

**EDENVALE AREA  
DEVELOPMENT POLICY  
April 2014 Update**

The following Area Development Policy for the Edenvale Area supersedes the Policy adopted in June 2007.

**A. Purpose**

The City of San José has adopted an Area Development Policy for the Edenvale Area in conformance with the provisions of General Plan Policy TR-5.3, which authorizes the City Council to adopt an “area development policy” to establish special traffic level of service standards for a specific geographical area which identifies development impacts and mitigation measures. The Edenvale area in south San José is one such geographic area for which an area development policy has been adopted.

There are four primary reasons for the adoption of the Edenvale Area Development Policy (EADP):

1. To manage the traffic congestion associated with near term development in the Edenvale Policy Area (Edenvale Area);
2. Promote General Plan goals for economic development, particularly high technology driven industries;
3. Encourage a citywide reverse commute to jobs at southerly locations in San José; and
4. Provide for transit-oriented, mixed-use residential and commercial development to increase internalization of automobile trips and promote transit ridership.

The EADP accomplishes these goals by allowing certain industrial, office, and commercial developments to proceed prior to the construction of traffic mitigation measures required to address identified intersection Level of Service impacts. This will result in interim (near-term) congestion at these intersections to temporarily exceed the LOS standards of the Citywide LOS Policy, with the intention that these intersections will return to a LOS standard that is better than or equivalent to background conditions prior to the adoption of the EADP once all mitigation is constructed.

**B. Definitions**

1. “Edenvale Area,” “Edenvale Policy Area,” or “Policy Area” includes the approximately 2,312 acres located in south San José in the vicinity of US Highway 101 (US101) and State Route 85 (SR85) interchange, north of Santa Teresa Boulevard, east of Cottle Road, and west of Bernal Road/Silicon Valley Boulevard (See map in Attachment A).
2. “New Edenvale” includes Sub-Areas 1, 3, and 4, and is generally bounded by US 101 and Coyote Creek to the west, Hellyer Avenue and the east foothills to the northeast, and Silicon Valley Boulevard to the south. New Edenvale and its Sub-

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Areas are illustrated on Attachment A to this Policy.

3. “Secured Tenant” means a business entity or individual that has signed a lease for building space within the Edenvale Area.
4. “Sub-Area” refers to any of the following five areas contained within the Edenvale Area, which are generally grouped to specific localized transportation impacts and mitigation measures:
  - a. “Sub-Area 1” includes the area roughly bounded by Hellyer Avenue, Silver Creek Valley Road, and Coyote Creek, plus the interchange of Highway 101 and Hellyer Avenue and the area of the planned interchange of Highway 101 and Branham Lane.
  - b. “Sub-Area 2” or “Old Edenvale” is located east of Cottle Road, north of Santa Teresa Boulevard, northwest of Bernal Road, and southwest of State Route 85.
  - c. “Sub-Area 3” is the area roughly bounded by Silver Creek Valley Road, Piercy Road, Silicon Valley Boulevard, and Coyote Creek.
  - d. “Sub-Area 4” is the area roughly bounded by Highway 101, Coyote Creek, and Silicon Valley Boulevard.
  - e. “Sub-Area 5” includes the former IBM/Hitachi site and iStar site, is located east of Cottle Road, south of Monterey Highway and north of State Route 85. (A portion of the Sub-Area 5 formerly included in Sub-Area 2 or Old Edenvale).

**C. Background**

The EADP was adopted in June 2000 to facilitate industrial development in New Edenvale. Subsequent to its adoption, the Policy has been updated to accommodate a mix of uses including residential, commercial, and office uses and to transfer development potential/capacity from one Sub-Area to another. The last update in 2007 included the expansion of the Edenvale Area to include Sub-Area 5 which was not originally part of the Policy. Sub-Area 5 was added to the Edenvale Area because new development proposed in this Sub-Area would contribute to the previously identified significant and unavoidable impacts identified in the original EADP EIR.

**D. Current Update**

This Policy update includes the following new development projects within the Edenvale Area that were not included in the previous Policy updates:

1. iStar Site
  - a. The addition of 720 residential units, 154,000 square feet of retail uses, and 260,000 square feet of office on 76 gross acres in Area 5 on the iStar site located in Sub-Area 5, and
  - b. The transfer of previously-approved development capacity on the site to Sub-Area 2, consisting of 1 Million square feet of Research and

- Development (R&D) and 450,000 square feet of retail uses; and
2. Silver Creek Valley Place  
The addition of land uses allowed within the Combined Industrial/Commercial (CIC) Zoning District (including retail) to the healthcare and office land uses allowed in the existing Planned Development Zoning within the Silver Creek Valley Place development located in Sub-Area 4, at the southwest corner of Silver Creek Valley Place and Silver Creek Valley Road, east of U.S. Highway 101.

#### **E. Development Capacity**

Development capacity within the Edenvale Area is based on mitigated traffic conditions associated with the development of specified Floor Area Ratios (FAR) for industrial, research and development (R&D), and office development capacity within each Sub-Area. Since the adoption of the Policy in 2000, the development capacity envisioned for the Edenvale Area has expanded and now encompasses a broader mix of land uses, a larger Policy Area, and more square footage of development.

As of March 2014, approximately 3 million square feet of industrial development has been approved or constructed in Sub-Areas 1, 3, and 4 prior to the Policy approval, while 2.5 million square feet of industrial development has been approved under the Policy. In Sub-Area 2, approximately 3.9 million square feet of industrial uses have been constructed with only 200,000 square feet of industrial uses approved under this Policy (Policy approved June 2000). In Sub-Area 5, 200,000 square feet of retail at the Lowe's site, 309,000 square feet of retail on the prior Hitachi/IBM site, and 2,930 residential units have been constructed or are under construction, with all transportation improvements required for the development constructed or currently under construction. A summary of existing and available development capacity in the Edenvale Area by Sub-Area is provided in Attachment B.

The City's *Envision San José 2040 General Plan* includes an additional 8 million square feet of industrial uses in the Edenvale Area and 1,200 residential units within two Urban Villages that are partially located within Sub-Area 2: (1) the northeast corner of the Santa Teresa Boulevard/Cottle Road Urban Village; and, (2) the Santa Teresa Boulevard/Bernal Road Urban Village west of Bernal Road.

The transfer of industrial/R&D/office and commercial development capacity from the iStar site in Sub-Area 5 to Sub-Area 2 will serve as a pool of development capacity to allow future development in Sub-Area 2 to exceed the base 0.4 Floor Area Ratio established in the original EADP. This pool of development capacity can be used anywhere in Sub-Area 2, including the portions of the two urban villages that are located within Sub-Area 2, without the need for the construction of traffic mitigation since mitigation to address intersection LOS impacts will have already been constructed. This Policy update does not include planned residential development within these two Urban Villages or the additional 8 million square feet of industrial uses in the 2040 General Plan update, which will require additional review and mitigation at the time the Urban Village plans are approved.

**F. Policy Goals**

This Area Development Policy allows ongoing industrial development in the Edenvale Area, and provides for new mixed-use, commercial, and residential development with associated park and recreational uses. Key provisions of the Policy are to:

1. Ensure the construction of major gateway infrastructure facilities.
2. Update the design of the major gateway improvements to include bicycle and pedestrian travel in conformance with General Plan Goal TR-1 Balanced Transportation System.
3. Transfer of existing industrial/commercial development capacity on the iStar site from Sub-Area 5 to Sub-Area 2 to allow for additional multimodal development potential in Sub-Area 2. This increase in development capacity will advance *Envision San José 2040 General Plan* goals to promote the development of more intensive commercial and office uses (including Research and Development) near public transit by increasing the development potential on under-utilized sites around the Santa Teresa Light Rail Transit Station.
4. Allow the Level of Service (LOS) of identified signalized intersections in the area to temporarily exceed the Citywide LOS standards.
5. Update the EADP to better align with the *Envision San José 2040 General Plan* goals and policies as required under Policy TR-5.8, including the following:

**Policy LU-5.1:** In order to create complete communities, promote new commercial uses and revitalize existing commercial areas in locations that provide safe and convenient multi-modal access to a full range of goods and services.

**Policy LU-6.4:** Encourage the development of new industrial areas and the redevelopment of existing older or marginal industrial areas with new industrial uses, particularly in locations which facilitate efficient commute patterns. Use available public financing to provide necessary infrastructure improvements as one means of encouraging this economic development and revitalization.

**Policy LU-10.3:** Develop residentially- and mixed-use-designated lands adjacent to major transit facilities at high densities to reduce motor vehicle travel by encouraging the use of public transit.

As discussed in Policy Section A entitled “Purpose,” this Policy allows interim congestion at selected intersections defined by the EADP in the area to temporarily exceed the LOS standards of the Citywide LOS Policy. However, the conditions of the transportation system will be returned to a level that is better than or equivalent to background conditions once all mitigation is constructed.

**G. Applicability and Implementation of this Policy**

This updated Area Development Policy addresses development anticipated in both New Edenvale and Old Edenvale on both sides of U.S. Highway 101 in the next 10 years.

1. New Edenvale

The total amount of additional development allowed to occur in New Edenvale is 5.5 million square feet of additional industrial floor space from the date of the Policy's original approval. In order to allocate this square footage potential across the entire area of New Edenvale, the Policy includes a base maximum floor area ratio (FAR) of 0.35 for development in Sub-Area 1, and 0.40 for Sub-Areas 3 and 4.

The 5 million square feet originally envisioned includes provision for a small "pool" of transferable square footage that would be reserved to provide some flexibility for existing users or Secured Tenants who have been ongoing contributors to the Edenvale Area's transportation improvements.

The maximum base building area allocation for each parcel in New Edenvale is shown on Attachment B. These are the maximum amounts of development that may occur on each parcel exclusive of any additional allocation from the pool. Allocation of additional square footage from this pool is solely at the discretion of the Director of Planning, Building, and Code Enforcement, and will be awarded to projects that advance goals in the Envision San José 2040 General Plan to encourage employment in Edenvale, specifically Policies IE-1.2, IE-1.4 and IE-1.5, as follows:

**Policy IE-1.2:** Plan for the retention and expansion of a strategic mix of employment activities at appropriate locations throughout the City to support a balanced economic base, including industrial suppliers and services, commercial/retail support services, clean technologies, life sciences, as well as high technology manufacturers and other related industries.

**Policy IE-1.4:** Manage land uses to enhance employment lands to improve the balance between jobs and workers residing in San José. Strive to achieve a minimum ratio of 1.3 jobs/employed resident to attain fiscal sustainability for the City.

**Policy IE-1.5:** Promote the intensification of employment activities on sites in close proximity to transit facilities and other existing infrastructure, in particular within the Downtown, North San José, the Berryessa International Business Park and Edenvale.

The actual building area allocations (project Floor Area Ratios) are established at the time of approval of a development permit.

2. Old Edenvale, including the transfer of development capacity from Sub-Area 5 to Sub-Area 2

With the 2006 approval of the previous iStar development proposal, 494,000 square feet of potential industrial development previously entitled on the site in Old Edenvale (Sub-Area 2 which was updated to be included in Sub-Area 5) on the west side of U.S. 101 was allowed to be “transferred” to the east side of U.S. 101 to be available as a pool of additional development capacity to increase the FAR possible for future industrial/research & development/office development on individual sites in Sub-Areas 1 and 3. The transportation analysis prepared to address this square footage transfer indicated that an additional improvement to add a lane would be needed on the southbound off-ramp at Route 85/Bernal Road. The Redevelopment Agency committed to contribute to the design, with the cost of the improvement (estimated to be approximately \$1,000,000) to be borne proportionally by a square footage fee for allocation of up to 494,000 square feet of industrial development at the time of approval of a development permit. Since the dissolution of the Redevelopment Agency, this responsibility now lies with City of San José’s Department of Transportation.

This Policy update includes the transfer of approved development capacity, including an additional 1 million square feet of R&D and 450,000 square feet of retail development capacity to Sub-Area 2 from the iStar site in Sub-Area 5, including the construction of transportation mitigation improvements necessary to support the transfer of this development capacity. The transfer of this development capacity as a pool of additional development potential in Sub-Area 2 will preserve the capacity for future employment uses (and jobs) within the Edenvale Policy Area and allow for an intensification of employment uses in the vicinity of the Santa Teresa Light Rail Transit Station, nearby Urban Villages, and existing and proposed residential neighborhoods in accordance with goals of the *Envision San José 2040 General Plan*.

**H. Required Infrastructure Improvements**

An infrastructure improvement plan has been formulated, based on specific levels of development on all of the properties in New Edenvale (Sub-Areas 1, 3, and 4) considered ready for development, and accounting for additional commercial and residential development to occur in Old Edenvale (Sub-Area 2 and Sub-Area 5).

1. Original Required Improvements

When the Edenvale Area Development Policy was first approved, the following three major regional transportation projects were identified as necessary to provide adequate access into New Edenvale (Sub-Areas 1, 3, and 4):

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- a. Silicon Valley Boulevard Bridge Widening  
In 1998, the Redevelopment Agency funded the Phase II Silicon Valley Boulevard Bridge Project that provided two additional lanes of traffic over Coyote Creek from Basking Ridge Avenue to Eden Park Place. The Department of Public Works managed the \$2.8M project which started June 5, 2000 and was completed April 15, 2001.
  
- b. U.S. 101 and Blossom Hill Road/Silver Creek Valley Road Interchange Improvements  
The following phasing and funding has been identified for the U.S. 101 and Blossom Hill Road/Silver Creek Valley Road interchange. Construction is anticipated to be completed by 2024.
  - (1) *Phase 1: Cost: \$7M*  
Bicycle/Pedestrian Class I connection from Monterey Road to Coyote Creek:
    - (a) Construction of multi-use path, barrier separated from traffic, along north side of Blossom Hill Road.
    - (b) Construction of Pedestrian/Bicycle bridge crossing over Highway 101 northbound on-ramp.
    - (c) Reconstruction of portion of sound wall at northwest corner of Blossom Hill Road/Coyote Road.
    - (d) Reconfiguration of southbound loop on-ramp and signal modification.
  
  - (2) *Phase 2: Cost: \$5.5M*
    - (a) 101 northbound off-ramp: addition of a left turn lane and signal modification
    - (b) 101 southbound off-ramp: addition of a right turn lane and full signal modification (placement in ultimate location of future Phase 3 median)
    - (c) Northbound Monterey Road to eastbound Blossom Hill Road connector ramp: Geometric reconfiguration (T) to increase weaving distance between Monterey Road and Highway 101 southbound on-ramp
  
  - (3) *Phase 3: Cost: \$8M*  
Blossom Hill Road Bridge widening (4 lanes to 7 lanes):
    - (a) Construction of bridge structure over Highway 101 between two existing Blossom Hill Road bridge decks.
    - (b) Northbound Highway 101 off-ramp signal modification.

- c. U.S. 101 and Hellyer Avenue Interchange Improvements  
This improvement includes widening the overcrossing from two to four lanes and installing traffic signals at each of the two off-ramp intersections. This will entail widening the existing bridge structure, acquisition of right-of-way, utility relocation, and the removal of trees. The phasing, funding, or construction for interchange at U.S. 101 and Hellyer Avenue has not yet been identified. However, this improvement was identified as one of the three gateways in the original 2000 EIR and will be constructed by the buildout of this Policy.

2. Improvements Required by Policy Update

- a. Previously Required Traffic Mitigation  
Transportation improvements listed in Attachment C include the mitigations required to accommodate traffic from buildout of the 5 million square-foot and the mixed-use residential, commercial development previously identified in Sub-Area 5. Attachment C indicates the status and the parties or projects responsible for the construction of the improvements.
- b. Required Traffic Mitigation  
The iStar and Silver Creek Valley Place project-related transportation improvements listed in Attachment D are the project requirements for this Policy update that include the development on the iStar site in Sub-Area 5, consisting of the addition of 720 residential units, 154,000 square feet of retail uses, 260,000 square feet of office on 76 gross acres, and the addition of Combined Industrial/Commercial Zoning District (CIC) uses to the healthcare/office uses allowed in the Silver Creek Valley Place Planned Development Zoning in Sub-Area 4.

**G. Schedule for Implementation**

The Policy will allow the Level of Service of some nearby intersections to deteriorate to levels in excess of the City's Transportation Level of Service Policy for a temporary period of time. The length of time that traffic will operate below the standards of the citywide Policy will depend on the rate at which the industrial projects are developed, and the timing required for regional infrastructure improvements to be designed and constructed.

At a point in time when interest is high for development in the Edenvale Area, implementation of this Area Development Policy allows development to occur in a reasonably paced fashion and at appropriate levels of intensity, while managing associated traffic congestion.



**H. Other Land Uses in Areas Designated for Industrial/R&D/Office**

1. New Edenvale industrial area east of U.S. 101 (Sub-Areas 1,3 and 4)  
Land uses other than industrial park/R&D/office can be approved under the City's Zoning Code, including "interim uses," providing that a traffic analysis performed for the proposed project determines that the number and distribution of automobile trips associated with the new use would not exceed the trips associated with the type and level of development allocated to the site under this Policy.
2. Old Edenvale (Sub-Area 2)  
Land uses other than industrial park/R&D/office can be approved under the City's Zoning Code, including "interim uses," providing that a traffic analysis performed for the proposed project determines that the number and distribution of automobile trips associated with the new use would not exceed those of the existing approved industrial park/R&D/office use on the site. Land uses for which a traffic analysis shows additional trips or a redistribution of trips, or intensification/expansion of the industrial use on the site which would increase automobile trips, can be approved under the Citywide Level of Service Policy. This Policy update includes the addition of 450,000 square feet of retail and 1 million square feet of R&D development capacity transferred to Sub-Area 2 from the iStar site in Sub-Area 5.
3. Mixed-Use Development Area (Sub-Area 5)  
Land uses in Sub-Area 5 shall be allowed in accordance with approved zonings and development permits. Uses approved in past zoning and development permits include the multi-family development on the former Hitachi site, commercial and retail development on Cottle Road, and the remaining Hitachi campus. This Policy update includes the proposed retail, office and residential development on the iStar site.

**Attachments**

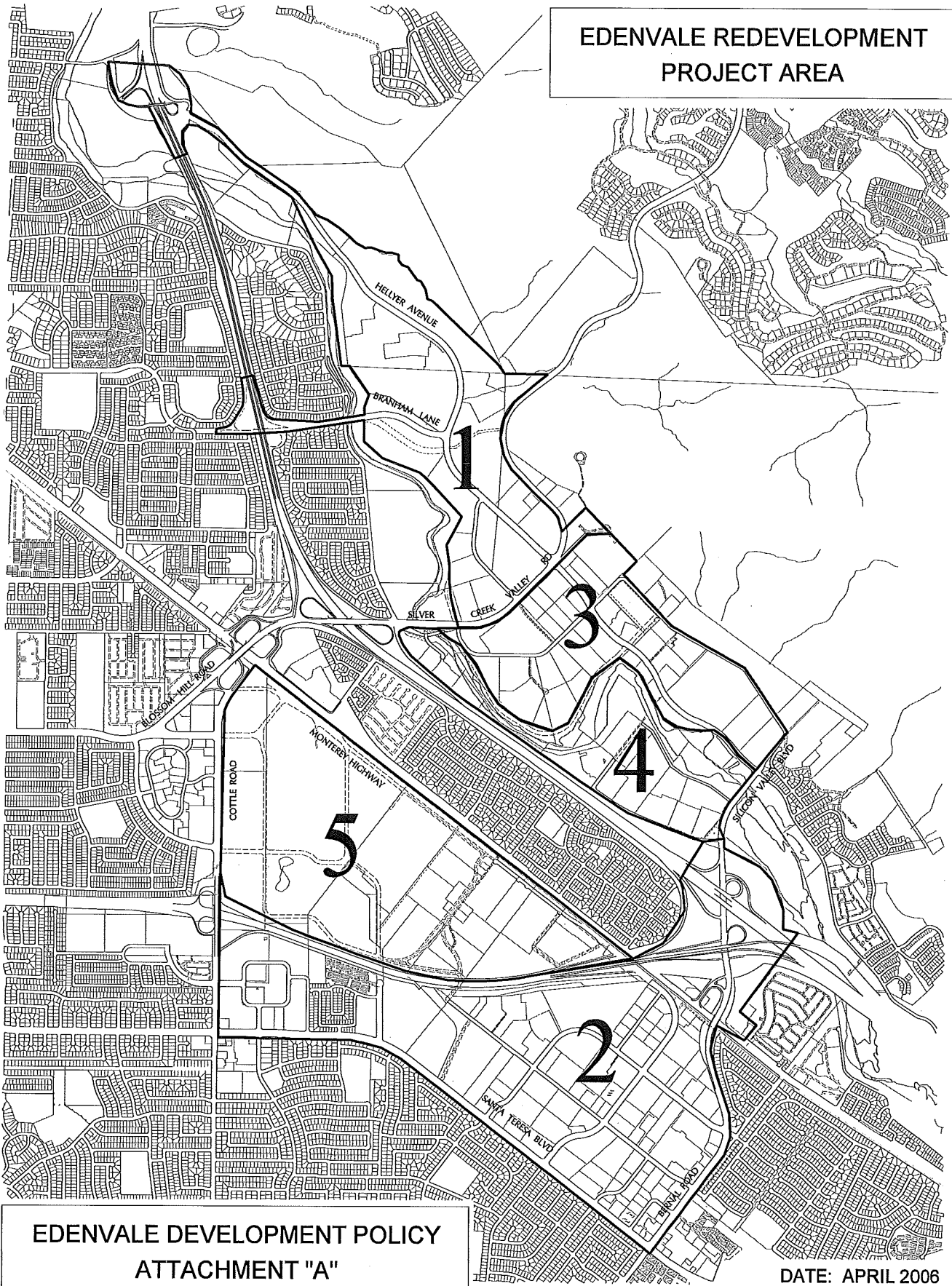
**Attachment A:** Map of Edenvale Area Development Policy Boundary and Subareas.

**Attachment B:** Summary of Existing and Available Development Capacity by Sub-Area.

**Attachment C:** Status of Transportation Mitigation Improvements.

**Attachment D:** Transportation Improvements Associated with the iStar Development

**EDENVALE REDEVELOPMENT  
PROJECT AREA**



**EDENVALE DEVELOPMENT POLICY  
ATTACHMENT "A"**

DATE: APRIL 2006

EDENVALE DEVELOPMENT ALLOCATIONS  
ATTACHMENT "B"

2014 ASSESSOR'S PARCEL NUMBER	EDENVALE ZONE	AREA 1 PROJECT NAME OR PROPERTY OWNER	INDUSTRIAL ALLOCATION (sq.ft.)	
			COMPLETED/ APPROVED PRIOR TO POLICY (BEFORE 6/20/00)	APPROVED POST POLICY (AFTER 6/20/00)
49416016	1	SANTA CLARA COUNTY/PARKS & RECREATION DEPT		
67893005	1	EDENVALE LAND HOLDINGS		
67901005	1	M WEST PROPCO IX LLC (5521 Hellyer Ave)	200,000	
67901006	1	GRE FONTANOSO LLC (5717-5729 Fontanoso Wy)	77,000	
67901007	1	LEGACY PARTNERS I SJ FONTANOSO LLC (5799 Fontanoso Wy)	93,996	
67901008	1	CITY OF SAN JOSE		
67901011	1	M WEST PROPCO IX LLC		64,900
67901015	1	PACIFIC GAS & ELEC CO		
67901016	1	HELLYER AVENUE LP		160,113
67901017	1	MAVERICK EMBEDDED WAY LLC	311,000	
67901018	1	M WEST PROPCO XXII LLC		
67901019	1	M WEST PROPCO XIII LLC		256,500
67901020	1	M WEST PROPCO XXII LLC		149,750
67901021	1	M WEST PROPCO VII LLC (5390 & 5400 Hellyer Ave)	117,400	77,180
67901022	1	M WEST PROPCO X LLC (5500/5550 Hellyer Ave)	32,600	
67901023	1	M WEST PROPCO XII LLC (5750 Hellyer Ave)	72,337	
67902005	1	BERG & BERG ENTPRS LLC		
67902006	1	CITY OF SAN JOSE		
67902011	1	PEERY RICHARD T TRUSTEE & ET AL		
67902012	1	PEERY RICHARD T TRUSTEE & ET AL		
67902013	1	CITY OF SAN JOSE		
67902014	1	BB&K		
67902016	1	M WEST PROPCO XII LLC (5830-5870 Hellyer Ave)	110,000	
67902022	1	M WEST PROPCO XVII LLC		350,000
67903003	1	COUNTY OF SANTA CLARA		
67903004	1	SCVWD		
67905001	1	COUNTY OF SANTA CLARA		
67905002	1	ARRILLAGA JOHN TRUSTEE & ET AL	175,000	
67905003	1	GRE HELLYER OAKS LP (5215 Hellyer Ave)	535,930	
67905005	1	ARRILLAGA JOHN TRUSTEE & ET AL		
67905006	OUTSIDE	SANTA CLARA COUNTY/PARKS & RECREATION DEPT		
67905007	1	ARRILLAGA JOHN TRUSTEE & ET AL		
67905008	1	ARRILLAGA JOHN TRUST		
67905009	1	POWER INTEGRATIONS INC (5245 Hellyer Ave)		
67905010	1	TODA DEVELOPMENT INC (5285 Hellyer Ave)		
67906001	OUTSIDE	ARRILLAGA JOHN (TE)		
67906003	OUTSIDE	ARRILLAGA JOHN (TE)		
67906004	OUTSIDE	PEERY RICHARD T (TE)/JOHN ARRILLAGA (TE)		
67906005	OUTSIDE	SANTA CLARA COUNTY/PARKS & RECREATION DEPT		
67906006	OUTSIDE	SANTA CLARA COUNTY/PARKS & RECREATION DEPT		
67906007	OUTSIDE	SANTA CLARA COUNTY/PARKS & RECREATION DEPT		
67907001	OUTSIDE	PEERY RICHARD T (TE)/JOHN ARRILLAGA (TE)		
67907002	OUTSIDE	PEERY RICHARD T (TE)/JOHN ARRILLAGA (TE)		
<b>TOTALS</b>			<b>1,725,263</b>	<b>1,058,443</b>

EDENVALE DEVELOPMENT ALLOCATIONS  
ATTACHMENT "B"

2014 ASSESSOR'S PARCEL NUMBER	EDENVALE ZONE	AREA 2 PROJECT NAME OR PROPERTY OWNER	INDUSTRIAL ALLOCATION (sq.ft.)	
			COMPLETED/ APPROVED PRIOR TO POLICY (BEFORE 6/20/00)	APPROVED POST POLICY (AFTER 6/20/00)
67803006	2	SCRIVANO RALPH		
67803011	2	SCRIVANO RALPH (6104 Monterey Rd)	1,500	
67803033	2	TESORO SIERRA PROPS LLC (6050 Monterey Rd)	1,600	
67803034	2	AIMCO MONTEREY GROVE APTS LLC (6100 Monterey Hwy)		
67803036	2	SAN JOSE CITY OF		
67803037	2	HUNTER BERNAL LLC (6020 Monterey Hwy)	55,030	
70601016	2	BANK OF AMERICA NT AND SA (155 Bernal Rd)	7,667	
70601028	2	PRIMERA IGLESIA BAUTISTA DEL SUR (145 Martinvale Ln)	27,800	
70601038	2	REYNOLDS CHARLES H TRUSTEE (7012 Realm Dr)	25,918	
70601041	2	DEMARTINI JOHN C TRUSTEE & ET AL (152 Martinvale Ln)	19,488	
70601042	2	DEMARTINI JOHN C TRUSTEE & ET AL (134 Martinvale Ln)	18,624	
70601043	2	DEMARTINI JOHN C TRUSTEE & ET AL (6951 Via Del Oro)	30,274	
70601044	2	HALSTEAD LARRY K AND G A (6985 Via Del Oro)	16,498	
70601046	2	CUNHA ENTERPRISES LP (151 Bernal Rd)	16,086	
70601047	2	CALLO ARISTOTELES J TRUSTEE & ET AL (7017 Realm Dr)		22,760
70601048	2	SAWOCHKA STEPHEN G AND JANICE TRUSTEE (7015 Realm Dr)	9,861	
70601049	2	SAWOCHKA STEPHEN G AND JANICE TRUSTEE & ET (7013 Realm	9,918	
70601050	2	REYNOLDS CHARLES H TRUSTEE (7011 Realm Dr)	15,944	
70601052	2	CALLO ARISTOTELES J TRUSTEE & ET AL (6920 Santa Teresa Blvd)	24,000	
70601056	2	CILKER WILLIAM H TRUSTEE & ET AL (151-173 Martinvale Ln)	20,384	
70601057	2	HOOKS RANDY AND LISA (181 Martinvale Ln)	16,375	
70601059	2	PECOTA FAMILY LLC (6190 San Ignacio Ave)	48,840	
70601063	2	THE FATHER'S HOUSE INTERNATIONAL (133 Bernal Rd)	22,560	
70601065	2	RF & MICROWAVE REAL EST LLC (188 Martinvale Ln)	14,140	
70601066	2	CALIFORNIA STATE OF (182 Martinvale Ln)	10,008	
70601067	2	ROSS GREEN VALLEY II (6830 Via Del Oro 2 per RealQuest)	42,844	
70601068	2	ROSS GREEN VALLEY II (6830 Via Del Oro)	42,844	
70601069	2	LAFAYETTE AUTO CTR LLC (6970 Santa Teresa Blvd)	6,890	
70601070	2	LAFAYETTE AUTO CTR LLC (6980 Santa Teresa Blvd)	16,896	
70601071	2	LAFAYETTE AUTO CTR LLC (175 Bernal Rd)	20,480	
70601072	2	LAFAYETTE AUTO CTR LLC (6990 Santa Teresa Blvd)	4,776	
70601075	2	90 GREAT OAKS BLVD LLC	51,400	
70601081	2	6910 SANTA TERESA BLVD LLC (6910 Santa Teresa Blvd)	12,644	
70601082	2	GIACOMAZZI JOHN E TRUSTEE & ET AL (196 Martinvale Ln)	6,075	
70601083	2	VA VENTURE SAN JOSE (80 Great Oaks Blvd)	71,830	
70601084	2	SAVE MART SUPERMARKETS (129 Bernal Rd)	68,436	
70601085	2	LABARBERA MICHAEL T TRUSTEE & ET AL (101 Bernal Rd)	1,000	
70601086	2	LABARBERA MICHAEL T TRUSTEE & ET AL (105 Bernal Rd)	4,407	
70601087	2	LABARBERA MICHAEL T TRUSTEE & ET AL (109 Bernal Rd)	6,200	
70601088	2	LABARBERA MICHAEL T TRUSTEE & ET AL (113 Bernal Rd)	11,868	
70601089	2	LABARBERA MICHAEL T TRUSTEE & ET AL (117 Bernal Rd)	12,624	
70601090	2	LABARBERA MICHAEL T TRUSTEE & ET AL (121 Bernal Rd)	97,799	
70601091	2	PEDRON & ASSOCIATES INV CO (6150 San Ignacio Ave)		
70601092	2	PEDRON & ASSOCIATES INV CO (6150 San Ignacio Ave)		
70602019	2	HIGGINS ROBERT W AND ELIZABETH A TRUSTEE (6389 San Ignaci	19,000	
70602020	2	SAN IGNACIO LLC (6399 San Ignacio Ave)		
70602021	2	SAN IGNACIO LLC (6399 San Ignacio Ave)	41,831	
70602025	2	M WEST PROPCO XIII LLC	85,384	
70602026	2	M WEST PROPCO VII LLC (140, 150 & 160 Great Oaks Blvd)	103,680	
70602030	2	NRFC EDENVALE HOLDINGS LLC (6835 Via Del Oro)	99,576	
70602034	2	M WEST PROPCO VII LLC (6541 Via Del Oro)	66,600	
70602035	2	SI 36 LLC (6880 Santa Teresa Blvd)	68,705	
70602036	2	EDENVALE 1 LLC (6860 Santa Teresa Blvd)	38,208	
70602041	2	H N & FRANCES C BERGER FOUNDATION (6620 Via Del Oro)	37,392	
70602042	2	EDENVALE ASSOCIATES LLC (6640 Via Del Oro)	28,160	
70602043	2	FALKENSTEIN DANIEL F AND JOAN L (6660 Via Del Oro)	17,984	
70602044	2	SALEHOMOU NADER AND SOUDABEH TRUSTEE (6680 Via Del Or	17,984	
70602053	2	XILINX INC		
70602054	2	XILINX INC		
70602055	2	XILINX INC		

EDENVALE DEVELOPMENT ALLOCATIONS  
ATTACHMENT "B"

2014 ASSESSOR'S PARCEL NUMBER	EDENVALE ZONE	AREA 2 PROJECT NAME OR PROPERTY OWNER	INDUSTRIAL ALLOCATION (sq.ft.)	
			COMPLETED/ APPROVED PRIOR TO POLICY (BEFORE 6/20/00)	APPROVED POST POLICY (AFTER 6/20/00)
70602056	2	XILINX INC		
70603008	2	OAK GROVE S D (6578 Santa Teresa Blvd)		
70603013	2	SANTA CLARA COUNTY TRANSIT DIST (Via Del Oro)		
70603016	2	PACIFIC GAS AND ELECTRIC CO		
70603017	2	SANTA CLARA COU TRANSIT DIST		
70603018	2	SANTA CLARA COU TRANSIT DIST		
70603020	2	SAN JOSE CITY OF (Via Del Oro)		
70603021	2	SANTA CLARA VTA		
70604017	2	BRIGHT HORIZONS CHILDRENS CTRS INC (6120 Liska Ln)	11,770	
70605001	2	CHEVRON U.S.A. INC (6096 Cottle Rd)	2,044	
70605011	2	KAISER FOUNDATION HOSPITALS		
70605012	2	GREAT OAKS WATER CO		
70605014	2	GREAT OAKS WATER CO		
70605016	2	GREAT OAKS WATER CO RealQuest 622,908 SF		
70605017	2	KAISER FOUNDATION HOSPITALS		
70605020	2	KAISER FOUNDATION HOSPITALS		
70605022	2	SANTA TERESA APARTMENTS		
70605024	2	SAN JOSE CITY OF		
70605025	2	KAISER FOUNDATION HOSPITALS		
70605029	2	STATE OF CALIFORNIA		
70605032	2	KAISER FOUNDATION HOSPITALS		
70605033	2	STATE OF CALIFORNIA		
70605035	2	KAISER FOUNDATION HOSPITALS		
70605037	2	KAISER FOUNDATION HOSPITALS		
70609023	2	M WEST PROPCO XX LLC (6320-6360 San Ignacio Ave)	160,002	
70609038	2	SI 54 LLC		
70609050	2	AHEAD MAGNETICS INC		
70609051	2	AHEAD MAGNETICS INC (6410 Via Del Oro)	31,707	
70609068	2	LBA RIV-COMPANY IX LLC (6448 Via Del Oro)	75,616	
70609069	2	TONKIN H J AND SHERYLL E TRUSTEE & ET AL (6293 San Ignacio A	23,600	
70609070	2	SHENEFIEL KURTIS J AND LORI A TRUSTEE (77 Las Colinas Ln)	16,600	
70609071	2	COYOTE PROPERTIES V LLC (55 Las Colinas Ln)	14,500	
70609072	2	RAMS RENTAL LLC (33 Las Colinas Ln)	17,716	
70609078	2	COMMERCIAL MANAGEMENT LLC (50 Las Colinas Ln)	18,272	
70609079	2	A DEVELOPMENT LLC (70 Las Colinas Ln)	18,272	
70609084	2	SCHER STEVEN A (33 Great Oaks Blvd)	23,435	
70609085	2	MURABITO JOSEPH ANTHONY, CUST. ET AL (21 Great Oaks Blvd)	15,560	
70609094	2	M WEST PROPCO X LLC (6311 San Ignacio Ave)	320,604	
70609095	2	SAN IGNACIO INVRS LLC (6203 San Ignacio Ave)	115,163	
70609096	2	VIA DEL ORO PARTNERS LLC (6580 Via Del Oro)	76,828	
70609099	2	RAYNE GROUP LLC (19 Great Oaks Blvd)	27,473	
70609100	2	HOPE SERVICES (30 Las Colinas Ln)	25,550	
70609105	2	PEPPER LANE SAN IGNACIO LLC (6276, 6284, 6288 San Ignacio Ave)	83,588	
70609106	2	MONOLITHIC POWER SYSTEMS INC. (79 Great Oaks Blvd)	106,262	
70609109	2	SI 25 LLC (6480 Via Del Oro)	102,139	
70609110	2	SI 33 LLC (6375 San Ignacio Ave)	102,144	
70609111	2	SI 25 LLC (6373 San Ignacio Ave)	82,144	
70609112	2	SI 33 LLC (6379 San Ignacio Ave)		63,000
70609113	2	SI 33 LLC (6377 San Ignacio Ave)		82,574
70609120	2	GAHRAHMAT FAMILY LP II LP (23 Las Colinas Ln)	30,720	
70609121	2	PARK NAGLEE PARTNERS LLC (17 Great Oaks Blvd)	22,040	
70610022	2	LBA RIV-COMPANY IX LLC (50 Great Oaks Blvd / 6201 San Ignacio Av	76,838	
70610029	2	GREAT OAKS WATER COMPANY		
70610030	2	SI 33 LLC (6101 San Ignacio Ave)	2,800	
70610031	2	GRAND PRIX S J LLC (6111 San Ignacio Ave)	96,504	
70610037	2	THIRTY GREAT OAKS, LLC		
70610039	2	BRE/ESA P PORTFOLIO LLC (6189 San Ignacio Ave)	58,851	
70610041	2	GREAT OAKS WATER LLC (20 Great Oaks Blvd)	54,768	
70610042	2	GREAT OAKS PROPS LP (22 Great Oaks Blvd)	57,312	
70610043	2	THIRTY GREAT OAKS, LLC (30 Great Oaks Blvd)	181,656	

EDENVALE DEVELOPMENT ALLOCATIONS  
ATTACHMENT "B"

2014 ASSESSOR'S PARCEL NUMBER	EDENVALE ZONE	AREA 2 PROJECT NAME OR PROPERTY OWNER	INDUSTRIAL ALLOCATION (sq.ft.)	
			COMPLETED/ APPROVED PRIOR TO POLICY (BEFORE 6/20/00)	APPROVED POST POLICY (AFTER 6/20/00)
70610044	2	BRE/ESA P PORTFOLIO LLC (6199 San Ignacio Ave)	53,283	
70641001	2	SCHUENEMAN INVESTMENT GRP LLC (83 Great Oaks Blvd)		
70641002	2	SCHUENEMAN INVESTMENT GRP LLC (85 Great Oaks Blvd 2)		
70641003	2	MEHTA KAUSHIK AND DEEPTI (85 Great Oaks Blvd 3)		
70641004	2	MEHTA KAUSHIK AND DEEPTI (85 Great Oaks Blvd 4)		
70643001	2	LUPA INVESTORS (6940 Santa Teresa Blvd, Unit 1)	1,080	
70643002	2	LUPA INVESTORS (6940 Santa Teresa Blvd, Unit 2)	1,260	
70643003	2	LUPA INVESTORS (6940 Santa Teresa Blvd, Unit 3)	1,200	
70643004	2	SAFADI AMER (6940 Santa Teresa Blvd, Unit 4)	1,125	
70643005	2	SAFADI AMER (6940 Santa Teresa Blvd, Unit 5)	1,140	
70643006	2	LUPA INVESTORS (6940 Santa Teresa Blvd, Unit 6)	960	
70643007	2	LUPA INVESTORS (6950 Santa Teresa Blvd, Ste A)	1,080	
70643008	2	LUPA INVESTORS (6950 Santa Teresa Blvd, Ste B)	1,260	
70643009	2	DAYES ALBERTE R II TRUSTEE & ET AL (6950 Santa Teresa Blvd, Ste C)	1,200	
70643010	2	FOULK ROGER A AND JANET P TRUSTEE (6950 Santa Teresa Blvd, Ste D)	2,565	
70643011	2	FOULK ROGER A AND JANET P (6950 Santa Teresa Blvd, Ste E)	675	
70646001	2	SPAN PARTNERS LP (100 Great Oaks Blvd)	14,160	
70646002	2	MACK TECHNOLOGIES LLC	6,195	
70646003	2	MACK TECHNOLOGIES LLC	4,544	
70646004	2	PS DEVELOPMENT LLC		10,502
70646005	2	SPAN PARTNERS LP	6,730	
70646006	2	SPAN PARTNERS LP	6,190	
<b>TOTALS</b>			<b>3,712,397</b>	<b>178,836</b>

EDENVALE DEVELOPMENT ALLOCATIONS  
ATTACHMENT "B"

2014 ASSESSOR'S PARCEL NUMBER	EDENVALE ZONE	AREA 3 PROJECT NAME OR PROPERTY OWNER	INDUSTRIAL ALLOCATION (sq.ft.)	
			COMPLETED/ APPROVED PRIOR TO POLICY (BEFORE 6/20/00)	APPROVED POST POLICY (AFTER 6/20/00)
67807032	3	M WEST PROPCO XIX LLC		
67807036	3	SEBASTIAN ANN R TRUSTEE & ET AL		
67807037	3	M WEST PROPCO VII LLC		
67807039	3	M WEST PROPCO XIV LLC		
67807041	3	M WEST PROPCO X LLC		
67807042	3	M WEST PROPCO XII LLC		
67808043	3	FOXCONN ASSET MANAGEMENT LLC		
67808045	3	PREVITE JACK TRUSTEE & ET AL		
67808050	3	NIIMOTO MIKE Y AND YASUYO TRUSTEE		
67808051	3	WXI EDV 2 RLTY LLC		
67808052	3	WXI EDV2 RLTY LLC		
67808053	3	WXI EDV2 RLTY LLC		
67808054	3	WXI EDV2 RLTY LLC		
67808055	3	PIERCY, WILLIAM M/PIERCY, GWEN M & BOWER REVOC TR		
67808057	3	M WEST PROPCO XXII LLC		
67808058	3	FAMILY COMMUNITY CHURCH		128,640
67816021	3	GARCIA JORGE A AND ROSA H TRUSTEE		
67816022	3	EDINGTON JAMES S AND THERESA J TRUSTEE		
67816023	3	CHHIBBER RAJESHWAR AND SEEMA		
67816024	3	GURLEROGLU MUSTAFA U AND CABRAL MONIQUE		
67816025	3	DEBOER EDWIN AND MILLS LYNDSAY TRUSTEE		
67816026	3	MFAS DIRECT LLC		
67816027	3	SINATRA MARIA A		
67816028	3	SHIVERA LLC		
67816029	3	SHIVERA LLC		
67816030	3	VUS MANAGEMENT INC		
67816031	3	VU ANH VU TRUSTEE & ET AL		
67816032	3	HUYNH VU TRUSTEE & ET AL		
67816033	3	MAKIYAMA TODD AND DAO-MAKIYAMA THERESA		
67816034	3	HANE SHARON AND THOMAS CARTER		
67816035	3	LUONG THONG TRUSTEE & ET AL		
67816036	3	HUANG LINONG AND CHEN CHUAN		
67816037	3	LUONG THONG QUOC AND LY THUY NGOC TRUSTEE		
67816038	3	CORPUZ MARIO		
67816039	3	AIRSECO MECHANICAL INC		
67816040	3	OMEGA GLOBAL TECHNOLOGIES INC		
67816041	3	BUDWAL RAVJINDER S AND RANJIT K TRUSTEE		
67816042	3	GOREWITZ CRAIG A AND GORDON BEVERLEE K TRUS		
67816043	3	GORDON BEVERLEE K		
67816044	3	GORDON BEVERLEE K		
67816045	3	WOODRUFF DAVID C AND AMPAN		
67816046	3	WOODRUFF DAVID C AND AMPAN		
67816047	3	SUBOTIN GORAN AND JENNIFER L		
67816048	3	SEABIRD PROPERTIES LLC		
67817012	3	HOWELL JAMES M AND ANNETTE E TRUSTEE		
67817013	3	BONFANTE DEVELOPMENT LLC		
67817014	3	BBV LLC		
67817015	3	BRADFORD GROUP LLC		
67817016	3	JESY LLC		
67817017	3	DELONG RICK E AND TERA J TRUSTEE		
67817018	3	ADKINS JEFFREY A AND JONA M		
67817019	3	O & Y PRECISION INC		
67817020	3	HAISLEY ROSS ET AL		
67817021	3	HAISLEY ROSS ET AL		
67817022	3	OTOMORI MONA J AND BROWN DAVID A TRUSTEE		
67817023	3	KOTTKE DENNIS TRUSTEE & ET AL		
67817024	3	GONZAGA PARTNERS LLC		
67817025	3	AJLUNI ANDREW TRUSTEE & ET AL		
67817026	3	DMG PROPERTY, LLC		
67817027	3	A & T PIERCY PROP LLC		

EDENVALE DEVELOPMENT ALLOCATIONS  
ATTACHMENT "B"

2014 ASSESSOR'S PARCEL NUMBER	EDENVALE ZONE	AREA 3 PROJECT NAME OR PROPERTY OWNER	INDUSTRIAL ALLOCATION (sq.ft.)	
			COMPLETED/ APPROVED PRIOR TO POLICY (BEFORE 6/20/00)	APPROVED POST POLICY (AFTER 6/20/00)
67817028	3	3DOS LLC		
67817029	3	3DOS LLC		
67817030	3	GINTER DOUGLAS A		
67817031	3	GINTER DOUGLAS A		
67817032	3	GINTER DOUGLAS A		
67817033	3	GINTER DOUGLAS A		
67817034	3	DATAVIDEO SILICON VALLEY CORPORATION		
67817035	3	DATAVIDEO SILICON VALLEY CORPORATION		
67817036	3	HELLYER COMMONS MEDICAL PROPERTIES LLC		
67817037	3	HELLYER COMMONS MEDICAL PROPERTIES LLC		
67817038	3	HELLYER COMMONS MEDICAL PROPERTIES LLC		
67817039	3	HELLYER COMMONS MEDICAL PROPERTIES LLC		
67817040	3	CLANCY ANTHONY W TRUSTEE & ET AL		
67817041	3	CLANCY ANTHONY W TRUSTEE & ET AL		
67817042	3	CLANCY ANTHONY W TRUSTEE & ET AL		
67817043	3	CLANCY ANTHONY W TRUSTEE & ET AL		
67817044	3	DEBONI JOHN S ET AL		
67817045	3	SINGIREDDY SUKHENDER AND SWAPNA		
67817046	3	BALDWIN JASON AND ESCOBAR JERNELL		
67817047	3	SINGIREDDY SUKHENDER AND SWAPNA		
67817048	3	TACINOM LLC		
67817049	3	TACINOM LLC		
67817050	3	SHELL SOFT INC		
67817051	3	6150 HELLYER LLC		
67817052	3	6150 HELLYER LLC		113,200
67817053	3	AMANDA TAYLOR MURABITO CUSTODIAN ET AL		
67817054	3	AMANDA TAYLOR MURABITO CUSTODIAN ET AL		
67817055	3	AMANDA TAYLOR MURABITO CUSTODIAN ET AL		
67817056	3	6070 HELLYER LLC		
67817057	3	6070 HELLYER LLC		
67817058	3	6070 HELLYER LLC		
67817059	3	6070 HELLYER LLC		
67817060	3	HELLYER COMMONS MED PROPS LLC		
67817061	3	HELLYER COMMONS MED PROPS LLC		
67817062	3	HELLYER COMMON 6050 100 BIZ INV LLC		
67817063	3	HAMMOND FRANK C JR AND ADAMS STACEY L		
67817064	3	LE ANTHONY TRANMINH TRUSTEE		
67817065	3	LE ANTHONY T TRUSTEE		
67817066	3	ELKINS HUNTER TRUSTEE & ET AL		
67817067	3	TRAN VINH AND TINA		
67817068	3	N A I M INC		
67817069	3	N A I M INC		
67817070	3	N A I M INC		
67817071	3	N A I M INC		
67817072	3	SAI LLC		
67817073	3	SAI LLC		
67817074	3	SAI LLC		
67817075	3	SAI LLC		
67893008	3	KNEA TIMOTHY L AND TENA C ET AL		
67893011	3	SEEBACH		
67893015	3	TING THOMAS YAO-CHUNG AND AMY YUEN-MING TRU		
67893016	3	CIRRUS INVESTMENTS LP		24,000
67893024	3	INTEGRATED DEVICE TECH INC	403,000	
67893026	3	INTEGRATED DEVICE TECH INC		
67893027	3	COMMONWEALTH CENTRAL CU		36,500
67893028	3	LIP2 LLC		
67893030	3	OWENS MORTGAGE INV FND		
67893031	3	IONICS ULTRAPURE WATER CORP	72,534	
67893032	3	KUDSIBADER S (TE) & ANNE D (TE)		
67893034	3	INTEGRATED DEVICE TECH INC		
<b>TOTALS</b>			<b>475,534</b>	<b>1,177,120</b>



EDENVALE DEVELOPMENT ALLOCATIONS  
ATTACHMENT "B"

2014 ASSESSOR'S PARCEL NUMBER	EDENVALE ZONE	AREA 4 PROJECT NAME OR PROPERTY OWNER	INDUSTRIAL ALLOCATION (sq.ft.)	
			COMPLETED/ APPROVED PRIOR TO POLICY (BEFORE 6/20/00)	APPROVED POST POLICY (AFTER 6/20/00)
67805022	4	SANTA CLARA COUNTY		
67805040	4	CALIFORNIA STATE OF		
67805048	4	CHURCH OF THE CROSSROADS SC VLY	59,856	
67805050	4	SFF REALTY FND LP	95,760	
67805051	4	COUNTY OF SANTA CLARA (Hospital)		
67805052	4	360 GLOBAL VENTURE GROUP LLC (Holiday Inn)		
67805053	4	MPJ A LLC	76,000	
67805055	4	360 GLOBAL VENTURE GROUP LLC (Restaurant)		
67805056	4	GREAT OAKS WATER CO		
67805057	4	FWDC LLC	286,000	
67805060	4	SANTA CLARA COUNTY		
67805061	4	MARQUEZ INVESTMENT GROUP LLC	78,000	
67805062	4	MARQUEZ INVESTMENT GROUP LLC		
67805063	4	PEPPER LANE-FERRARI/RABY, LLC		
67806021	4	SUNRISE TELECOM INC	91,694	
67806022	4	MERSHO INVESTMENTS LLC	58,785	
67806023	4	GREAT OAKS WATER CO		
67807004	4	SANTA CLARA COUNTY		
67807006	4	SANTA CLARA COUNTY		
67807007	4	S C V W D		
67807008	4	S C V W D		
67807009	4	S C V W D		
67807010	4	S C V W D		
67807015	4	SANTA CLARA COUNTY		
67807016	4	SANTA CLARA COUNTY		
67807017	4	SANTA CLARA COUNTY		
67807019	4	KELLNER FREDERICK A AND MARY M TRUSTEE		
67807040	4	SAN GABRIEL INTERESTS LP		180,000
67808008	4	S C V W D		
67808022	4	SANTA CLARA COUNTY		
67808044	4	CITY OF SAN JOSE		
67808060	4	SANTA CLARA COUNTY		
<b>TOTALS</b>			<b>746,095</b>	<b>180,000</b>

EDENVALE DEVELOPMENT ALLOCATIONS  
ATTACHMENT "B"

2014 ASSESSOR'S PARCEL NUMBER	EDENVALE ZONE	AREA 5 PROJECT NAME OR PROPERTY OWNER	INDUSTRIAL ALLOCATION (sq.ft.)		RESIDENTIAL ALLOCATION (units)
			COMPLETED/ APPROVED PRIOR TO POLICY (BEFORE 6/20/00)	APPROVED POST POLICY (AFTER 6/20/00)	APPROVED POST POLICY (AFTER 6/20/00)
70604007	5	PACIFIC GAS AND ELECTRIC CO			
70606012	5	SANTA CLARA COUNTY TRANSIT DIST			
70606019	5	LOWES HIW INC		222,000	
70607006	5	HITACHI AMERICA LTD			664
70607007	5	HITACHI GLOBAL STORAGE TECHS INC			
70607008	5	CITY OF SAN JOSE			
70607009	5	TARGET CORP (5600 Cottle Rd)			
70607010	5	HAVEN AT COTTLE STATION LLC		460,000	505
70607011	5	VILLAGE OAKS RETAIL LLC			
70607012	5	VILLAGE OAKS RETAIL LLC			
70607013	5	ICS TRANSIT VIL PROP OWNER LLC			650
70607014	5	LA MORAGA SAN JOSE LP (5822 Charlotte Dr)			275
70607015	5	HITACHI AMERICA LTD sold to LENNAR HMS OF CA (6/12)			836
70607017	5	HITACHI AMERICA LTD (5600 Cottle Rd)			
70607016	5	CITY OF SAN JOSE			
70607018	5	CITY OF SAN JOSE			
70607019	5	HITACHI AMERICA LTD			
70607020	5	HITACHI GLOBAL STORAGE TECHS INC (5601 Great Oaks Pkwy)	3,500,000		
70608008	5	ISTAR SAN JOSE LLC			720
70608015	5	ISTAR SAN JOSE LLC			
70608022	5	ISTAR SAN JOSE LLC			
70608021	5	ISTAR SAN JOSE LLC		154,000	
70608023	5	ISTAR SAN JOSE LLC			
70608026	5	CITY OF SAN JOSE		110,000	
70609115	5	CITY OF SAN JOSE			
70609117	5	ISTAR SAN JOSE LLC		260,000	
70609124	5	SV1 LLC	131,283		
70609125	5	SV1 LLC		125,450	
<b>TOTALS</b>			<b>3,631,283</b>	<b>1,331,450</b>	<b>3,650</b>

## ATTACHMENT C

Improvement			
Funding Source	Location	Description	Status
Electroglas	Silver Creek & Piercy	Install signal Add an exclusive NB left turn lane	Complete
Electroglas	Silver Creek & Fontanoso	Install signal Construct south leg	Complete
Electroglas	Cottle & Route 85 (S)	Add third EB left	Complete
Candescent	Hellyer & Branham	Install signal	Complete
Improvement District	Hellyer & Silver Creek	Extend existing EB left Add second EB left Construct SB right as free right w/receiving lane	Complete
Improvement District	Hellyer & Silicon Valley	Install signal Add SB left, through, free right Add two EB lefts Add NB through Add WB left, WB right	Complete
Improvement District	Silver Creek & Fontanoso	Add third EB through lane Add third WB through lane	Complete
Improvement District	Monterey & Blossom Hill (S)	Add third NB through lane	Complete
Improvement District	Cottle & Route 85 (N)	Widen the West side of Cottle Rd. from Beswick to Route 85 to accommodate a second right turn lane. Widen the on-ramp for a receiving lane to meter light. (Exact design to be approved by Caltrans.)	Complete
Improvement District	Route 101 & Silicon Valley	Install signal Add EB left turn pocket	Complete
Area 4	Silicon Valley & Eden Park	Install signal Extend existing EB left turn	Complete
Area 4	Silicon Valley & Rue Ferrari	Extend existing EB left turn	Complete
Improvement District	Route 85 & Bernal	Extend existing SB left Extend existing SB left-through-right Extend existing WB left	Complete
Improvement District	Hellyer & Piercy	Install signal	Complete
Improvement District	Cottle & Poughkeepsie	Extend existing NB left Add second NB left	Complete
Local / Minor Improvements -- Funded by Future Development			
Funding Source	Improvement Location	Description	Status
Area 1	Silver Creek & Fontanoso	Add SB free right lane Provide a receiving lane on WB Silver Creek Extend existing EB left Add a second EB left Add a second NB lane on Fontanoso to receive vehicles from second EB left	Complete
Area 1	Hellyer & Fontanoso	Install signal	Complete
Area 2	Blossom Hill & Poughkeepsie	Add WB double left on Blossom Hill at Poughkeepsie  Add receiving lanes on Poughkeepsie Add EB right from Blossom Hill to Poughkeepsie and eliminate direct right from Beswick to Poughkeepsie	Complete
Area 2	Monterey & Bernal (N)	Extend existing SB left Add second SB left w/receiving lane Add second EB receiving lane to EB ramp to Bernal Extend existing WB pocket to Bernal	Complete

## ATTACHMENT C

Area 2	Route 101 & Silicon Valley	Add shared NB left-thru-right	Complete
Area 2	Great Oaks & Route 85 (N)	Install signal Extend existing NB left	Complete
Area 2	Great Oaks & Route 85 (S)	Install signal Convert existing EB separate right to free right Restripe SB Great Oaks for only one through Close off median on Great Oaks at Las Colinas	Complete
Area 2	San Ignacio & Via Del Oro	Install signal	Complete
Area 2	San Ignacio & Great Oaks	Extend existing EB left	Complete
Area 2		Add second EB left of and restripe WB Extend existing SB left Add second SB left	Complete Complete Complete
Area 2	San Ignacio & Bernal	Extend existing SB lefts	Complete
Area 2	Via Del Oro & Bernal	Extend existing SB left Add second SB left Widen NB lane into median	Complete Complete Not Complete
Area 2	Via Del Oro & Great Oaks	Install signal Restripe each approach lane of Via Del Oro	Complete Complete
Area 2	Monterey Road & Monterey Circle	Install signal	Complete
Area 2	Bernal Road & Realm Drive	Install signal	Complete
Funding Source	Improvement		
	Location	Description	
Area 5 Hitachi	SR 85 & Cottle Loop Ramp	Construct NB Cottle loop ramp for NB 85. (Note: This improvement is in addition to the original EADP improvements.)	Under construction
Area 5 Hitachi	Endicott/Great Oaks Extension to Cottle	Construct 2 inbound EB lanes and 1 outbound WB lane connecting Cottle to Great Oaks	Complete
Area 5 Hitachi	Great Oaks Extension from Boulder to Route 85 ramps	Construct 4 lanes with median island	Complete
Area 5	101/Silver Creek Valley Road	This improvement is in addition to the original EADP improvements.)	ADP
Area 5	101/Blossom Hill (W)	Add third right turn lane to the SB off ramp. (Note: This improvement is in addition to the original EADP improvements.)	ADP
Area 5 Hitachi	Via Del Oro Extension	Construct a public street connecting Hitachi to Via Del Oro through the Istar site	only required with the redevelopment of the Industrial Core
Area 5 Hitachi	Concord & Cottle	Reconstruct signalized intersection to improve circulation	Complete
Area 5 Hitachi	Cottle & Poughkeepsie	Major access -reconstruct signalized intersection	Complete
Area 5 Hitachi	Cottle & Beswick	Major proj access-requires full signal reconstruction and curb line alignment	Complete
Area 5 Hitachi	SR 85 & Great Oaks (S)	Install second castbound right turn at offramp. (Note: This improvement is in addition to the original EADP improvements.)	Under construction
Area 5 Hitachi	Great Oaks & Via Del Oro	Add second westbound left on Great Oaks. This requires elimination of 300 ft. of on-street parking.	Complete
Area 5 Hitachi	Blossom Hill & Poughkeepsie	Construct second right turn to EB Blossom Hill Rd. Install Median Island along Poughkeepsie and eliminate left-turns in/out at Musto Drive	Complete
Area 5 Hitachi	Beswick Avenue	Construct Median Island along Beswick. Install Traffic Signal @ Bangor (School).	Complete
Area 5 Hitachi	Hayes Ave.	Install Traffic Signal @ Blossom Hill Loop for safety	Complete
Area 5 Hitachi	Rochester Road	Extend Median Island along Cottle and eliminate left-turn out from existing businesses.	Complete
Area 5 Hitachi	Caltrain Station Access	Construct pedestrian undercrossing to Blossom Hill Caltrain Station	Complete

## Attachment D

## ISTAR PDC12-028

## REQUIRED PUBLIC IMPROVEMENTS FOR THE ISTAR PROJECT

LOCATION	PROJECT PHASES			DESCRIPTION
	PHASE 1 1-240 DU 154,000 SF Retail	PHASE 2 241-480 DU	PHASE 3 481-720 DU	
1 US101/Blossom Hill Road/Silver Creek Valley Road interchange	<b>EADP</b> Project is required to contribute \$6M toward the Blossom Hill/Silver Creek Valley Road Interchange			Blossom Hill Road Bridge Widening (4 lanes to 7 lanes) including construction of bridge structure over Highway 101 between existing bridge decks.
	\$2M	\$2M	\$2M	Payment due at issuance of first building permit of each phase
2 San Ignacio Ave/Great Oaks Blvd.		X		Construct a second northbound left-turn lane on San Ignacio Ave.
3 Santa Teresa Blvd /Bernal Road			X	Construct a second southbound left-turn lane on Santa Teresa Blvd.

## PDC13-023

## REQUIRED PUBLIC IMPROVEMENTS FOR SILVER CREEK VALLEY PLACE

LOCATION	PAYMENT DUE PRIOR TO ISSUANCE OF BUILDING PERMITS	DESCRIPTION
1 US101/Blossom Hill Road/Silver Creek Valley Road interchange	<b>EADP</b> Project is required to contribute \$500,000 toward the Blossom Hill/Silver Creek Valley Road Interchange	Blossom Hill Road Bridge Widening (4 lanes to 7 lanes) including construction of bridge structure over Highway 101 between existing bridge decks,