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RESPONSE TO CEC STAFF DATA REQUEST SET 2 (60-85)

STACK Trade Zone Park (21-SPPE-02)

SUBMITTED TO: CALIFORNIA ENERGY COMMISSION

SUBMITTED BY: **STACK Infrastructure**

September 2022



INTRODUCTION

Attached are STACK Infrastructure's (STACK) supplemental responses to California Energy Commission (CEC) Staff Data Request Set No. 2 (60-85) for the Trade Zone Park (TZP) Application for Small Power Plant Exemption (SPPE) (21-SPPE-02). Staff issued Data Request Set No. 2 on August 20.

The Data Responses are grouped by individual discipline or topic area. Within each discipline area, the responses are presented in the same order as Staff presented them and are keyed to the Data Request numbers (60-85). Additional tables, figures, or documents submitted in response to a data request (e.g., supporting data, stand-alone documents such as plans, folding graphics, etc.) are found in Attachments at the end of the document and labeled with the Data Request Number for ease of reference.

For context, the text of the Background and Data Request precedes each Data Response.

In addition to these data responses, STACK is developing a revised project description that will be filed under separate cover. The revised project description will capture minor changes to the project in response to the update noise report and air quality impact analysis and comments received from the City of San Jose.

GENERAL OBJECTIONS

STACK objects to all data requests that require analysis beyond which is necessary to comply with the California Environmental Quality Act (CEQA) or which require STACK to provide data that is in the control of third parties and not reasonably available to STACK. Notwithstanding this objection, STACK has worked diligently to provide these responses swiftly to allow the CEC Staff to prepare the Draft Environmental Impact Report (DEIR).

BIOLOGICAL RESOURCES

BACKGROUND: Nitrogen Deposition Modeling

As reported in the response to the CEC staff Data Requests Set 1 number 24, the proposed project is a “covered project” under the Santa Clara Valley Habitat Plan (SCVHP), and fees imposed for mitigation of nitrogen deposition are related to mobile emission sources only. Although mitigation for nitrogen deposition from stationary sources under the SCVHP is not required or covered, there still may be an impact to sensitive habitat, which if significant, would need to be mitigated (CEQA criteria “a”, “b”, and “c” are pertinent to this potential impact).

Impacts of excessive nitrogen deposition to plant communities include direct toxicity and changes in species composition among native species such as enhancement of non- native invasive species. The increased dominance and growth of invasive annual grasses is especially prevalent in low-bio-mass vegetation communities that are naturally nitrogen limited such as serpentine habitats.

Although the project site is highly developed and does not contain sensitive habitat, there is critical habitat for the California red-legged frog (federally threatened) within 6 miles of the site, which is, in staff’s experience, the typical depositional zone, and the extent to which emissions of nitrogen from a source could have a potentially significant impact, as depicted through modeling. Air emissions, including nitrogen oxides (NOx) and ammonia, were discussed in the SPPE application (TN 240910) and response to the CEC staff Data Requests Set 1 number 5 (TN 243473). However, no modeling results or data were included to determine the total nitrogen deposition rate as well as the extent of the plume from the testing and maintenance of the proposed project’s backup generators. Nitrogen deposition resulting from NOx and ammonia emissions during the testing and maintenance of the backup generators of the proposed project may have potentially significant impacts on sensitive habitats (including critical habitat) and species nearby if the nitrogen deposition plume covers these areas. Therefore, a separate evaluation of nitrogen deposition must be made for the backup generators, which contribute as a point source for NOx and ammonia emissions and hence nitrogen deposition.

DATA REQUESTS

Within a 6-mile radius of the SPPE project site:

60. Please use AERMOD or an equivalent model to provide an analysis of impacts due to total annual nitrogen deposition (from NOx and ammonia) from the testing

and maintenance of the backup generators. The analysis should specify the amount of total annual nitrogen deposition in kilograms/hectare/year at the

Response to Data Request 60

After further discussions with Staff, we understand that Staff will conduct an analysis using existing data from other data center projects. While STACK does not agree that the TZP backup generators will cause significant nitrogen deposition impacts to any protected habitat, STACK does not object to voluntarily contributing to the Santa Clara Valley Habitat Agency up to \$1000 to be used in its nitrogen deposition mitigation efforts and as a community benefit.

61. Please provide an isopleths graphic over the most recent aerial photographs (or equally detailed maps) of the direct total annual nitrogen deposition rates caused by the backup generators. This will be a graphical depiction of the project's nitrogen deposition contribution. Include on the aerial the location of the proposed project and the California red-legged frog critical habitat.

Response to Data Request 61

Please See Response to Data Request 60.

CULTURAL RESOURCES

BACKGROUND

Staff has further reviewed the results of the Archaeological Resources Assessment (ARA) written by PaleoWest (PaleoWest 2022) and the March 8, 2022, SPPE Application Supplement – Section 4.5 Cultural Resources. In reviewing these documents, staff has determined that additional missing information is required to complete staff’s analysis. The terms Project, Project Site, Study Area, Project Area, and Project Location are loosely used and/or not used consistently in the text of the ARA or depicted on figures in the ARA. By way of example, on pages 11 and 12 in section “Archival Research Results” of the ARA, the terms Project area, Project, study area, and project location are used as descriptors. This is confusing to staff.

As discussed in a conference call held on June 16, 2022, various determinations and/or clarifications regarding terminology were made. It was understood during the conference call that:

- The project description (Project) is still in preparation and that a revised project description will be supplied by Scott Galati for use by PaleoWest in the revised ARA.***
- The term Project Site is defined as an area defined by all Project related construction including the proposed new building location, and the length of and both ends of the proposed new above and below ground transmission line.***
- The term Project Area is defined as that area including a one-building-band surrounding the Project Site.***
- The term Study Area is defined as a 0.25-mile buffer surrounding the Project Area.***
- Any other designators deemed necessary by PaleoWest should also be clearly defined and used consistently in the text throughout the ARA.***

DATA REQUEST

62. Please clearly define the terms Project area, Project, study area, and project location in the text of the ARA and consistently use these terms as appropriate throughout the text of the ARA. Study Area, Project Area, and Project Site appear as the most used terms, and it is requested that these terms also be applied to all figures in the report.

Response to Data Request 62

STACK has forwarded this request to PaleoWest and requested the report adhere to these requirements.

BACKGROUND

There are various issues with the figures in the ARA including terminology and descriptors used on the figures, and/or references in the text to data depicted on the figures. By way of example, Figure 1 and Figure 3 on pages 2 and 4 of ARA are both labelled Project Site Map, but they also use the descriptor Project Area and depict two different Project Areas. Additionally, there is no 0.25-mile buffer depicted on Figure 1 as referenced in the text of the ARA on page 1, paragraph 2. Figure 1 is also referenced in the text as collectively depicting the Study Area, and Figure 1 does not depict or refer to a Study Area. The reference to Figure 3 on page 1 paragraph 1 of the ARA references specific parcels and addresses. Much of this information is not depicted on Figure 3.

DATA REQUEST

63. Please revise existing figures in the ARA to include all data and all references described in the text and use the same descriptors on each figure. Also, ensure that any new figures contain information referenced in the text. Minimally, please depict the Study Area, Project Area, and Project Site on one or more figures as necessary.

Response to Data Request 63

STACK has forwarded this request to PaleoWest and requested the report adhere to these requirements.

GREENHOUSE GAS EMISSIONS

BACKGROUND: ENERGY CONSUMPTION

Note 2 of Table 4.8-1 on page 23 of the applicant's responses to Data Requests Set 1 (TN 243473) states that the maximum capacity of the project would include 90 megawatts (MW) for data center buildings plus 3 MW for the advanced manufacturing building (AMB). With the assumed PG&E 2018 carbon intensity factor of 206 pounds of carbon dioxide per megawatt-hour (lbs. CO₂/MWh), staff calculates the greenhouse gas (GHG) emissions for energy consumption to be 76,124 metric tons of carbon dioxide per year (MTCO₂/yr). However, Table 4.8-1 shows the GHG emissions for energy consumption would be 73,668 MTCO₂/yr, which would be based on a maximum capacity of 90 MW. To correctly estimate the GHG emissions due to energy consumption, staff needs clarification on the maximum capacity of the whole project, including the data center buildings and the AMB.

DATA REQUEST:

64. Please clarify the maximum capacity of the whole project, including the data center buildings and the AMB.

Response to Data Request 64

The correct maximum energy consumption of the entire project is 93 MW. The 3 MW load of the AMB was inadvertently left out of the previous data response.

BACKGROUND: HYDROFLUOROCARBON PROHIBITIONS

California is required to reduce hydrofluorocarbon (HFC) emissions 40 percent below 2013 levels by 2030 under Senate Bill 1383 (Health & Saf. Code § 39730.5). To help meet the HFC reduction goal, California Air Resources Board (CARB) adopted HFC prohibitions and consolidated the California HFC prohibition regulation (previously Cal. Code Regs., tit. 17, §§ 95371-95377) and the statute (SB 1013, Health and Saf. Code § 39734) into one place: The current Cal. Code Regs., tit. 17, § 95375(c)(1)[1](#) states that no person shall sell, lease, rent, install, use, or otherwise enter into commerce in the State of California any end-use equipment or product manufactured after the effective date that does not comply with Table 3 (which includes chillers) of section 95374(c) of the subarticle, with exceptions stated under Cal. Code Regs., tit. 17, § 95375(c)(2).

Under Cal. Code Regs., tit. 17, § 95375(c)(2)(A), new centrifugal chillers and new positive displacement chillers are allowed to use HFC-134a for military marine vessels and allowed to use R-404A and HFC-134a for human-rated spacecraft and related support equipment where reasonable efforts have been made to ascertain that other alternatives are not technically feasible due to performance or safety requirements. A summary of the HFC prohibitions and the effective dates from Cal. Code Regs., tit. 17, § 95374 can be found on the CARB website: <https://ww2.arb.ca.gov/resources/fact-sheets/hydrofluorocarbon-hfc-prohibitions-california>. In the response to CEC staff Data Requests Set 1 number 36, the applicant states that the data center buildings would use air cool chillers and the chillers would use refrigerant R-134a. However, the CARB website, which is based on Cal. Code Regs., tit. 17, § 95374, shows that the use of refrigerant R-134a in chillers would be unacceptable as of January 1, 2024, except where allowed under a narrowed use limit. To correctly estimate the GHG emissions due to refrigerant use, staff needs to confirm whether the project would be able to use R-134a in the chillers or if an alternative refrigerant/technology would be used.

DATA REQUESTS:

65. Please confirm when the chillers would be installed and whether the project would be able to use R-134a in the chillers after January 1, 2024, and if the project would be able to use this refrigerant, please explain how it would be allowed.

Response to Data Request 65

The TZP will use R-134a in its air-cooled chillers because the equipment will be **manufactured prior to January 1, 2024**, the effective date for **new air-cooled chillers** identified on Table 3 of Section 95374 (c). Additionally, STACK will receive the new air-cooled chillers prior to January 1, 2024. The data request asks when they will be installed which is not relevant to the prohibition effective date.

In the Applicant Presentation at the Informational Hearing, STACK reported that it would not use R-134a in its air-cooled chillers. Further research into the phase-out date has led to the TPZ for qualifying for an exemption as described above.

66. If the project would not be able to use R-134a, please confirm which alternative refrigerant would be used in the chillers and clarify why that refrigerant is permissible or if alternative cooling technology would be used.

Response to Data Request 66

Please See Response to Data Request 65.

BACKGROUND: SULFUR HEXAFLUORIDE PHASE-OUT

In the response to CEC staff Data Requests Set 1 number 38, the applicant states that sulfur hexafluoride (SF6) would be used in the 1200A 115 kilovolt (kV) breakers.

However, the Amendments to the Regulation for Reducing Sulfur Hexafluoride Emissions from Gas Insulated Switchgear has been approved on December 30, 2021 and became effective on January 1, 2022. The Final Regulation Order can be found at CARB's website: <https://ww2.arb.ca.gov/sites/default/files/barcu/regact/2020/sf6/fro.pdf>. Based on the amended regulation (Cal. Code Regs., tit. 17, § 95352), starting on the applicable phase-out dates, no person may acquire SF6 gas-insulated equipment (GIE) for use in California unless one of following provisions apply:

- 1. An SF6 phase-out exemption was approved by the Executive Officer, or SF6 GIE were acquired in response to a failure, pursuant to section 95357.*
- 2. The SF6 GIE device was present in California and reported to CARB pursuant to section 95355(a) for a data year prior to the applicable phase-out date listed in Table 1 or Table 2.*
- 3. The SF6 GIE device was purchased by the GIE owner prior to the applicable phase-out date listed in Table 1 or Table 2 for the relevant GIE characteristics, and enters California no later than 24 months after the purchase date.*
- 4. The SF6 GIE manufacturer replaces a defective SF6 GIE device under the terms of the manufacturer's warranty.*

Staff needs to confirm which of the four provisions the applicant would rely upon to comply with the current SF6 phase out regulation (Cal. Code Regs., tit. 17, § 95352) and what the applicable phase out date is based on the proposed GIE characteristics. If SF6 would not be used, staff needs information on the non-SF6 alternative to be used in the breakers.

DATA REQUESTS:

67. If the applicant still proposes to use SF6, given the SF6 phase out regulation, staff needs to determine the applicable SF6 phase out date. So that staff can determine this date, as listed in Table 1 or Table 2, please provide the short-circuit current rating in kilovolt amperes of the breaker and related GIE.

Response to Data Request 67

The SF6 GIE will have a rated voltage of 115kV and a short circuit current rating of 25kA. Table 2 contains the applicable phase out date.

68. Please confirm which of the four provisions the applicant would rely upon to comply with the current SF6 regulation (Cal. Code Regs., tit. 17, § 95352).

Response to Data Request 68

STACK is relying on Exemption 3.

69. If the applicant is going to seek an exemption from the Executive Officer under option 1 of the provisions shown above, please provide a copy of the exemption request application and a copy of the approved exemption.

Response to Data Request 69

Please see response to Data Request 68.

70. If the applicant is going to use option 3 of the provisions shown above, please confirm whether the proposed 115 kV breakers would be purchased before the applicable SF6 phase-out date and enter California no later than 24 months after the purchase date, therefore, the project would be able to use SF6 in the breakers.

Response to Data Request 70

STACK will purchase SF6 GIE by January 1, 2023, prior to the phase-out date and it will enter California prior to January 1, 2025.

71. If SF6 would not be used, please provide information on the non-SF6 alternative to be used in the breakers.

Response to Data Request 71

Please see Responses to Data Requests 67 through 70.

BACKGROUND: REFRIGERANT MANAGEMENT PROGRAM

The Refrigerant Management Program (RMP) requires facilities with refrigeration systems containing more than 50 pounds of high-global warming potential (GWP) refrigerant to conduct and report periodic leak inspections, promptly repair leaks; and keep service records on site. Stationary refrigeration facilities with more than 50 pounds of high-GWP refrigerant in the largest on-site refrigeration system must register with the RMP. Those with at least 200 pounds of high-GWP refrigerant in the largest system have annual reporting and additional duties. Staff needs to confirm how the project would meet the RMP requirements.

DATA REQUEST:

72. Please confirm how the project would meet the RMP requirements.

Response to Data Request 72

The RMP was developed by CARB and its requirements are contained in Title 17 California Code of Regulations (CCR) Section 95380 et seq. Section 95381 sets forth the applicability of the RMP as follows:

(a) This subarticle applies to any person ***who owns or operates a stationary refrigeration system***, as defined in this subarticle. This subarticle also applies to any person ***who installs, repairs, maintains, services, replaces, recycles, or disposes of a stationary refrigeration or air-conditioning appliance***, and to any person who distributes or reclaims refrigerants with high global warming potential.

STACK will not be an owner or operator of a stationary refrigerant system as defined by Section 95382 (a) (57):

“Refrigeration system” means stationary, non-residential equipment that is an industrial process refrigeration, commercial refrigeration, or other refrigeration appliance with a single refrigerant circuit that requires more than 50 pounds of any combination of high-GWP refrigerant to maintain normal operating characteristics and conditions. ***“Refrigeration system” does not include an air-conditioning appliance.*** A single refrigeration system is defined by a single refrigerant circuit.

Section 95382 (a) (2) defines air conditioning as:

“Air-conditioning” means any stationary, non-residential appliance, ***including a computer-room air conditioner***, that provides cooling to a

space to an intended temperature of not less than 68°F for the purpose of cooling objects or occupants.

Section 95382 (a) (5) defines an appliance as:

“Appliance” means any device which contains and uses a high-GWP refrigerant, including any air conditioner, refrigerator, **chiller**, freezer, or refrigeration system.

Therefore, STACK will not be an owner or operator of a “Refrigeration System.” STACK will be an owner or operator of an “Air Conditioning Appliance.” The RMP does not apply to the owner or operator of an Air Conditioning Appliance, but rather only applies to a business entity that ***installs, repairs, maintains, services, replaces, recycles, or disposes of a stationary refrigeration or air-conditioning appliance.*** STACK will contract with such a business entity which may be subject to participation in the RMP.

LAND USE

BACKGROUND: PLANNED DEVELOPMENT ZONING PLAN

In its preliminary review letter dated July 2, 2021 (Appendix J of the SPPE application), the City of San Jose Planning, Building, and Code Enforcement Department recommended that the applicant apply for a Planned Development Rezoning. The City stated that as part of the application for the Planned Development Rezoning, the applicant should provide a plan set with proposed allowed uses and draft development standards, including setbacks, heights, and parking requirements. Additionally, the City stated that the plan set should also confirm the site layout, building locations, massing, and setbacks.

The applicant informally shared a copy of the site plan with staff, and upon review, staff saw that some requirements were not included, such as landscaping and lighting. So that staff can properly understand the requirements under the Planned Development overlay and those under the Industrial Park base zoning district, staff needs to know the requirements under the Planned Development Overlay and the requirements under the Industrial Park base zoning district applicable to the project.

DATA REQUESTS

73. Please provide, for the project record, the most recent site plan submitted to the City with draft development standards and allowed uses, and the current status of the City's review and acceptance of the proposed plan.

Response to Data Request 73

Appendix LU DR-73 includes the most recent set of Civil and Landscape Plans submitted to the City that STACK believes is responsive to the City's comments on previous versions. For clarification on the land use designations and proposed rezoning, STACK provides the following description.

The site is currently zoned *Industrial Park (IP)*, which permits medium manufacturing, while data centers are allowed upon issuance of a Special Use Permit, and utility facilities are allowed upon issuance of a Conditional Use Permit. Because the site is designated *TEC* (not *IP*) in the General Plan, in its Preliminary Review letter, the City recommended the applicant apply for a Planned Development Rezoning from the current *IP Zoning District* to the *IP(PD) Planned Development Zoning District* using the *TEC* zoning designation for primary guidance.

Per the City's requirements described in the Preliminary Review letter, the project has outlined draft development standards for the proposed allowed uses under the *IP(PD) Planned Development Zoning District*. The proposed land uses are consistent with the *Transit Employment Center* General Plan Land Use Designation, all General Plan policies listed in Section 4.11.1.1, and all applicable City Council policies. Table LU DR-74 contains the proposed development standards.

With the proposed rezoning to *IP(PD) Planned Development Zoning District* and implementation of the proposed development standards, the project would be consistent with the City's General Plan and Municipal Code. Based on the discussion above, the project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purposes of avoiding or mitigating an environmental effect.

Table LU DR-73

Development Standards			
Standards	Industrial Park (IP)	Transit Employment Center (TEC)	PD Development
New Manufacturing Building a Permitted Use? Type of use?	Yes; Permitted	Yes; Permitted	Yes, as part of Mixed Use Project.
New Data Center Buildings a Permitted Use? Type of use?	Yes; Special Use	No per Note 2 of Table 20-110	Yes, as part of Mixed Use Project.
New Mixed Use of Manufacturing and Data Center Buildings a Permitted Use? Type of use?	Yes; Special Use	No per Note 2 of Table 20-110	Yes. Construction of manufacturing use (to warm shell condition) required to be constructed concurrent with or before new data center.
FAR	10	12	1.55
Minimum Lot Size (sf)	10,000	6,000	-
Building Setbacks (Front)	15	15	15
Parking Setbacks (Front)	25	25	25
Building Setbacks (Side)	0 (or 25 from residential)	0 (or 25 from residential)	0 (or 25 from residential)
Parking Setbacks (Side)	0 (or 25 from residential)	0 (or 25 from residential)	0 (or 25 from residential)
Building Setbacks (Rear)	0 (or 25 from residential)	0 (or 25 from residential)	0 (or 25 from residential)
Parking Setbacks (Rear)	0 (or 25 from residential)	0 (or 25 from residential)	0 (or 25 from residential)
Maximum Building Height	60	120	80
Landscape & Irrigation (Section 15.11)	per landscape and irrigation guidelines	per landscape and irrigation guidelines	per landscape and irrigation guidelines
Lighting (Section 20.50.250)	per Zoning	per Zoning	per Zoning
Parking Space Requirements*	<p>Parking by Land Use:</p> <p><u>Manufacturing (SVYAM)</u> = 1 per 350 sq. ft. of floor area plus 1 per company vehicle</p> <p><u>Data Centers (SVY05 & SVY06)</u> = 1 per 250 square feet of office/meeting/technician work space, plus 1 for each 5,000 square feet of floor area, or fraction thereof, devoted to computer equipment space</p>	<p>Parking by Land Use:</p> <p><u>Manufacturing (SVYAM)</u> = 1 per 350 sq. ft. of floor area plus 1 per company vehicle</p> <p><u>Data Centers (SVY05 & SVY06)</u> = 1 per 250 square feet of office/meeting/technician work space, plus 1 for each 5,000 square feet of floor area, or fraction thereof, devoted to computer equipment space</p>	<p>*Parking by Land Use:</p> <p><u>Manufacturing (SVYAM)</u> = 1 per 575 sq. ft. of floor area</p> <p><u>Data Centers (SVY05 & SVY06)</u> = 1 per 5,300 sq. ft. of floor area</p>
Bicycle Parking Requirements	<p>Parking by Land Use:</p> <p><u>Manufacturing (SVYAM)</u> = 1 per 5,000 sq. ft. of floor area</p> <p><u>Data Center (SVY05 & SVY06)</u> = 1 per 5,000 sq. ft. of office/meeting/technician work space, plus 1 for each 50,000 sq. ft. of floor area, or fraction thereof devoted to computer equipment space</p>	<p>Parking by Land Use:</p> <p><u>Manufacturing (SVYAM)</u> = 1 per 5,000 sq. ft. of floor area</p> <p><u>Data Center (SVY05 & SVY06)</u> = 1 per 5,000 sq. ft. of office/meeting/technician work space, plus 1 for each 50,000 sq. ft. of floor area, or fraction thereof devoted to computer equipment space</p>	<p>Parking by Land Use:</p> <p><u>Manufacturing (SVYAM)</u> = 1 per 5,000 sq. ft. of floor area</p> <p><u>Data Center (SVY05 & SVY06)</u> = 1 per 5,000 sq. ft. of office/meeting/technician work space, plus 1 for each 50,000 sq. ft. of floor area, or fraction thereof devoted to computer equipment space</p>
<p>*The project will implement a Transportation Demand Management (TDM) plan for City review and approval to support a reduction in parking. TDM provisions can be found in Section 20.90.220 of the City of San Jose's Municipal Code.</p>			

74. Please provide a list of any standards that may not be referred to on the plan, such as landscaping and lighting, that are required for this project under the Industrial Park base zoning district.

Response to Data Request 74

Please see Response to Data Request 73, Table LU DR-73.

BACKGROUND: COMMENTS FROM OTHER CITY DEPARTMENTS

The City's letter dated July 2, 2021 (Appendix J of the SPPE application) referred to attached comments from Building, Fire, Environmental Planning, and Public Works.

DATA REQUESTS

75. Please provide the attached comments, referenced on pages 13 and 14 of the City's letter in Appendix J, from the City's Building, Fire, Environmental Planning, and Public Works departments.

Response to Data Request 75

Please see Appendix LU DR-75.

76. Please provide comments received from the City's Building, Fire, Environmental Planning, and Public Works departments on the most recent site plan submitted to the City.

Response to Data Request 76

The latest comment letters from the City are included in Appendix LU DR-75.

PROJECT DESCRIPTION

BACKGROUND

For health safety reasons, the building at 1849 Fortune Drive is scheduled for demolition in early 2022 pursuant to a City of San Jose demolition permit.

DATA REQUEST

77. Please provide an update of the demolition status of the building at 1849 Fortune Drive. If the building has not been demolished, please provide an updated estimate of when demolition would occur.

Response to Data Request 77

Preliminary discussions with the City prior to submission of the SPPE Application revealed that the City could issue a demolition permit for 1849 Fortune Drive under its health and safety exemptions. After further review the City determined that the exemptions would not apply and therefore, the demolition of 1849 Fortune Drive should be treated as part of the TZP Project Description. Including 1849 Fortune Drive into the Project Description will not affect any of the analyses provided to date. For example the construction timelines, estimates of construction workers, emissions estimates for the phase I construction remain unaffected by the building's demolition inclusion. STACK requests the CEC include demolition of 1849 Fortune Drive into the Project Description for the Environmental Impact Report (EIR).

TRANSPORTATION

BACKGROUND: SURFACE AND GARAGE PARKING

Section 2.3.1.2 of the SPPE application (TN 240910) states that surface parking would be provided for the data center; however, staff cannot find any more detail about the surface parking in the SPPE application. The General Arrangement and Site Plan of the Project (2.2-4) appears to show 17 regular parking spaces and 5 accessible spaces; however, Appendix GHG DR-34 Figure 3.1 Comprehensive Proposed Site Plan from STACK TZP Responses to CEC Data Request Set 1 (TN 243473) notes the location of the parking garage where the surface parking was shown in Figure 2.2-4 from the SPPE application. Neither figure shows where both the surface parking and parking garage are proposed in one figure.

DATA REQUESTS

78. Please provide details on the surface parking and confirm the number of parking spaces, including accessible or other classification (such as EV- electric vehicle).

Response to Data Request 78

The TZP will not include any surface parking. Any reference to surface parking in the original SPPE Application was a mistake. All parking will be in the parking garage which will allow a total of 339 parking spaces. The following tables demonstrate compliance with Cal Green and California Building Code Standards.

CALGREEN PARKING REQUIREMENTS		
STALL TYPE	REQUIRED	PROVIDED
EV STANDARD ADA STALL	1	1
EV AMBULATORY ADA STALL	1	1
EV VAN ACCESSIBLE STALL	1	1
EV STALL	34	37
CLEAN AIR/VANPOOL STALL/EV STALL	41	44
SHORT TERM BIKE PARKING	17	17
LONG TERM BIKE PARKING	17	17

CALIFORNIA BUILDING CODE PARKING REQUIREMENTS		
STALL TYPE	REQUIRED	PROVIDED
STANDARD ACCESSIBLE	6	6
VAN ACCESSIBLE	2	2
TOTAL	8	8

79. Please update Appendix GHG DR-34 Figure 3.1 and Figure 2.2-4 to clearly show the location of the surface parking spaces and parking garage.

Response to Data Request 79

Please See Appendix LU DR-73. All references to the Site Plans should be to the drawings contained in the LU DR-73.

BACKGROUND: THERMAL PLUME ANALYSIS

On page 46 of the SPPE application (TN 2407341-1), the applicant states that the SVY Data Center “will utilize air cooled chillers for office and critical cooling”. However, the SPPE application does not address thermal plumes from this building/server cooling system. The SPPE application also does not discuss the thermal plumes associated with the operation of the emergency standby generators. Staff will need to determine whether the thermal plumes from the cooling system and emergency standby generators would be of concern for local aircraft using the nearby airport.

DATA REQUESTS

Staff requests the following information to complete its evaluation of thermal plumes from the currently proposed emergency standby generators and building/server cooling system:

80. Please perform thermal plume modeling of the emergency standby generators and the equipment used to reject heat from the building and data servers.

Response to Data Request 80

ADI has begun the thermal plume analysis which will be submitted under separate cover.

81. Please describe the equipment used to reject heat from the building and data servers with enough detail so that staff can confirm the thermal plume modeling.

Response to Data Request 81

The information requested in this data request will be submitted in the thermal plume analysis requested by Data Request 80.

82. Where not already included in the SPPE application, please provide at least the following to support the thermal plume modeling of the emergency standby generators and the equipment used to reject heat from the building and data servers (provide equivalent data if necessary):
- a. Stack (or cooling tower fan cowl) height (m) above ground level (agl)
 - b. Exhaust Temperature (degrees K)

- c. Exit Velocity (m/s)
- d. Stack Diameter (m)

Response to Data Request 82

The information requested in this data request will be submitted in the thermal plume analysis requested by Data Request 80.

UTILITIES AND SERVICE SYSTEMS

BACKGROUND

In the SPPE application, Project Description, it is stated that the total water demand for project operation would be about 3 acre-feet per year (AFY) of potable water for indoor uses and about 1 AFY of recycled water for outdoor uses (landscaping). As the Project Description explains, the project would be air cooled and hence water demand would be low. However, in the Utilities section of the SPPE application it is stated that water demand during project operation would be about 3.5 million gallons per year for indoor uses and about 72 million gallons per year for outdoor uses, for a total of about 76 million gallons per year, or about 232 AFY. That is about 80 times the quantity stated in the Project Description. Also, in the Project Description it is stated that water for landscaping would be recycled water while the Utilities section is silent on the source of the water for outdoor uses.

DATA REQUEST

83. Please provide correct information about the amounts and source(s) of water for indoor and outdoor uses for project operation (data center and AMB).

Response to Data Request 83

The SPPE Application Utilities and Service Systems Section incorrectly relied on estimates of potential water use from CalEEMod which significantly overestimated the amount of potential water use for the TZP. The actual estimates of potable water for each building based on engineering and design team calculations are significantly less as follows:

SVY05 Data Center Building - 1.54 AFY

SVY06 Data Center Building- 1.54 AFY

Advanced Management Building - 8.00 AFY

Additionally, the TZP would use 1 AFY of Recycled Water for landscaping uses.

Therefore, the TZP would use up to approximately 11 AFY of potable water and 1 AFY of recycled water. It should be noted that all of the potable water is based on employee's needs and none of the water is used for cooling or any other industrial process.

BACKGROUND

Sections 10910 et seq. of the California Water Code set forth the circumstances in which CEQA lead agencies must seek the preparation of, or prepare themselves, water supply assessments (WSA) for proposed projects that meet certain criteria. The applicant stated in the Utilities section of the SPPE application, under CEQA criterion “b”, that a WSA is not required since the project does not meet the criteria of an industrial, manufacturing/processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area. However, one of the criteria for a project to be deemed a “project” for a WSA to be required is if the project’s water demand is equal to or greater than the total demand of 500 dwelling units. In the state of California, the demand of a dwelling unit ranges between 0.25 and 0.5 AFY, depending on several factors, such as the area and the cost of water, among other factors. Using those numbers, the demand of 500 dwelling units is between 125 and 250 AFY, with an average of 188 AFY. The California Energy Commission has been leaning towards using the lower end of that range, or 125-150 AFY range because of the drought spell and water deficit in the state that led to implementation of conservation measures. These conservation measures resulted in reductions in water consumption, especially in the southern parts of the state. If the correct demand for the proposed project is 232 AFY, that would be greater than the average demand for 500 dwelling units, and thus the project would meet this criterion triggering the need for a WSA to be prepared.

A fundamental task of a WSA is to determine whether the water supplier’s total projected water supplies available during normal, single-dry, and multiple-dry water years will meet the projected water demand associated with a proposed project, in addition to the water supplier’s existing and planned future uses. When making such a determination, the authors of the WSA must address several factors including information regarding existing water supplies, projected water demand, and dry year supply and demand. Suppliers are expressly permitted to rely on information contained in the most recently adopted Urban Water Management Plans, so long as the water needed for the proposed project was accounted for therein.

DATA REQUESTS

84. Please provide any information the applicant might have received from the City of San Jose regarding availability of water (potable and recycled) for the project and the likelihood that the City would grant approval to the project to access recycled water.

Response to Data Request 84

STACK will be obtaining its potable water from San Jose Water Company (SJWC), which is a private retailer and not part of the City of San Jose government. STACK continues to work with SJWC to finalize its service agreement. However, STACK will seek confirmation that SJWC can serve the project up to 11 AFY of potable water.

85. Please consult with the City on the need to prepare a WSA for the project. Please either provide confirmation from the City that a WSA is not required, or if required, provide an estimated time frame for the city to review and approve the WSA, including the approved WSA.

Response to Data Request 85

California Water Code (CWC) Section 10910 requires a Water Supply Assessment to be performed for a project subject to the California Environmental Quality Act. The term “project” is specifically defined by CWC Section 10912. The Trade Zone Park is a mixed-use project because it combines industrial and commercial uses. The AMB’s designed to be an incubator for AMB jobs and the data center buildings include a cross between commercial space to be used by STACK’s clients and the majority of space used to house computer servers. This is further demonstrated by the fact that none of the water proposed for use at the Trade Zone Park is used for cooling or any industrial process. Therefore, since the amount of water used is significantly below the Staff’s threshold for requiring a WSA and the project is a mixed-use project and not an industrial use, no WSA is required.

APPENDIX LU DR-73

Revised Site Civil and Landscape Drawings

LEGEND

- REZONING BOUNDARY LINE
- PLANNED DEVELOPMENT, PDC22-001

FILE NO. PDC22-001
1849 FORTUNE DRIVE
DEVELOPMENT STANDARDS
08/02/2022

IN ANY CASES WHERE THE GRAPHIC PLANS AND TEXT MAY DIFFER, THIS TEXT TAKES PRECEDENCE

ZONING

THE EXISTING ZONING FOR THIS SITE IS INDUSTRIAL PARK (IP). PER THE ADOPTED CITY OF SAN JOSE'S 2040 GENERAL PLAN, THE PROJECT'S BASE ZONING DISTRICT IS TRANSIT EMPLOYMENT CENTER (TEC). THE PROJECT WILL COMPLY WITH THE TEC DEVELOPMENT REGULATIONS UNLESS SPECIFICALLY AMENDED BELOW.

ALLOWABLE USES

ALL ALLOWABLE, PROHIBITED, SPECIAL AND CONDITIONAL USES SHALL BE ACCORDING TO THE LAND USE REGULATIONS SET FORTH BY SECTION 20.50 OF THE MUNICIPAL CODE.

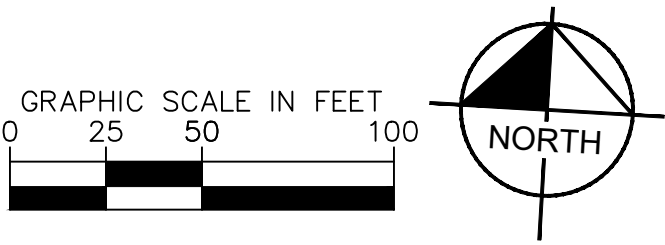
DEVELOPMENT REGULATIONS AND STANDARDS

PROJECT DEVELOPMENTS SHALL MEET THE DEVELOPMENT REGULATIONS SET FORTH ON TABLE 20-120 IN SECTION 20.50 UNLESS OTHERWISE PROVIDED BELOW:
PARKING SPACE REQUIREMENTS: PER CHAPTER 20.90 OF THE SAN JOSE MUNICIPAL CODE, DATA CENTERS SHALL BE PARKED AT 1 STALL PER 250 SQUARE FEET OF OFFICE/MEETING/WORKSPACE, PLUS 1 STALL FOR EVERY 5,000 SQUARE FEET OF FLOOR AREA DEVOTED TO COMPUTER EQUIPMENT SPACE. THE PROJECT SHALL AMEND THE PARKING REQUIRED TO A PROPOSED PARKING RATIO OF 1 STALL PER 5,300 SQUARE FEET OF FLOOR AREA.
PARKING REQUIREMENTS FOR MANUFACTURING PER CODE IS 1 STALL PER 350 SQUARE FEET OF FLOOR AREA PLUS 1 STALL PER COMPANY VEHICLE. THE PROJECT SHALL AMEND THE PARKING REQUIREMENT AND PROVIDE A PARKING RATIO OF 1 STALL PER 575 SQUARE FEET OF FLOOR AREA. ALTERNATIVE PARKING ARRANGEMENTS AND PARKING REDUCTIONS DUE TO DEMAND ANALYSIS MAY BE APPROVED THROUGH A TRAFFIC ANALYSIS AND PLANNED DEVELOPMENT PERMIT.

ENVIRONMENTAL MITIGATIONS

CONFORM TO ALL APPLICABLE REQUIREMENTS OF MITIGATION MONITORING AND REPORTING PROGRAM APPROVED FOR THIS REZONING BY CITY COUNCIL RESOLUTION NO. _____

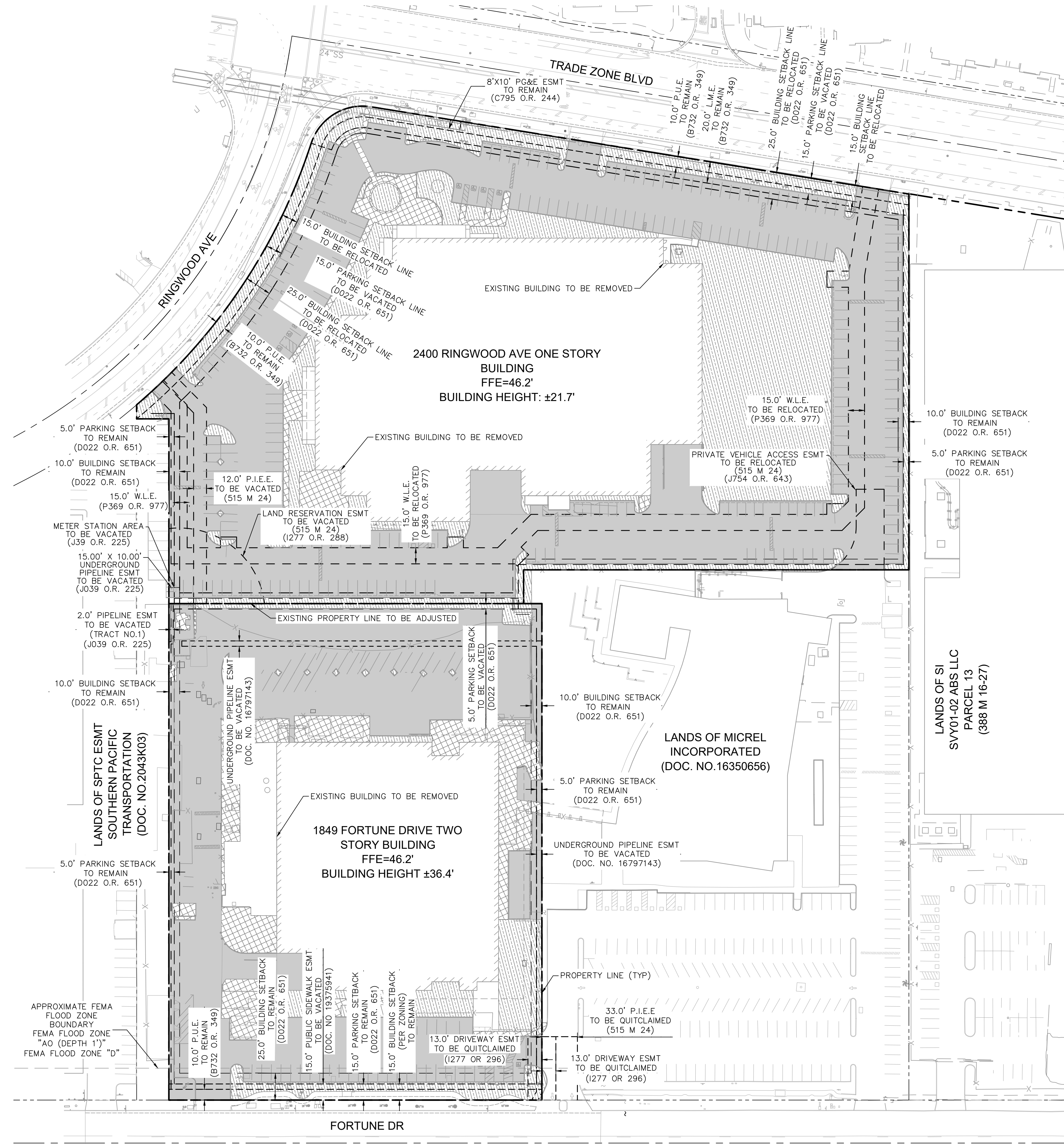
FILE NUMBER: PD220-001



2A - GENERAL DEVELOPMENT
PLAN



THE SQUARE FOOTAGES PROVIDED ARE NOT BOMA SQUARE FOOTAGES. IN PREPARING THESE APPROXIMATE SQUARE FOOTAGE NUMBERS, THE ARCHITECT HAS RELIED ON PROGRAM AND PLAN INFORMATION PROVIDED BY THE PERSPECTIVE OWNER AND/OR PREPARED BY THE ARCHITECT TO DATE, SOME OF WHICH REMAIN SUBJECT TO CHANGE AS THE WORK PROCEEDS. THESE APPROXIMATE SQUARE FOOTAGE NUMBERS AND ANY ASSOCIATED DRAWINGS ARE PROVIDED FOR THE CLIENT'S GENERAL UNDERSTANDING OF THE ALLOCATION OF SPACE IN THE BUILDING. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, OF THE COMPLETENESS OR ACCURACY OF THE CALCULATIONS, NOR ACCEPTS LIABILITY FOR THE CLIENT'S USE OF THEM, SPECIFICALLY INCLUDING BUT NOT LIMITED TO THEIR INCLUSION IN OR APPLICATION TO SALE, LEASE OR ANY OTHER CONTRACTUAL AGREEMENTS. USE OF THE SQUARE FOOTAGES IS AT CLIENT'S SOLE RISK.



EXISTING PROPERTY INFORMATION

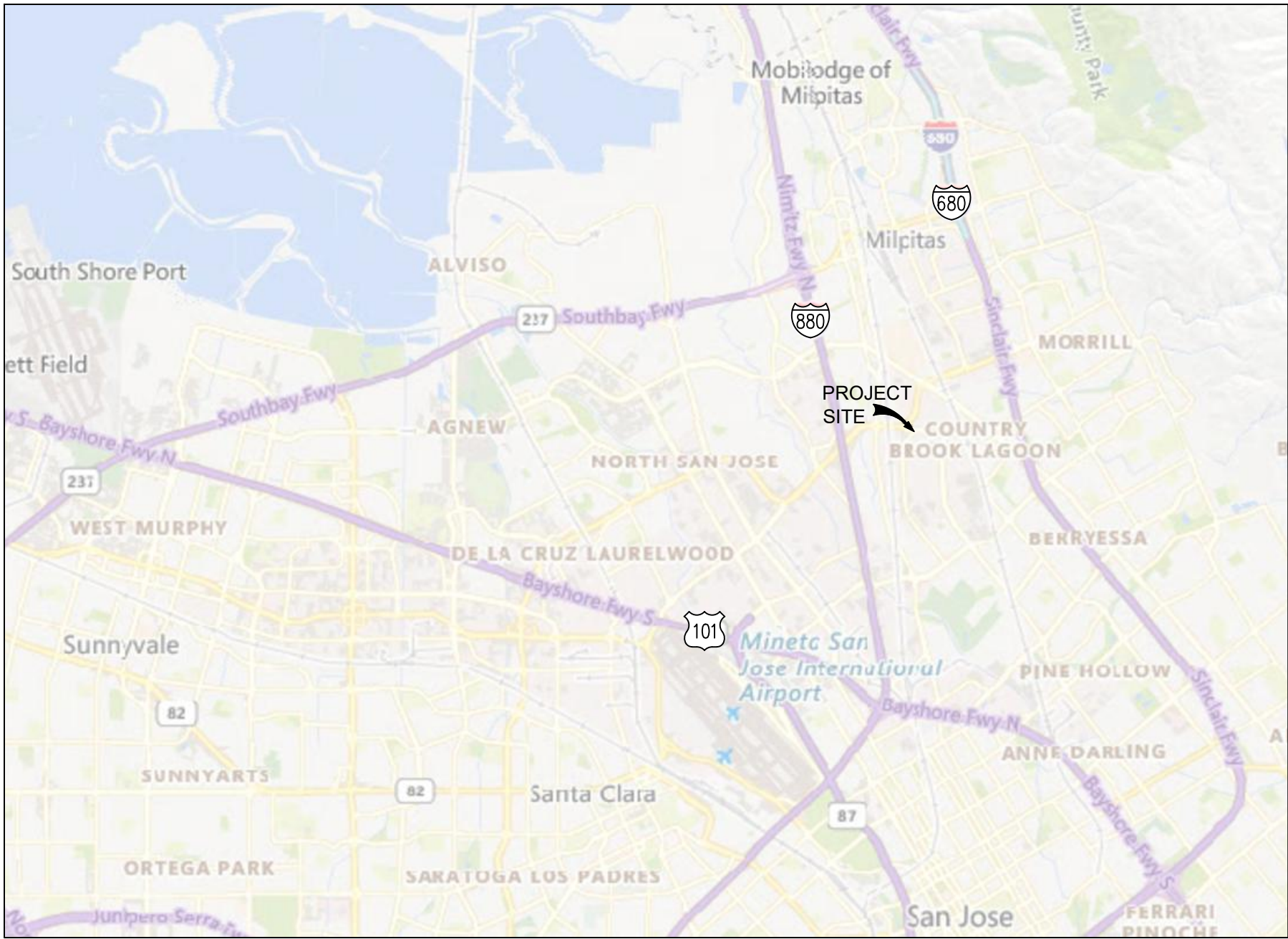
ADDRESS: NORTH OF FORTUNE DR. LOCATED AT THE CORNER OF RINGWOOD AVE & TRADE ZONE BLVD.
APN: 224-17-009
PROJECT SIZE: ±9.78 AC
ZONING: INDUSTRIAL PARK (IP)
EXISTING RESIDENTIAL DENSITY: 0 UNITS / ACRE
EXISTING PARKING COUNT: ±349 SPACES

ABBREVIATIONS

ESMT - EASEMENT
FFE - FINISHED FLOOR ELEVATION
L.M.E. - LANDSCAPE MAINTENANCE EASEMENT
O.R. - OFFICIAL RECORD
P.I.E. - PRIVATE INGRESS/EGRESS EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
W.L.E. - WATER LINE EASEMENT

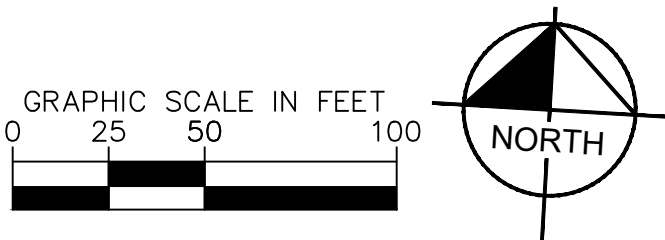
LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- UTILITY TO BE DEMOLISHED
- DEMOLISH AND REMOVE EXISTING CONCRETE
- FULL DEPTH ASPHALT PAVEMENT REMOVAL
- REMOVE EXISTING LANDSCAPE

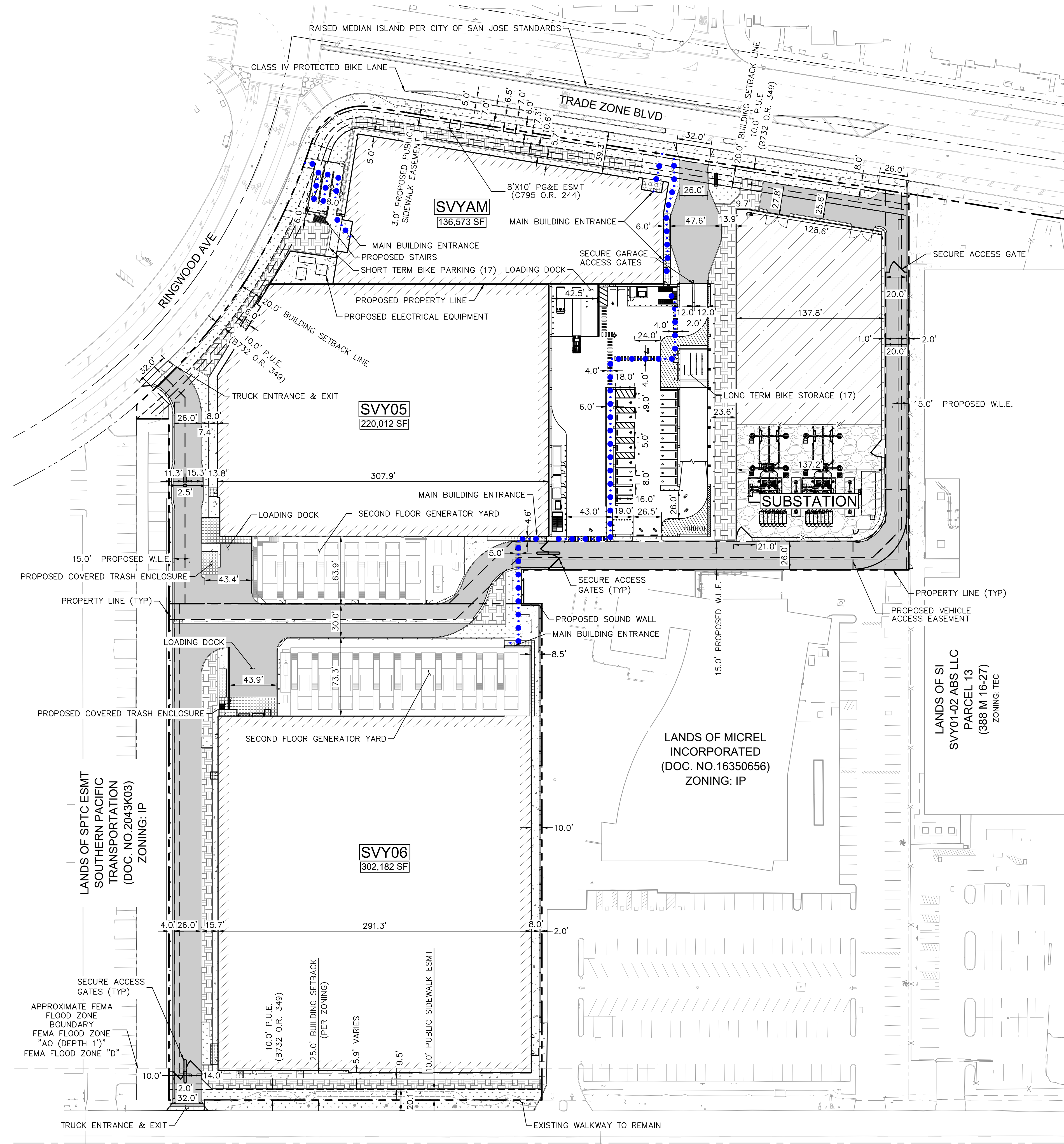


VICINITY MAP
N.T.S.

FILE NUMBER: PD220-001



THE SQUARE FOOTAGES PROVIDED ARE NOT BOMA SQUARE FOOTAGES. IN PREPARING THESE APPROXIMATE SQUARE FOOTAGE NUMBERS, THE ARCHITECT HAS RELIED ON PROGRAM AND PLAN INFORMATION PROVIDED BY THE PERSPECTIVE OWNER AND/OR PREPARED BY THE ARCHITECT TO DATE, SOME OF WHICH REMAIN SUBJECT TO CHANGE AS THE WORK PROCEEDS. THESE APPROXIMATE SQUARE FOOTAGE NUMBERS AND ANY ASSOCIATED DRAWINGS ARE PROVIDED FOR THE CLIENT'S GENERAL UNDERSTANDING OF THE ALLOCATION OF SPACE IN THE BUILDING, NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY. THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, OF THE COMPLETENESS OR ACCURACY OF THE CALCULATIONS, NOR ACCEPTS LIABILITY FOR THE CLIENT'S USE OF THEM, SPECIFICALLY INCLUDING BUT NOT LIMITED TO THEIR INCLUSION IN OR APPLICATION TO SALE, LEASE OR ANY OTHER CONTRACTUAL AGREEMENTS. USE OF THE SQUARE FOOTAGES IS AT CLIENT'S SOLE RISK.



PROPOSED PROPERTY INFORMATION

ADDRESS: NORTH OF FORTUNE DR. LOCATED AT THE CORNER OF RINGWOOD AVE & TRADE ZONE BLVD.
APN: 224-17-009
PROJECT SIZE: ±9.78 AC
ZONING: INDUSTRIAL PARK (IP)
GENERAL PLAN DESIGNATION: TRANSIT EMPLOYMENT CENTER (TEC)
SVYAM SF: 136,573 SF
SVY05 SF: 220,012 SF
SVY06 SF: 302,182 SF
PROPOSED NUMBER OF DWELLING UNITS: 0
PROPOSED RESIDENTIAL DENSITY: 0 UNITS / ACRE

CALGREEN PARKING REQUIREMENTS		
STALL TYPE	REQUIRED	PROVIDED
EV STANDARD ADA STALL	1	1
EV AMBULATORY ADA STALL	1	1
EV VAN ACCESSIBLE STALL	1	1
EV STALL	34	37
CLEAN AIR/VANPOOL STALL/EV STALL	41	44
SHORT TERM BIKE PARKING	17	17
LONG TERM BIKE PARKING	17	17

SEE ARCHITECTURAL PARKING GARAGE PLANS FOR DETAILS

CALIFORNIA BUILDING CODE PARKING REQUIREMENTS		
STALL TYPE	REQUIRED	PROVIDED
STANDARD ACCESSIBLE	6	6
VAN ACCESSIBLE	2	2
TOTAL	8	8

- LEGEND
- PROPERTY LINE
 - CENTER LINE
 - EASEMENT LINE
 - SETBACK LINE
 - PROPOSED FENCE
 - ADA PATH OF TRAVEL
 - PROPOSED BUILDING
 - PROPOSED LANDSCAPING
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT
 - PROPOSED STRIPING
 - PROPOSED FLOW THROUGH PLANTER
 - PROPOSED GRAVEL
 - PROPOSED BUILDING OVERHANG

SVYAM - PARKING SUMMARY				
OCCUPANCY TYPE	REQUIRED PARKING RATIO	REQUIRED PARKING STALLS	PROPOSED MAXIMUM PARKING RATIO	PROPOSED PARKING STALLS
MANUFACTURING	1 STALL / 350 SF + 1 STALL / COMPANY VEHICLE	391	1 / 575 SF	239

SVY05 - PARKING SUMMARY				
OCCUPANCY TYPE	REQUIRED PARKING RATIO	REQUIRED PARKING STALLS	PROPOSED MAXIMUM PARKING RATIO	PROPOSED PARKING STALLS
DATA CENTER	1 STALL / 250 SF OFFICE/MEETING/TECHNICIAN SPACE	43	1 STALL / 5,300 SF	42
	1 STALL / 5000 SF FLOOR AREA FOR COMPUTER EQUIPMENT SPACE	19		

SVY06 - PARKING SUMMARY				
OCCUPANCY TYPE	REQUIRED PARKING RATIO	REQUIRED PARKING STALLS	PROPOSED MAXIMUM PARKING RATIO	PROPOSED PARKING STALLS
DATA CENTER	1 STALL / 250 SF OFFICE/MEETING/TECHNICIAN SPACE	41	1 STALL / 5,300 SF	58
	1 STALL / 5000 SF FLOOR AREA FOR COMPUTER EQUIPMENT SPACE	29		

PARKING NOTE

SEE SHEET 3.2 COMPREHENSIVE SITE PLAN FOR PROPOSED PARKING GARAGE FLOOR LAYOUTS.

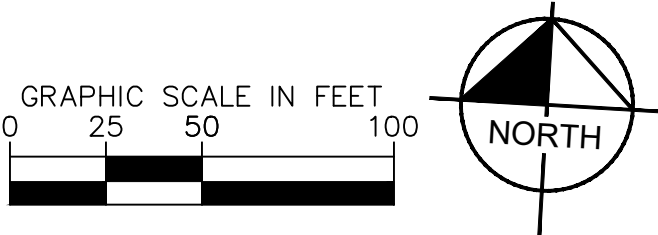
PROPOSED OFFSITE IMPROVEMENTS

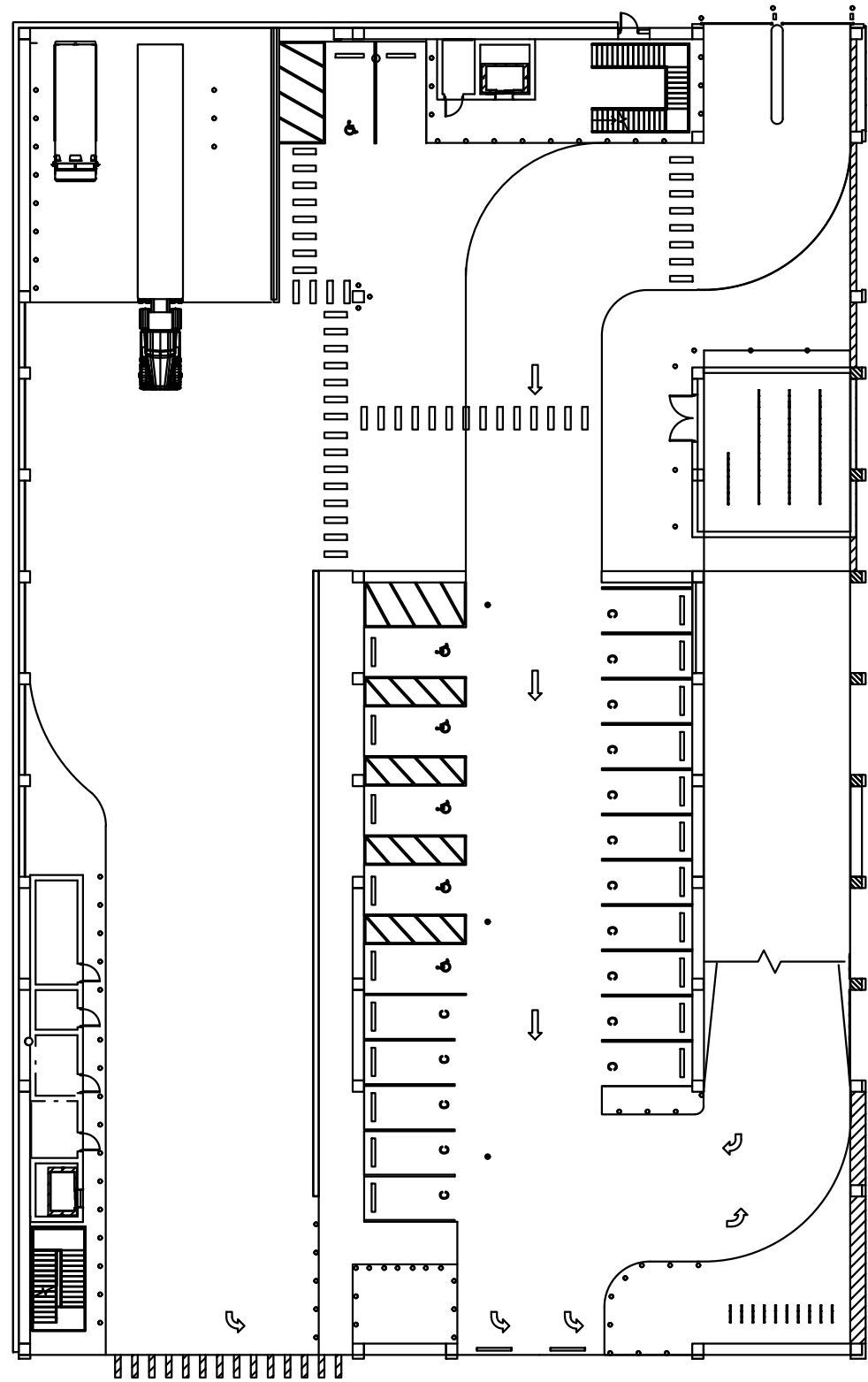
CONSTRUCT 15' DETACHED SIDEWALK WITH CURB, GUTTER, 6.5' PARKSTRIP, AND 8' SIDEWALK ALONG TRADE ZONE BOULEVARD FRONTAGE.
CONSTRUCT AN ON-STREET CLASS IV PROTECTED BIKELANE THAT INCLUDES A 5' WIDE RAISED CONCRETE ISLAND AND 7' WIDE BIKELANE.
CONSTRUCT 10' ATTACHED SIDEWALK WITH CURB AND GUTTER AND TREE WELLS AT THE BACK OF CURB ALONG RINGWOOD AVENUE.
NO OFFSITE IMPROVEMENTS ARE TO BE MADE ALONG FORTUNE DRIVE.
SEE SHEETS 4.3-4.5 FOR TYPICAL FRONTAGE SECTIONS

PROPOSED SITE COVERAGE	
COVERAGE TYPE	PERCENTAGE
BUILDING	46.7%
PARKING	8.2%
LANDSCAPING	9.2%
OTHER HARDSCAPE	35.9%
TOTAL	100.0%

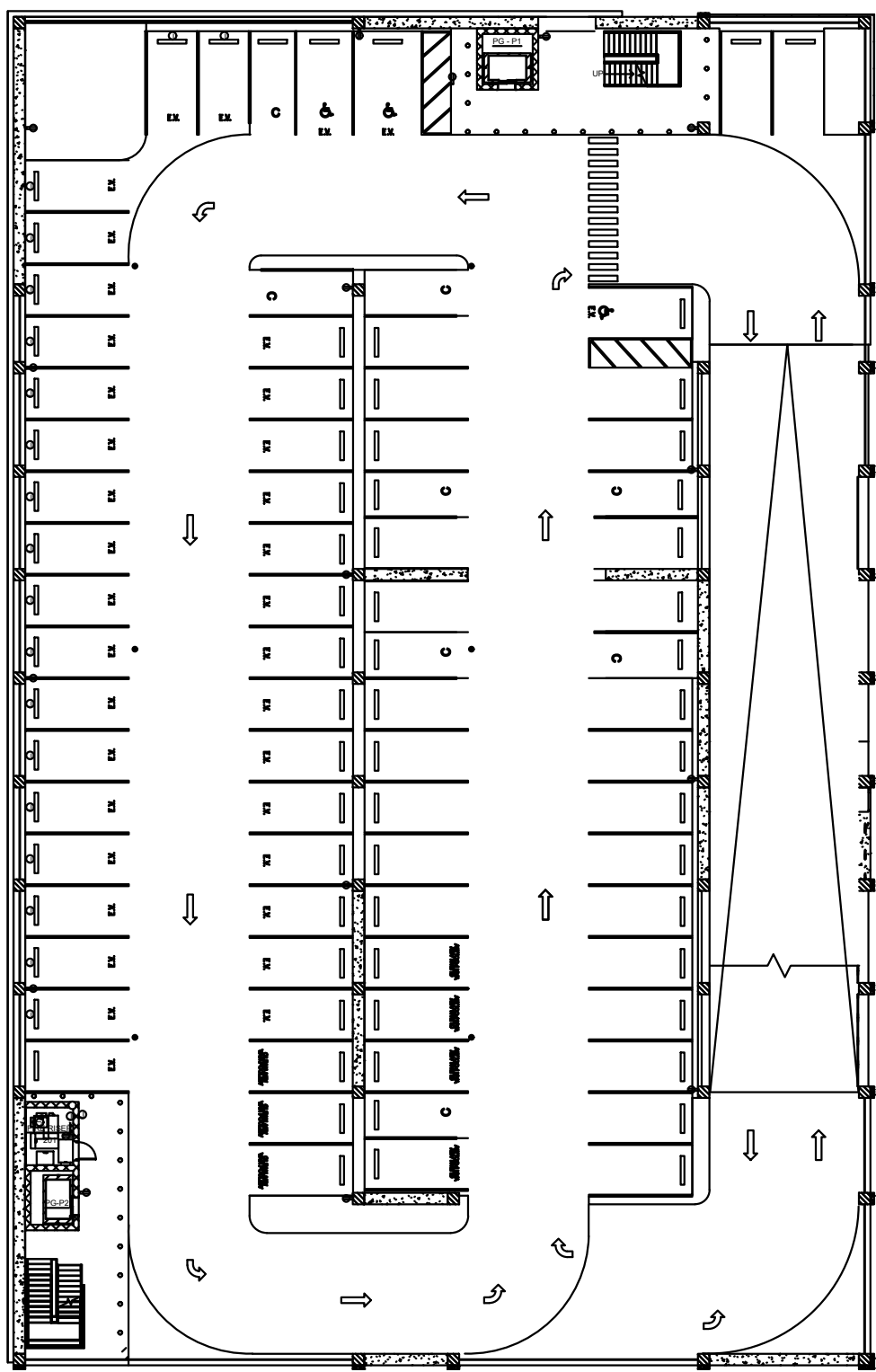
TOTAL PROPOSED PARKING: 339
TOTAL REQUIRED PARKING (IP): 523
PROPOSED PARKING REDUCTION (%) : 35%

FILE NUMBER: PD220-001

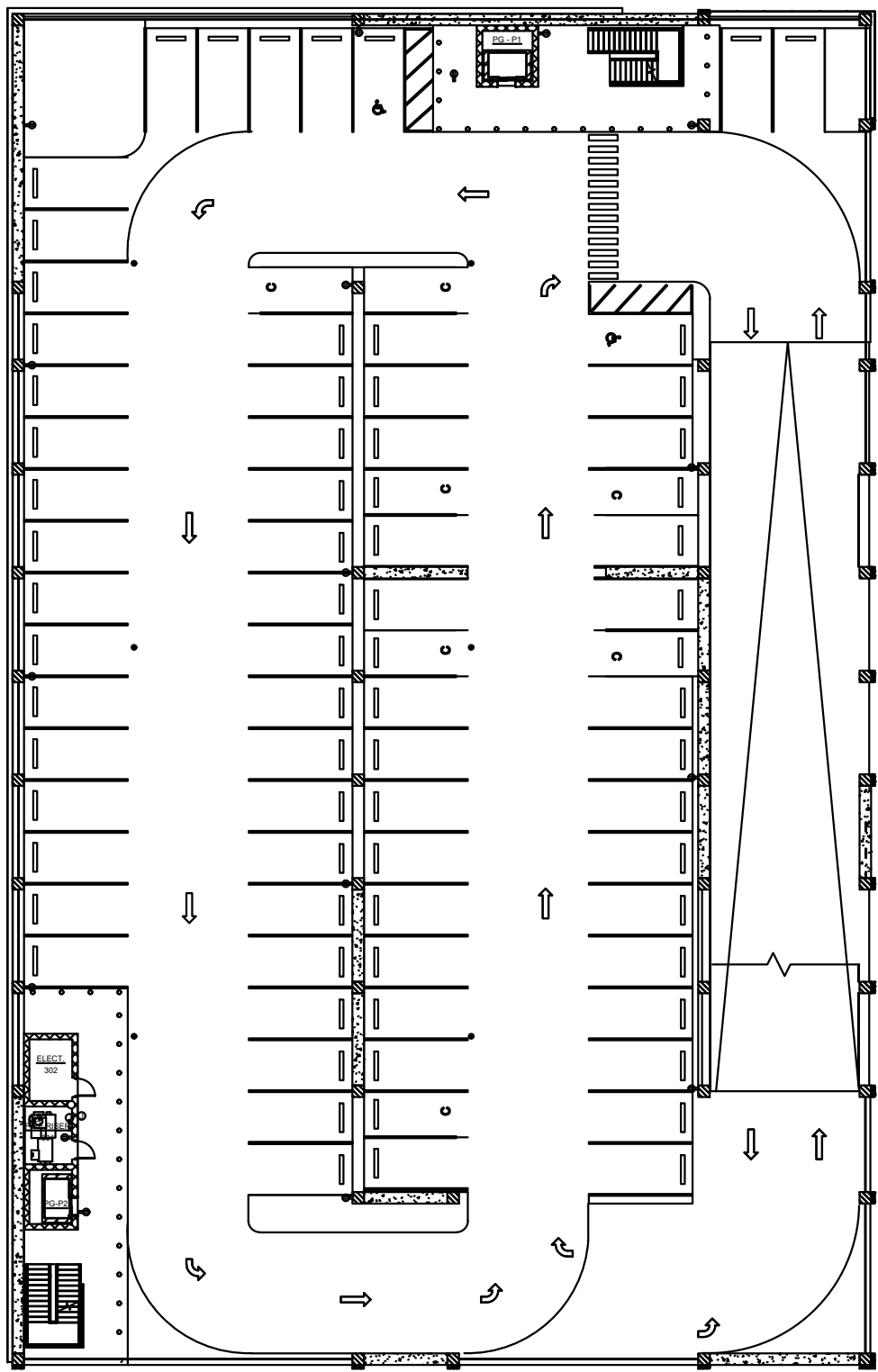




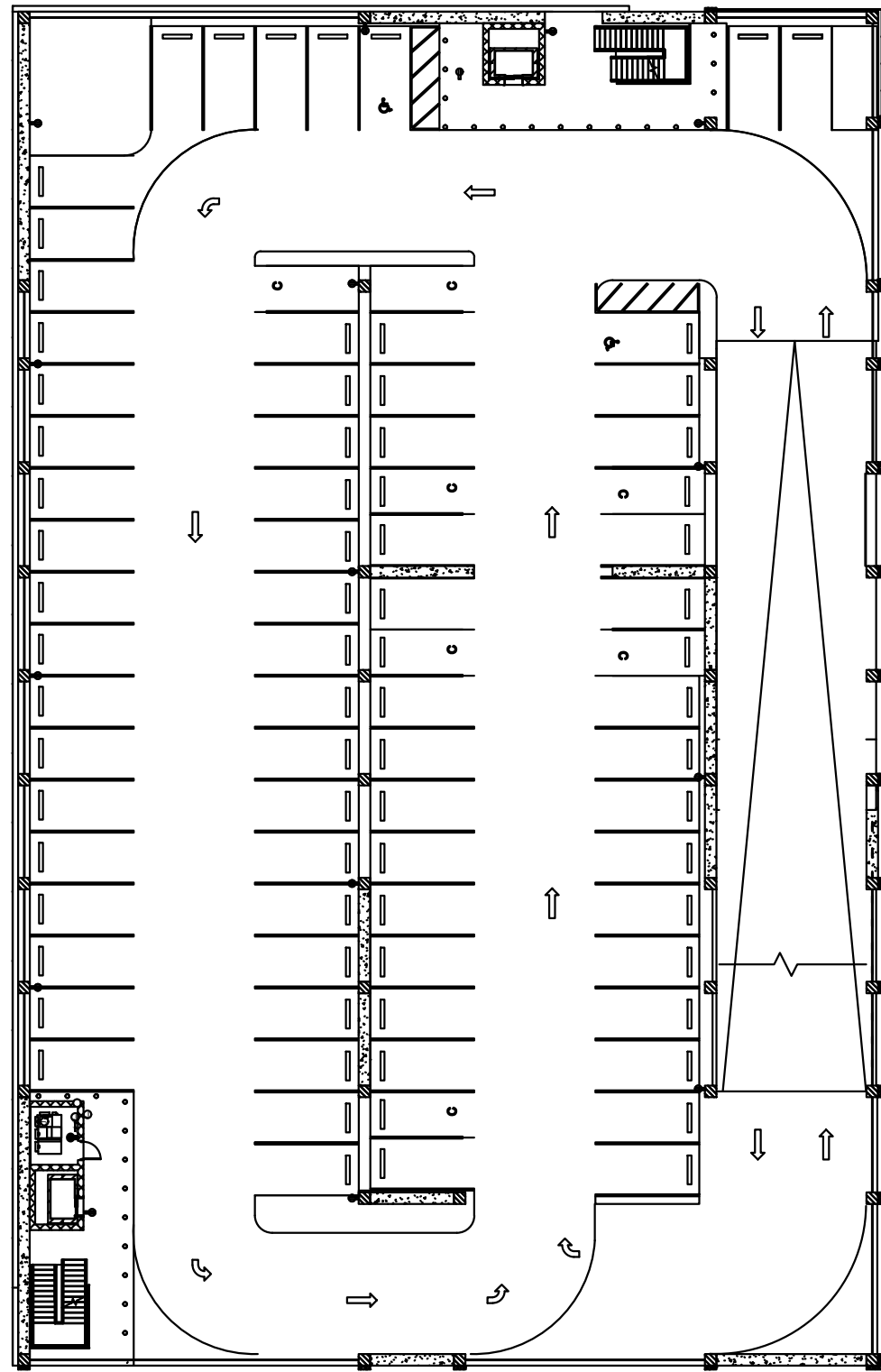
PARKING GARAGE - LEVEL 1
1: 30



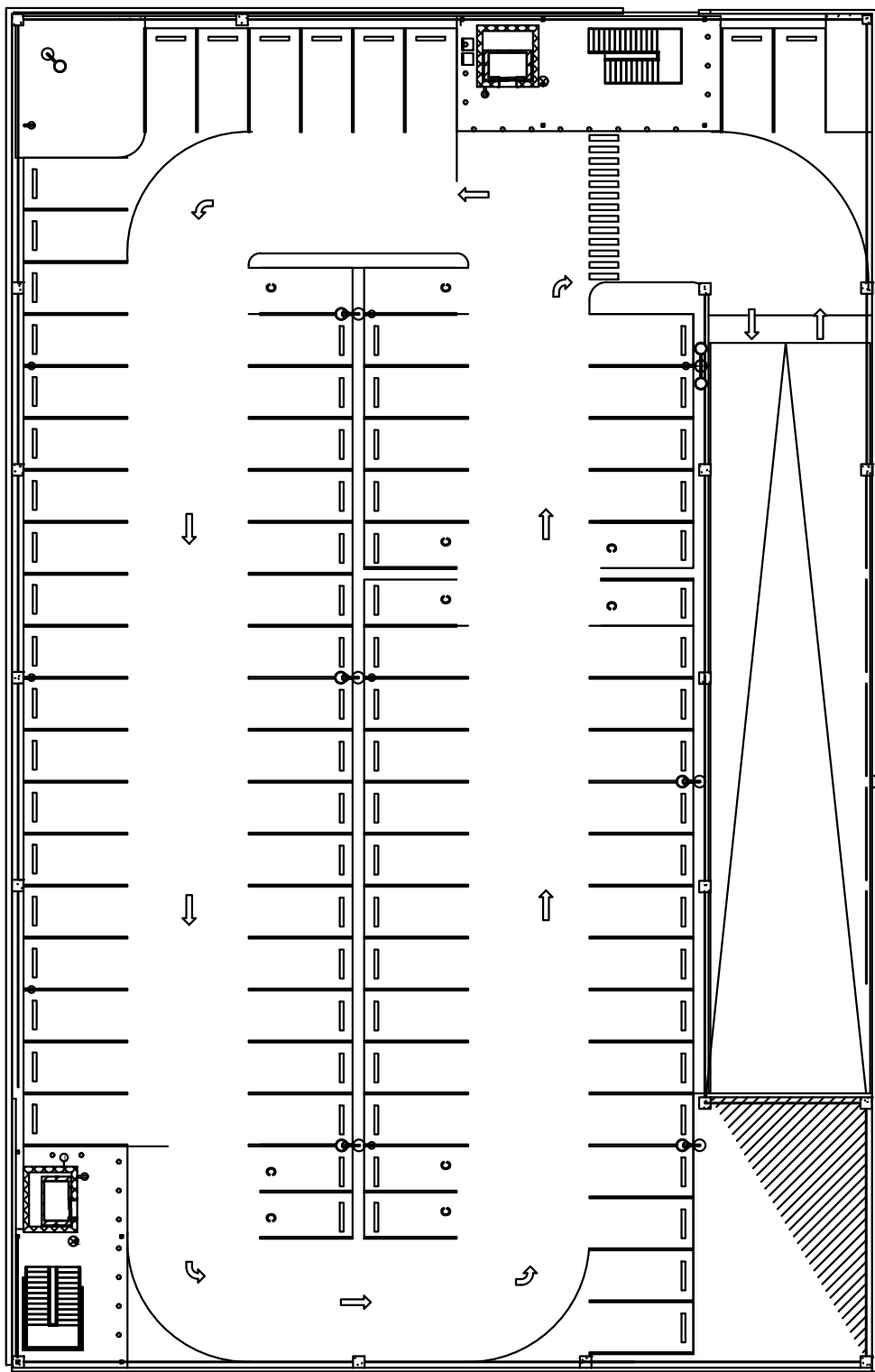
PARKING GARAGE - LEVEL 2
1: 30



PARKING GARAGE - LEVEL 3
1: 30



PARKING GARAGE - LEVEL 4
1: 30



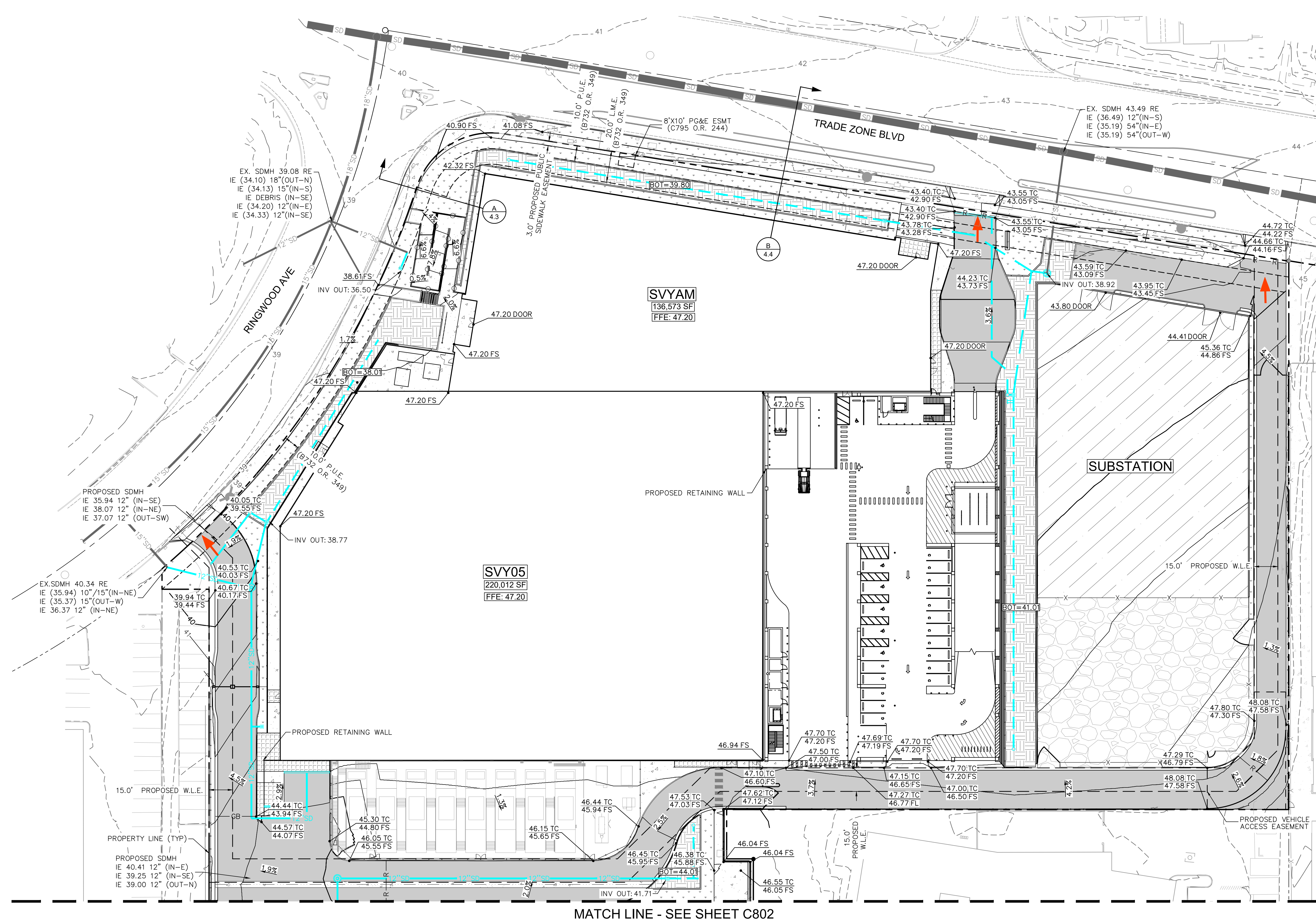
PARKING GARAGE - LEVEL 5
1: 30

TYPE		COUNT
LEVEL 01		
ADA STANDARD		4
ADA VAN		2
COMPACT		15
STANDARD		1
LEVEL 02		
ADA AMBULATORY EV		1
ADA STANDARD EV		1
ADA VAN EV		1
CLEAN AIR/EV/VAN POOL		7
COMPACT		8
STANDARD		26
STANDARD EV		34
LEVEL 03		
ADA STANDARD		2
COMPACT		7
STANDARD		67
LEVEL 04		
ADA STANDARD		2
COMPACT		7
STANDARD		69
LEVEL 05		
COMPACT		10
STANDARD		75
GRAND TOTAL		295
GRAND TOTAL WITH EV		339

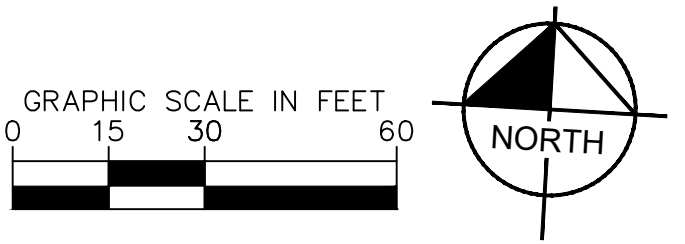
FILE NUMBER: PD220-001

LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK LINE
- RIDGE LINE
- GRADE BREAK LINE
- FLOW LINE
- STORM DRAIN LINE
- PERFORATED PIPE
- LOW POINT
- HIGH POINT
- BIO-SOIL MIX
- DROP INLET
- ULTIMATE OVERLAND RELEASE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED STRIPING
- PROPOSED FLOW THROUGH PLANTER
- PROPOSED GRAVEL



FILE NUMBER: PD220-001



MATCH LINE - SEE SHEET C801

(DOC. NO. 16350656)

LEGEND

	PROPERTY LINE
	EASEMENT/SETBACK LINE
	RIDGE LINE
	GRADE BREAK LINE
	FLOW LINE
	STORM DRAIN LINE
	PERFORATED PIPE
	LOW POINT
	HIGH POINT
	BIO-SOIL MIX
	DROP INLET
	ULTIMATE OVERLAND RELEASE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED LANDSCAPING
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED STRIPING
	PROPOSED FLOW THROUGH PLANTER
	PROPOSED GRAVEL

LANDS OF SPTC ESMT
SOUTHERN PACIFIC
TRANSPORTATION
(DOC. NO. 2043K03)

APPROXIMATE FEMA FLOOD ZONE
BOUNDARY
FEMA FLOOD ZONE "AO (DEPTH 1')"
FEMA FLOOD ZONE "D"

SVY06
302,182 SF
FFE: 47.20

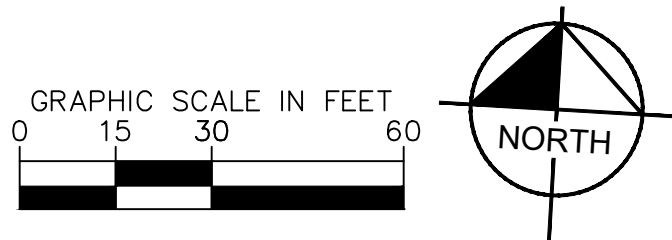
LANDS OF MICREL
INCORPORATED
(DOC. NO. 16350656)

15.0' PUBLIC SIDEWALK ESMT
(DOC. NO. 19375941)

10.0' P.U.E.
(B732 O.R. 349)

FORTUNE DR

FILE NUMBER: PD220-001



STACK
INFRASTRUCTURE™

S K S

Kimley»Horn
Expect More. Experience Better.

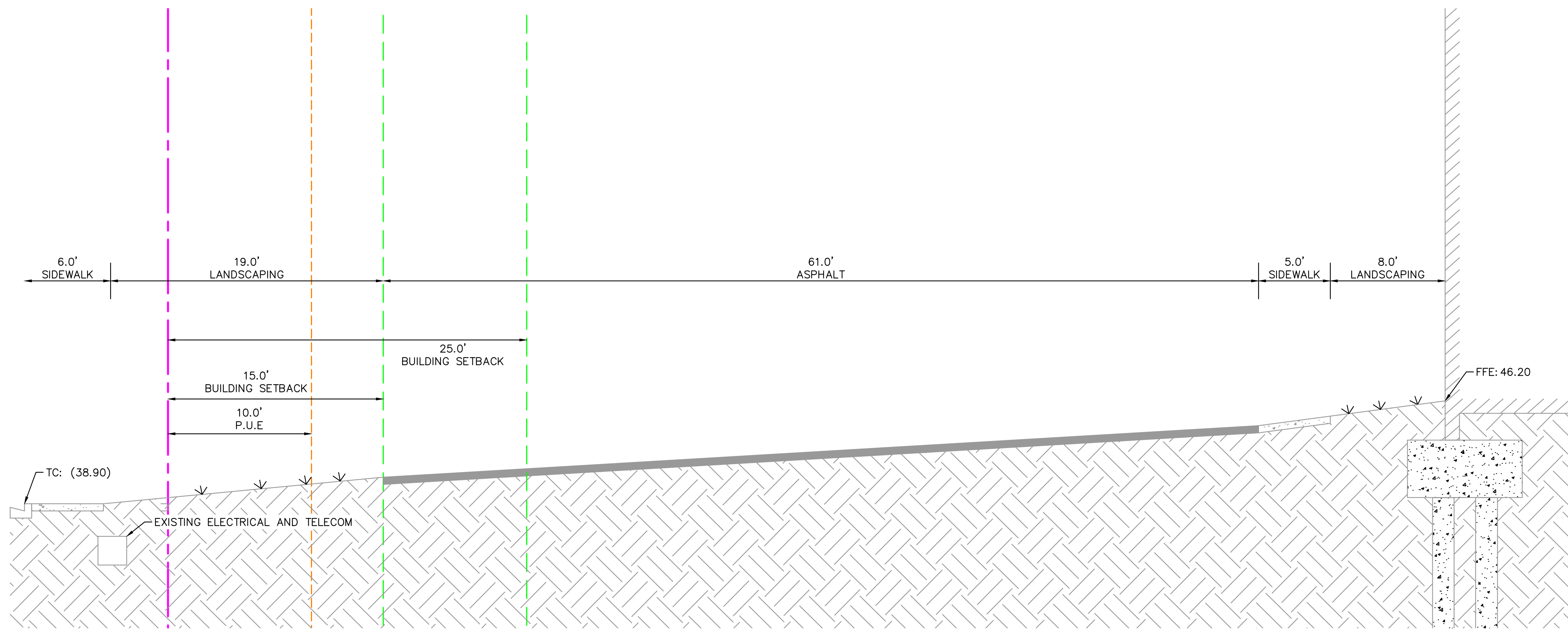
4.2 - CONCEPTUAL GRADING AND DRAINAGE PLAN

kW mission critical
engineering

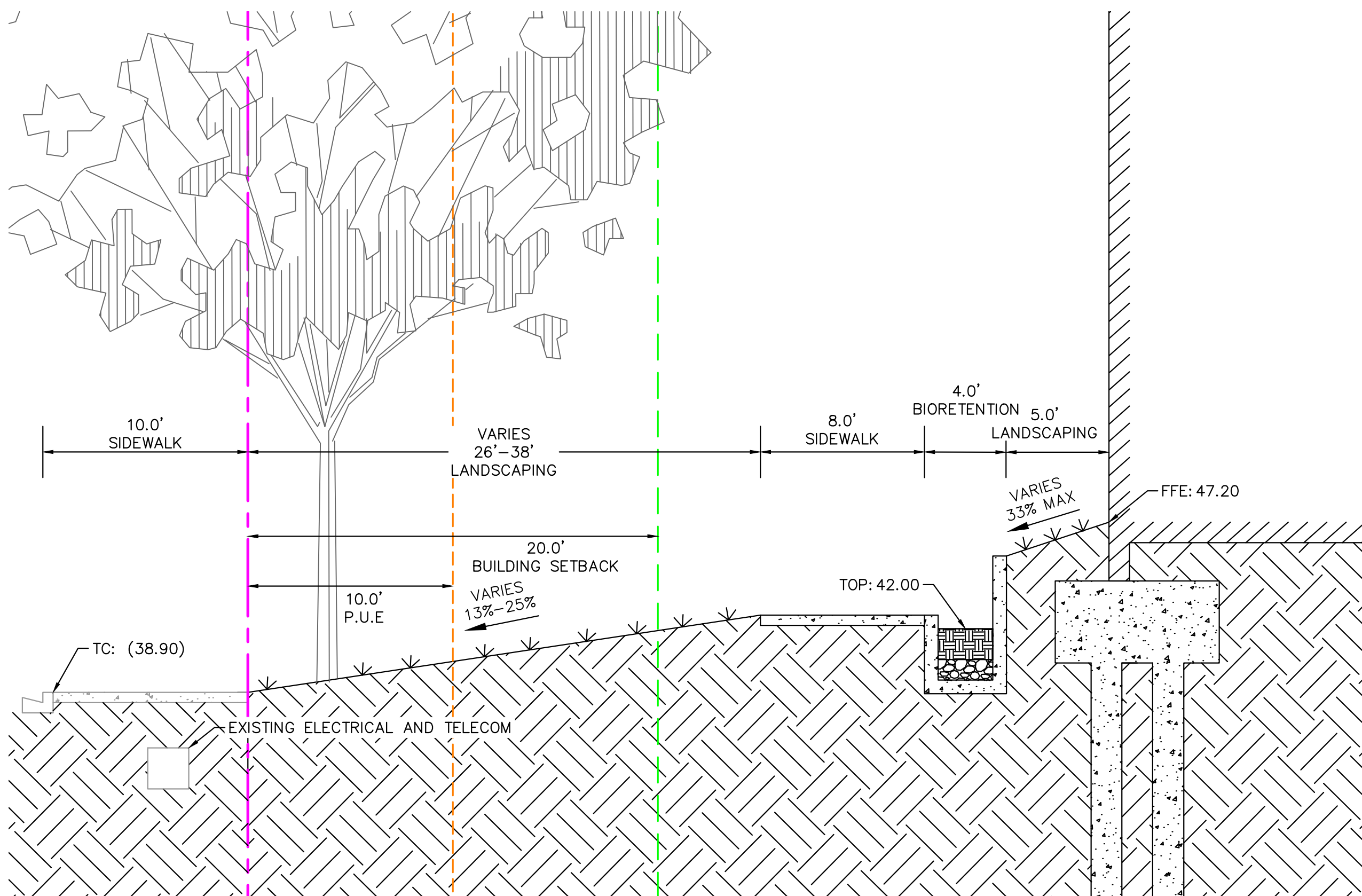
PARADIGM
structural engineers

CORGAN

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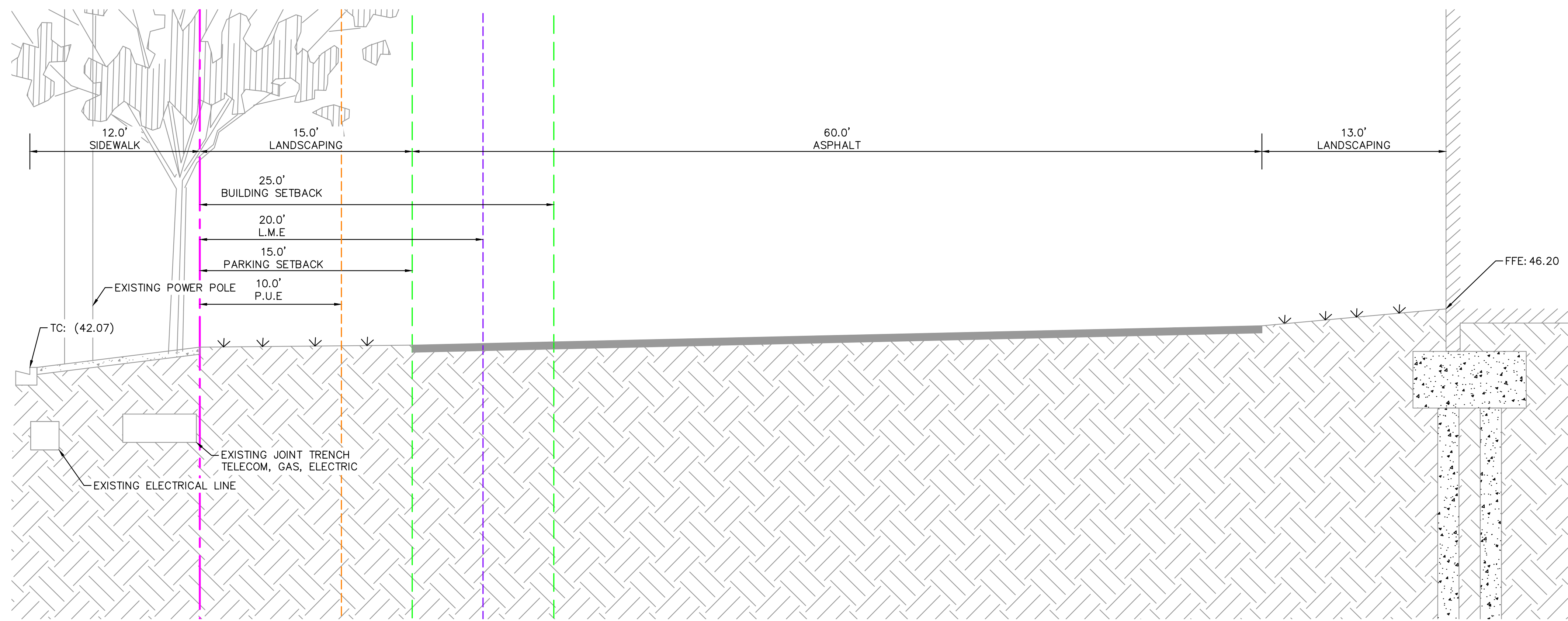


EXISTING RINGWOOD AVE TYPICAL SECTION A
SCALE 1" = 5'

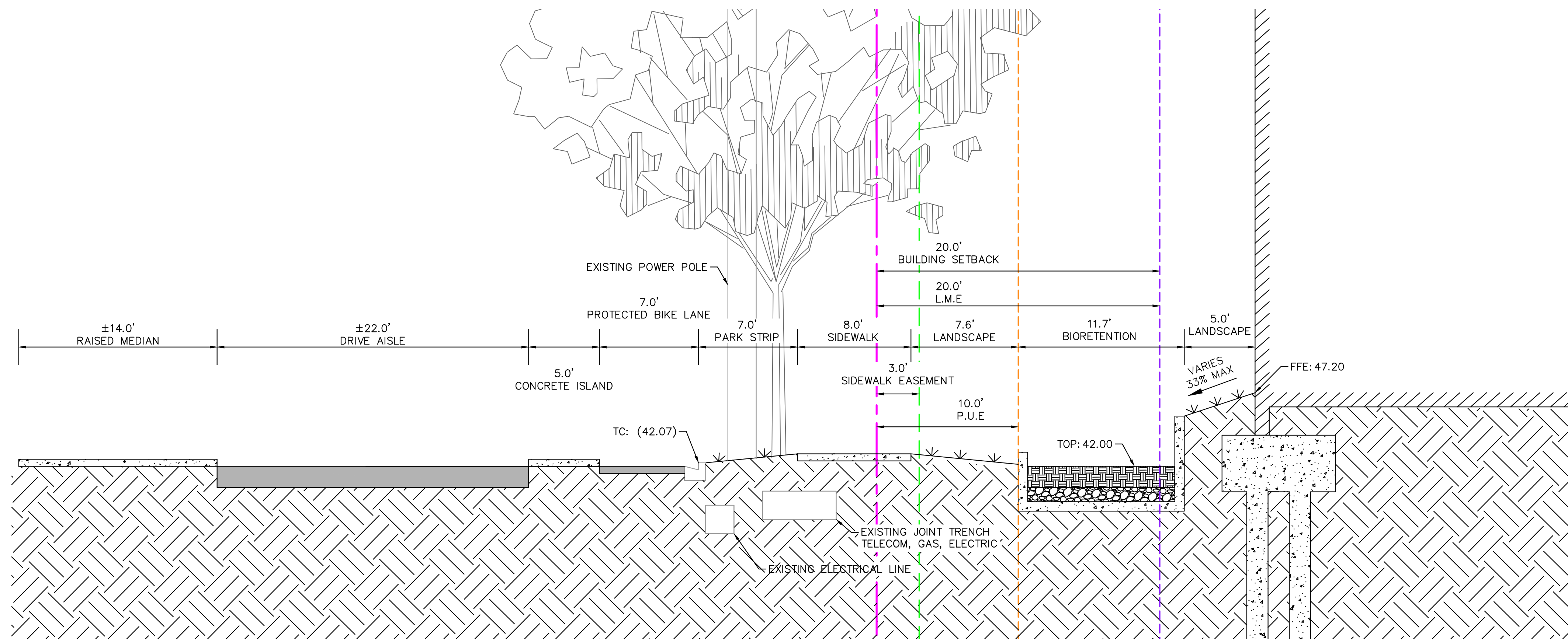


PROPOSED RINGWOOD AVE TYPICAL SECTION A
SCALE 1" = 5'

FILE NUMBER: PD220-001

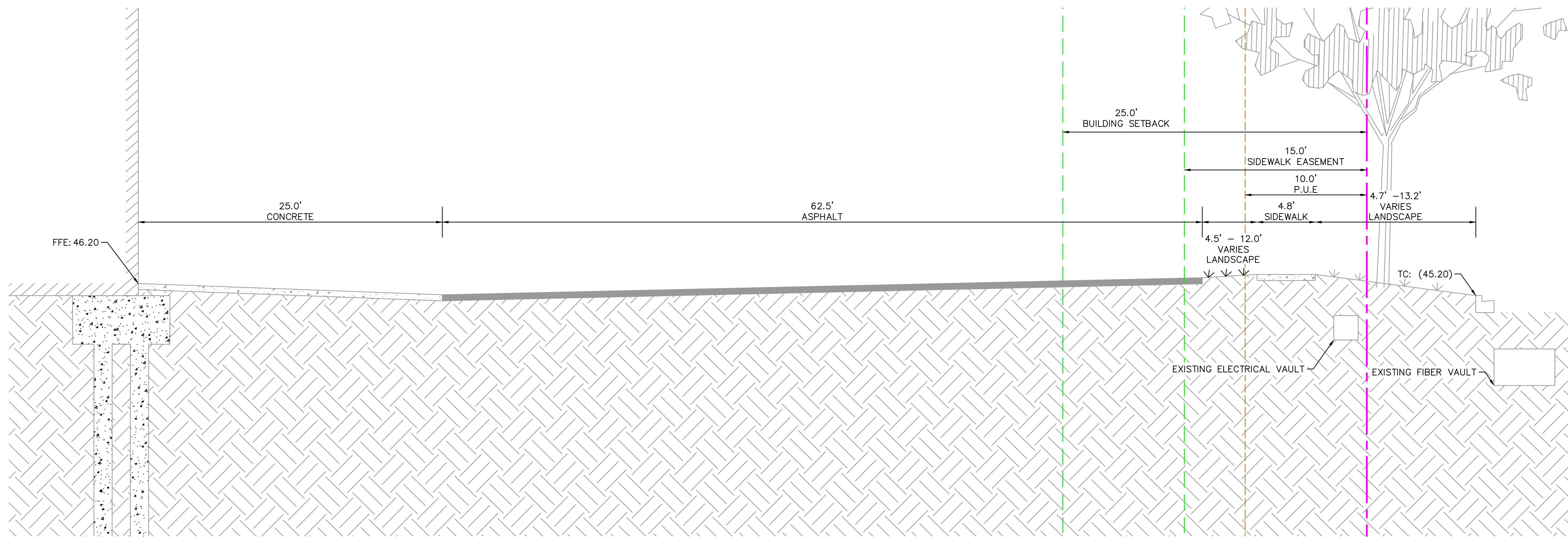


EXISTING TRADE ZONE BLVD TYPICAL SECTION B
SCALE 1" = 5'

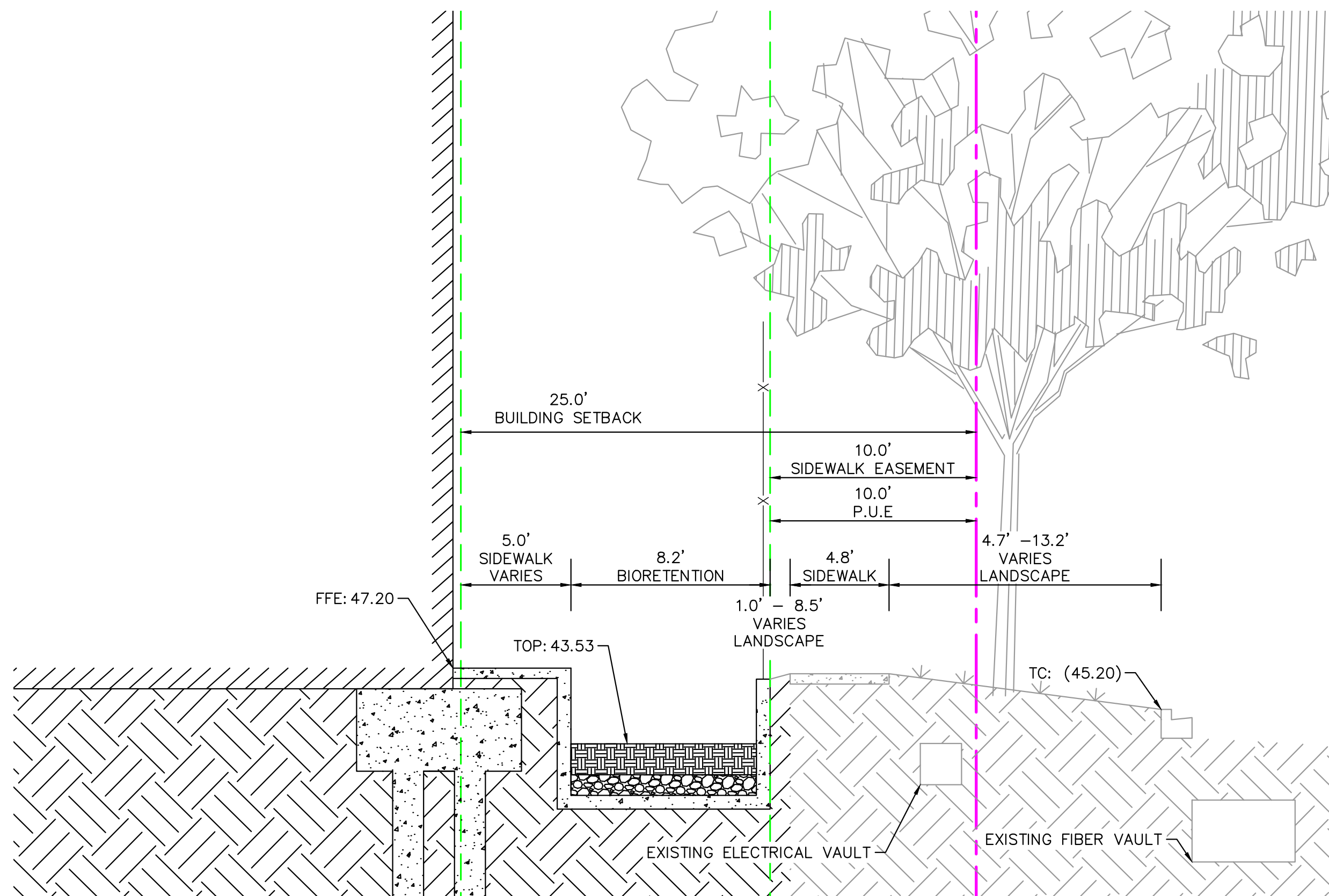


PROPOSED TRADE ZONE BLVD TYPICAL SECTION B
SCALE 1" = 5'

FILE NUMBER: PD220-001



EXISTING FORTUNE DRIVE TYPICAL SECTION
SCALE 1" = 5'



PROPOSED FORTUNE DRIVE TYPICAL SECTION
SCALE 1" = 5'

FILE NUMBER: PD220-001

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 1 ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS		
NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

PROJECT SITE INFORMATION:

- SOILS TYPE: SC, CL, SM, AND SP.
- GROUND WATER DEPTH: 8.5' – 16'
- NAME OF RECEIVING BODY: COYOTE CREEK
- FLOOD ZONE: AO
- FLOOD ELEVATION (IF APPLICABLE): 1'

SOURCE CONTROL MEASURES:

- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - INTERIOR PARKING STRUCTURES.
 - COVERED LOADING DOCKS AND MAINTENANCE BAYS.
- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
2400 RINGWOOD AVE
SAN JOSE, CA 95131

I.B. PROPERTY OWNER:

SI SVLY2, LLC

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
Zenith Rathore

II.B. PHONE NUMBER OF CONTACT:
650-397-5793

II.C. EMAIL:
zrathore@stackinfra.com

II.D. ADDRESS:
1700 Broadway, Suite 1750
Denver, CO 80290

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C.3 HANDBOOK AT : [HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/XXJCFB461/FILES/SCVURPPP_C.PDF](https://cleanwater.sccgov.org/sites/g/files/xxjcfb461/files/scvurppp_c.pdf)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

SITE DESIGN MEASURES:

- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
- CREATE NEW PERVIOUS AREAS:
 - LANDSCAPING
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
- CLUSTER STRUCTURES/PAVEMENT.
- PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
- PARKING:
 - ON TOP OF OR UNDER BUILDINGS.
 - NOT PROVIDED IN EXCESS OF CODE.

RECEIVING BODY OF WATER

- THIS PROJECT IS LOCATED WITHIN THE LOWER PENITENCIA WATERSHED.

GEOTECHNICAL NOTE

- SOIL TYPES FOUND INCLUDE: SC, CL, SM, AND SP.
- GROUNDWATER IDENTIFIED AT DEPTHS RANGING FROM 8.5' TO 16' BELOW THE SURFACE

GEOTECHNICAL REPORT

THE GEOTECH ENGINEERING DESIGN REPORT DATED AUGUST 13, 2021 PREPARED BY CORNERSTONE EARTH GROUP AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:					
2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is ¹ sq. ft.	Existing IA Replaced with IA ² sq. ft.	New IA Created ² sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total IA	d.1 343,811	d.2 0	d.3 343,811	d.4 48,538	d.5 (d.2+d.3+d.4) 392,349
Total New and Replaced IA			d.6 (d.3+d.4) 395,446		
Public Street Totals					
Total Public Streets IA ³	d.8 1,511	d.9 1,511	d.10 0	d.11 0	d.12 (d.9+d.10+d.11) 1,511
Total New and Replaced Public Streets IA			d.13 (d.10+d.11) 0		
Total Site and Public Streets IA	d.14 (d.1+d.8) 345,322				d.15 (d.5+d.12) 393,860
Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100:				d.16 100	%
2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.				Total Post Project PA sq. ft.
Total PA ⁴	e.1 84,807				e.2 37,780
2.f Total Area (IA + PA)	f.1 (d.14+ e.1) 430,129				f.2 (d.15+ e.2) 430,129

STANDARD STORMWATER CONTROL NOTES:

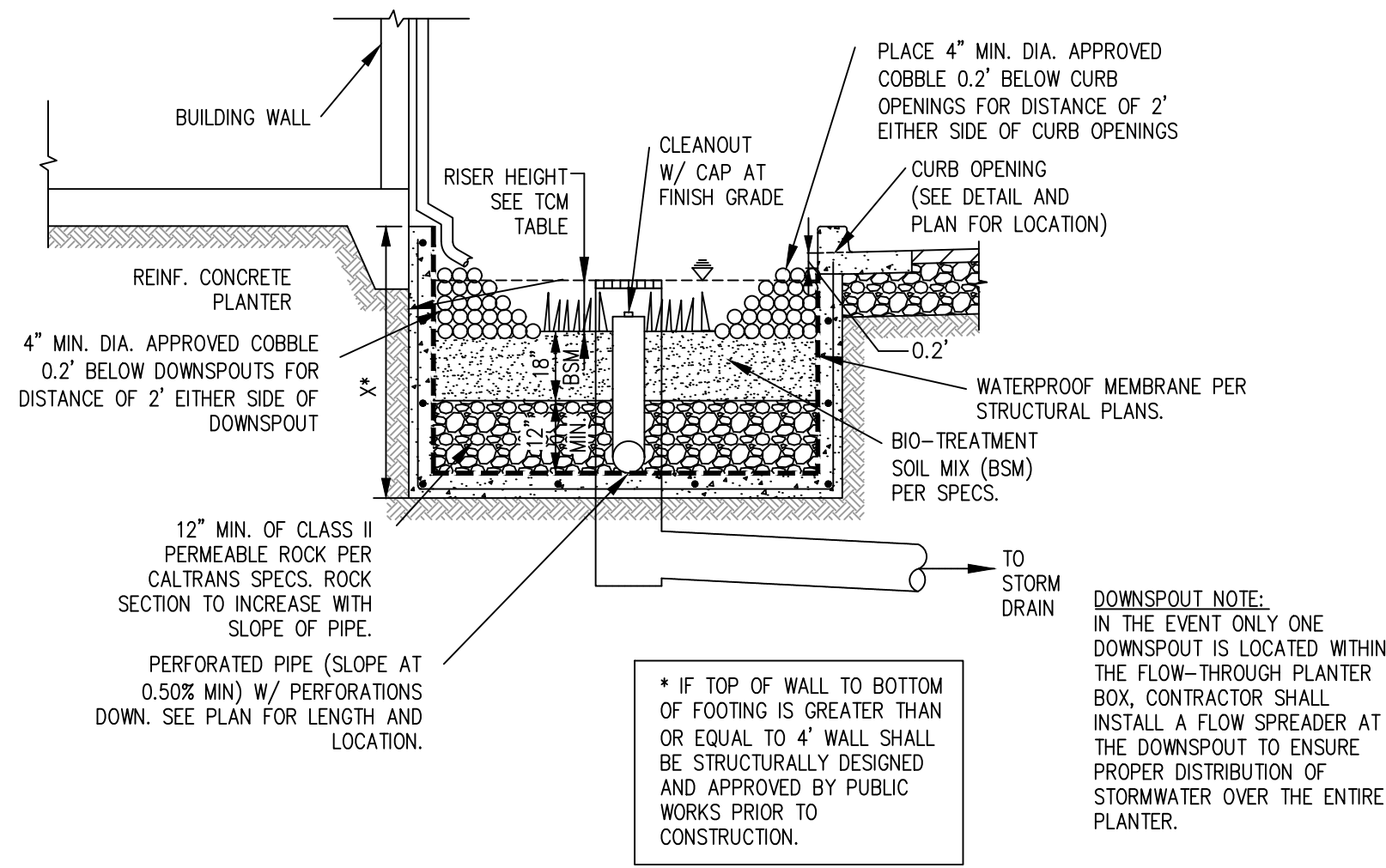
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

FILE NUMBER: PD220-001

TREATMENT CONTROL MEASURE SUMMARY TABLE													
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention		Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	
1	1	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	57,389	52,289	0	5,100	13.89%	2,112	2,415	6
2	2	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	51,985	42,135	0	9,850	12.58%	1,725	3,000	6
3	3	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	140,564	132,764	0	7,800	34.02%	5,342	5,720	6
4	4	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	41,939	40,339	0	1,600	10.15%	1,620	1,740	6
5	5	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	11,306	9,906	0	1,400	2.74%	402	910	6
6	6	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	56,585	54,205	0	2,380	13.70%	2,178	2,380	6
7	7	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	53,376	49,326	0	4,050	12.92%	2,123	2,650	6
8	8	Offsite	Maintenance	Non-LID	N/A	3,012	3,012	0	0	-	0	0	0
9	9	Offsite	Maintenance	Non-LID	N/A	7,251	4,451	0	2,800	-	0	0	0
10	10	Offsite	Maintenance	Non-LID	N/A	6,722	573	0	6,149	-	0	0	0
Totals:						430,129	389,000	0	41,129	100.00%			

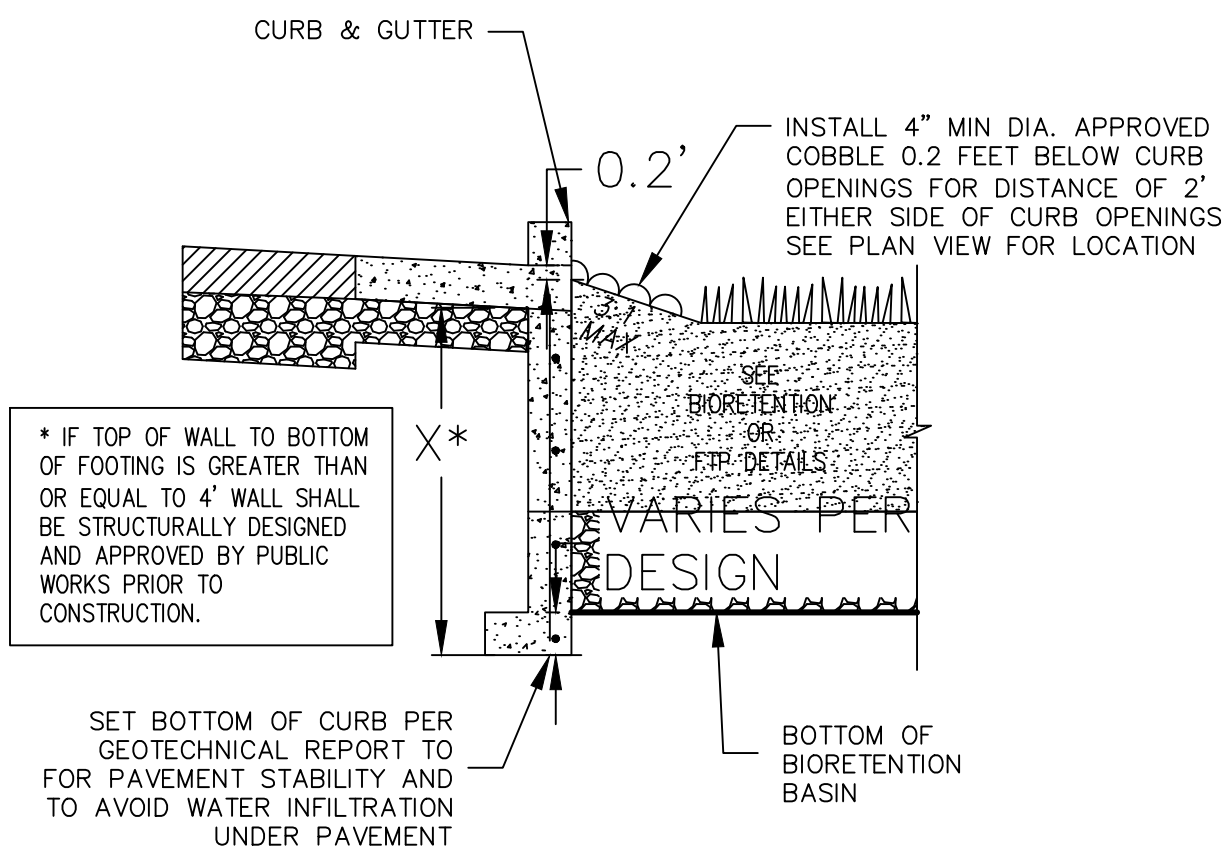
Footnotes:

- * "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
- ** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
- *** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.



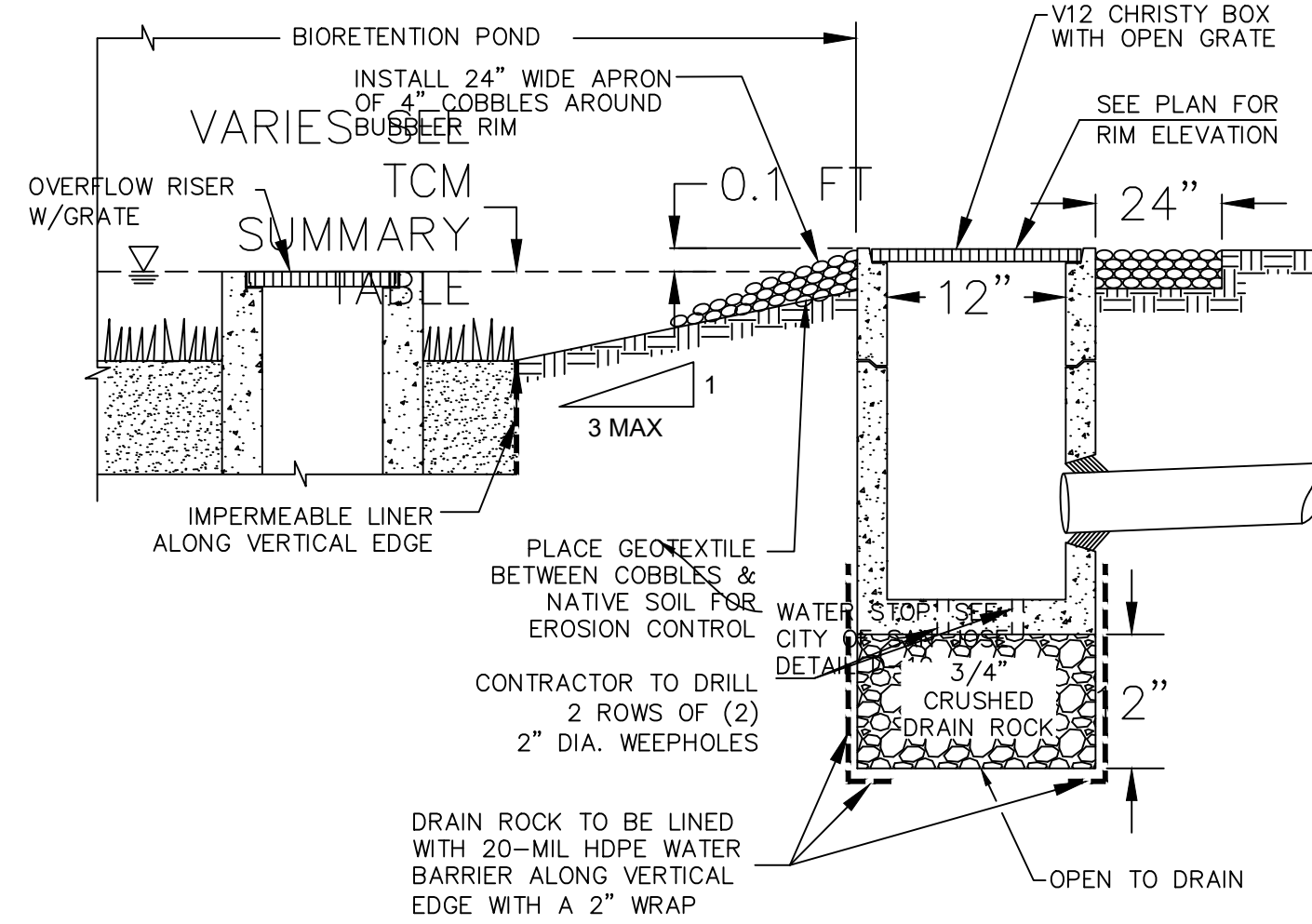
FLOW-THROUGH PLANTER (BELOW GRADE)
NTS

1



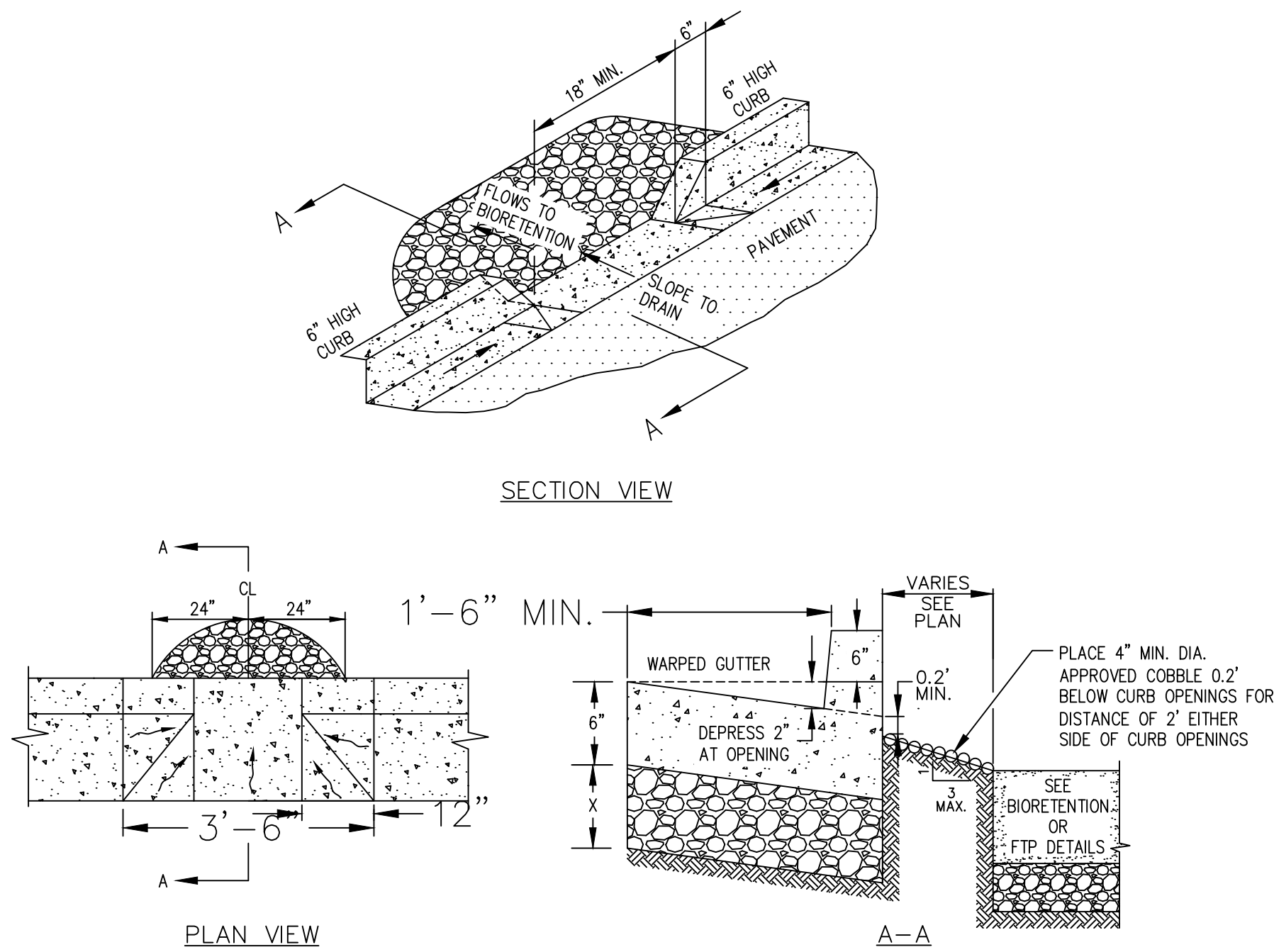
CURB ADJACENT TO BIORETENTION
NTS

2



BUBBLER BOX DETAIL
NTS

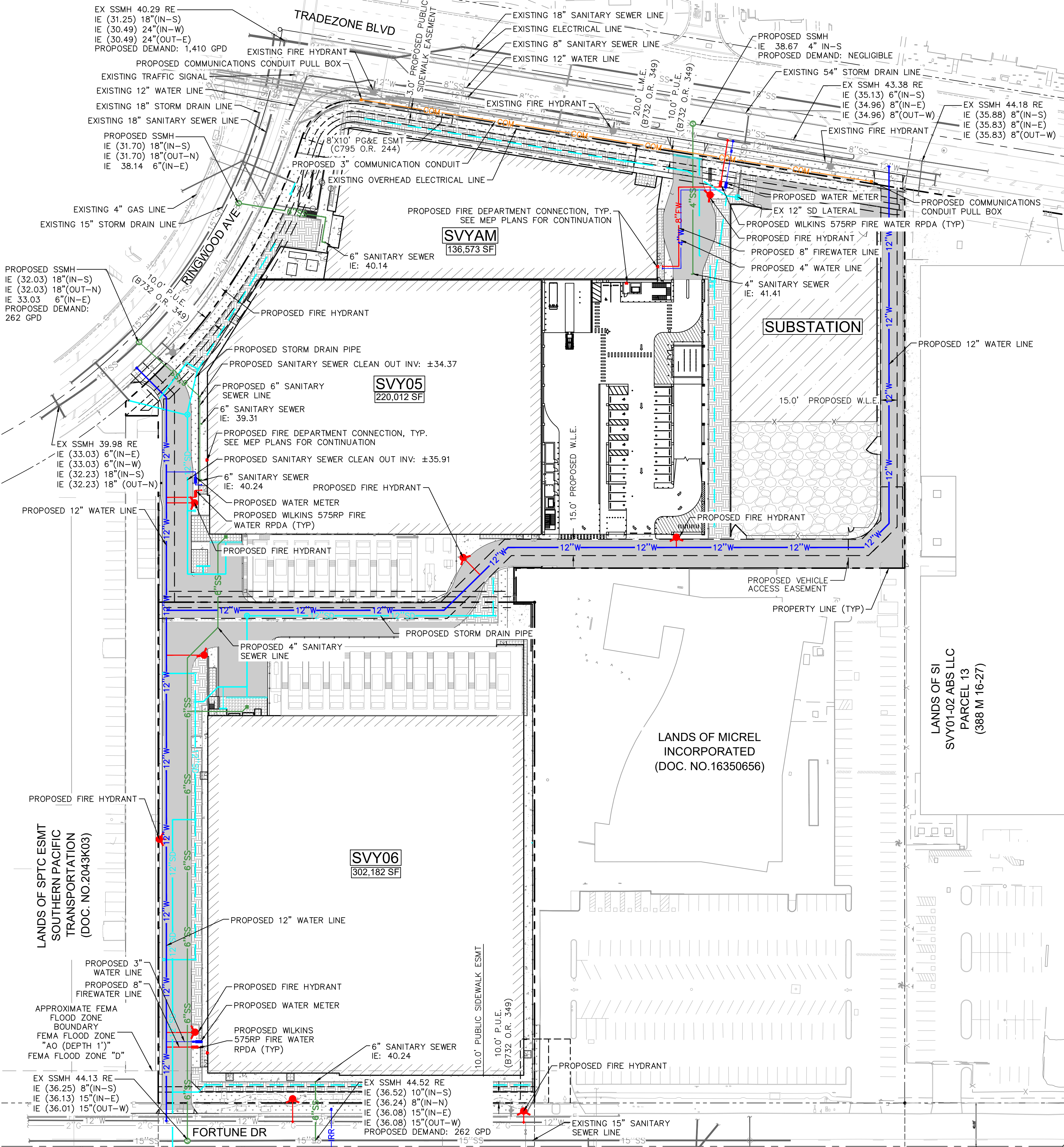
3



CURB OPENING
NTS

4

FILE NUMBER: PD220-001



LEGEND

X" FW

X" W

X" SD

X" SS

X" IRR

COM

X" W

X" SS

X" SD

X" E

X" F

X" G

PROPERTY LINE

PROPOSED X" PVC FIRE WATER PIPE

PROPOSED X" PVC WATER PIPE

PROPOSED X" STORM DRAIN PIPE

PROPOSED X" SANITARY SEWER PIPE

PROPOSED IRRIGATION PIPE

PROPOSED 3" COMMUNICATION CONDUIT

EXISTING X" WATER LINE

EXISTING X" SEWER LINE

EXISTING X" STORM DRAIN LINE

EXISTING X" ELECTRICAL LINE

EXISTING OVERHEAD ELECTRICAL LINE

EXISTING X" FIBER LINE

EXISTING X" GAS LINE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

STORM DRAIN MANHOLE

SANITARY SEWER MANHOLE

STORM DRAIN OVERFLOW INLET

PROPOSED BUILDING

PROPOSED LANDSCAPING

PROPOSED CONCRETE

PROPOSED ASPHALT

PROPOSED STRIPING

PROPOSED FLOW THROUGH PLANTER

PROPOSED GRAVEL

SANITARY SEWER DEMAND	
BUILDING	DEMAND (GPM)
SVYAM	1,410
PARKING GARAGE	NEGLIGIBLE
SVY05	262
SVY06	262

FILE NUMBER: PD220-001

6.0 - CONCEPTUAL UTILITY PLAN

STACK

INFRASTRUCTURE

SKS

Kimley»Horn

Expect More. Experience Better.

kw

mission critical
engineering

PARADIGM

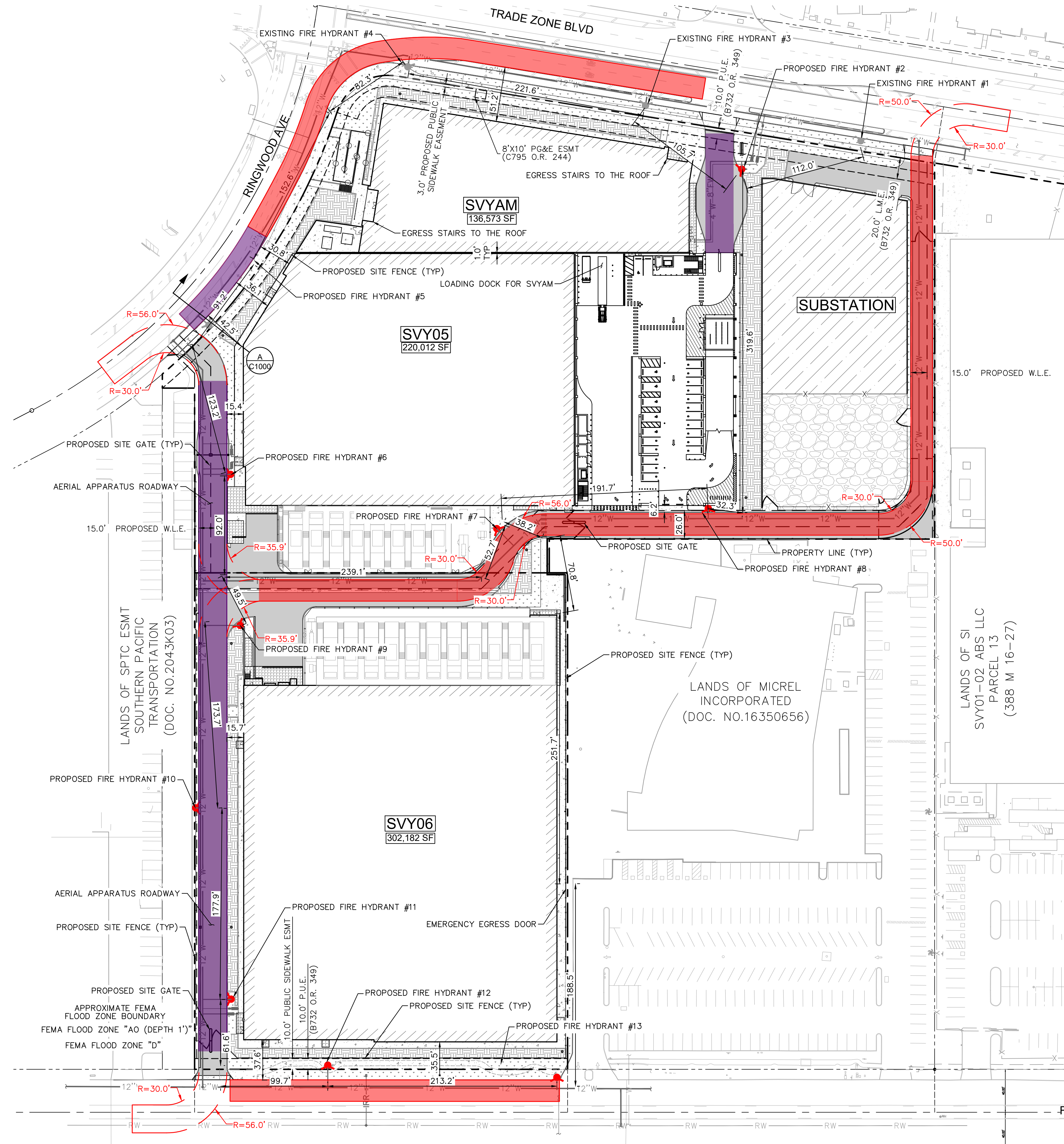
structural engineers

CORGAN

THE SQUARE FOOTAGES PROVIDED ARE NOT BOMA SQUARE FOOTAGES. IN PREPARING THESE APPROXIMATE SQUARE FOOTAGE NUMBERS, THE ARCHITECT HAS RELIED ON PROGRAM AND PLAN INFORMATION PROVIDED BY THE PERSPECTIVE OWNER AND/OR PREPARED BY THE ARCHITECT TO DATE. SOME OF WHICH REMAIN SUBJECT TO CHANGE AS THE WORK PROCEEDS. THESE APPROXIMATE SQUARE FOOTAGE NUMBERS AND ANY ASSOCIATED DRAWINGS ARE PROVIDED FOR THE CLIENT'S GENERAL UNDERSTANDING OF THE ALLOCATION OF SPACE IN THE BUILDING. NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THE ARCHITECT MAKES NO WARRANTY, EXPRESS OR IMPLIED, OF THE COMPLETENESS OR ACCURACY OF THE CALCULATIONS, NOR ACCEPTS LIABILITY FOR THE CLIENT'S USE OF THEM, SPECIFICALLY INCLUDING BUT NOT LIMITED TO THEIR INCLUSION IN OR APPLICATION TO SALE, LEASE OR ANY OTHER CONTRACTUAL AGREEMENTS. USE OF THE SQUARE FOOTAGES IS AT CLIENT'S SOLE RISK.

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SITE DATA

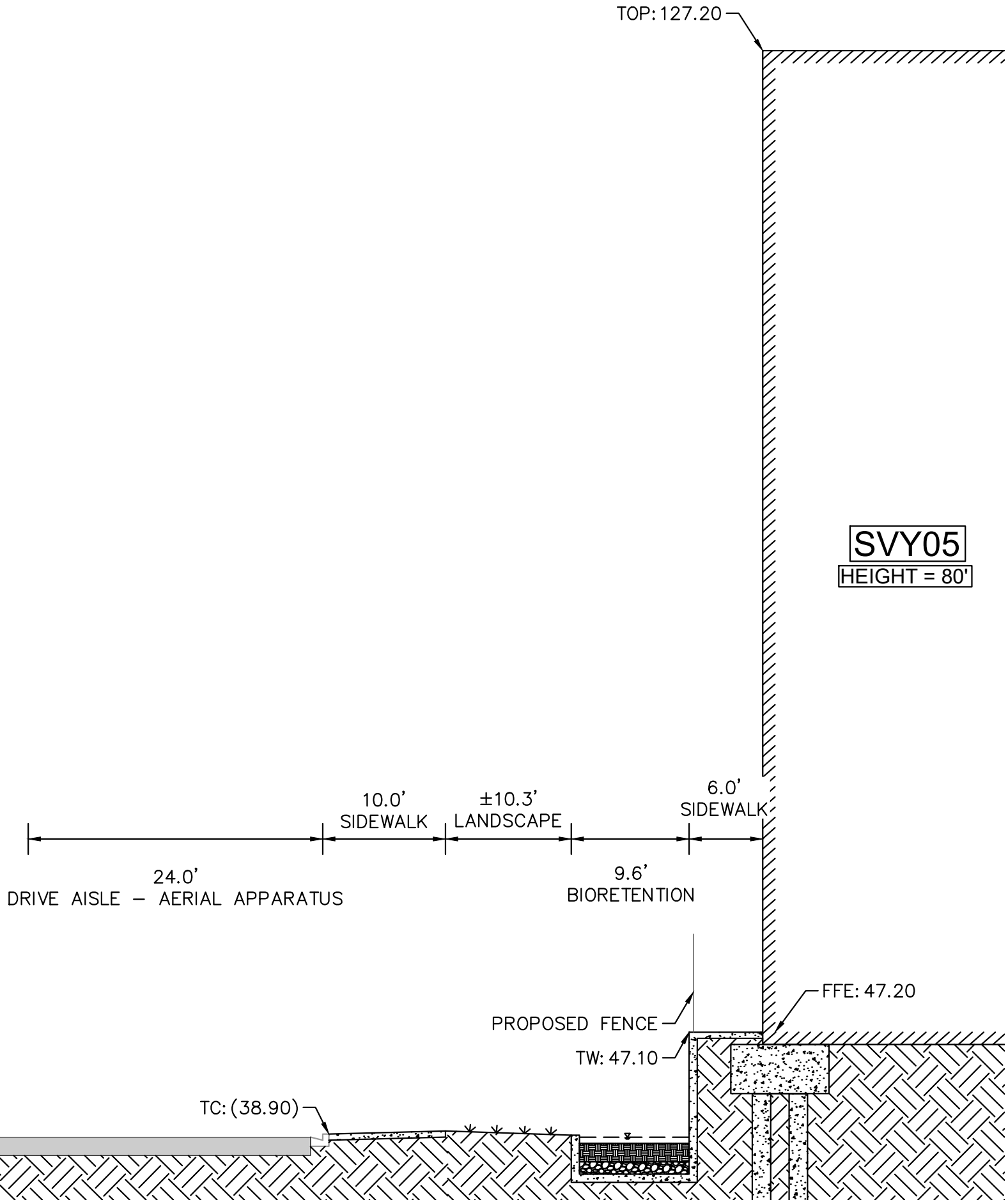
BUILDING CONSTRUCTION TYPE:	SVYAM: IIA SVY05: IIA SVY06: IIA GARAGE: IA
TOTAL BUILDING SQUARE FOOTAGE:	SVYAM: 136,573 SF SVY05: 220,012 SF SVY06: 302,182 SF GARAGE: 166,182 SF TOTAL: 824,949 SF
REQUIRED FIRE FLOW (PER CFC TABLE B105.1, BEFORE REDUCTION):	6,000 GPM
MINIMUM REQUIRED HYDRANTS (PER CFC TABLE C102.1):	6 HYDRANTS
HYDRANTS PROVIDED:	6 HYDRANTS
AVERAGE HYDRANT SPACING:	250 FT

HYDRANT SPACING TABLE (ON FOOT)	
HYDRANT PATH	TOTAL DISTANCE
HYDRANT 1 TO 2	112 FEET
HYDRANT 2 TO 3	106 FEET
HYDRANT 3 TO 4	222 FEET
HYDRANT 4 TO 5	236 FEET
HYDRANT 5 TO 6	214 FEET
HYDRANT 6 TO 7	385 FEET
HYDRANT 7 TO 8	191 FEET
HYDRANT 8 TO 2	352 FEET
HYDRANT 6 TO 9	142 FEET
HYDRANT 9 TO 10	173 FEET
HYDRANT 10 TO 11	178 FEET
HYDRANT 11 TO 12	161 FEET
HYDRANT 12 TO 13	213 FEET
HYDRANT 12-7	549 FEET
TOTAL	3234 FEET
AVERAGE	249 FEET

HIGHEST OCCUPIED FLOOR ABOVE FF	
SVYAM	63 FEET
SVY05	60 FEET
SVY06	60 FEET

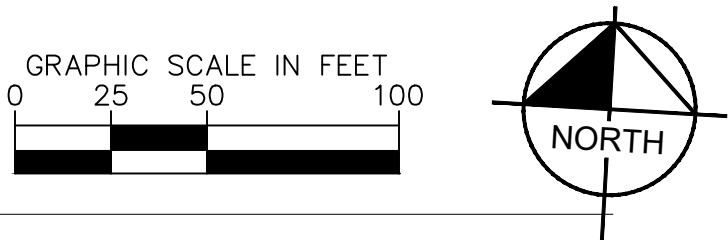
LEGEND

- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- PROPOSED FENCE
- PROPOSED BUILDING
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED STRIPING
- FIRE TRUCK TURNING PATH
- AERIAL APPARATUS ROADWAY
- FIRE ACCESS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT



SOUTH RINGWOOD AVE FIRE AERIAL APPARATUS
SCALE 1" = 10'

FILE NUMBER: PD220-001



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ON-SITE TREE INVENTORY (2400 RINGWOOD AVENUE, SAN JOSE, CA 95121)

TREE #	COMMON NAME	GENUS/SPECIES	DBH (IN.)	ORDINANCE	SPREAD (FT.)	CONDITIO N	IMPACTS	STATUS
152	Liquidambar	Liquidambar styraciflua	9	NO	20	Good	Footprint	Remove
153	Southern Magnolia	Magnolia grandiflora	11.9	NO	25	Good	Footprint	Remove
154	Southern Magnolia	Magnolia grandiflora	12.4	YES	25	Good	Footprint	Remove
155	Canary Island Pine	Pinus canariensis	20.3	YES	20	Good	Footprint	Remove
156	Shamel Ash	Fraxinus uhdei	23.5	YES	55	Good	Footprint	Remove
157	Shamel Ash	Fraxinus uhdei	6.2	NO	15	Good	Footprint	Remove
158	Shamel Ash	Fraxinus uhdei	17.7	YES	25	Good	Footprint	Remove
159	Shamel Ash	Fraxinus uhdei	17.5	YES	25	Good	Footprint	Remove
160	Shamel Ash	Fraxinus uhdei	17.3	YES	35	Good	Footprint	Remove
161	Shamel Ash	Fraxinus uhdei	25.7	YES	55	Good	Footprint	Remove
162	Shamel Ash	Fraxinus uhdei	16.8	YES	35	Good	Footprint	Remove
163	Shamel Ash	Fraxinus uhdei	19.2	YES	30	Good	Footprint	Remove
164	Shamel Ash	Fraxinus uhdei	21.1	YES	45	Good	Footprint	Remove
165	Canary Island Pine	Pinus canariensis	16.2	YES	25	Good	Footprint	Remove
166	Canary Island Pine	Pinus canariensis	17.5	YES	25	Good	Footprint	Remove
167	Bradford Pear	Pyrus calleryana 'Bradford'	14.8	YES	25	Poor*	Footprint	Remove
168	Bradford Pear	Pyrus calleryana 'Bradford'	9.6	NO	15	Poor	Footprint	Remove
169	Bradford Pear	Pyrus calleryana 'Bradford'	12	NO	25	Poor	Footprint	Remove
170	Bradford Pear	Pyrus calleryana 'Bradford'	13.7	YES	25	Fair	Footprint	Remove
171	Bradford Pear	Pyrus calleryana 'Bradford'	10.1	NO	20	Poor	Footprint	Remove
172	Bradford Pear	Pyrus calleryana 'Bradford'	14.2	YES	25	Fair	Footprint	Remove
173	Bradford Pear	Pyrus calleryana 'Bradford'	11.2	NO	20	Good	Footprint	Remove
174	Liquidambar	Liquidambar styraciflua	7.4	NO	20	Fair	Footprint	Remove
175	Liquidambar	Liquidambar styraciflua	13.2	YES	35	Good	Footprint	Remove
176	Liquidambar	Liquidambar styraciflua	12.4, 9.1.	YES	35	Good	Footprint	Remove
177	Liquidambar	Liquidambar styraciflua	14.1	YES	35	Good	Footprint	Remove
178	Liquidambar	Liquidambar styraciflua	11.3	NO	25	Good	Footprint	Remove
179	Liquidambar	Liquidambar styraciflua	18.3	YES	45	Good	Footprint	Remove
180	Coast Redwood	Sequoia sempervirens	15.9	YES	15	Fair	Footprint	Remove
181	Coast Redwood	Sequoia sempervirens	14.6	YES	15	Fair	Footprint	Remove
182	Coast Redwood	Sequoia sempervirens	12.4	YES	15	Fair	Footprint	Remove
183	Coast Redwood	Sequoia sempervirens	13.7	YES	15	Fair	Footprint	Remove
184	Coast Redwood	Sequoia sempervirens	20.4	YES	20	Good	Footprint	Remove
185	Fruiting Cherry	Prunus spp.	5.3	NO	10	Good	Footprint	Remove
186	White Birch	Betula pendula	8.6	NO	15	Dead	Footprint	Remove
186A	Evergreen Ash	Fraxinus uhdei***	31	YES	70	Good	Direct impacts, soil compaction, root loss.	Retain/Protect
187	Liquidambar	Liquidambar styraciflua	9.3	NO	15	Dead	Footprint	Remove
188	Liquidambar	Liquidambar styraciflua	11.6	NO	10	Dead	Footprint	Remove
189	Liquidambar	Liquidambar styraciflua	14.2	YES	35	Dead	Footprint	Remove
190	Liquidambar	Liquidambar styraciflua	7	NO	10	Dead	Footprint	Remove
191	Crapemyrtle	Lagerstroemia indica	14	YES	20	Good	Footprint	Remove
192	Hollywood Juniper	Juniperus chinensis 'Torulosa'	11.3, 10.2.	YES	25	Good	Footprint	Remove
193	Liquidambar	Liquidambar styraciflua	14.8	YES	30	Good	Footprint	Remove
194	Southern Magnolia	Magnolia grandiflora	13.8	YES	30	Fair	Footprint	Remove
195	Southern Magnolia	Magnolia grandiflora	15.3	YES	30	Fair	Footprint	Remove
196	Southern Magnolia	Magnolia grandiflora	17.7	YES	35	Fair	Footprint	Remove
197	Southern Magnolia	Magnolia grandiflora	16	YES	35	Poor	Footprint	Remove
198	Southern Magnolia	Magnolia grandiflora	15.4	YES	30	Poor	Footprint	Remove
199	Canary Island Pine	Pinus canariensis	29	YES	35	Good	Footprint	Remove
200	Canary Island Pine	Pinus canariensis	12.5	YES	15	Good	Footprint	Remove
201	Canary Island Pine	Pinus canariensis	18.2	YES	20	Good	Footprint	Remove
202	Canary Island Pine	Pinus canariensis	21.7	YES	30	Good	Footprint	Remove
203	Canary Island Pine	Pinus canariensis	18.1	YES	20	Good	Footprint	Remove
204	Canary Island Pine	Pinus canariensis	26	YES	40	Good	Footprint	Remove
A	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
B	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
C	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
D	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
E	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
F	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
G	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
H	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
I	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
J	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
K	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
L	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
M	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
N	Shamel Ash	Fraxinus uhdei	Neighbor's tree; west side.**			Good	Monitor	Retain
* All Pyrus calleryana suffering infestation of fire blight from mild to heavy.								
** Trees on neighboring property, did not physically access to measure tree diameters.								

ON-SITE TREE INVENTORY CONTINUED (2400 RINGWOOD AVENUE, SAN JOSE, CA 95121)

TREE #	COMMON NAME	GENUS/SPECIES	DBH (IN.)	ORDINANCE	SPREAD (FT.)	CONDITIO N	IMPACTS	STATUS
205	Red Oak	Quercus rubra (street tree)	17.9	YES	50	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
206	Shamel Ash	Fraxinus uhdei (street tree)	34	YES	65	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
207	Shamel Ash	Fraxinus uhdei (street tree)	28.8	YES	55	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
208	Shamel Ash	Fraxinus uhdei (street tree)	25.6	YES	55	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
209	Shamel Ash	Fraxinus uhdei (street tree)	27	YES	65	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
210	Shamel Ash	Fraxinus uhdei (street tree)	23.3	YES	40	Good	Direct impacts, soil compaction, root loss.	Retain/Protect
***	Tree located on adjacent property. High risk for direct impacts and root damage.							

OFF-SITE TREE INVENTORY (2400 RINGWOOD AVENUE, SAN JOSE, CA 95121)

TREE #	COMMON NAME	GENUS/SPECIES	DBH (IN.)	ORDINANCE	SPREAD (FT.)	CONDITION	IMPACTS	STATUS
211	London Plane Tree	Platanus x hispanica (street tree)	22.2	YES	50	Good	Direct impacts, soil compaction, root loss.	Remove
212	London Plane Tree	Platanus x hispanica (street tree)	14.1	YES	30	Good	Direct impacts, soil compaction, root loss.	Remove
213	London Plane Tree	Platanus x hispanica (street tree)	8.5	NO	25	Dead	Direct impacts, soil compaction, root loss.	Remove
214	London Plane Tree	Platanus x hispanica (street tree)	13.5	YES	30	Poor	Direct impacts, soil compaction, root loss.	Remove
215	London Plane Tree	Platanus x hispanica (street tree)	14.3	YES	30	Poor	Direct impacts, soil compaction, root loss.	Remove

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ON-SITE TREE INVENTORY (1849 FORTUNE DRIVE, SAN JOSE, CA 95121)

TREE #	COMMON NAME	GENUS/SPECIES	DBH (IN.)	ORDINANCE	SPREAD (FT.)	CONDITION	IMPACTS	STATUS
								Remove
152	Liquidambar	<i>Liquidambar styraciflua</i>	9	NO	20	Good	Footprint	Remove
153	Southern Magnolia	<i>Magnolia grandiflora</i>	11.9	NO	25	Good	Footprint	Remove
154	Southern Magnolia	<i>Magnolia grandiflora</i>	12.4	YES	25	Good	Footprint	Remove
155	Canary Island Pine	<i>Pinus canariensis</i>	20.3	YES	20	Good	Footprint	Remove
156	Shamel Ash	<i>Fraxinus uhdei</i>	23.5	YES	55	Good	Footprint	Remove
157	Shamel Ash	<i>Fraxinus uhdei</i>	6.2	NO	15	Good	Footprint	Remove
158	Shamel Ash	<i>Fraxinus uhdei</i>	17.7	YES	25	Good	Footprint	Remove
159	Shamel Ash	<i>Fraxinus uhdei</i>	17.5	YES	25	Good	Footprint	Remove
160	Shamel Ash	<i>Fraxinus uhdei</i>	17.3	YES	35	Good	Footprint	Remove
161	Shamel Ash	<i>Fraxinus uhdei</i>	25.7	YES	55	Good	Footprint	Remove
162	Shamel Ash	<i>Fraxinus uhdei</i>	16.8	YES	35	Good	Footprint	Remove
163	Shamel Ash	<i>Fraxinus uhdei</i>	19.2	YES	30	Good	Footprint	Remove
164	Shamel Ash	<i>Fraxinus uhdei</i>	21.1	YES	45	Good	Footprint	Remove
165	Canary Island Pine	<i>Pinus canariensis</i>	16.2	YES	25	Good	Footprint	Remove
166	Canary Island Pine	<i>Pinus canariensis</i>	17.5	YES	25	Good	Footprint	Remove
167	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	14.8	YES	25	Poor*	Footprint	Remove
168	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	9.6	NO	15	Poor	Footprint	Remove
169	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	12	NO	25	Poor	Footprint	Remove
170	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	13.7	YES	25	Fair	Footprint	Remove
171	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	10.1	NO	20	Poor	Footprint	Remove
172	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	14.2	YES	25	Fair	Footprint	Remove
173	Bradford Pear	<i>Pyrus calleryana 'Bradford'</i>	11.2	NO	20	Good	Footprint	Remove
174	Liquidambar	<i>Liquidambar styraciflua</i>	7.4	NO	20	Fair	Footprint	Remove
175	Liquidambar	<i>Liquidambar styraciflua</i>	13.2	YES	35	Good	Footprint	Remove
176	Liquidambar	<i>Liquidambar styraciflua</i>	12.4, 9.1.	YES	35	Good	Footprint	Remove
177	Liquidambar	<i>Liquidambar styraciflua</i>	14.1	YES	35	Good	Footprint	Remove
178	Liquidambar	<i>Liquidambar styraciflua</i>	11.3	NO	25	Good	Footprint	Remove
179	Liquidambar	<i>Liquidambar styraciflua</i>	18.3	YES	45	Good	Footprint	Remove
180	Coast Redwood	<i>Sequoia sempervirens</i>	15.9	YES	15	Fair	Footprint	Remove
181	Coast Redwood	<i>Sequoia sempervirens</i>	14.6	YES	15	Fair	Footprint	Remove
182	Coast Redwood	<i>Sequoia sempervirens</i>	12.4	YES	15	Fair	Footprint	Remove
183	Coast Redwood	<i>Sequoia sempervirens</i>	13.7	YES	15	Fair	Footprint	Remove
184	Coast Redwood	<i>Sequoia sempervirens</i>	20.4	YES	20	Good	Footprint	Remove
185	Fruiting Cherry	<i>Prunus spp.</i>	5.3	NO	10	Good	Footprint	Remove
186	White Birch	<i>Betula pendula</i>	8.6	NO	15	Dead	Footprint	Remove
186A	Evergreen Ash	<i>Fraxinus uhdei</i> ***	31	YES	70	Good	Direct impacts, soil compaction, root loss.	Retain/Protect
187	Liquidambar	<i>Liquidambar styraciflua</i>	9.3	NO	15	Dead	Footprint	Remove
188	Liquidambar	<i>Liquidambar styraciflua</i>	11.6	NO	10	Dead	Footprint	Remove
189	Liquidambar	<i>Liquidambar styraciflua</i>	14.2	YES	35	Dead	Footprint	Remove
190	Liquidambar	<i>Liquidambar styraciflua</i>	7	NO	10	Dead	Footprint	Remove

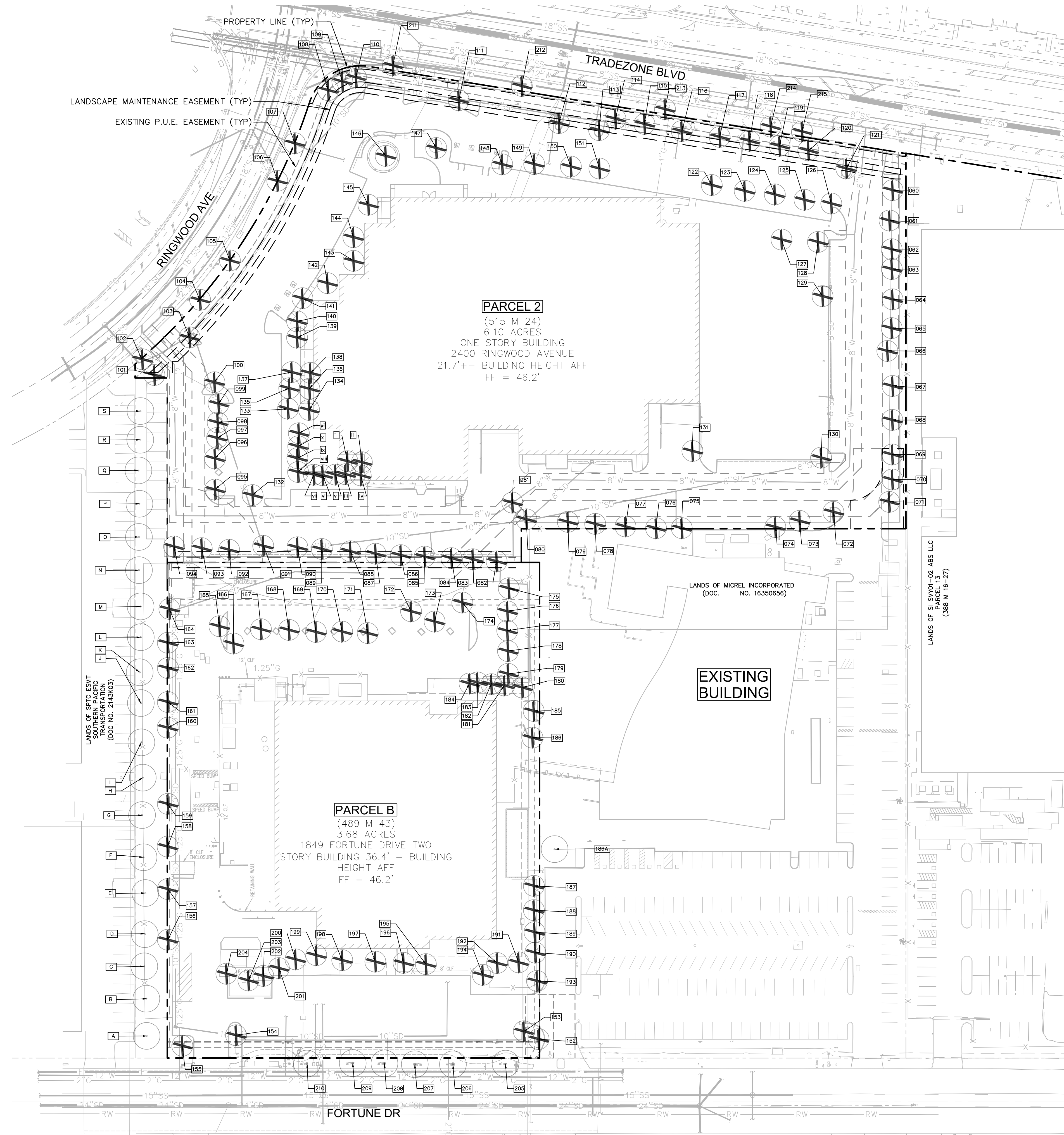
ON-SITE TREE INVENTORY CONTINUED (1849 FORTUNE DRIVE, SAN JOSE, CA 95121)

191	Crapemyrtle	<i>Lagerstroemia indica</i>	14	YES	20	Good	Footprint	Remove
192	Hollywood Juniper	<i>Juniperus chinensis 'Torulosa'</i>	11.3, 10.2.	YES	25	Good	Footprint	Remove
193	Liquidambar	<i>Liquidambar styraciflua</i>	14.8	YES	30	Good	Footprint	Remove
194	Southern Magnolia	<i>Magnolia grandiflora</i>	13.8	YES	30	Fair	Footprint	Remove
195	Southern Magnolia	<i>Magnolia grandiflora</i>	15.3	YES	30	Fair	Footprint	Remove
196	Southern Magnolia	<i>Magnolia grandiflora</i>	17.7	YES	35	Fair	Footprint	Remove
197	Southern Magnolia	<i>Magnolia grandiflora</i>	16	YES	35	Poor	Footprint	Remove
198	Southern Magnolia	<i>Magnolia grandiflora</i>	15.4	YES	30	Poor	Footprint	Remove
199	Canary Island Pine	<i>Pinus canariensis</i>	29	YES	35	Good	Footprint	Remove
200	Canary Island Pine	<i>Pinus canariensis</i>	12.5	YES	15	Good	Footprint	Remove
201	Canary Island Pine	<i>Pinus canariensis</i>	18.2	YES	20	Good	Footprint	Remove
202	Canary Island Pine	<i>Pinus canariensis</i>	21.7	YES	30	Good	Footprint	Remove
203	Canary Island Pine	<i>Pinus canariensis</i>	18.1	YES	20	Good	Footprint	Remove
204	Canary Island Pine	<i>Pinus canariensis</i>	26		40	Good	Footprint	Remove
A	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
B	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
C	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
D	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
E	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
F	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
G	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
H	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
I	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
J	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
K	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
L	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
M	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
N	Shamel Ash	<i>Fraxinus uhdei</i>	Neighbor's tree; west side.**			Good	Monitor	Retain
*	All Pyrus calleryana suffering infestation of fire blight from mild to heavy.							


OFF-SITE TREE INVENTORY (1849 FORTUNE DRIVE, SAN JOSE, CA 95121)

TREE #	COMMON NAME	GENUS/SPECIES	DBH (IN.)	ORDINANCE	SPREAD (FT.)	CONDITION	IMPACTS	STATUS
205	Red Oak	<i>Quercus rubra (street tree)</i>	17.9	YES	50	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
206	Shamel Ash	<i>Fraxinus uhdei (street tree)</i>	34	YES	65	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
207	Shamel Ash	<i>Fraxinus uhdei (street tree)</i>	28.8	YES	55	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
208	Shamel Ash	<i>Fraxinus uhdei (street tree)</i>	25.6	YES	55	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
209	Shamel Ash	<i>Fraxinus uhdei (street tree)</i>	27	YES	65	Poor	Direct impacts, soil compaction, root loss.	Retain/Protect
210	Shamel Ash	<i>Fraxinus uhdei (street tree)</i>	23.3	YES	40	Good	Direct impacts, soil compaction, root loss.	Retain/Protect

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TREE DISPOSITION SCHEDULE:

TREES	CODE	BOTANICAL NAME	QTY
	EX-R	EXISTING TO BE REMOVED	161
	EX	EXISTING TO REMAIN	26

TREE DISPOSITION	
ONSITE TREES TO REMAIN	0
OFFSITE TREES TO REMAIN	26
ONSITE TREES TO BE REMOVED	156
OFFSITE TREES TO BE REMOVED	5

NOTE:
 1. PROJECT PROPOSES TO REMOVE AND MITIGATE FOR 156 ON-SITE TREES. OFF SITE/STREET TREES SHALL BE MITIGATED FOR PER PUBLIC WORKS DIRECTION.
 2. CURRENT MITIGATION INFORMATION IS SUBJECT TO CHANGE BASED ON FUTURE PLAN UPDATES.

ON-SITE TREE REPLACEMENT RATIOS

CIRCUMFERENCE OF TREE TO BE REMOVED	TYPE OF TREE TO BE REMOVED (REPLACEMENT RATIO)			REQUIRED REPLACEMENT TREES (15 GAL / 24" BOX)
	NATIVE	NON-NATIVE	ORCHARD	
(ORDINANCE TREE) 38 INCHES OR MORE	10 (5:1)	91 (4:1)	NONE	414 x 15-GAL / 207 x 24" BOX
19 TO 38 INCHES	3 (3:1)	40 (2:1)	NONE	89 x 15-GAL / 45 x 24" BOX
LESS THAN 19 INCHES	0 (1:1)	12 (1:1)	NONE	12 x 15-GAL / 6 x 24" BOX
TOTAL	515 x 15-GAL / 258 x 24" BOX			

NOTE TO REVIEWER: ONE (1) 24" BOX SIZE TREE MAY BE SUBSTITUTED FOR EVERY TWO (2) 15-GALLON TREES REQUIRED.

REQUIRED REPLACEMENT: 515 x 15 GAL / 258 x 24" BOX
 PROPOSED REPLACEMENT: 48 x 24" BOX SIZE TREES (EQUIVALENT OF 96 x 15-GAL REPLACEMENT TREES)
 REPLACEMENT DEFICIT: 419 x 15 GAL / 210 x 24" BOX

- NOTE:
- A SINGLE-TRUNK ORDINANCE SIZE TREE IS 38 INCHES OR MORE IN CIRCUMFERENCE, MEASURED AT 54 INCHES ABOVE GROUND
 - A MULTI-TRUNK ORDINANCE SIZE TREE IS WHERE THE CIRCUMFERENCE OF EACH TRUNK, MEASURED AT 54 INCHES ABOVE GROUND, ADDS UP TO 38 INCHES OR MORE.

SITE PREPARATION NOTES

- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER OR OWNER'S REPRESENTATIVE AND IDENTIFY TREES WHICH ARE TO BE REMOVED AND WHICH ARE TO BE PROTECTED. DO NO CLEARING WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
- IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED WITHIN THE PROPERTY LIMITS OR LOCATED ON ADJACENT PROPERTY, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED.
- TREE REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF ALL TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE LIMITS OF WORK DUE TO HIS CONTRACT OPERATIONS.
- ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

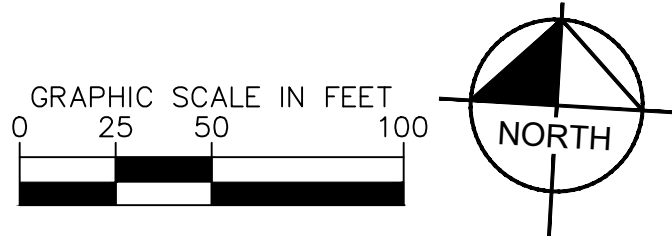
NOTE TO CONTRACTOR

- PER COUNTY OF SANTA CLARA TREE PRESERVATION AND REMOVAL GUIDELINES, TREES OF SIGNIFICANT STATUS OR CIRCUMFERENCE (37.7") WITHIN PROJECT LIMITS THAT ARE TO BE REMOVED SHALL REQUIRE A TREE REMOVAL PERMIT. CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS, PRIOR TO BEGINNING ANY CONSTRUCTION WORK.
- ALL TREES WITHIN THE PROJECT LIMITS ARE CALLED OUT FOR REMOVAL, PER PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL TREES NOT CALLED OUT FOR REMOVAL AND NOT SPECIFICALLY SHOWN ON THESE PLANS IN THE NEARBY VICINITY OF THIS PROJECT. IF THE LIMITS OF DISTURBANCE AFFECT NEARBY TREES TO REMAIN, THE CONTRACTOR SHALL IMPLEMENT TREE PROTECTION MEASURES TO ENSURE EXISTING TREES TO REMAIN ARE PRESERVED THROUGH CONSTRUCTION. REFER TO SHEET L400 FOR TREE DISPOSITION DETAILS.
- AFTER CONSTRUCTION IS COMPLETE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR A 90-DAY MAINTENANCE PERIOD FOR ALL PROPOSED AND EXISTING PLANT MATERIAL TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY DEAD OR IN-DECLINE PLANT MATERIAL AFFECTED BY CONSTRUCTION OR INSTALLED DURING THIS PROJECT FOR AN ADDITIONAL ONE-YEAR GUARANTEE PERIOD. PLANTS THAT DIE DURING THE ONE-YEAR PERIOD SHALL BE REPLACED PROMPTLY IN-KIND AND OF A COMPARABLE SIZE.

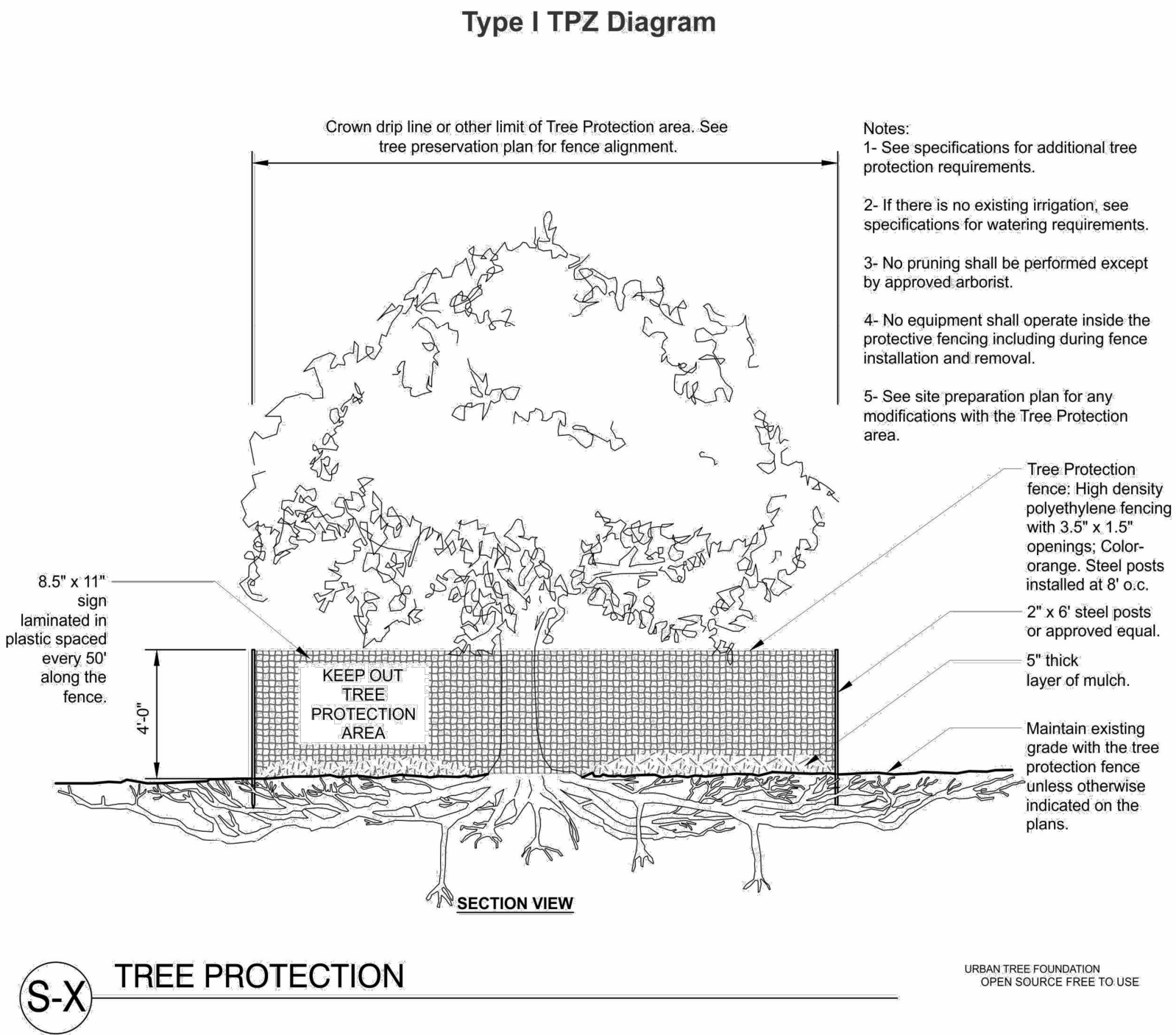
COUNTY OF SANTA CLARA TREE DISPOSITION NOTES

- FENCING:
ALL TREES TO BE RETAINED SHALL BE PROTECTED WITH CHAIN LINK FENCING OR OTHER RIGID FENCE ENCLOSURE ACCEPTABLE BY THE PLANNING OFFICE. FENCED ENCLOSURES FOR TREES TO BE PROTECTED SHALL BE ERECTED AT THE DRIPLINE OF TREES OR AS ESTABLISHED BY THE ARBORIST TO ESTABLISH THE TREE PROTECTIVE ZONE (TPZ) IN WHICH NO SOIL DISTURBANCE IS PERMITTED AND ACTIVITIES ARE RESTRICTED. ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH MINIMUM 5-FOOT HIGH FENCES ARE TO BE MOUNTED ON 2-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2 FEET, AT NO MORE THAN 10-FOOT SPACING (SEE DETAIL, AVAILABLE AT WWW.SCCPLANNING.ORG). THIS DETAIL SHALL APPEAR ON GRADING, DEMOLITION AND BUILDING PERMIT PLANS. TREE FENCING SHALL BE ERECTED BEFORE ANY DEMOLITION, GRADING OR CONSTRUCTION BEGINS AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
- "WARNING" SIGNS:
A WARNING SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH TREE PROTECTIVE FENCE PER THE REQUIREMENTS OF DEVELOPMENT PURSUANT TO THE SANTA CLARA COUNTY PLANNING OFFICE. (SEE ATTACHED EXAMPLE). THE SIGNS ARE AVAILABLE AT THE PLANNING AND BUILDING INSPECTION OFFICES OR AT WWW.SCCPLANNING.ORG.
- IRRIGATION PROGRAM:
IRRIGATE TO WET THE SOIL WITHIN THE TPZ DURING THE DRY SEASON AS SPECIFIED BY THE PROJECT ARBORIST.
- DUST CONTROL PROGRAM:
DURING PERIODS OF EXTENDED DROUGHT, OR GRADING, SPRAY TRUNK, LIMBS AND FOLIAGE TO REMOVE ACCUMULATED CONSTRUCTION DUST.

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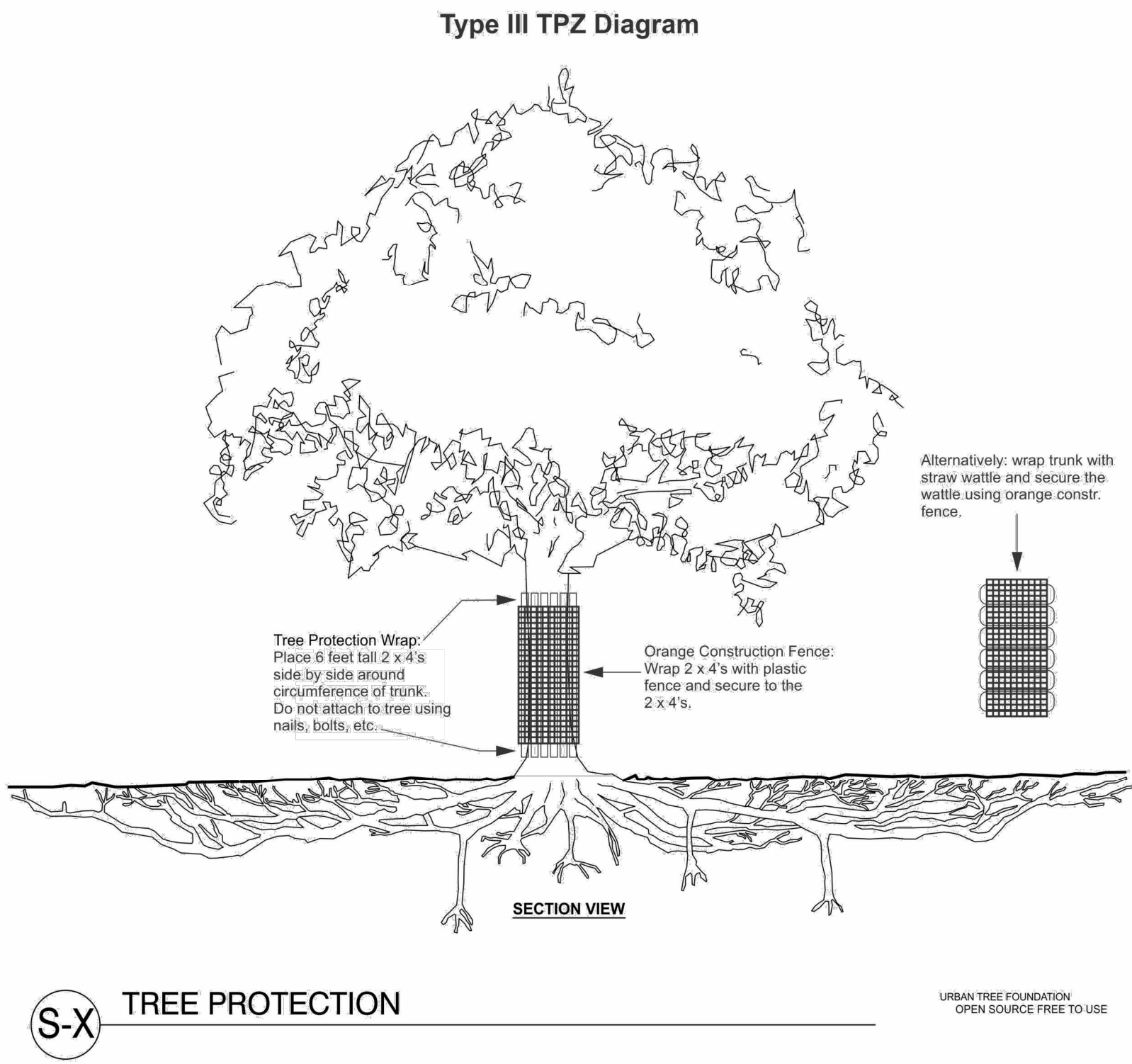
Appendix E: Type I TPZ Diagram



Prepared by Dave Laczko for Kimley-Horn

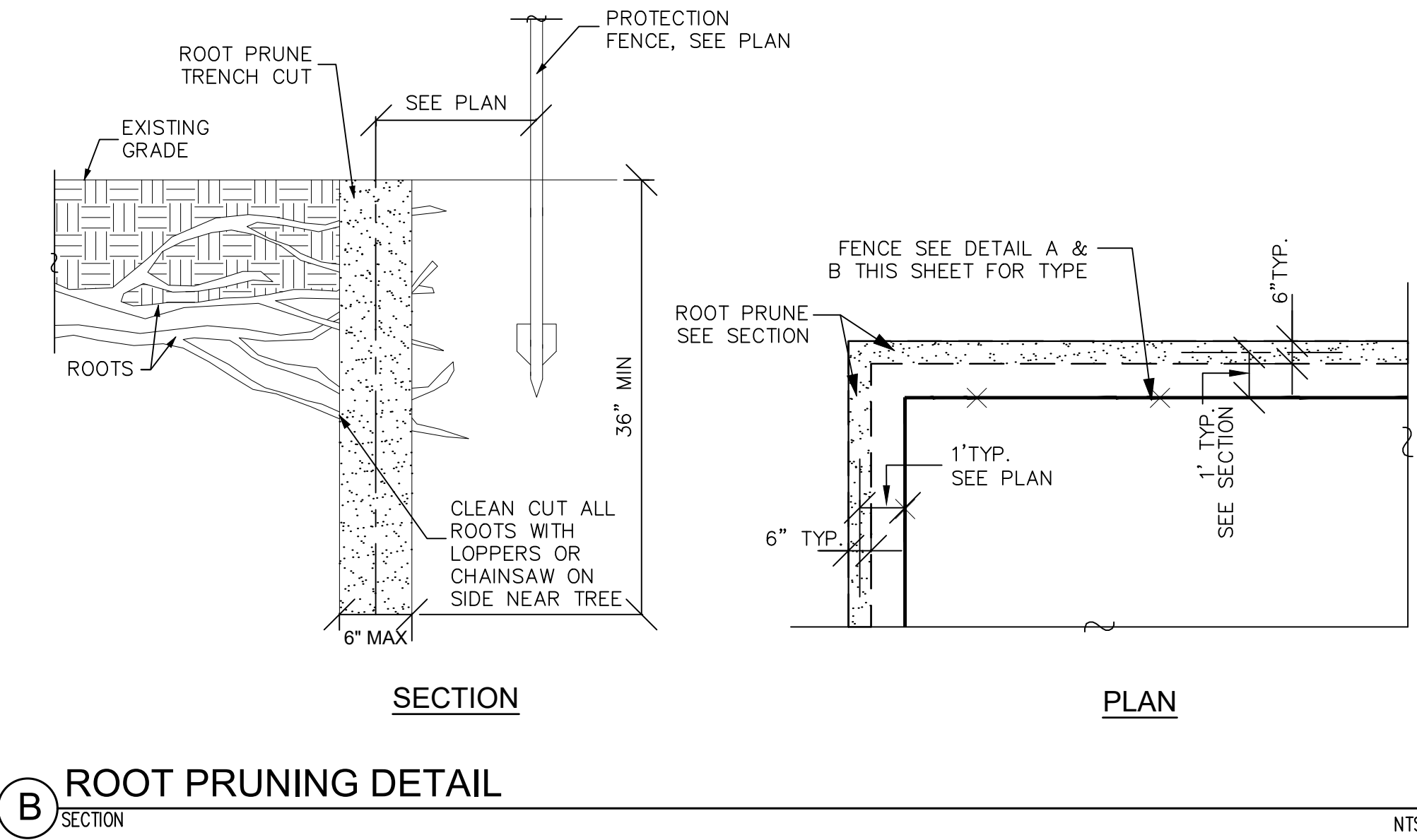
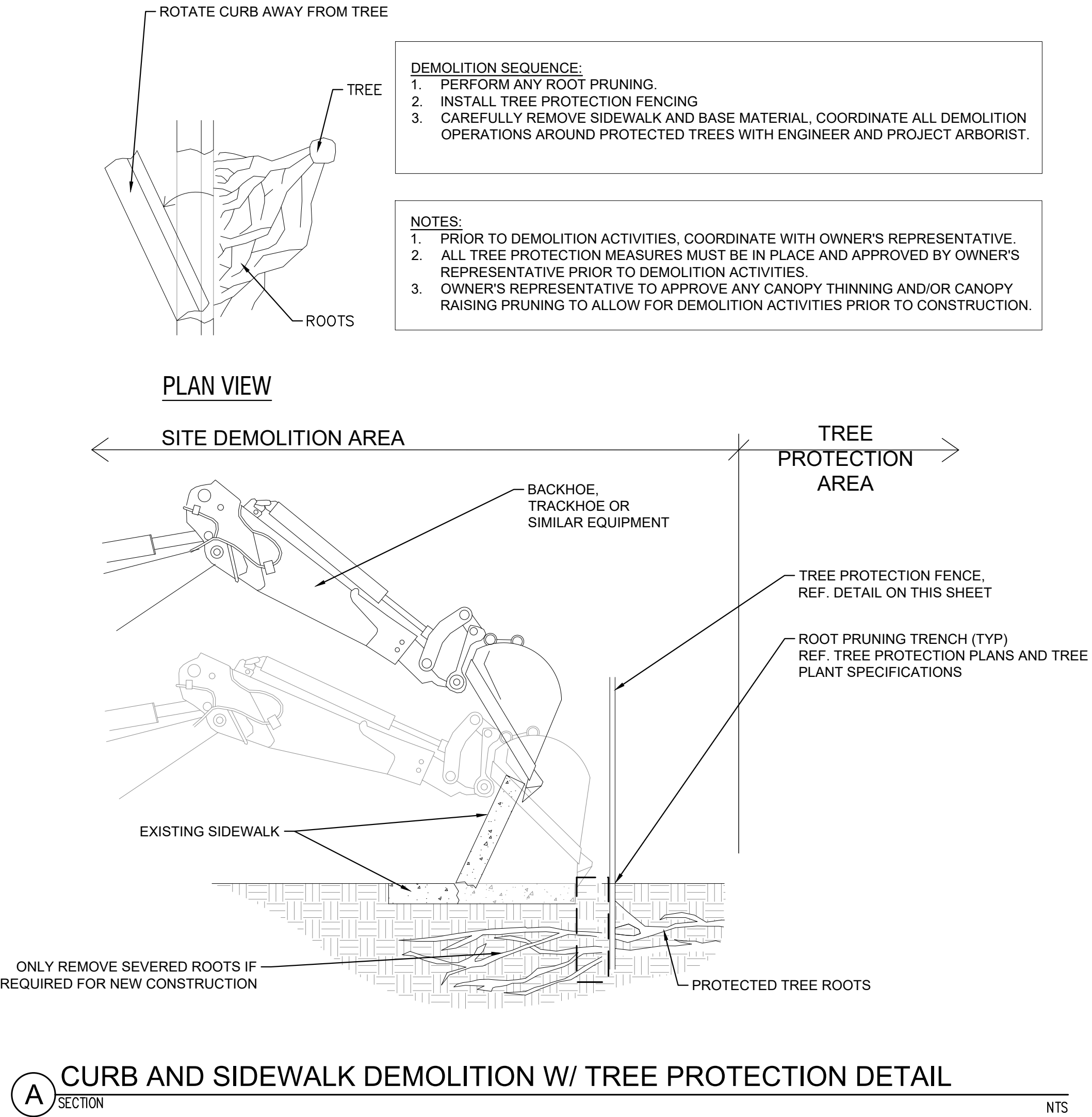
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Appendix F: Type III TPZ Diagram



Prepared by Dave Laczko for Kimley-Horn

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