses and activities on the project site covered by this Planned Development Permit shall conform to the performance standards of the I-Industrial District as listed under Section 20.32.1110 of the Municipal Zoning Ordinance of the City of San Jose.

15. Pursuant to Section 7050.5 of the Health and Safety Code, and Section 5097.94 of the Public Resources Code of the State of California: In the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his authority, he shall notify the Native American Heritage Commission, who shall attempt to identify the descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains as items associated with Native American burials on the property in a location not subject to further subsurface disturbance.

16. The Director of Planning maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of said Planned Development Permit, PD 83-8-59.

17. Pursuant to Ordinance No. 20467, no vested right to a Building Permit shall accrue as the result of the granting of any land development approvals and applications when and if the City Manager makes a determination that the cumulative sewage treatment demand on the San Jose -- Santa Clara Water Pollution Control Plant represented by approved land uses in the area served by said Plant will cause the total sewage treatment demand to meet or exceed the capacity of the San Jose -- Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

4820L:5300L:(1-5)L:HP/mp

PD 83- 8 59

SECTION 4. This PD Permit shall lapse and become null and void and be no longer of any force or effect upon the expiration of sixty (60) days from and after the date the said Director takes written action hereon and files same in his office if within said sixty (60) day period Petitioner has not accepted this permit and consented and agreed to comply with, be bound by, and do all things required of Petitioner by all the terms, provisions, and conditions of this permit. This permit shall be subject to the provisions of Section 19405.17 and 19405.22 of the San Jose Municipal Code.

SECTION 5. When (a) the provisions of Section 19405.22 of the San Jose Municipal Code have been complied with and (b) Petitioner has paid whatever recordation fees may be charged by the County Recorder for recordation of a Notice of Granting of PD Permit, but not otherwise, the Director shall cause said Notice to be recorded in the office of the Santa Clara County Recorder. Said Notice shall not be recorded prior to the time that said Permit is effective nor prior to the time that the Acceptance, Agreement and Consent shall have been made nor unless such Acceptance, Agreement and Consent shall have been made within sixty (60) days after the issuance of this PD Permit.

DATED THIS 7th DAY OF November, 1983.

GARY J. SCHOENNAUER
DIRECTOR OF PLANNING

Jim Dougherty
Deputy

PD 83- 8 59

Fw: File No. AD16-112, 2201 Senter Road

Buss, Rhonda

Tue 5/24/2016 2:25 PM

To: Moniz, Lori <Lori.Moniz@sanjoseca.gov>;

Importance: High

1 attachment (789 KB)

93047022_Sign App Dwgs_REVISED 052316.pdf;

Hi Lori,

Please see the email below. He revised the size of the plans. He paid for four signs, since that is what he originally submitted for, however they decided not to revise and pursue three of this signs. Would he need to revise the application, or do I just make notes in Amanda?

Thanks!

Rhonda Buss
Planner
City of San Jose
Development Services, 1st Floor Planning
200 East Santa Clara Street
San Jose, CA 95113-1905
(408) 535-3887

From: Anthony Mclean <Anthony.Mclean@MG2.com>
Sent: Monday, May 23, 2016 2:14 PM
To: Buss, Rhonda
Subject: RE: File No. AD16-112, 2201 Senter Road

Sign area has been reduced to 19.63 square feet. See attached. Do you need me to revise the #'s in the application as well.

Thank You

Anthony

GREYLANDS BUSINESS PARK

McCANDLESS DEVELOPMENT CORPORATION

PD 83- 7-059

DATA

ORDINANCE NUMBER ZONING PROPERTY PD: 21427

PHASE 1

BUILDING NUMBER	NUMBER OF FLOORS	AREA PER FLOOR	TOTAL AREA
1	3	22,080 22,477 22,878	67,435
2	2	25,600 25,929	51,529
3	2	25,600 25,929	51,529
4	3	22,080 22,477 22,878	67,435
	EXISTING HOUSE		3000

GROSS AREA (SQ. FT.)
1. 3 STORY: 134,870 (55.9%)
2. 2 STORY: 103,058 (42.8%)
3. (E) HOUSE: 3000(1.3%) EXISTING TWO-STORY HOUSE

TOTAL: 240,928

PARKING
1. COMPACT: 443
2. REGULAR: 445
3. HANDICAP: 9

TOTAL 899
(REQ. 820)

SITE COVERAGE
1. BUILDING: 2.29 ACRES 18.2%
2. PARKING: 6.06 ACRES 48.1%
3. LANDSCAPE: 4.21 ACRES 33.5%

TOTAL: 12.58 ACRES

PHASE 2

BUILDING NUMBER	NUMBER OF FLOORS	AREA PER FLOOR	TOTAL AREA
5	3	22,080 22,477 22,878	67,435
6	2	25,600 25,929	51,529
7	2	25,600 25,929	51,529
8	3	22,080 22,477 22,878	67,435

GROSS AREA (SQ. FT.)
1. 3 STORY: 134,870 (56%)
2. 2 STORY: 103,058 (44%)

TOTAL: 237,928

PARKING
1. COMPACT: 442
2. REGULAR: 449
3. HANDICAP: 9

TOTAL: 900
(REQ. 810)

SITE COVERAGE
1. BUILDING: 2.25 ACRES 19%
2. PARKING: 6.01 ACRES 51.2%
3. LANDSCAPE: 3.46 ACRES 29.5%

TOTAL: 11.7 ACRES 100%

COMBINED

NUMBER OF BUILDINGS	TYPE OF BUILDING	TOTAL FLOOR AREA
9	4 TWO-STORY	206,116 43.3%
	4 THREE STORY	269,740 56.7%
	TOTAL PLUS GREYLANDS HOUSE	476,856

PARKING
1. COMPACT: 885
2. REGULAR: 895
3. HANDICAP: 18

TOTAL 1,799
(REQ. 1,630)

SITE COVERAGE
1. BUILDING: 4.54 ACRES 18.7%
2. PARKING : 12.07 ACRES 49.7%
3. LANDSCAPE: 7.76 ACRES 31.6%

TOTAL: 24.29 ACRES

DEVELOPMENT SCHEDULE

PHASE 1

OCTOBER 1983 — SEPTEMBER 1984

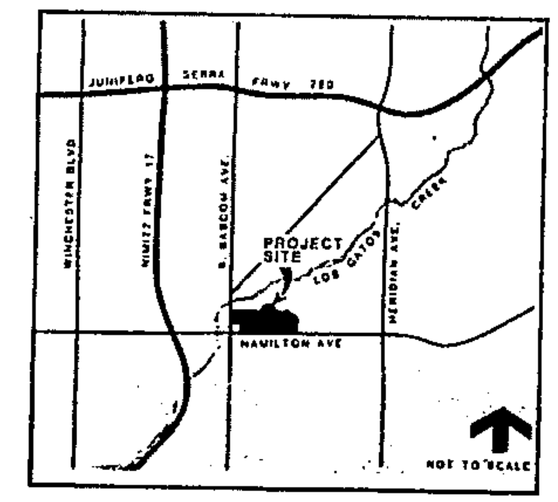
CONSTRUCTION TIME

PHASE 2

OCTOBER 1984 — SEPTEMBER 1985

CONSTRUCTION TIME

LOCATION MAP



DRAWING INDEX

DRAWING INDEX

SHEET NO.	TITLE
1.	[illegible]
2.	[illegible]
3.	[illegible]
4.	[illegible]
5.	[illegible]
6.	[illegible]
7.	[illegible]
8.	[illegible]
9.	[illegible]
10.	[illegible]
11.	[illegible]
12.	[illegible]
13.	[illegible]
14.	[illegible]
15.	[illegible]
16.	[illegible]
17.	[illegible]
18.	[illegible]
19.	LANDSCAPE DETAILS
20.	IRRIGATION DETAIL
21.	GROUND LEVEL PLAN: BUILDING TYPE A
22.	[illegible]
23.	[illegible]
24.	[illegible]
25.	[illegible]
26.	[illegible]
27.	[illegible]
28.	[illegible]
29.	[illegible]
30.	[illegible]
31.	[illegible]
32.	[illegible]
33.	[illegible]

REV	DESCRIPTION	DATE
	PLANNING DEPARTMENT REVISIONS	10/21/83

EHRLICH-ROMINGER ARCHITECTS AIA
[illegible]

GREYLANDS BUSINESS PARK

HAMILTON & BASCOM SAN JOSE

McCANDLESS DEVELOPMENT CORPORATION

SHEET TITLE:

TITLE SHEET

DATE: 31 Aug 1983
JOB NO. 384-A
SCALE: NO SCALE

SHEET: 2 OF

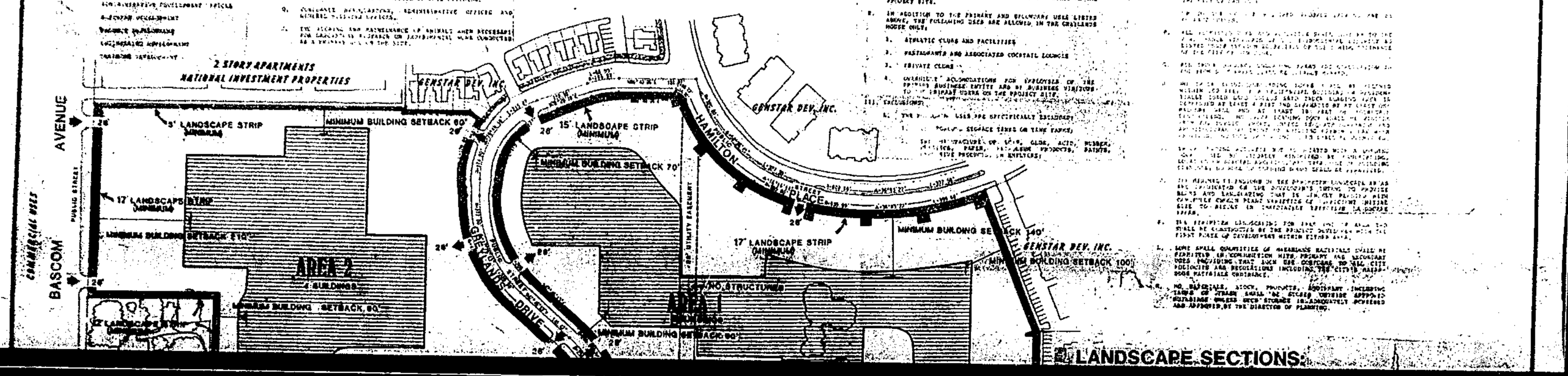
PD 83- 7-059

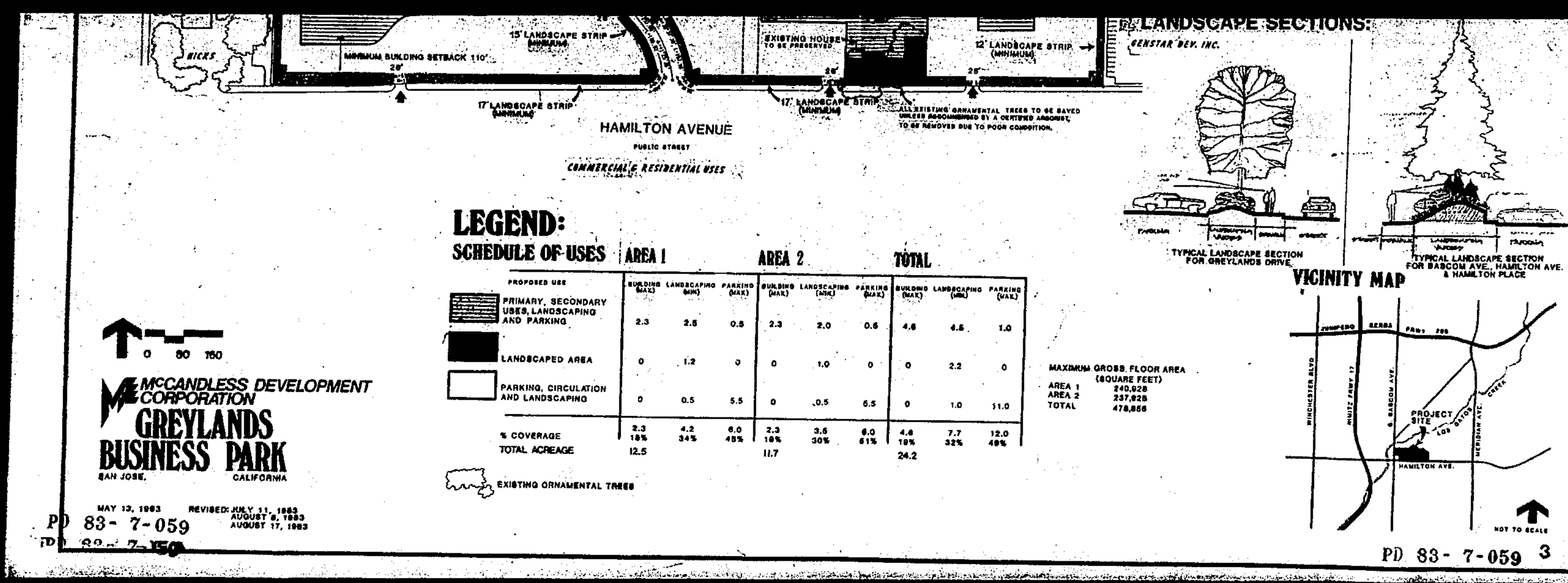
059

GENERAL DEVELOPMENT PLAN

EXHIBIT B

PD 83- 7-059





LEGEND:

SCHEDULE OF USES

PROPOSED USE	AREA 1 BUILDING (MAX)	AREA 1 LANDSCAPING (MIN)	AREA 1 PARKING (MAX)	AREA 2 BUILDING (MAX)	AREA 2 LANDSCAPING (MIN)	AREA 2 PARKING (MAX)	TOTAL BUILDING (MAX)	TOTAL LANDSCAPING (MIN)	TOTAL PARKING (MAX)
PRIMARY, SECONDARY USES, LANDSCAPING AND PARKING	2.3	2.5	0.5	2.3	2.0	0.6	4.6	4.5	1.0
LANDSCAPED AREA	0	1.2	0	0	1.0	0	0	2.2	0
PARKING, CIRCULATION AND LANDSCAPING	0	0.5	5.5	0	.0.5	6.5	0	1.0	11.0
% COVERAGE	2.3 18%	4.2 34%	6.0 48%	2.3 19%	3.5 30%	6.0 51%	4.6 19%	7.7 32%	12.0 49%
TOTAL ACREAGE	12.5			11.7			24.2		

MAXIMUM GROSS FLOOR AREA (SQUARE FEET)

AREA 1	240,028
AREA 2	237,828
TOTAL	478,856

EXISTING ORNAMENTAL TREES

0 80 160

McCANDLESS DEVELOPMENT CORPORATION

GREYLANDS BUSINESS PARK

SAN JOSE, CALIFORNIA

MAY 13, 1983 REVISED: JULY 11, 1983 AUGUST 9, 1983 AUGUST 17, 1983

PD 83- 7-059

PD 83- 7-059

PD 83- 7-059

GENERAL DEVELOPMENT PLAN

EXHIBIT B

DEVELOPMENT STANDARDS

I. PRIMARY USES:

A. RESEARCH AND DEVELOPMENT INCLUDING:

BASIC AND APPLIED SCIENTIFIC RESEARCH

ADVANCED TECHNOLOGIES RESEARCH

ADMINISTRATIVE DEVELOPMENT OFFICES

SOFTWARE DEVELOPMENT

PRODUCT DEVELOPMENT

ENGINEERING DEVELOPMENT

TRAINING DEVELOPMENT

B. MANUFACTURING AND ASSEMBLY (INCLUDING THE STORAGE OF RAW MATERIALS, PARTIALLY FINISHED PRODUCTS AND FINISHED PRODUCTS) WHICH DOES NOT INVOLVE OUTDOOR ACTIVITIES TRADITIONALLY ASSOCIATED WITH HEAVY MANUFACTURING OPERATIONS.

C. PILOT PLANTS OR OTHER FACILITIES FOR THE TESTING OF MANUFACTURING, PROCESSING OR FABRICATION METHODS, OR FOR THE TESTING OF PRODUCTS OR MATERIALS WHERE SUCH PILOT PLANTS OR OTHER FACILITIES ARE ACCESSORY TO ONE OR MORE OF THE USES PERMITTED BY THIS REZONING.

D. CORPORATE HEADQUARTERS, ADMINISTRATIVE OFFICES AND GENERAL BUSINESS OFFICES.

E. THE KEEPING AND MAINTENANCE OF ANIMALS WHEN NECESSARY FOR LABORATORY RESEARCH OR EXPERIMENTAL WORK CONDUCTED AS A PRIMARY USE ON THE SITE.

F. PHOTOGRAPHERS AND ARTISTS STUDIOS.

G. RADIO, RECORDING AND VIDEO PRODUCTION STUDIOS (EXCLUDING TRANSMISSION FACILITIES).

H. THE USE AND STORAGE OF HAZARDOUS MATERIALS SHALL BE TOTALLY WITHIN THE BUILDING SHELLS APPROVED BY THIS PLANNED DEVELOPMENT ZONING.

I. BANKS AND OTHER FINANCIAL OFFICES.

J. SALES, BUT EXCLUDING TYPICAL RETAIL CONSUMER GOODS SUCH AS CLOTHING AND ACCESSORIES, FURNITURE, HOUSEHOLD GOODS AND ACCESSORIES, SPORTS EQUIPMENT AND ANY OTHER SIMILAR RETAIL USE EXCEPT THOSE PERMITTED UNDER "SECONDARY USES".

II. SECONDARY USES:

A. EACH OF THE FOL SHALL BE LIMITED

1. BARBER SHOPS

2. BOOK AND STA

3. BLUEPRINTING

4. ARTISTS SUPP

B. LUNCH ROOMS, SAND

C. EMPLOYEE SERVICE ENTIRELY WITHIN HOUSING A PRIMARY

D. FACILITIES FOR CU CARETAKER SERVICES PROJECT SITE.

E. IN ADDITION TO TH ABOVE, THE FOLLOWI HOUSE ONLY:

1. ATHLETIC CLUB

2. RESTAURANTS A

3. PRIVATE CLUBS

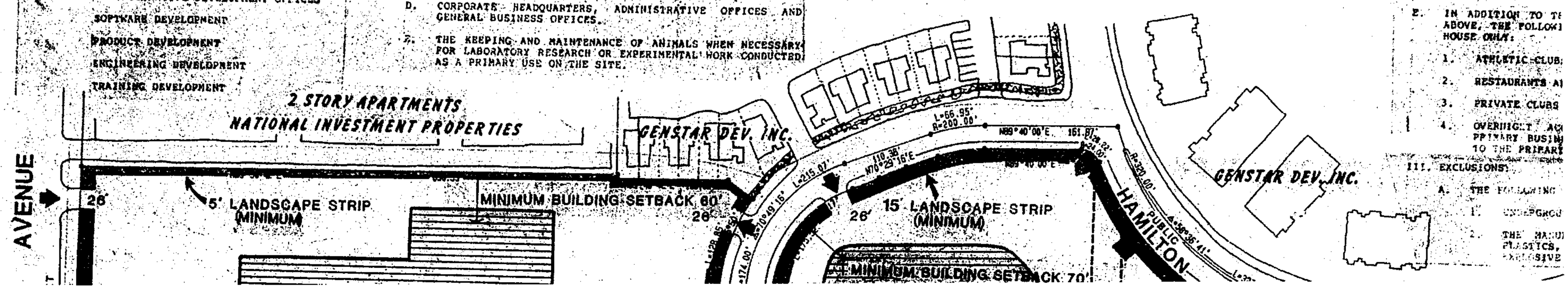
4. OVERNIGHT AC PRIMARY BUSIN TO THE PREMIS

III. EXCLUSIONS:

A. THE FOLLOWING

1. UNDERGROU

2. THE MANU PLASTICS, EXCLUSIVE



TS STUDIOS.

DED PRODUCTION STUDIOS (EXCLUD-
TIES).

HAZARDOUS MATERIALS SHALL BE
ILDING SHELLS APPROVED BY THIS
ING.

L OFFICES.

ICAL RETAIL CONSUMER GOODS SUCH
ISS, FURNITURE, HOUSEHOLD GOODS
EQUIPMENT AND ANY OTHER SIMILAR
E PERMITTED UNDER "SECONDARY

II. SECONDARY USES:

A. EACH OF THE FOLLOWING COMMERCIAL USES ARE ALLOWED BUT SHALL BE LIMITED TO 10% OF THE GROSS FLOOR AREA:

1. BARBER SHOPS AND BEAUTY PARLORS

2. BOOK AND STATIONERY STORES

3. BLUEPRINTING, PHOTOSTATIC AND PRINTING SHOPS

4. ARTISTS SUPPLIES AND GOODS

B. LUNCH ROOMS, SANDWICH SHOPS, CAFETERIAS AND CAFES.

C. EMPLOYEE SERVICES TO BE OPERATED BY THE EMPLOYER ENTIRELY WITHIN AND ACCESSED ONLY THROUGH A BUILDING HOUSING A PRIMARY USE.

D. FACILITIES FOR CUSTODIAL, GARDENING, MAINTENANCE, AND CARETAKER SERVICES FOR THE BUILDINGS AND GROUNDS ON THE PROJECT SITE.

E. IN ADDITION TO THE PRIMARY AND SECONDARY USES LISTED ABOVE, THE FOLLOWING USES ARE ALLOWED IN THE GREYLANDS HOUSE ONLY:

1. ATHLETIC CLUBS AND FACILITIES

2. RESTAURANTS AND ASSOCIATED COCKTAIL LOUNGES

3. PRIVATE CLUBS

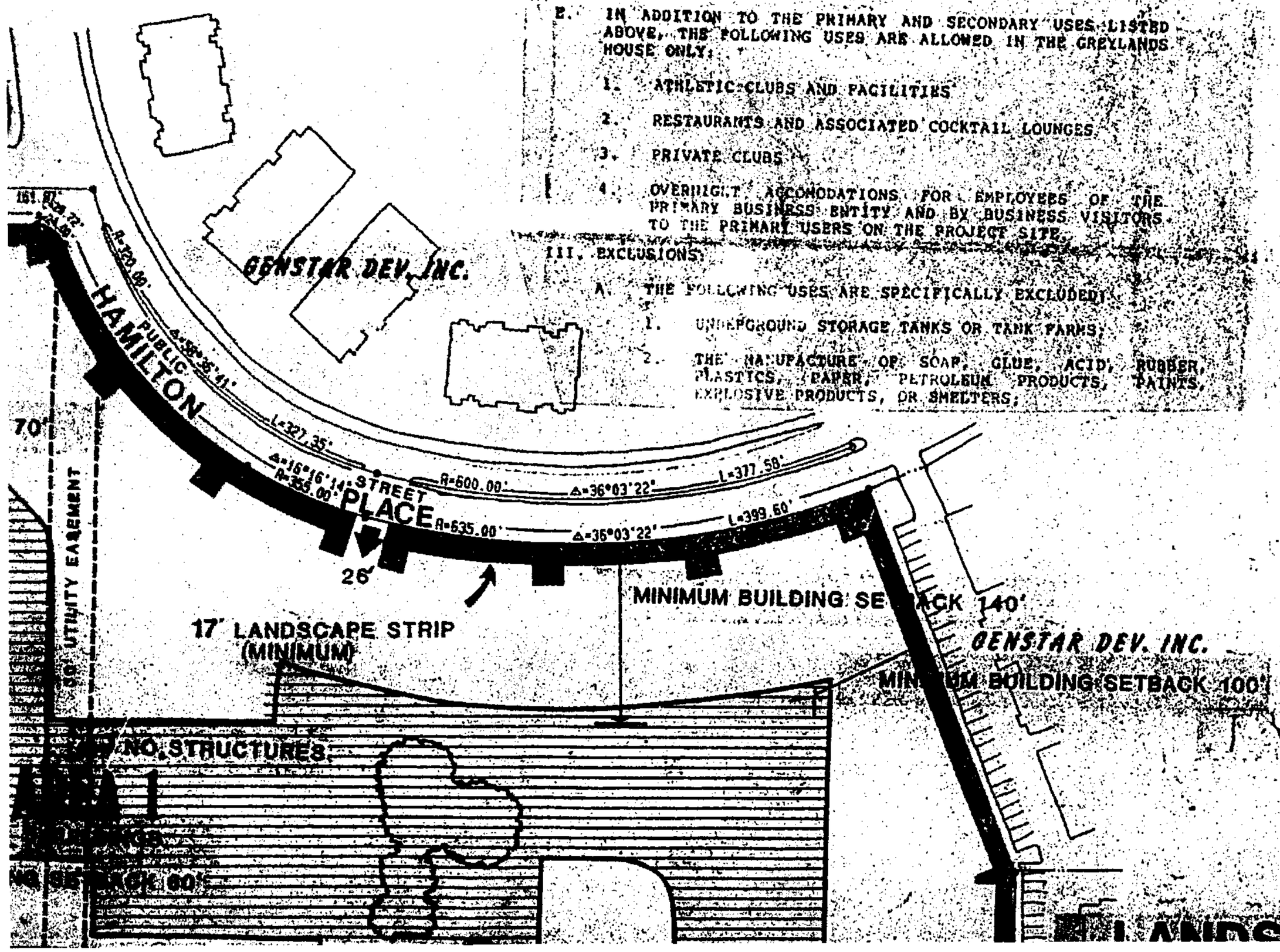
4. OVERNIGHT ACCOMODATIONS FOR EMPLOYEES OF THE PRIMARY BUSINESS ENTITY AND BY BUSINESS VISITORS TO THE PRIMARY USERS ON THE PROJECT SITE.

III. EXCLUSIONS:

A. THE FOLLOWING USES ARE SPECIFICALLY EXCLUDED:

1. UNDERGROUND STORAGE TANKS OR TANK FARMS;

2. THE MANUFACTURE OF SOAP, GLUE, ACID, RUBBER, PLASTICS, PAPER, PETROLEUM PRODUCTS, PAINTS, EXPLOSIVE PRODUCTS, OR SMELTERS;



IV. DEVELOPMENT STANDARDS:

A. THE MINIMUM DISTANCE BETWEEN ALL BUILDINGS AND STRUCTURES (EXCLUDING COVERED PEDESTRIAN WALKWAYS) SHALL BE THIRTY FEET.

B. THE MINIMUM LANDSCAPE SETBACK, AROUND THE BUILDINGS SHALL BE AN AVERAGE OF 15 FEET.

C. THE MINIMUM BUILDING SETBACK FROM INTERIOR LOT LINES WITHIN THE RESEARCH AND DEVELOPMENT PARK SHALL BE FIFTEEN FEET (EXCLUDING COVERED PEDESTRIAN WALKWAYS).

D. NO PORTION OF ANY BUILDING NOR ANY APPURTENANCE THEREOF SHALL EXCEED A HEIGHT OF 65 FEET ABOVE THE TOP OF CURB ELEVATION OF THE NEAREST PUBLIC STREET.

E. THE SUBJECT DEVELOPMENT SHALL CONFORM TO THE PARKING STANDARDS OF THE I-INDUSTRIAL DISTRICT AS LISTED UNDER SECTION 20.32.1110 OF THE MUNICIPAL ZONING ORDINANCE OF THE CITY OF SAN JOSE.

UP TO 50% OF THE REQUIRED PROJECT PARKING MAY BE COMPACT SPACES.

F. ALL PERMITTED USES AND ACTIVITES SHALL CONFORM TO THE PERFORMANCE STANDARDS OF THE I-INDUSTRIAL DISTRICT AS LISTED UNDER SECTION 20.32.1120 OF THE ZONING ORDINANCE OF THE CITY OF SAN JOSE.

G. ALL TRUCK LOADING, UNLOADING AREAS AND CIRCULATION TO AND FROM SUCH AREAS SHALL BE CLEARLY MARKED.

H. NO TRUCK LOADING/UNLOADING DOCKS SHALL BE ALLOWED WITHIN 200 FEET OF A RESIDENTIAL BUILDING OR RESIDENTIALLY ZONED LAND UNLESS SAID TRUCK LOADING AREA IS DEPRESSED AT LEAST 4 FEET AND SEPARATED BY AT LEAST ONE MASONRY WALL AND AT LEAST 10% FEET OF AGGREGATE LANDSCAPING. NO TRUCK LOADING DOCK SHALL BE VISIBLE FROM ANY PUBLIC STREET, UNLESS ADEQUATE SCREENING AND ARCHITECTURAL TREATMENT OF BUILDING OPENINGS HAS BEEN PROVIDED. NO ROLL UP LOADING DOORS SHALL BE PERMITTED.

I. TRUCK LOADING ACTIVITY NOT ASSOCIATED WITH A LOADING DOCK SHALL BE VISUALLY MINIMIZED BY LANDSCAPING, LOCATION OR SPECIAL ARCHITECTURAL TREATMENT OF BUILDING OPENINGS; NO ROLL UP LOADING DOORS SHALL BE PERMITTED.

J. THE MINIMAL DIMENSIONS OF THE PERIMETER LANDSCAPE AREAS ARE PREDICATED ON THE DEVELOPER'S INTENT TO PROVIDE BERMS AND LANDSCAPING THAT IS DENSELY PLANTED WITH CAREFULLY CHOSEN PLANT VARIETIES OF SUFFICIENT INITIAL SIZE TO RESULT IN IMMEDIATELY EFFECTIVE LANDSCAPE AREAS.

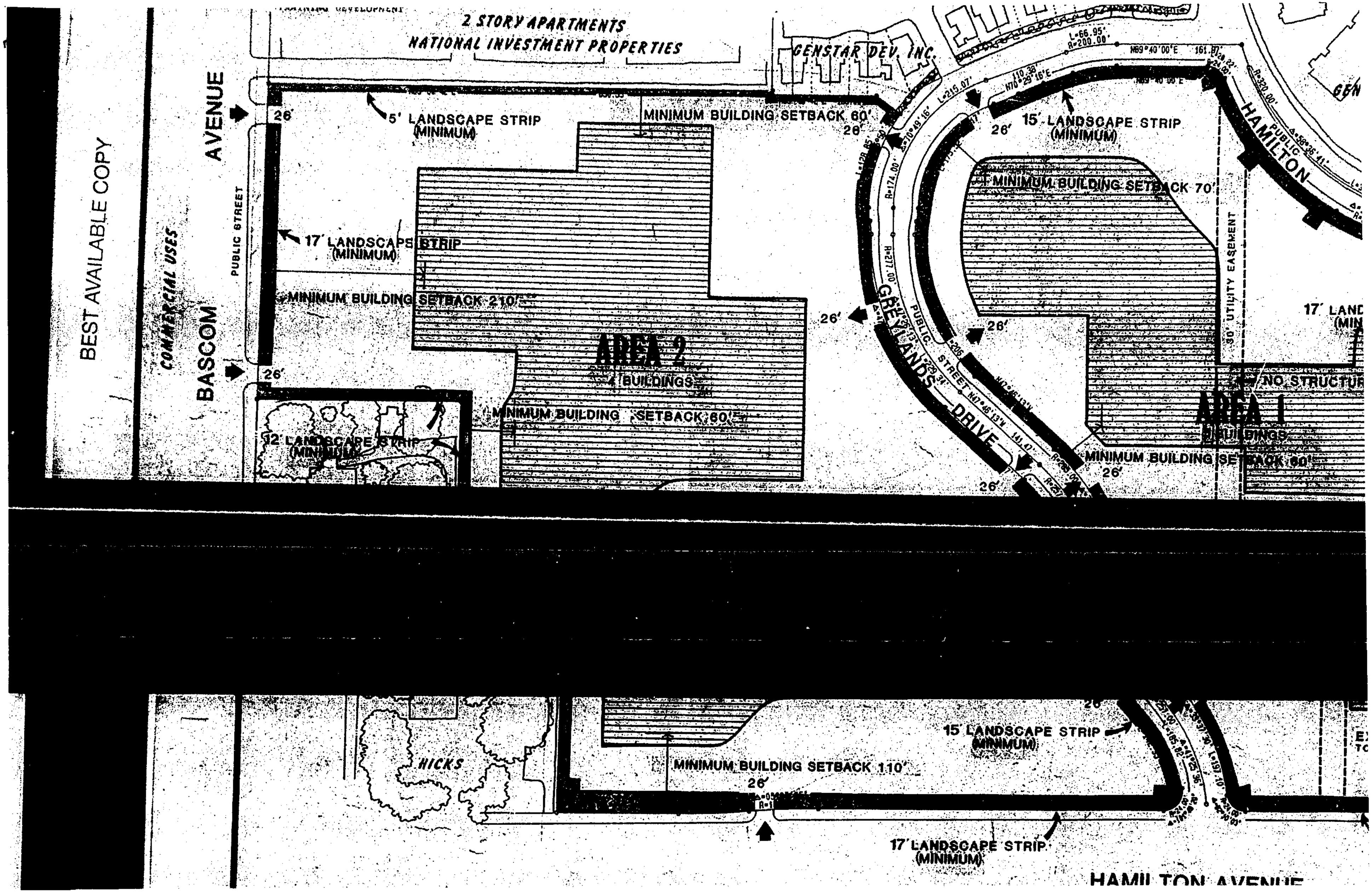
K. THE PERIMETER LANDSCAPING FOR AREA ONE OR AREA TWO SHALL BE CONSTRUCTED BY THE PROJECT DEVELOPER WITH THE FIRST PHASE OF DEVELOPMENT WITHIN EITHER AREA.

L. SOME SMALL QUANTITIES OF HAZARDOUS MATERIALS SHALL BE PERMITTED IN CONJUNCTION WITH PRIMARY AND SECONDARY USES PROVIDING THAT SUCH USE CONFORMS TO ALL CITY POLICIES AND REGULATIONS INCLUDING THE CITY'S HAZARDOUS MATERIALS ORDINANCE.

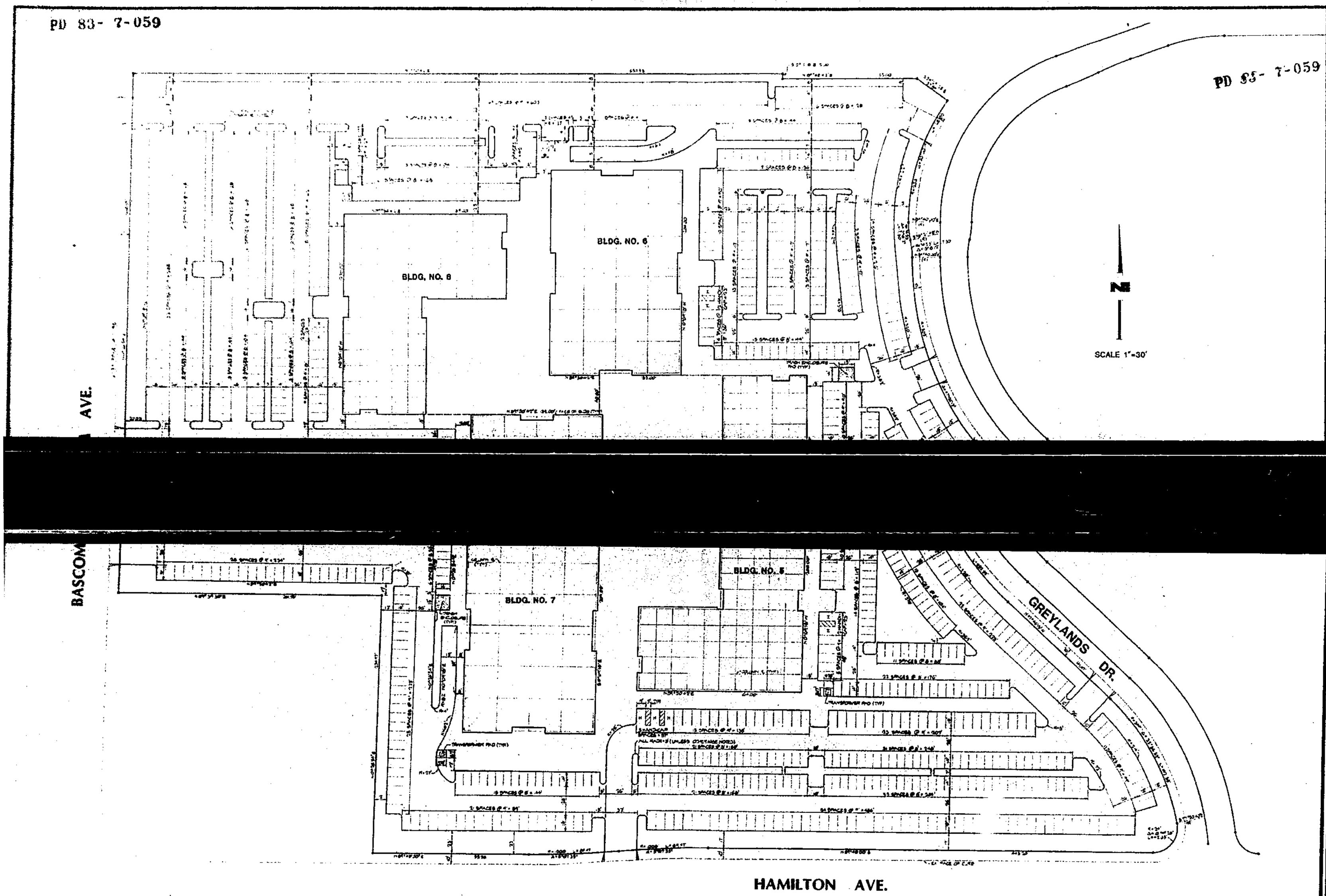
M. NO MATERIALS, STOCK, PRODUCTS, EQUIPMENT INCLUDING TANKS OR TRASH SHALL BE STORED OUTSIDE APPROVED BUILDINGS UNLESS SUCH STORAGE IS ADEQUATELY SCREENED AND APPROVED BY THE DIRECTOR OF PLANNING.

LANDSCAPE SECTIONS

BEST AVAILABLE COPY



PD 83- 7-059



PD 83- 7-059

PD 83- 7-059

BEST AVAILABLE COPY

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Department of Planning, Building and Code Enforcement
Harry Freitas, DIRECTOR

DEVELOPMENT PERMIT ADJUSTMENT

PROJECT FILE NO.: **AD15-222**

PERMIT TO BE ADJUSTED: **PD83-059**

PROJECT DESCRIPTION: **Permit Adjustment to allow the installation of a Natural Gas generator, equipment pad, and screened wood enclosure for an existing industrial/ office development (EBay) on an approximately 12.4 gross acre site**

PROJECT LOCATION: **2085 East Hamilton Avenue**

A.P.N.(s): **284-23-048**

ZONING: **A(PD) Planned Development**

GENERAL PLAN: **Industrial Park**

ACTION: **Approved**

SUBJECT TO THE FOLLOWING CONDITIONS: To allow the installation of a 200kW Natural Gas generator (Generac Industrial Spark-Ignited Generator Set Model SG200), equipment pad, and a 22 foot by 26 foot screened wood enclosure, 8 foot in height, for an existing industrial/ office development (EBay) on an approximately 12.4 gross acres site, as shown on the approved plan set dated April 06, 2015.

(1) The project developer shall file for and obtain all necessary clearances to the satisfaction of the City Building Official.
(2) The project shall conform to BAAQMD and Noise Study requirements (Noise Study completed on March 10, 2015 by Mei Wu Acoustics).
(3) New landscape screening, upto a minimum height of 4 feet, shall be provided immediately behind the new fenced enclosure along the existing building face for visual transition. All new landscaping shall be irrigated with automatic irrigation systems, to the satisfaction of the Director of Planning.

Conformance with Municipal Code. No part of this approval shall be construed to permit a violation of any part of the San José Municipal Code, including, but not limited to, use of property and off-street parking requirements.

Plan Set: **[x] Yes** **[ ] No**

Approved by: Aparna Ankola **Signature:** _____

Action Date: April 07, 2015
This permit sheet is only valid when accompanied by an original signature and when fastened to a stamped plan set, if applicable.

EBAY 4.1 GENERATOR

2085 EAST HAMILTON ST., SAN JOSE, CA 95125

DRAWING DISTRIBUTION SCHEDULE

●	ISSUED AS FULL SHEET	
○	ISSUED AS A SKETCH	
□	ISSUED FOR INFORMATION / REFERENCE ONLY	
■	ISSUED AS FULL SHEET WITHOUT REVISIONS	
		PERMIT
		04.14.2015
DWG NO.	DRAWING TITLE	
1-ARCHITECTURAL		
A1-01	GENERAL INFORMATION, ENLARGED SITE PLAN, FLOOR PLAN AND ELEVATION	●
2-ELECTRICAL		
E0.0	COVER SHEET	●
E1.0	GENERATOR POWER PLAN	●
3-PLUMBING		
P-1	PLUMBING FLOOR PLAN & SCHEDULES	●
4-STRUCTURAL		
S1.0	GENERAL NOTES, FOUNDATION PLAN AND DETAILS	●

PROJECT SCOPE

GENERATOR TO PROVIDE BACK UP POWER FOR TENANT IMPROVEMENT OF EXISTING OFFICE SPACE ON THE 1ST FLOOR OF THE EXISTING BUILDING AT 2085 E. HAMILTON STREET SAN JOSE, CALIFORNIA. THE SCOPE OF WORK INCLUDES SITE EXCAVATION, A NEW STRUCTURAL SLAB, CONCRETE RETAINING WALL AND A NEW WOOD FENCE TO HOUSE THE NEW GENERATOR AND CONDENSING UNITS.

APPLICABLE CODES

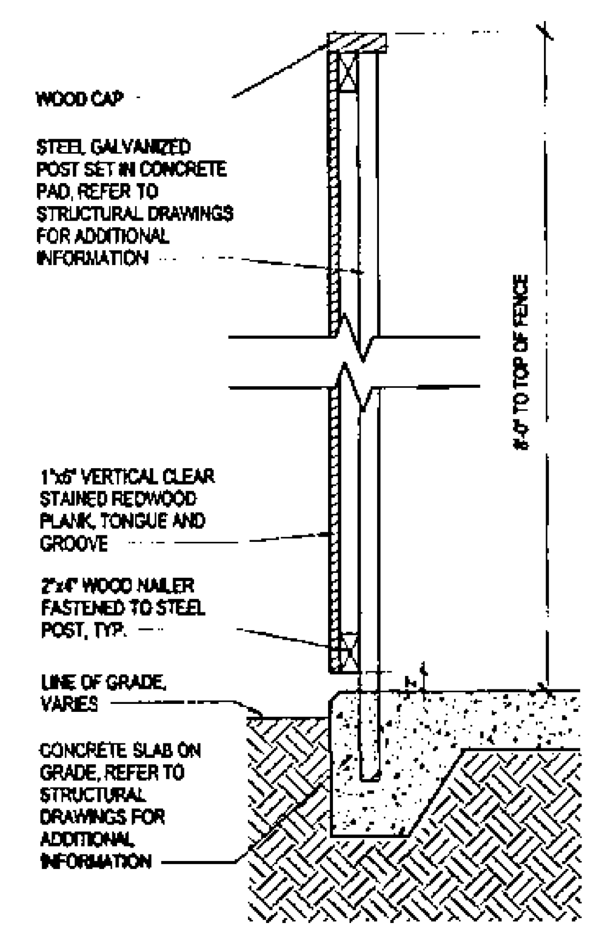
MUNICIPAL CODE/ZONING ORDINANCE:	SAN JOSE ZONING CODE
BUILDING CODE:	2013 CALIFORNIA BUILDING CODE (CBC) BASED ON 2012 EDITION OF THE INTERNATIONAL BUILDING CODE
ENERGY CODE:	2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
FIRE CODE:	2013 CALIFORNIA FIRE CODE (CBC) BASED ON 2012 EDITION OF THE INTERNATIONAL FIRE CODE
PLUMBING CODE:	2013 CALIFORNIA PLUMBING CODE (CBC) BASED ON 2012 EDITION OF THE INTERNATIONAL PLUMBING CODE
MECHANICAL CODE:	2013 CALIFORNIA MECHANICAL CODE (CBC) BASED 2012 EDITION OF THE INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE:	2013 CALIFORNIA EXISTING BUILDING CODE (CBC) BASED ON 2012 EDITION OF THE INTERNATIONAL ELECTRICAL CODE
EXISTING BUILDING:	2013 CALIFORNIA EXISTING BUILDING CODE (CBC) BASED ON 2012 EDITION OF THE INTERNATIONAL EXISTING BUILDING CODE

CONSTRUCTION NOTES

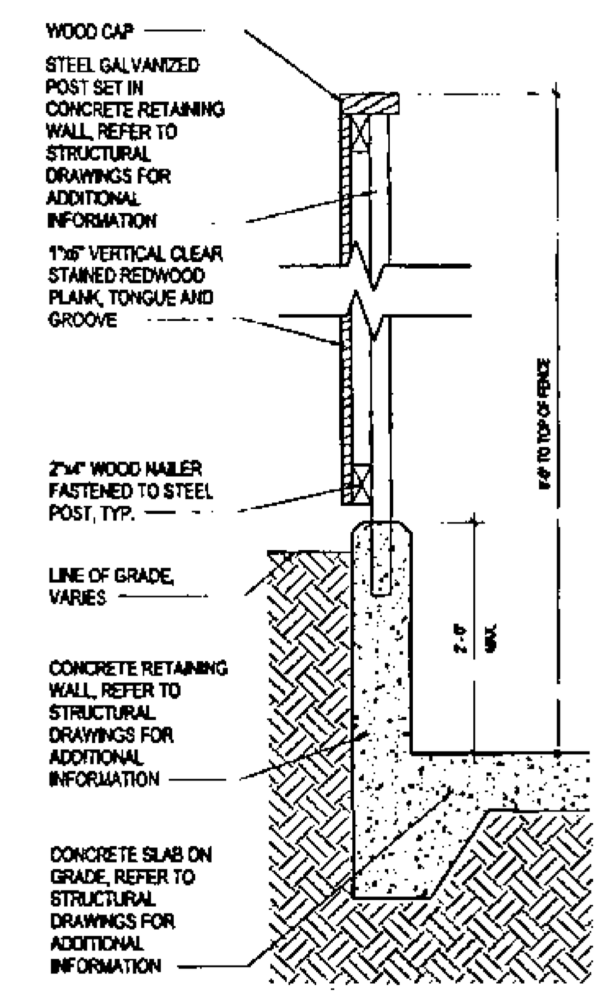
1. SUBMIT SAMPLES OF ALL FINISHES AND FINISHED MATERIALS TO ARCHITECT FOR REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO PAINT, FLOOR COVERINGS, PLASTIC LAMINATE, WALL BASE, VCT, WALLCOVERINGS.
2. SUBMIT COMPLETE SHOP DRAWINGS/SCHEDULES TO ARCHITECT FOR REVIEW AND APPROVAL, INCLUDING BUT NOT LIMITED TO CASEWORK, DOORS AND FRAMES, WINDOWS, SUSPENDED CEILINGS AND MILLWORK.
3. SUBMIT TWO COPIES OF AS BUILTS, WARRANTY AND OPERATION & MAINTENANCE MANUALS TO OWNER.
4. PROVIDE FIRE RETARDANT BLOCKING AT ALL ITEMS WALL-MOUNTED TO STEEL STUD AND GYPSUM BOARD PARTITIONS.
5. PAINT ALL EXPOSED, BARE, AND COVERED PIPES, STRUCTURAL DECK, DUCTS, HANGERS, STEEL, ELECTRICAL BOXES AND CONDUIT TO MATCH ADJACENT SURFACES OR AS SPECIFIED BY DRAWINGS OR FINISH SCHEDULE.
6. MOVE ALL EXISTING BUILT-IN ACCESS PANELS, HATCHES, AND RECESSED CABINETS TO FACE OF NEW PARTITIONS OR FURRING UNLESS NOTED OTHERWISE.
7. PROVIDE REQUIRED THRESHOLDS AT JUNCTURE OF DIFFERING FLOORING MATERIALS AND ABUTTING EXISTING FLOOR COVERINGS TO REMAIN. TRANSITION STRIPS TO BE SCHLUTER METAL UNLESS NOTED OTHERWISE.
8. ELECTRICAL OUTLETS, DATA OUTLETS AND SECURITY DEVICES ARE TO BE BRIGHT WHITE, UNLESS NOTED OTHERWISE.
9. EXISTING WINDOW MULLIONS AND SILLS ARE TO BE PATCHED AND CLEANED AS REQUIRED. REPAIR GAPS AS REQUIRED TO MATCH EXISTING.

GENERAL NOTES

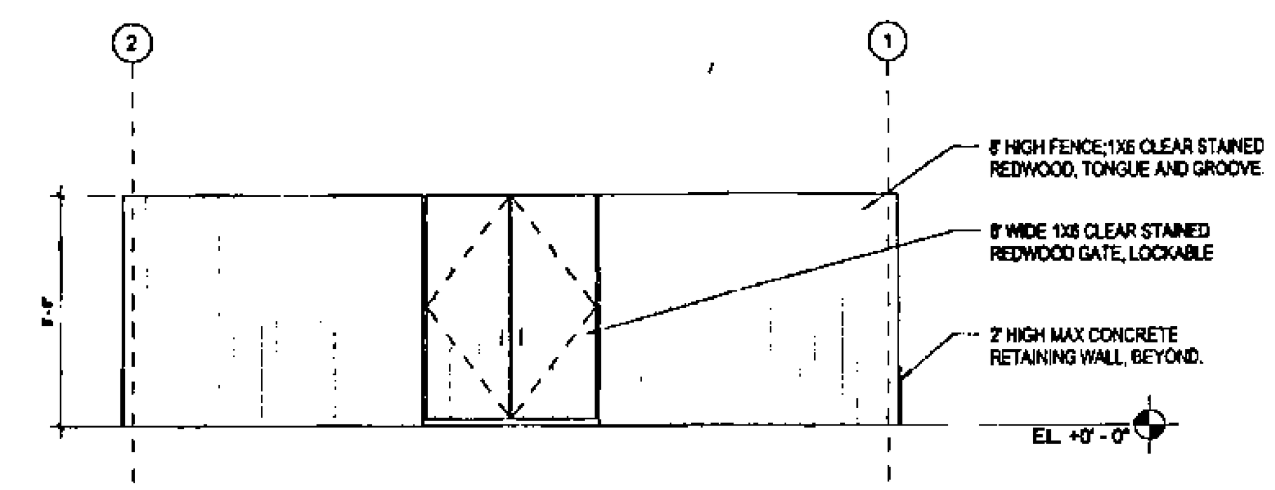
1. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
2. THE CONTRACTOR SHALL SECURE AND PAY FOR REQUIRED PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
3. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR, WHO SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, COMMISSIONS, OR CONFLICTS BEFORE PROCEEDING WITH THE WORK. NO EXTRA COSTS WILL BE AUTHORIZED FOR WORK WHICH IS REQUIRED TO COMPLETE THE PROJECT SCOPE AND INTENT DUE TO CONDITIONS WHICH ARE READILY OBSERVABLE AT THE PROJECT SITE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANING AND REMOVAL OF ALL DEBRIS, DUST, AND EQUIPMENT RELATED TO THE DEMOLITION AND THROUGH CLEAN-UP UPON COMPLETION OF THE PROJECT.
5. THE CONTRACTOR SHALL VISIT THE PROJECT SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE OWNER OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
6. THE DRAWINGS ISSUED HEREWITH ARE SCOPE DOCUMENTS, AND AS SUCH SHOW THE GENERAL EXTENT OF THE PROJECT AND DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK, NOR DO THEY SHOW ALL OF THE CONDITIONS WHICH MAY BE ENCOUNTERED TO PROPERLY EXECUTE THE WORK.
7. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL.
8. WHERE DISCREPANCIES OCCUR BETWEEN THE VARIOUS DISCIPLINES/TRADES, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
9. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE.
10. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL STIFFENERS, BRACINGS, BACKING PLATES, AND SUPPORTING BRACKETS REQUIRED FOR THE PROPER INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, TOILET PARTITIONS, INCLUDING WALL-MOUNTED AND/OR SUSPENDED MECHANICAL, ELECTRICAL AND MISCELLANEOUS EQUIPMENT WHETHER SHOWN IN THE DRAWINGS OR NOT. THIS SHALL ALSO APPLY TO OWNER FURNISHED/CONTRACTOR INSTALLED EQUIPMENT.
11. PROVIDE FIRE RETARDANT BLOCKING AT ALL ITEMS WALL-MOUNTED TO STEEL STUD AND GYPSUM BOARD PARTITIONS.
12. THE CONTRACTOR SHALL COORDINATE PLACEMENT OF ALL CEILING ELEMENTS WITH MECHANICAL, ELECTRICAL, AND INSTALLER. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND INSTALLATION, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.
13. PROVIDE APPROPRIATE SIGNAGE FOR ALL TOILET ROOMS AND SUBMIT FOR OWNER APPROVAL PRIOR TO INSTALLATION.
14. ALL EXPOSED FASTENERS IN PUBLIC AREAS TO BE TAMPER-PROOF WHEREVER POSSIBLE.
15. PAINT ALL EXPOSED, BARE, AND COVERED PIPES, DUCTS, HANGERS, STEEL, ELECTRICAL BOXES AND CONDUIT TO MATCH ADJACENT SURFACES OR AS SPECIFIED BY DRAWINGS OR FINISH SCHEDULE.
16. ALL HANDICAPPED DOOR HARDWARE SHALL BE PROVIDED IN COMPLIANCE WITH 2012 INTERNATIONAL BUILDING CODE & ANSI A117.1-2009
17. ALL DOORS REQUIRED FOR HANDICAPPED ACCESS SHALL HAVE MANEUVERING CLEARANCES PROVIDED PER CHAPTER 11, 2012 INTERNATIONAL BUILDING CODE AND ANSI ICC A117.1-2009.
18. SAFETY GLAZING SHALL BE PROVIDED AT ALL LOCATIONS AS OUTLINED IN 2012 INTERNATIONAL BUILDING CODE AND ANSI Z97.1 GLAZING MATERIALS USED IN BUILDINGS AND SAFETY PERFORMANCE SPECIFICATIONS AND METHODS OF TEST.
19. GENERAL CONTRACTOR TO WORK WITH THE OWNER AND ARCHITECT TO DETERMINE WHAT WORK CAN BE DONE DURING WORKING HOURS AND WHAT WORK MUST BE DONE AFTER HOURS. ADJACENT OCCUPIED SPACE TO REMAIN OCCUPIED AND ACTIVE DURING CONSTRUCTION.
20. WHEN PAINTING IN AREAS SUCH AS STAIRS OR TOILET ROOMS NEXT TO OCCUPIED ROOMS, PAINTING TO BE DONE AFTER HOURS OR ON WEEKENDS. SPACES TO BE PROPERLY VENTILATED.
21. WHEN INSTALLING FLOORING REQUIRING GLUE DOWN INSTALLATION IN AREAS NEXT TO OCCUPIED ROOMS, INSTALLATION TO BE DONE AFTER HOURS OR ON WEEKENDS. AREAS TO BE PROPERLY VENTILATED.
22. GENERAL CONTRACTOR TO COORDINATE W/ OWNER VENDORS (SECURITY, IT, FURNITURE, AV, AND GRAPHICS) AS REQUIRED.
23. DEFERRED SUBMITTALS ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.



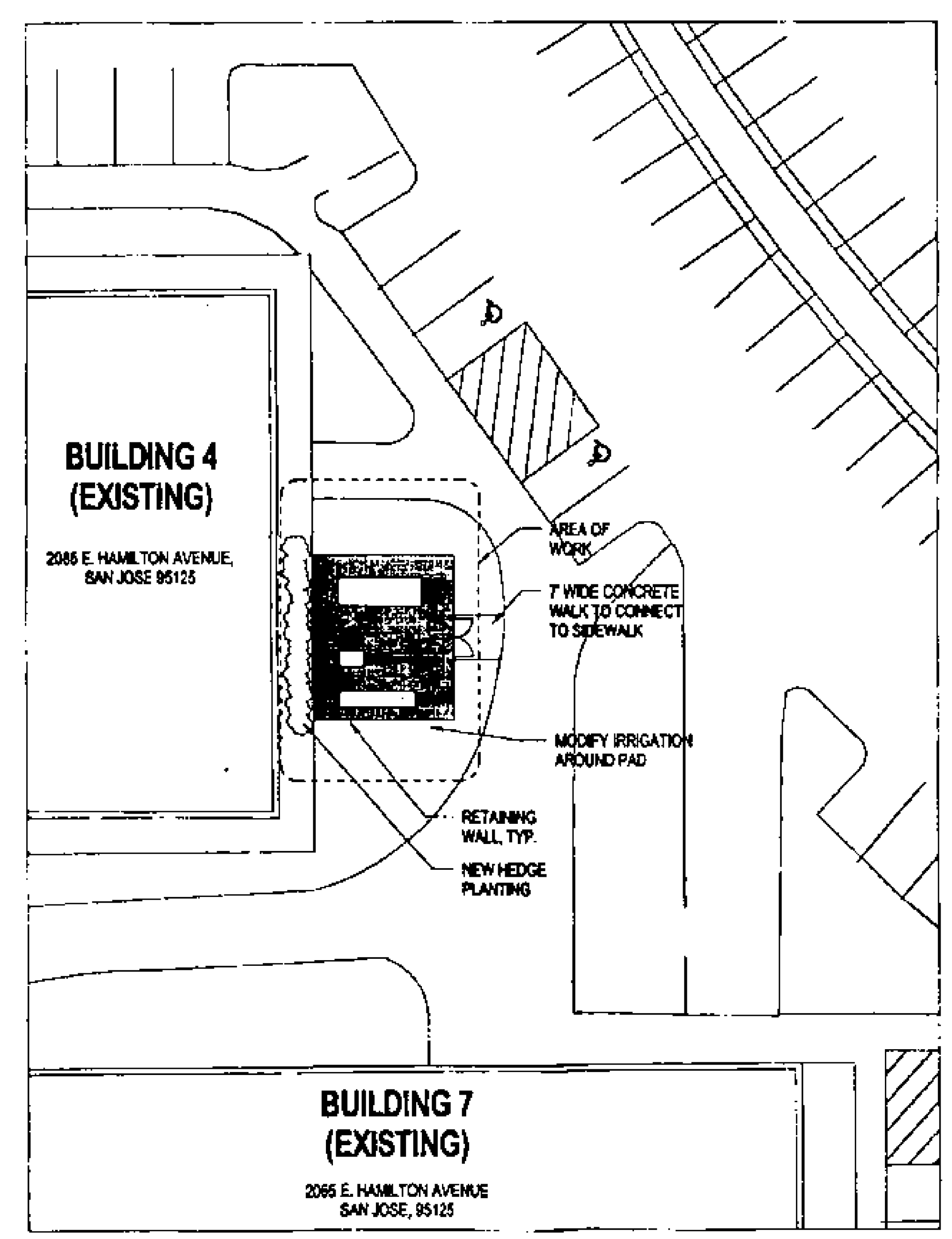
5E WALL SECTION
SCALE: 1" = 1'-0"



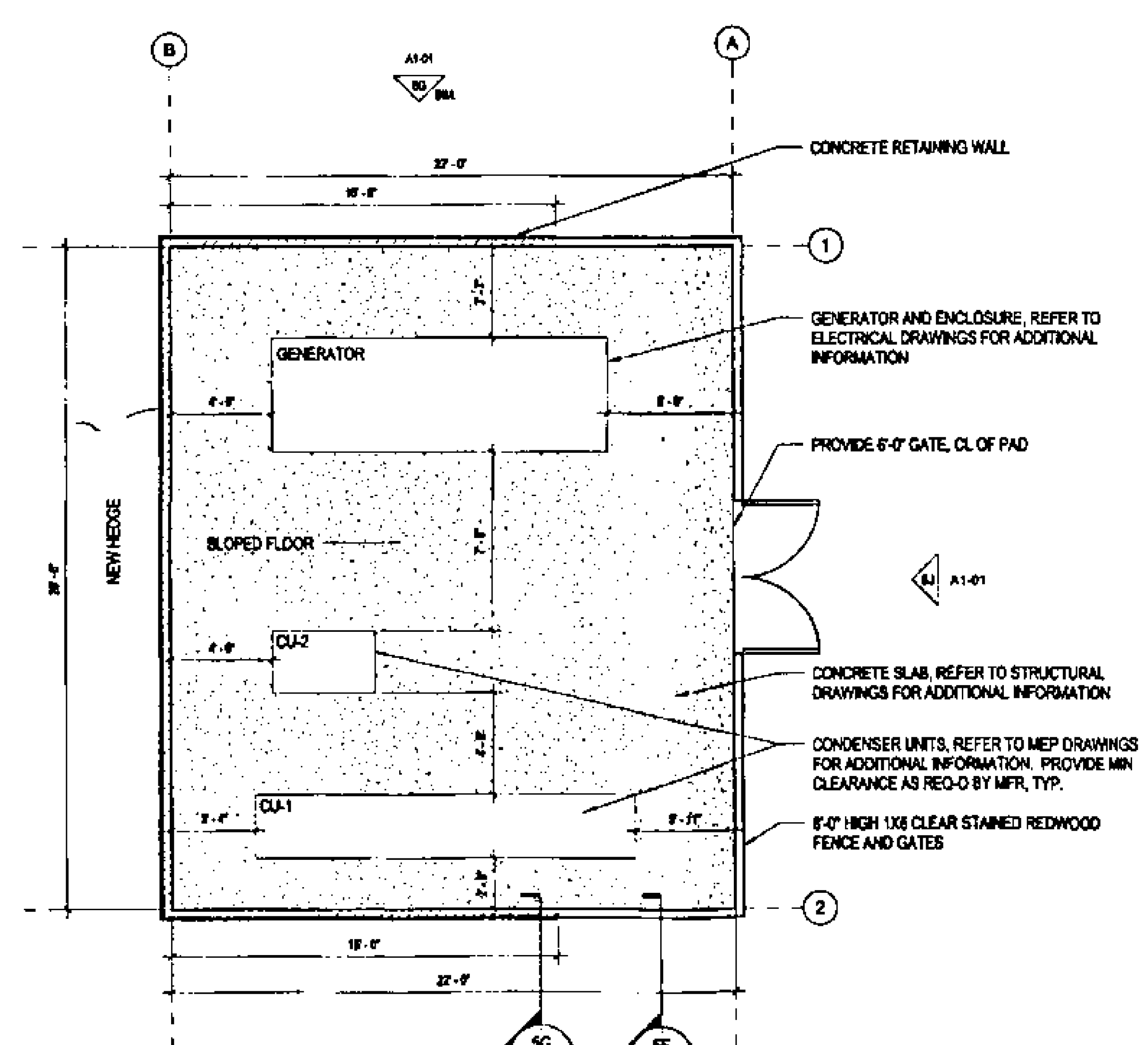
5G WALL SECTION AT RETAINING WALL
SCALE: 1" = 1'-0"



6J ELEVATION - WEST
SCALE: 1/4" = 1'-0"



1E EBAY SOUTH CAMPUS ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



NOTE: CONSULT WITH GENERATOR MANUFACTURER PRIOR TO CONSTRUCTION TO FINALIZE PAD DIMENSIONS.

CITY OF SAN JOSE Department of Planning, Building & Code Enforcement File No AD15-222 By 04/07/15

APN: 28423048
A(PD)

AD 15-222

1J EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

PROJECT NAME
EBAY B4.1 SEC GENERATOR
PROJECT ADDRESS
2085 E. HAMILTON ST
SAN JOSE, CA 95125

ebay

ARCHITECT
VALERIO DEWALT TRAIN ASSOCIATES, INC.
424 WAVERLEY STREET
PALO ALTO, CA 94301
650.278.8200
www.buildordie.com

PROJECT TEAM
LOUIS RAY
ERIK ROGERS
REBECCA ROWNEY
EESHA DAVE

ARCHITECT STAMP

VDTA PROJECT NUMBER
14177.00

CONSULTANT

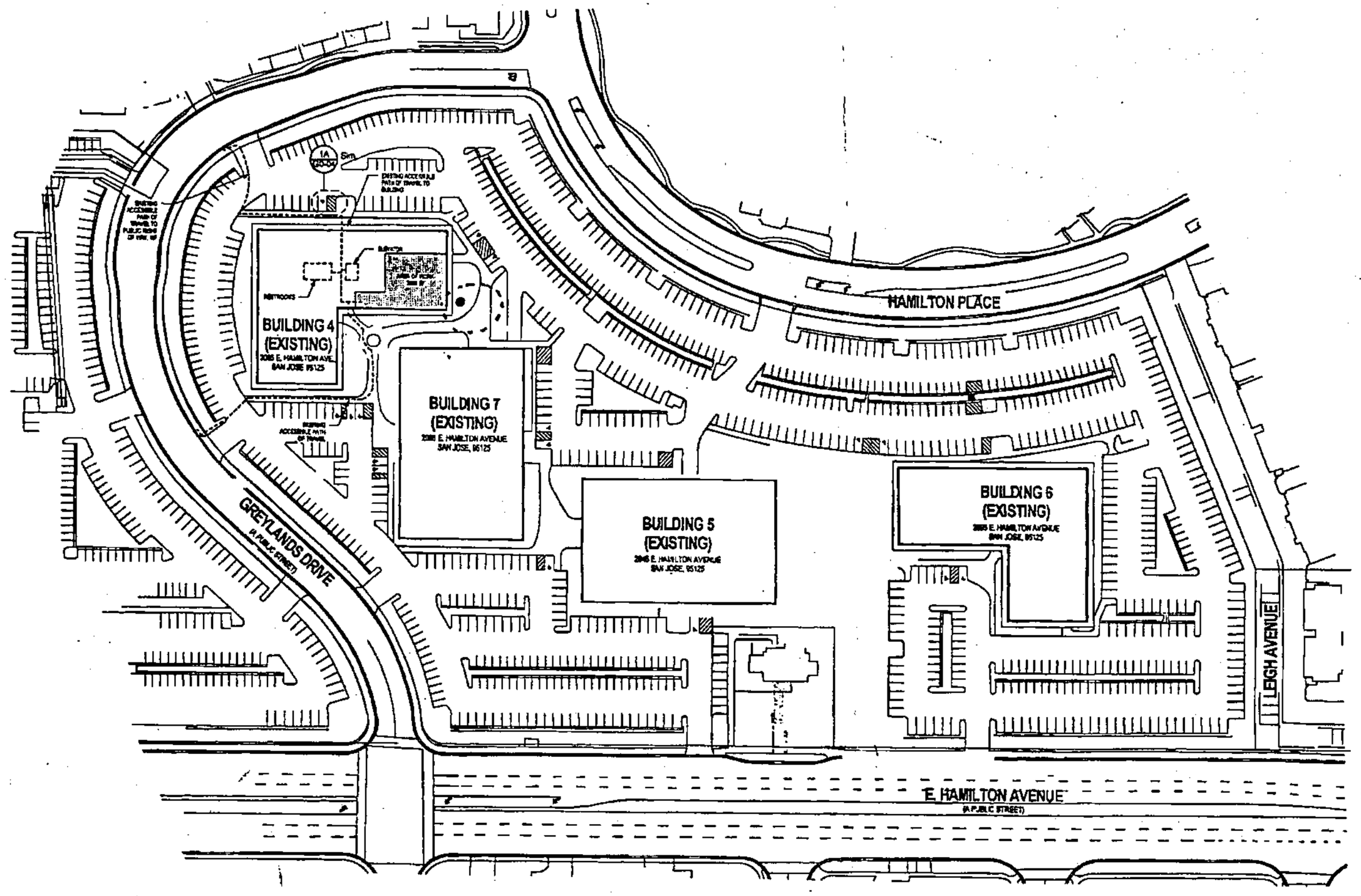
CONSULTANT PROJECT NUMBER

No.	Issued for	Date
	PERMIT	4/14/2015

© 2013 VALERIO DEWALT TRAIN ASSOCIATES, INC

SHEET TITLE
GENERAL INFORMATION, ENLARGED SITE PLAN, FLOOR PLAN AND ELEVATION

SHEET NUMBER
A1-01



1A EBAY SOUTH CAMPUS SITE PLAN
SCALE: 1" = 60'-0"

CITY OF SAN JOSE, CALIFORNIA
Building Division Accessibility Compliance-Existing Buildings Form

CITY OF SAN JOSE
Department of Planning, Building & Code Enforcement
File No. AD15-222
By AA 04/07/15
DATE
Permit Adjustment sheet for
also be required. Please
Building Division.

FOR REFERENCE ONLY

EBAY B4.1 SEC
PROJECT ADDRESS
2085 E. HAMILTON ST
SAN JOSE, CA 95125

ebay

ARCHITECT
VALERIO DEWALT TRAIN ASSOCIATES, INC.
PROJECT TEAM
ARCHITECT STAMP
CONSULTANT
CONSULTANT PROJECT NUMBER

Issue		
No.	Issued for	Date
1	PERMIT	4/3/2015

VALERIO DEWALT TRAIN ASSOCIATES, INC.
SHEET TITLE
SITE PLAN

G0-03

Deborah Ellis, MS

Consulting Arborist & Horticulturist

Service since 1984

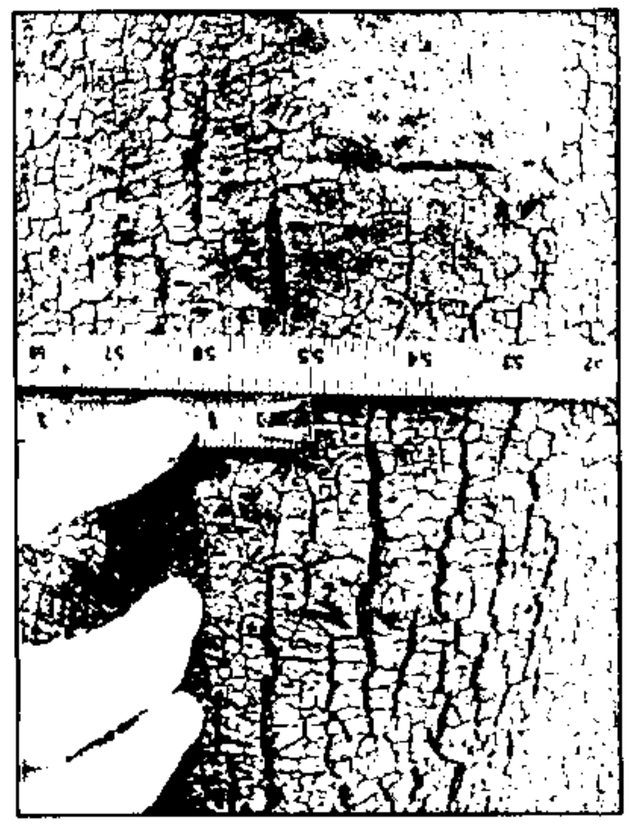
Christian Harris
SSA Landscape Architects
303 Porter Street, Ste. 40-C
Santa Cruz, CA 95060

June 9, 2016

Ebay Hamilton Campus, Raywood ash #85 – revision of trunk diameter measurement
Amendment to Arborist Report dated March 23, 2016 describing this tree

Dear Christian:

You informed me that you recently measured the trunk circumference of this tree at 2 feet above the ground and came up with a measurement of exactly 55 inches. This corresponds to 17.5 inches in diameter, which is less than the City of San Jose "protected" tree trunk diameter size of 18 inches. Your measurements are documented in the photos below, which you emailed to me yesterday.
I accept your measurements, based upon your explanation and photos and hereby revise the trunk diameter for this tree listed in my March 23 report from 18 to 17.5 inches.



For my March 23 arborist report and for most arborist reports I prepare, trunk diameter measurements are rounded, which is why the 17.5 inch diameter was listed in the report as 18 inches. When trees are close to protected size as the subject Raywood ash, I also think it is better to err on the side of caution. Often quite a bit of time can lapse between when field measurements are taken and when tree decisions are made and actions relative to trees are taken.

PO Box 3714, Saratoga, CA 95070. 408-725-1357. decah@pacbell.net. http://www.decah.com.

It is important to note that the Condition of of this tree as listed in my March 23 report was:

- Vigor: 50 (Fair/Poor)
- Structure: 40 (Poor)
- Overall Preservation Suitability: Poor

The Action I recommended for this tree was Remove, based upon Overall Condition.

****

I certify that the information contained in this report is correct to the best of my knowledge, and that this report was prepared in good faith. Thank you for the opportunity to provide service again. Please call me if you have questions or if I can be of further assistance.

Sincerely,

Deborah Ellis

Deborah Ellis, MS.
Consulting Arborist & Horticulturist
Certified Professional Horticulturist #30022
ASCA Registered Consulting Arborist #305
I.S.A. Board Certified Master Arborist WE-457B
I.S.A. Tree Risk Assessment Qualified

Deborah Ellis, MS

Consulting Arborist & Horticulturist

Service since 1984

ARBORIST REPORT

Tree Inventory, Tree Descriptions and Recommendations Relative to Proposed Construction

EBay Hamilton Campus, Circulation Enlargement

Prepared for:

Alison Hobbs
SSA Landscape Architecture
303 Potrero Street, Ste. 40-C
Santa Cruz, CA 95060

Prepared by:
Deborah Ellis, MS.
Consulting Arborist & Horticulturist

Registered Consulting Arborist #305, American Society of Consulting Arborists
Board Certified Master Arborist WE-0457B, International Society of Arboriculture
Certified Professional Horticulturist #30022, American Society for Horticultural Science

MARCH 23, 2016

Report History: This is my third arborist report for the EBay Hamilton campus.

PO Box 3714, Saratoga, CA 95070. 408-725-1357. decah@pacbell.net. http://www.decah.com.

Deborah Ellis, MS

Consulting Arborist & Horticulturist

Service since 1984

Table of Contents

TREE MAP **1**
SUMMARY **2**
The Project & Affected Trees 2
Table 1 Summary of Trees 2
RECOMMENDATIONS **4**
INTRODUCTION **6**
Purpose & Use of Report 6
Background Information 6
METHODOLOGY **7**
OBSERVATIONS **8**
Site Conditions 8
Regarding Coast Redwoods 8
APPENDIX **9**
Table 2 Complete Tree Table 9
Explanation of Tree Table Data Columns: 12
Tree Root Protection Distances 16
Tree Photos 17
Assumptions & Limitations 20
Enclosures 21
References 22
Glossary 22

Cover photo: **Raywood ash trees #76, 77 and 79, European white birch trees #1830-32** with **saucer magnolia #78** in the background. The view is toward the north, with building #5 on the right and building #7 on the left. All photos in this report were taken by D. Ellis on March 9, 2016.

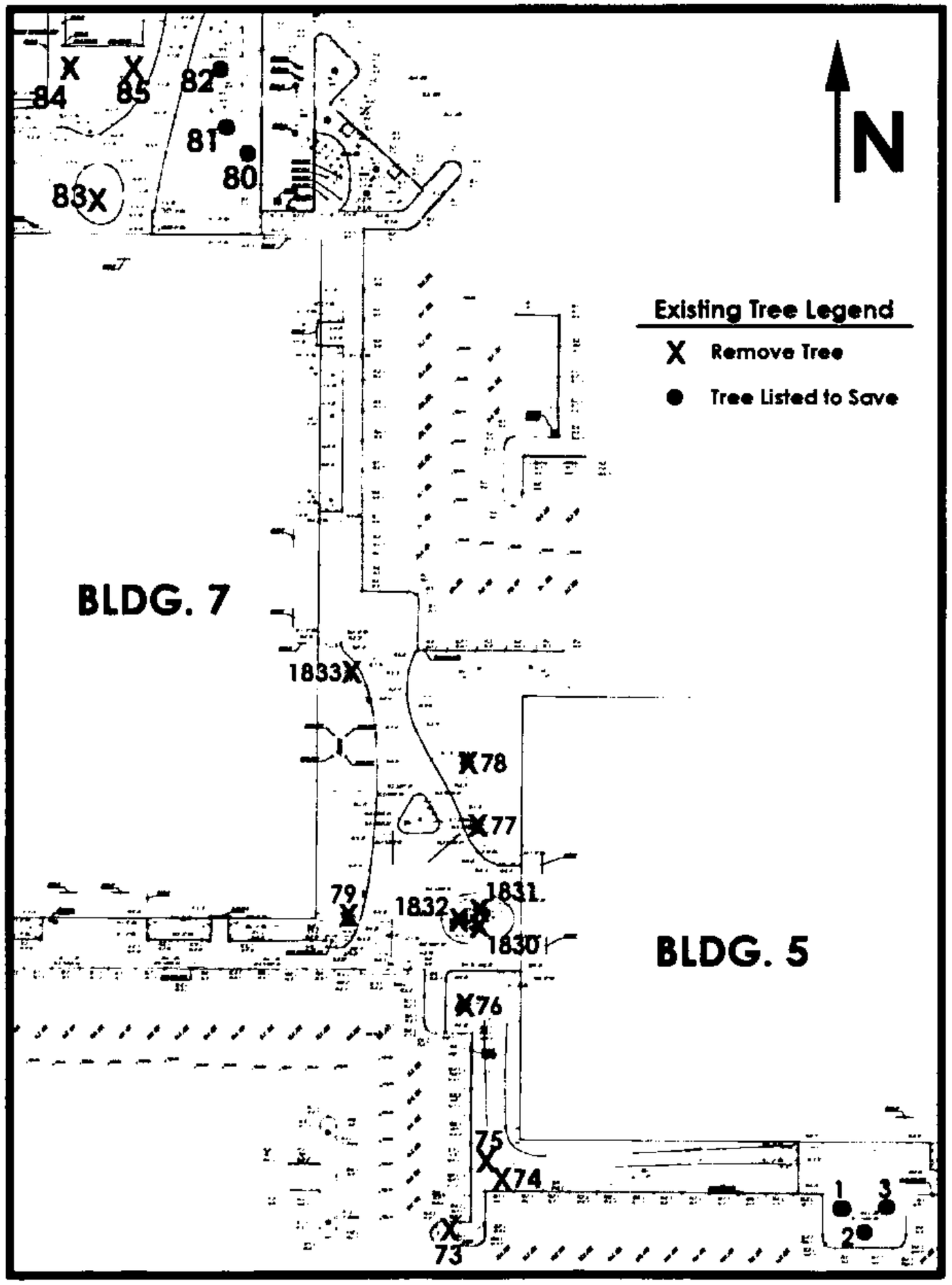
PO Box 3714, Saratoga, CA 95070. 408-725-1357. decah@pacbell.net. http://www.decah.com.

Deborah Ellis, MS

Consulting Arborist & Horticulturist

Service since 1984

TREE MAP



PO Box 3714, Saratoga, CA 95070. 408-725-1357. decah@pacbell.net. http://www.decah.com.

SUMMARY

THE PROJECT & AFFECTED TREES

Circulation improvements will be made around a portion of the perimeters of buildings #5 and 7 at the EBay Hamilton campus. Twenty (20) trees are listed and described in this report. These trees (except for **tree #85** which I added) were selected by SSA Landscape Architecture for my evaluation. Tree locations are shown on the Tree Map, which is a reduced-size copy of the topographic map I received from SSA.

A summary of all trees is provided in Table 1 below and on the next page, and a more detailed description of the trees is provided in Table 2 (the *Complete Tree Table*) beginning on page 9. **Fourteen (14) trees are listed for removal** and **six (6) are listed to be saved**. I do not have detailed information on the work that is planned around the trees to be saved, so I cannot comment on the existing impact of construction on them. The tree root protection distances listed in the Complete Tree Table however, will be helpful to the architects. These distances can be used to help determine whether or not trees listed to be saved should actually be saved, along with the condition and preservation suitability ratings for those trees.

TABLE 1 SUMMARY OF TREES

This Table is continued on the next page

Tree #	Common Name	Trunk Diam.	Preservation Suitability	Expected Construction Impact	Action	Reason
1	crape myrtle	6"	Good	Unknown	Planned to be Saved	
2	crape myrtle	6	Good	Unknown	Planned to be Saved	
3	crape myrtle	7	Good	Unknown	Planned to be Saved	
73	**coast redwood (redwood)**	**28**	**Poor**	**Moderate at minimum**	**Remove**	**Adjacent redwoods #74 and 75 to be removed; new path to be installed in their place.**
74	**redwood**	**27**	**Fair/Poor**	**Severe**	**Remove**	**Construction (new path)**
75	**redwood**	**35**	**Fair**	**Severe**	**Remove**	**Construction (new path)**

Tree # 85

Deborah Ellis, MS

Consulting Arborist & Horticulturist

Service since 1984

Table 1 Summary of Trees *(continued from the previous page)*

Tree #	Common Name	Trunk Diam.	Preservation Suitability	Expected Construction Impact	Action	Reason
76	Raywood ash	27	Fair	Unknown	Remove	Uncertain
77	Raywood ash	25	Fair/Poor	Unknown	Remove	Uncertain
78	saucer magnolia	7,4	Fair/Good	Unknown	Remove	Uncertain
79	Raywood ash	22	Fair/Poor	Unknown	Remove	Uncertain construction impact, Structure
80	redwood	31	Fair/Good	Unknown	Planned to be Saved	
81	redwood	33	Fair/Good	Unknown	Planned to be Saved	
82	redwood	33	Fair/Good	Unknown	Planned to be Saved	
83	Japanese maple	8	Good	Unknown	Remove	
84	Canary Island pine	31	Fair	Unknown	Remove	
85	Raywood ash	18	Poor	Unknown	Remove	Overall Condition
1,830	European white birch (birch)	11	Fair	Unknown	Remove	
1,831	birch	9	Fair	Unknown	Remove	
1,832	birch	7	Fair/Poor	Unknown	Remove	
1,833	birch	13	Fair	Unknown	Remove	

RECOMMENDATIONS

1) **Existing trees to be saved or removed should be numbered on all site-based plans to match the tree tag numbers that are used in this arborist report.**

2) **Do not remove or prune to remove** more than 25% of the live branches of any protected tree until a valid tree removal permit has been obtained from the City of San Jose.

3) **For those trees that will be retained on the site, follow all applicable *City of San Jose Tree Protection Regulations*.** These regulations must be incorporated into the final project plan set and shall replace any tree protection notes, specifications or other directions that are included in the plans.

4) **I have also included, as a separate attachment, *Recommended Supplemental Tree Protection Specifications*** to supplement the tree protection requirements of the City of San Jose.

5) **I should review all site-based plans for this project.** I have reviewed only a Circulation Exhibit conceptual sketch (December 2015) provided to me by SSA Architects. The locations of the existing trees are not shown accurately on this plan, and some of the existing trees are not shown at all. Additional improvements on plans that were not reviewed or are revised may cause trees to be impacted more than estimated or for additional trees to be impacted and/or removed. Plans reviewed by the arborist should be full-size, to-scale and with accurately located tree trunks and canopy driplines relative to proposed improvements. Scale should be 1:20 or 1:10.

6) **As a part of the design process, try to keep improvements (and any additional over-excavation or work area beyond the improvement) as far from tree trunks and canopies as possible.** *6xDBH*[1] or the dripline of the tree, whichever is greater, should be used as the minimum distance for any soil disturbance to the edge of the trunk. 3xDBH should be considered the absolute minimum distance from any disturbance to the tree trunk on one side of the trunk only, for root protection. Farther is better, of course. For disturbances on multiple sides of the trunk, then 6xDBH or greater should be used, and farther is also better here. Tree canopies must also be taken into consideration when designing around trees. Don't forget the minimum necessary working margin around improvements as you locate those improvements. Disturbance usually comes much closer to trees than the lines shown on the plans!

[1] See page 16 for an explanation of tree protection root distances.

7) **Construction or landscaping work done underneath the dripline of existing trees should preferably be done by hand**, taking care to preserve existing roots in undamaged condition as much as possible and cutting roots cleanly by hand when first encountered, when those roots must be removed. A qualified consulting arborist (the project arborist) should be hired to monitor tree protection and supervise all work underneath the dripline of trees. This also applies to trees on neighboring properties whose canopies overhang the work site.

8) **Landscaping:**

   a) New landscaping and irrigation can be as much or more damaging to existing trees than any other type of construction. The same tree root protection distances recommended for general construction should also be observed for new landscaping. Within the root protection zone it is usually best to limit landscape changes to a 3 to 4-inch depth of coarse organic mulch such as wood or bark chips or tree trimming chippings spread over the soil surface. The environment around existing trees should be changed very carefully or not at all – please consult with me regarding changes in the landscape around existing trees and/or have me review the landscape and irrigation plans for this project.

9) **Trees to remain after adjacent trees are removed** should be re-evaluated by me or the project arborist after the surrounding trees have been taken out.

10) **General Tree Maintenance**: Do no unnecessary pruning, fertilization or other tree work. Pre-construction pruning should be limited to the absolute minimum required for construction clearance. A qualified tree service should be hired to provide such pruning.

INTRODUCTION

PURPOSE & USE OF REPORT

This survey and report was required by the City of San Jose as a part of the building permit process for this project. The purpose of the report is to identify and describe the selected trees that are within or close to proposed improvements - - their size, condition and suitability for preservation. The trees on this site that were evaluated for this report are 19 trees that were highlighted by SSA Landscape Architecture on an existing topographic map of the site, plus **Raywood ash #85** which is in poor condition and very close to tree #84 which is being removed. The audience for this report is the property owner, developer, project architects and contractors, and City of San Jose authorities concerned with tree preservation and tree removal. The goal of this report is to preserve existing trees on or adjacent to the project site that are in acceptable condition, good species for the area and will fit in

BACKGROUND INFORMATION

I have been working with SSA Landscape Architecture on the landscape renovation of the EBay Hamilton site since June of 2015. This current report is my third arborist report for this project. My two previous reports are dated June 25, 2015 and February 5, 2016. The June 25, 2015 report discussed **trees #1 - 64**. The February 5, 2016 report discussed **redwoods #65-72**. This current report discusses 20 trees including tree numbers **#73-85** but I have included some old number tags (**#1-3** from our September 25 survey and report) and **birch trees #1830 - 1833** which are from a previous tree survey that we did not perform.

METHODOLOGY

I performed a brief evaluation of the subject trees from the ground on March 9, 2016. Tree characteristics such as form, weight distribution, foliage color and density, wounds and indicators of decay were noted. Surrounding site conditions were also observed. Evaluation procedures were taken from:

- American National Standard A-300 (Part 5) – 2012 for *Tree Care Operations – Tree, Shrub & Other Woody Plant Management – Standard Practices (Management of Trees, & Shrubs During Site Planning, Site Development and Construction)*.
- International Society of Arboriculture, *Best Management Practices*:
  - *Managing Trees during Construction*. 2008
  - *Tree Inventories*. 2013

The above references serve as industry professional standards for tree evaluation and written findings and recommendations for trees on construction sites prior, during and after site development.

I measured the trunk diameter of each tree with a diameter tape at 2 feet above the ground, which is the required trunk diameter measurement height of the City of San Jose. Trunk diameter was extrapolated to *DBH* (diameter at breast height, 4.5 feet above the ground) because DBH is also used calculate tree protection distances and other tree-related factors. The DBH figure is not included in the Tree Tables, but I have used it to estimate construction impacts to trees. Trunk diameter was rounded to the nearest inch. I estimated the tree's height and canopy spread. Tree *Condition* (structure and vigor) was evaluated and I also recorded additional notes for trees when significant. Tree species and condition considered in combination with the current or (if applicable) proposed use of the site yields the *Tree Preservation Suitability* rating. All trees were photographed with a digital camera. Some of these photos are included in this report, but all photos are available from me by email if requested.

OBSERVATIONS

SITE CONDITIONS

The project site that is the subject of this report includes trees between buildings #5 and 7, and also on the North side of building 7. Site topography is mainly level. The subject trees are part of the general landscaping for the campus and are typical species for the area. Trees and other landscaping were planted and are of species that are not native to the immediate area of San Jose. Sun exposure for the trees varies from full to partly shaded, depending upon proximity to existing buildings and to other trees. All trees and the landscape areas in which they are located appear to be irrigated. Landscape maintenance, including tree maintenance, is of a high level. Many of the coast redwoods and Raywood ash trees appear to be declining however; probably due to drought stress.

REGARDING COAST REDWOODS

Relative to the ongoing and to future droughts, coast redwoods have a high water requirement and many of these redwoods are declining in the San Francisco Bay area due to the prolonged drought and landscape irrigation reduction. The preservation suitability rating that is listed in this report for individual trees is based upon the assumption that they will continue to receive enough irrigation water to maintain their present condition. If the drought continues and landscape irrigation is reduced, these trees will decline, and in some cases may die. If drought and landscape irrigation reductions are anticipated, then perhaps the preservation suitability of these trees should be lower than listed in this report. If recycled water may be introduced to the site for irrigation, the redwoods may decline significantly and/or die over a period of several years, based upon the salinity of the water. Redwoods are quite sensitive to the higher salt content of most recycled waters.

Other moderate to high water requirement trees species on the site may decline or die as well, if the drought continues or recycled water is used for irrigation. The Raywood ash appear to be struggling on the site at this time, and this may be due to lack of sufficient water. Most European white birch trees (also high water requirement trees) generally have good vigor at present, but this tree species should be viewed in a long term perspective similarly to coast redwood.

APPENDIX

TABLE 2 COMPLETE TREE TABLE

This Table is continued through page 12. Data fields in the Table are explained on pages 12 to 15.

Tree #	Species & Common Name	Trunk Diam.	Size	CONDITION		Preservation Suitability	Expected Construction Impact	Action	Reason	Notes	TREE ROOT PROTECTION DISTANCES		
				Vigor	Structure						3xDBH	6xDBH	OTPZ
1	*Lagerstroemia hybrid*, crape myrtle	6	22x16	80	70	Good	Unknown	Planned to be Saved		Condition: crape myrtles #1, 2 and 3 are in the process of leafing out for new Spring growth. These trees were evaluated previously, with the same number tags, in my June 25, 2015 report.	5	5	5
2	crape myrtle	6	23x16	80	60	Good	Unknown	Planned to be Saved		Condition: same as previous	5	5	5
3	crape myrtle	7	30x20	80	70	Good	Unknown	Planned to be Saved		Condition: same as previous	5	5	5
73	*Sequoia sempervirens*, coast redwood (redwood)	28	60x20	40	50	Poor	Moderate at minimum	Remove		Construction: adjacent redwoods #74 and 75 to be removed; new path to be installed in their place. Condition: very sparse canopy; probably extremely drought stressed. Since adjacent redwoods #74 and 75 will be removed, now is an appropriate time to remove this declining tree as well.	7	14	20
74	redwood	27	60x20	60	60	Fair/Poor	Severe	Remove	Construction	Construction: new path to be installed in or very close to location of tree.	7	13	20

Tree #	Species & Common Name	Trunk Diam.	Size	CONDITION		Preservation Suitability	Expected Construction Impact	Action	Reason	Notes	TREE ROOT PROTECTION DISTANCES		
				Vigor	Structure						3xDBH	6xDBH	OTPZ
75	redwood	35	60x22	70	60	Fair	Severe	Remove	Construction	Construction: new path to be installed in or very close to location of tree.	9	17	34
76	*Fraxinus angustifolia* 'Raywood', Raywood ash	27	60x40	70	60	Fair	Unknown	Remove	Uncertain	Condition: I am somewhat uncertain about vigor and structure, as this tree species is currently in dormant leafless state. There may be some dead branches, and there appears to be some dead peeling bark on some of the branches. Actual condition could be more accurately assessed after the tree is fully leafed out; probably around May.	7	13	26
77	Raywood ash	25	55x40	60	50	Fair/Poor	Unknown	Remove	Uncertain	Condition: can definitely see some **sunscald cankers** on some large branches. Raywood ash is susceptible to **branch dieback** caused by common diseases that are opportunistic on weakened trees. There is definitely a problem with this tree; the extent of which could be more accurately assessed after the tree is fully leafed out.	6	12	24
78	*Magnolia soulangeana*, saucer magnolia	7,4	22x25	75	70	Fair/Good	Unknown	Remove	Uncertain	Condition: small **girdling roots** at the root collar of this tree are from the adjacent Raywood ash #77!	5	5	10
79	Raywood ash	22	45x35	60	50	Fair/Poor	Unknown	Remove	Uncertain construction impact,	Condition: same branch dieback symptoms as previously described for ash #77. With this tree however there	5	11	21

Tree #	Species & Common Name	Trunk Diam.	Size	CONDITION		Preservation Suitability	Expected Construction Impact	Action	Reason	Notes	TREE ROOT PROTECTION DISTANCES		
				Vigor	Structure						3xDBH	6xDBH	OTPZ
									Structure	have been several heading cuts to remove large diameter branches, and I suspect that these branches were dead. Large girdling roots present.			
80	redwood	31	70x25	70	60	Fair/Good	Unknown	Planned to be Saved			8	15	30
81	redwood	33	70x22	70	60	Fair/Good	Unknown	Planned to be Saved			8	16	32
82	redwood	33	70x25	75	60	Fair/Good	Unknown	Planned to be Saved			8	16	32
83	*Acer palmatum*, Japanese maple	8	25x30	90	60	Good	Unknown	Remove		Condition: minor to moderate girdling roots.	5	5	5
84	*Pinus canariensis*, Canary Island pine	31	80x35	80	50	Fair	Unknown	Remove			8	15	30
85	Raywood ash	18	40x30	50	40	Poor	Unknown	Remove	Overall Condition	Condition: similar branch dieback comments as for previous as trees; also several large branches have been removed (they were probably dead).	4	9	17
1830	*Betula pendula*, European white birch (birch)	11	55x25	80	50	Fair	Unknown	Remove		Condition: the birch trees are just starting to leaf out. Birch 1830-32 is a grove that should be saved intact if they will be saved.	5	5	10

Tree #	Species & Common Name	Trunk Diam.	Size	CONDITION		Preservation Suitability	Expected Construction Impact	Action	Reason	Notes	TREE ROOT PROTECTION DISTANCES		
				Vigor	Structure						3xDBH	6xDBH	OTPZ
1831	birch	9	50x22	70	60	Fair	Unknown	Remove			5	5	8
1832	birch	7	40x18	60	40	Fair/Poor	Unknown	Remove			5	5	6
1833	birch	13	45x22	80	60	Fair	Unknown	Remove			5	6	15

End of Table

EXPLANATION OF TREE TABLE DATA COLUMNS:

1) **Tree Number** (the field tag number of the existing tree). Each existing tree in the field is tagged with a 1.25 inch round aluminum number tag that corresponds to its tree number referenced in the arborist report, Tree Map, Tree Protection Specifications and any other project plans where existing trees must be shown and referenced.

2) **Tree Name and Type:**
Species: The *Genus* and *species* of each tree. This is the unique scientific name of the plant, for example *Sequoia sempervirens* where *Sequoia* is the Genus and *sempervirens* is the species. The scientific names of plants can be changed from time to time, but those used in this report are from the most current edition of the *Sunset Western Garden Book* (2012) Sunset Publishing Corporation. The scientific name is presented at its first occurrence in the Tree Table, along with the regional common name. After that only the common name is used.

3) **Trunk diameter (at 2 feet above the ground).** This is the trunk diameter measurement height required by the City of San Jose, in lieu of *DBH* (DBH is "diameter at breast height", 4.5 feet above the ground). Trunk diameter is measured when possible, and estimated when it is not possible or safe to physically measure.

4) **Size**: tree size is listed as height x width in feet, estimated and approximate and intended for comparison purposes.

5) **Condition Ratings**: Trees are rated for their *condition* on a scale of *zero to 100* with zero being a dead tree and 100 being a perfect tree (which is rare – like a supermodel in human terms). A 60 is "average" (not great but not terrible either). There are two components to tree condition – ***vigor*** and ***structure***, and each component is rated separately. Averaging the two components is not useful because a very low rating for either one could be a valid reason to remove a tree from a site -- even if the other component has a high rating. Numerically speaking for each separate component:

100 is equivalent to *Excellent* (an `A' academic grade), **80** is *Good* (B), **60** is *Fair* (C), **40** is *Poor* (D), **20** is *Unacceptable* (F) and **0** is *Dead*.

- Relative to the scope of work for this report, tree *Condition* has been rated but not explained in detail and recommendations for the management of tree condition have not been included. The tree owner may contact Deborah Ellis for additional information on tree condition and specific recommendations for the general care of individual trees relative to their condition.

- The *Condition* of the tree is considered relative to the tree species and present or future intended use of the site to provide an opinion on the tree's Preservation Suitability Rating (i.e. "Is this tree worth keeping on this site, in this location, as explained in Table 3 below and on the next page. This is based upon the scenario that the tree is given enough above and below-ground space to survive and live a long life on the site. Ratings such as "Fair/Good" and "Fair/Poor" are intermediate in nature. The Preservation Suitability rating is not always the same as the Condition Rating because (for example) some trees with poor condition or structure can be significantly improved with just a small amount of work – and it would be worthwhile to keep the tree if this were done.

Table 3 Preservation Suitability Rating Explanation

Excellent	Such trees are rare but they have unusually good health and structure and provide multiple functional and aesthetic benefits to the environment and the users of the site. These are great trees with a minimum rating of "Good" for both vigor and structure. Equivalent to academic grade `A'.
Good	These trees may have some minor to moderate structural or condition flaws that can be improved with treatment. They are not perfect but they are in relatively good condition and provide at least one significant functional or aesthetic benefit to the environment and the users of the site. These are better than average trees equivalent to academic grade `B'.
Fair	These trees have moderate or greater health and/or structural defects that it may or may not be possible to improve with treatment. These are "average" trees – not great but not so terrible that they absolutely should be removed. The majority of trees on most sites tend to fall into this category. These trees will require more intensive management and monitoring, and may also have shorter life spans than trees in the "Good" category. Retention of trees with moderate suitability for preservation depends upon the degree of proposed site changes. Equivalent to academic grade `C'.

Table 3 Tree Preservation Suitability *(continued from the previous page)*

Poor	These trees have significant structural defects or poor health that cannot be reasonably improved with treatment. These trees can be expected to decline regardless of management. The tree species themselves may have characteristics that are undesirable in landscape settings or may be unsuitable for high use areas. I do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Equivalent to academic grade `D'.
None	These trees are dead and/or are not suitable for retention in their location due to risk or other issues. In certain settings however, (such as wilderness areas, dead trees are beneficial as food and shelter for certain animals and plants including decomposers. Equivalent to academic grade `F'.

6) **Action (Disposition):**
   a) ***Save***: it should be no problem save this tree utilizing standard tree protection measures.
   b) ***Remove:*** this recommendation is based upon tree condition, preservation suitability, expected impact of construction, poor species for the site or any combination of these factors.
   c) ***Debatable:*** there is a problem with potentially retaining this tree. Find out why in the *Reason* and Notes columns of the Complete Tree Table. Examples are:
      - The tree is shown to be saved (and may be a desirable tree to save) but proposed construction is too close or is uncertain and may cause too much damage to retain the tree. Design changes may be recommended to reduce damage to the tree so that it can be saved.
      - Further evaluation of the tree is necessary (e.g. the tree requires further, more detailed evaluation that is beyond the scope of this tree survey and report. Examples are advanced internal decay detection and quantification with resistance drilling or tomography, a "pull test" to assess tree stability from the roots, or tissue samples sent to a plant pathology laboratory for disease diagnosis.
      - Condition: the tree is in "so-so" or lesser condition and an argument could be made to either save or remove the tree as it stands now. In some cases the owner will make the decision to save or remove the tree based upon the information provided in this report as well as the owner's own preferences.
      - Species: the tree may be a poor species for the area or the intended use of the developed site.
      - Uncertain construction impact
      - Other (as explained for the individual tree)

7) **Reason** (for tree removal or to explain why a tree is listed as "Debatable" or "Uncertain"). Multiple reasons may be provided, with the most significant reason listed first. Reasons can include but are not limited to:
   - ***Construction*** (excessive construction impact is unavoidable and it is not worthwhile to try and save the tree)
   - ***Condition*** (e.g. poor tree condition – either *vigor, structure* or both)

- ***Landscaping*** (the tree is being removed because it does not fit in with or conflicts with proposed new landscaping)
- ***Owner's Decision*** (for some reason the owner has decided to remove this tree)
- ***Species*** (the tree is a poor species for the use of the site)
- ***Risk*** (the tree presents moderate to excessive risk to people or property that cannot be sufficiently mitigated)

8) **Notes:** This may include any other information that would be helpful to the client and their architects and contractors within the scope of work for this report, such as a more detailed explanation of tree condition or expected construction impact.

9) **Tree Protection Distances:**

a) Root Protection: see page 16 for a detailed explanation.

b) Canopy Protection: Additional space beyond root zone protection distances may be necessary for canopy protection.

c) I have increased a few of the calculated tree protection distances for certain individual trees based upon my professional judgment and relative to site constraints. For example the minimum root protection distance I will list for any tree is 5 feet.

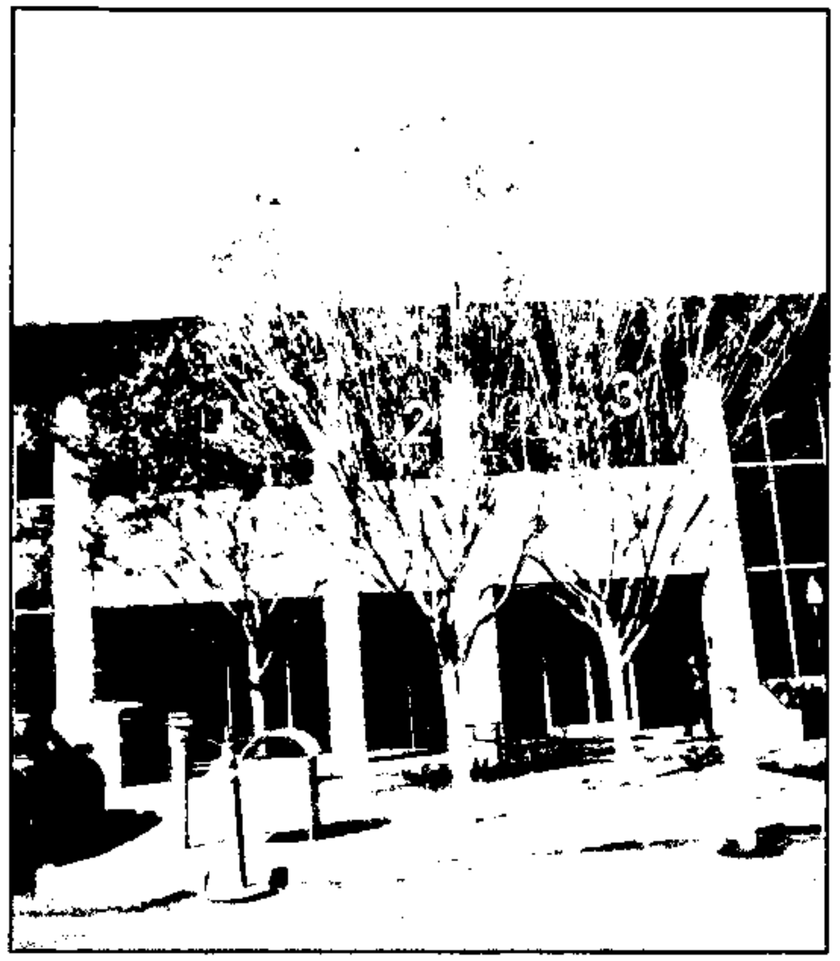
TREE ROOT PROTECTION DISTANCES

No one can estimate and predict with absolute certainty how far a soil disturbance such as an excavation must be from the edge of the trunk of an individual tree to effect tree stability or health at a low, moderate or severe degree -- there are simply too many variable involved that we cannot see or anticipate. **3xDBH** however, is a reasonable "rule of thumb" minimum distance (in feet) any soil disturbance should be from the edge of the trunk on one side of the trunk. This is supported by several separate research studies including (Smiley, Fraedrich, & Hendrickson 2002, Bartlett Tree Research Laboratories). DBH is trunk "diameter at breast height" (4.5 feet above the ground). This distance is often used during the design and planning phases of a construction project in order to estimate root damage to a tree due to the proposed construction. It tends to correlate reasonably well with the *zone of rapid taper*, which is the area in which the large buttress roots (main support roots close to the trunk) rapidly decrease in diameter with increasing distance from the trunk. For example, using the 3X DBH guideline an excavation should be no closer than 4.5 feet from the trunk of an 18-inch DBH tree. For trees with multiple trunks, an adjusted DBH is often calculated using 100% of the largest trunk plus 50% of the remaining smaller trunks. Such distances are guidelines only, and should be increased for trees with heavy canopies, significant leans, decay, structural problems, etc. I will generally not recommend a root protection distance of less than 5 feet for any tree, even very small trees. It is also important to understand that in actual field conditions we often find that much less root damage occurs than was anticipated by the guidelines. 3xDBH may be more of an aid in preserving tree stability and not necessarily long-term tree health.

6 to 18 X DBH is the minimum distance which is recommended in the *ANSI (American National Standard) A300 (Part 5)-2012 Management of Trees & Shrubs During Site Planning, Site Development, & Construction*, and also in the companion publication from the International Society of Arboriculture, *Best Management Practices, Managing Trees During Construction*, 2008. When the 6 to 18 x DBH distance cannot be met, "appropriate mitigation or determination that the work will not impact tree health and stability shall be performed", according to the ANSI Standard. ANSI A300 (Part 8) - 2013 Root Management, states: "When roots are damaged within 6 times the trunk diameter (DBH) mitigation shall be recommended." For practical purposes I use the 6 x DBH distance as the minimal distance acceptable (in most circumstances) in order to maintain good tree health and structural stability. The 6 x DBH distance or greater should definitely be used when there are soil disturbances on more than one side of the trunk.

OTPZ (Optimum Tree Protection Zone): OTPZ is the distance in feet from the trunk of the tree, all around the tree, that construction or other disturbance should not encroach within. If this zone is respected, then chances of the tree surviving construction disturbance are very good. This method takes into account tree age and the particular species tolerance to root disturbance. Although there are no scientifically based methods to determine the minimum distance for construction (for example, root severance) from trees to assure their survival and stability, there are some guidelines that are often used in the arboricultural industry. The most current guideline comes from the text, *Trees & Development*, Matheny et al., International Society of Arboriculture, 1998. Due to the crowded, constrained nature of many building sites it is often not be possible to maintain the OPTZ distance recommended for many of the trees -- therefore I have also listed alternate distances of 3 and 6X DBH.

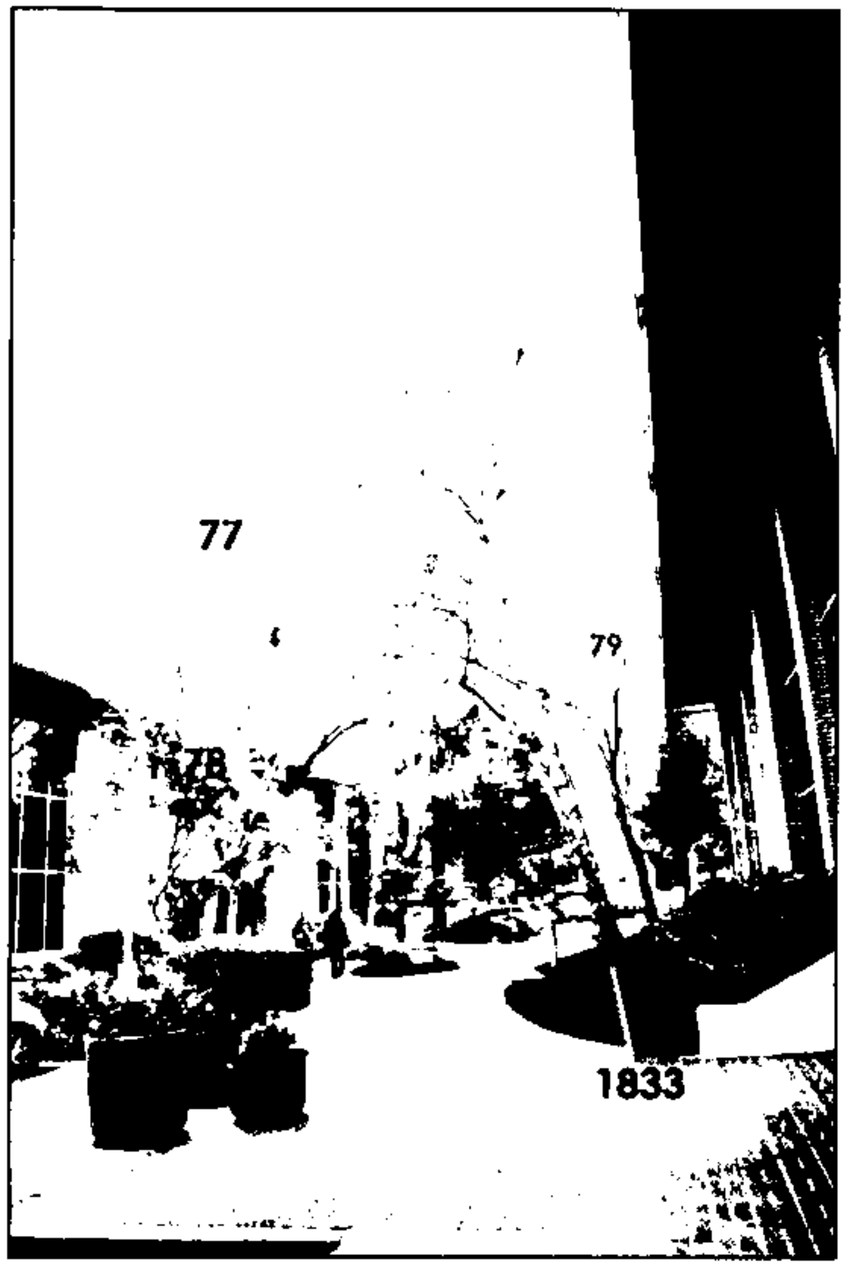
TREE PHOTOS



Crape myrtle trees #1 – 3, south side of building #5 by the main entrance.

Coast redwoods #73 – 75. Note the abnormally sparse canopy of tree #73, which is not in good condition. These trees are located near the southwest corner of building #5. Trees #74 and 75 must be removed and I recommend the removal of tree #73.

Coast redwood #75 with **Raywood ash #76** in the background. Although the ash is far away, there are 2 to 3-inch diameter visible surface roots (arrows) in the lawn close to the base of redwood #75. This is an example of the aggressive, shallow and wide-spreading nature of the root system of the ash trees. This redwood like other evaluated redwoods, has large surface roots visible in the lawn area near the base of the tree.



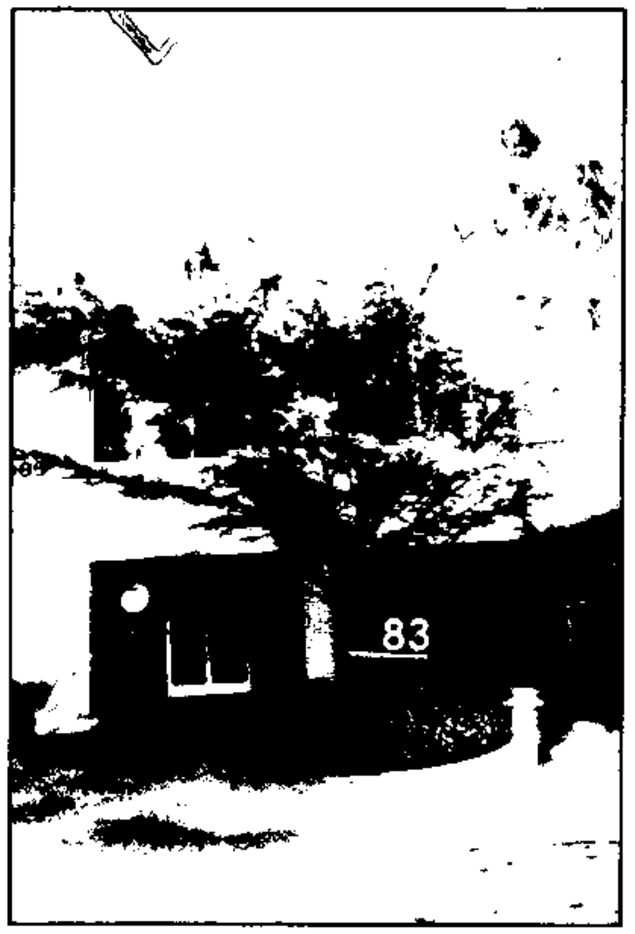
Raywood ash trees #78 and 79 and **European white birch tree #1833** are labeled. This view looks south from building #7 on the right to building #5 on the left.

Raywood ash #77, showing typical branch dieback on this species on this site. Some dead branches or portions of dead branches have been removed. Circled area is shown in close-up in the photo at right.

Raywood ash #77, close-up of sunscald cankers on dead or dying branches, as circled in previous photo.

Raywood ash #79, with extensive branch death and removal. This tree is located at the southeast corner of building #7.

Coast redwoods #80-82, near northeast corner of building #7. **Raywood ash #85** is in the background at right. The redwoods are proposed to be retained.



Japanese maple #83, north end of building #7. Tree to be removed.

Canary Island pine #84 and **Raywood ash #85**, north end of building #7. Both trees proposed to be removed.

ASSUMPTIONS & LIMITATIONS

1. **Tree locations** were provided by an unknown party and are shown on the Tree Map on page 1 of this report. The tree map is a reduced partial copy of the existing topographic map that I was given. Tree locations are assumed to be accurate but should be verified in the field.
2. **The *Condition Ratings* for deciduous trees that are out of leaf (because they have shed their leaves for winter dormancy) are estimated.** More accurate condition ratings for these trees can be obtained after they have fully leafed out (usually mid-May through September). Deciduous trees on this site that were completely leafless or in the process of shedding their leaves are: Raywood ash, saucer magnolia, Japanese maple and European white birch.
3. **A Level 2 Basic Evaluation** of the subject trees described in this report was performed on March 9, 2016 for the purpose of this report. This is a brief visual evaluation of the tree from the ground, without climbing into the tree or performing detailed tests such as extensive digging, boring or removing samples. The tree is viewed by walking all around it, unless this is not possible. This type of evaluation is an initial screening of the tree after which the evaluator may recommend that additional, more detailed examination(s) be performed if deemed necessary. An assessment of tree risk was not performed during the evaluation.
4. **Any information and descriptions provided to me for the purpose of my investigation in this case and the preparation of this report are assumed to be correct.** Any titles and ownerships to any property are assumed to be good and marketable. I assume no responsibility for legal matters in character nor do I render any opinion as to the quality of any title.
5. **The information contained in this report covers only those items that were examined** and reflects the condition of those items at the time of inspection.
6. **Loss or removal of any part of this report** invalidates the entire report.
7. **Possession of this report, or any copy thereof, does not imply right of publication** for use for any purpose by any person other than to whom this report is addressed without my written consent beforehand.
8. **This report and the ratings or values represented herein represent my opinion.** My fee is in no way contingent upon the reporting of a specified value or upon any finding or recommendation reported.
9. **This report has been prepared in conformity with generally acceptable appraisal/diagnostic/reporting methods and procedures** and is consistent with practices recommended by the International Society of Arboriculture and the American Society of Consulting Arborists.
10. **My evaluation of the trees that are the subject of this report is limited to visual examination of accessible items without dissection, excavation, probing or coring.** There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
11. **I take no responsibility for any defects in any tree's structure.** No tree described in this report has been climbed and examined from above the ground, and as such, structural defects that could only have been discovered have not been reported, unless otherwise

stated. Structural defects may also be hidden within a tree, in any portion of a tree. Likewise, root collar excavations and evaluations have not been performed unless otherwise stated.

12. **The measures noted within this report are designed to assist in the protection and preservation of the trees mentioned herein**, should some or all of those trees remain, and to help in their short and long term health and longevity. This is not however; a guarantee that any of these trees may not suddenly or eventually decline, fail, or die, for whatever reason. Because a significant portion of a tree's roots are usually far beyond its dripline, even trees that are well protected during construction often decline, fail or die. Because there may be hidden defects within the root system, trunk or branches of trees, it is possible that trees with no obvious defects can be subject to failure without warning. The current state of arboricultural science does not guarantee the accurate detection and prediction of tree defects and the risks associated with trees. There will always be some level of risk associated with trees, particularly large trees. It is impossible to guarantee the safety of any tree. Trees are unpredictable.

****

I certify that the information contained in this report is correct to the best of my knowledge, and that this report was prepared in good faith. Thank you for the opportunity to provide service again. Please call me if you have questions or if I can be of further assistance.

Sincerely,

Deborah Ellis

Deborah Ellis, MS.
Consulting Arborist & Horticulturist
Certified Professional Horticulturist #30022
ASCA Registered Consulting Arborist #305
I.S.A. Board Certified Master Arborist WE-457B
I.S.A. Tree Risk Assessment Qualified

ENCLOSURES:

- *Recommended Supplemental Tree Protection Specifications.* D. Ellis, September 2, 2015.

REFERENCES:

- American National Standard A300 (Part 5)-2012 for Tree Care Operations – Tree, Shrub & Other Woody Plant Management – Standard Practices:
  - (Part 5) – 2012 -- Management of Trees & Shrubs During Site Planning, Site Development, & Construction.
  - (Part 8) – 2013. Root Management.
  - (Part 9) – 2011. Tree Risk Assessment. Tree Structure Assessment.
- Best Management Practices, International Society of Arboriculture:
  - Managing Trees during Construction. 2008
  - Tree Inventories. 2013.
- The Guide for Plant Appraisal, 9th edition, 2000, edited by the Council of Tree & Landscape Appraisers and published by the International Society of Arboriculture.
- Species Classification & Group Assignment. Western Chapter of the International Society of Arboriculture. 2004.

GLOSSARY

1. **Branch dieback**: the abnormal and premature death of branches, usually in the upper or more terminal portions of a tree or woody plant. Generally the smaller diameter branches die first, and the dieback may extend downward and/or to larger branches. Branch dieback is generally a symptom of stress some underlying problem with the plant, such as root disease or an unfavorable environment. The plant is "downsizing" to deal with this problem.
2. **Canker**: an area of dead bark. A localized lesion on a stem or branch, often sunken in appearance, commonly associated with a wound, decay or death of internal tissues. Cankers often extend beyond the extent of an original infection or wound, killing surrounding previously healthy tissue. If decay is present and spreads into the wood, a very weak area is created because both the inner and outer growth rings are affected. Internal decay can sometimes spread outward killing bark and new wood tissue – this is called a *canker rot*.
3. **Dripline**: the area under the total branch spread of the tree, all around the tree. Although tree roots may extend out 2 to 3 times the radius of the dripline, a great concentration of active roots is often in the soil directly beneath this area. The dripline is often used as an arbitrary "tree protection zone".
4. **Girdling roots** are roots that grow circularly around the trunk (rather than away from the trunk) and compress the trunk or other roots, constricting the growth of these parts. Circling roots grow similarly, but they do not (or have not yet) restricted growth. Girdling roots can inhibit the flow of water and nutrients by "choking" vascular elements in the trunk or other roots, and they can also cause whole-tree failures at the root collar.

5. **Grove**: is a group of trees that located close together that shelter each other from wind and the elements, having "knit" canopies. If of the same species, there is usually root grafting between trees, which lends support from the ground, as well as water and mineral sharing. Removal of one or some grove members could cause remaining members to be unstable due to a reduction of previous shelter. Grove trees often have asymmetrical canopies when viewed as individuals.
6. **Heading cuts**: cutting a shoot back to a bud, or cutting branches back to buds, stubs or lateral branches not large enough to assume the apical dominance (at least 1/3 the diameter of the branch portion being cut off); or cutting an older branch or stem back to a stub in order to meet a structural objective. Also called stub cuts. When heading cuts are made across most or the entire top of a tree canopy, it is called topping. Topping is also very stressful to mature trees and may result in reduced vigor, decline and even death of trees. Heading cuts are not recommended in most cases, and cutting branches back to a lateral branch of sufficient size, or the trunk, is preferred. Branches that regrow from heading cuts are weakly attached to the tree and are in danger of splitting out, because they are not well anchored within the tree or branch (as is a branch of normal growth). Large heading cuts may have significant decay associated with them, which weakens the branch as well as the attachment of any secondary branches attached nearby. Regrowth near a heading cut on a vigorous small branch (less than 2 inches in diameter) may, however cover over the cut surface and unite around the wound to form an intact cylinder of new wood. In some cases little or no weakness remains and the topping line may disappear.
7. **Project Arborist. The arborist who is appointed to be in charge of arborist services for the project.** That arborist shall also be a *qualified consulting arborist* (either an International Society of Arboriculture (ISA) Board-Certified Master Arborist or an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist) that has sufficient knowledge and experience to perform the specific work required. For most construction projects that work will include inspection and documentation of tree protection fencing and other tree protection procedures, and being available to assist with tree-related issues that come up during the project.
8. **Qualified Consulting Arborist:** must be either an International Society of Arboriculture (ISA) Board-Certified Master Arborist or an American Society of Consulting Arborists (ASCA) Registered Consulting Arborist that has sufficient knowledge and experience to perform the specific work required.
9. **Qualified Tree Service**: A tree service with a supervising arborist who has the minimum certification level of ISA (International Society of Arboriculture) Certified Arborist for at least 5 years, in a supervisory position on the job site during execution of the tree work. The tree service shall have a State of California Contractor's license for Tree Service (C61-D49) and provide proof of Workman's Compensation and General Liability Insurance. The person(s) performing the tree work must understand and adhere to the most current of the following arboricultural industry tree care standards:
   - Best Management Practices, Tree Pruning. International Society of Arboriculture, PO Box 3129, Champaign, IL 61826-3129. 217-355-9411
   - ANSI A300 Pruning Standards. Ibid. (Covers tree care methodology).
   - ANSI Z133.1 Safety Requirements for Arboricultural Operations. Ibid. (Covers safety).
10. **Root collar & root collar excavation and examination**: The *root collar* (junction between trunk and roots) is critical to whole-tree health and stability. A root collar excavation carefully uncovers this area (with hand digging tools, water or pressurized air). The area is then examined to assess its health and structural stability. Buttress roots may be traced outward from the trunk several feet. Decay assessment of the large roots close to the trunk (buttress roots) involves additional testing such as drilling to extract interior wood with a regular drill, or the use of a resistance-

recording drill to check for changes in wood density within the root; as would be caused by decay or cavities. It is important to note that root decay often begins on the underside of roots, which is not detectable in a root collar excavation unless the entire circumference of the root is excavated and visible. Drill tests may detect such hidden decay. Note that it is not possible to uncover and evaluate the entire portion of the root system that is responsible for whole-tree stability. Decayed roots that are inaccessible (e.g. underneath the trunk) can be degraded to the extent that the whole tree may fail even though uncovered and examined roots in accessible locations appear to be sound.

11. **Sunscald** is the death of bark, and sometimes the underlying wood, due to the heat of the sun. This often occurs when over-pruning removes a large amount of foliage, newly exposing previously sheltered tissue.