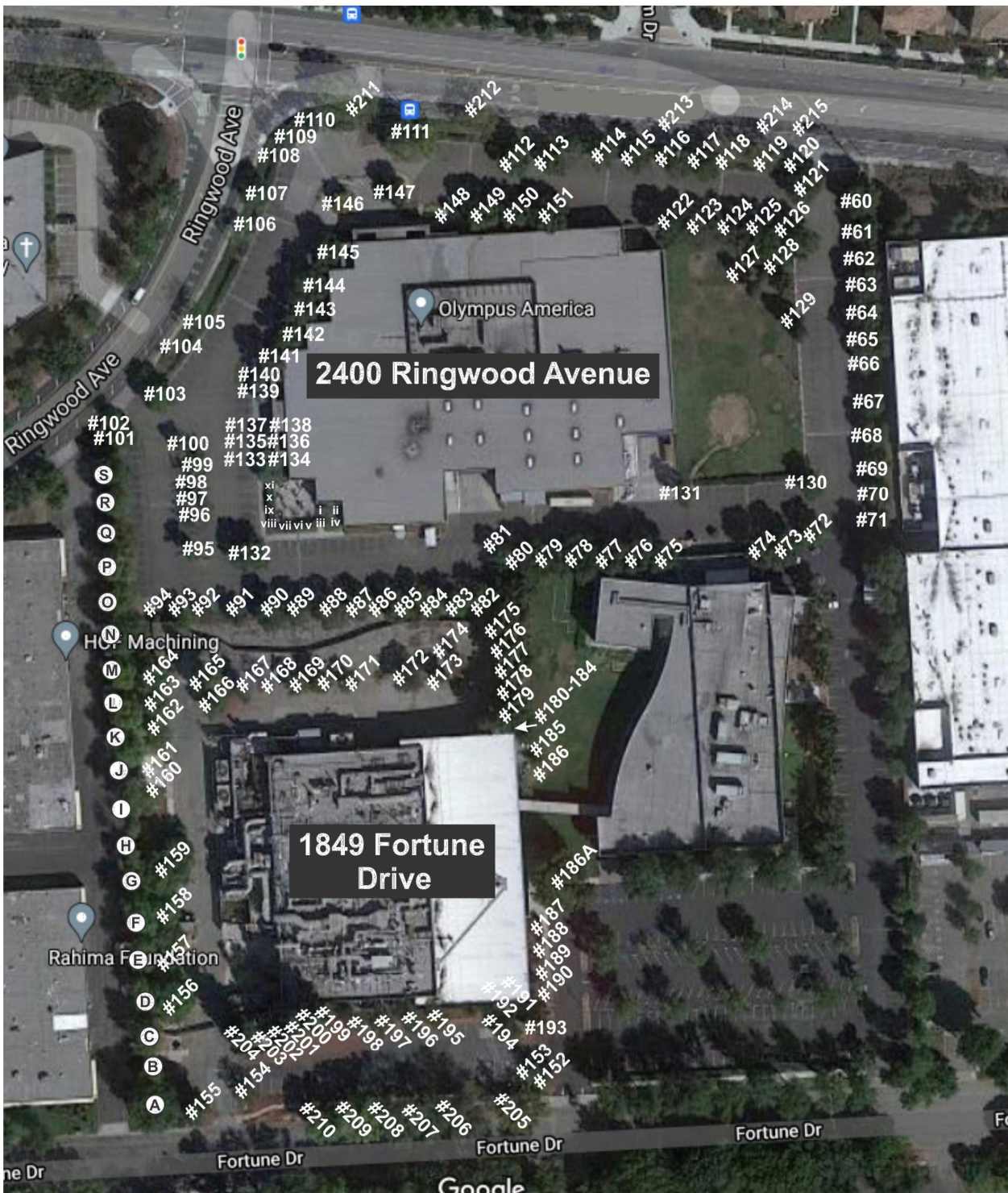


DOCKETED	
Docket Number:	21-SPPE-02
Project Title:	STACK Trade Zone Park
TN #:	245893
Document Title:	STACK TZP Responses to Data Request Set 2 - Part II
Description:	N/A
Filer:	Scott Galati
Organization:	DayZenLLC
Submitter Role:	Applicant Representative
Submission Date:	9/7/2022 11:53:24 AM
Docketed Date:	9/7/2022

APPENDIX A: TREE LOCATIONS



Prepared for Kimley-Horn by Dave Laczko

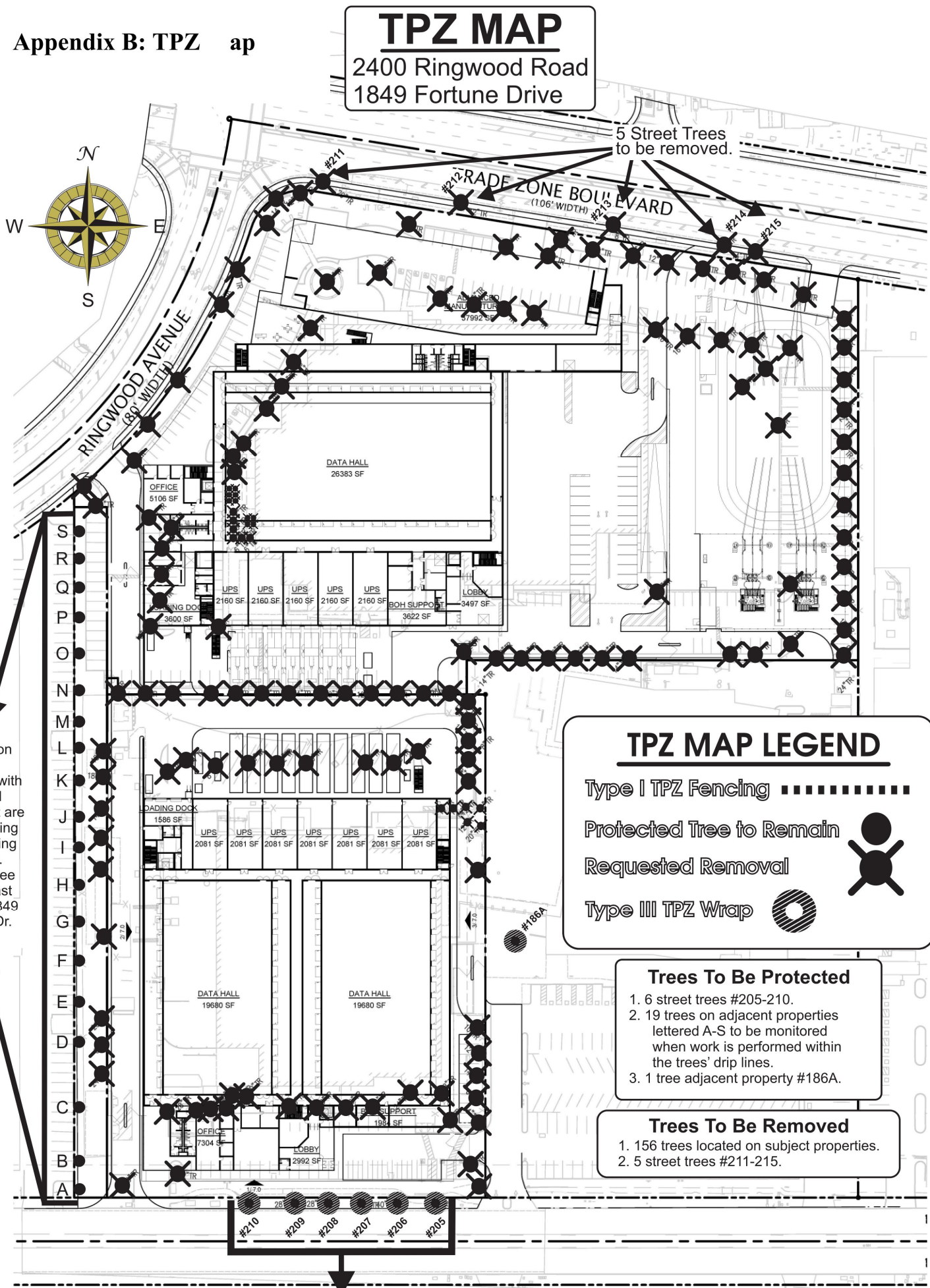
10

Appendix A: Tree locations it Tree umbers



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Appendix B: TPZ ap



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- 19 trees (lettered A-S) are growing on adjacent properties along the western property lines and require o site monitoring by a certified arborist due to their limbs and roots encroaching into the building and/or development areas. On site monitoring of the trees will be required for all development activities occurring within the trees' driplines on a per occurrence basis.
- Tree #186A is growing on the adjacent property at the eastern side of 1849 Fortune Drive and requires tree protection in the form of chained link fencing and/or wrapping the trunk for protection against direct impacts.
- The remaining 156 trees are proposed for removal due to their locations being within the building footprints and/or the footprints of other infrastructure.
- Five hundred fifteen 15-gallon replacement trees are required to be planted. See Appendix C: San Jose Tree Replacement Ratios.

RECOMMENDATIONS

- Prune street trees #205-210 in a manner described as "remove deadwood 1 inch or greater in diameter and reduce end-weights as needed on long over-extended limbs." See Pruning Specifications.
- Install tree protection fencing or trunk wrap on street trees #205-210, and tree #186A on the adjacent property.
- With the permits in hand, remove trees #60-204, #211-215, and i-xi.
- Schedule on site monitoring by a certified arborist for trees lettered A-S when any development activities are conducted within the tree's driplines.
- Damage to any tree during construction shall be immediately reported by a person causing the damage, the responsible contractor, or the owner to the director, and the contractor and/or owner shall treat the tree for damage in the manner specified by the city arborist; and
- No construction equipment, vehicles or materials shall be stored, parked or standing within the tree dripline; and
- Drains shall be installed according to city specifications so as to avoid harm to trees due to excess watering; and
- Wires, signs and other similar items shall not be attached to trees; and
- Cutting and filling around the base of trees shall be done only after consultation with the city arborist and then only to the extent authorized by the city arborist; and
- No paint thinner, paint, plaster or other liquid or solid excess or waste construction materials or wastewater shall be dumped on the ground or into any grate between the dripline and the base of the tree or uphill from any tree where certain substances might reach the roots through a leaching process; and
- Fencing shall be installed outside the canopy of the tree to the dripline unless otherwise directed by the certified arborist to prevent injury to trees making them susceptible to disease causing organisms; and
- Wherever cuts or soil disturbances are made in the ground near the roots of trees, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots as prescribed in a certified arborist report.

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Appendix C: Tree Table - Olympus Bldg.

KIMLEY-HORN: STACK INFRASTRUCTURE (OLYMPUS BLDG.) 2400 RINGWOOD AVENUE SAN JOSE, CA 95121								
TREE #	COMMON NAME	GENUS/SPECIES	NATIVE	DBH (CIRC.)	SPREAD (FT.)	CONDITION	IMPACTS	STATUS
60	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	56.5	30	Good*	Footprint	Remove
61	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	46.5	25	Good*	Footprint	Remove
62	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	40.8	20	Good*	Footprint	Remove
63	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	49.6	25	Good*	Footprint	Remove
64	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	48.3	20	Good*	Footprint	Remove
65	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	57.5	30	Good*	Footprint	Remove
66	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	47.2	20	Good*	Footprint	Remove
67	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	45.2	20	Good*	Footprint	Remove
68	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	47.6	20	Good*	Footprint	Remove
69	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	31.4	20	Good*	Footprint	Remove
70	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	24.5	15	Good*	Footprint	Remove
71	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	24.1	10	Good*	Footprint	Remove
72	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	40.8	20	Good*	Footprint	Remove
73	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	40.8	30	Good*	Footprint	Remove
74	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	47.4	25	Good*	Footprint	Remove
75	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	47.7	20	Good*	Footprint	Remove
76	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	52.7	25	Good*	Footprint	Remove
77	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	47.7	30	Good*	Footprint	Remove
78	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	56.8	35	Good*	Footprint	Remove
79	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	46.5	20	Good*	Footprint	Remove
80	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	53.7	30	Good*	Footprint	Remove
81	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	39.5	15	Good*	Footprint	Remove
82	Liquidambar	<i>Liquidambar styraciflua</i>	NO	89.5	15	Good	Footprint	Remove
83	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	39.2	20	Fair*	Footprint	Remove
84	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	41.4	20	Good*	Footprint	Remove
85	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	47.7	30	Fair*	Footprint	Remove
86	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	42.7	25	Good*	Footprint	Remove
87	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	42.4	25	Good*	Footprint	Remove
88	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	49.9	25	Fair*	Footprint	Remove
89	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	40.2	20	Fair*	Footprint	Remove
90	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	45.8	25	Good*	Footprint	Remove
91	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	32.3	15	Good*	Footprint	Remove
92	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	30.1	15	Fair*	Footprint	Remove
93	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	31.4	15	Good*	Footprint	Remove
94	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	10.9	5	Good*	Footprint	Remove

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TREE #	COMMON NAME	GENUS/SPECIES	NATIVE	DBH (CIRC.)	SPREAD (FT.)	CONDITION	IMPACTS	STATUS
96	Valley Oak	<i>Quercus lobata</i>	YES	27.3	15	Fair	Footprint	Remove
97	Valley Oak	<i>Quercus lobata</i>	YES	32	20	Good	Footprint	Remove
98	Valley Oak	<i>Quercus lobata</i>	YES	27	10	Fair	Footprint	Remove
99	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	29.2	15	Fair*	Footprint	Remove
100	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	32.6	15	Fair*	Footprint	Remove
101	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	33.9	20	Good*	Footprint	Remove
102	Shamel Ash	<i>Fraxinus uhdei</i>	NO	28.7	15	Good	Footprint	Remove
103	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	45.5	20	Good*	Footprint	Remove
104	Shamel Ash	<i>Fraxinus uhdei</i>	NO	25.3	10	Distress	Footprint	Remove
105	Shamel Ash	<i>Fraxinus uhdei</i>	NO	40.8	15	Fair	Footprint	Remove
106	Shamel Ash	<i>Fraxinus uhdei</i>	NO	53.1	15	Fair	Footprint	Remove
107	Evergreen Ash	<i>Fraxinus uhdei</i>	NO	74.7	25	Fair	Footprint	Remove
108	Chinese Tallow	<i>Triadica sebifera</i>	NO	41.6	25	Fair	Footprint	Remove
109	Chinese Tallow	<i>Triadica sebifera</i>	NO	35.1	15	Fair	Footprint	Remove
110	Chinese Tallow	<i>Triadica sebifera</i>	NO	36.7	20	Fair	Footprint	Remove
111	London Plane Tree	<i>Platanus x hispanica</i>	NO	57.1	60	Good	Footprint	Remove
112	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	49.6	30	Good*	Footprint	Remove
113	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	42.1	25	Good*	Footprint	Remove
114	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	41.1	25	Good*	Footprint	Remove
115	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	45.5	20	Good*	Footprint	Remove
116	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	45.2	20	Good*	Footprint	Remove
117	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	44.6	20	Good*	Footprint	Remove
118	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	44.6	25	Good*	Footprint	Remove
119	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	6.5	3	Good*	Footprint	Remove
120	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	8.7	5	Good*	Footprint	Remove
121	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	55.3	35	Good*	Footprint	Remove
122	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	53.4	25	Good*	Footprint	Remove
123	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	48	20	Good*	Footprint	Remove
124	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	50.5	25	Fair*	Footprint	Remove
125	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	53.7	30	Good*	Footprint	Remove
126	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	53.4	35	Good*	Footprint	Remove
127	White Alder	<i>Alnus rhombifolia</i>	YES	58.1	30	Poor	Footprint	Remove
128	White Alder	<i>Alnus rhombifolia</i>	YES	38.9	10	Good	Footprint	Remove
129	White Alder	<i>Alnus rhombifolia</i>	YES	50.2	15	Good	Footprint	Remove
130	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	45.8	20	Good*	Footprint	Remove
131	White Alder	<i>Alnus rhombifolia</i>	YES	39.5	20	Good	Footprint	Remove
132	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	48.7	25	Good*	Footprint	Remove
133	Oleander	<i>Nerium oleander</i>	NO	20.1	15	Good	Footprint	Remove
134	Oleander	<i>Nerium oleander</i>	NO	20.7	15	Good	Footprint	Remove
135	Oleander	<i>Nerium oleander</i>	NO	18.8	15	Good	Footprint	Remove

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TREE #	COMMON NAME	GENUS/SPECIES	NATIVE	DBH (CIRC.)	SPREAD (FT.)	CONDITION	IMPACTS	STATUS
134	Oleander	<i>Nerium oleander</i>	NO	20.7	15	Good	Footprint	Remove
135	Oleander	<i>Nerium oleander</i>	NO	18.8	15	Good	Footprint	Remove
136	Oleander	<i>Nerium oleander</i>	NO	18.5	15	Good	Footprint	Remove
137	Oleander	<i>Nerium oleander</i>	NO	18.5	15	Good	Footprint	Remove
138	Oleander	<i>Nerium oleander</i>	NO	23.5	15	Good	Footprint	Remove
139	Oleander	<i>Nerium oleander</i>	NO	23.5	15	Good	Footprint	Remove
140	Oleander	<i>Nerium oleander</i>	NO	24.5	15	Good	Footprint	Remove
141	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	47.1	25	Good*	Footprint	Remove
142	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	45.5	25	Good*	Footprint	Remove
143	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	44.9	30	Good*	Footprint	Remove
144	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	46.1	35	Good*	Footprint	Remove
145	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	43.9	30	Good*	Footprint	Remove
146	Japanese Maple	<i>Acer palmatum</i>	NO	30.7	20	Good	Footprint	Remove
147	Coast Live Oak	<i>Quercus agrifolia</i>	YES	41.4	30	Good	Footprint	Remove
148	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	14.5	10	Good*	Footprint	Remove
149	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	50.9	40	Good*	Footprint	Remove
150	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	40.8	25	Good*	Footprint	Remove
151	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	48.3	35	Good*	Footprint	Remove
i	Oleander	<i>Nerium oleander</i>	NO	20.5	10	Good	Footprint	Remove
ii	Oleander	<i>Nerium oleander</i>	NO	14	10	Good	Footprint	Remove
iii	Oleander	<i>Nerium oleander</i>	NO	18	10	Good	Footprint	Remove
iv	Oleander	<i>Nerium oleander</i>	NO	21	10	Good	Footprint	Remove
v	Flowering Cherry	<i>Prunus spp.</i>	NO	13	8	Dead	Footprint	Remove
vi	Flowering Cherry	<i>Prunus spp.</i>	NO	20	8	Dead	Footprint	Remove
vii	Flowering Cherry	<i>Prunus spp.</i>	NO	21.5	8	Dead	Footprint	Remove
viii	Flowering Cherry	<i>Prunus spp.</i>	NO	20	8	Dead	Footprint	Remove
ix	Flowering Cherry	<i>Prunus spp.</i>	NO	20	8	Dead	Footprint	Remove
x	Flowering Cherry	<i>Prunus spp.</i>	NO	19.5	8	Dead	Footprint	Remove
xi	Flowering Cherry	<i>Prunus spp.</i>	NO	14	8	Dead	Footprint	Remove
O	Shamel Ash	<i>Fraxinus uhdei</i>	NO	Neighbor's tree: west side **		Good	Monitor	Retain
P	Shamel Ash	<i>Fraxinus uhdei</i>	NO	Neighbor's tree: west side **		Good	Monitor	Retain
Q	Shamel Ash	<i>Fraxinus uhdei</i>	NO	Neighbor's tree: west side **		Good	Monitor	Retain
R	Shamel Ash	<i>Fraxinus uhdei</i>	NO	Neighbor's tree: west side **		Good	Monitor	Retain
S	Shamel Ash	<i>Fraxinus uhdei</i>	NO	Neighbor's tree: west side **		Good	Monitor	Retain
211	London Plane Tree	<i>Platanus x hispanica (stree tree)</i>	NO	69.7	50	Good	Direct impacts, soil compaction, root loss.	Remove

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FILE NUMBER: PD220-001

C2: Tree Table - Data Center

TREE #	COMMON NAME	GENUS/SPECIES	NATIVE	DBH (CIRC.)	SPREAD (FT.)	CONDITION	IMPACTS	STATUS
212	London Plane Tree	<i>Platanus x hispanica (stree tree)</i>	NO	44.3	30	Good	Direct impacts, soil compaction, root loss.	Remove
213	London Plane Tree	<i>Platanus x hispanica (stree tree)</i>	NO	26.7	25	Dead	Direct impacts, soil compaction, root loss.	Remove
214	London Plane Tree	<i>Platanus x hispanica (stree tree)</i>	NO	42.4	30	Poor	Direct impacts, soil compaction, root loss.	Remove
215	London Plane Tree	<i>Platanus x hispanica (stree tree)</i>	NO	44.9	30	Poor	Direct impacts, soil compaction, root loss.	Remove

* All Pyrus calleryana suffering infestation of fire blight from mild to heavy.
** Trees on neighboring property, did not physically access to measure tree circumferences.

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Prepared by Dave Laczko for Kimley-Horn

KIMLEY-HORN: STACK INFRASTRUCTURE (DATA CENTER)								
1849 FORTUNE DRIVE SAN JOSE, CA 95121								
TREE #	COMMON NAME	GENUS/SPECIES	NATIVE	DBH (CIRC.)	SPREAD (FT.)	CONDITION	IMPACTS	STATUS
152	Liquidambar	<i>Liquidambar styraciflua</i>	NO	28.7	20	Good	Footprint	Remove
153	Southern Magnolia	<i>Magnolia grandiflora</i>	NO	37.3	25	Good	Footprint	Remove
154	Southern Magnolia	<i>Magnolia grandiflora</i>	NO	38.9	25	Good	Footprint	Remove
155	Canary Island Pine	<i>Pinus canariensis</i>	NO	63.7	20	Good	Footprint	Remove
156	Shamel Ash	<i>Fraxinus uhdei</i>	NO	73.8	55	Good	Footprint	Remove
157	Shamel Ash	<i>Fraxinus uhdei</i>	NO	19.4	15	Good	Footprint	Remove
158	Shamel Ash	<i>Fraxinus uhdei</i>	NO	55.6	25	Good	Footprint	Remove
159	Shamel Ash	<i>Fraxinus uhdei</i>	NO	54.9	25	Good	Footprint	Remove
160	Shamel Ash	<i>Fraxinus uhdei</i>	NO	54.3	35	Good	Footprint	Remove
161	Shamel Ash	<i>Fraxinus uhdei</i>	NO	80.7	35	Good	Footprint	Remove
162	Shamel Ash	<i>Fraxinus uhdei</i>	NO	52.7	35	Good	Footprint	Remove
163	Shamel Ash	<i>Fraxinus uhdei</i>	NO	60.3	30	Good	Footprint	Remove
164	Shamel Ash	<i>Fraxinus uhdei</i>	NO	66.2	45	Good	Footprint	Remove
165	Canary Island Pine	<i>Pinus canariensis</i>	NO	50.9	25	Good	Footprint	Remove
166	Canary Island Pine	<i>Pinus canariensis</i>	NO	54.9	25	Good	Footprint	Remove
167	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	46.5	25	Poor*	Footprint	Remove
168	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	30.1	15	Poor	Footprint	Remove
169	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	37.7	25	Poor	Footprint	Remove
170	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	43	25	Fair	Footprint	Remove
171	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	31.7	20	Poor	Footprint	Remove
172	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	44.6	25	Fair	Footprint	Remove
173	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	NO	35.1	20	Good	Footprint	Remove
174	Liquidambar	<i>Liquidambar styraciflua</i>	NO	22.2	20	Fair	Footprint	Remove
175	Liquidambar	<i>Liquidambar styraciflua</i>	NO	41.4	35	Good	Footprint	Remove
176	Liquidambar	<i>Liquidambar styraciflua</i>	NO	67.5	35	Good	Footprint	Remove
177	Liquidambar	<i>Liquidambar styraciflua</i>	NO	44.3	35	Good	Footprint	Remove
178	Liquidambar	<i>Liquidambar styraciflua</i>	NO	35.5	25	Good	Footprint	Remove
179	Liquidambar	<i>Liquidambar styraciflua</i>	NO	57.5	45	Good	Footprint	Remove
180	Coast Redwood	<i>Sequoia sempervirens</i>	YES	49.9	15	Fair	Footprint	Remove
181	Coast Redwood	<i>Sequoia sempervirens</i>	YES	45.8	15	Fair	Footprint	Remove
182	Coast Redwood	<i>Sequoia sempervirens</i>	YES	38.9	15	Fair	Footprint	Remove
183	Coast Redwood	<i>Sequoia sempervirens</i>	YES	43	15	Fair	Footprint	Remove
184	Coast Redwood	<i>Sequoia sempervirens</i>	YES	64.1	20	Good	Footprint	Remove
185	Fruiting Cherry	<i>Prunus spp.</i>	NO	16.6	10	Good	Footprint	Remove

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TREE #	COMMON NAME	GENUS/SPECIES	NATIVE	DBH (CIRC.)	SPREAD (FT.)	CONDITION	IMPACTS	STATUS
186	White Birch	<i>Betula pendula</i>	NO	27	15	Dead	Footprint	Remove
186A	Evergreen Ash	<i>Fraxinus uhdei***</i>	NO	Neighbor's tree, east side.		Good	Direct impacts, soil compaction, root loss.	Retain/Protect
187	Liquidambar	<i>Liquidambar styraciflua</i>	NO	29.2	15	Dead	Footprint	Remove
188	Liquidambar	<i>Liquidambar styraciflua</i>	NO	36.4	10	Dead	Footprint	Remove
189	Liquidambar	<i>Liquidambar styraciflua</i>	NO	44.6	35	Dead	Footprint	Remove
190	Liquidambar	<i>Liquidambar styraciflua</i>	NO	21.9	10	Dead	Footprint	Remove
191	Crapemyrtle	<i>Lagerstroemia indica</i>	NO	43.9	20	Good	Footprint	Remove
192	Hollywood Juniper	<i>Juniperus chinensis 'Torulosa'</i>	NO	67.5	25	Good	Footprint	Remove
193	Liquidambar	<i>Liquidambar styraciflua</i>	NO	46.5	30	Good	Footprint	Remove
194	Southern Magnolia	<i>Magnolia grandiflora</i>	NO	43.3	30	Fair	Footprint	Remove
195	Southern Magnolia	<i>Magnolia grandiflora</i>	NO	48	30	Fair	Footprint	Remove
196	Southern Magnolia	<i>Magnolia grandiflora</i>	NO	55.6	35	Fair	Footprint	Remove
197	Southern Magnolia	<i>Magnolia grandiflora</i>	NO	50.7	35	Poor	Footprint	Remove
198	Southern Magnolia	<i>Magnolia grandiflora</i>	NO	48.3	30	Poor	Footprint	Remove
199	Canary Island Pine	<i>Pinus canariensis</i>	NO	91.1	35	Good	Footprint	Remove
200	Canary Island Pine	<i>Pinus canariensis</i>	NO	39.2	15	Good	Footprint	Remove
201	Canary Island Pine	<i>Pinus canariensis</i>	NO	57.1	20	Good	Footprint	Remove
202	Canary Island Pine	<i>Pinus canariensis</i>	NO	68.1	30	Good	Footprint	Remove
203	Canary Island Pine	<i>Pinus canariensis</i>	NO	56.8	20	Good	Footprint	Remove
204	Canary Island Pine	<i>Pinus canariensis</i>	NO	81.6	40	Good	Footprint	Remove
205	Red Oak	<i>Quercus rubra (street tree)</i>	NO	56.2	50	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
206	Shamel Ash	<i>Fraxinus uhdei (street tree)</i>	NO	106.8	65	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
207	Shamel Ash	<i>Fraxinus uhdei (street tree)</i>	NO	90.4	55	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect

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Prepared by Dave Laczko for Kimley-Horn

Appendix D: San Jose Tree Replacement Ratios

San Jose Tree Replacement Ratios				
Circumference of Tree to be	Type of Tree to be Removed			Minimum Size of Replacement
	Native	Non-Native	Orchard	
> 38 inches	5 to 1	4 to 1	3 to 1	15-Gallon
19 inches up to 38	3 to 1	2 to 1	none	15-Gallon
< 19 inches	1 to 1	1 to 1	none	15-Gallon

Total Number of Native and Non-native Trees Removed				
Circumference	Native	Non-Native	Orchard	Minimum Size
> 38 inches	10	95	0	15-Gallon
19 inches up to 38	3	41	0	15-Gallon
< 19 inches	0	12	0	15-Gallon
Tree Totals:	13	148		

Number of Required 15-Gallon Replacement Trees				
Circumference	Native	Non-Native	Orchard	Minimum Size
> 38 inches	50	380	0	15-Gallon
19 inches up to 38	9	82	0	15-Gallon
< 19 inches	0	12	0	15-Gallon
Replacements:	59	474		
Total number of required 15 gallon replacement trees:		533		

Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.

A 38-inch tree equals 12.1 inches in diameter.

A 24-inch box tree = two 15-gallon trees.

Specific tree replacement Genus/species to be determined.

ASSUMPTIONS AND LIMITING CONDITIONS

- Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
- It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.
- Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
- The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
- Loss, alteration, or reproduction of any part of this report invalidates the entire report.
- Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
- Neither all nor any part of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or initialed designation conferred upon the consultant/appraiser as stated in his qualification.
- This report and the values expressed herein represent the opinion of the consult/appraiser, and the consult/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
- Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
- Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection 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 future.

Respectfully submitted,



Dave

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A TCIA Accredited Company
ISA Certified Arborist #1233A PN
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GENERAL LANDSCAPE NOTES

1.

THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
2.

ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
3.

RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
4.

SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
5.

ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
6.

AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
7.

BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
8.

ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET, ALL SHRUBS AND ACCENTS A MINIMUM OF 24", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
9.

EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
10.

IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
11.

DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
12.

ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
13.

LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
14.

ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
15.

FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
16.

FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
17.

ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HAVE A 6" DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
18.

PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
19.

ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. PROVIDE WEED BARRIER UNDER ALL DG AND/OR ROCK MULCH. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
20.

NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEEPED CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
21.

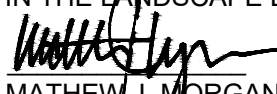
IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
22.

ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENEED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING
23.

PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
24.

ALL LANDSCAPING SHALL FOLLOW THE NATIONAL INSTITUTE OF CRIME PREVENTION STANDARDS. ALL BUSHES/SHRUBS SHALL BE NO TALLER THEN 2' HEIGHT AT MATURITY, OR BE MAINTAINED AT 2' HEIGHT. TREE CANOPIES SHALL NOT BE LOWER THEN 6' IN HEIGHT.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AB-1881 AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.


MATHEW J. MORGAN, LLA 6256

LANDSCAPE ARCHITECT NOTES

1.

THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
2.

THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3.

THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES. NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
4.

THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5.

IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
6.

THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
8.

THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
9.

THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
10.

THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
11.


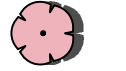























THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
12.

SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
13.

ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.






















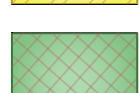
LANDSCAPE DATA TABLE		
CITY OF SAN JOSE MUNICIPAL CODE	REQUIRED	PROVIDED
ZONE: INDUSTRIAL PARK		
TOTAL SITE AREA: 430,129 SF (9.87 ACRES)		
TOTAL LANDSCAPE AREA: 39,470 SF (0.91 ACRES)		
TOTAL BUILDING PAD AREA: 207,721 SF (4.7 ACRES)		
TOTAL VUA (VEHICULAR USE AREA): 55,574 SF (1.27 ACRES)		
DEVELOPMENT CRITERIA - LANDSCAPE PROVISIONS		
TREE MITIGATION	161 TREES REMOVED REQUIRED TREE REPLACEMENT: 533 x 15 GAL / 287 x 24" BOX (INCLUDES 5 STREET TREES)	REPLACED WITH: 58 x 24" BOX SIZE TREES (EQUIVALENT OF 116 x 15-GAL REPLACEMENT TREES) (INCLUDES 11 STREET TREES)
STREET TREES	STREET TREES TO BE SIZED AND PLACED PER CITY DIRECTION. NEW TREES SHOULD BE A MINIMUM 15-GALLON SIZE.	PER CITY DIRECTION STREET TREE TO BE: RINGROAD AVENUE: TILIA TOMENTOSA AT 40' ON CENTER SPACING TRADEZONE BLVD: ARBUTUS 'MARINA' AT 35' ON CENTER SPACING

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT/SPREAD	CAL.	WUCOLS
	AM	11	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD	24" BOX	9'-10' HT. X 3'-4' SPR.	2" CAL.	LOW
	CW	8	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	24" BOX	4'-5' HT. X 3'-5' SPR.	2" CAL.	VERY LOW
	CL	7	CHILOPSIS LINEARIS / DESERT WILLOW	24" BOX	3'-4' SPR. X 3-4' HT.	1" CAL.	VERY LOW
	EX	26	EXISTING TO REMAIN	-			
	FV	17	FRAXINUS VELUTINA 'MODESTO' / MODESTO VELVET ASH	24"BOX	7'-8' HT. X 2'-3' SPR.	2" CAL.	LOW
	MO	9	MAGNOLIA GRANDIFLORA 'ALTA' / ALTA MAGNOLIA	24"BOX	9'-11' HT. X 4'-5' SPR.	2" CAL.	LOW
	TS	6	TILIA TOMENTOSA / SILVER LINDEN	24" BOX	9'-10' HT. X 3'-4' SPR.	2" CAL.	LOW
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
	AA	68	AGAVE ATTENUATA / FOXTAIL AGAVE	5 GAL	72" O.C.	LOW	
	AF	28	ASCLEPIAS FASCICULARIS / NARROWLEAF MILKWEED	1 GAL.	12" O.C.	LOW	
	CB	43	CAREX BARBARAE / SANTA BARBARA SEDGE	1 GAL.	24" O.C.	LOW	
	CD	426	CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL.	18" O.C.	LOW	
	CG	17	CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS	5 GAL	60" O.C.	LOW	
	CE	343	CHONDRPETALUM ELEPHANTINUM / LARGE CAPE RUSH	5 GAL.	60" O.C.	LOW	
	CC	365	CHONDRPETALUM TECTORUM / CAPE RUSH	5 GAL.	36" O.C.	LOW	
	EC	292	ERIOPHYLLUM CONFERTIFLORUM / GOLDEN YARROW	1 GAL.	18" O.C.	LOW	
	JP	342	JUNCUS PATENS / CALIFORNIA GRAY RUSH	5 GAL.	30" O.C.	LOW	
	MC	210	MUHLENBERGIA CAPILLARIS / PINK MUHLY	1 GAL.	36" O.C.	LOW	
	MR	173	MUHLENBERGIA RIGENS / DEER GRASS	1 GAL.	36" O.C.	LOW	
	RC	5	RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY	5 GAL	72" O.C.	LOW	
	SN	526	STIPA ARUNDINACEA / NEW ZEALAND WIND GRASS	1 GAL.	30" O.C.	MODERATE	
VINES	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
	VC	65	VITIS CALIFORNICA X VINIFERA 'ROGER'S RED' / ROGER'S RED GRAPE	5 GAL.	48" O.C.	LOW	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS	
	AE	76	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL.	60" O.C.	MODERATE	
	BP	73	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	5 GAL.	72" O.C.	LOW	
	CH	67	CEANOTHUS X 'CENTENNIAL' / CENTENNIAL WILD LILAC	1 GAL.	60" O.C.	LOW	
	MP	92	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	1 GAL.	60" O.C.	LOW	

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PLANT LEGEND

TREES	CODE	BOTANICAL / COMMON NAME
	AM	ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD
	CW	CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK
	CL	CHILOPSIS LINEARIS / DESERT WILLOW
	EX	EXISTING TO REMAIN
	FV	FRAXINUS VELUTINA 'MODESTO' / MODESTO VELVET ASH
	MO	MAGNOLIA GRANDIFLORA 'ALTA' / ALTA MAGNOLIA
	TS	TILIA TOMENTOSA / SILVER LINDEN
SHRUBS	CODE	BOTANICAL / COMMON NAME
	AA	AGAVE ATTENUATA / FOXTAIL AGAVE
	AF	ASCLEPIAS FASCICULARIS / NARROWLEAF MILKWEED
	CB	CAREX BARBARAE / SANTA BARBARA SEDGE
	CD	CAREX DIVULSA / EUROPEAN GREY SEDGE
	CG	CEANOTHUS GLORIOSUS / POINT REYES CEANOTHUS
	CE	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH
	CC	CHONDROPETALUM TECTORUM / CAPE RUSH
	EC	ERIOPHYLLUM CONFERTIFLORUM / GOLDEN YARROW
	JP	JUNCUS PATENS / CALIFORNIA GRAY RUSH
	MC	MUHLENBERGIA CAPILLARIS / PINK MUHLY
	MR	MUHLENBERGIA RIGENS / DEER GRASS
	RC	RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY
	SN	STIPA ARUNDINACEA / NEW ZEALAND WIND GRASS
VINES	CODE	BOTANICAL / COMMON NAME
	VC	VITIS CALIFORNICA X VINIFERA 'ROGER'S RED' / ROGER'S RED GRAPE
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	AE	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA
	BP	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH
	CH	CEANOTHUS X 'CENTENNIAL' / CENTENNIAL WILD LILAC
	MP	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM

NOTE TO CONTRACTOR

- FOR INFORMATION REGARDING TREES TO BE REMOVED,REFER TO TREE DISPOSITION PLANS ON SHEETS L101
- FOR FULL PLANT SCHEDULE AND ADDITIONAL INFORMATION ON PROPOSED PLANT MATERIAL SEE SHEET L200
- ALL PROPOSED TREES SHALL MEET THE REQUIRED SPACING REQUIREMENTS FROM ELECTRICAL CONDUIT AS SPECIFIED BY SD1235 TREE PLANTING REQUIREMENTS.
- ALL PROPOSED STORMWATER TREATMENT LANDSCAPE ARE FROM THE APPROVED PLANT SPECIES LIST IN APPENDIX D OF SCVURPP C.3 STORMWATER HANDBOOK.
- FOR NATIONAL CRIME PREVENTION STANDARDS REFER TO SHEET 10.6, NOTE # 24.
- INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER TREATMENT PLANTING AND SIDE SLOPES

ALERT TO CONTRACTOR:

- WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

STREET TREE NOTE

STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION.THE CITY ARBORIST WILL SPECIFY THE SPECIES.

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