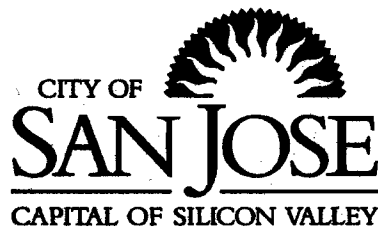


Initial Study and Addendum
to the Final Program Environmental Impact Report
for the North San José Development Policies Update
(SCH# 2004102067)

SONY PROJECT

File No. 06-038 & PD07-006

Prepared by the



May 2007

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Appendix D	Hazardous Materials User Survey
Appendix E	Risk Assessments/Modeling
Appendix F	Noise Assessment

SECTION 1.0 INTRODUCTION AND PURPOSE

This Initial Study of environmental impacts is being prepared to conform to the requirements of the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 *et. seq.*), and the regulations and policies of the City of San José.

This Initial Study evaluates the potential environmental impacts which might reasonably be anticipated to result from the proposed rezoning of a 38.5-acre site in north San José from *IP – Industrial Park* to *A(PD) – Planned Development* to allow for the development of between 1,342 and 1,900 attached residential units, up to 25,000 square feet of commercial uses, and a five-acre public park. The City, however, may condition the project to develop up to 30,000 square feet of commercial. For this reason, this Initial Study analyzes the impacts of developing up to 30,000 square feet of commercial uses on-site.

The City of San José is the Lead Agency under CEQA and has prepared this Initial Study to address the impacts of implementing the proposed rezoning on the project site.

Tiering of the Environmental Review

CEQA Section 21093(b) states that environmental impact reports shall be tiered whenever feasible, as determined by the lead agency. “Tiering” refers to using the analysis of general matters contained in a broader Environmental Impact Report (EIR) (such as one prepared for a general plan or policy statement) in subsequent EIRs or Initial Studies/negative declarations on narrower projects; and concentrating the later environmental review on the issues specific to the later project [CEQA Guidelines 15152(a)].

Tiering is appropriate when it helps a public agency to focus on issues at each level of environmental review and to avoid or eliminate duplicative analysis of environmental effects examined in previous environmental impact reports [CEQA Section 21093(a)].

In accordance with CEQA Sections 21093(a) and 21093(b) and CEQA Guidelines Section 15152(a), this Initial Study tiers off the City of San José Final Program EIR for the North San José Development Policies Update (State Clearinghouse #2004102067) certified by the City Council in June 2005 (hereinafter referenced as the NSJ FPEIR).

SECTION 2.0 PROJECT INFORMATION

2.1 PROJECT TITLE

Sony Project

2.2 PROJECT LOCATION

The approximately 39-acre project site is located at the southeast corner of Zanker Road and River Oaks Parkway in north San José. The project site is bounded by River Oaks Parkway to the north, Research Place to the east, Henry Ford II Drive to the south, and Zanker Road to the west. Regional and vicinity maps of the project site are shown on Figure 2.0-1 and 2.0-2, respectively.

The surrounding land uses include one- to six-story industrial park/office buildings to the north, south, and west; two-story apartment buildings east of the project site, on the east side of Research Place; and Fire Station No. 29 west of the site. Also, an orchard is located northwest of the site. An aerial photograph and surrounding land uses is shown on Figure 2.0-3.

2.3 PROPERTY OWNER/PROPONENT

The Irvine Company Apartment Communities
Don Bragg
690 North McCarthy Boulevard
Milpitas, CA 95035
(408) 957-1232

2.4 LEAD AGENCY CONTACT

City of San José
Department of Planning, Building, and Code Enforcement
Rodrigo Orduña, Project Planner
200 East Santa Clara Street
San José, CA 95113-1905
(408) 535-7890

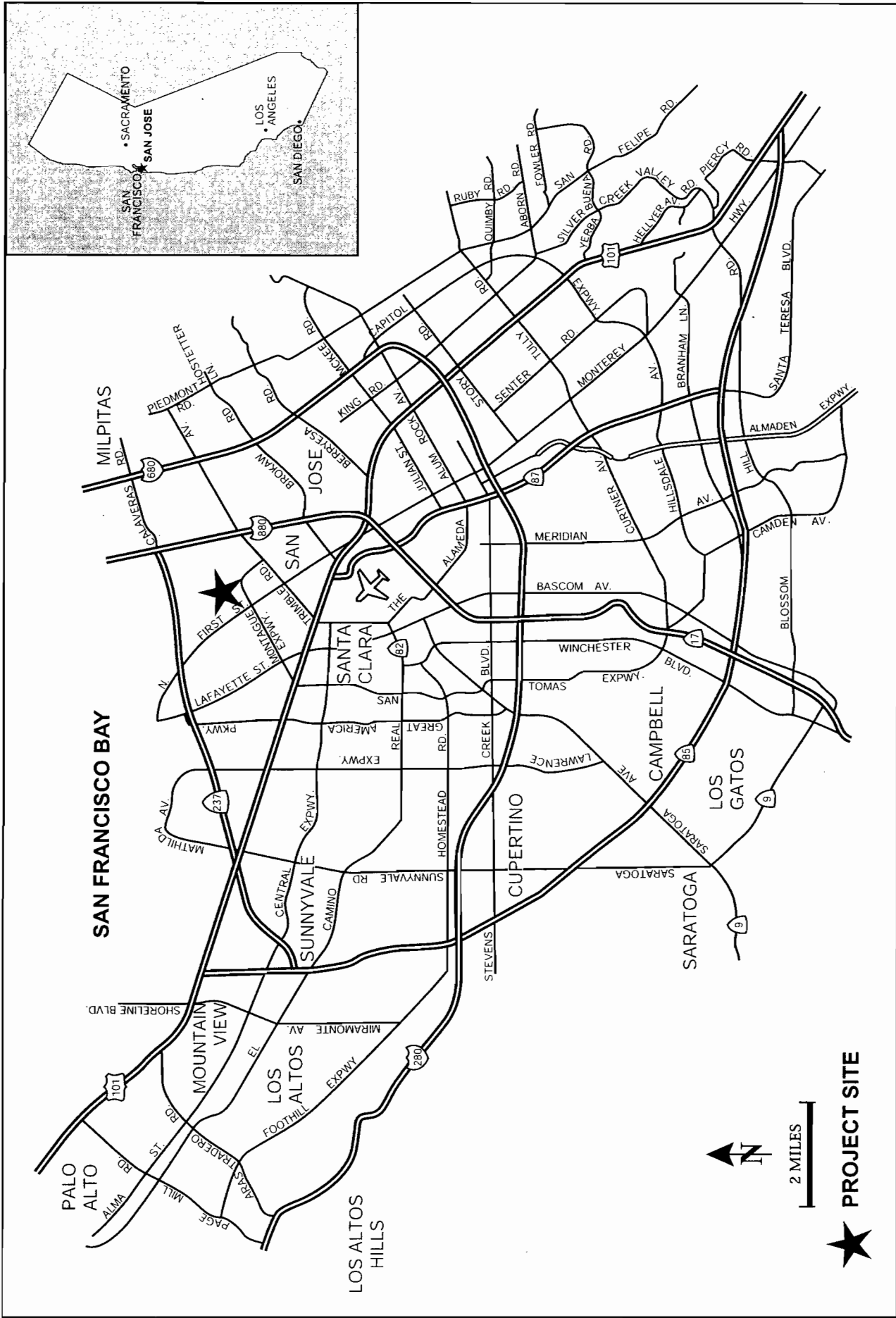
2.5 ASSESSOR'S PARCEL NUMBERS

097-33-094 and 097-33-095

2.6 GENERAL PLAN LAND USE DESIGNATION AND ZONING DESIGNATION

General Plan Land Use Designation: *Industrial Park with a Transit/Employment Residential District Overlay [55+ dwelling units per acre (du/ac)]*

Zoning Designation: *IP – Industrial Park*



REGIONAL MAP

PROJECT SITE

FIGURE 2.0-1

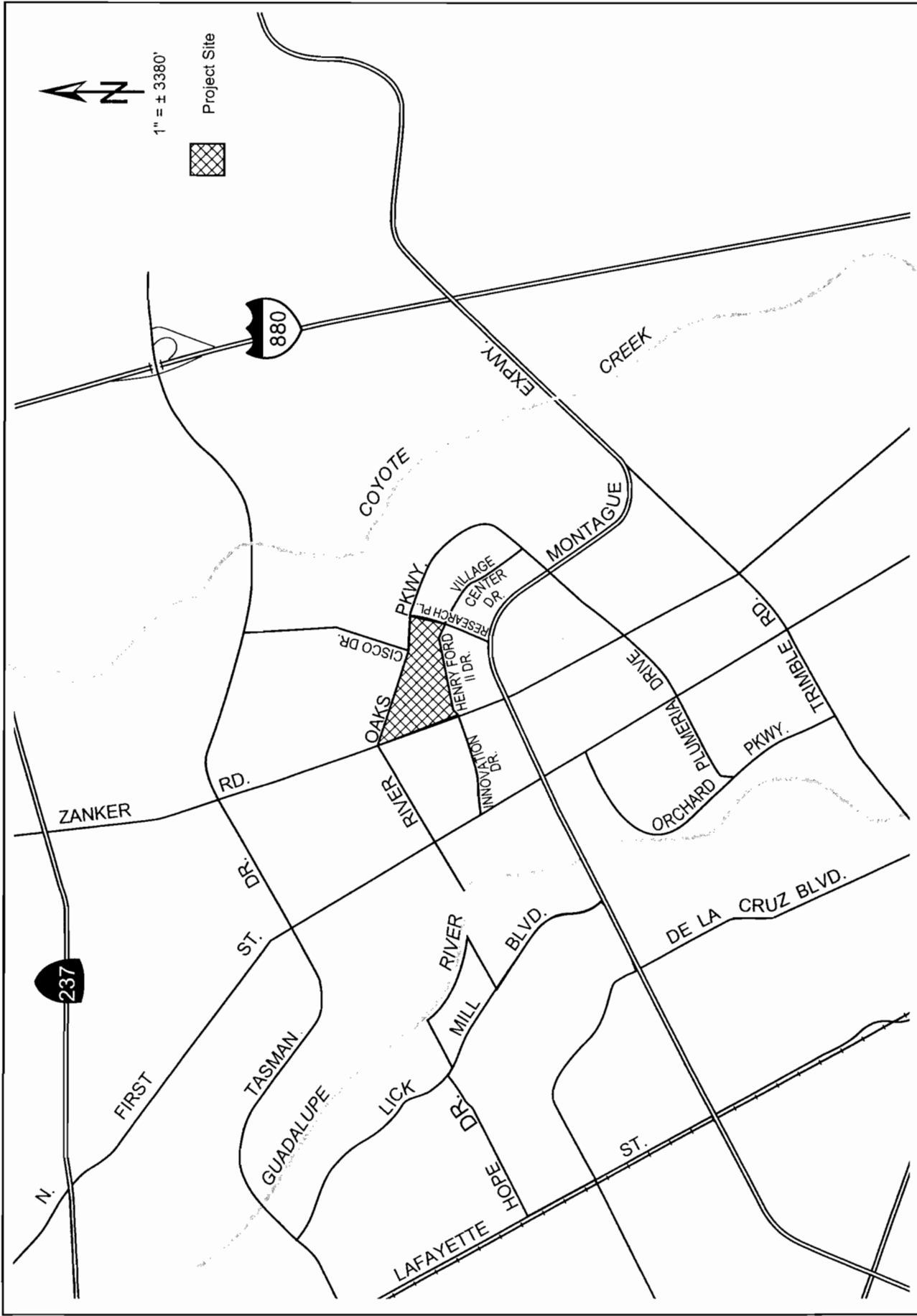
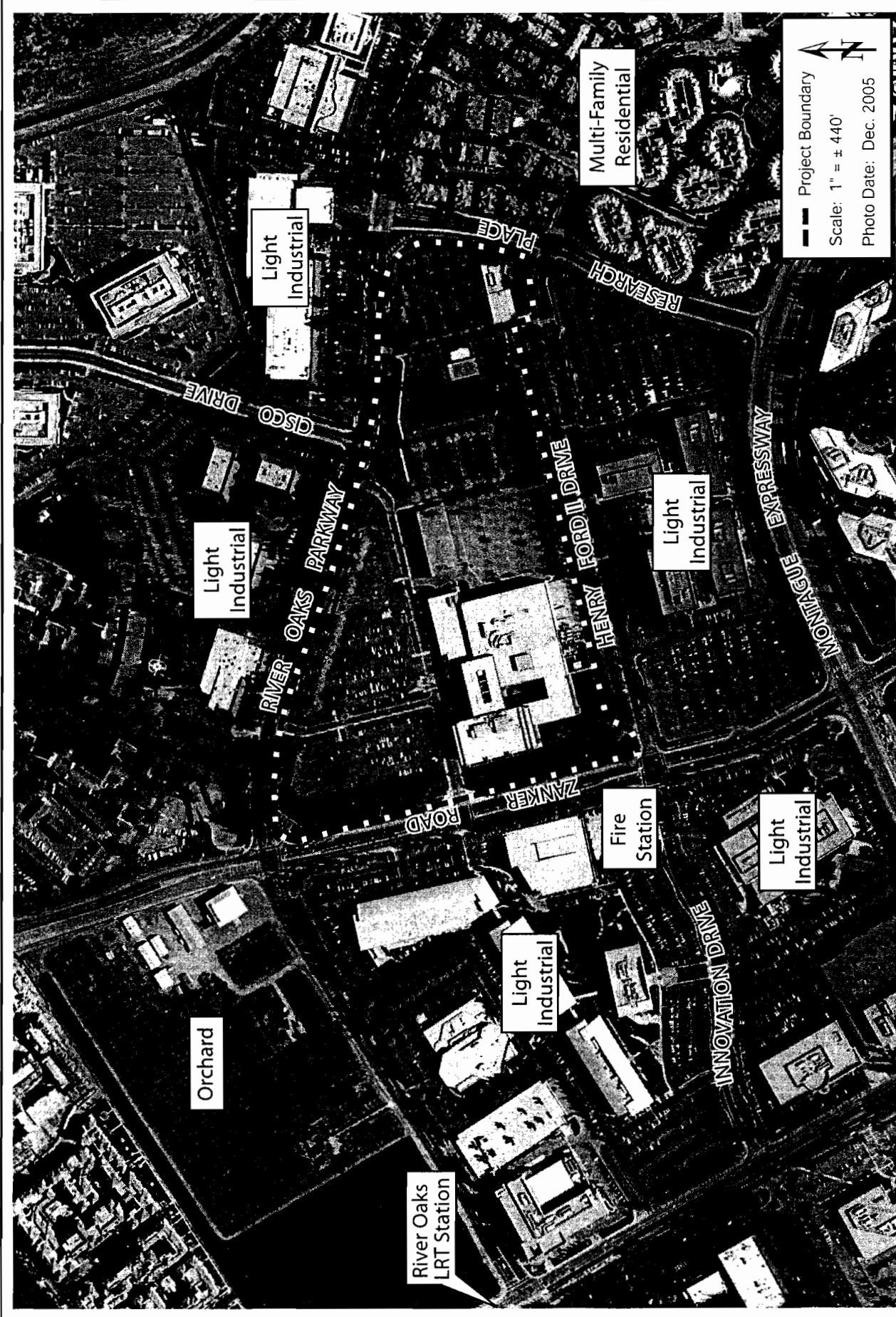


FIGURE 2.0-2

VICINITY MAP



AERIAL PHOTOGRAPH & SURROUNDING LAND USES

FIGURE 2.0-3

SECTION 3.0 PROJECT DESCRIPTION

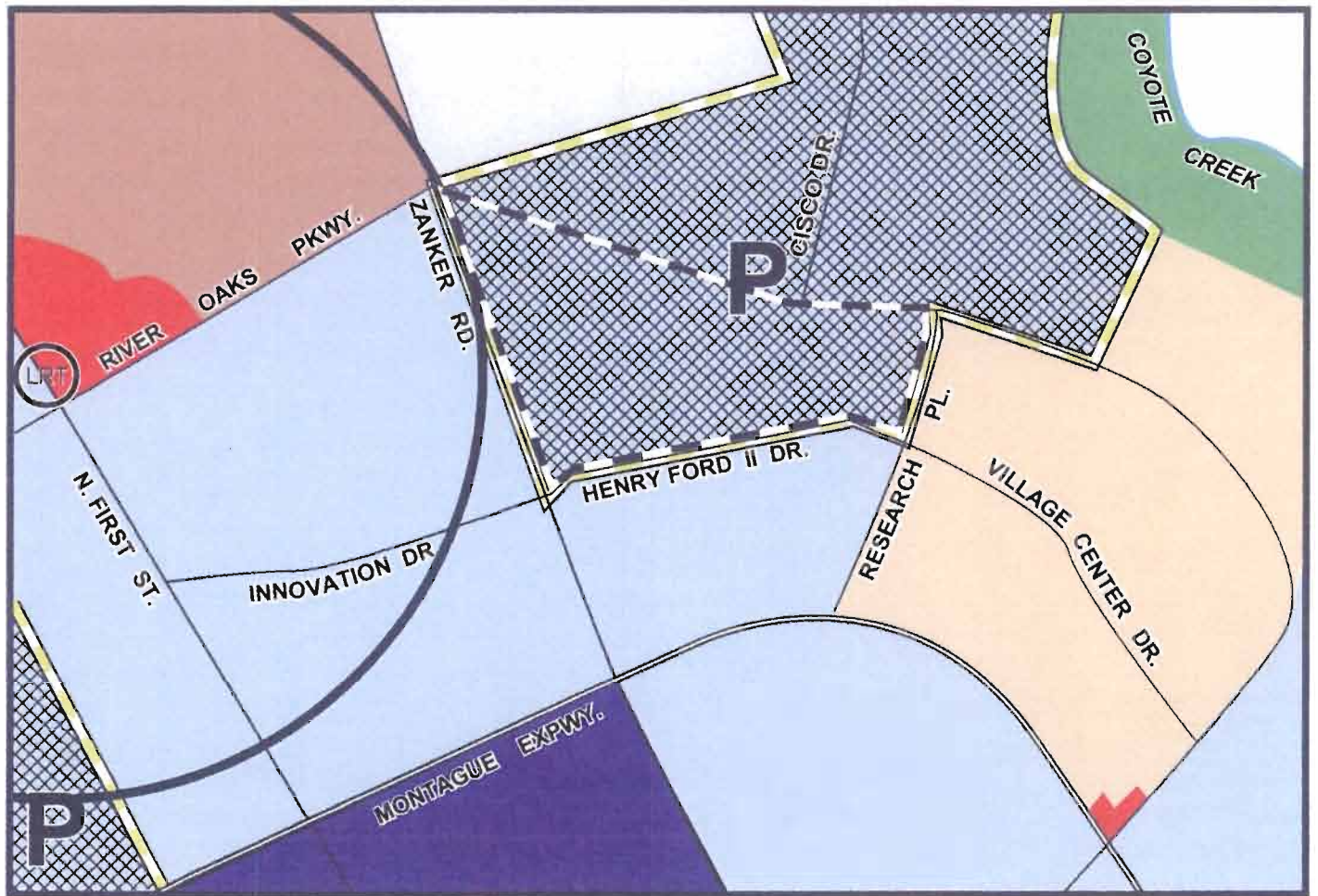
3.1 OVERVIEW OF THE PROPOSED PROJECT

Currently, the approximately 39-acre project site is designated as *Industrial Park* with a *Transit/Employment Residential District* [55+ dwelling units per acre (du/ac)] overlay and zoned *IP – Industrial Park* (refer to Figure 3.0-1). The project proposes to rezone the project site to *A(PD) – Planned Development* to allow for the development of between 1,342 and 1,900 residential units, up to 30,000 square feet of commercial uses, and a five-acre public park (refer to Figure 3.0-2).

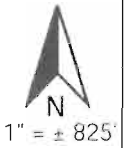
The project also includes the dedication of approximately nine acres of the project site for public right-of-way (ROW). The proposed project would result in excavation up to 10 feet below grade, with approximately 500,000 cubic yards of cut and 50,000 cubic yards of fill. The remaining 450,000 cubic yards of soil would be hauled away to one or more as-yet unknown locations. The project applicant anticipates completing the construction of the project in five phases over five years, starting at the end of 2008.

The main components of the proposed project, including the residential, commercial, and park developments, are described in **Section 3.2 Project Components** below and summarized in Table 3.0-1.

Proposed Use	Description	Approximate Acreage
Residential with auxiliary commercial uses	Between 1,342 and 1,900 residential units and up to 30,000 square feet of commercial uses	25
Public Park	Passive park uses such as benches, picnic areas, children's play areas, and open grass areas	5
Public Right-of-Way	Includes the dedication of land for a sidewalk easement and setback along River Oaks Parkway, on-street parking and sidewalk along Research Place, improvements including a sidewalk along the private frontage road to Henry Ford II Drive, widening of Zanker Road, a sidewalk along Zanker Road, and new public streets through the project site.	9
TOTAL AREA		39

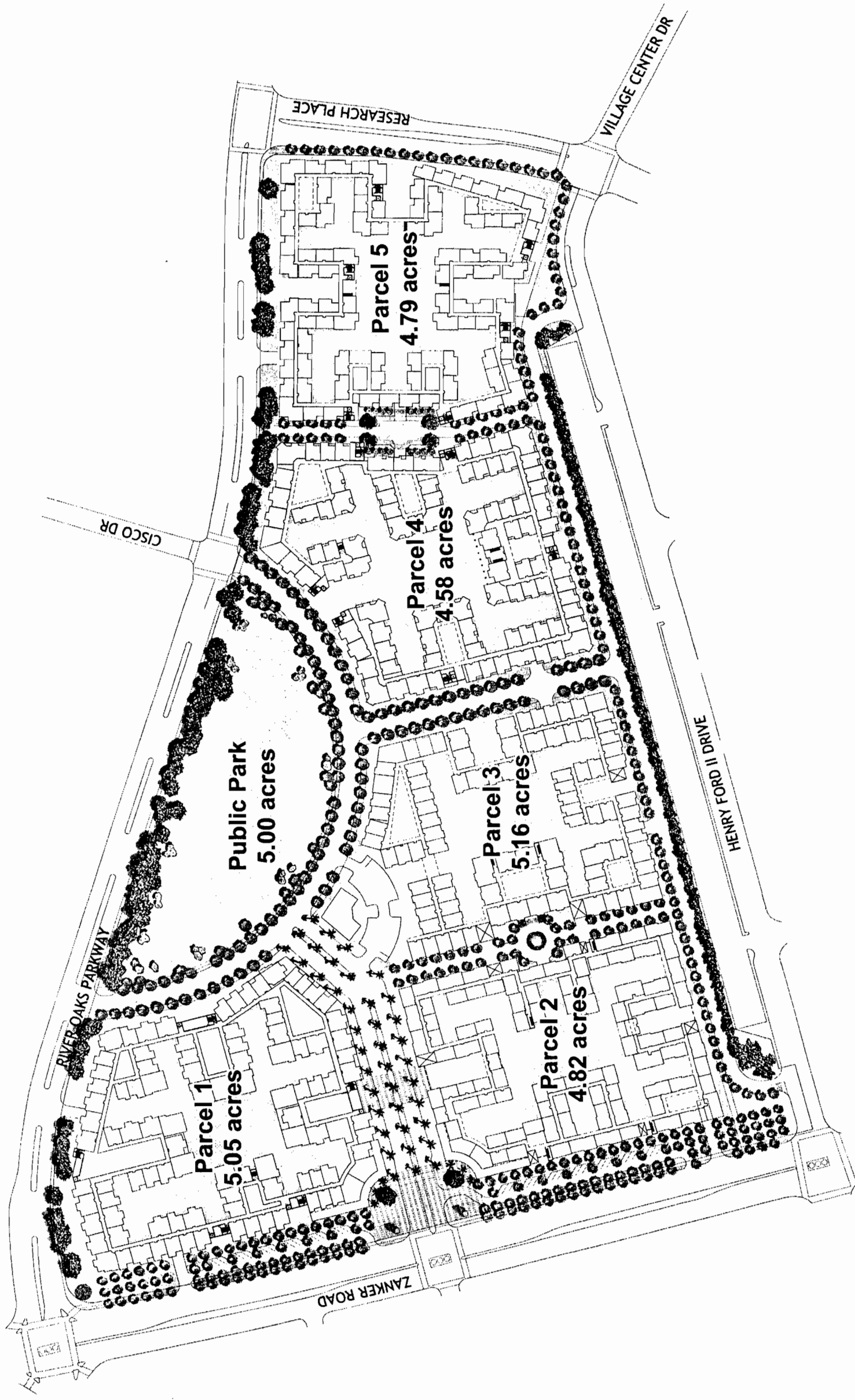


- | | | |
|---|--|----------------------------|
| Medium High Density Residential (12-25 DU/AC) | Industrial Park | Public Park and Open Space |
| High Density Residential (25-50 DU/AC) | Public/Quasi-Public | Industrial Core Area |
| General Commercial | Transit/Employment Residential District: 55+ DU/AC | Project Site |
| Floating Park | Light Rail Station | Light Rail 2,000' Radius |



EXISTING GENERAL PLAN LAND USE MAP

FIGURE 3.0-1



CONCEPTUAL SITE PLAN & LANDSCAPE PLAN

FIGURE 3.0-2

3.2 PROJECT COMPONENTS

The project site can be divided into two areas: a residential area and a park area. The residential area consists of five subareas that total approximately 25 acres. The park area is approximately five acres in size. Figure 3.0-3 shows the project areas, subareas, and acreages. A description of the main project components are provided below.

3.2.1 Residential Development

The project proposes to develop between 1,342 and 1,900 residential units on the residential/mixed use area of the project site (refer to Figure 3.0-2). The units would consist of apartments and/or condominiums, and townhouses and/or flats. As shown on the conceptual site plan (Figure 3.0-3), the units could be grouped into five buildings, which would be up to four stories tall (up to 50 feet in height), and located on podiums above parking (refer to Figures 3.0-2 and 3.0-4 through 3.0-8). This configuration would result in five parcels, each of which is defined by a parking podium. It is anticipated that the buildings would contain between 303 and 403 units each. The overall density of the proposed residential development would be between 55 and 78 dwelling units per acre (du/ac).¹ Twenty-percent of the proposed units would be affordable units (eight percent for very low income and 12 percent for moderate income people).

The open spaces between the residential buildings would be developed with common open space areas, including grass and patio areas, swimming pools, and landscaping (e.g., vines, groundcover, shrubs, and trees) (refer to Figure 3.0-2).

3.2.2 Commercial Development

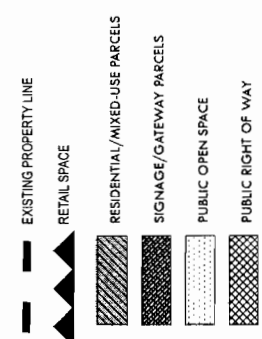
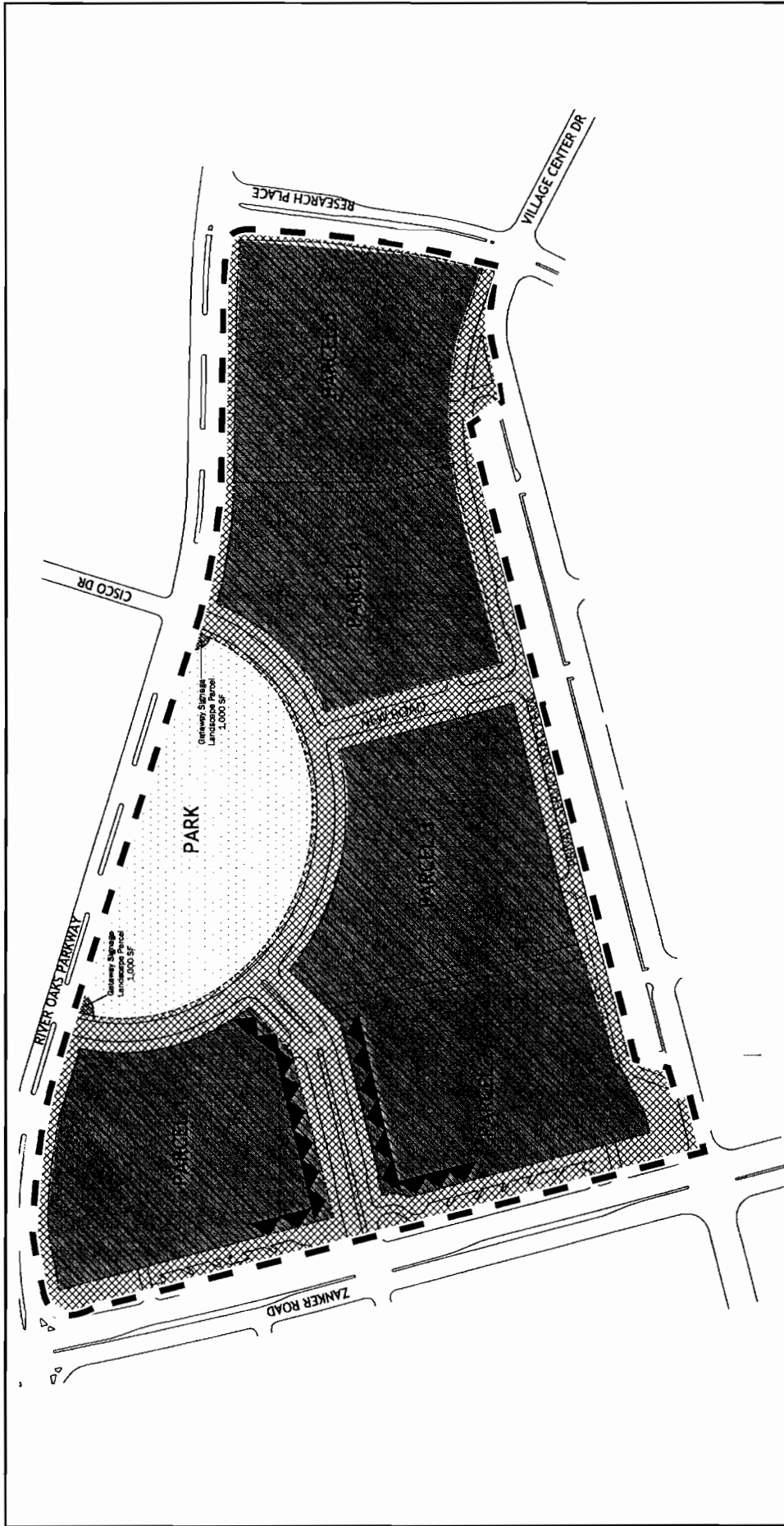
The project proposes up to 30,000 square feet of commercial uses that are consistent with the *CP – Commercial Pedestrian* zoning district. This commercial district is intended for uses that support pedestrian oriented retail activity at a scale compatible with surrounding residential neighborhoods. The commercial uses would be located on the ground floor of the proposed residential buildings. The commercial uses on-site would limit their hours of delivery from 7 AM to 7 PM, Monday through Sunday. As shown on the conceptual site plan, the commercial uses could be located on the ground floor of buildings 1 and 2, with a leasing office on the ground floor of building 3, fronting Zanker Road and the proposed public roadway located between buildings 1 – 3 (refer to Figure 3.0-3).

3.2.3 Public Park

The project proposes to dedicate and improve five acres of the project site for a public park. The park would be semi-circular in shape and located on River Oaks Parkway (refer to Figure 3.0-2). The proposed park would be developed with passive uses, such as benches, picnic areas, children's play areas, and open grass areas. No play fields are proposed.

In the future, it is possible that the proposed park could be expanded north to include an additional 2.53 acres. Future expansion of the park to the north is not analyzed in this Initial Study and would require separate environmental review when proposed.

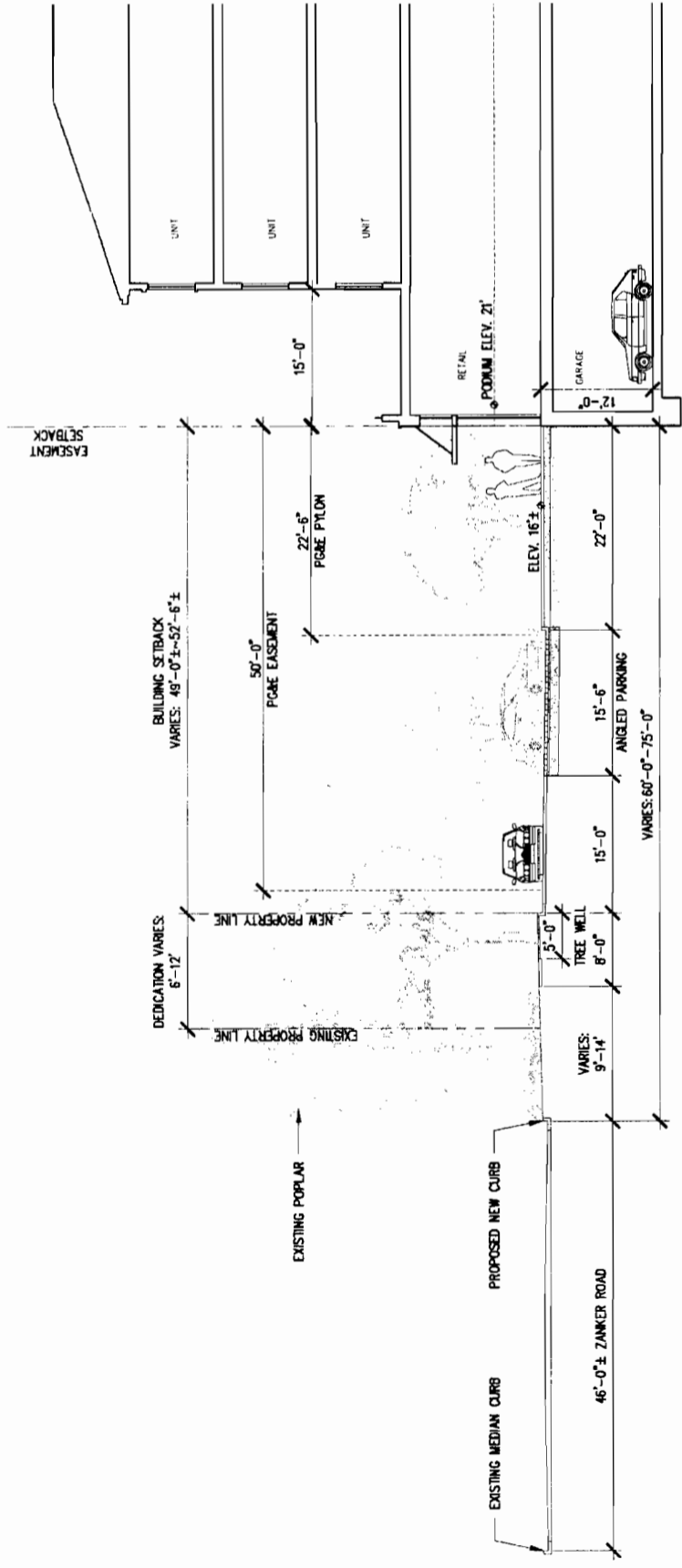
¹ The overall density of the residential development portion of the project was calculated by dividing the total number of proposed units (1,342 to 1,900 units) by the acreage of the project site proposed for residential uses (24.4 acres).



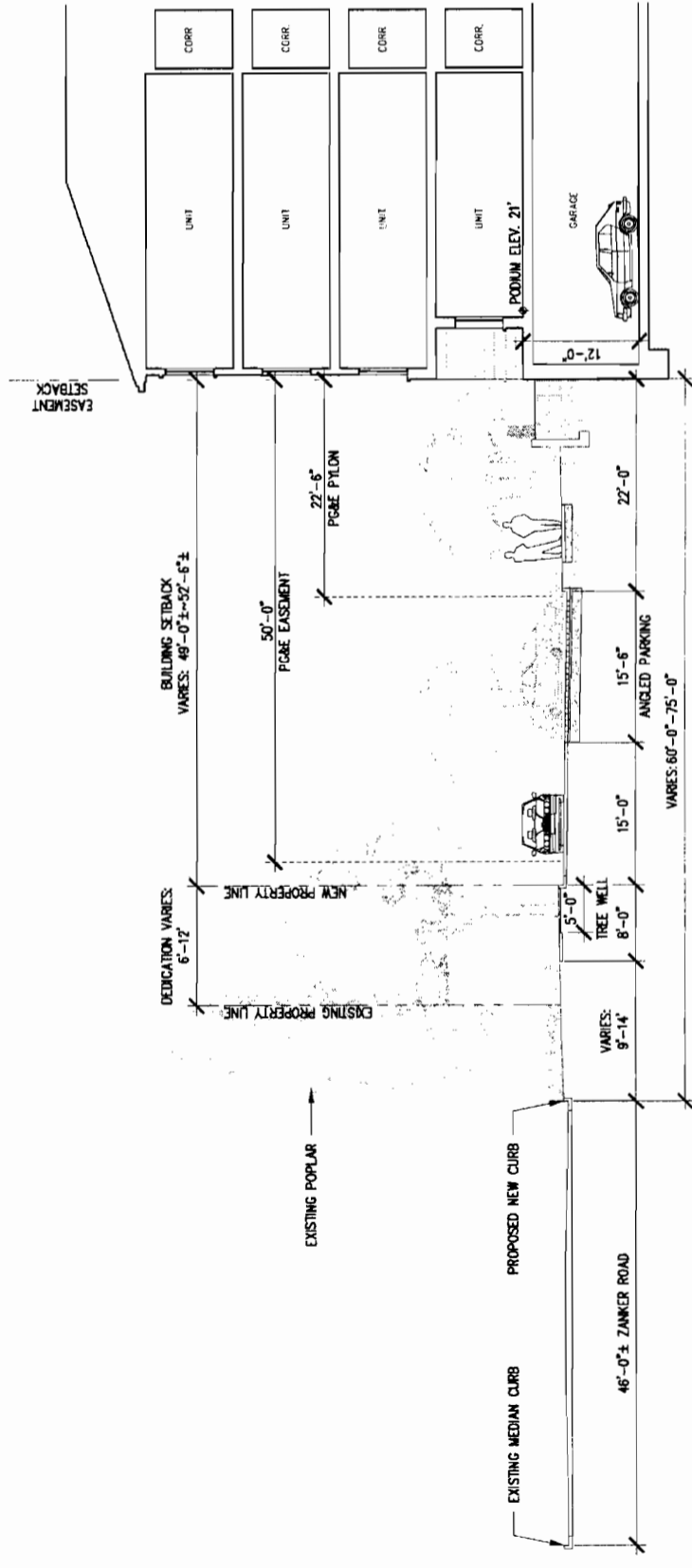
Residential/Mixed Use	Area (acres)		Density (du/acre)		Program (units)		Commercial Uses (square feet)		Leasing Center (square feet)	
	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.	Max.
Parcel 1	5.05	78	55	78	278	395	7,500	7,500	0	0
Parcel 2	4.82	78	55	78	265	376	7,500	7,500	0	0
Parcel 3	5.16	77	55	77	284	397	0	0	15,000	15,000
Parcel 4	4.58	78	55	78	252	357	0	0	0	0
Parcel 5	4.79	78	55	78	263	375	0	0	0	0
Signage/Gateway Parcels	0.05									
Park	5.00									
Public ROW	9.25									
TOTAL	38.70				1,342	1,900	15,000	15,000	15,000	15,000

PROPOSED LAND USE PLAN

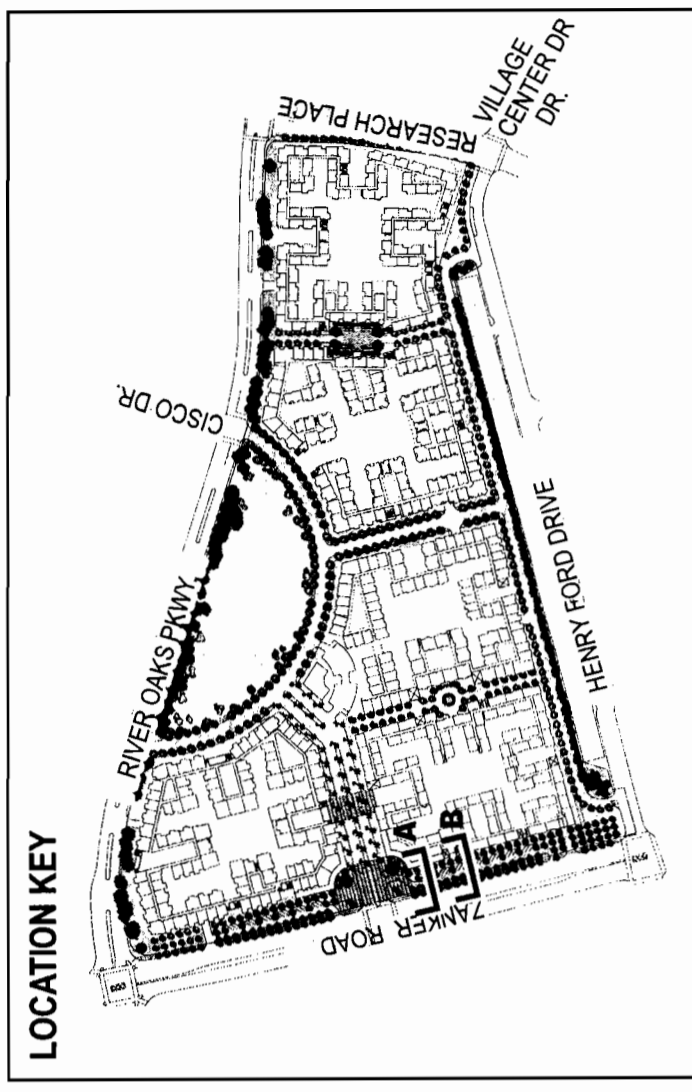
FIGURE 3.0-3



A FRONTAGE ROAD -- RETAIL

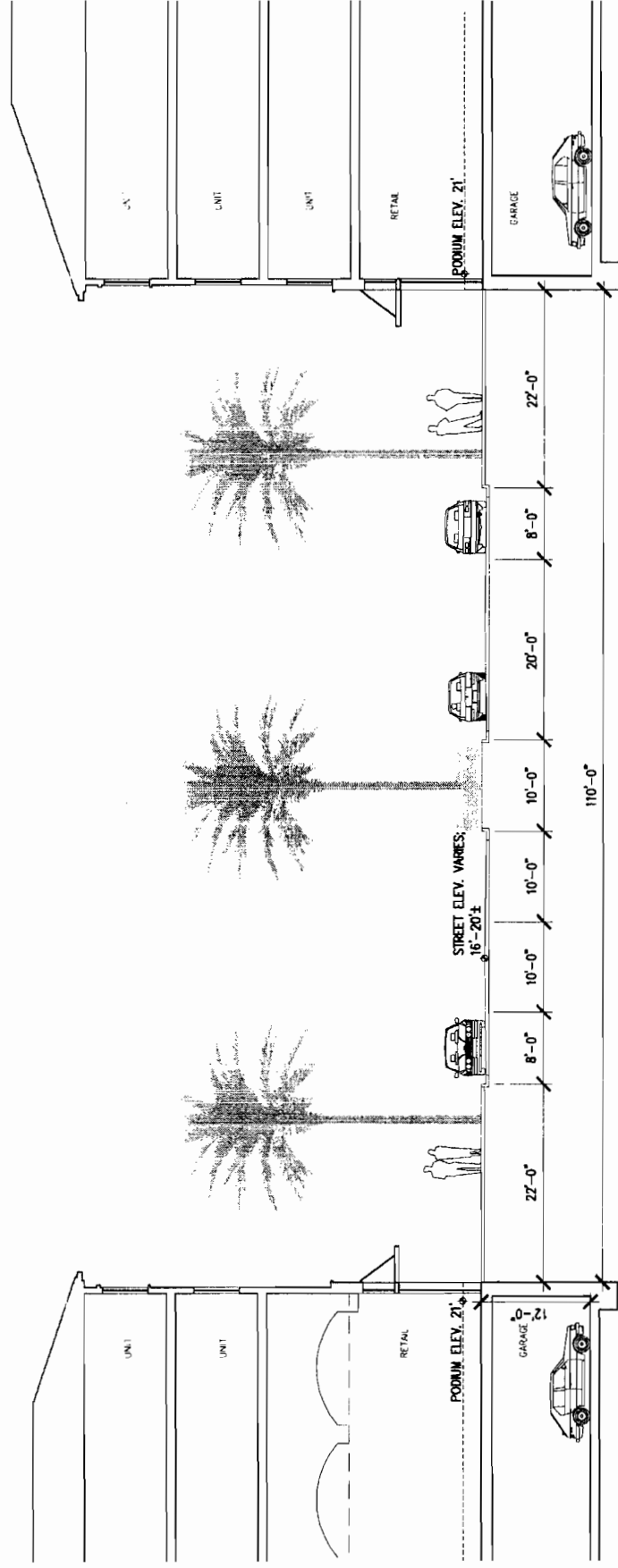


B FRONTAGE ROAD -- RESIDENTIAL

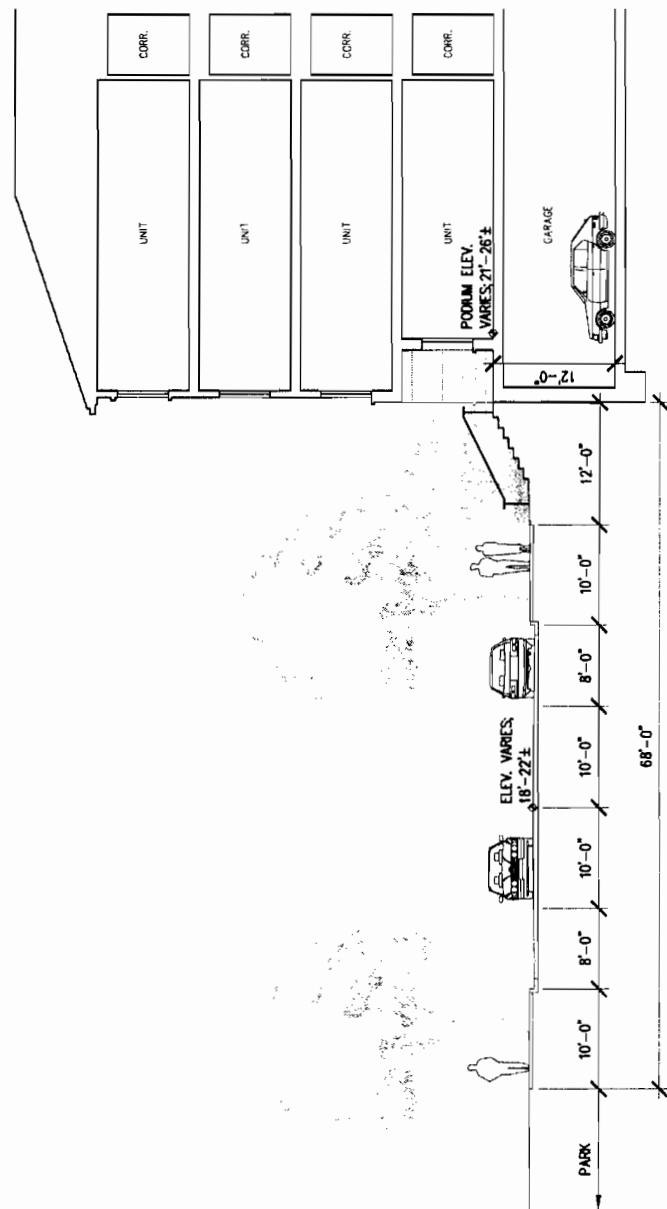


CONCEPTUAL CROSS-SECTION

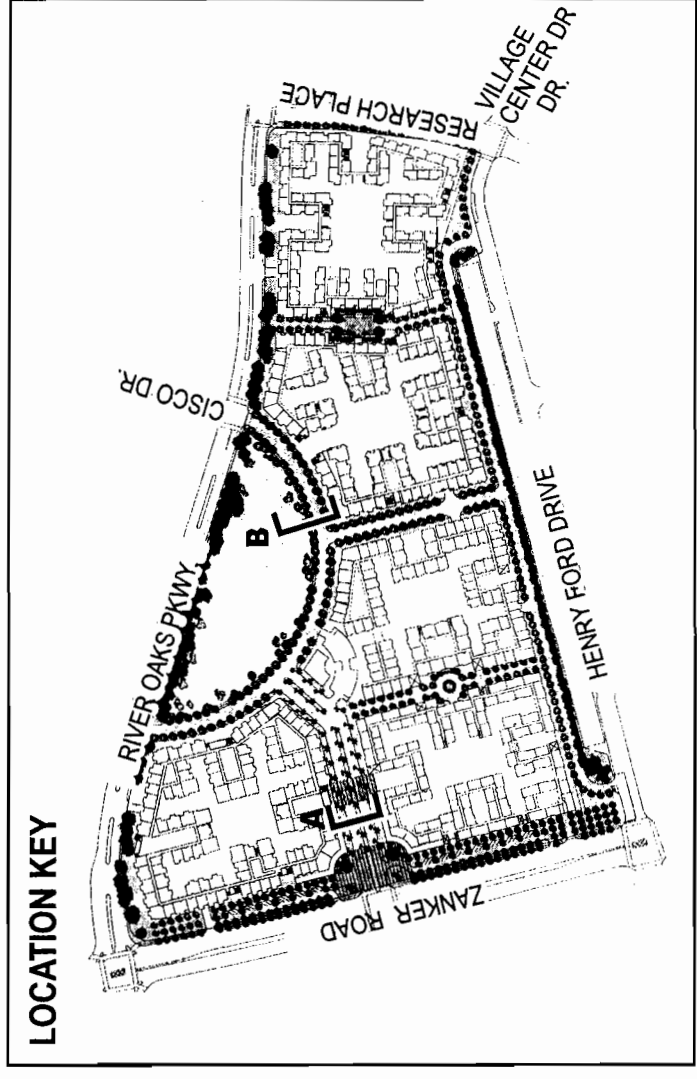
FIGURE 3.0-4



A ENTRY ROAD

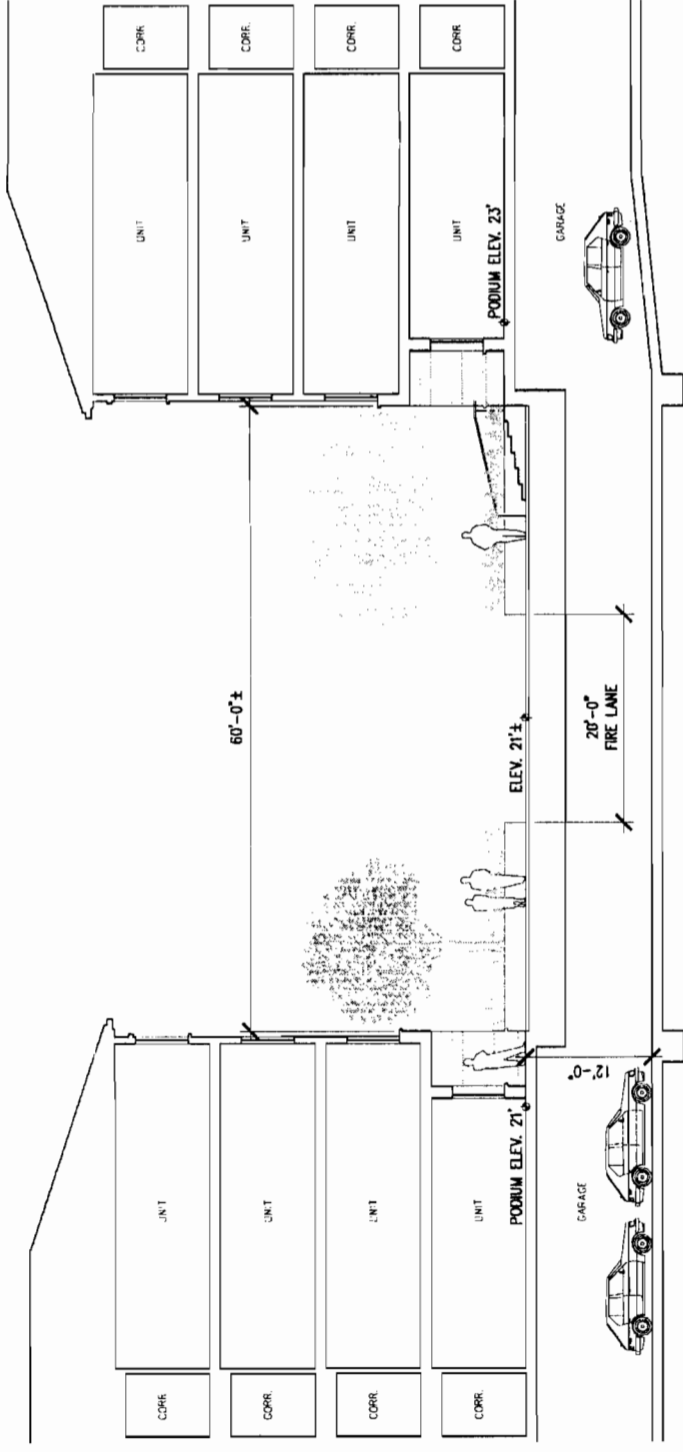


B CISCO DRIVE

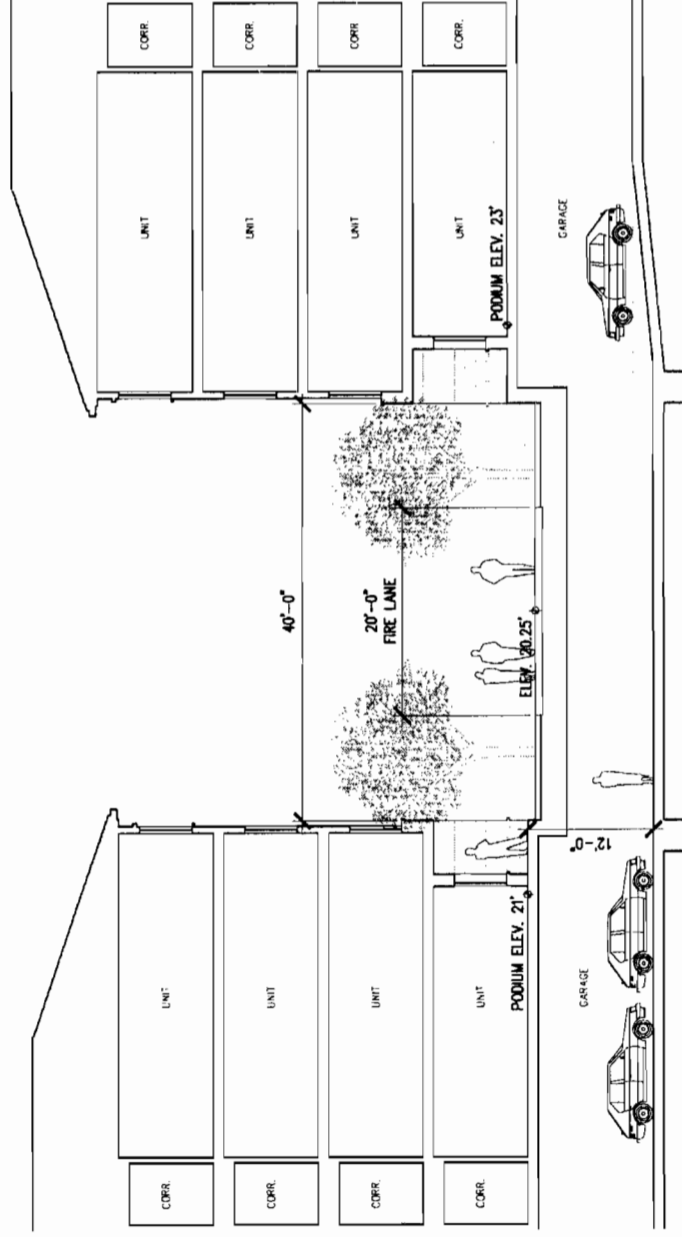


CONCEPTUAL CROSS-SECTION

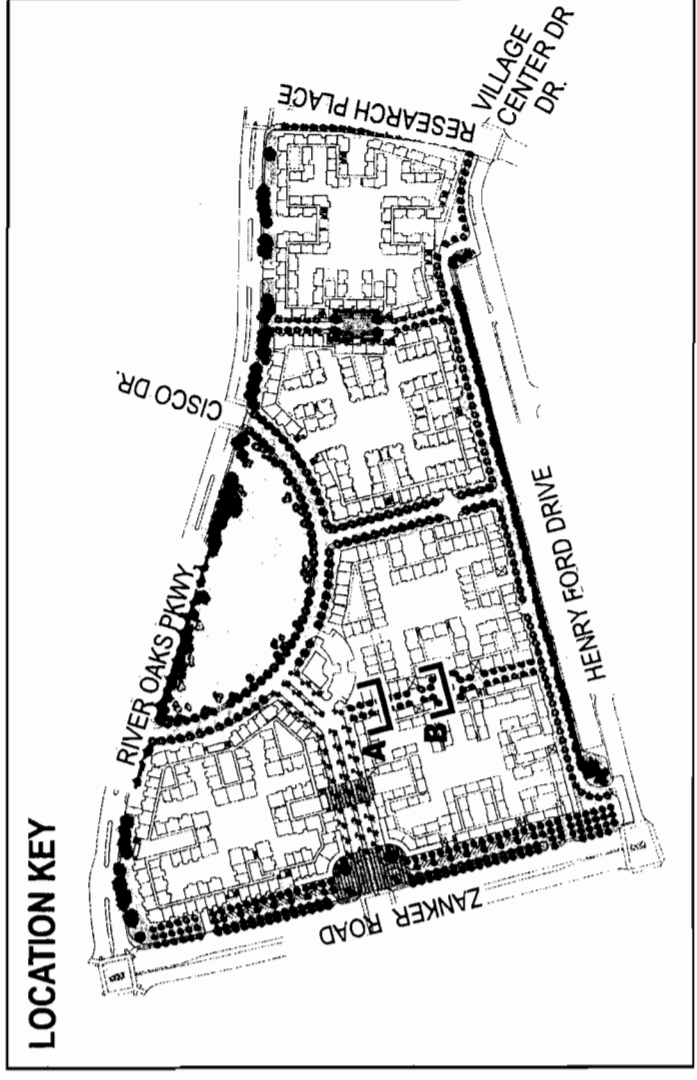
FIGURE 3.0-5



A PASEO

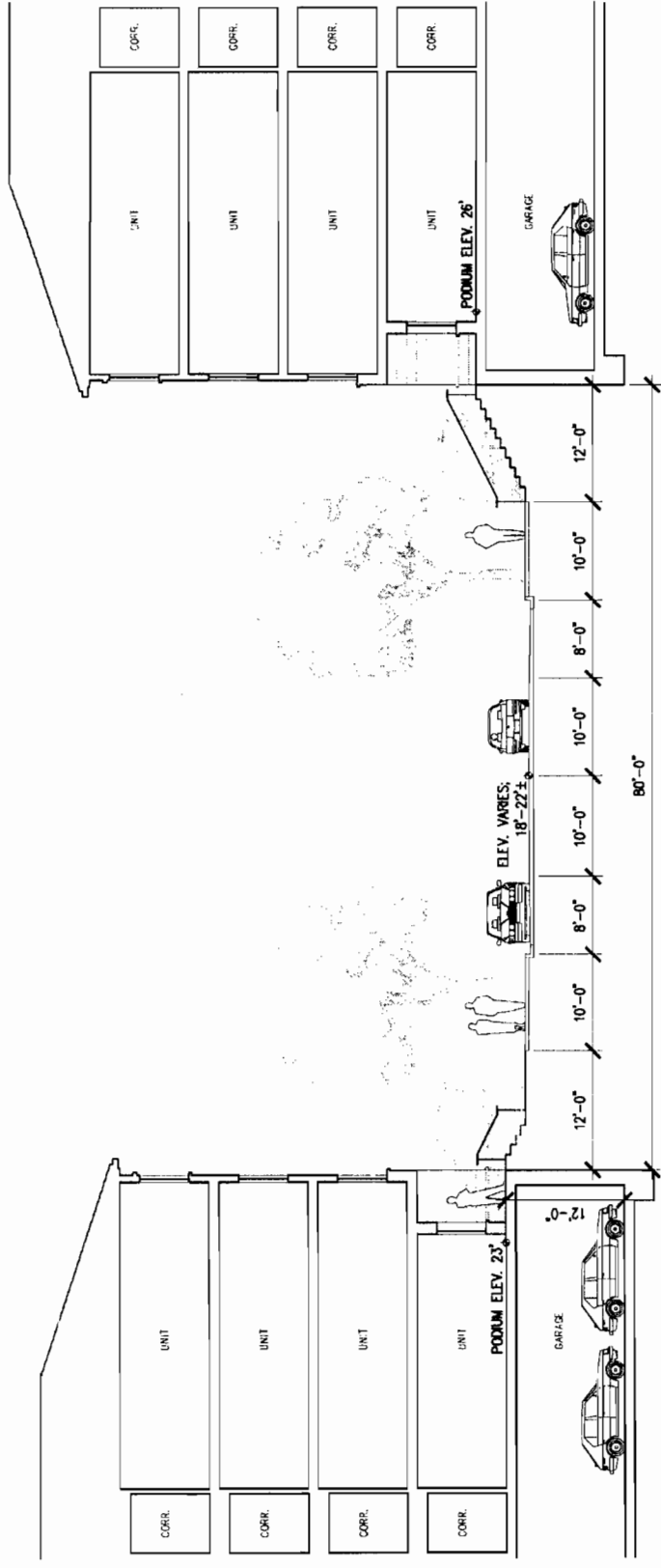


B PASEO

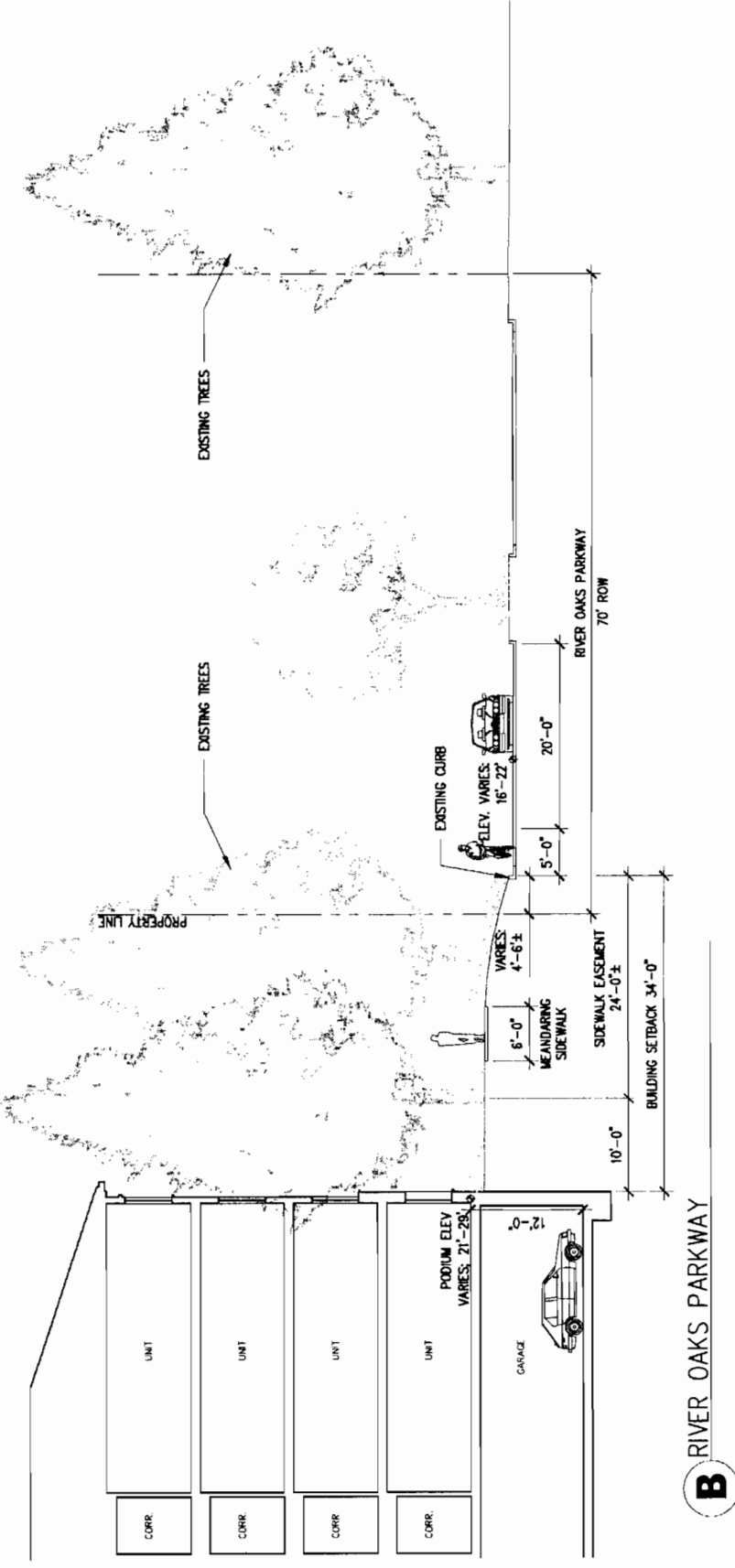


CONCEPTUAL CROSS-SECTION

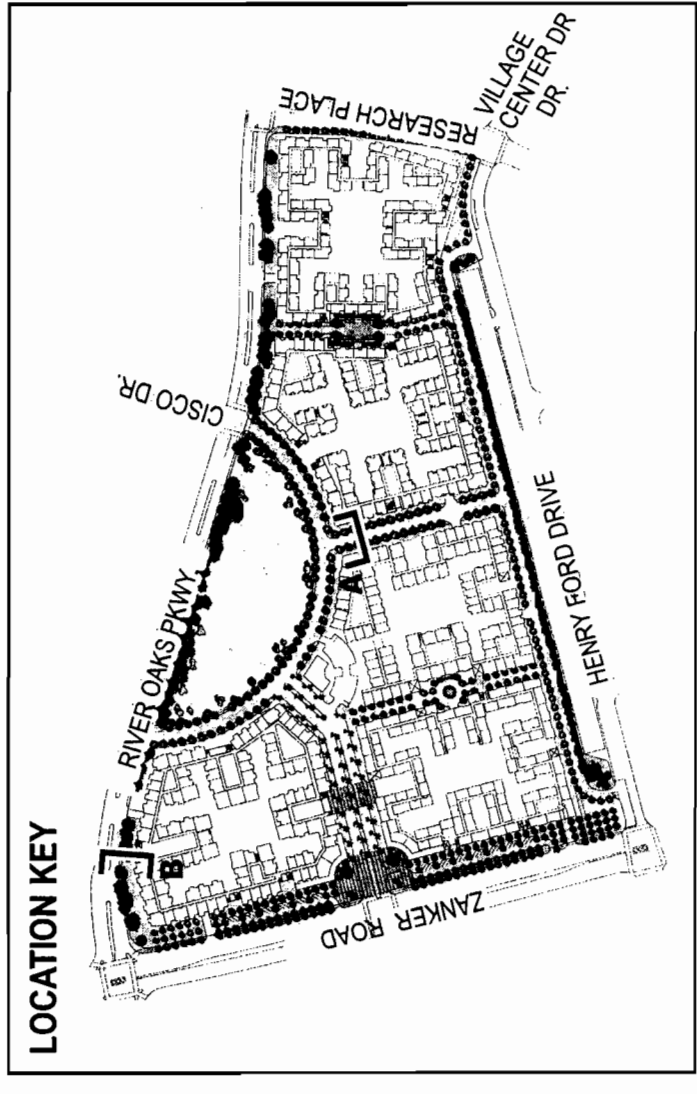
FIGURE 3.0-6



A NEW STREET

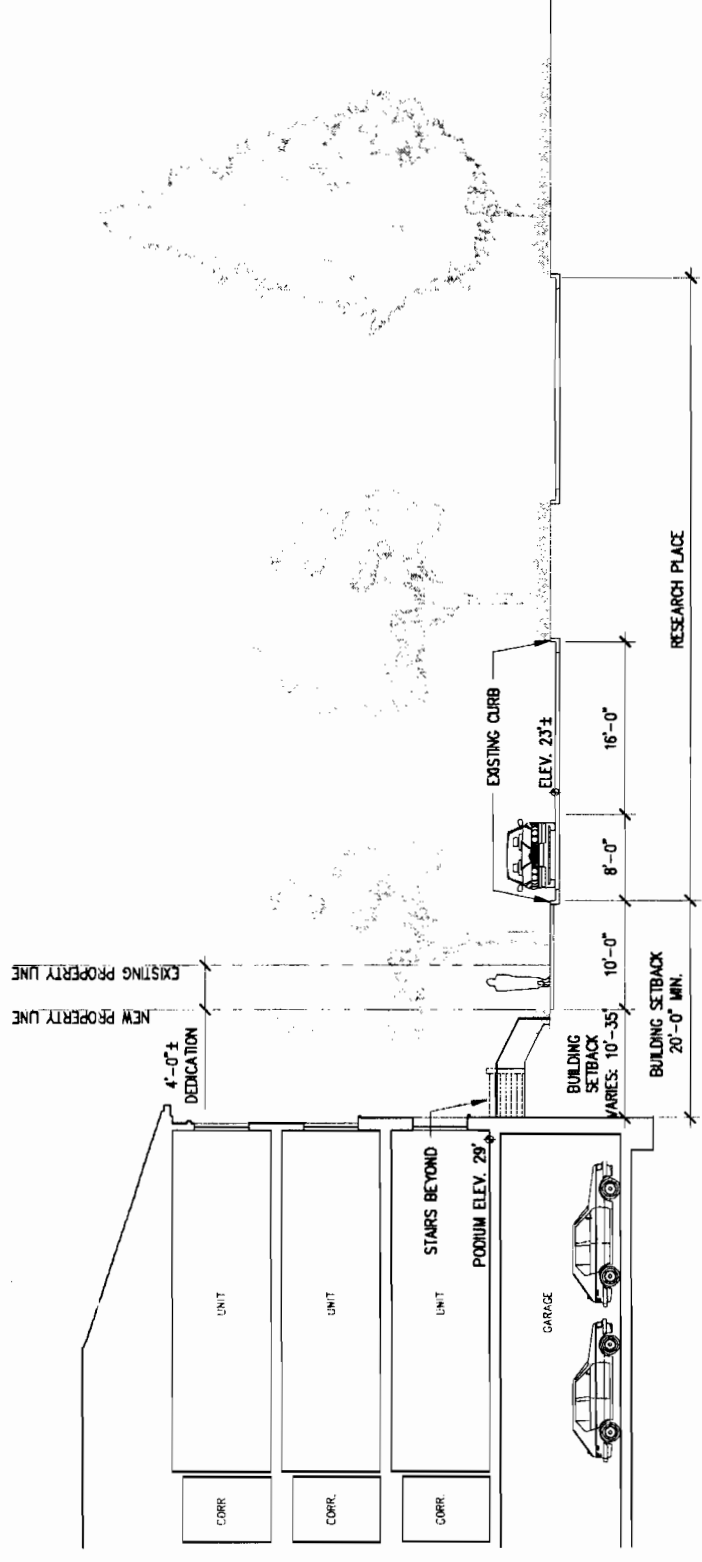


B RIVER OAKS PARKWAY

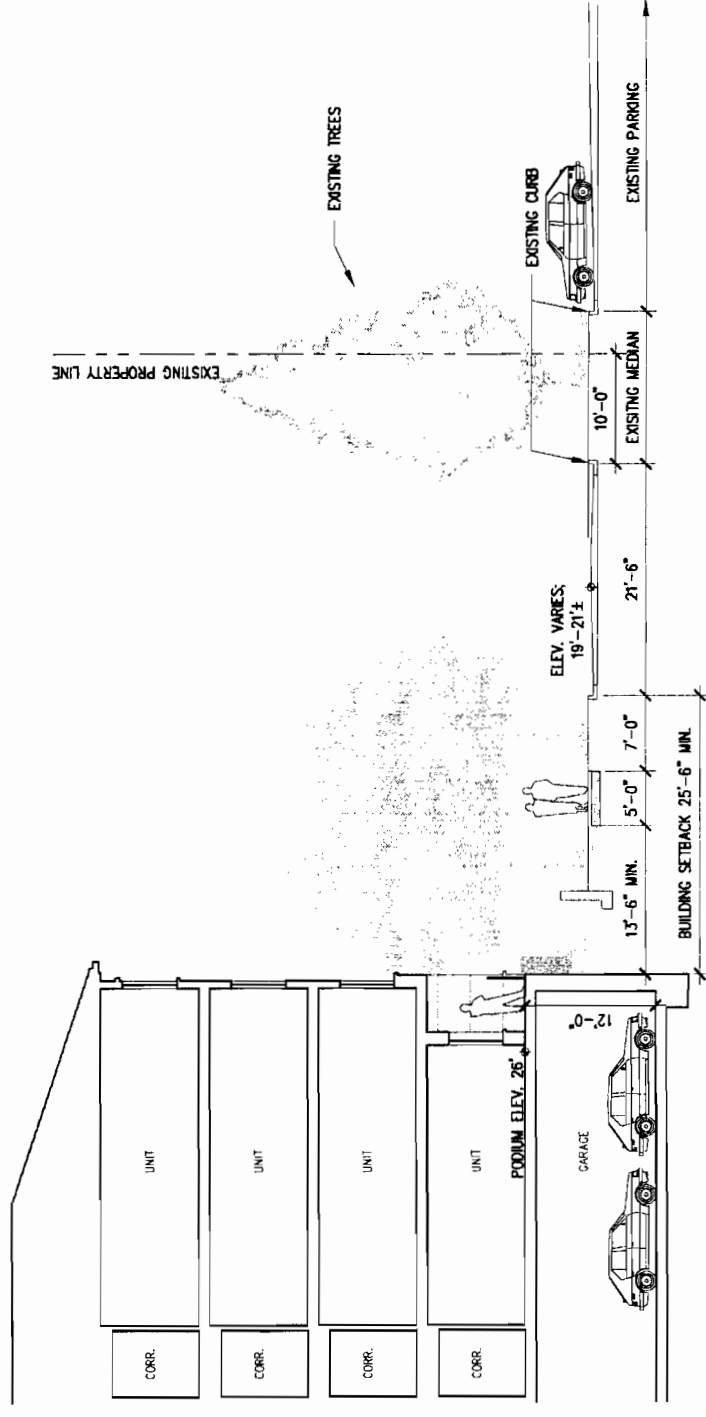


CONCEPTUAL CROSS-SECTION

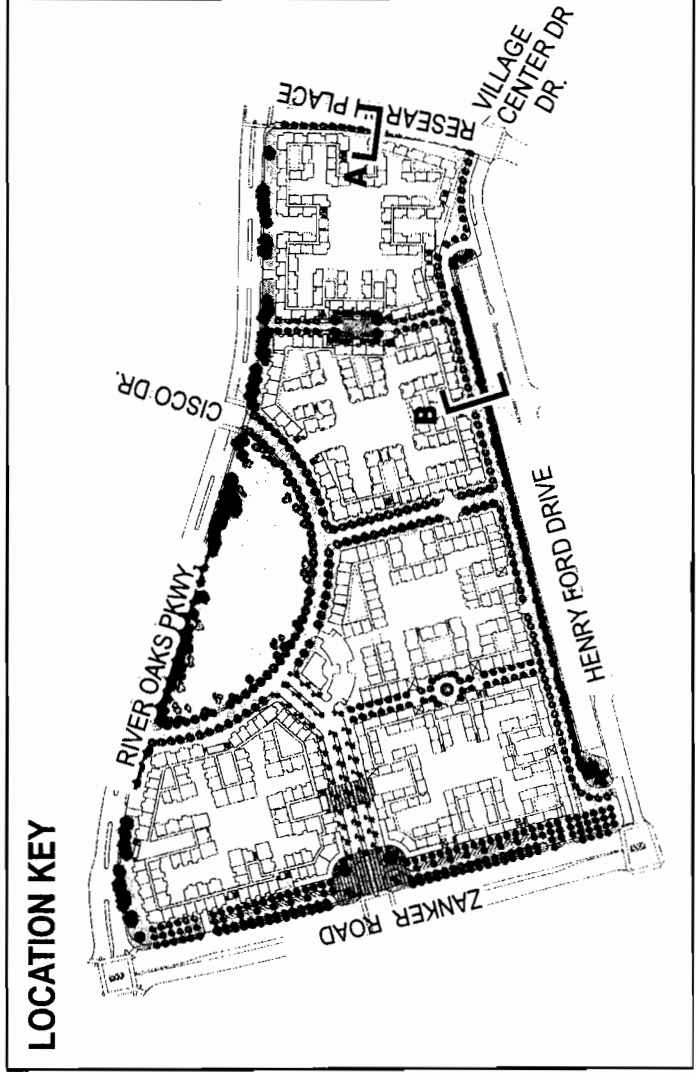
FIGURE 3.0-7



A RESEARCH PLACE



B PRIVATE SERVICE ROAD



CONCEPTUAL CROSS-SECTION

FIGURE 3.0-8

3.2.4 Dedication of Public Right-Of-Way

The project includes the dedication of approximately nine acres of the project site for public right-of-way (ROW) including land for a sidewalk easement and setback along River Oaks Parkway, on-street parking and sidewalk along Research Place, improvements including a sidewalk along the private frontage road to Henry Ford II Drive, widening of Zanker Road, a sidewalk along Zanker Road, and new public streets through the project site.

3.2.5 Site Access

The project site would be accessible via drive aisles located along Zanker Road, River Oaks Parkway, and Henry Ford II Drive (refer to Figure 3.0-2). A network of promenades, paseos, and trails connecting the sidewalks along internal and perimeter streets are also proposed as part of the project (refer to Figure 3.0-3).

3.2.6 Parking

Parking for the proposed residences would be located below podiums and buildings, below grade. Parking for the commercial and park uses would be located along the proposed public roadways through the site. The proposed project would provide parking for residential uses in conformance with the City’s requirements. The City’s parking requirements are dependent on the size of the units. For instance, for a one bedroom unit, 1.5 parking spaces are required. A two bedroom unit requires 1.8 parking spaces and a three-bedroom place requires two parking spaces.² Table 3.0-2 below summarizes the City’s parking requirements.

Table 3.0-2 City Parking Standards	
Unit Size	Parking Spaces Required*
Studio	1.4
1 Bedroom	1.5
2 Bedroom	1.8
3 Bedroom	2.0
3 Bedroom+; add per bedroom	0.15
<i>Note: * Parking ratios are based on all open parking being provided. Source: City of San José. <u>Residential Design Guidelines</u>. February 1997.</i>	

² City of San José. Residential Design Guidelines. 25 February 1997.

SECTION 4.0 ENVIRONMENTAL SETTING, CHECKLIST, AND DISCUSSION OF IMPACTS

In accordance with CEQA Section 21093(b) and CEQA Guidelines Section 15152(a), this Initial Study tiers off the City of San José North San José Development Policies Update Final Program EIR (2005 NSJ FPEIR) (approved June 2005).

The amount residential and commercial development proposed was included and analyzed in the certified 2005 NSJ FPEIR, and the FEIR evaluated, at a program level, developing residential and commercial uses on the project site. The 2005 NSJ FPEIR, however, did not analyze the development of a public park on the project site. This Initial Study evaluates the project specific environmental impacts, including those associated with the proposed public park, that were not addressed in the 2005 NSJ FPEIR.

This section, **Section 4.0 Environmental Setting, Checklist, and Discussion of Impacts**, describes the existing environmental conditions on and near the project area, as well as environmental impacts associated with the proposed project. The environmental checklist, as recommended in the California Environmental Quality Act (CEQA) Guidelines, was used to compare the environmental impacts of the “Proposed Project” with those of the “Approved Project” (i.e., development approved in the 2005 NSJ FPEIR) and to identify whether the proposed project would likely result in new significant environmental impacts. The right-hand column in the checklist lists the source(s) for the answer to each question. The sources cited are identified at the end of this section.

In addition, each impact is numbered using an alpha-numerical system that identifies the environmental issue. For example, **Impact HAZ – 1** denotes the first impact in the hazards and hazardous materials section. Mitigation measures and conclusions are also numbered to correspond to the impacts they address. For example, **MM NOI – 2.3** refers to the third mitigation measure for the second impact in the noise section. The letter codes used to identify environmental issues are as follows:

Letter Code	Environmental Issue
AES	Aesthetics
AG	Agricultural Resources
AIR	Air Quality
BIO	Biological Resources
CUL	Cultural Resources
GEO	Geology and Soils
HAZ	Hazards and Hazardous Materials
HYD	Hydrology and Water Quality
LU	Land Use
MIN	Mineral Resources
NOI	Noise
POP	Population and Housing
PS	Public Service
REC	Recreation
TRAN	Transportation
UTIL	Utilities and Service Systems

4.1 AESTHETICS

4.1.1 Setting

4.1.1.1 *Project Site*

The approximately 39-acre project site is located at the southeast corner of Zanker Road and River Oaks Parkway in north San José. The project site is bounded by River Oaks Parkway to the north, Research Place to the east, Henry Ford II Drive to the south, and Zanker Road to the west (refer to Figure 2.0-2). The project site and surrounding area are flat, and as a result, the project site is only visible from the immediate area.

Most of the project site consists of surface parking. The property is currently developed with two buildings: 1) a four-story, approximately 645,000 square foot industrial park/office building located at the southwest corner of the project site and 2) a one-story, approximately 13,137 square foot building with 12 automobile service bays and associated roll-up doors located at the southeast corner of the project site (refer to Figure 2.0-3 and Photos 1, 6, and 8). Outdoor seating areas and basketball and volleyball courts are located on the eastern portion of the project site.

Landscaping, including trees, bushes, flowers, and grass areas, are located throughout the site. As discussed in **Section 4.4 Biological Resources**, there are a total of 914 trees on-site.

4.1.1.2 *Surrounding Area*

The surrounding land uses include River Oaks Parkway (a two lane roadway) and industrial park uses to the north; Research Place (a two-lane roadway) and two-story apartments to the east; Henry Ford II Drive (a two-lane roadway) and industrial uses to the south; and Zanker Road (a four-lane major arterial), industrial uses, and a fire station to the west. The surrounding industrial park office buildings range from one- to six-stories in height. Photos 3 – 5 and 7 – 10 show the surrounding land uses.

4.1.1.3 *Scenic Vistas*

The project site is not located within a scenic viewshed or along a scenic highway. Views of the foothills, however, are available from the project site looking north/northeast. Views of the foothills from surrounding properties located south of the project site are interrupted by trees and existing buildings on-site.

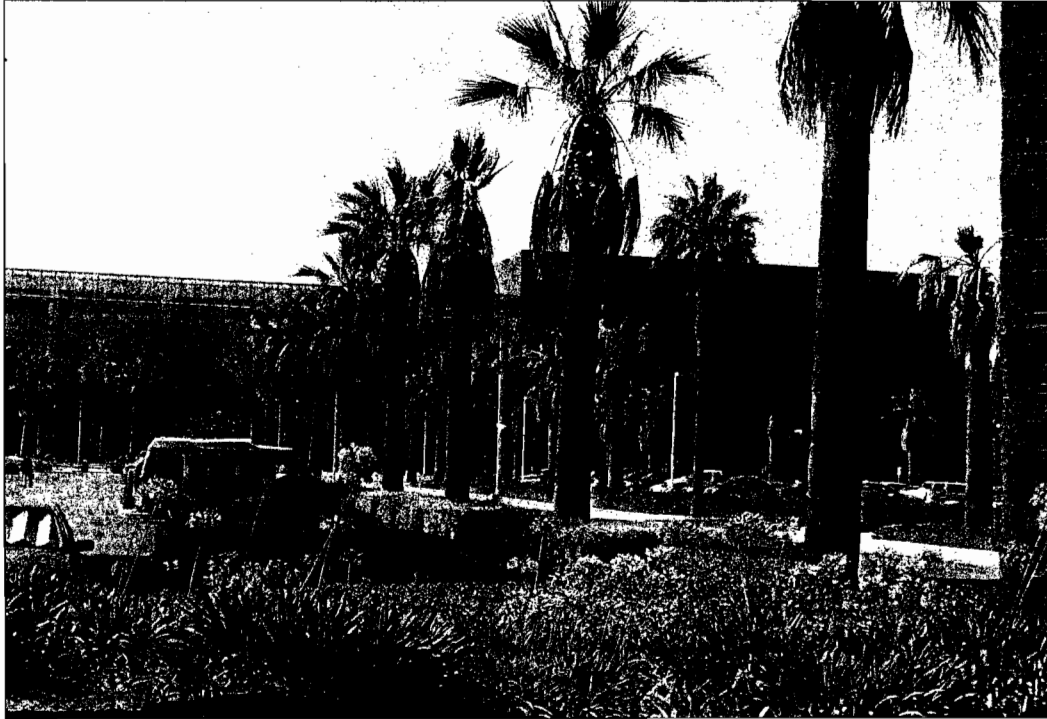


Photo 1 - View of project site from River Oaks Parkway looking south.



Photo 2 - View of Cisco Drive from the project site looking north.

PHOTOS 1 AND 2



Photo 3 - View of River Oaks Parkway looking northwest.



Photo 4 - View of industrial park/office buildings on the north side of River Oaks Parkway, across from the project site.

PHOTOS 3 AND 4



Photo 5 - View of apartments located on the east side of Research Place, across from the project site.



Photo 6 - View of project site from the intersection of Henry Ford II Drive and Research Place looking northwest.

PHOTOS 5 AND 6

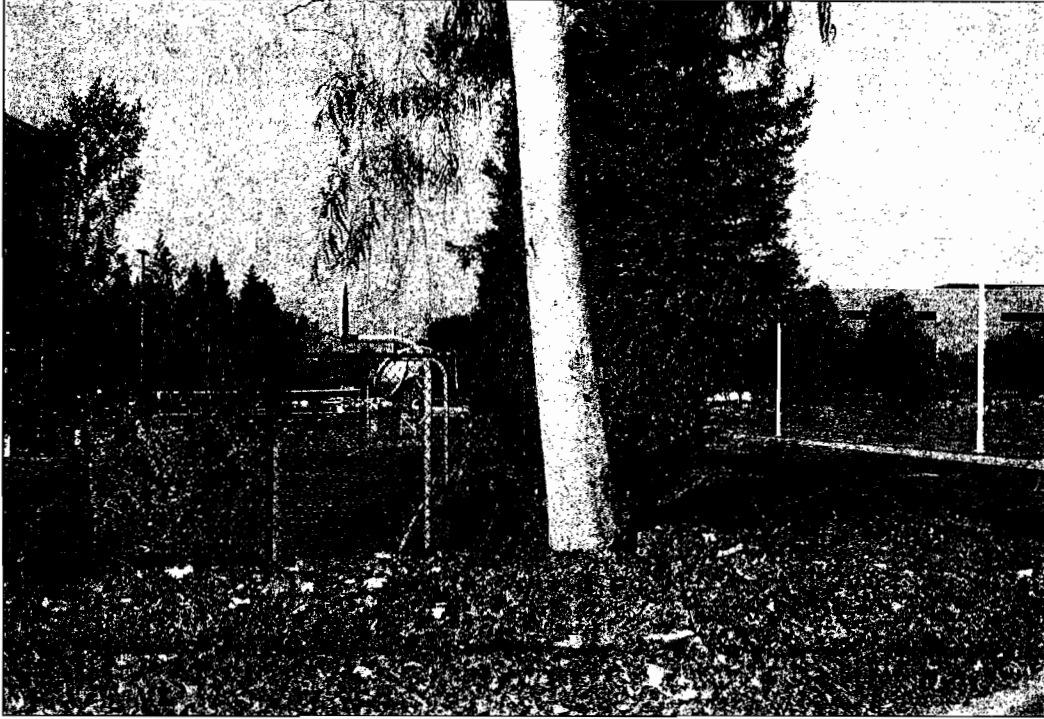


Photo 7 - View of adjacent industrial park/office use (on the right hand side), Henry Ford II Drive and the project site (on the left hand side) from Henry Ford II Drive looking west.



Photo 8 - View of Henry Ford II Drive and the project site (on the left hand side) looking northeast.

PHOTOS 7 AND 8



Photo 9 - View of parking structure located on the west side of Zanker Road, across from the project site.



Photo 10 - View of industrial park/office use located on the west side of Zanker Road, across from the project site.

PHOTOS 9 AND 10

4.1.2 Environmental Checklist and Discussion of Impacts

AESTHETICS						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as “Approved Project”	Less Impact than “Approved Project”	Information Source(s)/ Discussion Location
Would the project:						
1) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Increase the amount of shading on private or public open space (e.g., backyards, parks, plazas, and/or school yards)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1

4.1.2.1 Change in Visual Character

The project proposes to demolish and remove the two existing buildings and associated parking lots on-site and construct between 1,342 and 1,900 residential units, up to 30,000 square feet of commercial uses, and a five-acre public park. The project also proposes to construct public roadways through the project site (refer to Figure 3.0-2).

Of the 914 existing trees on-site, the project proposes to preserve and relocate 202 trees (including 101 ordinance-size trees) and remove up to 712 trees (including 24 dead trees) (refer to **Section 4.4 Biological Resources**). The project, however, proposes to replace those removed trees and plant additional trees and landscaping, including shrubs, vines, and groundcover.

Proposed Residential and Commercial Uses

The proposed 1,342 to 1,900 residential units would be grouped into several buildings and located on podiums over parking (refer to Figure 3.0-2). The residential buildings would be up to four stories in height over the parking podium, up to approximately 50 feet above the ground surface (refer to Figures 3.0-4 through 3.0-5). The project also proposes to develop up to 30,000 square feet of commercial uses on the ground floor of the residential buildings. The conceptual site plan shows the commercial uses on the ground floor of buildings 1 and 2 and a leasing office is proposed on the ground floor of building 3, fronting Zanker Road and a new public roadway proposed through the site (refer to Figure 3.0-3).

Proposed Public Park Use

The project proposes to dedicate and improve a semi-circular shaped, five-acre public park on River Oaks Parkway (refer to Figure 3.0-2). The proposed park would consist of passive uses, such as benches, picnic areas, children’s play areas, and grassy areas.

Proposed Right-Of-Way Dedication

The project proposes to dedicate approximately nine acres of land for public ROW. Land along Zanker Road and Research Place would be dedicated for the widening of these roadways. In addition, the project proposes to construct several public roadways through the project site, including a park frontage road (refer to Figure 3.0-3).

The certified 2005 NSJ FPEIR analyzed the visual impacts associated with the development of high-density residential in north San José, including those areas designated for the *Transit Employment Residential District Overlay*. As discussed in the 2005 NSJ FPEIR, the proposed project would result in development of greater mass and density than the existing uses on-site. It was concluded in the 2005 NSJ FPEIR that future development’s conformance with the City’s *Residential Design Guidelines* would avoid significant visual and aesthetic impacts.

The proposed project would not result in any new or more significant visual or aesthetic impacts than were described in the certified 2005 NSJ FPEIR.

Impact AES – 1: The proposed project would result in visual or aesthetic impacts. **(Significant Impact)**

Mitigation Measure: The following mitigation measure is identified as part of the certified 2005 NSJ FPEIR to be required of future residential development in North San José and is proposed by the project:

MM AES -1.1: Compliance with the City of San José *Residential Design Guidelines*, including the following:

- *Chapter 5 – Perimeter Setbacks:* Residential structures of three stories or more are to be set back a minimum of 15 feet from incompatible uses. Residential structures of three stories or more are to be setback a minimum of 25 feet from public open space.
- *Chapter 9 – Landscaped Areas:* Landscaping should be provided in all setback areas between project walls and/or fences and the rights-of-way of public streets and sidewalks. The landscaping should be generous and should include trees and/or shrubs as well as groundcover. Tall shrubs or vines should be planted to help screen walls and fences and provide protection from graffiti.
- *Chapter 11 – Building Design:* This chapter specifies minimum facade articulation, vertical and horizontal roof articulation, the quality of building materials and details, stylistic consistency, and the need for care and attention to detail in design of street facades.

- *Chapter 14 – Solar Access:* Within a project, buildings should not be located in positions that will result in substantial shading of the private open space of adjacent units in the project.

4.1.2.2 *Light and Glare Impacts*

As discussed in the certified 2005 NSJ FPEIR, because the proposed buildings would be of greater mass and density than the existing buildings on-site, light in the project area would generally increase. It was concluded in the certified 2005 NSJ FPEIR that significant light and glare impacts, including light spillover onto adjacent properties, would be reduced or avoided by compliance with the City's *Outdoor Lighting Policy* (4-3).

The proposed project would not result in any new or more significant light and glare impacts than were described in the certified 2005 NSJ FPEIR.

Avoidance Measure: The project proposes to implement the following measure to reduce or avoid light and glare impacts:

- Comply with the City's *Outdoor Lighting Policy* (Policy 4-3), which includes the use of low-pressure sodium outdoor security lighting on-site, along walkways, entrance areas, common outdoor use areas, and parking areas.

4.1.2.3 *Impacts to Scenic Vistas*

The certified 2005 NSJ FPEIR analyzed the impacts of the development of *Transit/Employment Residential District* (55+ du/ac) uses at several locations in North San José, including the project site. It was concluded that the amount of development proposed would reduce the availability of views of the foothills. The views of the foothills from streets and existing buildings in the project vicinity may be reduced as a result of the proposed taller buildings on-site; however, the views from the new, proposed development would provide improved views of the foothills in comparison to the views provided by the existing buildings on-site.

The proposed project would contribute to the identified impacts to scenic vistas in the certified 2005 NSJ FPEIR. The proposed project will not result in any new or more significant impacts to scenic vistas than those described in the certified 2005 NSJ FPEIR.

4.1.2.4 *Shade and Shadow Impacts*

Shade and shadow impacts occur when a structure reduces access to natural sunlight. In an urban environment, virtually all land uses are subject to shading from adjacent properties to some extent. During summer, shading may even be desirable. As discussed in the certified 2005 NSJ FPEIR, the City of San José typically identifies significant shade and shadow impacts as occurring when a building or other structure substantially reduces natural sunlight on private or public open spaces, measured midday on the first day of winter (December 21) and on the vernal and autumnal equinoxes (March/September 21).³

³ On the first day of winter, the sun is lowest in the sky and shading is greatest. On both the vernal and autumnal equinoxes, the sun is at the same location, over the equator. This threshold evaluates shading from September 21 through March 21.

Maximum shading occurs on December 21, the winter solstice, when the sun is at the lowest angle above the horizon. Shadow length and bearing calculations were performed for various locations on the project site to determine whether the proposed project would cast substantial shadows on surrounding properties.

Generally, in the winter, when shadows are the longest, the proposed project would result in the shading of the proposed roadways on-site, minimal shading of the proposed public park, and shading of portions of River Oaks Parkway during the morning and afternoon hours. Research Place would also be shaded by the proposed project during the afternoon hours.

During the vernal and autumnal equinoxes, the proposed project would result in shading of the proposed roadways on-site and very minimal shading of River Oaks Parkway during the morning hours. In the afternoon hours, the proposed project would result in shading of the proposed roadways on-site and very minimal shading of the proposed park, River Oaks Parkway, and Research Place in the afternoon hours.

Furthermore, the project design would not introduce any inconsistencies with City policies about sun and shade and would not result in any new or more significant shade and shadow impacts than were described in the certified 2005 NSJ FPEIR.

4.1.3 Conclusion

Impact AES – 1: The proposed project, with the implementation of the above program mitigation measures, would not result in any new or more significant visual and aesthetic impacts than those addressed in the certified 2005 NSJ FPEIR.
(No New Impact)

4.2 AGRICULTURAL RESOURCES

4.2.1 Setting

While North San José was cultivated for over a hundred years for a variety of crops, including orchards, field crops, and greenhouse-grown flowers, very little agriculture remains. The project site has been designated for urban uses for over 30 years. It is currently developed and not used for agricultural purposes for at least a decade. The project site is not the subject of a Williamson Act contract.

The property located northwest of the project site (at the northwest corner of Zanker Road and River Oaks Parkway), while zoned and designated in the General Plan for residential uses, is designated as *Prime Farmland* in the Santa Clara County Important Farmlands Map 2004. *Prime Farmland* is classified as land with the best combination of physical and chemical characteristics able to sustain long-term projection of agricultural crops. This 34.7-acre property is the only remaining prime farmland in North San José and is currently developed with an orchard (refer to Figure 2.0-3).

As part of an EIR completed for the property in 1998 (City of San José, Moitozo Ranch Residential Project Environmental Impact Report, 1998), the San José City Council identified overriding considerations which warranted the approval of a residential project on the site despite its impact to farmland.

4.2.2 Environmental Checklist and Discussion of Impacts

AGRICULTURAL RESOURCES						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,3
2) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,4
3) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

As discussed above, the project site is not designated as farmland or used for agricultural purposes. The prime farmland located northwest of the project site has existing entitlements that would allow for its future development with residential and commercial uses. The development of the proposed project itself, therefore, would not result in the conversion of this farmland to non-agricultural use.

For these reasons, the proposed project would not result in any impacts to farmland or result in any new or more significant impacts to agricultural resources than were described in the certified 2005 NSJ FPEIR.

4.2.3 Conclusion

The proposed project would not result in impacts to farmland. **(No New Impact)**

4.3 AIR QUALITY

4.3.1 Setting

4.3.1.1 *Background Information*

The ambient and regulatory requirements regarding air quality have basically remained unchanged since the approval of the 2005 NSJ FPEIR. The primary change is that the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2005 Ozone Strategy* on January 4, 2006. The *Bay Area 2005 Ozone Strategy* updates VMT and other assumptions in the 2000 CAP related to the reduction of ozone in the atmosphere and serves as the current CAP for the Bay Area.

The *Bay Area 2005 Ozone Strategy* is based upon Projections 2002, prepared by the Association of Bay Area Governments (ABAG), which was based upon the City’s General Plan at that time. The City’s General Plan has recently been updated with the approval of the 2005 NSJ FPEIR. The growth assumed in the 2005 NSJ FPEIR, therefore, was not included in ABAG’s Projections 2002. While the development of high density residential land uses close to job centers and along transit lines is specifically consistent with the Bay Area 2005 Ozone Strategy, the proposed project would add population to San José that was not reflected in ABAG’s Projections 2002. For this reason, as discussed in the certified 2005 NSJ FPEIR, the development of high density residential uses on the project site would not be consistent with the population assumptions in the *Bay Area 2005 Ozone Strategy*.

4.3.1.2 *Sensitive Receptors*

BAAQMD defines sensitive receptors as facilities where sensitive receptor population groups (children, the elderly, the acutely and chronically ill) are likely to be located. These land uses included residences, school playgrounds, child-care centers, retirement homes, convalescent homes, hospitals and medical clinics. Sensitive receptors near the project site include the residential uses east of the project site (refer to Figure 2.0-3).

4.3.2 Environmental Checklist and Discussion of Impacts

AIR QUALITY						
	New Potentially Significant Impact	New Than Significant With Mitigation Incorporated	Less Than Significant Impact	Same Impact as “Approved Project”	Less Impact than “Approved Project”	Information Source(s)/ Discussion Location
Would the project:						
1) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,5
2) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,5

AIR QUALITY						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is classified as non-attainment under an applicable federal or state ambient air quality standard including releasing emissions which exceed quantitative thresholds for ozone precursors?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,5
4) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,5
5) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

4.3.2.1 Regional and Local Air Quality Impacts

The development of the proposed project would contribute to the significant regional and local air quality impacts identified in the certified 2005 NSJ FPEIR. The proposed project, however, would not result in any new or more significant regional or local air quality impacts than were described in the certified 2005 NSJ FPEIR.

Impact AIR – 1: The proposed project would result in impacts to regional and local air quality. **(Significant Impact)**

Mitigation Measure: The following mitigation measure is identified as part of the certified 2005 NSJ FPEIR and proposed by the project:

MM AIR – 1.1: The project shall implement measures identified by BAAQMD to reduce emissions, which may include, but are not limited to, the following:

- Providing bicycle lanes, sidewalks and/or paths, connecting project residences to adjacent schools, parks, the nearest transit stop and nearby commercial areas;
- Providing a satellite telecommute center within or near the development;
- Providing secure and conveniently placed bicycle parking and storage facilities at parks and other facilities;
- Allowing only natural gas fireplaces, pellet stoves, or EPA-Certified wood-burning fireplaces or stoves in residences. Conventional open-hearth fireplaces should not be permitted. EPA-Certified fireplaces

and fireplace inserts are 75 percent effective in reducing emissions from this source;

- Using electric lawn and garden equipment for landscaping maintenance;
- Constructing transit amenities such as bus turnouts/bus bulbs, benches, and shelters;
- Providing direct, safe, attractive pedestrian access from project land uses to transit stops and adjacent development;
- Utilizing reflective (or high albedo) and emissive roofs and light colored construction materials to increase the reflectivity of roads, driveways, and other paved surfaces, and include shade trees near buildings to directly shield them from the sun's rays and reduce local air temperature and cooling energy demand; and
- Providing transit passes to new residents.

4.3.2.2 *Construction-Related Impacts*

Construction activities would temporarily affect local air quality. Construction activities such as demolition, earthmoving, construction vehicle traffic and wind blowing over exposed earth would generate exhaust emissions and fugitive particulate matter emissions that affect local and regional air quality. Construction activities are also a source of organic gas emissions. Solvents in adhesives, non-water based paints, thinners, some insulating materials, and caulking materials would evaporate into the atmosphere and would participate in the photochemical reaction that creates urban ozone. Asphalt used in paving is also a source of organic gases for a short time after its application.

Construction dust could affect local air quality at various times during construction of the project. The dry, windy climate of the area during the summer months creates a high potential for dust generation when, and if, underlying soils are exposed to the atmosphere. The effects of construction activities would be increased dustfall and locally elevated levels of PM₁₀ downwind of construction activity.

The development of the proposed project would contribute to the significant construction-related, short-term air quality impacts identified in the certified 2005 NSJ FPEIR. The proposed project, however, would not result in any new or more significant construction-related air quality impacts than were described in the certified 2005 NSJ FPEIR.

Impact AIR – 2: The proposed project would result in significant construction-related, short-term air quality impacts. **(Significant Impact)**

Mitigation Measures: The following mitigation measures are identified as part of the certified 2005 NSJ FPEIR and are proposed by the project:

MM AIR – 2.1: Water all active construction areas at least twice daily.

MM AIR – 2.2: Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.

MM AIR – 2.3: Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.

- MM AIR – 2.4:** Sweep daily (preferably with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
- MM AIR – 2.5:** Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- MM AIR – 2.6:** Hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
- MM AIR – 2.7:** Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.)
- MM AIR – 2.8:** Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- MM AIR – 2.9:** Replant vegetation in disturbed areas as quickly as possible.

4.3.3 **Conclusion**

- Impact AIR – 1:** The proposed project, with the implementation of the above mitigation measures, would not result in any new or more significant regional or local air quality impacts than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**
- Impact AIR – 2:** The proposed project, with the implementation of the above mitigation measures, would not result in any new or more significant construction-related air quality impacts than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

4.4 BIOLOGICAL RESOURCES

4.4.1 Setting

The project site is located within a developed area. The property is developed with two existing industrial park office buildings, associated surface parking lots, and landscaping including trees, shrubs, and grass areas. Due to the developed nature of the project site and human disturbance, the species diversity at the project site is extremely low. Wildlife species expected to occur on the project site are those adapted to human activity, including mourning doves, rock doves, raccoons, and opossums.

The project site is not located within an adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan.

4.4.1.1 *Special-Status Plants and Animals*

Special-status plant and animal include species listed under state and federal Endangered Species Acts (including candidate species), animals designated as Species of Special Concern by the California Department of Fish and Game, and plants listed in the California Native Plant Society's Inventory of Rare and Endangered Vascular Plants of California.

Special-status plants and animals that have been reported in the general project area are primarily associated with freshwater marsh, salt marsh, and aquatic habitats. These habitats are not present on the project site and, therefore, associated species, such as the salt harvest mouse and California clapper rail, are not expected to occur on the project site. Special-status animal species that use upland habitats near the Bay include burrowing owl, tricolored blackbird, and song sparrow. The lack of natural plant communities, relatively small size of areas with plant cover, limited food sources, and extensive human disturbance reduce the habitat quality of the site in general. For these reasons, special-status plant and animal species are not expected to occur on the project site.

4.4.1.2 *City of San José Tree Ordinance*

The City of San José Tree Ordinance defines an ordinance-sized tree as any woody perennial plant characterized by having main stem or trunk which measures 18-inches or greater in diameter at a height of 24-inches above natural grade slope. A multi-stem tree is considered a single tree and measurement of that tree includes the sum of the diameter of the tree trunks of that tree. A tree removal permit is required from the City for the removal of ordinance-sized trees.

A tree survey of the project site was completed by *Barrie D. Coate and Associates* in November 2006. There are a total of 914 existing trees on the project site. Of the 914 trees on-site, 261 are ordinance-size. The tree survey is included as Appendix A of this Initial Study. Most of the trees are Lombardy poplar (121 trees), Aptos blue redwood (92 trees), California fan palm (88 trees), coast redwood (71 trees), London plane (67 trees), Japanese flowering cherry (59 trees), and western redbud (55 trees). Most of the trees on-site are in excellent or good health.

Tree 576, a valley oak, is only tree on-site that is indigenous to this area. It is located in the northeastern portion of the project site. The valley oak is 35.5 inches in diameter, stands approximately 40 feet tall, and has a canopy spread of approximately 65 feet east to west and approximately 55 feet north to south. Its overall health and structure are excellent.

4.4.1.3 City of San José Heritage Trees

Under the City of San José Municipal Code, Section 13.28.330 and Section 13.32.090, specific trees are found, because of factors including, but not limited to, their history, girth, height, species or unique quality, to have a special significance to the community and are designated Heritage Trees. There are no heritage trees on the project site.

4.4.2 Environmental Checklist and Discussion of Impacts

BIOLOGICAL RESOURCES						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,4,6

BIOLOGICAL RESOURCES							
	New Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	New Than Significant Impact	Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project: 6) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		1,2

The project proposes to demolish and remove the existing structures and surface parking on-site and construct between 1,342 and 1,900 new residential units, up to 30,000 square feet of commercial uses, and a five-acre public park. The proposed project also includes the construction of new public roadways through the project site and planting new landscaping and trees (refer to Figure 3.0-2).

4.4.2.1 Special-Status Plants and Animals

As discussed above, due to the lack of suitable habitat, special-status plant and animal species are not likely to occur on-site. However, there is potential for nesting raptors (e.g., barn owls, red shouldered hawks, and Cooper’s hawks) to be present within the trees on-site at the time of redevelopment. Construction during the nesting season could disturb or destroy occupied nests, which would result in the loss of eggs or young birds. The value of the breeding habitat is not high due to the urban development on and adjacent to the site. The loss of trees, therefore, would not constitute a significant loss of breeding habitat for raptor species in the area. The loss of reproductive effort for individual birds would, however, be a significant impact.

Standard Measure: The project proposes to implement the following standard measure to reduce impacts to nesting raptors:

- If possible, construction shall be scheduled between October and December (inclusive) to avoid the raptor nesting season. If this is not possible, pre-construction surveys for nesting raptors shall be conducted by a qualified ornithologist to identify active raptor nests that may be disturbed during project implementation. Between January and April (inclusive) pre-construction surveys shall be conducted no more than 14 days prior to the initiation of construction activities or tree relocation or removal. Between May and August (inclusive), pre-construction surveys no more than thirty (30) days prior to the initiation of these activities. The surveying ornithologist shall inspect all trees in and immediately adjacent to the construction area for raptor nests. If an active raptor nest is found in or close enough to the construction area to be disturbed by these activities, the ornithologist, shall, in consultation with the State of California, Department of Fish & Game (CDFG), designate a construction-free buffer zone (typically 250 feet) around the nest. The applicant shall submit a report to the City’s Environmental Principal Planner indicating the results of the survey and any designated buffer zones to the satisfaction of the Director of Planning prior to the issuance of any grading or building permit.

4.4.2.2 Ordinance-Size Trees

Of the 914 trees on-site, the project proposes to preserve and relocate 202 trees (including 101 ordinance-size trees) and remove up to 712 trees (including 170 ordinance-size trees and 24 dead trees).⁴ The ordinance-size valley oak located in the northeastern portion of the site is proposed to be preserved. Trees proposed for relocation on-site were selected based on their size and condition.

Most of trees to be removed are located in the center of the site and would be impacted by the construction of the proposed project. A tree removal plan that provides more detail as to which specific trees are to be preserved, relocated, and removed is included in Appendix A of this Initial Study. The project proposes to replace those removed trees and plant additional trees and landscaping, including shrubs, vines, and groundcover.

The development of the proposed project would contribute to the significant impact to trees identified in the certified 2005 NSJ FPEIR. The proposed project, however, would not result in any new or more significant impacts to trees than were described in the certified 2005 NSJ FPEIR.

Avoidance Measures: The project proposes to implement the following measures to avoid impacts to trees that are planned to be preserved:

- Protective fencing shall be placed around trees to be preserved. The fencing shall protect a sufficient portion of the tree root zone. In most cases, the fence shall be a minimum radius distance of 10 times the trunk diameter in all directions from the trunk. For example, a tree with a trunk diameter of 15 inches 4.5 feet above grade requires protective fencing be erected a minimum of 13 feet from the trunk. If hardscape (e.g., curbing, paving, etc.) exists inside this 13 foot radius, the protective fencing shall be erected at the edge of the hardscape feature and be located at least 13 feet from the trunk on all other sides. A certified arborist may be on-site to help make decisions about protective fencing.
- The protective fencing shall:
 - Consist of chain link fencing and have a minimum height of six feet,
 - Be mounted on steel posts driven approximately two feet into the soil,
 - Have fencing posts located a maximum of 10 feet on center,
 - Be installed prior to the arrival of materials, vehicles, or equipment, and
 - Not be moved, even temporarily, and shall remain in place until all construction is completed.
- No grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a certified arborist.
- Trenches for any utilities (e.g., gas, electricity, water, phone, and TV cable) must be located outside the driplines of protected trees, unless specifically approved by a certified arborist.
- All preserved trees shall be irrigated throughout the entire construction period during the dry months (any month receiving less than one inch of rainfall). Trees shall be irrigated a

⁴ Note that the project proposes to preserve and relocate as many trees as possible. Although certain trees are designated to be removed, the project proposes to preserve or relocate those trees on-site if found feasible.

minimum of 10 gallons of water for each inch of trunk diameter every two weeks. A soaker hose or a dripline is preferred for this purpose.

- The entire area inside the driplines of preserved trees must be mulched to the extent feasible. Mulching consists of a protective material (wood chips, gravel) being spread over the root zone inside the dripline. This material shall be four inches in depth after spreading, which shall be done by hand. Wood chips are preferred.
- Materials shall not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
- Excavated soil shall not be piled or dumped, even temporarily, inside the driplines of protected trees.
- Any pruning shall be done by an arborist certified by the International Society of Arboriculture (ISA) and according to ISA, Western Chapter Standards, 1998.
- Any pathways or other hardscape inside the driplines of protected trees shall be constructed completely on top of the existing soil grade without excavation. Fill soil may be added to the edge of finished hardscape for a maximum distance of approximately two feet from the edges to integrate the new hardscape to the natural grade.
- The sprinkler irrigation shall not be designed to strike the trunks of the trees.
- Landscape irrigation trenches shall be a minimum distance of 10 times the trunk diameter from the trunks of protected trees.
- Landscape materials (e.g., cobbles, decorative bark, stones, and fencing) shall not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
- If any of the above procedures cannot be achieved adequately, a certified arborist shall be consulted to recommend possible alternative solutions, if any.

Impact BIO – 1: The proposed project could result in the removal of up to 712 trees, including 170 ordinance-size trees. **(Significant Impact)**

Mitigation Measures: The project proposes to implement the following mitigation measures to reduce impacts to trees to a less than significant level:

- The proposed project shall replace trees removed at the following ratios:

Table 4.0-2 City Standard Tree Replacement Requirements			
Diameter of Tree to be Removed	Native	Non-Native	Minimum Size of Each Replacement Tree
19 inches or greater	5:1	4:1	24-inch box
12 – 18 inches	3:1	2:1	24-inch box
Less than 12 inches	1:1	1:1	15-gallon container
<p><i>Notes:</i> <i>X:X = Tree replacement to tree loss ratio</i> <i>Trees greater than 18-inches in diameter shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees.</i></p>			

- In the event that the project site does not have sufficient area to accommodate the required tree mitigation, one or more of the following measures shall be implemented, to the satisfaction of the Director of Planning, Building, and Code Enforcement, at the development permit stage:
 - The size of a 15-gallon replacement tree can be increased to 24-inch box and count as two replacement trees.
 - An alternative site(s) shall be identified for additional tree planting. Alternative sites may include neighborhood streets, local parks or schools or installation of trees on adjacent properties for screening purposes to the satisfaction of the Director of the Department of Planning, Building, and Code Enforcement.⁵
 - A donation of \$300 per mitigation tree to Our City Forest for in-lieu off-site tree planting in the community. These funds will be used for tree planting and maintenance of planted trees for approximately three years. A donation receipt for off-site tree planting will be provided to the Planning Project Manager prior to issuance of a development permit.

4.4.3 Conclusion

Impact BIO – 1: The proposed project, with the implementation of the above mitigation measures, would not result in any new or more significant impacts to trees than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

⁵ Contact Todd Capurso, PRNS Landscape Maintenance Manager, at (408) 277-2733 or todd.capurso@sanjoseca.gov for specific park locations in need of trees.

4.5 CULTURAL RESOURCES

An archaeological literature review was completed by *Basin Research Associates* in August 15, 2006 for the project site. The purpose of the archaeological literature review was to obtain information regarding recorded historic and/or prehistoric archaeological sites in and around the project area, and evidence of previous archaeological field inspections of the area.

A complete copy of this report is on file with the City of San José Planning Division located at 200 East Santa Clara Street, Floor 3, San José, California 95113 and can be viewed during normal business hours.

4.5.1 Setting

A prehistoric and historic site record and literature search was completed by the California Historical Resources Information System, Northwest Information Center, Sonoma State University, Rohnert Park (File No. 06-37). Twelve cultural resource compliance reports on file with the CHRIS/NWIC include records searches, surveys, and/or archeological monitoring of the project parcels or adjacent areas. Reference material from the Bancroft Library, University of California, Berkeley and Basin Research Associates, San Leandro was also consulted.

4.5.1.1 *Prehistoric Resources*

No prehistoric era sites have been recorded in or adjacent to the project site. One prehistoric isolated artifact, however, has been recorded within 0.25 miles of the project.

No Native American prehistoric sites, villages, trails, traditional or contemporary use areas have been identified in or adjacent to the project. Two prehistoric isolated artifacts, however, were found in the immediate project vicinity during archaeological monitoring.

4.5.1.2 *Historic Resources*

No historic era sites have been recorded in or adjacent to the project site. Two historic era sites, however, have been recorded within 0.25 miles of the project site. No known Hispanic Era expeditions, adobe dwellings, or other structures and features have been reported in or adjacent to the project site.

No City, state, and/or federal historically or architecturally significant structures, landmarks, or points of interest are located at the project site. The large building on-site was constructed circa 1991 and the smaller building was constructed in 1988, therefore, the buildings on-site are less than 50 years old. The buildings are typical in design and architecture of office buildings during that era. The buildings are not significant in the context of local or regional history, are not associated with historically important persons, and do not have unique architectural features.

4.5.1.3 Known Impacts and Previous Discoveries

The subsurface sediments within the project site have been disturbed and/or removed by the construction of several existing light industrial buildings, landscaping, and parking. No significant, unexpected archaeological discoveries were reported as a result of previous construction and infrastructure improvements.

4.5.2 Environmental Checklist and Discussion of Impacts

CULTURAL RESOURCES						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Cause a substantial adverse change in the significance of an historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7
2) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7
3) Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7
4) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7

The project proposes to demolish and remove the existing buildings and surface parking lots on-site and construct between 1,342 to 1,900 residential units, up to 30,000 square feet of commercial uses, and a five-acre public park. The project would require excavation of approximately 10 feet below grade for the construction of parking garages.

4.5.2.1 Prehistoric Resources

Due to the absence of recorded cultural resources on or near the site and the site’s low potential for containing archaeological resources, the development of this property is not anticipated to impact archaeological resources. However, should any archaeological resource be found during grading operations, their disturbance would be a significant impact.

Standard Measures: The project proposes to implement the following standard measures, if required:

- Should evidence of prehistoric or historic era cultural resources⁶ be discovered during construction work, work within 35 feet of the find shall be stopped to allow adequate time for

⁶ Significant prehistoric cultural materials may include: human bone – either isolated or intact burials; habitation (occupation or ceremonial structures as interpreted from rock rings/features, distinct ground depressions, differences in compaction); artifacts including chipping stone objects such as projectile points and bifaces, groundstone artifacts

evaluation and mitigation by a qualified professional archaeologist. The material shall be evaluated and if significant, a mitigation program including collection and analysis of the materials at a recognized storage facility shall be developed and implemented under the direction of the City's Environmental Principal Planner.

- Pursuant to Section 7050.5 of the Health and Safety Code and Section 5097.94 of the Public Resources Code of the State of California in the event of the discovery of human remains during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The Santa Clara County Coroner shall be notified and shall make a determination as to whether the remains are Native American.

If the Coroner determines that the remains are not subject to his/her authority, the Native American Heritage Commission shall be notified to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the land owner shall re-inter the human remains and items associated with Native American burials on the property in a location no subject to further subsurface disturbance.

4.5.2.2 *Historic Resources*

The existing buildings on-site and the property do not have historical significance at the City, state, or national level. Demolition of the existing structures and development of the proposed project would have no impact on historic resources.

4.5.3 Conclusion

The proposed project, with the implementation of the above standard measures, would not result in any new or more significant impacts to cultural resources than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

such as manos, metates, mortars, pestles, grinding stones, pitted hammerstones, and shell and bone artifacts including ornaments and beads; various features and samples including hearths (fire-cracked rock, baked and vitrified clay), artifact caches, faunal and shellfish remains (which permit dietary reconstruction), distinctive changes in soil stratigraphy indicative of prehistoric activities; and isolated artifacts.

Significant historic cultural materials may include finds from the late 19th through early 20th centuries. Objects and features associated with the Historic Period can include: structural remains or portions of foundations (bricks, cobbles/boulders, stacked field stone, postholes, etc.); trash pits, privies, wells, and associated artifacts; isolated artifacts or isolated clusters of manufactured artifacts (e.g., glass bottles, metal cans, manufactured wood items, etc); and human remains. In addition, cultural materials including both artifacts and structures that can be attributed to Hispanic, Asian, and other ethnic or racial groups are potentially significant. Such features or clusters of artifacts and samples include remains of structures, trash pits, and privies.

4.6 GEOLOGY AND SOILS

4.6.1 Setting

4.6.1.1 *Geological Features*

The project area is located in the Santa Clara Valley, between the base of the western foothills of the Hamilton-Diablo Mountain Range and the northeasterly foothills of the Santa Cruz Mountains, in the Coast Range Geomorphic Province of Central California. Bedrock underlying the area is part of the Franciscan Complex, a diverse group of igneous, sedimentary, and metamorphic rocks of the Upper Jurassic to Cretaceous age (70 to 140 million years old). These rocks are part of a northwesterly-trending belt of material that lies along the east side of the San Andreas Fault system, which is located approximately 12 miles southwest of the area. The Franciscan Complex is overlain by alluvium deposits of Holocene age (less than two million years old). This alluvium is comprised primarily of clay, silt, sand, and gravel. Below surface soils, older alluvial soils, extend to depths of greater than 950 feet.

4.6.1.2 *On-Site Geologic Conditions*

Soils

The site soils are described as Quaternary alluvium (Qal), which consists of unconsolidated to weakly consolidated silt, sand, and gravel. The alluvium in this area could be up to 50 meters in thickness.⁷ The alluvium is underlain by Campbell silty clay loam (Cc), cropley clay loam (CsA), and mocho loam (Mg).⁸

The soils on-site exhibit moderate to high potential for expansion.⁹ Expansive soils shrink and swell as a result of moisture changes. These changes can cause heaving and cracking of slabs-on-grade, pavements and structures found on shallow foundations. Because the site topography is flat, there is no erosion or landslide hazard.¹⁰

Seismicity

The San Francisco Bay Area is one of the most seismically active regions in the United States. Santa Clara County is classified as Zone 4, the most seismically active zone. An earthquake of moderate to high magnitude generated within the San Francisco Bay region could cause considerable ground shaking at the project site. The degree of shaking is dependent on the magnitude of the event, the distance to its zone of rupture and local geologic conditions.

The three major fault lines in the region are the San Andreas Fault, Calaveras Fault, and Hayward Fault. The San Andreas Fault runs north/south and parallel to the Hayward Fault and the Calaveras

⁷ Cooper-Clark and Associates. Geotechnical Investigation, City of San José Sphere of Influence. Technical Report and Maps. 1974.

⁸ County of Santa Clara Department of Public Works. Soil Map Sheet 11. 1964.

⁹ United States Department of Agriculture, Soil Conservation Service. Soils of Santa Clara County. 1968. and County of Santa Clara Department of Public Works. Soil Map Sheet 11. 1964.

¹⁰ Cooper-Clark and Associates. Geotechnical Investigation, City of San José Sphere of Influence. Technical Report and Maps. 1974. and County of Santa Clara. Santa Clara County Geologic Hazard Zones. Map 11. 23 September 2002.

Fault line. The San Andreas Fault is approximately 15 miles west of the site, the Calaveras Fault is approximately eight miles east of the site, and the Hayward Fault is approximately five miles east of the site.

The project site is not located within a fault rupture hazard zone.¹¹ The project site, however, is located within the Silver Creek Fault zone, which is classified as a potentially active fault zone.¹² The Silver Creek fault has not ruptured during Holocene geologic time (within approximately 11,000 years) and, therefore, is not shown on the most recent fault hazard maps issued by the California Division of Mines and Geology, pursuant to the Alquist-Priolo Act. The Silver Creek fault is not considered a significant seismic source for ground shaking on the project site.

Liquefaction

Soil liquefaction is a condition where saturated granular soils near the ground surface undergo a substantial loss of strength during seismic events. Loose, water-saturated soils are transformed from a solid to a liquid state during ground shaking. Liquefaction can result in significant deformations. Soils most susceptible to liquefaction are loose, uniformly graded, saturated, fine-grained sands that lie close to the ground surface. The project site is located within a liquefaction hazard zone.¹³

Lateral Spreading

Lateral spreading is a type of ground failure related to liquefaction. It consists of the horizontal displacement of flat-lying alluvial material toward an open area, such as a steep bank of a stream channel. The project site exhibits low potential for lateral spreading.¹⁴

¹¹ County of Santa Clara. Santa Clara County Geologic Hazard Zones. Map 11. 26 February 2002. [http://www.sccgov.org/SCC/docs/Planning,%20Office%20of%20\(DEP\)/attachments/58248011.pdf](http://www.sccgov.org/SCC/docs/Planning,%20Office%20of%20(DEP)/attachments/58248011.pdf). Accessed 14 July 2006.

¹² Cooper-Clark and Associates. Geotechnical Investigation, City of San José Sphere of Influence. Technical Report and Maps. 1974.

¹³ County of Santa Clara. Santa Clara County Geologic Hazard Zones. Map 11. 23 September 2002. [http://www.sccgov.org/SCC/docs/Planning,%20Office%20of%20\(DEP\)/attachments/58259611.pdf](http://www.sccgov.org/SCC/docs/Planning,%20Office%20of%20(DEP)/attachments/58259611.pdf). Accessed 14 July 2006.

¹⁴ Cooper-Clark and Associates. Geotechnical Investigation, City of San José Sphere of Influence. Technical Report and Maps. 1974.

4.6.2 Environmental Checklist and Discussion of Impacts

GEOLOGY AND SOILS						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:						
a) Rupture of a known earthquake fault, as described on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8
b) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
c) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,9
d) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8
3) Be located on a geologic unit or soil that is unstable, or that will become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8,9
4) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,8
5) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2

4.6.2.1 Soils

The project site includes moderate to highly expansive soils, which may expand and contract as a result of seasonal or man-made soil moisture conditions. Expansive soil conditions could potentially damage the future development on the site, which would represent a significant impact unless avoided by incorporating appropriate engineering into grading and foundation design. The proposed project is not expected to be exposed to slope instability, erosion, or landslide-related hazards, due to the flat topography of the project site.

The proposed project would not result in any new or more significant soil related impacts than were described in the certified 2005 NSJ FPEIR.

Impact GEO – 1: Due to the expansion potential of the soils on-site, there is a potential to expose people and structures to significant geological hazards. **(Significant Impact)**

Mitigation Measures: The project proposes to implement the following mitigation measures to reduce geologic hazard impacts:

MM GEO – 1.1: Design and construct buildings in accordance with the design-level geotechnical investigation prepared for the project site, which identifies the specific design features that will be required for the project, including site preparation, compaction, trench excavations, foundation and subgrade design, drainage, and pavement design. The geotechnical investigation shall be reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance for the project.

MM GEO – 1.2: Implement standard grading and best management practices to prevent substantial erosion and siltation during development of the site.

4.6.2.2 Seismicity and Seismic Hazards

The project site is located in a seismically active region, and therefore, strong ground shaking would be expected during the lifetime of the proposed project. Ground shaking could damage buildings and other proposed structures, and threaten the welfare of future residents. In addition, the project site includes potentially liquefiable soil materials.

The proposed project would not result in any new or more significant seismic related hazard impacts than were described in the certified 2005 NSJ FPEIR.

Impact GEO – 2: The project is subject to seismic and seismic-related hazards. **(Significant Impact)**

Mitigation Measure: The following mitigation measure is identified as part of the certified 2005 NSJ FPEIR to be required of future residential development in North San José and is proposed by the project:

MM GEO 2.1: The project shall be designed and constructed in conformance with the Uniform Building Code guidelines for Seismic Zone 4 to avoid or minimize

potential damage from seismic shaking and seismic-related hazards on the site.

4.6.3 **Conclusion**

Impact GEO – 1: The proposed project, with the implementation of the above mitigation measures, would not result in any new or more significant geologic impacts from expansive soils on-site than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

Impact GEO – 2: The proposed project, with the implementation of the above mitigation measures, would not result in any new or more significant geological hazard related impacts relating to seismic and seismic-related hazards than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

4.7 HAZARDS AND HAZARDOUS MATERIALS

The following discussion is based upon an environmental site assessment and soil and groundwater quality evaluation completed by *Lowney Associates* in September 2005. The purpose of the assessment and evaluation was to identify recognized environmental conditions on the project site related to current and historic use of hazardous substances and petroleum products.¹⁵ Complete copies of these reports are included as Appendices B and C of this Initial Study.

In addition, a vicinity hazardous materials users survey was completed by *TRC Lowney* in December 2006. The purpose of this survey was to identify facilities in the project site vicinity that could impact the project site if an accidental hazardous materials release were to occur. A copy of this report is included as Appendix D of this Initial Study. In addition, a screening level chemical risk appraisal of selected hazardous materials inventories was completed by *TRC Lowney* in February 2007 for identified facilities that may impact the project site. The modeling report is included as Appendix E of this Initial Study.

4.7.1 Setting

4.7.1.1 *Background Information*

Hazardous materials encompass a wide range of substances, some of which are naturally-occurring and some of which are man-made. Examples include pesticides, herbicides, petroleum products, metals (e.g., lead, mercury, arsenic), asbestos, and chemical compounds used in manufacturing. Determining if such substances are present on or near project sites is important because, by definition, exposure to hazardous materials above regulatory thresholds can result in adverse health effects on humans, as well as harm to plant and wildlife ecology.

Due to the fact that these substances have properties that are toxic to humans and/or the ecosystem, there are multiple regulatory programs in place that are designed to minimize the chance for unintended releases and/or exposures to occur. Other programs set remediation requirements at site where contamination has occurred.

4.7.1.2 *Site Conditions*

Agricultural Use

Based on aerial photographs and topographic maps, the project site was planted with orchards as early as 1939. Prior to 1939, it was likely that the project site was either agricultural or undeveloped land. Orchards and several farm houses and related structures appeared present on-site through at least 1973.

¹⁵ The term “recognized environmental conditions” means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate a significant release or significant threat of a release into the ground, groundwater, or surface water.

Industrial Use

By 1982, the houses and orchards were removed. The approximately 13,000 square foot building located on the eastern portion of the project site (295 Henry Ford II Drive) was constructed in 1988. This building was initially owned and used by Ford Aerospace for servicing of company vehicles. Ford Aerospace occupied the Lockheed Martin facility that is currently adjacent south of the project site. The project site was purchased by Sony in 1991. Since the purchase of the site, Sony has used this building for a fitness center, general office space, and machine shop. The building is currently unoccupied.

Sony purchased the project site and subsequently, constructed the approximately 645,000 square foot building located on the western portion of the site (3300 Zanker Road) circa 1991. This building was first occupied by Sony in 1993 and has since been used for mainly office purposes including sales, marketing, research, development, administration, and engineering. The eastern portion of the ground floor is used as a warehouse and service center area. Servicing and repair of consumer electronic products and similar activities are performed within this portion of the building.

4.7.1.3 Potential On-Site Sources of Contamination

City and County Agencies File Review

Available information at the San José Building Department (SJBD), San José Fire Department (SJFD), and Santa Clara County Environmental Health Department (SCCEHD) was reviewed to obtain information on hazardous materials usage and storage on-site. The findings of the file reviews are included in Appendix B of this Initial Study.

A 1993 SJFD record of inspection noted that a leak was observed in the fuel line piping (above ground piping) in the fire pump room; correspondence from Sony indicated that a work request had been submitted to repair the leak. Files at the SCCEHD contained a 1993 permit for Sony to generate less than five tons of hazardous waste a year. Several notice of inspection forms were filed; no significant violations were noted.

Regulatory Agency Database Report

A database search was undertaken for the purpose of identifying all sites within the project area where there are known or suspected sources of contamination, as well as sites that handle or store hazardous materials. Federal, state, local, historical, and brownfield databases were searched. The databases searched and results are included in Appendix B of this EIR.

There were no reported nearby hazardous materials spill or releases with a potential to significantly impact the project site. The potential for site impact was evaluated based on information in the database records regarding the type of release, current case status, and distance and direction from the site.

Soil Quality Evaluation

Since the project site has historically been used for agricultural purposes, soil borings were drilled and soil samples collected and analyzed to evaluate possible pesticide contamination and soluble metal concentrations. The locations of the soil samples taken on-site are included in Appendix C of this Initial Study.

Thresholds

The analytical results of the soil samples were compared to the residential California Human Health Screening Levels (CHHSLs). The CHHSLs were developed to protect human health and are considered conservative. The presence of a chemical at a concentration above a CHHSL does not necessarily indicate that adverse impacts to human health are occurring; exceeding a CHHSL indicates that the potential for impacts may exist and that additional evaluation may be needed.

Results for arsenic were compared to the direct exposure Environmental Screening Level (ESL) for residential land use setting. ESLs are also considered conservative. As stated by the San Francisco Bay Regional Water Quality Control Board, the ESLs are not a regulatory “cleanup standard.” The presence of a chemical at a concentration exceeding an ESL does not necessarily indicate that adverse impacts to human health or the environment are occurring; exceeding ESLs indicates that the potential for impacts may exist and that additional evaluation may be needed.

Analytical Results

Initial Soil Sampling

The analytical results of soil samples collected from the site are detailed in Appendix C of this Initial Study. The results of the shallow soil samples collected from the site indicate that concentrations of total DDT and dieldrin were detected but were not above their respective residential CHHSLs. Remaining organochlorine pesticides were not detected above the respective laboratory reporting limits in the soil samples. Concentrations of lead, soluble lead, mercury, and soluble mercury were not detected above the laboratory reporting limits, did not exceed their respective CHHSLs, and/or did not exceed California hazardous waste criteria.

Concentrations of arsenic detected in on-site soil samples ranged from 4.7 parts per million (ppm) to 33 ppm, with several soil samples exceeding the direct exposure residential ESL of 5.5 ppm. Concentrations of naturally occurring arsenic in the Bay Area typically exceed the ESLs. Typical mean background concentrations of arsenic in Bay Area soils range from approximately five ppm to 20 ppm, with some soils containing up to 40 ppm. For this reason, regional background concentrations (up to 20 ppm) previously have been accepted by California regulatory agencies for residential development. The soil samples with arsenic levels exceeding 20 ppm are located in the northern portion of the site (refer to SB-3 and SB-6).

Additional Soil Sampling

Additional soil samples were taken near SB-3 and SB-6 to determine the extent of the arsenic contamination. The additional soil samples near SB-3 contained arsenic concentrations within the range of typical background levels (up to 20 ppm), therefore, the elevated levels of arsenic detected in SB-3 does not appear to be laterally or vertically extensive. Additional soil sampling near SB-6 contained arsenic concentrations ranging from 4.9 ppm to 37 ppm. Elevated levels of arsenic were detected in the soil samples taken from approximately one to 1½ feet below grade. Levels of arsenic from samples taken below 1½ feet were below natural background levels (less than 20 ppm). Based on the additional sampling, the lateral extent of arsenic-impacted soil in the SB-6 area generally varies from approximately 50 to 200 feet from the SB-6 location.

Water Quality Evaluation

In addition to the sampling performed for this 2005 environmental site assessment, environmental studies were performed prior to 1991. Sampling of ground water was completed and the analytical results did not indicate contamination.

Chemical Storage and Use

Small quantities of hazardous materials consisting of cleaners, lubricants, paints and other maintenance and janitorial supplies were observed to be stored in secondarily contained metal storage cabinets, mainly within the warehouse and service area. Most materials were observed in gallon-size or smaller containers. Small containers also were observed for bench top use at various work stations within the service area. A foam packaging system was observed in the warehouse area that consisted of approximately 10, 55-gallon drums of liquid Instapak foam components. The drums were stored on spill containment pallets. Batteries containing sulfuric acid also are used on-site to power forklifts.

Diesel fuel for a backup fire pump and emergency generator is stored on-site in two above-ground storage tanks with capacities of 150 and 250 gallons. A leak was noted in above ground piping associated with the fire pump above ground storage tank (AST) in 1993, shortly after construction. Since the piping is double contained and located above the concrete floor slab of the fire pump room, it is unlikely that this leak has significantly impacted the site.

General housekeeping of chemical storage and use areas appeared orderly with no readily observable evidence of significant spills or leaks. The potential for soil or groundwater to have been significantly impacted by hazardous materials use by Sony appears low. No evidence of significant hazardous material impact to the site was observed.

Water Supply Well(s)

Historic topographic maps depict a water well that appears to have been located on the eastern portion of the site, likely for agricultural use. Pesticide mixing may have been performed near this well.

Asbestos and Lead-Based Paint

Asbestos containing materials (ACMs) are of concern because exposure to ACMs has been linked to cancer. Lead-based paint is of concern, both as a source of direct exposure through ingestion of paint chips and as a contributor to lead interior dust and exterior soil. Lead was widely used as a major ingredient in most oil-based paints prior to 1950. In 1978, the Consumer Product Safety Commission banned the use of lead as an additive in paint. Paint coatings associated with the structures may contain lead. Lead present in paint coatings generally does not present a significant risk unless ingested (i.e., in the form of paint flakes).

Since the buildings on-site were recently constructed, it is unlikely that the building materials used contained asbestos or lead-based paint.

Transformers

Transformers were observed on the south side of the 3300 Zanker Road building and to the north of the 295 Henry Ford II Drive building. Other transformers were reported to be present in the main electrical room of the 3300 Zanker Road building. The transformers observed at the building exterior likely contains transformer oil and are presumably owned by Pacific Gas and Electric (PG&E).

These transformers appear to be in good condition and no oil leaks were observed. Other interior transformers may be owned by Sony and both dry-type and oil-containing transformers may be present. Based on the age of the buildings and transformers on-site, it is unlikely that the transformer oil contains polychlorinated biphenyls (PCBs).

Elevators

Six passenger and two service elevators are serviced by three elevator equipment rooms located in the main building. A small hydraulic fluid leak was reported to have historically occurred in one of the equipment rooms. This spill was reportedly cleaned by *Sony* maintenance staff and is not likely to have significantly impacted the site.

Clarifier, Hydraulic Lifts, and Possible Vent Pipe

A 2001 internal audit report prepared for Sony indicated that a three chamber in-ground clarifier was removed from the former Ford service building (295 Henry Ford II Drive) and subsequent soil testing around the clarifier reportedly did not show signs of contamination. During a site visit, however, the clarifier was observed to still be present. Either a different clarifier was removed, or the report is inaccurate.

Below ground piston-type hydraulic vehicle lifts were observed within the former service bays and appeared to have been removed and backfilled with concrete. Hydraulic fluid piping associated with the former lifts was observed to extend below the concrete floor slab of the service bays and was reported to have been manually drained of hydraulic fluid. Hydraulic fluid leaks can occur from the pistons, reservoirs, and piping. Although hydraulic fluid is typically not highly toxic or mobile in the environment, localized impacts to soil and/or groundwater quality can occur.

A pipe that appeared similar to vent pipes that are often connected to underground fuel storage tanks (USTs) also was observed connected to the northern wall of a trash enclosure on the north side of the *Ford* service building (295 Henry Ford II Drive). No other data obtained suggests that a UST is present.

4.7.1.4 Potential Off-Site Sources of Contamination

Based upon available information, no hazardous material incidents have been reported in the site vicinity that would be likely to significantly impact the site. As is typical for many commercial/industrial areas, several facilities in the vicinity, however, were reported as hazardous materials users. If leaks or spills occur at these facilities, contamination could impact the project site, depending on the effectiveness of cleanup efforts.

Chemicals that are acutely toxic exist in a form that allows off-site transport after release (gas/vapor), and are used/stored in sufficient quantities, represent potential chemicals of concern (COCs). A screening level chemical risk appraisal was completed to evaluate the risks posed to the proposed project from select catastrophic chemical releases at nearby facilities. A copy of this report is included in Appendix E of this Initial Study.

Regulatory Controls

Facilities that store, handle, and use hazardous materials are regulated at local, state, and federal levels. The primary regulations that limit the risks of releases of significant quantities of acutely hazardous materials include Santa Clara County Toxic Gas Ordinance (TGO), Risk Management and Prevention Programs (RMP), California Accidental Release Program (CALARP), and Process Safety Standards (OSHA). These regulations require containment, hazard analysis, process and program integrity, risk reduction, and the active management of hazardous chemical facilities to reduce the risks and potential consequences of catastrophic chemical releases.

The net result of regulatory control programs and industry innovation is reduced likelihood of chemical releases and reduced likelihood of off-site migration of hazardous materials in the event of a release. These regulatory control programs and industry innovations are assumed in screening level risk evaluations below.

Facilities and Chemicals of Concern

Based on a visual survey of the businesses within approximately 0.5 miles of the project site, toxic gas facilities within a mile of the site, consultation with the San José Fire Department, and chemical inventories of those facilities on file at the San José Fire Department, 18 facilities were identified that could, in the event of release, produce significant concentrations at some distance off-site. A summary of these facilities, location, and chemicals of concern are in Table 4.0-4 below. The chemicals of concern listed in Table 4.0-4 are representative of the chemicals used by that facility. A map showing the location of these facilities is provided in Appendix E of this Initial Study.

4.7.2 Environmental Checklist and Discussion of Impacts

HAZARDS AND HAZARDOUS MATERIALS						
	New Potentially Significant Impact	New Than Significant With Mitigation Incorporated	Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project: 1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

HAZARDS AND HAZARDOUS MATERIALS						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
2) Create a significant hazard to human beings or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10,11
3) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,12
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2,12
6) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
7) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
8) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

4.7.2.1 Possible On-Site Sources of Impact

Soil Quality Evaluation

The site was used for agricultural purposes for several decades. During the course of the agricultural use, pesticides, such as DDT, likely were applied to crops in the normal course of farming operations.

Based on the results of the soil quality evaluation, concentrations of organochlorine pesticides detected in shallow soil samples collected from the site and concentrations of metals in on-site soils do not appear to pose a significant risk to human health or the environment. In addition, organochlorine pesticides and metals detected in shallow soils at the site were not found in concentrations that would cause the soil to be classified as a hazardous waste.

The highest concentrations of arsenic detected in shallow soils samples taken on-site is believed to be anomalous and is not laterally or vertically extensive. The arsenic concentration in would be reduced by mixing of the topsoil during site development. Elevated levels of arsenic in soils located in the SB-6 area at depths of up to 200 feet (refer to Figure 4.0-1), however, are more extensive and may pose a risk to human health or the environment.

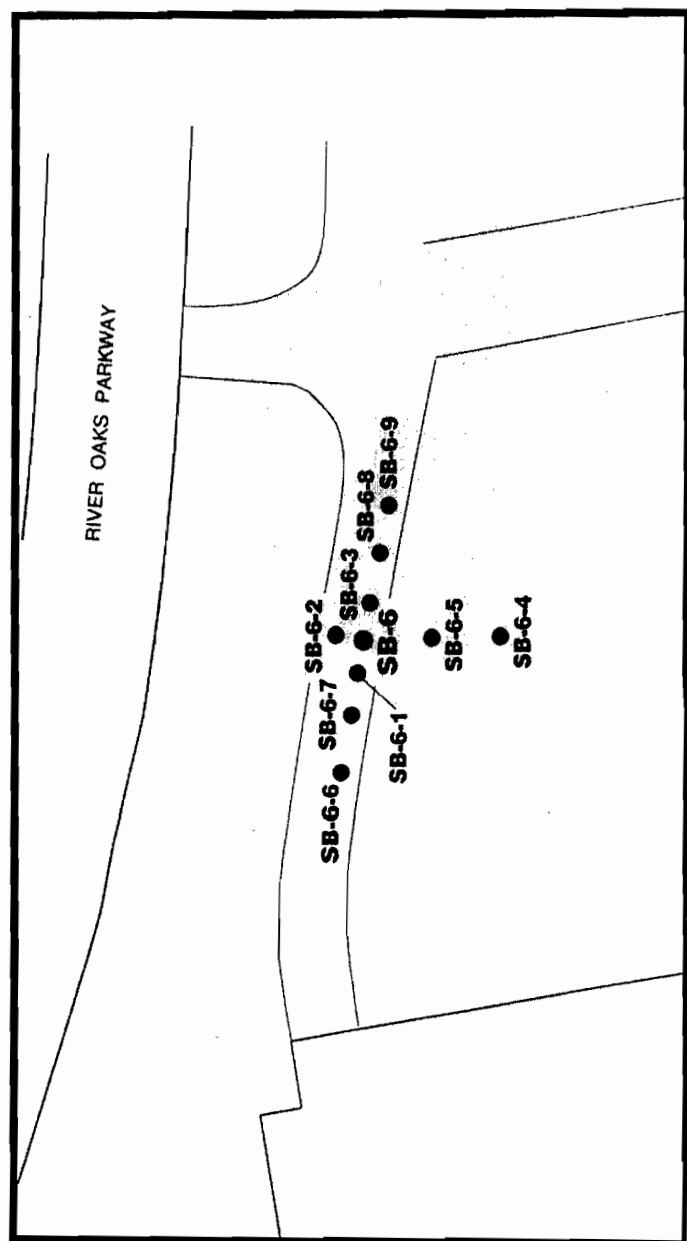
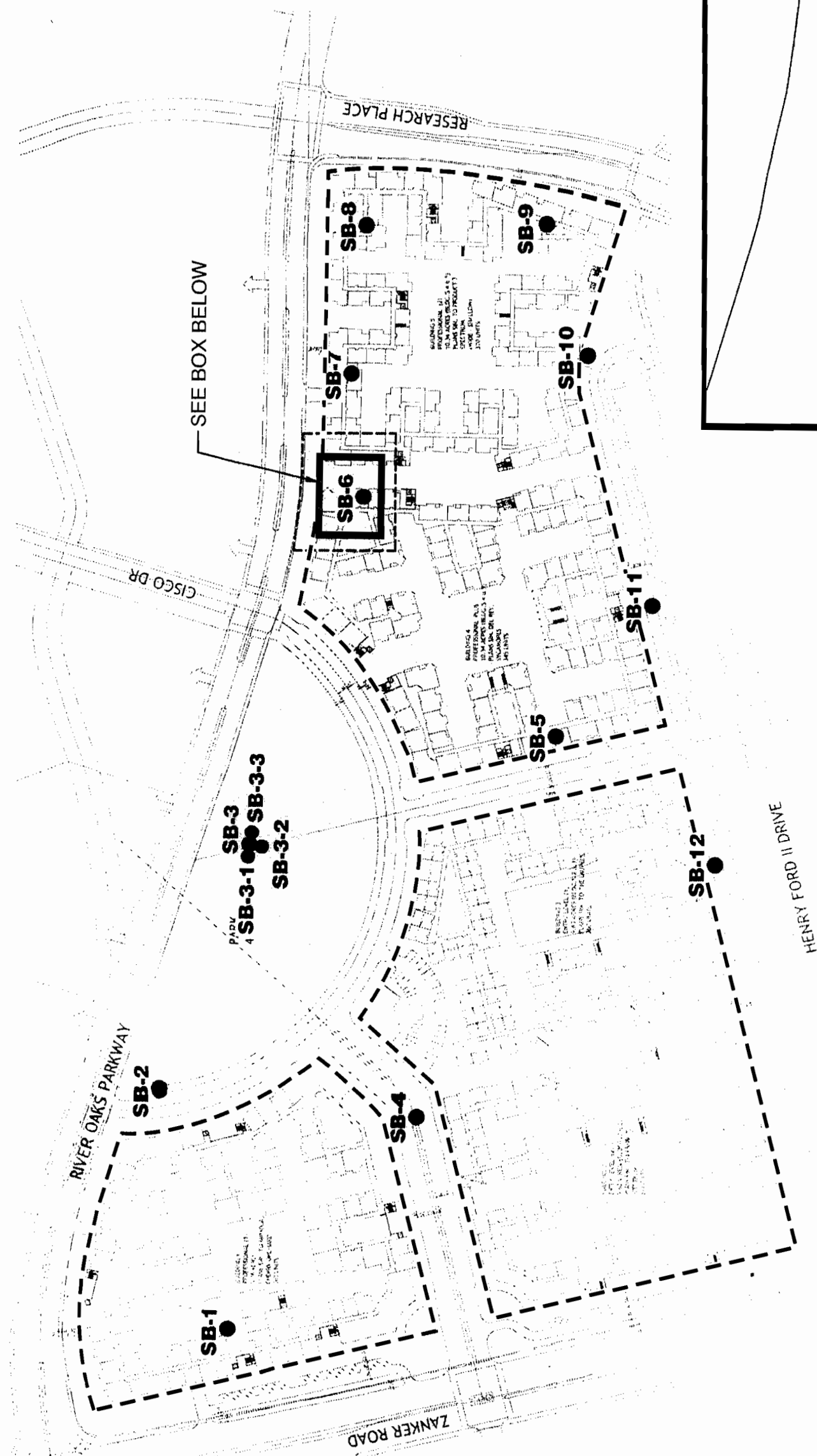
During redevelopment activities, the arsenic-impacted soil in the SB-6 area would be excavated at depths of up to approximately 10 feet for below grade parking garages. The excavated soil would be off-hauled for landfill disposal and/or reused at an off-site location where it would either be mixed or covered to preclude human exposure. Thus, the arsenic-impacted soil in the SB-6 area during site grading would be reworked and residual arsenic concentrations could be reduced to less than significant levels. In addition, the SB-6 area of arsenic-impacted soil would be capped by buildings, clean fill, and/or paved areas which would further reduce risk to future residents from arsenic contaminated soils.

Impact HAZ – 1: Elevated levels of arsenic on-site in the SB-6 area would result in impacts to the proposed project. **(Significant Impact)**

Mitigation Measures: The project proposes to implement the following mitigation measures to reduce impacts related to arsenic to a less than significant level:

MM HAZ – 1.1: Contaminated surface soils found in area SB-6 shall be excavated and removed from the site. The excavated soil shall be off-hauled for landfill disposal and/or reused at an off-site facility.

MM HAZ – 1.2: Prior to approval by the City of a Planned Development (PD) Permit, a soil management plan (SMP) shall be developed to establish management practices for the contractor to follow in handling soil in the SB-3 and SB-6 area. The SMP shall address appropriate protocols for handling and/or disposing the soil that shall be employed during construction.



LEGEND

- - Approximate location of soil boring
- [] - Approximate area of arsenic-impacted soil

SOIL SAMPLE LOCATIONS

FIGURE 4.0-1

MM HAZ – 1.3: Plans submitted for the PD Permit shall demonstrate that the project will cap the SB-6 arsenic-impacted soil area with buildings, clean fill, and/or paved areas.

Water Supply Well(s)

While no well was observed on-site, historic topographical maps indicated the presence of a water well on the eastern portion of the site. The water well was likely used for agricultural purposes and pesticide mixing could have been done near this well. It is possible that the soils around the well are contaminated with organochlorine pesticides.

Impact HAZ – 2: It is possible that the soils around the well are contaminated with organochlorine pesticides. **(Significant Impact)**

Mitigation Measures: The project proposes to implement the following mitigation measure:

MM HAZ – 2.1: If a well is located on-site, a qualified environmental professional shall be present to observe for soil staining. If soil staining is noted during demolition, limited sampling, testing, and associated soil off-haul may be necessary.

All wells shall be sealed/destroyed in accordance with Santa Clara Valley Water District standards and in accordance with well destruction permits issued for the site.

Transformers

Based on the age of the buildings and transformers, it is unlikely that the transformer oil contains PCBs; all transformers should, however, be appropriately disposed prior to building demolition.

Avoidance Measure: The project proposes to implement the following avoidance measure:

- All transformers shall be appropriately disposed prior to building demolition.

Elevators

A small hydraulic fluid leak was reported to have occurred in one of the equipment rooms. This spill was reportedly cleaned and is not likely to have significantly impacted the site.

Avoidance Measure: The project proposes to implement the following avoidance measure:

- Remove and appropriately dispose of the hydraulic elevator units.

Clarifier, Hydraulic Lifts, and Possible Vent Pipe

Below ground piston-type hydraulic vehicle lifts were observed on-site. Hydraulic fluid leaks can occur and although hydraulic fluid is typically not highly toxic or mobile in the environment, soil and/or groundwater quality can be impacted.

Impact HAZ – 3: Possible leaks from the existing hydraulic vehicle lifts on-site could impact soil and/or groundwater quality on-site. **(Significant Impact)**

Mitigation Measures: The project proposes to implement the following mitigation measure:

MM HAZ – 3.1: During removal of the piping and related structures, a qualified environmental professional shall be present to observe for soil staining. If soil staining is noted during demolition, limited sampling, testing, and associated soil off-haul may be necessary.

4.7.2.2 Possible Off-Site Sources of Impact

Eighteen facilities were identified for modeling of an accidental catastrophic release of a hazardous substance. The chemicals of concern listed in Table 4.0-4 and modeled for each facility are representative of the chemicals used by that facility and were selected to minimize the likelihood that the chemicals and release scenarios modeled would result in risk underestimation. All releases were modeled using worst-case assumptions, including nighttime conditions with ground level releases entrained into the proposed residential structures at ground level.

Thresholds

The criteria to determine the levels of chemical concentration of concern are drawn from the *American Industrial Hygiene Association's* Emergency Response Guidelines (ERPGs), and the *National Institute of Occupational Safety and Health* Immediately Dangerous to Life and Health Concentrations (IDLHs). ERPGs and IDLHs are defined in Table 4.0-3. The Bay Area Air Quality Management District (BAAQMD) recommends the use of ERPG exposure level 2 (ERPG-2) as criteria for evaluating significant impacts. In addition, the US EPA generally defines the area of impact in the Risk Management Program (RMP) as the ERPG-2 concentration. In the absence of ERPG guidelines, the US EPA has recommended 1/10 of the IDLH concentrations for planning purposes.

Table 4.0-3 Definitions of Emergency Response Guidelines (ERPGs) and Immediately Dangerous to Life and Health Concentrations (IDLHs)	
Criteria	Definition
ERPG-1	ERPG exposure level 1 is defined as the maximum airborne concentration, which is believed that nearly all individuals could be exposed to for up to one hour without experiencing more than mild, transient adverse health effects or without perceiving a clearly defined objectionable odor.
ERPG-2	ERPG exposure level 2 is defined as the maximum airborne concentration which is believed that nearly all individuals could be exposed to for up to one hour without experiencing or developing irreversible or other serious side effects of symptoms that could impair an individual's ability to take protective action.

Table 4.0-3 Definitions of Emergency Response Guidelines (ERPGs) and Immediately Dangerous to Life and Health Concentrations (IDLHs)	
Criteria	Definition
ERPG-3	ERPG exposure level 3 is defined as the maximum airborne concentration, which is believed that nearly all individuals could be exposed to for up to one hour without experiencing or developing life-threatening health effects.
IDLH	IDLH represent maximum concentrations from which, in the event of a respirator failure, one could escape within 30 minutes without a respirator and without experiencing an escape impairing or irreversible health effects. IDLHs are assumed to be applicable to healthy adult workers in the work place and do not take into account exposure of more sensitive individuals.

Analysis

The results of the screening level evaluation are provided in Table 4.0-4. The facilities that could impact the site include Neophotonics, Wyse, SIGEN, Calpine, Silicone Microstructures, Cypress Semiconductor, JDS Uniphase, and San José Water Pollution Control Plant (WPCP) (refer to Table 4.0-4 and Figure 4.0-2). Most of these facilities use gases typical of the semiconductor industries. The two exceptions are Calpine and the WPCP.

Semiconductor Gases

The identified semiconductor gases that could impact the site include diborane, germane, phosphine, arsine, and chlorine. Due to the chemical reactivity of diborane, phosphine, and germane, these gases are not likely to reach the site. In other words, these chemicals released into air in pure form are expected to spontaneously ignite and/or react with moisture in the air. Therefore, chlorine and arsine are the most likely semiconductor gases of concern.

This evaluation assumed loss of the entire gas container contents over a 10-minute period (default U.S. EPA assumption). However, for chlorine, the 10-minute assumption may not be a valid assumption. Since chlorine is a liquefied gas under pressure, chlorine gas leaking from a cylinder draws heat from the liquid chlorine. As gas evolves from the liquid, the liquid becomes progressively cooler, thus lowering its vapor pressure. As the vapor pressure is reduced, the gaseous release rate is also reduced.

In addition, the semiconductor facilities are subject to TGO and therefore represent reduced risks. However, gas handling and delivery at exterior locations present opportunities for releases during handling mishaps that could damage the cylinder valve. It is standard, however, for a steel cover to protect the cylinder valve. In addition, it is also standard for gas cylinders valves to be equipped with restrictive orifices that can serve to reduce the release rates of the gas (assuming valve leakage).

Further, since semiconductor gases are contained in relatively small cylinders, a cylinder release (under worst-case conditions) results in a relatively narrow plume. A narrow plume is not expected to impact a large population of downwind receptors. Finally, the consequences of these short-term releases (10 minutes) are compared to concentration criteria that are based on 60-minute exposure durations.

Table 4.0-4

Screening Level Evaluation

Facility Name	Location	Chemicals of Concern	Max. Threat Zone (miles)	Max. Site Outdoor Concentration [†] (ppm)	Emergency Planning Guidelines (ppm)
1. Thermo Electron Corporation	355 River Oaks Parkway – approximately 0.04 miles north of the site	-waste solvents (55-gallon containers)	0.03	34	IDLH = 2,300 ERPG-2 = 750 ERPG-3 = 4,000
2. Agnew Department of Development Services	3500 Zanker Road – approximately 0.25 miles north of the site	-above ground storage tank of gasoline (2,000 gallons)	0.014	6	IDLH = 500 ERPG-2 = 300 ERPG-3 = 1,000
3. Neophotonics	2911 Zanker Road – approximately 0.3 miles south of the site	-phosphine (210 cubic feet)	1.4	7.3	IDLH = 50 ERPG-2 = 0.5 ERPG-3 = 5
		-ammonia (1,158 cubic feet)	0.1	17.7	IDLH = 300 ERPG-2 = 150 ERPG-3 = 750
4. Wyse	3471 and 3475 North First Street – approximately 0.5 miles west of the site	-chlorine (100 pounds)	0.83	6.9	IDLH = 10 ERPG-2 = 3 ERPG-3 = 20
5. Novellus Systems, Inc.	3011 North First Street – approximately 0.5 miles south/southwest of the site	-nitrogen trifluoride (270 cubic feet)	0.022	3.8	IDLH = 1,000 ERPG-2 = 400 ERPG-3 = 800
		-5% diborane (208 cubic feet)	0.12	0.08	IDLH = 15 ERPG-2 = 1 ERPG-3 = 3
6. Honeywell	677 and 679 River Oaks Parkway – approximately 0.5 miles southeast of the site	-waste hydrofluoric acid solution (55 gallons)	0.04	0.26	IDLH = 30 ERPG-2 = 20 ERPG-3 = 50
7. Sigen	51 Dagget Drive – approximately 0.5 miles south of the site	-diborane (130 cubic feet)	0.49	1	IDLH = 15 ERPG-2 = 1 ERPG-3 = 3

**Table 4.0-4
Screening Level Evaluation**

Facility Name	Location	Chemicals of Concern	Max. Threat Zone (miles)	Max. Site Outdoor Concentration † (ppm)	Emergency Planning Guidelines (ppm)
		-germane (111 cubic feet)	0.9	1.7	LC ₅₀ *= 622 1/10 IDLH*= 0.6 ERPG-2 = NE ERPG-3= NE
8. Watkins Johnson	1504 and 1530 McCarthy Boulevard – approximately 0.5 miles east of the site	-2% arsine (260 cubic feet)	0.2	0.09	IDLH = 3 ERPG-2 = 0.5 ERPG-3= 1.5
		-liquid hydrogen (775 gallons)	0.07	NS	1 psi overpressure
9. OLS Energy Agnews (Calpine)	3800 Cisco Way – approximately 0.5 miles north of the site	-liquefied ammonia gas (58,000 pounds)	4.2	9,200	IDLH = 300 ERPG-2 = 150 ERPG-3= 750
10. Silicon Microstructures, Inc.	1701 McCarthy Boulevard – approximately 0.55 miles east of the site	-chlorine (540 cubic feet)	0.83	6	IDLH = 10 ERPG-2 = 3 ERPG-3= 20
11. Maxim Integrated Products	3725 North First Street – approximately 0.83 miles northwest of the site	-5% phosphine (259 cubic feet)	0.32	0.08	IDLH = 50 ERPG-2 = 0.5 ERPG-3= 5
		-chlorine release (90 pounds)	0.78	2.71	IDLH = 10 ERPG-2 = 3 ERPG-3= 20
		-arsine (2.9 pounds)	0.33	0.09	IDLH = 6 ERPG-2 = 0.5 ERPG-3= 1.5
		-liquid hydrogen release (900 gallons)	0.08	NS	1 psi overpressure

**Table 4.0-4
Screening Level Evaluation**

Facility Name	Location	Chemicals of Concern	Max. Threat Zone (miles)	Max. Site Outdoor Concentration † (ppm)	Emergency Planning Guidelines (ppm)
12. Cypress Semiconductor	3901 North First Street – 1.02 miles northwest of the site	-phosphine (260 cubic feet)	1.3	0.83	IDLH = 50 ERPG-2 = 0.5 ERPG-3 = 5
		-chlorine release (90 pounds)	0.78	1.9	IDLH = 10 ERPG-2 = 3 ERPG-3 = 20
		-waste hydrochloric acid (525 gallons)	0.5	5.3	IDLH = 50 ERPG-2 = 20 ERPG-3 = 150
13. JDS Uniphase	80 Rose Orchard Way – approximately 1.02 miles northwest of the site	-arsine (150 cubic feet)	1.1	0.61	IDLH = 3 ERPG-2 = 0.5 ERPG-3 = 1.5
		-phosphine (342 cubic feet)	1.8	1.5	IDLH = 50 ERPG-2 = 0.5 ERPG-3 = 5
		-ammonia (1,135 pounds)	0.58	57.4	IDLH = 300 ERPG-2 = 150 ERPG-3 = 750
14. Novellus Systems, Inc.	4000 North First Street – approximately 1.1 miles northwest of the site	-50% phosphine (64 cubic feet)	0.51	0.12	IDLH = 50 ERPG-2 = 0.5 ERPG-3 = 5
15. Univar USA, Inc.	2256 Junction Avenue – approximately 1.7 miles southwest of the site	-methyl bromide gas (875 pounds)	0.29	3.5	IDLH = 250 ERPG-2 = 50 ERPG-3 = 200

**Table 4.0-4
Screening Level Evaluation**

Facility Name	Location	Chemicals of Concern	Max. Threat Zone (miles)	Max. Site Outdoor Concentration [†] (ppm)	Emergency Planning Guidelines (ppm)
16. San José Water Pollution Control Plant	700 Los Esters Road – approximately 1.75 miles north/northwest of the site	-Vikane (1,250 pounds)	0.7	3.9	IDLH = 200 ERPG-2 = NA ERPG-3= NA
17. McCabe's Quality Foods	1029 Montague Expressway – 2.45 miles west/northwest of the site	-chlorine (180,000 pounds) -anhydrous ammonia (12,000 pounds)	3.4 2.45	8.93 104	IDLH = 10 ERPG-2 = 3 ERPG-3= 20 IDLH = 300 ERPG-2 = 150 ERPG-3= 750
18. Standard Mems	851 Buckeye Court – 0.67 miles east/northeast of the site	-hydrogen chloride (60 pounds) -49% waste hydrofluoric acid (500 gallons)	0.33 0.09	5.6 0.73	IDLH = 50 ERPG-2 = 20 ERPG-3= 150 IDLH = 30 ERPG-2 = 20 ERPG-3= 50

Notes:

Concentrated releases of phosphine, diborane, and germane are not likely to reach the site intact due to reactivity.
All releases assume US EPA Worst-Case conditions – loss of container contents over 10-minute period, stable conditions

Bold Text = significant impact

NS = not significant

* LC₅₀ lethal concentration 50% as reported by JDS Uniphase and IDLH by Neophotonics

† The maximum outdoor concentration is the concentration predicted at the site exterior after the plume reaches the site.

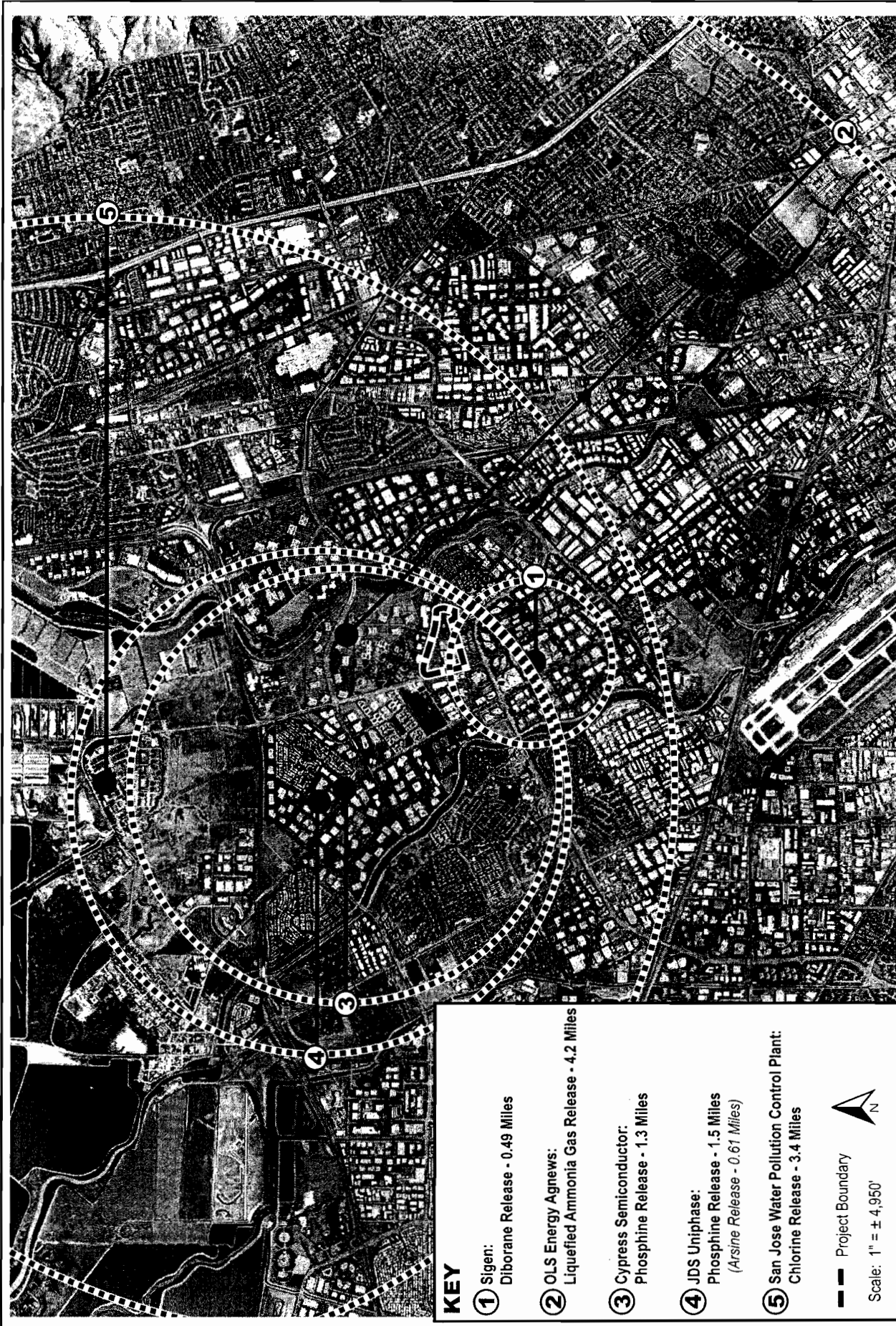


FIGURE 4.0-2

WORST-CASE ACCIDENTAL RELEASE SCENARIO IMPACT AREAS

As discussed previously, the results of the screening level evaluation found that Neophotonics, Wyse, SIGEN, Silicone Microstructures, Cypress Semiconductor, JDS Uniphase could result in significant health and safety impacts at the project site under a worst-case release scenario. The modeling of worst-case scenarios for semiconductor gases, however, does not factor in semiconductor gas reactivity, characteristics, mechanical and/or institutional controls the users are required to have in place (e.g., TGO), and the release limiting effects of restrictive flow orifices (RFOs).¹⁶ When accounting for all these factors, semiconductor gases under a worst-case release scenario from nearby facilities are unlikely to reach and/or significantly impact the site. For this reason, impacts from worst-case release of semiconductor gases at nearby facilities is a less than significant impact.

Wastewater Pollution Control Plant (WPCP)

An accidental release of chlorine from WPCP could impact the project site. It should be noted that the WPCP is compliant with TGO, and based on recent information, WPCP is moving from chlorine to sodium hypochlorite, which reduces risk impacts. Notwithstanding the chlorine changeover, a significant impact from this facility is considered unlikely due to the WPCP's risk management prevention program (RMPP) that includes measures to minimize the potential for chlorine release to occur, distance from site (e.g., plume travel time), atmospheric conditions, and objects in the plume path that would aid dispersal. This impact was previously discussed in the 2005 NSJ FPEIR and it was determined that impacts from accidental releases of chlorine from the WPCP would be less than significant.

Calpine Facility (OLS Energy Agnews)

The Calpine facility (i.e., OLS Energy Agnews) is predicted to have the highest level of impact in the unlikely event of a worst-case release. This facility is located north of the project site and is not in the prevailing upwind direction. Subject to federal RMP, the Calpine facility has a program in place that serves to reduce the likelihood and impacts of any release of ammonia. The RMP program elements include engineering, mechanical integrity, and management improvements and safeguards. This facility, however, is reportedly not subject to the TGO, which (among other things) requires secondary containment of primary containment and gas piping systems. TGO adds a significant layer of protective and preventive measures to minimize the consequences of toxic gas releases.

A general discussion of the assumptions underlying predicted worst-case conditions is instructive with respect to interpreting the likelihoods associated with such an event. As shown in Table 4.0-4, screening level modeling of the worst-case release from the Calpine facility during periods of calm indicates a significant impact at the site. If normal wind speed and direction, and/or a more likely alternative release scenario occurred, however, the impact from the accidental release of ammonia at the Calpine facility would be much lower at the project site. The analysis in Appendix E found that the probability of the worst-case release is not a reasonable basis for a finding of significance. Alternative release scenarios are generally considered more realistic with respect to probable release risks associated with chemical facilities. In this case, the operators of the Calpine facility, through engineering judgment and through the conduct of the facility specific hazard and operability study, determined that the alternative release scenario is more likely in comparison to the worst-case release scenario. The alternative release scenario of ammonia at the Calpine facility during normal

¹⁶ Standard industry controls include valves equipped with RFOs for the primary gas containment (cylinder). The gas cylinders are equipped with RFOs to limit the release of toxic gases in the rare event of an equipment and/or valve failure during processing.

conditions would result in less than significant impacts at the project site. Table 4.0-5 shows the screening level results of these alternative assumptions.

Scenario	Maximum Threat Zone (miles)	Maximum Site Outdoor Concentration*	Emergency Planning Guidelines (ppm)
Worst-Case Ammonia Release	4.2	9,200	IDLH = 300 ERPG-2 = 150 ERPG-3 = 750
Worst-Case Ammonia Release During Normal Conditions	1.4	8.39	IDLH = 300 ERPG-2 = 150 ERPG-3 = 750
Alternative Release During Worst-Case Conditions	1.2	657	IDLH = 300 ERPG-2 = 150 ERPG-3 = 750
Alternative Release During Normal Conditions	0.32	60	IDLH = 300 ERPG-2 = 150 ERPG-3 = 750
Notes: * The maximum outdoor concentration is the concentration predicted at the site exterior after the plume reaches the site. Bold Text = significant impact			

Based on the mechanical and/or institutional controls in place (e.g., RMP), and the more likely release scenario (i.e., alternative release scenario during normal conditions), the impacts to the proposed project from an ammonia release at the Calpine facility is less than significant.

In summary, the probability of worst-case release scenarios is not a reasonable basis for findings of significance. Based on chemical reactivity, chemical characteristics, mechanical and/or institutional controls the users are required to have in place (e.g., TGO, RMPP, RMP), release limiting effects of RFOs, more likely alternative scenarios, and/or the likelihood of ideal conditions being present (e.g., favorable winds, failure in emergency response, etc.), the impacts of a worst-case release scenario from semiconductor facilities, WPCP, or Calpine Facility at the project site would be less than significant.

4.7.3 Conclusion

Impact HAZ – 1: The proposed project, with the implementation of the above mitigation measure, would not result in significant impacts from arsenic impacted soil. **(Less Than Significant Impact with Mitigation Incorporated)**

Impact HAZ – 2: The proposed project, with the implementation of the above mitigation measure, would not result in significant impacts from organochlorine pesticide soil contamination. **(Less Than Significant Impact with Mitigation Incorporated)**

Impact HAZ – 3: The proposed project, with the implementation of the above mitigation measure, would not result in significant impacts related to possible soil and/or groundwater contamination from the existing hydraulic vehicle lifts on-site.
(Less Than Significant Impact with Mitigation Incorporated)

4.8 HYDROLOGY AND WATER QUALITY

4.8.1 Setting

The existing drainage and regulatory requirements regarding hydrology and water quality are generally unchanged from the certified 2005 NSJ FPEIR. The primary changes are the update of the Federal Emergency Management Agency’s Flood Insurance Rate Map (FEMA FIRM) that covers the project site, the City’s update of its *Post-Construction Urban Runoff Management* (Policy 6-29), and the City’s adoption of the *Post-Construction Hydromodification Management* (Policy 8-14).

4.8.1.1 *Flooding*

According to the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (FIRM), the project site is located within Zone X. Zone X is defined as areas of 500-year flood, areas of 100-year flood with average depths of less than one foot or drainage areas less than one square mile, and/or areas protected by levees from 100-year flood. The project site is protected from the 100-year flood by levee, dike, or other structure subject to possible failure during larger floods.¹⁷

4.8.1.2 *Regulatory Requirements*

City of San José Post-Construction Urban Runoff Management (Policy 6-29)

The City of San José’s Policy No. 6-29 requires all new and redevelopment projects to implement Post-Construction Best Management Practices (BMPs)¹⁸ and Treatment Control Measures (TCMs)¹⁹ to the maximum extent practicable. This Policy also establishes specific design standards for Post-Construction TCMs for projects that create, add, or replace 10,000 square feet or more of impervious surfaces.

¹⁷ Federal Emergency Management Agency. Flood Insurance Rate Map. Community Panel No. 060349 008F. 25 October 2006.

¹⁸ Post-Construction Best Management Practices (BMPs) are methods, activities, maintenance procedures, or other management practices designed to reduce the amount of stormwater pollutant loading from a site. Examples of Post-Construction BMPs include proper materials storage and housekeeping activities, public and employee education programs, and storm inlet maintenance and stenciling.

¹⁹ Post-Construction Treatment Control Measures are site design measures, landscape characteristics or permanent stormwater pollution prevention devices installed and maintained as part of a new development or redevelopment project to reduce stormwater pollution loading from the site; is installed as part of a new development or redevelopment project; and is maintained in place after construction has been completed. Examples of runoff treatment control measures include filtration and infiltration devices (e.g., vegetative swales/biofilters, insert filters, and oil/water separators) or detention/retention measures (e.g., detention/retention ponds). Post-Construction TCMs are a category of BMPs.

**City of San José Post-Construction
Hydromodification Management (Policy 8-14)**

In 2005, the City of San José adopted the Post-Construction Hydromodification Management (Policy 8-14) to manage development related increases in peak runoff flow, volume and duration, where such hydromodification²⁰ is likely to cause increased erosion, silt pollution generation, or other impacts to local rivers, streams, and creeks.

Policy 8-14 requires stormwater discharges from new and redevelopment projects that create or replace one acre (43,560 square feet) or more of impervious surfaces to be designed and built to control project-related hydromodification, where such hydromodification is likely to cause increased erosion, silt pollutant generation, or other impacts to beneficial uses of local rivers, streams, and creeks. The Policy establishes specified performance criteria for Post-Construction Hydromodification control measures (HCMs) and identifies projects which are exempt from HCM requirements. For example, projects are exempt that do not increase the impervious area of a site, as are projects that drain to exempt channels, or projects that discharge to stream segments that are either tidally influenced or hardened to the Bay.

4.8.2 Environmental Checklist and Discussion of Impacts

HYDROLOGY AND WATER QUALITY						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
2) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

²⁰ Hydromodification occurs when the total area of impervious surfaces increases resulting in the decrease of rainfall infiltration, which causes more water to run off the surface as overland flow at a faster rate. Storms that previously did not produce runoff from a property under previous conditions can produce erosive flows in creeks. The increase in the volume of runoff and the length of time that erosive flows occur intensifies sediment transport, increasing creek scouring and erosion and causing changes in stream shape and conditions, which can, in turn, impair the beneficial uses of the stream channels.

HYDROLOGY AND WATER QUALITY						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
3) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
4) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1,2
6) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1
7) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,13
8) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,13
9) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,13
10) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1

4.8.2.1 Drainage

Currently, approximately 69 percent (26.6 acres) of the project site is impervious and approximately 31 percent (11.9 acres) of the project site is pervious (refer to Table 4.0-3).

The project proposes to demolish and remove the existing buildings and surface parking areas on-site and construct between 1,342 and 1,900 new residential units, up to 30,000 square feet of commercial uses, and a five-acre public park. With the development of the proposed project, approximately 77 percent (approximately 29.6 acres) of the project site would be impervious and approximately 23 percent (8.9 acres) of the site would be pervious. The proposed project, therefore, would result in an approximately eight percent (three acres) increase in impervious surfaces (refer to Table 4.0-6).

Table 4.0-6 Summary of Impervious and Pervious Surfaces On-Site						
Site Surface	Existing/Pre-Construction (acres)	%	Project/Post-Construction (acres)	%	Difference (acres)	%
Impervious						
Building Footprint	5.6	14	23.7	62	18.1	48
Parking/Driveways/ Streets	18.8	49	4.8	12	-14.0	-37
Sidewalks/Patios/Paths	2.2	6	1.1	3	-1.0	-3
<i>Subtotal</i>	<i>26.6</i>	<i>69</i>	<i>29.6</i>	<i>77</i>	<i>3.0</i>	<i>8</i>
Pervious						
Landscaping	11.9	31	8.9	23	3	8
<i>Subtotal</i>	<i>11.9</i>	<i>31</i>	<i>8.9</i>	<i>23</i>	<i>3</i>	<i>8</i>
Total	38.5	100	38.5	100		

The project would result in a minimal increase in runoff from the site. Upgrades and improvements to the existing storm drain lines serving the project site may be needed to serve the proposed project. These improvements would be designed and implemented at the PD Permit stage. The proposed project would not result in any new or more significant drainage impacts than were described in the certified 2005 NSJ FPEIR.

The project includes the extension of the existing storm drain lines located in Zanker Road, River Oaks Parkway, Research Place, and Henry Ford II Drive to serve the proposed project.

4.8.2.2 Flooding

As discussed above, the project site is not located within the 100-year flood hazard zone. The proposed project would not result in any new or more significant flooding impacts than were described in the certified 2005 NSJ FPEIR.

4.8.2.3 *Water Quality*

Construction-Related Impacts

Construction of the proposed project, as well as demolition, grading, and excavation activities, may result in temporary impacts to surface water quality. Demolition of the existing buildings and construction of the proposed project would also result in a disturbance to the underlying soils, thereby increasing the potential for sedimentation and erosion. When disturbance to underlying soils occurs, the surface runoff that flows across the site may contain sediments that are ultimately discharged into the storm drain system.

The development of the proposed project would contribute to the significant construction-related water quality impacts identified in the certified 2005 NSJ FPEIR. The proposed project would not, however, result in any new or more significant construction-related water quality impacts than were described in the certified 2005 NSJ FPEIR.

Impact HYD – 1: The proposed project would result in construction-related water quality impacts. **(Significant Impact)**

Mitigation Measure: The following mitigation measure is identified as part of the certified 2005 NSJ FPEIR and is proposed by the project:

MM HYD – 1.1: Compliance with the NPDES General Construction Activity Stormwater Permit administered by the Regional Water Quality Control Board. Prior to future construction or grading for project with land disturbance of one acre or more, applicants shall be required to file a “Notice of Intent” (NOI) to comply with the General Permit and prepare a Stormwater Pollution Prevention Plan (SWPPP) that addresses measures that would be included in the project to minimize and control construction and post-construction runoff. Copies of the SWPPP shall be submitted to the City of San José Department of Public Works. The following measures typically are included in a SWPPP:

- Preclude non-stormwater discharges to the stormwater system.
- Incorporate effective, site-specific Best Management Practices for erosion and sediment control during the construction and post-construction periods.
- Cover soil, equipment, and supplies that could contribute to non-visible pollution prior to rainfall events or monitor runoff.
- Perform monitoring of discharges to the stormwater system.

MM HYD – 1.2: Comply with the City’s Grading Ordinance.

Post-Construction Impacts

Stormwater from urban uses contains metals, pesticides, herbicides, and other contaminants such as oil, grease, lead, and animal waste. Runoff from the proposed project may contain increased oil and grease from parked vehicles, as well as sediment and chemicals (i.e., fertilizers and pesticides) from landscaped areas.

The amount of pollution carried by runoff from the site would increase accordingly. The project would increase traffic and human activity on and around the project site, generating more pollutants and increasing dust, litter, and other contaminants that would be washed into the storm drain system. The project, therefore, would generate increase in water contaminants that could be carried downstream in stormwater runoff from paved surfaces on the site.

The development of the proposed project would contribute to the significant post-construction related water quality impacts identified in the certified 2005 NSJ FPEIR. The proposed project, however, would not result in any new or more significant post-construction related water quality impacts than were described in the certified 2005 NSJ FPEIR.

Impact HYD - 2: The proposed project would result in post-construction water quality impacts. **(Significant Impact)**

Mitigation Measure: The following mitigation measure is identified as part of the certified 2005 NSJ FPEIR and is proposed by the project:

MM HYD – 2.1: Compliance with Council Policies 6-29 and 8-14 is required at the development permit stage and shall be demonstrated by incorporating BMPs and TCMs which may include by are not limited to the following:

- Incorporate bioswales into the project site’s stormwater drainage design.
- Direct roof drains to discharge and drain away from building foundation to an unpaved area wherever possible.
- Install hydrodynamic separator or other filter-based mechanical units to treat stormwater flows.

4.8.3 Conclusion

Impact HYD – 1: The proposed project, with the implementation of the above mitigation measures, would not result in any new or more significant construction related water quality impacts than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

Impact HYD – 2: The proposed project, with the implementation of the above mitigation measures, would not result in any new or more significant post-construction related water quality impacts than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

4.9 LAND USE

4.9.1 Setting

4.9.1.1 *Existing Land Use*

The approximately 39-acre project site consists of two parcels (APNs 097-33-094 and 097-33-095) and is located at the southeast corner of the Zanker Road and River Oaks Parkway intersection in north San José. The project site is bounded by River Oaks Parkway to the north, Research Place to the east, Henry Ford II Drive to the south, and Zanker Road to the west (refer to Figure 2.0-2).

The project site is currently developed with two office buildings that total approximately 658,137 square feet, surface parking, and landscaping. The larger building located on the western portion of the site is approximately 645,000 square feet in size and four stories tall. This building is currently occupied by Sony for mainly office purposes, including sales, marketing, research, development, administration, and engineering. The smaller building located on the eastern portion of the project site is approximately 13,137 square feet in size and one-story tall with 12 automobile service bays and associated roll-up doors. This building is mostly vacant. It was formerly used by Ford Aerospace for servicing company vehicles. More recently, Sony has used the building as a fitness center, general office space, and a machine shop.

4.9.1.2 *Surrounding Land Uses*

The surrounding land uses include industrial office uses to the north, south, and west, and residential uses east of the project site. Figure 2.0-3 is an aerial photograph with the surrounding land uses.

Land south and west of the project site is currently designated, zoned, and used for industrial park uses. Land north of the project site is also currently zoned and used for industrial park uses, but has a land use designation of *Industrial Park* with a *Transit/Employment Residential District* (55+ du/ac) overlay (refer to Figure 2.0-3). The offices are one- to six-stories tall and surrounded by surface parking and landscaping (e.g., grass berms, trees, and shrubs). They are currently occupied by businesses including Foxburo, Gartner, Lockheed Martin, Broadcom, and Altera. Two-story apartments are located east of the project site, on the east side of Research Place.

4.9.1.3 *Land Use Plans*

General Plan Land Use Designation

With the certification of the 2005 NSJ FPEIR, the City's General Plan was modified. As a result, the existing land use designation for the project site (*Industrial Park*) was modified to include a *Transit/Employment Residential District* (55+ du/ac) overlay.

The *Transit/Employment Residential District* overlay does not change the underlying land use designation of *Industrial Park*, however, it does allow for the development of residential uses as an alternative use at a minimum average density of 55 du/ac. Commercial uses are also allowed on the first two floors with residential uses on upper floors. In addition, land within this overlay designation can also be converted for the development of new schools and parks as needed to support residential development. Development within this land use designation is intended to make efficient use of land to provide residential units in support of nearby industrial employment centers.

Zoning Designation

The project site has a zoning designation of *IP – Industrial Park*. The *IP – Industrial Park* designation is an exclusive designation intended for a wide variety of industrial uses such as research and development, manufacturing, assembly, testing, and offices.

North San José Area Development Policy

The North San José Area Development Policy (hereinafter referred to as the Policy) provides for the development of up to 32,000 new residential dwelling units within North San José, including the potential conversion of up to 285 acres of existing industrial lands to residential use at minimum densities of either 55 du/ac (up to 200 acres) or 90 du/ac (up to 85 acres). A summary of the provisions of the Policy are listed in Table 4.0-7:

Table 4.0-7			
Consistency with North San José Area Development Policy Residential Checklist			
Provisions of the Policy	Consistent?		
	Yes	No	N/A
Land Use			
Residential development must occur on land within the Transit/Employment Residential Overlay, on land already designated for residential use in the General Plan, or within the Industrial Core area in a mixed use configuration.	X		
Residential development within the Overlay must be at least 55 DU/AC.	X		
Site must not contain an existing important vital or “driving” industrial use.	X		
Site must not be adjacent to an industrial use that would be significantly adversely impacted by the residential conversion.	X		
The site must not be in proximity to an industrial or hazardous use that would create hazardous conditions for the proposed residential development (e.g. an adequate buffer must be provided for new residential uses from existing industrial uses) in order to protect all occupants of the sites and enhance preservation of land use compatibility among sites within the Policy area. A risk assessment may be required to address compatibility issues for any proposed industrial to residential conversions.	X		
Site should be within 1,000 feet of existing park or would help establish or contribute to a new park of adequate size within 1,000 feet.	X		
Site design must support transit use and pedestrian safety.	X		
Master planning for sites for parks, schools, and other public facilities must be completed within each of the seven new residential areas prior to any proposed conversion within that area.	X		
Project does not result in the conversion of industrial land not anticipated by the Policy.	X		
Traffic			
Project includes design features that encourage bicycle and pedestrian movements.	X		
Project incorporates TDM measures (see Policy list for residential projects).	X		
Project includes dedication of public street right-of-way determined necessary through or adjacent to the project site.	X		

Table 4.0-7			
Consistency with North San José Area Development Policy Residential Checklist			
Provisions of the Policy	Consistent?		
	Yes	No	N/A
Infrastructure Improvements			
Project includes extension, expansion, or improvement of utilities or other infrastructure needed to serve the project and its immediate area, including extension of recycled water line where possible.	X		
Project includes dual plumbing to allow use of recycled water for landscaping.	X		
Allocation of Capacity			
Sufficient capacity remains within the relevant Phase to allow development of the proposed units.	X		
Design Criteria			
Project is consistent with relevant policies in the Residential Design Guidelines.	X		
Project is consistent with Multi-modal Transportation Design Criteria in the ADP.	X		
Project incorporates Green Building techniques, resource conservation programs, and minimizes water use.	X		

4.9.1.4 Other

The project site is not part of a habitat conservation plan or natural community conservation plan.

4.9.2 Environmental Checklist and Discussion of Impacts

LAND USE						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,14
2) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,4, 14
3) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,14

The project proposes to rezone the project site from *IP – Industrial Park* to *A(PD) – Planned Development* to allow for the demolition of the existing office building; and development of between 1,342 and 1,900 new residential units, up to 30,000 square feet of commercial uses, and a five-acre public park. The proposed commercial uses would be consistent with the *CP – Commercial Pedestrian* zoning district. This commercial district is intended for uses that support pedestrian oriented retail activity at a scale compatible with surrounding residential neighborhoods. The project also proposes to construct public roadways through the project site (refer to Figure 3.0-2).

4.9.2.1 Conformance with Land Use Plans

General Plan and Zoning

The overall density of the proposed residential development would range between 55 and 78 du/ac.²¹ The proposed project, therefore, would be consistent with the residential density requirement of 55 or more du/ac. Also, as mentioned above, the existing land use designation allows for commercial uses on the ground floor of residential developments and park uses. The proposed commercial uses and five-acre public park, therefore, would be consistent with the existing land use designation.

Since the project proposes to rezone the project site from *IP – Industrial Park* to *A(PD) – Planned Development* to reflect the proposed development, it is not consistent with the existing zoning for the site.

North San José Area Development Policy

Land Use

The proposed project is consistent with the land use provisions in the Policy because it proposes residential development between 55 and 78 du/ac within an appropriate transit employment overlay area, proposed residential development in proximity to public transit, would not impact a vital or “driving” industrial use,²² would not expose residents to significant hazards from nearby industrial facilities (refer to **Section 4.7 Hazards and Hazardous Materials**), and proposes to comply to the City’s *Parkland Dedication Ordinance* and/or *Parkland Impact Ordinance* by dedicating and/or paying in-lieu fees (refer to **Sections 4.13 Public Services** and **4.14 Recreation**). City staff is continuing to investigate the best location for a park or parks to serve the project area.

Traffic

The project proposes to include design features (which include TDM measures) that encourage bicycle and pedestrian movements (refer to **Section 4.3 Air Quality**) and dedicate public street ROW (refer to **Section 3.2 Project Components**). For these reasons, the proposed project is consistent with the traffic provisions of the Policy.

²¹ The overall density of the residential development portion of the project was calculated by dividing the total number of proposed units (1,342 to 1,900 units) by the acreage of the project site proposed for residential uses (24.4 acres).

²² Currently, the project site is occupied by Sony. Sony will be relocating to another location within the City. For this reason, the proposed project would not be impacting this industry. Source: Bragg, Don and Rick Lamprecht. Email from Irvine Apartment Communities. “Re: Consistency with NSJ Policy.” 16 May 2007.

Infrastructure Improvements

The proposed project is consistent with the Policy's provisions for infrastructure improvements. As discussed in **Section 4.16 Utilities and Service Systems**, the project would connect to existing utility lines in nearby streets and upgrade them if needed. In addition, the project does not preclude the installation of dual plumbing for use of recycled water for landscaping.

Allocation of Capacity

The NSJ Policy provides for the development of 26.7 million square feet of new industrial/office/R&D building space, 1.7 million square feet of new neighborhood serving commercial uses, and 32,000 new dwelling units in the Rincon area. In regards to allocation capacity, since the approval and certification of the NSJ FPEIR in June 2005, the City Council has approved three projects. The approved projects allow for the development of a total of up to 717 residential units and 5,000 square feet of commercial uses (file numbers PDC06-022, PDC05-099, and PDC06-085). The project proposes between 1,342 and 1,900 residential units and up to 30,000 square feet of commercial uses. Sufficient capacity remains to allow for the development of the proposed project.

Design Criteria

As discussed below and in **Section 4.1 Aesthetics**, the proposed project is consistent with the City's *Residential Design Guidelines*. The City's *Residential Design Guidelines*, however, do not specifically address development at the density and character envisioned by the Policy and the General Plan for the Transit Employment Residential areas in North San José. Two new chapters have been drafted, and are undergoing public review, that addresses transit-oriented development and mid- and high-rise residential development. New proposed guidelines include recommendations for mixed-use development with ground floor retail, pedestrian accessibility using smaller block sizes, minimum residential density of 55 du/ac, a range of accessible open spaces, and on-street and below grade parking. Adoption of the updated *Residential Design Guidelines* with these two new chapters is anticipated in winter of 2007 – 2008. The proposed project would be consistent with the guidelines in the two proposed new chapters.

In addition, the project is consistent with the Policy's Multi-modal Transportation Design Criteria by incorporating commercial services on-site and including TDM measures to encourage pedestrian and bicycle movement (refer to **Section 4.3 Air Quality**). The project also proposes to consider dual plumbing for use of recycled water, use of high efficiency fixtures (e.g., low flush toilets), and use of drought tolerant and native plantings in landscaping to minimize water use (refer to **Section 4.16 Utilities and Service Systems**).

The proposed project is consistent with the North San José Area Development Policy. Table 4.0-7 provides a summary of the project's consistency with the Policy's provisions.

4.9.2.2 Land Use Compatibility

Land use conflicts can arise from two basic causes: 1) conditions on or near the project site may have impacts on the persons or development introduced onto the site by the new project. Both of these circumstances are aspects of land use compatibility; or 2) a new development or land use may cause impacts to persons or the physical environment in the vicinity of the project site or elsewhere.

Potential incompatibility may arise from placing a particular development or land use at an inappropriate location, or from some aspect of the project's design or scope.

Interface with Existing Uses

As discussed in the certified 2005 NSJ FPEIR, developing residential uses near existing industrial uses could result in land use compatibility issues. The proposed residential, commercial, and park uses are buffered from the surrounding industrial uses to the north, south, and west by existing two to four lane roadways (i.e., River Oaks Parkway, the private frontage road to Henry Ford II Drive, Henry Ford II Drive, and Zanker Road). Research Place, a two-lane roadway, separates the proposed project from the existing residences to the east.

In addition, the proposed buildings would be setback a minimum of approximately 30 feet from River Oaks Parkway, 10 feet from Research Place, 50 feet from Zanker Road, and 53 feet from Henry Ford II Drive. The proposed buildings would be setback approximately 12 feet from new internal roadways. Although the project's setbacks from River Oaks Parkway and Research Place are less than the City's recommended setback of 35 feet, the project proposes to plant landscaping to buffer the proposed project from adjacent streets.²³

These roadways combined with the proposed setbacks and building and site design, provide sufficient buffer between the project site and the surrounding land uses.

Avoidance Measure: The following measure is identified as part of the certified 2005 NSJ FPEIR to be required of future residential development in North San José and is proposed by the project to further reduce land use compatibility impacts:

- Compliance with the City of San José *Residential Design Guidelines*, including the following:
 - *Chapter 5 – Perimeter Setbacks:* Residential structures of three stories or more are to be set back a minimum of 15 feet from incompatible uses. Residential structures of three stories or more are to be setback a minimum of 25 feet from public open space.
 - *Chapter 9 – Landscaped Areas:* Landscaping should be provided in all setback areas between project walls and/or fences and the rights-of-way of public streets and sidewalks. The landscaping should be generous and should include trees and/or shrubs as well as groundcover. Tall shrubs or vines should be planted to help screen walls and fences and provide protection from graffiti.
 - *Chapter 11 – Building Design:* This chapter specifies minimum facade articulation, vertical and horizontal roof articulation, the quality of building materials and details, stylistic consistency, and the need for care and attention to detail in design of street facades.
 - *Chapter 14 – Solar Access:* Within a project, buildings should not be located in positions that will result in substantial shading of the private open space of adjacent units in the project.

²³ The City's *Residential Design Guidelines* specify that new residential buildings of three or more stories should be setback from public streets by a minimum of 35 feet.

Interface with Proposed Uses

Proposed Residential and Commercial Interface

The project proposes up to 30,000 square feet of commercial uses on the ground floor of residential buildings. As shown on the proposed land use plan (Figure 3.0-3) the commercial uses and leasing office could be built on the ground floor of buildings 1, 2, and 3, fronting Zanker Road and a proposed public roadway (refer to Figure 3.0-2). The ground floor of buildings 1 – 3 would consist of commercial and residential uses, while the subsequent floors of the buildings would be developed with solely residential uses (refer to Figures 3.0-4 and 3.0-5).

As discussed above, the proposed commercial uses would be consistent with the *CP – Commercial Pedestrian* zoning district and be comprised of uses that support pedestrian oriented retail activity, such as a coffee shop and other resident serving businesses. The loading and delivery for these commercial uses would be via their front doors along the proposed public roadway. Deliveries would be restricted to the hours of 7 AM to 7 PM, Monday through Sunday, to avoid substantial land use compatibility impacts between the proposed commercial and residential uses. The specific nature and noise generated from operation of future commercial uses can not be predicted at this time. All new commercial uses on the project site shall be subject to approval of Planned Development Permits, which shall address noise generated by each proposed commercial use to ensure that General Plan noise goals are met and land use conflicts are avoided.

The garbage and recycling pick up for the proposed commercial uses would be transported through a designated corridor for trash transport where it would be deposited in the residential trash room. Trash would then be hauled to central trash compactors on the private frontage road to Henry Ford II Drive for pick-up.

Proposed Residential and Park Interface

In general, residential and park uses are compatible. The normal sounds of people interacting and/or playing in parks are a part of expected activities within residential areas. Design and operational features of parks that can result in land use conflicts with adjacent residential uses include nighttime lighting of playing fields, amplified sound systems (generally baseball or football fields), extended hours of activities allowed by nighttime lighting, localized traffic congestion or operational issues associated with traffic generated by organized sports practices or games, and security or law enforcement issues. The proposed park would consist of passive park uses (e.g., benches, picnic areas, and children's play areas) and not intensive active park uses (e.g., ball fields, amplified sound systems, and nighttime lighting). For this reason, it is not anticipated that the proposed park would result in land use conflicts with the proposed residential uses.

It was concluded in the certified 2005 NSJ FPEIR that development of residential uses, in conformance with the City's *Residential Design Guidelines*, would limit the likelihood that significant land use compatibility impacts between new residents and surrounding land uses would arise (see also **Section 4.7 Hazards and Hazardous Materials**). The proposed project would not result in any new or more significant land use compatibility impacts than were described in the certified 2005 NSJ FPEIR.

Avoidance Measures: The project proposes to implement the following avoidance measures:

- Restrict commercial deliveries to the hours of 7 AM to 7 PM, Monday through Sunday.
- All new commercial uses on the project site shall be subject to approval of Planned Development Permits, which shall address noise generated by each proposed commercial use to ensure General Plan noise goals are met and land use conflicts are avoided.

4.9.3 **Conclusion**

Impact LU – 1: The proposed project, with the implementation of the above mitigation measure, would not result in any new or more significant land use compatibility impacts than those addressed in the certified 2005 NSJ FPEIR.
(No New Impact)

4.10 MINERAL RESOURCES

4.10.1 Setting

The project site is not located within any designated mineral deposit area of regional significance. Mineral exploration is not performed on the project site and the site does not contain any known or designated mineral resources.

4.10.2 Environmental Checklist and Discussion of Impacts

MINERAL RESOURCES						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,14

As discussed above, the project is not located within a designated area containing mineral deposits of regional significance and, therefore, would not result in the loss of availability of a known mineral resource, and no mineral excavation sites are present within the general area. The proposed project would not result in impacts to mineral resources.

The proposed project would not result in any new or more significant impacts to mineral resources than were described in the certified 2005 NSJ FPEIR.

4.10.3 Conclusion

The project would not result in any new or more significant impacts to mineral resources than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

4.11 NOISE

The following discussion is based upon a noise assessment study completed for the project by *Illingworth & Rodkin* in October 2006. A complete copy of this report is included in Appendix F of this Initial Study.

4.11.1 Setting

The ambient noise conditions and regulatory requirements regarding noise have not changed since the certification of the 2005 NSJ FPEIR.

4.11.1.1 *Existing Noise Conditions*

The project site is located at the southeast quadrant of Zanker Road and River Oaks Parkway in North San José. The project site is bounded by Zanker Road to the west, River Oaks Parkway to the north, Research Place to the east, and Henry Ford II Drive to the south (refer to Figure 2.0-2). The site is currently developed with two light industrial buildings. The surrounding land uses include light industrial uses to the north, south, and west, Fire Station No. 29 to the west, and residential uses to the east (refer to Figure 2.0-3). The ambient noise environment on the project site results primarily from vehicular traffic along Zanker Road. Background noise levels at the site result primarily from distant highway traffic and the airport.

Ambient noise levels at the project site were measured in September 2006. Noise measurements were taken from three locations on the site: one long-term noise measurement was taken on the western project boundary, one short-term noise measurement was taken on the northern project boundary, and another short-term noise measurement was taken on the eastern boundary of the project site. The locations of these measurements are shown on Figure 4.0-3.

The L_{dn} noise level at the project site, estimated based on the relationship between the long-term and short-term noise data, ranged from 65 to 70 dBA.



NOISE MEASUREMENT LOCATIONS

FIGURE 4.0-3

4.11.2 Environmental Checklist and Discussion of Impacts

NOISE						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as “Approved Project”	Less Impact than “Approved Project”	Information Source(s)/ Discussion Location
Would the project result in:						
1) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15
2) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15
3) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15
4) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,15
5) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	15
6) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2,15

The following criteria were used to evaluate the significance of noise impacts:

Noise and Land Use Compatibility. Changes in land use where existing or future noise levels exceed levels considered “satisfactory” in the San José General Plan would result in a significant impact.

Substantial Increase in Ambient Noise Levels. In areas where noise levels already exceed those considered satisfactory, and if the L_{dn} due to the project would increase by more than three dBA at noise-sensitive receptors, the impact is considered significant.

Construction Noise. Construction activities produce temporary noise impacts. Since these impacts are generally short-term and vary considerably day-to-day, they are evaluated somewhat differently than operational impacts. When construction activities are predicted to cause prolonged interference with speech, sleep, or normal residential activities, the impact would be considered significant. Construction-related hourly average noise levels at noise-sensitive land uses above 70 dBA during the daytime and 55 dBA at night would be considered significant if the construction phase lasted more than 12 months.

Aircraft Noise. A significant impact would be identified if the project proposed noise-sensitive land use in the vicinity of the Norman Y. Mineta San José International Airport where noise levels exceeded the applicable standards of the Santa Clara County ALUC or the City of San José.

4.11.2.1 *Noise Impacts from the Project*

The project proposes to demolish the existing structures on-site and construct between 1,342 and 1,900 residential units, up to 30,000 square feet of commercial uses, and a five-acre public park.

Project-Generated Traffic Impacts

For traffic noise to increase noticeably (i.e., by a minimum of three dBA), existing traffic volumes must double. With the buildout of the project analyzed in the certified NSJ EIR, a traffic noise increase of six dBA is anticipated along Zanker Road and a traffic noise increase of three dBA is anticipated along River Oaks Parkway.

The proposed project would generate a net increase of approximately 12,600 net new average daily trips.²⁴ It is anticipated that the project generated traffic would increase noise levels on Zanker Road by two dBA and on River Oaks Parkway by one dBA. Although the proposed project would not individually generate traffic noise increases in excess of three dBA, it would substantially contribute to the future noise increases anticipated with the buildout of North San José. It was concluded in the certified 2005 NSJ FPEIR that traffic generated by the amount of development analyzed in the document would result in significant increase in traffic-generated noise.

This was identified as a significant unavoidable impact and the City Council adopted a statement of overriding considerations for the impact.

Short-Term Construction Impacts

Construction noise impacts primarily occur when construction activities occur during noise-sensitive times of the day (early morning, evening, or nighttime hours), in areas immediately adjoining noise sensitive land uses, or when construction occurs over extended periods of time. The demolition and infrastructure phases of construction require heavy equipment that generates the highest noise levels. Pile driving is not anticipated, but could occur depending on the final project design.

Typical hourly average construction generated noise levels are about 81 to 88 dBA measured at a distance of 50 feet from the center of the site during busy construction periods (e.g., earth moving equipment, impact tools, etc.). Construction-related noise levels are normally less during building erection, finishing, and landscaping phases. There would be variations in construction noise levels

²⁴ Trip generation was calculated using the City of San José *Interim Guidelines for Traffic Impact Analysis of Land Developments*. June 1994.

on a day-to-day basis depending on the actual activities occurring at the site. The total construction of the proposed project is anticipated to be phased over five years. The construction phases would be staggered, with phases starting while other ones are being completed.²⁵

Where noise from construction activities exceed 60 dBA L_{eq} and exceeds the ambient noise environment by at least five dBA at noise-sensitive uses in the project vicinity, the impact would be considered significant.

The nearest noise-sensitive use is the residential development east of the project site, east of Research Place. Construction activity would be as close as 100 feet to these residential uses, but due to the size of the project site, most construction activity would occur more than 500 feet from the residential units. At 100 feet from the noise source, exterior hourly average noise levels would be approximately 82 dBA L_{eq} during busy construction periods. At 500 feet from the noise source, exterior hourly average noise levels would be approximately 61 to 68 dBA L_{eq} . The existing residences, therefore, would be affected by short-term demolition and construction activities on the east side of the project site, which is closest to them.

The proposed project would not result in any new or more significant construction-related impacts than were described in the certified 2005 NSJ FPEIR.

Impact NOI – 1: The proposed project would result in a short-term increase in noise levels in the project area during demolition and construction activities. **(Significant Impact)**

Mitigation Measures: The following mitigation measures are identified as part of the certified 2005 NSJ FPEIR and are proposed by the project:

MM NOI – 1.1: Limit all construction-related activities to the hours of 7 AM to 7 PM Monday through Friday for any on-site or off-site work within 500 feet of any residential unit. Construction outside of these hours may be approved through a development permit based on a site-specific construction noise mitigation plan and a finding by the Director of Planning, Building, and Code Enforcement that the construction noise mitigation plan is adequate to prevent noise disturbance of affected residential uses.

MM NOI – 1.2: Use “new technology” power construction equipment with state-of-the-art noise shielding and muffling devices.

MM NOI – 1.3: Equip all internal combustion engines used on the project site with adequate mufflers and ensure all internal combustion engines are in good mechanical condition.

MM NOI – 1.4: Stage construction equipment a minimum of 200 feet from noise sensitive receptors, such as residential uses.

MM NOI – 1.5: Avoid unnecessary idling of equipment within 200 feet of noise sensitive receptors, such as residential uses.

²⁵ Bragg, Don. “Re: Sony.” Email from Irvine Apartment Communities, Vice President of Development. 9 May 2007.

- MM NOI – 1.6:** Prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with the adjacent noise sensitive facilities so that construction activities can be scheduled to minimize noise disturbance.
- MM NOI – 1.7:** Designate a “noise disturbance coordinator” who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (e.g., beginning work too early, bad muffler, etc.) and institute reasonable measures warranted to correct the problem. A telephone number for the disturbance coordinator would be conspicuously posted at the construction site.

4.11.2.2 *Noise Impact to the Project*

Exterior Noise Levels

Residential Use

The future noise environmental at the project site would continue to result primarily from vehicular traffic along local roadways. Distant vehicular traffic would also contribute to the noise environment at the project site. Future traffic noise levels at the project site would range from less than 60 dBA L_{dn} in well-shielded/setback areas to 74 dBA L_{dn} near Zanker Road.

In addition, Fire Station No. 29 located to the west of the project site, on the west side of Zanker Road, generates noise that could be audible at the proposed residences. Noise generating activities associated with the operation of Station No. 29 likely include fire engine siren sounding as the trucks leave the station, the testing of engines during a morning check, and weekly testing of emergency generators. Most of the time, little or no noise is created from a fire station. The closest on-site fire station activities would occur approximately 150 feet or further from the project site. The maximum noise levels at 150 feet from the station could be expected to reach 70 to 75 dBA, which would be similar to maximum noise levels due to traffic on Zanker Road. Emergency sirens are an intermittent noise source, and are a typical element in an urban setting.

The proposed project would expose future residences located near Zanker Road to noise levels above the City’s exterior noise goal. Common outdoor use areas are proposed in shielded locations within the proposed residential buildings (refer to Figure 3.0-2). In these areas, noise levels would meet the City’s exterior 60 dBA L_{dn} or lower guideline. Although private open spaces (e.g., unit patios and balconies) facing Zanker Road would be exposed to noise levels above 60 dBA L_{dn} , all residents would have access to common open space areas that would meet the City’s noise guidelines of 60 dBA L_{dn} or below.

The project would not result in any new or more significant exterior noise levels than were previously described in the certified 2005 NSJ FPEIR.

Park Use

At the proposed park site, exterior noise levels would be approximately 67 dBA L_{dn} at a distance of 50 feet from the centerline of River Oaks Parkway. Noise levels at the park would be 60 dBA L_{dn} or less at distances of 150 feet and further from the centerline of River Oaks Parkway (generally the southern half of the proposed park).

The noise level of up to 67 dBA L_{dn} at the public park would exceed the City's noise goal of 60 dBA L_{dn} or less for park uses. Typical noise attenuation measures, such as noise barriers and berms, however, are undesirable in parks due to their propensity to encourage loitering and graffiti. Final site design for the proposed park will be completed at the PD Permit stage and park improvements will be designed to minimize noise impacts where feasible.

Avoidance Measure: The project proposes the following measure to further reduce exterior noise impacts at common use areas:

- At the Planned Development Permit stage, complete an acoustical analysis, to be conducted by a qualified acoustical consultant, to ensure that all residents have access to exterior use areas that are exposed to noise levels of 60 dBA L_{dn} or less and to specify noise reduction measures, if needed.
- Design the proposed park to minimize noise impacts where feasible.

Interior Noise Levels

Future noise levels anticipated at the project site (up to 74 dBA L_{dn}) could result in interior noise levels in the proposed residential units that exceed the City and state standard of 45 dBA L_{dn} . Exterior noise levels at residential facades located in shielded areas on the interior of the site, however, would be less than 60 dBA L_{dn} . Standard residential construction provides approximately 15 dBA of exterior to interior noise reduction, assuming the windows are partially open for ventilation. Standard construction with the windows closed provides approximately 20 to 25 dBA of noise reduction in interior spaces.

Where exterior day-night average noise levels are 65 dBA L_{dn} or less, the interior noise level can typically be maintained below 45 dBA L_{dn} with the incorporation of forced air mechanical ventilation systems in residential units. These systems allow the occupant the option of controlling noise by maintaining the windows shut. Where noise levels exceed 65 dBA L_{dn} , sound-rated buildings elements may be required to achieve an interior noise level of 45 dBA L_{dn} .

The proposed project would not expose future residents to any new or more significant interior noise levels than were described in the certified 2005 NSJ FPEIR.

Impact NOI – 2: The interior noise level for the proposed residential units could exceed the City's and state's interior noise standard of 45 dB L_{dn} . **(Significant Impact)**

Mitigation Measure: The following mitigation measure is identified as part of the certified 2005 NSJ FPEIR and/or is proposed by the project:

- MM NOI – 2.1:** Prior to issuance of building permits, complete project-specific acoustical analysis, by a qualified acoustical consultant, to ensure that the design of the proposed residential buildings and units reduce interior noise levels to 45 dBA L_{dn} or lower. Building sound insulation requirements shall include the provision of forced-air mechanical ventilation for all units with a direct line of sight to roadways.
- Special building construction techniques (e.g., sound-rated windows and building facade treatments) may be required for residential units adjacent to Zanker Road. These treatments include, but are not limited to, sound-rated windows and doors, sound-rated wall constructions, and acoustical caulking. The specific determination of what treatments are necessary shall be determined on a unit-by-unit basis.
 - Results of the project-specific acoustical analyses shall be submitted to the City along with the building plans prior to issuance of building permits.

Aircraft Noise

A review of the Mineta San José International Airport 65 CNEL noise contour map established by the Santa Clara County ALUC indicates that the project site is located outside of the future 65 CNEL noise contour. Where noise levels are less than 65 CNEL (i.e., located outside the 65 CNEL noise contour), residential land uses are considered compatible with the exterior noise environment. Moreover, the proposed residential uses are considered a compatible land use with the existing exterior noise environment.

The proposed project would not result in any new or more significant impacts from aircraft noise than were described in the certified 2005 NSJ FPEIR.

4.11.2.3 *Noise Impacts within the Project*

Residential and Commercial Uses

As discussed in **Section 4.9 Land Use**, the proposed commercial uses would limit their hours of delivery from 7 AM to 7 PM, Monday through Sunday, to reduce land use compatibility and noise impacts between the proposed residential and commercial uses.²⁶ The specific nature and noise generated from operation of future commercial uses can not be predicted at this time. All new commercial uses on the project site shall be subject to approval of Planned Development Permits, which shall address noise generated by each proposed commercial use to ensure that General Plan noise goals are met. In addition, the garbage and recycling for the commercial area would be transported from the commercial area to the residential trash room where it would then be hauled to

²⁶ Bragg, Don. Irvine Apartment Communities, Vice President of Development. Personal Communications. 9 May 2007.

trash compactors to be located on the private frontage road to Henry Ford II Drive. For these reasons, the proposed commercial uses would not result in significant noise impacts to the proposed residential uses.

Residential and Park Uses

Park uses are generally compatible with residential uses (refer to **Section 4.9 Land Use**). The proposed park would be developed with passive uses, such as benches, picnic areas, children’s play areas, and open grass areas. No play fields are proposed. The normal sounds of people interacting and/or playing in parks are part of expected activities within residential areas. For this reason, it is not anticipated that the proposed project would result in significant noise impacts to the proposed residential uses.

Avoidance Measures: The project proposes to implement the following avoidance measures:

- Restrict commercial deliveries to the hours of 7 AM to 7 PM, Monday through Sunday.
- All new commercial uses on the project site shall be subject to approval of Planned Development Permits, which shall address noise generated by each proposed commercial use to ensure that General Plan noise goals are met.

4.11.3 Conclusion

Impact NOI – 1: The proposed project, with the implementation of the above mitigation measures, would not result in any new or more significant short-term construction noise impacts than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

Impact NOI – 2: The proposed project, with the implementation of the above mitigation measures, would not result in any new or more significant interior noise impacts than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

4.12 POPULATION AND HOUSING

4.12.1 Setting

The current and future population and housing estimates and assumptions have not changed since the certification of the 2005 NSJ FPEIR. Currently, there are no residential uses on-site.

4.12.2 Environmental Checklist and Discussion of Impacts

POPULATION AND HOUSING						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project: 1) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

The project site is designated for high density residential development (55+ du/ac) and/or commercial uses. The project proposes to demolish the existing office building on-site and construct between 1,342 and 1,900 residential units, up to 30,000 square feet of commercial uses, and a five-acre public park. Because the proposed development would be consistent with the existing land use designation on the site, the proposed project would not induce growth beyond what is anticipated in the General Plan. The project is, however, new growth compared to existing conditions.

The proposed project would not result in any new or more significant population growth and/or housing impacts than were described in the certified 2005 NSJ FPEIR.

4.12.3 Conclusion

The proposed project would not result in any new or more significant population growth or housing impacts than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

4.13 PUBLIC SERVICES

4.13.1 Setting

The fire, police, school, and park services and facilities have not changed since the certification of the 2005 NSJ FPEIR. The nearest fire station is immediately west of the project site (refer to Figure 2.0-3).

4.13.2 Environmental Checklist and Discussion of Impacts

PUBLIC SERVICES						
	New Potentially Significant Impact	New Than Significant With Mitigation Incorporated	Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:						
Fire Protection? –	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2

4.13.2.1 Fire and Police Service

The project would be constructed in conformance with current codes, including features that would reduce potential fire hazards. The project design would also be reviewed by the SJFD to ensure that it incorporates appropriate safety features to minimize criminal activity.

As discussed in the certified 2005 NSJ FPEIR, the buildout of the development analyzed would incrementally increase the need for fire and police protection services, which may create the need for additional staffing or resources, or a new fire station in the project area. The increase in demand for fire and police services is not necessarily an environmental impact. The environmental impact, if it does occur, would generally result from the impacts on the physical environment that result from the physical changes made in order to meet the demand. Future development of new fire facilities in the project area would require supplemental environmental review which could consist of an Addendum or Supplemental EIR to the certified 2005 NSJ FPEIR. It was concluded in the certified 2005 NSJ

FPEIR that the construction of a new fire station in north San José would not have significant adverse environmental impacts.

Given the infill location of the project site and the fact that the site is already served by the SJFD and SJPD, it is not anticipated the development of the proposed project would result in significant impacts to police and fire services nor would this project alone require the construction of additional fire or police facilities. Furthermore, the proposed project would not result in any new or more significant impacts to fire and police service than were described in the certified 2005 NSJ FPEIR.

4.13.2.2 Schools

The project site is located within the Santa Clara Unified School District (SCUSD), which is comprised of 16 elementary schools, three middle schools, two high schools, one kindergarten through grade eight school, and one continuation high school.²⁷ Students in the project area likely attend Montague Elementary School located at 750 Laurie Avenue in Santa Clara, approximately one and a half miles southwest of the project site, Cabrillo (Juan) Middle School located at 2550 Cabrillo Avenue in Santa Clara, approximately four miles southwest of the project site, and Wilcox (Adrian) High School located at 3250 Monroe Street in Santa Clara, approximately four miles southwest of the project site.

It was estimated that the buildout of the development assumed in the certified 2005 NSJ FPEIR would result in a total of approximately 1,829 new students, including 1,112 elementary students, 349 middle school students, and 368 high school students. It was concluded in the certified 2005 NSJ FPEIR that the total number of students generated from the development assumed would require the construction of approximately three new elementary schools to accommodate the growth in student population and that the Santa Clara Unified School District may be able to accommodate the middle and high school students without requiring the construction of new facilities.

The certified 2005 NSJ FPEIR concluded that the construction of new schools in north San José would not necessarily result in significant adverse environmental impacts. Future development of new school facilities in the project area, however, would require supplemental environmental review which could consist of an Addendum or Supplemental EIR to the certified 2005 NSJ FPEIR, depending on the location and size of the school. There are also specific requirements set by the state for constructing a new school that would have to be met.

The proposed project would generate between approximately eight and 11 percent of the students anticipated from the buildout of the development assumed in the certified 2005 NSJ FPEIR, and therefore, would not result in any new or more significant school impacts than were described in the certified 2005 NSJ FPEIR.²⁸

State law (Government Code Section 65996) specifies an acceptable method of offsetting a project's effect under CEQA on the adequacy of school facilities as the payment of a school impact fee prior to the issuance of a building permit. The affected school district(s) are responsible for implementing

²⁷ Santa Clara Unified School District. Website. Accessed: 18 July 2006. Available at: <http://www.scu.k12.ca.us/>

²⁸ The project site is located within the Santa Clara Unified School District (SCUSD). Based on Santa Clara Unified School District's student generation rates, the proposed project would generate between approximately 148 to 209 new students, including 94 to 133 elementary school students, 27 to 38 middle school students, and 27 to 38 high school students. Source: Adams, Rod. Santa Clara Unified School District. "Re: Student Generation Rates." E-mail to David J. Powers and Associates, Inc. 12 July 2004.

the specific methods for mitigating school effects under the Government Code, including setting the school impact fee amount consistent with state law. The school impact fees and the school districts' methods of implementing measures specified by Government Code 65996 would partially offset project-related increases in student enrollment. The proposed project would increase the number of school children attending public schools in the project area, but would mitigate its impact through compliance with state law regarding school mitigation.

Standard Measure: The project proposes to implement the following standard measure:

- In accordance with California Government Code Section 65996, the developer shall pay a school impact fee to offset the increased demands on school facilities caused by the proposed project.

4.13.2.3 *Parks*

The City of San José has adopted the *Parkland Dedication Ordinance* (PDO) (Municipal Code Chapter 19.38) and *Park Impact Ordinance* (PIO) (Municipal Code Chapter 14.25) requiring residential developers to dedicate public parkland or pay in-lieu fees, or both, to offset the demand for neighborhood parkland created by their housing developments. Each new residential project is required to conform to the PDO and PIO. The acreage of parkland required is based upon the Acreage Dedication Formula outlined in the PDO.²⁹ Based upon this formula, the proposed project would be required to dedicate or provide for between approximately 9.2 and 13.1 acres of parkland. The project is proposing to satisfy this requirement through a combination of dedication, improvement, and payment of fees.

It is anticipated that the buildout of the development evaluated in the certified 2005 NSJ FPEIR would result in the incremental increase in the need for parks and recreational facilities, which are to be developed in the project area concurrently with the proposed residential development. It was concluded in the certified 2005 NSJ FPEIR that the development of new parks and recreation facilities in the project area would not result in significant adverse environmental impacts. Future development of new park and recreation facilities in the project area, however, would require supplemental environmental review which could consist of an Addendum or Supplemental EIR to the certified 2005 NSJ FPEIR.

Since the proposed project would result in approximately five to six percent of the residential development assumed in the 2005 NSJ FPEIR *and* the project includes a five-acre public park, the proposed project would not result in any new or more significant park impacts than were described in the certified 2005 NSJ FPEIR.

Standard Measure: The project proposes to implement the following standard measure, which will include dedication and improvement of a park, and payment of fees:

- Conform to the City's *Park Impact Ordinance* (PIO) and *Parkland Dedication Ordinance* (PDO) (Municipal Code Chapters 19.38 and 14.25, respectively).

²⁹ Minimum Acreage Dedication = (0.003 acres) x (number of dwelling units) x (average persons per household).
Proposed project = (0.003 acres) x (between 1,342 and 1,900 units) x (2.29 persons per household) = approximately 9.2 and 13.1 acres.

4.13.3 Conclusion

The proposed project, with the implementation of the above standard measures, would not result in any new or more significant impacts to public services or facilities than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

4.14 RECREATION

4.14.1 Setting

The park and recreational facilities have not changed since the certification of the 2005 NSJ FPEIR.

4.14.2 Environmental Checklist and Discussion of Impacts

RECREATION						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

As discussed in **Section 4.13 Public Services**, the City of San José has adopted the PDO and PIO requiring residential developers to dedicate public parkland or pay in-lieu fees, or both, to offset the demand for neighborhood parkland created by their housing developments. Based on the Acreage Dedication Formula outlined in the PDO, the proposed project would be required to dedicate between approximately 9.2 and 13.1 acres of parkland.³⁰ The project includes a fully improved five-acre public park.

As concluded in the certified 2005 NSJ FPEIR, the buildout of the development assumed would not result in significant, adverse environmental park and recreation impacts. Since the project proposes approximately three percent of the residential development assumed in the certified 2005 NSJ FPEIR *and* includes a five-acre public park, the proposed project would not result in any new or more significant recreation impacts than were described in the certified 2005 NSJ FPEIR.

Standard Measure: The project proposes to implement the following standard measure, which will include dedication and improvement of a park, and payment of fees:

- Conform to the City’s *Park Impact Ordinance* (PIO) and *Parkland Dedication Ordinance* (PDO) (Municipal Code Chapter 19.38 and 14.25, respectively).

³⁰ Minimum Acreage Dedication = (0.003 acres) x (number of dwelling units) x (average persons per household).
Proposed project = (0.003 acres) x (between 1,342 and 1,900 units) x (2.29 persons per household) = approximately 9.2 and 13.1 acres.

4.14.3 Conclusion

The proposed project, with the implementation of the above standard measure, would not result in significant impacts to recreational facilities than those addressed in the certified 2005 NSJ FPEIR.
(No New Impact)

4.15 TRANSPORTATION

4.15.1 Setting

The transportation system in the project area, including regional and local roadways, bicycle and pedestrian facilities, and existing transit services (i.e., bus and light rail services) has not substantially changed since the certification of the NSJ FPEIR in June 2005.

4.15.2 Environmental Checklist and Discussion of Impacts

TRANSPORTATION/TRAFFIC						
	New Potentially Significant Impact	New Than Significant With Mitigation Incorporated	Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio of roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible land uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
6) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,,2
7) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

4.15.2.1 **Roadway, Transit, and Pedestrian Facilities**

The project proposes to construct between 1,342 and 1,900 residential units, up to 30,000 square feet of commercial uses, and a five-acre public park. The traffic impacts from the proposed residential and commercial development has already been analyzed and accounted for in the certified 2005 NSJ FPEIR. In addition, the proposed park would serve the immediate neighborhood and not generate a substantial number of traffic trips. Therefore, the proposed project would not result in additional traffic trips beyond what was assumed in the certified 2005 NSJ FPEIR. For these reasons, the proposed project would not result in any new roadway, transit, or pedestrian impacts or impacts of greater severity than were already disclosed in the 2005 NSJ FPEIR.

Standard Measure: The project proposes to implement the following standard measure:

- Comply with the City's *North San José Area Development Policy Traffic Impact Fee Ordinance*.

4.13.2.2 **Parking**

The project proposes to provide parking for the residential uses in garages located under podiums and buildings. Parking for the proposed commercial uses would be provided as angled surface parking on private property along Zanker Road and would be available among the public parking provided along the proposed public roadways. Also, parking for the public park would be available among the public parking to be provided along the proposed public roadways. However, parking provided within the public roadways for commercial uses or for the public park would not be assigned exclusively for use by the commercial uses or public park, but would be general public parking.

The City's *Residential Design Guidelines* and *Zoning Ordinance* specify the parking requirements for residential, commercial, and park uses. A 10 percent reduction in parking requirements can be applied if the proposed project is located within 2,000 feet of a proposed or existing light rail station (Municipal Code 20.90.220A). The western boundary of the project site, ranging from zero to approximately 250 feet in width, is located within 2,000 feet of the River Oaks light rail station (refer to Figure 3.0-1).

Standard Measure: The project proposes to implement the following measure:

- Comply with the City's parking requirements (refer to Table 3.0-2)

4.15.3 **Conclusion**

The proposed project, with the implementation of the above measures, would not result in new or more significant impacts to the transportation system than those addressed in the certified 2005 NSJ FPEIR. **(No New Impact)**

4.16 UTILITIES AND SERVICE SYSTEMS

4.16.1 Setting

The water, sanitary sewer, storm drainage, solid waste, natural gas, and electricity services and facilities have not changed since the certification of the 2005 NSJ FPEIR. The project site is served by 10-inch water lines in River Oaks Parkway and Research Place, eight- to 10-inch sewer lines in Zanker Road, River Oaks Parkway, and Research Place, and 18- to 54-inch storm drain lines in Zanker Road, River Oaks Parkway, Research Place, and Henry Ford II Drive.

4.16.2 Environmental Checklist and Discussion of Impacts

UTILITIES AND SERVICE SYSTEMS						
	New Potentially Significant Impact	New Than Significant With Mitigation Incorporated	Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project:						
1) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
2) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
3) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
4) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
5) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2
6) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

UTILITIES AND SERVICE SYSTEMS						
	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
Would the project: 7) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2

The project proposes to construct between 1,342 and 1,900 residential units, up to 30,000 square feet of commercial uses, and a four-acre public park. As concluded in the certified 2005 NSJ FPEIR, full implementation of the project would not result in significant adverse environmental impacts as a result of development exceeding the capacity of the water supply, sanitary sewer/wastewater treatment, or storm drainage systems.

The proposed project would connect to existing utility lines. It is anticipated that the existing water are adequate to serve the proposed project. It is estimated the proposed project would generate a net increase 195,627 gallons of sewage a day.³¹ The existing sewer line in River Oaks would need to be upgraded to accommodate project generated sewage. The sewer line upgrades would be designed and implemented at the PD Permit stage. Upgrades to the storm drain lines serving the project site may also be needed and would be designed and implemented at the PD Permit stage.

4.16.2.1 Senate Bill 610

Senate Bill 610 (2001), codified at Water Code Section 10910 et seq., requires that certain water supply information be prepared for projects that are the subject of an EIR. Water Code Section 10912 defines a “project” as, *inter alia*, a proposed residential development of more than 500 dwelling units. The proposed project is considered a “project” as defined by Water Code Section 10912 because it proposes more than 500 dwelling units.

A water supply analysis was prepared in conformance with Water Code and included in the 2005 NSJ FPEIR. It was concluded that full implementation of the development allowed with the certified 2005 NSJ FPEIR would require the expansion of the existing recycled water system and continued implementation of the City’s water conservation programs. At the PD Permit stage, the City shall require the proposed project to incorporate water conservation programs including, but not limited to, the following where appropriate:

- Dual plumbing for both interior and exterior recycled water use (e.g., use of recycled water in toilets and for landscape irrigation);
- Construction standards that require high-efficiency fixtures (e.g., high-efficiency 1.2 gallons per flush toilets);
- Construction standards that require high-efficiency devices for outdoor water uses (e.g., self-adjusting weather-based irrigation controllers);
- The use of fully advanced treated recycled water for irrigation of large landscaped areas;
- Enforcement of the City’s Model Water Efficient Landscape Ordinance (per AB325 1990);
- and

³¹ Ashton, Amie. “Re: Sony – net sewage.” E-mail from HMH Engineers. 21 May 2007.

- Promotion and use of drought tolerant and native plantings in landscaping.

4.16.3 Conclusion

The proposed project would not result in new or more significant impacts to utilities and services systems than those addressed in the certified 2005 NSJ FPEIR, if the project includes water conservation program(s). **(No New Impact)**

4.17 MANDATORY FINDINGS OF SIGNIFICANCE

	New Potentially Significant Impact	New Less Than Significant With Mitigation Incorporated	New Less Than Significant Impact	Same Impact as "Approved Project"	Less Impact than "Approved Project"	Information Source(s)/ Discussion Location
1) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2, p. 19-105
2) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2, p. 19-105
3) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1,2, p. 19-105

The 2005 NSJ FPEIR analyzed the development of 26.7 million square feet of new industrial/office/R&D building space, 1.7 million square feet of new neighborhood serving commercial uses, and the addition of 32,000 new dwelling units in the Rincon area. Since the approval and certification of the NSJ FPEIR in June 2005, three projects have been approved. The approved projects allow for the development of a total of up to 717 residential units and 5,000 square feet of commercial uses (file numbers PDC06-022, PDC05-099, and PDC06-085).

The project proposes to develop between 1,671 and 1,900 residential units, up to 30,000 square feet of commercial uses, and a five-acre public park. The proposed development is within the amount of development analyzed in the 2005 NSJ FPEIR, therefore, the project would not result in new or more significant environmental impacts than those addressed in the certified 2005 NSJ FPEIR with the implementation of the standard, avoidance, and mitigation measures included in the project and described in the specific sections of this Initial Study (refer to **Section 4.0 Environmental Setting, Checklist, and Discussion of Impacts**, on pages 19-105 of this Initial Study).

The City of San José has determined that this project qualifies for an addendum to the 2005 NSJ FPEIR.

Checklist Sources

1. Professional judgment and expertise of the environmental specialist preparing this assessment, based upon a review of the site and surrounding conditions, as well as a review of the project plans.
2. City of San José. Final Environmental Impact Report, North San José Development Policies Update. June 2005.
3. California Department of Conservation. Santa Clara County Important Farmland 2004. Map.
4. City of San José. Zoning Ordinance. 10 February 2006.
5. Bay Area Air Quality Management District. CEQA Guidelines. December 1999.
6. Barrie D. Coate and Associates. Evaluation of Tress at the Sony Computer Site. 1 November 2006.
7. Basin Research Associates. Archaeological Records and Limited Literature Review. 3 May 2006.
8. Cooper-Clark and Associates. Geotechnical Investigation, City of San José Sphere of Influence. Technical Report and Maps. 1974.
9. County of Santa Clara. Geologic Hazard Zones. Map 11. 23 September 2002.
10. Lowney Associates. Potential Hazardous Materials Sources in Vicinity of 3300 Zanker Road San José, California. 13 December 2006.
11. Lowney Associates. Risk Assessments. 13 February 2007.
12. Lowney Associates. Phase I Environmental Assessment. August 2005.
13. Federal Emergency Management Agency. Flood Insurance Rate Map. Community Panel No. 060349 008F. 16 October 2005.
14. City of San José. San José 2020 General Plan.
15. Illingworth & Rodkin. Sony Project Environmental Noise Assessment. October 2006.

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- Federal Emergency Management Agency. Flood Insurance Rate Map. Community Panel No. 060349 008F. 25 October 2005. Adams, Rod. Santa Clara Unified School District. "Re: Student Generation Rates." E-mail to David J. Powers and Associates, Inc. 12 July 2004.
- Federal Emergency Management Agency. Flood Insurance Rate Map. Community Panel No. 060349 008F. 16 October 2005.
- Illingworth & Rodkin. Sony Project Environmental Noise Assessment. October 2006.
- Institute of Transportation Engineers. Trip Generation. 7th Edition. Volume 2 of 3. 2003.
- Lowney Associates. Phase I Environmental Site Assessment and Soil Quality Evaluation. 9 September 2006.

Lowney Associates. Potential Hazardous Material Sources in Vicinity of 3300 Zanker Road San José, California. 13 December 2006.

Lowney Associates. Risk Assessments. 13 February 2007

Phillips, Gene. San José Police Department. Personal Communication. 6 May 2004.

Santa Clara Unified School District. Website. Accessed: 18 July 2006. Available at: <http://www.scu.k12.ca.us/>

United States Department of Agriculture, Soil Conservation Service. Soils of Santa Clara County. 1968. County of Santa Clara. Santa Clara County Geologic Hazard Zones. Map 11. 23 September 2002.

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APPENDIX A

Tree Survey and Tree Removal Plan

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**EVALUATION OF TREES AT THE
SONY COMPUTER SITE
3300 ZANKER ROAD
SAN JOSE**

**Prepared at the request of:
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Irvine Apartment Communities
690 N. McCarthy Boulevard, Ste 100
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**Prepared by:
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Consulting Arborist
November 1st, 2006**

Job # 08-05-171-06A

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Assignment

I was asked by Claudia Mader, Irvine Investment Company, to provide an evaluation of the existing trees located at the Sony Office Building, 3300 Zanker Road, San Jose, California.

The plans provided for this evaluation are the ALTA/ACSM Land Title Survey, prepared by HMH Engineering, San Jose, Sheets 2, 3, and 4, dated August 2005; the proposed Site Plans, including the Podium Level and the Garage Level, prepared by the Architecture firm of McLarnd, Vasquez, Emsiek and Partners, Inc., dated 10-20-06; and the proposed Landscape Site Plan, prepared by SWA Landscape Architects, dated 10-27-06.

Summary

A total of 914 trees are located on the existing Sony Office Building site and all of these 914 trees are included in this inventory. There are no neighboring trees located near the property boundaries.

All of the 914 trees are identified by species, briefly described (trunk diameter, height, spread, health, structural integrity) and given an overall condition rating of Excellent, Good, Fair, Poor, Extremely Poor.

Several trees are described in greater detail to include suspected disease, observed insect infestation, treatments, site conditions, and some of factors that favor a tree's decline or prosperity.

Of the total 914 trees, 261 are "ordinance" trees, as defined by the City of San Jose. These are Trees #1-18, 25, 26, 27, 29, 30, 31, 33, 34, 43, 45-49, 54-61, 64, 66-68, 70-73, 77, 79-87, 91-94, 96-104, 106, 110, 111, 114-120, 122-124, 129, 135, 155, 156, 164, 166, 167, 196-204, 281-290, 292, 294, 299-302, 304, 307, 308, 311-315, 317, 319-321, 323, 324, 326-329, 331, 335, 336, 338-347, 352, 362, 427-439, 441-490, 492-498, 500-514, 516-524, 540-543, 547, 557, 558, 560, 562, 576, 579, 608-610, 613, 616, 656, and 657.

A Tree Protection Plan is provided in order to protect the trees planned for preservation in their present condition.

Observations

There are 914 existing trees within the property boundaries of the existing Sony Office building site, 3300 Zanker Road, San Jose. The property is bordered on the south, the west, and the north by public streets. The adjoining property toward the east does not have any trees adjacent to the east side property boundary. Consequently, all of the 914 trees included in this survey are located on this property. The attached map shows the locations of each of the 914 trees. Metallic labels have been affixed to each tree for field reference.

The 914 trees are classified as follows:

Coast redwood (*Sequoia sempervirens*):

Trees # 1-10, 11-18, 25, 26, 27, 29, 30, 31-34, 45-49, 54-61, 66-73, 79-87, and 91-104.

Aptos Blue Redwood (*Sequoia sempervirens* 'Aptos Blue'):

Trees # 168-173, and 183-268.

White alder (*Alnus rhombifolia*):

Trees # 19-24, 39, 40-43, 50-53, 64, 65, 74-78, 88-91, 105-113, 273, and 274.

Italian alder (*Alnus cordata*):

Trees # 36-38, 44, 352, 360-362, 402-406, 565, 585-589, 597-603, and 669.

London plane (*Platanus acerifolia*):

Trees # 28, 35, 62, 63, 706-751, 783, 857, 858, 863-865, and 874-884.

Yarwood sycamore (*Platanus acerifolia* 'Yarwood'):

Trees # 348, 349, 591-595, and 624-634.

Lombardy poplar (*Populus nigra* 'Italica'):

Trees # 114-167, and 281-347.

Fremont cottonwood (*Populus fremontii*):

Trees # 540-547, 557-564, 608- 617, and 649-657.

Myoporum (*Myoporum laetum*):

Trees # 174-182, and 752.

Eucalyptus (*Eucalyptus species*):

Trees # 269-272, 275-280, 784-789, and 856.

California pepper (*Schinus molle*):

Trees # 350, 351, 353-359, 537-539, 573, 574, 580-584, 596, and 845-851.

Japanese flowering cherry (*Prunus serrulata*):

Trees # 363-385, 407- 426 and 690-705.

Crape myrtle (*Lagerstroemia indica*):

Trees # 386-401, 778 -782, 903, and 904.

Canary Island date palm (*Phoenix canariensis*):

Trees # 427 (11 trees), and 471- 478.

California fan palm (*Washingtonia filifera*):

Trees # 428-448, 450-470, 479-524.

Mexican fan palm (*Washingtonia robusta*):

Tree # 449.

Chinese pistache (*Pistacia chinensis*):

Trees # 525-536, 548-556, 566-570, 643-648, 658-668, and 670.

Chinese elm (*Ulmus parvifolia*):

Trees # 590, 604-607, 618-623, 635-642, 859-862, 866-873, and 885-901.

Deodar cedar (*Cedrus deodara*):

Trees # 571, 572, 575, 577, 578, and 579.

Valley oak (*Quercus lobata*):

Tree # 576.

Eastern redbud (*Cercis canadensis*)

Trees # 671-689.

Western redbud (*Cercis occidentalis*):

Trees # 790-844.

Bradford pear (*Pyrus calleryana* 'Bradford'):

Trees # 753-777.

Weeping willow (*Salix babylonica*):

Trees # 852-855.

Lilac Melaleuca (*Melaleuca decussata*):

Tree # 902

Tree # 427 represents 11 small Canary Island Date palm. These are all virtually identical. Their overall height is about 8 feet, but their trunk heights are only about 3 feet. These are very young and small for this species. For this reason, they were grouped together and represented by a single number.

Tree # 902, Lilac Melaleuca, is a large shrub. There are at least 30 of these shrubs in the area near the tagged specimen noted on the map. I included this specimen because I consider it a shrub, despite the fact that many of those seen here have multi-trunks of up to 5 inches in diameter.

The particulars of these trees (species, trunk diameter, height, spread, and structure) are included in the attachments that follow this text. Please note on these data sheets that the health and structure of each specimen are rated on a scale of 1-5 (Excellent - Extremely poor), which provides the basis for the overall condition rating of each tree, stated above. The condition ratings are ranked using the following range: (1) Excellent, (2) Good, (3) Fair, (4) Poor, (5) Extremely Poor.

Excellent Specimens:

Trees # 1-12, 14-18, 25-27, 29-34, 36, 37, 44-46, 48, 54-61, 65-73, 78-87, 92-100, 102, 103, 106-109, 168-173, 181, 183-204, 237-263, 267, 268, 363-371, 376, 377, 380, 382, 383-401, 411-416, 418-426, 449, 471-478, 501-514, 516, 523-526, 530-536, 551-553, 556, 566-574, 576, 577-579, 671-675, 701-705, 787-792, 794-828, 830, 832-849, 853-857, 863-865, 874-884, 903, 904.

Good Specimens:

Trees # 13, 47, 49, 62, 63, 64, 91, 205-236, 264-266, 282-335, 348-351, 355, 356, 358-362, 407, 408, 410, 537-543, 545-550, 580-582, 584, 587-589, 591-593, 596, 659-670, 687, 688, 690-694, 706-752, 778-786, 902.

Fair Specimens:

Trees # 19-22, 24, 28, 35, 38, 39, 42, 43, 50-53, 74, 75, 88-90, 101, 104, 105, 110-116, 163-167, 175-180, 182, 269-280, 336, 338-342, 344, 346, 353, 354, 357, 372-374, 379, 381, 402, 404-406, 409, 417, 427-429, 436-438, 452-459, 463, 519-522, 527, 528, 554, 555, 557, 558, 560-564, 575, 583, 585, 597-603, 609, 613, 616, 617, 624-634, 643-657, 676-680, 695-700, 829, 850-852, 858.

Poor Specimens:

Trees # 77, 117-120, 154-162, 281, 337, 343, 345, 347, 431-435, 441, 443-446, 460, 462, 465-470, 479-490, 492-498, 517, 518, 586, 594, 595, 611, 612, 753-777.

Extremely Poor Specimens

Trees # 23, 40, 41, 121-124, 128, 129, 132, 135, 136, 139-143, 146-149, 152, 153, 174, 352, 378, 403, 430, 439, 442, 447, 448, 450, 451, 461, 464, 500, 529, 544, 590, 604-608, 610, 615, 618-623, 635-642, 658, 681-686, 689, 859-862, 866-873, 885-901.

Dead Specimens

76, 125-127, 130, 131, 133, 134, 137, 138, 144, 145, 150, 151, 375, 403, 440, 491, 499, 515, 559, 565, 614, 793, 831.

Methods

The trunk measurements of the existing trees are taken using a standard measuring tape at 4 ½ feet above soil grade, except those specimens whose form does not allow a representative measurement at this height. This is referred to as DBH (Diameter at Breast Height). The measurement is usually done on the largest side of the trunk and is rounded to the nearest inch. When possible the measurement is done below the lowest fork, rather than measurements of multi-stems. The height and canopy spread of each tree is estimated using visual references only.

Comments about Specific Trees

The single Mexican fan palm, (*Washingtonia robusta*), Tree # 449, stands in a row of California fan palms (*Washingtonia filifera*). It appears that Tree # 449 was intended to be another California fan palm, but was mistakenly planted.

Although the Coast redwood trees are indigenous to California, they are not indigenous to this inland area. They perform well in this area only when irrigated heavily. The coast redwood trees on the west side of the site along River Oaks Parkway are being adequately irrigated.

Many of the Aptos Blue redwoods, Trees # 205-268 located in a row on the east side of the site are suffering from seasonal drought stress. These are expected to continue to decline unless the irrigation to them is increased. Soil compaction and limited growing space are likely contributing factors to less than ideal health for many of these specimens.

The only tree on site that is indigenous to this area is Tree # 576, a Valley oak (*Quercus lobata*). This specimen has a trunk diameter of 35.5 inches at 2 feet above soil grade. It stands approximately 40 feet in height and has a canopy spread of approximately 65 feet east to west and approximately 55 feet north to south. Its overall health and structure are excellent. The annual branch tip growth is approximately 8-10 inches fairly uniformly distributed. This is vigorous growth for a valley oak of this size. The canopy is dense with deep green leaf color. The trunk and the branches have good taper, which is typically very strong structure. The tree leans approximately 5% toward the west, which is not considered a weakness unless an event would result in significant root damage within its root zone.

The majority of the California fan palms (*Washingtonia filifera*) are performing poorly. I was told by Sony staff that almost all of these have been replaced at least once. It appears that the primary problem is poor drainage and salt water intrusion.

Trees # 590-642 have been planted with root barriers. The roots of Trees # 591, 592, and 593, all Yarwood sycamore (*Platanus acerifolia* 'Yarwood') have broken through the root barriers and are performing quite well. However, all of the other specimens, mostly Chinese elms (*Ulmus parvifolia*), have apparently become very root bound in the root barriers and as a result are near dead. In my opinion, root barriers should not be used in the new landscape. It is preferable to plant species that do not have invasive root systems.

The Lombardy poplar Trees # 114-167 on the north side of the site are in fair to extremely poor condition. Several have died. Several of these stressed trees are under attack by oak root fungus (*Armillaria mellea*). The characteristic clusters of mushrooms of this pathogen were present at the time of the field work. Drainage appears to be the primary factor.

The Lombardy poplar Trees # 281-347 on the south side of the property are performing well for the most part. However, several of these have been introduced to crown gall (*Agrobacterium tumefaciens*), a disease that slowly destroys roots. This disease is

commonly spread by mowers and weed whips.

The Lombardy poplar species (*Populus nigra 'Italica'*) and the Fremont cottonwood (*Populus fremontii*) typically have highly invasive roots and are usually very destructive to infrastructure. The Fremont cottonwood Trees # 540-547 and 557-564 have caused significant damage to the adjacent parking lot.

Protected Trees

The City of San Jose municipal code (Chapter 13.28) states: "The term 'tree' shall mean any growing plant exceeding six feet in height, whether planted singly or in a hedge."

Also, (13.28.330) "Any tree which, because of factors including but not limited to its history, girth, height, species or unique quality, has been found by the city council to have a special significance to the community shall be designated a heritage tree. Such trees shall be placed on a heritage tree list, which shall be adopted by the city council by resolution, which resolution may be amended from time to time to add to or delete certain trees therefrom"(13.28.330).

Chapter 13.32.020 (Sections F and I) states that an "ordinance tree... means any live or dead woody perennial plant characterized by having a main stem or trunk which measures fifty-six inches or more in circumference at a height of twenty-four inches above the natural grade slope."

The City of San Jose Tree Removal Application (Rev. 9/29/05) states "A multi-trunk tree shall be considered a single tree and measurement of that tree shall include the sum of circumference of the trunks of that tree at a height of twenty-four (24) inches above natural grade slope."

Chapter 13.32.130 states: "Prior to the issuance of any approval or permit for the construction of any improvement on the building site, all trees on the site shall be inventoried by the owner or contractor as to size, species, and location on the lot, and the inventory shall be submitted on a topographical map to the director...."

Chapter 13.32.080 states "The request for a tree removal permit pursuant to the provisions of this chapter may be included as part of an application for a development permit under the provisions of Title 20 of this Municipal Code...."

Of the total 914 trees, 261 are "ordinance" trees, as defined by the City of San Jose. These are Trees #1-18, 25, 26, 27, 29, 30, 31, 33, 34, 43, 45-49, 54-61, 64, 66-68, 70-73, 77, 79-87, 91-94, 96-104, 106, 110, 111, 114-120, 122-124, 129, 135, 155, 156, 164, 166, 167, 196-204, 281-290, 292, 294, 299-302, 304, 307, 308, 311-315, 317, 319-321, 323, 324, 326-329, 331, 335, 336, 338-347, 352, 362, 427-439, 441-490, 492-498, 500-514, 516-524, 540-543, 547, 557, 558, 560, 562, 576, 579, 608-610, 613, 616, 656, and 657.

Risks to Trees by Proposed Construction

The proposed plan would excavate the soil for most of the interior of the site for underground parking. The living units are planned to be constructed on top of the parking garage near the existing soil grade. This means that all of the trees on the interior of the site would be removed.

A four acre park is proposed off of River Oak Parkway. It appears that only the Coast redwood trees along River Oak Parkway would be preserved. It appears that Tree # 576, the large valley oak (*Q. lobata*) would be in conflict with the circular driveway that continues Cisco Drive.

It appears that many of the trees along the perimeter of the site could be preserved. Some of these perimeter trees would be lost due to access driveway construction and trenching for utilities.

The final grade may pose a risk to some of the perimeter trees if retaining walls are constructed near the trunks of trees in order to raise or lower the grade in the root zones of trees.

The management of materials and equipment, often as part of the staging area(s), commonly poses a risk to existing trees. Protective fencing is the primary defense for existing trees. Prevention is key to tree protection, because repair or remediation is usually ineffective.

The trees planned to be preserved at this site would likely be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems, may include the trenching across the root zones for utilities or for landscape irrigation, or may include construction traffic across the root system resulting in soil compaction and root die back.

If any underground utilities are to be replaced or upgraded, it will be essential that the location of trenches be planned prior to construction and those locations are shown on plans, and that the trenches be dug at the locations shown on the plans.

Tree Protection Plan

1. I recommend that protective fencing be provided during the construction period to protect those trees that are planned to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 10 times the trunk diameter in all directions from the trunk. For example, a tree with a trunk diameter of 15 inches dbh (Diameter at Breast Height = 54 inches above grade) would require that protective fencing is erected 13 feet minimum from the trunk. If hardscape (i.e., curbing, paving, etc.) exists inside this 13 foot radius, the protective fencing is usually recommended to be erected at the edge of the hardscape feature and be located at least 13 feet from the trunk minimum on all

other sides. Occasionally it may be essential to have a certified arborist make decisions about the location(s) of protective fencing at the project site.

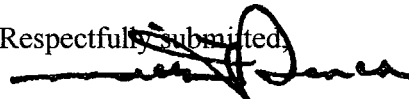
I recommend that protective fencing must:

- Consist of chain link fencing and having a minimum height of 6 feet.
 - Be mounted on steel posts driven approximately 2 feet into the soil.
 - Fencing posts must be located a maximum of 10 feet on center.
 - Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
 - Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed.
2. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a certified arborist.
 3. Trenches for any utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a certified arborist.
 4. I recommend that all of the trees planned to be preserved must be irrigated throughout the entire construction period during the dry months (any month receiving less than 1 inch of rainfall). Irrigate a minimum of 10 gallons of water for each inch of trunk diameter every two weeks. A soaker hose or a drip line is preferred for this purpose.
 5. I recommend that the entire area inside the driplines of preserved trees must be mulched to the extent feasible. Mulching consists of a protective material (wood chips, gravel) being spread over the root zone inside the dripline. This material must be 4 inches in depth after spreading, which must be done by hand. I prefer course wood chips because it is organic, and degrades naturally over time. Wood chips must be $\frac{1}{4}$ to $\frac{3}{4}$ inch in diameter primarily. One supplier is Reuser, Inc., 370 Santana Dr., Cloverdale, CA 95425, (707)894-4224.
 6. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
 7. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
 8. Any pruning must be done by an arborist certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
 9. Any pathways or other hardscape inside the driplines of protected trees must be constructed completely on top of the existing soil grade without excavation. Fill soil may be added to the edge of finished hardscape for a maximum distance of

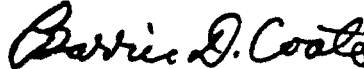
approximately 2 feet from the edges to integrate the new hardscape to the natural grade.

10. The sprinkler irrigation must not be designed to strike the trunks of trees.
11. Landscape irrigation trenches must be a minimum distance of 10 times the trunk diameter from the trunks of protected trees.
12. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
13. If any of the above procedures cannot be achieved adequately, I recommend that a certified arborist be consulted to recommend possible alternative solutions, if any.

Respectfully submitted,



Michael L. Bench, Associate



Barrie D. Coate, Principal

MLB/sh
Enclosures:
Assumptions and Limiting Conditions
Maps
Tree Charts
Definition of Tree Charts
Photos



**BARRIE D. COATE
and ASSOCIATES**

(408) 353-052
29535 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs							Pest/Disease Problems							Recommend			Status			
		DIAMETER @ 4 1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
1	Coast Redwood <i>Sequoia sempervirens</i>	19			21	55	15	1	1																		X			P
2	Coast Redwood <i>Sequoia sempervirens</i>	19			20	55	15	1	1																		X			P
3	Coast Redwood <i>Sequoia sempervirens</i>	20			22	55	15	1	1																		X			P
4	Coast Redwood <i>Sequoia sempervirens</i>	21			23	55	15	1	1																		X			P
5	Coast Redwood <i>Sequoia sempervirens</i>	25			27	50	25	1	1																		X			P
6	Coast Redwood <i>Sequoia sempervirens</i>	25			26	60	20	1	1																		X			P
7	Coast Redwood <i>Sequoia sempervirens</i>	22			24	50	20	1	2																		X			P
8	Coast Redwood <i>Sequoia sempervirens</i>	21			23	60	20	1	1																		X			P
9	Coast Redwood <i>Sequoia sempervirens</i>	24			25	60	20	1	1																		X			P
10	Coast Redwood <i>Sequoia sempervirens</i>	18			19	60	15	1	1																		X			P



**BARRIE D. COATE
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Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status			
		Diameter @ 4 1/2 Feet	DBH	DBH	Diameter @ 2 Feet *	Height Estimated	Spread Estimated	Health (1-5)	Structure (1-5)	Condition Rating (2-10)	Hazard Rating (4-12)	Crown Cleaning	Crown Thinning	Crown Restoration	Crown Raising	Remove End-Weight	Cables Needed #	Pruning Priority (1-5)	Insects (1-5)	Tree Crown Disease (1-5)	Dead Wood (1-5)	Trunk Decay (1-5)	Root Collar Covered (1-5)	Root Collar Disease (1-5)	Needs Water (1-5)	Needs Fertilizer	Protected or Heritage?	Suitable to Preserve	Suitable to Transplant
11	Coast Redwood <i>Sequoia sempervirens</i>	19			20	60	20	1	1																		X		P
12	Coast Redwood <i>Sequoia sempervirens</i>	22			24	50	20	1	1																		X		P
13	Coast Redwood <i>Sequoia sempervirens</i>	18			20	50	15	2	1																		X		P
14	Coast Redwood <i>Sequoia sempervirens</i>	19			21	60	20	1	1																		X		P
15	Coast Redwood <i>Sequoia sempervirens</i>	21			23	60	25	1	1																		X		P
16	Coast Redwood <i>Sequoia sempervirens</i>	23			25	50	25	1	1																		X		P
17	Coast Redwood <i>Sequoia sempervirens</i>	20			23	50	20	1	1																		X		P
18	Coast Redwood <i>Sequoia sempervirens</i>	21			23	60	25	1	1																		X		P
19	White Alder <i>Alnus rhombifolia</i>	16			17	35	20	3	2										2										R
20	White Alder	12			14	25	25	2	1																				R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
21	White Alder	15			16	25	25	3	3																						R
22	White Alder	15			16	25	20	3	2																						R
23	White Alder	11			13	25	15	4	1																						R
24	White Alder	8			9	25	15	2	1																		X			P	
25	Coast Redwood	22			24	60	25	1	1																		X				P
26	Coast Redwood	20			23	60	25	1	1																		X				P
27	Coast Redwood	25			27	60	20	1	1																		X				P
28	London Plane <i>Platanus acerifolia</i>	9			10	35	15	2	3																		X				P/R
29	Coast Redwood	25			27	60	25	1	1																		X				P
30	Coast Redwood	21			23	60	25	1	1																		X				P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status									
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
31	Coast Redwood	21			23	60	20	1	1																							P
32	Coast Redwood	14			16	50	15	1	2																							P
33	Coast Redwood	20			23	55	20	1	2																							P
34	Coast Redwood	19			21	60	20	1	1																							P
35	London Plane	8			9	40	15	2	3																							R
36	Italian Alder <i>Alnus cordata</i>	12			14	50	25	1	1																							P
37	Italian Alder	11			13	45	15	1	2																							P
38	Italian Alder	12			14	45	20	2	2																							P
39	White Alder	16			17	25	20	3	2									3														R
40	White Alder	15			16	25	20	4	2																							R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER (1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
41	White Alder	15			16	25	15	4	2																					R
42	White Alder	15			16	25	20	2	1																					R
43	White Alder	20			22	40	30	2	2																X					R
44	Italian Alder	13			14	40	25	1	1																	X				P
45	Coast Redwood	22			24	60	25	1	1																X					P
46	Coast Redwood	23			25	60	25	1	1																X					P
47	Coast Redwood	26			27	60	25	1	3																X					P
48	Coast Redwood	25			28	60	20	1	1																X					P
49	Coast Redwood	22			25	60	25	1	3																X					P
50	White Alder	13			15	25	##	2	2																					R



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE GROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
51	White Alder	9			11	15	2	2																							R
52	White Alder	16			17	40	2	2																							R
53	White Alder	16			17	35	2	2																							R
54	Coast Redwood	18			20	60	1	1																		X	X				P
55	Coast Redwood	22			24	60	1	1																		X	X				P
56	Coast Redwood	19			22	60	1	1																		X	X				P
57	Coast Redwood	39			41	70	1	2																		X	X				P
58	Coast Redwood	26			28	55	1	2																		X	X				P
59	Coast Redwood	19			20	60	1	1																		X	X				P
60	Coast Redwood	19			21	60	1	1																		X	X				P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER (1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
61	Coast Redwood	20			22	60	20	1	1																		X			P
62	London Plane	6			7	30	20	1	3																					R
63	London Plane	8			9	40	25	1	3																					R
64	White Alder	20			21	50	25	1	2																	X			P	
65	White Alder	16			17	40	40	1	1																		X			P
66	Coast Redwood	20			22	60	25	1	1																	X				P
67	Coast Redwood	26			28	50	15	2	1																	X				P
68	Coast Redwood	19			20	50	20	1	1																	X				P
69	Coast Redwood	16			17	60	15	1	1																		X			P
70	Coast Redwood	23			25	60	25	1	1																	X				P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status							
		Diameter @ 4-1/2 Feet	DBH	DBH	Diameter @ 2 Feet *	Height Estimated	Spread Estimated	Health (1-5)	Structure (1-5)	Condition Rating (2-10)	Hazard Rating (4-12)	Crown Cleaning	Crown Thinning	Crown Restoration	Crown Raising	Remove End-Weight	Cables Needed #	Pruning Priority (1-5)	Insects (1-5)	Tree Crown Disease (1-5)	Dead Wood (1-5)	Trunk Decay (1-5)	Root Collar Covered (1-5)	Root Collar Disease (1-5)	Needs Water (1-5)	Needs Fertilizer	Protected or Heritage?	Suitable to Preserve	Suitable to Transplant
71	Coast Redwood	20			22	50	20	1	1																		X	X	P
72	Coast Redwood	23			22	55	25	1	1																		X	X	P
73	Coast Redwood	22			23	60	25	1	1																		X	X	P
74	White Alder	14			16	25	15	3	1																				R
75	White Alder	16			17	20	25	2	1																				R
76	White Alder	10			12	20	15						dead																R
77	White Alder	18			19	30	25	1	2																	X	X	P	
78	White Alder	16			17	30	20	1	4																				R
79	Coast Redwood	19			21	60	25	1	1																	X	X	P	
80	Coast Redwood	23			25	75	20	1	1																	X	X	P	



**BARRIE D. COATE
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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend				Status																	
		DIA METER @ 4 1/2 FEET	DBH	DBH	DIA METER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove												
91	White Alder	22			24	35	25	1	2																																	
92	Coast Redwood	22			25	60	20	1	1																			X	X									P				
93	Coast Redwood	18			20	60	15	1	1																				X	X									P			
94	Coast Redwood	20			23	60	15	1	1																				X	X									P			
95	Coast Redwood	15			16	60	10	1	1																					X										P		
96	Coast Redwood	18			20	60	15	1	1																				X	X										P		
97	Coast Redwood	17			19	60	15	1	1																				X	X											P	
98	Coast Redwood	19			21	60	15	1	1																				X	X											P	
99	Coast Redwood	20			22	60	20	1	1																				X	X											P	
100	Coast Redwood	20			23	60	20	1	1																				X	X												P



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 Los Gatos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
101	Coast Redwood	23			26	50	25	1	4																		X	X		P
102	Coast Redwood	26			29	75	30	1	1																		X	X		P
103	Coast Redwood	26			28	60	30	1	1																		X	X		P
104	Coast Redwood	17			19	55	20	3	1																		X			P
105	White Alder	13			15	30	20	2	2																			X		P/R
106	White Alder	18			19	35	30	1	1																		X	X		P
107	White Alder	13			14	30	25	1	1																			X		P
108	White Alder	14			15	30	25	1	1																			X		P
109	White Alder	16			17	30	25	1	1																			X		P
110	White Alder	20			21	30	25	2	1																		X	X		P/R



**BARRIE D. COATE
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Los Gatos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
111	White Alder	19			20	30	30	2	2																		X	X	P/R	
112	White Alder	14			16	25	20	2	1																		X	X	P/R	
113	White Alder	12			14	25	15	2	1																		X	X	P/R	
114	Lombardy Poplar <i>Populus nigra 'Italica'</i>	23			24	85	25	2	3																		X		R	
115	Lombardy Poplar	21			22	75	20	2	3																		X		R	
116	Lombardy Poplar	24			25	90	20	2	3																		X		R	
117	Lombardy Poplar	17			18	75	15	3	3																		X		R	
118	Lombardy Poplar	21			22	85	15	3	3																		X		R	
119	Lombardy Poplar	17			18	70	15	3	3																		X		R	
120	Lombardy Poplar	18			19	85	15	3	3																		X		R	



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems				Recommend			Status									
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
121	Lombardy Poplar	16			17	70	15	5	4																						R
122	Lombardy Poplar	22			23	80	15	5	4																						R
123	Lombardy Poplar	18			19	60	10	5	4																						R
124	Lombardy Poplar	19			20	70	15	5	4																						R
125	Lombardy Poplar	15			DEAD																										R
126	Lombardy Poplar	16			DEAD																										R
127	Lombardy Poplar	16			DEAD																										R
128	Lombardy Poplar	16			17	60	20	4	3																						R
129	Lombardy Poplar	18			60	10	5	4																							R
130	Lombardy Poplar	13			DEAD																										R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems				Recommend			Status									
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
131	Lombardy Poplar	12			DEAD																										R
132	Lombardy Poplar	16			17	60	10	5	4																						R
133	Lombardy Poplar	13			DEAD																										R
134	Lombardy Poplar	16			DEAD																										R
135	Lombardy Poplar	18			19	70	15	5	4																		X				R
136	Lombardy Poplar	15			16	70	10	5	4																						R
137	Lombardy Poplar	15			DEAD																										R
138	Lombardy Poplar	15			DEAD																										R
139	Lombardy Poplar	14			15	60	10	5	4																						R
140	Lombardy Poplar	14			15	50	10	5	4																						R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
141	Lombardy Poplar	10			12	40	10	4	4																						R
142	Lombardy Poplar	13			14	30	10	5	4																						R
143	Lombardy Poplar	12			13	50	10	5	4																						R
144	Lombardy Poplar	12			12	dead																									R
145	Lombardy Poplar	12			12	dead																									R
146	Lombardy Poplar	13			14	50	15	4	3																						R
147	Lombardy Poplar	12			14	50	10	5	4																						R
148	Lombardy Poplar	13			15	50	10	5	4																						R
149	Lombardy Poplar	15			16	50	10	5	4																						R
150	Lombardy Poplar	12			12	dead																									R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs				Pest/Disease Problems						Recommend			Status								
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
151	Lombardy Poplar	8			dead																									R
152	Lombardy Poplar	12			14	60	15	4	3																					R
153	Lombardy Poplar	15			16	70	15	4	3																					R
154	Lombardy Poplar	14			16	75	15	3	3																		X			P/R
155	Lombardy Poplar	17			18	75	15	3	3																	X				P/R
156	Lombardy Poplar	17			18	70	15	3	3																	X				P/R
157	Lombardy Poplar	16			17	70	15	3	3																	X				P/R
158	Lombardy Poplar	16			17	70	15	3	3																	X				P/R
159	Lombardy Poplar	15			16	70	15	3	3																	X				P/R
160	Lombardy Poplar	13			15	70	15	3	3																	X				P/R



**BARRIE D. COATE
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Tree #	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status				
	DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
161	16			17	70	15	3	3																			X		P/R
162	14			15	70	15	3	3																			X		P/R
163	15			16	70	15	2	3																			X		P/R
164	17			18	70	15	2	3																		X			P/R
165	16			17	70	15	2	3																			X		P/R
166	19			20	70	15	2	3																		X			P/R
167	21			22	50	15	2	3																		X			P/R
168	12			13	40	20	1	1																		X	X		P
169	11			12	40	20	1	1																		X	X		P
170	12			13	45	20	1	1																		X	X		P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4 1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
171	Aptos Blue Redwood	11			12	35	20	1	1	X																	X	X	P	
172	Aptos Blue Redwood	12			13	45	20	1	1																		X	X	P	
173	Aptos Blue Redwood	14			15	40	20	1	1																		X	X	P	
174	Myoporum	11 @ 2'			11	8	15	5	2																					R
175	Myoporum Lactum	11 @ 1'			11	10	20	3	1																					R
176	Myoporum	12 @ 1'			12	10	20	3	1																					R
177	Myoporum	8	√ 8	at 2'	12	10	20	3	1																					R
178	Myoporum	14 @ 2'			14	15	30	2	1																		X			P
179	Myoporum	10 @ 2'			10	15	20	3	1																					R
180	Myoporum	10 @ 2'			10	10	20	2	1																		X			P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
181	Myoporum	8			9	8	15	1	1																		X		P
182	Myoporum	6	√ 4		8	8	15	3	1																				R
183	Aptos Blue Redwood	12			13	45	20	1	1																	X	X		P
184	Aptos Blue Redwood	12			14	55	20	1	1																	X	X		P
185	Aptos Blue Redwood	10			11	45	20	1	1																	X	X		P
186	Aptos Blue Redwood	11			12	50	20	1	1																	X	X		P
187	Aptos Blue Redwood	13			14	55	20	1	1																	X	X		P
188	Aptos Blue Redwood	10			12	45	20	1	1																	X	X		P
189	Aptos Blue Redwood	15			16	60	20	1	1																	X			P
190	Aptos Blue Redwood	15			16	60	20	1	1																	X			P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
191	Aptos Blue Redwood	12			13	45	20	1	1																			X	X	P
192	Aptos Blue Redwood	12			13	50	25	1	1																			X	X	P
193	Aptos Blue Redwood	15			17	55	25	1	1																			X		P
194	Aptos Blue Redwood	14			15	55	20	1	1																			X	X	P
195	Aptos Blue Redwood	13			14	55	20	1	1																			X	X	P
196	Aptos Blue Redwood	18			20	65	25	1	1																		X	X		P
197	Aptos Blue Redwood	18			20	60	25	1	1																		X	X		P
198	Aptos Blue Redwood	22			24	75	25	1	1																		X	X		P
199	Aptos Blue Redwood	21			23	80	25	1	1																		X	X		P
200	Aptos Blue Redwood	27			29	75	25	1	1																		X	X		P



**BARRIE D. COATE
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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
201	Aptos Blue Redwood	20			22	65	25	1	1																			X			P
202	Aptos Blue Redwood	19			21	65	25	1	1																			X			P
203	Aptos Blue Redwood	18			20	65	25	1	1																			X			P
204	Aptos Blue Redwood	20			22	65	25	1	1																			X			P
205	Aptos Blue Redwood	15			17	55	15	2	1																2				X		P
206	Aptos Blue Redwood	14			16	55	15	2	1																2				X		P
207	Aptos Blue Redwood	12			14	55	15	2	1																2				X		P
208	Aptos Blue Redwood	12			13	55	15	2	1																2				X		P
209	Aptos Blue Redwood	12			13	55	15	2	1																2				X		P
210	Aptos Blue Redwood	11			12	55	15	2	1																2				X		P



**BARRIE D. COATE
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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
211	Aptos Blue Redwood	10			12	55	15	2	1																2			X		P
212	Aptos Blue Redwood	14			15	55	15	2	1																2			X		P
213	Aptos Blue Redwood	12			13	50	15	2	1																2			X		P
214	Aptos Blue Redwood	11			12	45	15	2	1																2			X		P
215	Aptos Blue Redwood	11			12	55	15	2	1																2			X		P
216	Aptos Blue Redwood	15			16	60	15	2	1																2			X		P
217	Aptos Blue Redwood	12			13	35	15	2	1																2			X		P
218	Aptos Blue Redwood	11			13	25	15	2	1																2			X		P
219	Aptos Blue Redwood	12			14	55	15	2	1																2			X		P
220	Aptos Blue Redwood	14			16	65	15	2	1																2			X		P



**BARRIE D. COATE
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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: R=Remove P=Preserve, T=Transplant, or
221	Aptos Blue Redwood	11			12	30	15	2	1																2			X		P
222	Aptos Blue Redwood	10			12	40	15	2	1																2			X		P
223	Aptos Blue Redwood	11			13	35	15	2	1																2			X		P
224	Aptos Blue Redwood	9			11	25	15	2	1																2			X		P
225	Aptos Blue Redwood	11			13	35	15	2	1																2			X		P
226	Aptos Blue Redwood	11			13	35	15	2	1																2			X		P
227	Aptos Blue Redwood	10			12	30	15	2	1																2			X		P
228	Aptos Blue Redwood	9			11	25	15	2	1																2			X		P
229	Aptos Blue Redwood	12			14	50	15	2	1																2			X		P
230	Aptos Blue Redwood	11			13	40	15	2	1																2			X		P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
231	Aptos Blue Redwood	12			14	50	15	2	1																2			X		P
232	Aptos Blue Redwood	14			16	60	15	2	1																2			X		P
233	Aptos Blue Redwood	10			12	40	15	2	1																2			X		P
234	Aptos Blue Redwood	10			12	40	15	2	1																2			X		P
235	Aptos Blue Redwood	11			13	50	15	2	1																2			X		P
236	Aptos Blue Redwood	12			14	50	15	2	1																2			X		P
237	Aptos Blue Redwood	12			14	50	15	1	1																			X		P
238	Aptos Blue Redwood	14			16	65	15	1	1																			X		P
239	Aptos Blue Redwood	13			15	60	15	1	1																			X		P
240	Aptos Blue Redwood	14			16	55	15	1	1																			X		P



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Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status				
		DIAMETER @ 4 1/2 FEET	DBH	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER (1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT
241	Aptos Blue Redwood	15				16	50	15	1	1																		X		P
242	Aptos Blue Redwood	14				15	50	15	1	1																		X		P
243	Aptos Blue Redwood	13				15	40	15	1	1																		X		P
244	Aptos Blue Redwood	12				14	50	15	1	1																		X		P
245	Aptos Blue Redwood	13				15	50	15	1	1																		X		P
246	Aptos Blue Redwood	15				16	50	15	1	1																		X		P
247	Aptos Blue Redwood	14				16	45	15	1	1																		X		P
248	Aptos Blue Redwood	12				14	45	15	1	1																		X		P
249	Aptos Blue Redwood	10				12	30	15	1	1																		X		P
250	Aptos Blue Redwood	10				13	30	15	1	1																		X		P



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status					
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
251	Aptos Blue Redwood	10			11	30	15	1	1																			X		P
252	Aptos Blue Redwood	9			11	30	15	1	1																			X		P
253	Aptos Blue Redwood	9			10	30	15	1	1																			X		P
254	Aptos Blue Redwood	10			12	30	15	1	1																			X		P
255	Aptos Blue Redwood	11			12	40	15	1	1																			X		P
256	Aptos Blue Redwood	12			13	40	15	1	1																			X		P
257	Aptos Blue Redwood	11			12	45	15	1	1																			X		P
258	Aptos Blue Redwood	11			13	40	15	1	1																			X		P
259	Aptos Blue Redwood	12			14	45	15	1	1																			X		P
260	Aptos Blue Redwood	10			12	40	15	1	1																			X		P

Job Name: Sony Computer Site
Job # 08-05-171-06A
Date: November 1st, 2006

*measurement @ 2feet. Exception: some multi stem specimens where single trunk measurement done below lowest trunk fork
1=Best, 5=Worst
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**BARRIE D. COATE
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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
261	Aptos Blue Redwood	10			12	35	15	1	1																		X		P	
262	Aptos Blue Redwood	10			13	35	15	1	1																		X		P	
263	Aptos Blue Redwood	10			11	30	15	1	1																		X		P	
264	Aptos Blue Redwood	11			13	35	15	2	1														2				X		P	
265	Aptos Blue Redwood	13			15	35	15	2	1														2				X		P	
266	Aptos Blue Redwood	12			13	45	15	2	1														2				X		P	
267	Aptos Blue Redwood	12			14	45	20	1	1																		X		P	
268	Aptos Blue Redwood	15			16	45	30	1	1																		X		P	
269	Eucalyptus <i>Eucalyptus species</i>	12			14	50	40	3	2																					R
270	Eucalyptus	13			15	45	35	2	1																					R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-12 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
281	Lombardy Poplar	30			32	70	20	1	4														3					X			R
282	Lombardy Poplar	19			20	70	20	1	3														2					X			R
283	Lombardy Poplar	19			21	70	20	1	2																			X			P
284	Lombardy Poplar	18			20	70	20	1	2																			X			P
285	Lombardy Poplar	22			25	70	20	1	2																			X			P
286	Lombardy Poplar	18			19	70	20	1	2																			X			P
287	Lombardy Poplar	22			26	70	20	1	2																			X			P
288	Lombardy Poplar	18			20	70	20	1	2																			X			P
289	Lombardy Poplar	18			20	70	20	1	2																			X			P
290	Lombardy Poplar	22			23	70	20	1	2																			X			P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems					Recommend			Status							
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
291	Lombardy Poplar	14			16	70	20	1	2																		X			D
292	Lombardy Poplar	20			23	70	20	1	2																		X			P
293	Lombardy Poplar	14			15	70	20	1	2																		X			P
294	Lombardy Poplar	18			21	70	20	1	2																		X			P
295	Lombardy Poplar	16			17	70	20	1	2																		X			P
296	Lombardy Poplar	15			16	70	20	1	2																		X			P
297	Lombardy Poplar	16			17	70	20	1	2																		X			P
298	Lombardy Poplar	15			16	70	20	1	2																		X			P
299	Lombardy Poplar	19			22	70	20	1	2																		X			P
300	Lombardy Poplar	20			24	70	20	1	2																		X			P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status										
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE GROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove				
301	Lombardy Poplar	21			25	70	20	1	2																									P
302	Lombardy Poplar	17			18	70	20	1	2																									P
303	Lombardy Poplar	16			17	70	20	1	2																									P
304	Lombardy Poplar	19			22	70	20	1	2																									P
305	Lombardy Poplar	16			17	70	20	1	2																									P
306	Lombardy Poplar	16			17	70	20	1	2																									P
307	Lombardy Poplar	17			18	70	20	1	2																									P
308	Lombardy Poplar	20			23	70	20	1	2																									P
309	Lombardy Poplar	16			17	70	20	1	2																									P
310	Lombardy Poplar	14			15	70	20	1	2																									P



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status						
		DIAMETER @ 4-1/2 FEET	DBH	DBH	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
311	Lombardy Poplar	18			19	70	20	1	2																		X		P
312	Lombardy Poplar	21			22	70	20	1	2																	X		P	
313	Lombardy Poplar	23			26	70	20	1	2																	X		P	
314	Lombardy Poplar	20			21	90	20	1	2																	X		P	
315	Lombardy Poplar	31			33	80	20	1	2																	X		P	
316	Lombardy Poplar	15			16	70	20	1	2																	X		P	
317	Lombardy Poplar	19			22	70	20	1	2																	X		P	
318	Lombardy Poplar	16			17	70	20	1	2																	X		P	
319	Lombardy Poplar	20			21	70	20	1	2																	X		P	
320	Lombardy Poplar	18			19	70	20	1	2																	X		P	



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems					Recommend			Status							
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE GROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
321	Lombardy Poplar	18			19	70	20	1	2																		X	X		P
322	Lombardy Poplar	16			17	70	20	1	2																		X	X		P
323	Lombardy Poplar	18			19	70	20	1	2																		X	X		P
324	Lombardy Poplar	18			20	70	20	1	2																		X	X		P
325	Lombardy Poplar	16			17	70	20	1	2																		X	X		P
326	Lombardy Poplar	17			18	70	20	1	2																		X	X		P
327	Lombardy Poplar	20			21	70	20	1	2																		X	X		P
328	Lombardy Poplar	18			21	70	20	1	2																		X	X		P
329	Lombardy Poplar	20			23	70	20	1	2																		X	X		P
330	Lombardy Poplar	16			17	70	20	1	2																		X	X		P



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
331	Lombardy Poplar	20			24	70	20	1	2																			X			P
332	Lombardy Poplar	15			16	70	20	1	2																			X			P
333	Lombardy Poplar	15			16	70	20	1	2																			X			P
334	Lombardy Poplar	13			14	70	20	1	2																			X			P
335	Lombardy Poplar	21			23	70	20	1	2																			X			P
336	Lombardy Poplar	22			25	70	20	1	3																			X			R
337	Lombardy Poplar	16			17	70	20	1	4																						R
338	Lombardy Poplar	22			26	70	20	1	3																			X			R
339	Lombardy Poplar	22			25	50	20	1	3																			X			R
340	Lombardy Poplar	21			24	50	20	1	3																			X			R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
341	Lombardy Poplar	29			33	55	15	1	3													2				X			R	
342	Lombardy Poplar	17			19	45	15	1	3																	X	X		P	
343	Lombardy Poplar	24			27	85	15	1	4													4				X			R	
344	Lombardy Poplar	23			26	85	15	1	3													2				X			R	
345	Lombardy Poplar	26			30	85	15	1	4													4				X			R	
346	Lombardy Poplar	25			28	75	15	1	3													1				X			R	
347	Lombardy Poplar	31			36	80	15	1	4													4				X			R	
348	Yarwood Sycamore	13			14	40	30	1	2																		X	X		P
349	Platanus acerifolia 'Yarwood' Yarwood Sycamore	7			8	35	25	1	2																		X	X		P
350	California Pepper Schinus molle	10			11	15	20	1	2																		X	X		P



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Los Calos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status								
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
351	California Pepper	14			16	20	30	1	2																			X	X	P
352	Italian Alder <i>Alnus cordata</i>	18			20	35	35	4	3									3									X		R	
353	California Pepper	8			10	15	20	2	2																				R	
354	California Pepper	10			12	20	20	2	2																				R	
355	California Pepper	11			15	20	25	1	2																		X		P	
356	California Pepper	11			14	15	20	1	2																		X		P	
357	California Pepper	8			11	15	20	2	2																				R	
358	California Pepper	13			15	20	25	1	2																		X		P	
359	California Pepper	9			11	15	15	1	2																		X	X	P	
360	Italian Alder	15			17	25	30	1	2																		X		P	



**BARRIE D. COATE
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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs							Pest/Disease Problems							Recommend			Status			
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
361	Italian Alder	15 @ 2'	15	30	30	1	3																					X		P
362	Italian Alder	19		22	25	25	1	2																			X		P	
363	Japanese Flowering Cherry <i>Prunus serrulata</i>	8		11	10	15	1	1																			X		P	
364	Japanese Flowering cherry	9		12	10	20	1	1																			X		P	
365	Japanese Flowering cherry	12		15	10	20	1	1																			X		P	
366	Japanese Flowering cherry	10		12	10	20	1	1																			X		P	
367	Japanese Flowering cherry	10		12	10	20	1	1																			X		P	
368	Japanese Flowering cherry	7		9	8	15	1	1																			X		P	
369	Japanese Flowering cherry	7		9	8	15	1	1																			X		P	
370	Japanese Flowering cherry	8		11	10	20	1	1																			X		P	



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Tree #	Plant Name	Measurements					Condition		Pruning/Cabling Needs							Pest/Disease Problems					Recommend			Status										
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove				
371	Japanese Flowering cherry	14			16	10	25	1	1																									P
372	Japanese Flowering cherry	13			15	10	25	2	1																			X					P	
373	Japanese Flowering cherry	8			11	8	20	2	1																		X						P	
374	Japanese Flowering cherry	8			10	7	20	2	1																		X						P	
375	Japanese Flowering cherry	9			DEAD																													
376	Japanese Flowering cherry	9			10	10	25	1	1																		X							P
377	Japanese Flowering cherry	9			11	10	20	1	1																		X							P
378	Japanese Flowering cherry	8			10	7	10	4	1																									R
379	Japanese Flowering cherry	7			9	8	15	2	1																		X							P
380	Japanese Flowering cherry	7			9	10	15	1	1																		X							P



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Tree # Plant Name

Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs							Pest/Disease Problems						Recommend			Status				
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve,T=Transplant, or R=Remove	
381	Japanese Flowering cherry	8			11	8	20	2	1																			X			
382	Japanese Flowering cherry	10			11	10	20	1	1																			X			P
383	Japanese Flowering cherry	12			13	10	20	1	1																			X			P
384	Japanese Flowering cherry	12			13	8	20	1	1																			X			P
385	Japanese Flowering cherry	8			10	8	15	1	1																			X			P
386	Crape Myrtle <i>Lagerstromia indica</i>	4.5			5	10	12	1	1																			X			P
387	Crape Myrtle	5.5			6	10	12	1	1																			X			P
388	Crape Myrtle	5.5			6	12	12	1	1																			X			P
389	Crape Myrtle	5.5			6	12	12	1	1																			X			P
390	Crape Myrtle	6			7	15	15	1	1																			X			P



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Tree #	Plant Name	Measurements				Condition		Pruning/Cabling Needs				Pest/Disease Problems					Recommend			Status										
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
391	Crape Myrtle	6			7	15	15	1	1																			X	X	P
392	Crape Myrtle	6			7	15	15	1	1																		X	X	P	
393	Crape Myrtle	4.5			5	15	10	1	1																		X	X	P	
394	Crape Myrtle	6			7	15	15	1	1																		X	X	P	
395	Crape Myrtle	6			7	15	15	1	1																		X	X	P	
396	Crape Myrtle	5			6	12	12	1	1																		X	X	P	
397	Crape Myrtle	5.5			6	12	12	1	1																		X	X	P	
398	Crape Myrtle	5.5			6	15	15	1	1																		X	X	P	
399	Crape Myrtle	6			7	15	15	1	1																		X	X	P	
400	Crape Myrtle	6			7	15	15	1	1																		X	X	P	



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status								
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
401	Crape Myrtle	9			7	15	15	1	1																					X		P
402	Italian Alder	10			12	40	20	2	3																							R
403	Italian Alder	8			dead																											R
404	Italian Alder	6			8	15	15	2	1																							R
405	Italian Alder	7			9	15	15	2	1																							R
406	Italian Alder	9			11	30	15	2	3																							R
407	Japanese Flowering Cherry	6			7	8	10	1	2																				X	X		P
408	Japanese Flowering Cherry	7			8	10	12	1	2																				X	X		P
409	Japanese Flowering Cherry	6			7	8	12	3	2																							R
410	Japanese Flowering Cherry	6			7	10	12	1	2																				X	X		P



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Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status					
		DIAMETER @ 4 1/2 FEET	MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
411	Japanese Flowering Cherry	5			7	8	10	1	1																				X	X	P
412	Japanese Flowering Cherry	6			8	10	15	1	1																			X	X	P	
413	Japanese Flowering Cherry	5			7	10	10	1	1																			X	X	P	
414	Japanese Flowering Cherry	8			9	8	12	1	2																			X	X	P	
415	Japanese Flowering Cherry	13			14	12	20	1	1																			X	X	P	
416	Japanese Flowering Cherry	9			10	10	15	1	1																			X	X	P	
417	Japanese Flowering Cherry	9			10	10	15	2	1																						R
418	Japanese Flowering Cherry	7			8	10	20	1	1																			X	X	P	
419	Japanese Flowering Cherry	12			13	10	20	1	1																			X	X	P	
420	Japanese Flowering Cherry	8			10	8	15	1	1																			X	X	P	



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Tree #	Plant Name	Measurements				Condition		Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
421	Japanese Flowering Cherry	10			12	12	20	1	1																		X	X	P	
422	Japanese Flowering Cherry	13			14	12	20	1	1																		X	X	P	
423	Japanese Flowering Cherry	9			10	12	20	1	1																		X	X	P	
424	Japanese Flowering Cherry	10			11	12	20	1	1																		X	X	P	
425	Japanese Flowering Cherry	10			11	12	15	1	1																		X	X	P	
426	Japanese Flowering Cherry	8			9	10	15	1	1																		X	X	P	
427	Canary Island Date Palm	18	@ 2'		18	10	15	2	1																		X	X	P	
	Phoenix Canariensis																													
428	California Fan Palm	22			23	50	15	2	2																					R
	Washingtonia filifera																													
429	California Fan Palm	32			33	40	15	2	2																			X		R
430	California Fan Palm	23			24	45	10	5	2																			X		R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems				Recommend			Status									
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
431	California Fan Palm	32			33	45	15	3	2																						R
432	California Fan Palm	32			33	45	15	3	2																						R
433	California Fan Palm	28			30	45	15	3	2																						R
434	California Fan Palm	26			28	40	15	3	2																						R
435	California Fan Palm	26			28	48	15	4	2																						R
436	California Fan Palm	30			31	45	15	2	2																						R
437	California Fan Palm	26			28	45	15	2	2																						R
438	California Fan Palm	26			28	45	15	2	2																						R
439	California Fan Palm	26			28	45	15	4	2																						R
440	California Fan Palm				dead																										R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems				Recommend				Status								
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
441	California Fan Palm	26			28	35	15	3	2																						R
442	California Fan Palm	28			30	35	10	5	2																						R
443	California Fan Palm	28			30	35	15	3	2																						R
444	California Fan Palm	26			28	40	15	3	2																						R
445	California Fan Palm	26			29	40	15	3	2																						R
446	California Fan Palm	24			26	35	15	3	2																						R
447	California Fan Palm	26			28	35	15	4	2																						R
448	California Fan Palm	28			30	35	15	4	2																						R
449	Mexican Fan Palm	19			20	50	15	1	1																						P
450	California Fan Palm	31			33	35	15	4	2																						R



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status								
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
451	California Fan Palm	30			31	45	15	4	2																						R
452	California Fan Palm	28			30	45	15	2	2																						R
453	California Fan Palm	28			30	55	15	2	2																						R
454	California Fan Palm	26			29	55	15	2	2																						R
455	California Fan Palm	26			29	45	15	2	2																						R
456	California Fan Palm	31			33	45	15	2	2																						R
457	California Fan Palm	33			35	45	15	2	2																						R
458	California Fan Palm	32			33	45	15	2	2																						R
459	California Fan Palm	26			28	45	15	2	2																						R
460	California Fan Palm	26			29	40	15	3	2																						R



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status				
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
461	California Fan Palm	26			29	45	15	4	2																	X			R
462	California Fan Palm	26			28	25	15	3	2																	X			R
463	California Fan Palm	26			28	35	15	2	2																	X			R
464	California Fan Palm	26			29	40	15	4	2																	X			R
465	California Fan Palm	26			29	40	15	2	2																	X			R
466	California Fan Palm	26			28	40	15	3	2																	X			R
467	California Fan Palm	26			29	40	15	2	2																	X			R
468	California Fan Palm	26			29	35	15	2	2																	X			R
469	California Fan Palm	24			27	30	15	3	2																	X			R
470	California Fan Palm	26			27	35	15	3	2																	X	X	X	T



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs				Pest/Disease Problems					Recommend			Status								
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE GROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT
471	Canary Island Date Palm																									X	X		T
472	Canary Island Date Palm																									X	X		T
473	Canary Island Date Palm																									X	X		T
474	Canary Island Date Palm																									X	X		T
475	Canary Island Date Palm																									X	X		T
476	Canary Island Date Palm																									X	X		T
477	Canary Island Date Palm																									X	X		T
478	Canary Island Date Palm																									X	X		T
479	California Fan Palm																									X			R
480	California Fan Palm																									X			R



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23353 Summit Road
Los Calos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status								
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
481	California Fan Palm	26			28	45	15	3	2																							R
482	California Fan Palm	26			29	45	15	4	2																							R
483	California Fan Palm	26			29	45	15	3	2																							R
484	California Fan Palm	24			27	45	15	3	2																							R
485	California Fan Palm	26			28	45	15	3	2																							R
486	California Fan Palm	28			30	35	15	4	2																							R
487	California Fan Palm	26			28	35	15	3	2																							R
488	California Fan Palm	32			34	30	15	3	2																							R
489	California Fan Palm	28			30	30	15	4	2																							R
490	California Fan Palm	28			30	30	15	4	2																							R



**BARRIE D. COATE
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(408) 353-1052
23535 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-12 FEET	DBH	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
491	California Fan Palm	26				dead																									R
492	California Fan Palm	26			28	30	15	3	2																		X			R	
493	California Fan Palm	26			28	30	15	2	2																		X			R	
494	California Fan Palm	26			29	30	15	2	2																		X			R	
495	California Fan Palm	26			28	30	15	2	2																		X			R	
496	California Fan Palm	26			28	30	15	2	2																		X			R	
497	California Fan Palm	26			29	45	15	2	2																		X			R	
498	California Fan Palm	28			28	40	15	3	2																		X			R	
499	California Fan Palm	26			dead																										R
500	California Fan Palm	30			32	15	15	4	2																		X			R	



**BARRIE D. COATE
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(408) 353-1052
23335 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
501	California Fan Palm	28			30	30	15	1	1																		X			P
502	California Fan Palm	22			24	30	15	1	1																		X			P
503	California Fan Palm	22			24	30	15	1	1																		X			P
504	California Fan Palm	34			36	35	15	1	1																		X			P
505	California Fan Palm	28			30	35	15	1	1																		X			P
506	California Fan Palm	28			31	35	15	1	1																		X			P
507	California Fan Palm	30			32	35	15	1	1																		X			P
508	California Fan Palm	32			34	35	15	1	1																		X			P
509	California Fan Palm	20			23	40	15	1	1																		X			P
510	California Fan Palm	25			27	30	15	1	1																		X			P



**BARRIE D. COATE
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(408) 353-1052
23935 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status					
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
511	California Fan Palm	25			27	30	15	1	3																						R
512	California Fan Palm	28			29	30	15	1	1																		X	X		P	
513	California Fan Palm	26			28	30	15	1	1																		X	X		P	
514	California Fan Palm	32			33	30	15	1	1																		X	X	P	R	
515	California Fan Palm	28			DEAD																									R	
516	California Fan Palm	32			33	30	15	1	1																		X	X		P	
517	California Fan Palm	30			32	30	15	3	1																		X			R	
518	California Fan Palm	28			31	30	15	3	1																		X			R	
519	California Fan Palm	28			30	30	15	2	1																		X			R	
520	California Fan Palm	33			35	30	15	2	1																		X			R	



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23333 Summit Road
Los Calos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems				Recommend			Status										
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
521	California Fan Palm	32			34	30	15	2	1																							R
522	California Fan Palm	30			32	30	15	2	1																							R
523	California Fan Palm	33			35	30	15	1	1																							P
524	California Fan Palm	29			32	30	15	1	1																							P
525	Chinese Pistache <i>Pistacia chinensis</i>	5			6	8	15	1	1																							T
526	Chinese Pistache	6			7	10	20	1	1																							T
527	Chinese Pistache	3			4	8	10	3	1																							R
528	Chinese Pistache	3			4	10	10	2	1																							R
529	Chinese Pistache	4			5	10	10	4	1																							R
530	Chinese Pistache	4			5	15	15	1	1																							T



**BARRIE D. COATE
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23535 Summit Road
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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems				Recommend			Status										
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
531	Chinese Pistache	5			6	10	15	1	1																						X	T
532	Chinese Pistache	5			6	10	15	1	1																						X	T
533	Chinese Pistache	5			6	15	20	1	1																						X	T
534	Chinese Pistache	5			6	15	20	1	1																						X	T
535	Chinese Pistache	7			8	15	25	1	1																						X	T
536	Chinese Pistache	6			7	15	25	1	1																						X	T
537	California Pepper	12			14	25	30	1	2																						X	P
538	California Pepper	10			12	20	20	1	2																						X	P
539	California Pepper	8			10	10	20	1	3																						X	T
540	Fremont Cottonwood	19			20	40	45	1	3																						X	R
	<i>Populus fremontii</i>																															



**BARRIE D. COATE
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(408) 353-1052
23535 Summit Road
Lee Gatos, CA 95030

Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs							Pest/Disease Problems							Recommend			Status				
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
541	Fremont Cottonwood	18			20	40	50	1	3																						R
542	Fremont Cottonwood	17			19	45	60	1	3																						R
543	Fremont Cottonwood	18			21	45	50	1	3																						R
544	Fremont Cottonwood	16			17	45	45	4	3																						R
545	Fremont Cottonwood	16			17	45	50	1	3																						R
546	Fremont Cottonwood	16			17	45	45	1	3																						R
547	Fremont Cottonwood	20			21	45	55	1	3																						R
548	Chinese Pistache	5			6	10	15	1	2																						T
549	Chinese Pistache	5			6	12	20	1	2																						T
550	Chinese Pistache	5			6	12	20	2	2																						R



**BARRIE D. COATE
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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status								
		DIAMETER @ 4-12 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
551	Chinese Pistache	6			7	15	15	1	1																			X	X	T
552	Chinese Pistache	5			6	12	15	1	1																		X	X	T	
553	Chinese Pistache	5			6	12	15	1	1																		X	X	T	
554	Chinese Pistache	4			5	12	15	2	1																					R
555	Chinese Pistache	4			5	12	12	2	2																					R
556	Chinese Pistache	5			6	12	15	1	1																		X	X	T	
557	Fremont Cottonwood	19			20	45	50	1	3																	X				R
558	Fremont Cottonwood	18			19	45	50	1	3																	X				R
559	Fremont Cottonwood	17			DEAD																									R
560	Fremont Cottonwood	17			20	45	50	1	3																	X				R



**BARRIE D. COATE
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(408) 353-1052
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Los Calitos, CA 95030

Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET	MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
561	Fremont Cottonwood	14				16	40	50	1	3																						R
562	Fremont Cottonwood	21				24	40	50	1	3																		X				R
563	Fremont Cottonwood	16				17	40	50	1	3																						R
564	Fremont Cottonwood	16				17	40	50	1	3																						R
565	Italian Alder	16																														R
566	Chinese Pistache	6				7	12	15	1	1																		X				T
567	Chinese Pistache	6				7	12	15	1	1																	X					T
568	Chinese Pistache	5				6	12	15	1	1																	X					T
569	Chinese Pistache	4				5	12	15	1	1																	X					T
570	Chinese Pistache	5				6	12	15	1	1																	X					T



**BARRIE D. COATE
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29335 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status			
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT
571	Deodar Cedar <i>Cedrus deodara</i>	8			10	20	15	1	2																		X	X	P
572	Deodar Cedar	14			16	40	30	1	1																		X		P
573	California Pepper	13			15	25	30	1	2																		X		P
574	California Pepper	13			15	25	30	1	2																		X		P
575	Deodar Cedar	4			6	15	10	3	1																				R
576	Valley Oak <i>Quercus lobata</i>	###	*		35.5	40	65	1	1																		X	X	P
577	Deodar Cedar	11			14	40	30	1	1																		X		P
578	Deodar Cedar	15			17	35	35	1	1																		X		P
579	Deodar Cedar	17			19	55	35	1	1																		X		P
580	California Pepper	13			14	15	20	1	2																		X		P

*used diameter tape for measurement



**BARRIE D. COATE
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(408) 353-1052
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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status									
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
581	California Pepper	12			13	15	25	1	2																						P
582	California Pepper	12			15	15	25	1	2																		X			P	
583	California Pepper	10			11	15	25	3	2																					R	
584	California Pepper	14			15	20	25	1	2																		X			P	
585	Italian Alder	13			15	35	30	2	1																						
586	Italian Alder	10			11	35	25	3	2																						R
587	Italian Alder	14			15	40	30	1	2																		X			P	
588	Italian Alder	16			18	35	30	1	3																		X			P	
589	Italian Alder	14			15	35	30	1	2																		X			P	
590	Chinese Elm	7			8	15	20	4	3																					R	



**BARRIE D. COATE
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23335 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements					Condition				Pruning/Cabling Needs						Pest/Disease Problems					Recommend			Status							
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
591	Yarwood Sycamore	11			12	30	25	1	2																							P
592	Yarwood Sycamore	9			10	20	25	1	2																							P
593	Yarwood Sycamore	8			9	20	25	1	2																							P
594	Yarwood Sycamore	5			6	20	15	3	2																							R
595	Yarwood Sycamore	4			5	15	15	3	2																							R
596	California Pepper	8			9	12	15	1	2																			X			P	
597	Yarwood Sycamore	6			7	20	20	2	2																							R
598	Yarwood Sycamore	4.5			5	20	15	2	2																							R
599	Yarwood Sycamore	7			8	30	25	1	4																							R
600	Yarwood Sycamore	4.5			5	20	15	2	2																							R



**BARRIE D. COATE
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(408) 352-1052
2335 Summit Road
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Tree #	Plant Name	Measurements				Condition		Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status								
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
601	Yarwood Sycamore	5			6	25	20	2	2																						R
602	Yarwood Sycamore	4			5	15	15	2	2																						R
603	Yarwood Sycamore	5			6	15	20	2	2																						R
604	Chinese Elm	4			5	8	15	5	3																						R
605	Chinese Elm	5			6	10	20	4	3																						R
606	Chinese Elm	4			5	10	20	5	3																						R
607	Chinese Elm	2			3	8	12	5	3																						R
608	Fremont Cottonwood	23			24	50	45	4	4										4								X				R
609	Fremont Cottonwood	17			18	40	40	1	3																		X				P
610	Fremont Cottonwood	17			18	40	40	4	3																		X				R



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23335 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
611	Fremont Cottonwood	12			13	25	25	2	2																						R
612	Fremont Cottonwood	11			12	25	25	3	2																						R
613	Fremont Cottonwood	17			18	40	60	1	3													X	X							P	
614	Fremont Cottonwood	11			dead																									R	
615	Fremont Cottonwood	11			12	30	30	4	3																						R
616	Fremont Cottonwood	17			18	45	45	1	3													X	X							P	
617	Fremont Cottonwood	16			17	40	40	1	3														X							P	
618	Chinese Elm	6			7	15	25	5	3																						R
619	Chinese Elm	6			7	15	20	5	3																						R
620	Chinese Elm	8			9	20	30	5	5																						R



**BARRIE D. COATE
and ASSOCIATES**

(408) 353-1052
23335 Summit Road
Los Calitos, CA 95030

Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status								
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
621	Chinese Elm	6	7	15	30	5	3																							R	
622	Chinese Elm	8	9	20	30	5	3																							R	
623	Chinese Elm	8	9	15	30	5	3																							R	
624	Yarwood Sycamore	12	13	30	40	1	2																			X				P	
625	Yarwood Sycamore	8	9	20	20	1	2																			X				P	
626	Yarwood Sycamore	8	9	20	20	2	2																							R	
627	Yarwood Sycamore	7	8	15	20	2	2																								R
628	Yarwood Sycamore	6	7	15	20	2	2																								R
629	Yarwood Sycamore	4	5	15	15	2	2																								R
630	Yarwood Sycamore	5	6	20	15	2	2																								R



**BARRIE D. COATE
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(408) 353-1052
23535 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs				Pest/Disease Problems					Recommend			Status											
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
631	Yarwood Sycamore	6	7	7	20	20	2	2																								R
632	Yarwood Sycamore	6	7	7	20	15	2	2																								R
633	Yarwood Sycamore	7	8	8	30	25	1	2																				X			P	
634	Yarwood Sycamore	7	8	8	25	25	1	2																			X				P	
635	Chinese Elm	4	5	5	15	20	5	3																								R
636	Chinese Elm	4	5	5	15	20	5	3																								R
637	Chinese Elm	5	6	6	15	25	5	3																								R
638	Chinese Elm	5	6	6	15	25	5	3																								R
639	Chinese Elm	4	5	5	10	10	5	3																								R
640	Chinese Elm	5	6	6	10	25	5	3																								R



**BARRIE D. COATE
and ASSOCIATES**

(408) 352-1052
2333 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status									
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
641	Chinese Elm	4			5	10	20	5	3																						R
642	Chinese Elm	4			5	10	20	5	3																						R
643	Chinese Pistache	5			6	12	20	2	2																						R
644	Chinese Pistache	5			6	12	15	2	2																						R
645	Chinese Pistache	5			6	10	20	2	2																						R
646	Chinese Pistache	5			6	12	20	1	2																		X	X			T
647	Chinese Pistache	5			6	12	15	2	2																						R
648	Chinese Pistache	5			6	15	20	1	2																		X	X			T
649	Fremont Cottonwood	15			16	40	50	1	3																		X				P
650	Fremont Cottonwood	14			15	45	45	1	3																		X				P



BARRIE D. COATE
and **ASSOCIATES**

(408) 353-1052
23335 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status								
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
651	Fremont Cottonwood	13			14	40	35	1	3																							P
652	Fremont Cottonwood	14			15	40	45	2	3																							R
653	Fremont Cottonwood	13			14	45	35	2	3																							R
654	Fremont Cottonwood	11			12	35	35	1	3																			X			P	
655	Fremont Cottonwood	10			11	35	30	2	3																							R
656	Fremont Cottonwood	17			18	40	45	1	3																			X	X		P	
657	Fremont Cottonwood	17			18	40	45	1	3																			X			P	
658	Chinese Pistache	5			6	12	20	4	2																							R
659	Chinese Pistache	6			7	10	20	1	2																			X	X		T	
660	Chinese Pistache	5			6	10	15	1	2																			X	X		T	



**BARRIE D. COATE
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(408) 353-1052
23325 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status							
		DIAMETER @ 4 1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
661	Chinese Pistache	5			6	12	20	1	2																		X	X	T	
662	Chinese Pistache	5			6	12	15	1	2																		X	X	T	
663	Chinese Pistache	4			5	12	15	1	2																		X	X	T	
664	Chinese Pistache	5			6	12	20	1	2																		X	X	T	
665	Chinese Pistache	5			6	10	15	1	2																		X	X	T	
666	Chinese Pistache	4			5	10	10	2	2																					
667	Chinese Pistache	5			6	12	20	1	2																		X	X	T	
668	Chinese Pistache	5			6	12	20	1	2																		X	X	T	
669	Italian Alder	16			17	45	40	1	2																		X			P
670	Chinese Pistache	4			5	12	20	1	2																		X	X	T	



**BARRIE D. COATE
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23535 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
671	Eastern Redbud <i>Cercis Canadensis</i>	4	X	5	4	6	15	15	1	1																			X		P
672	Eastern Redbud	4	X	3	5	15	10	1	1																			X		P	
673	Eastern Redbud	4	X	2	2	5	15	10	1	1																		X		P	
674	Eastern Redbud	3	X	3	3	6	15	10	1	1																		X		P	
675	Eastern Redbud	3	X	1	1	4	15	8	1	1																		X		P	
676	Eastern Redbud	3	X	2	1	5	15	10	2	1																				R	
677	Eastern Redbud	3	X	3	2	6	15	8	3	2																				R	
678	Eastern Redbud	2	X	2	2	5	10	5	2	2																				R	
679	Eastern Redbud	3	X	3	1	5	15	8	2	2																				R	
680	Eastern Redbud	3	X	3	1	5	15	5	3	2																				R	



**BARRIE D. COATE
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Los Gatos, CA 95030

Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status					
		Diameter @ 4 1/2 Feet	DBH	DBH	DBH	Diameter @ 2 Feet *	Height Estimated	Spread Estimated	Health (1-5)	Structure (1-5)	Condition Rating (2-10)	Hazard Rating (4-12)	Crown Cleaning	Crown Thinning	Crown Restoration	Crown Raising	Remove End-Weight	Cables Needed #	Pruning Priority (1-5)	Insects (1-5)	Tree Crown Disease (1-5)	Dead Wood (1-5)	Trunk Decay (1-5)	Root Collar Covered (1-5)	Root Collar Disease (1-5)	Needs Water (1-5)	Needs Fertilizer	Protected or Heritage?	Suitable to Preserve	Suitable to Transplant	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
681	Eastern Redbud	2	✓	2	5	10	10	4	2																						R
682	Eastern Redbud	3	✓	2	4	10	10	4	2																						R
683	Eastern Redbud	3	✓	3	5	10	10	4	2																						R
684	Eastern Redbud	3	✓	2	5	10	10	4	2																						R
685	Eastern Redbud	3	✓	2	4	10	10	4	2																						R
686	Eastern Redbud	2	✓	2	4	8	10	4	2																						R
687	Eastern Redbud	3	✓	3	5	8	10	1	2																		X				P
688	Eastern Redbud	4	✓	2	6	8	10	2	2																						R
689	Eastern Redbud	3	✓	3	6	8	10	4	2																						R
690	Japanese Flowering Cherry	10			12	20	15	1	4																						R



**BARRIE D. COATE
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(408) 353-1052
23335 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status					
		DIAMETER @ 4 1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
691	Japanese Flowering Cherry	7			8	8	12	2	2																						R
692	Japanese Flowering Cherry	9			11	8	20	1	2																		X			P	
693	Japanese Flowering Cherry	13			15	10	25	1	2																		X			P	
694	Japanese Flowering Cherry	11			13	12	20	1	2																						R
695	Japanese Flowering Cherry	12			14	8	20	2	2																						R
696	Japanese Flowering Cherry	12			13	15	20	3	2																						R
697	Japanese Flowering Cherry	12			14	8	20	3	2																						R
698	Japanese Flowering Cherry	9			10	7	15	2	2																						R
699	Japanese Flowering Cherry	8			9	8	15	3	2																						R
700	Japanese Flowering Cherry	7			8	7	12	2	2																						R



**BARRIE D. COATE
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(408) 353-1052
23535 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status										
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND:			
701	Japanese Flowering Cherry	7	8	10	12	1	1																										P
702	Japanese Flowering Cherry	9	10	12	15	1	1																										P
703	Japanese Flowering Cherry	8	9	12	15	2	1																										P
704	Japanese Flowering Cherry	8	10	10	10	1	1																										P
705	Japanese Flowering Cherry	9	10	10	10	1	1																										P
706	London Plane	13	14	60	30	2	1												1														P
707	London Plane	11	12	60	30	2	1												1														P
708	London Plane	11	12	60	30	2	1												1														P
709	London Plane	11	12	60	30	2	1												1														P
710	London Plane	11	12	60	30	2	1												1														P



**BARRIE D. COATE
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(408) 352-1052
23935 Summit Road
Los Gatos, CA 95030

Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
711	London Plane	11			12	60	30	2	1									1										X		P
712	London Plane	11			12	60	30	2	1									1										X		P
713	London Plane	11			13	60	30	2	1									1										X		P
714	London Plane	12			13	60	30	2	1									1										X		P
715	London Plane	11			12	60	30	2	1									1										X		P
716	London Plane	11			13	60	30	2	1									1										X		P
717	London Plane	10			11	60	30	2	1									1										X		P
718	London Plane	11			12	60	30	2	1									1										X		P
719	London Plane	9			10	60	30	2	1									1										X		P
720	London Plane	9			10	50	25	2	1									1										X		P



**BARRIE D. COATE
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(408) 353-1052
23535 Summit Road
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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status							
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
721	London Plane	9	10	10	50	25	2	1										1	1									X	X	P
722	London Plane	8	10	10	35	20	2	1										1	1								X	X	P	
723	London Plane	8	9	9	35	20	2	1										1	1								X	X	P	
724	London Plane	9	10	10	35	20	2	1										1	1								X	X	P	
725	London Plane	8	9	9	30	20	2	1										1	1								X	X	P	
726	London Plane	7	8	8	30	20	2	1										1	1								X	X	P	
727	London Plane	7	9	9	30	25	2	1										1	1								X	X	P	
728	London Plane	8	9	9	35	25	2	1										1	1								X	X	P	
729	London Plane	8	10	10	40	25	2	1										1	1								X	X	P	
730	London Plane	8	9	9	40	20	2	1										1	1								X	X	P	



**BARRIE D. COATE
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23555 Summit Road
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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status					
		DIAMETER @ 4 1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
731	London Plane	7			8	40	20	2	1									1										X	X	P
732	London Plane	7			8	40	25	2	1									1									X	X	P	
733	London Plane	6			7	40	20	2	1									1									X	X	P	
734	London Plane	7			8	40	25	2	1									1									X	X	P	
735	London Plane	8			10	40	25	2	1									1									X	X	P	
736	London Plane	8			9	40	25	2	1									1									X	X	P	
737	London Plane	8			9	40	30	2	1									1									X	X	P	
738	London Plane	8			10	40	30	2	1									1									X	X	P	
739	London Plane	8			9	40	30	2	1									1									X	X	P	
740	London Plane	10			12	45	35	2	1									1									X	X	P	



**BARRIE D. COATE
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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status							
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
741	London Plane	6			8	30	25	2	1										1									X	X	P
742	London Plane	9			10	45	35	2	1										1									X	X	P
743	London Plane	9			11	45	30	2	1										1									X	X	P
744	London Plane	7			9	30	20	2	1										1									X	X	P
745	London Plane	8			10	30	25	2	1										1									X	X	P
746	London Plane	7			9	30	25	2	1										1									X	X	P
747	London Plane	7			9	30	20	2	1										1									X	X	P
748	London Plane	7			9	35	25	2	1										1									X	X	P
749	London Plane	8			10	35	25	2	1										1									X	X	P
750	London Plane	9			11	45	25	2	1										1									X	X	P



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Tree #	Plant Name	Measurements				Condition		Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status							
		DIAMETER @ 4 1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
751	London Plane	7			9	30	25	2	1										1									X	X	P
752	Myoporium	11	X	9	7	17	25	45	1	2																	X		P	
753	Bradford Pear	12			14	35	35	2	4										1											R
754	<i>Pyrus calleryana</i> 'Bradford'	13			15	35	35	2	4										1											R
755	Bradford Pear	12			14	35	35	2	4										2											R
756	Bradford Pear	13			15	35	40	2	4										2											R
757	Bradford Pear	13			15	35	40	2	4										1											R
758	Bradford Pear	13			15	35	40	2	4										1											R
759	Bradford Pear	16			17	35	40	2	4										1											R
760	Bradford Pear	16			18	35	35	2	4										1											R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
761	Bradford Pear	13			15	30	40	2	4									1	1											R
762	Bradford Pear	12			14	30	30	2	4									2	2											R
763	Bradford Pear	8			10	20	15	3	4									1	1											R
764	Bradford Pear	13			15	30	30	2	4									1	1											R
765	Bradford Pear	14			16	30	25	2	4									1	1											R
766	Bradford Pear	14			16	30	25	2	4									1	1											R
767	Bradford Pear	11			12	30	25	2	4									1	1											R
768	Bradford Pear	12			14	30	25	2	4									1	1											R
769	Bradford Pear	13			15	30	25	2	4									1	1											R
770	Bradford Pear	8			10	30	20	4	3									4	4											R



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status					
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
771	Bradford Pear	12			14	30	30	2	4									1												R
772	Bradford Pear	15			16	30	30	2	4									1												R
773	Bradford Pear	11			12	30	25	2	4									1												R
774	Bradford Pear	11			13	25	20	2	4									1												R
775	Bradford Pear	16			17	30	30	2	4									1												R
776	Bradford Pear	11			12	30	30	2	4									1												R
777	Bradford Pear	12			14	25	20	3	4									2												R
778	Crape Myrtle	5	X	4	8	20	15	1	2																		X			P
779	Crape Myrtle	5	X	3	8	20	15	1	2																		X			P
780	Crape Myrtle	5	X	5	8	20	15	1	2																		X			P



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status						
		DIA METER @ 4-1/2 FEET	DBH	DBH	DIA METER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND:
781	Crape Myrtle	6	x	3	8	20	15	1	2																			X	X	P
782	Crape Myrtle	5	x	5	7	20	15	1	2																		X	X	P	
783	London Plane	9			11	30	20	2	1																		X	X	T	
784	Eucalyptus	11			12	50	30	1	1										1								X		P	
785	Eucalyptus	12			14	60	30	2	1										1								X		P	
786	Eucalyptus	11			13	50	40	2	2										1								X		P	
787	Eucalyptus	12			15	50	35	1	1										1								X		P	
788	Eucalyptus	15			16	40	35	1	1										1								X		P	
789	Eucalyptus	15			16	50	40	1	1										1								X		P	
790	Western Redbud <i>Cercis occidentalis</i>	2	x	2	4	10	10	1	1																		X		P	



Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs				Pest/Disease Problems					Recommend			Status														
		DIAMETER @ 4-12 FEET	DBH	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE GROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER (1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove				
791	Western Redbud	4	X	3	3	5	15	10	1	2																									P
792	Western Redbud	3	X	2	2	4	15	10	1	2																			X				P		
793	Western Redbud	4	X	3	3	5	15	10					DEAD																					R	
794	Western Redbud	2	X	1	1	4	15	10	1	2																		X					P		
795	Western Redbud	3	X	3	2	4	15	10	1	2																		X					P		
796	Western Redbud	2	X	2	1	4	15	10	1	2																		X					P		
797	Western Redbud	2	X	2	1	5	15	10	1	2																		X						P	
798	Western Redbud	2	X	2	2	5	15	10	1	2																		X						P	
799	Western Redbud	2	X	2	2	5	15	10	1	2																		X						P	
800	Western Redbud	4	X	4	3	5	15	10	1	2																		X						P	

Job Name: Sony Computer Site
 Job # 08-05-171-06A
 Date: November 1st, 2006

*measurement @ 2feet. Exception: some multi stem specimens where single trunk measurement done below lowest trunk fork
 1=Best, 5=Worst
 Page 80 of 91



**BARRIE D. COATE
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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
801	Western Redbud	2	X	1	1	5	15	10	1	1																		X		P
802	Western Redbud	3	X	2	1	6	15	10	1	2																		X		P
803	Western Redbud	2	X	2	1	5	15	10	1	1																		X		P
804	Western Redbud	3	X	3	5	12	10	1	1	1																		X		P
805	Western Redbud	2	X	2	2	5	15	10	1	1																		X		P
806	Western Redbud	3	X	3	2	5	12	10	1	1																		X		P
807	Western Redbud	3	X	2	1	5	12	10	1	1																		X		P
808	Western Redbud	3	X	3	3	5	20	15	1	1																		X		P
809	Western Redbud	4	X	4	2	6	15	15	1	1																		X		P
810	Western Redbud	3	X	3	2	5	15	15	1	1																		X		P



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs							Pest/Disease Problems					Recommend			Status													
		DIA METER @ 4-1/2 FEET	DBH	DBH	DIA METER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUC TURE (1-5)	CON DITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove								
811	Western Redbud	4	X	3	6	15	1	1																														
812	Western Redbud	4	X	3	2	15	2																															
813	Western Redbud	4	X	3	3	5	15	15																														
814	Western Redbud	3	X	3	2	5	15	10																														
815	Western Redbud	3	X	3	3	5	15	15																														
816	Western Redbud	2	X	2	4	15	10																															
817	Western Redbud	3	X	3	3	5	15	15																														
818	Western Redbud	3	X	2	5	15	10																															
819	Western Redbud	2	X	1	1	4	15	10																														
820	Western Redbud	3	X	2	2	5	15	10																														



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs							Pest/Disease Problems							Recommend			Status			
		DIAMETER @ 4 1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY (1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER (1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
821	Western Redbud	2			3	8	10	1	2																			X		P
822	Western Redbud	2	X	1	4	8	10	1	2																		X		P	
823	Western Redbud	2	X	1	4	8	10	1	1																		X		P	
824	Western Redbud	3	X	2	4	15	10	1	1																		X		P	
825	Western Redbud	4	X	3	2	6	15	1	1																		X		P	
826	Western Redbud	3	X	3	3	6	15	1	1																		X		P	
827	Western Redbud	3	X	3	2	5	10	1	1																		X		P	
828	Western Redbud	4	X	4	3	6	15	1	1																		X		P	
829	Western Redbud	2	X	2	1	4	8	10	2	2																	X		P	
830	Western Redbud	3	X	3	2	5	15	10	1	1																	X		P	



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Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status								
		DIAMETER @ 4 1/2 FEET	MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove			
831	Western Redbud	2	X	1	1	4	15	8				DEAD																			R			
832	Western Redbud	2	X	2	1	4	15	10	1	1																		X			P			
833	Western Redbud	2	X	1	1	3	10	10	1	1																		X				P		
834	Western Redbud	2	X	2	2	5	15	10	1	1																		X				P		
835	Western Redbud	3	X	3	3	6	20	15	1	1																		X					P	
836	Western Redbud	3	X	3	3	5	20	10	1	1																		X					P	
837	Western Redbud	4	X	3	3	6	20	10	1	1																		X					P	
838	Western Redbud	2	X	2	1	5	20	10	2	2																		X					P	
839	Western Redbud	2	X	2	1	4	10	8	1	1																		X					P	
840	Western Redbud	2	X	2	1	5	10	8	1	1																		X					P	



**BARRIE D. COATE
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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs						Pest/Disease Problems							Recommend				Status				
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER		PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND:
841	Western Redbud	3	X	3	2	6	20	15	2	1																		X			P
842	Western Redbud	3	X	2	2	5	10	15	1	1																		X			P
843	Western Redbud	3	X	2	2	5	20	10	2	1																		X			P
844	Western Redbud	3	X	2	2	5	20	15	1	1																		X			P
845	California Pepper	12				14	30	30	1	1																		X			P
846	California Pepper	14				16	25	30	1	1																		X			P
847	California Pepper	14				16	25	25	1	1																		X			P
848	California Pepper	11				13	25	25	1	1																		X			P
849	California Pepper	14				16	25	25	1	1																		X			P
850	California Pepper	16				17	25	25	1	1																		X			P



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Tree #	Plant Name	Measurements						Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status				
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT
851	California Pepper	10				13	25	25	2	1																		X		P
852	Weeping Willow <i>Salix babylonica</i>	9				11	30	30	2	2																				R
853	Weeping Willow	16				17	30	40	1	1																	X		P	
854	Weeping Willow	10				12	30	40	1	1																	X		P	
855	Weeping Willow	13				15	35	40	1	2																	X		P	
856	Eucalyptus	6	X	4		8	25	25	1	3																	X		P	
857	London Plane	10				12	40	30	1	1																	X		P	
858	London Plane	9				11	30	20	2	1																	X		P	
859	Chinese Elm <i>Ulmus chinensis</i>	5				6	15	15	4	4										4										R
860	Chinese Elm	6				7	15	20	4	5										4										R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status								
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
861	Chinese Elm	6			7	15	15	4	3										4												R	
862	Chinese Elm	5			6	15	10	4	2										4												R	
863	London Plane	7			8	35	25	1	1																		X	X			P	
864	London Plane	7			8	35	25	1	1																		X	X			P	
865	London Plane	8			9	35	25	1	1																		X	X			P	
866	Chinese Elm	4			5	8	15	4	5										4												R	
867	Chinese Elm	5			6	15	20	4	2										4													R
868	Chinese Elm	4			5	15	20	4	2										4													R
869	Chinese Elm	5			6	20	25	4	2										4													R
870	Chinese Elm	6			7	25	25	4	2										4													R



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs					Pest/Disease Problems						Recommend			Status								
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove	
871	Chinese Elm	6			7	25	20	4	2										4												R
872	Chinese Elm	5			6	25	25	4	2										4												R
873	Chinese Elm	5			6	25	20	4	2										4												R
874	London Plane	10			12	40	25	1	1																		X	X			P
875	London Plane	10			12	40	25	1	1																		X	X			P
876	London Plane	7			9	30	25	1	1																		X	X			P
877	London Plane	10			12	40	25	1	1																		X	X			P
878	London Plane	9			11	40	20	1	1																		X	X			P
879	London Plane	7			9	40	20	1	1																		X	X			P
880	London Plane	8			10	40	25	1	1																		X	X			P



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Tree #	Plant Name	Measurements				Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status						
		DIAMETER @ 4-1/2 FEET MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
881	London Plane	7			9	30	20	1	1																			X	X	P
882	London Plane	8			10	35	30	1	1																			X	X	P
883	London Plane	8			10	35	25	1	1																			X	X	P
884	London Plane	10			12	45	30	1	1																			X	X	P
885	Chinese Elm	5			6	20	20	4	2										4											R
886	Chinese Elm	5			6	20	25	4	2										4											R
887	Chinese Elm	5			6	25	25	4	2										4											R
888	Chinese Elm	5			6	25	25	4	2										4											R
889	Chinese Elm	6			7	25	25	4	2										4											R
890	Chinese Elm	5			6	25	25	4	2										4											R



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs					Pest/Disease Problems					Recommend			Status								
		DIAMETER @ 4-12 FEET	DBH	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove
891	Chinese Elm	6				7	25	30	4	2										4											R
892	Chinese Elm	5				6	25	25	4	2										4											R
893	Chinese Elm	5				6	25	25	4	2										4											R
894	Chinese Elm	5				6	25	25	4	2										4											R
895	Chinese Elm	5				6	25	25	4	2										4											R
896	Chinese Elm	5				6	25	25	4	2										4											R
897	Chinese Elm	5				6	25	25	4	2										4											R
898	Chinese Elm	5				6	25	25	4	2										4											R
899	Chinese Elm	5				6	20	20	4	3										4											R
900	Chinese Elm	5				6	20	25	4	3										4											R



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Tree #	Plant Name	Measurements					Condition			Pruning/Cabling Needs						Pest/Disease Problems						Recommend			Status								
		DIAMETER @ 4-1/2 FEET	MULTI-SYSTEM	DBH	DBH	DIAMETER @ 2 FEET *	HEIGHT ESTIMATED	SPREAD ESTIMATED	HEALTH (1-5)	STRUCTURE (1-5)	CONDITION RATING (2-10)	HAZARD RATING (4-12)	CROWN CLEANING	CROWN THINNING	CROWN RESTORATION	CROWN RAISING	REMOVE END-WEIGHT	CABLES NEEDED #	PRUNING PRIORITY (1-5)	INSECTS (1-5)	TREE CROWN DISEASE (1-5)	DEAD WOOD (1-5)	TRUNK DECAY(1-5)	ROOT COLLAR COVERED (1-5)	ROOT COLLAR DISEASE (1-5)	NEEDS WATER(1-5)	NEEDS FERTILIZER	PROTECTED OR HERITAGE?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P=Preserve, T=Transplant, or R=Remove		
901	Chinese Elm	6		7	30	25	4	4	4	4										4												P	
902	Lilac Melaleuca <i>Melaleuca decussata</i>	3	√	3	2	6	12	15	1	3																		X			P		
903	Crape Myrtle	5		6	15	10	1	1																			X	X			T		
904	Crape Myrtle	5		6	15	10	1	1																			X	X			T		



Trees # 1-4 Coast redwood (*Sequoia sempervirens*):
on River Oaks Parkway toward the north



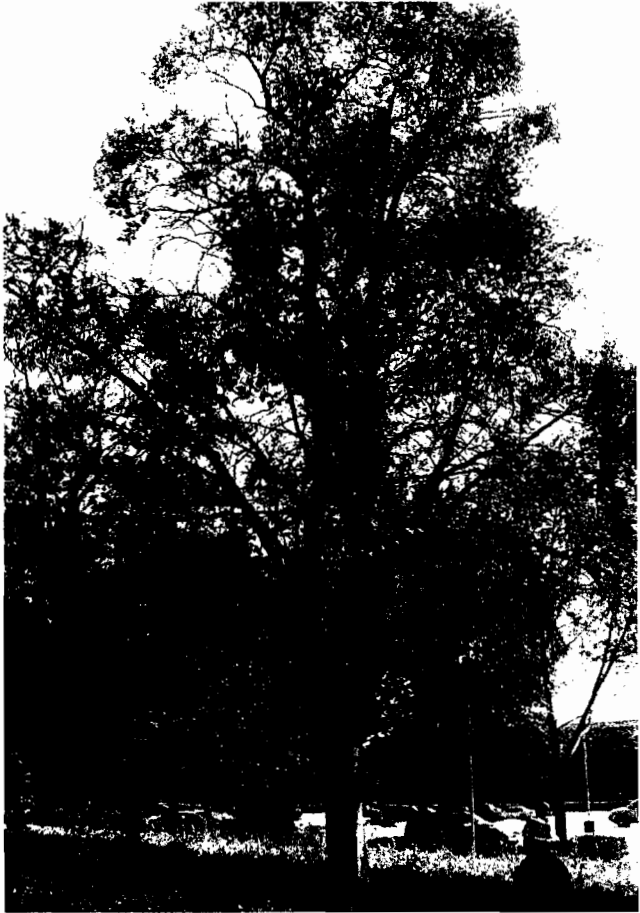
Trees # 5-12 Coast redwood (*Sequoia sempervirens*)

Trees # 13-18 Coast redwood



Trees # 19-24 White alder (*Alnus rhombifolia*)





Trees # 19 and 21 White alder

Trees # 25-30 Coast redwood





Trees # 30-34 Coast redwood; and
Tree # 75 London plane (*Platanus acerifolia*)

Trees # 36-38 White Alder (Right to Left)





Tree # 39 Bleeding on trunk of White Alder

Trees # 39-43 White Alder (R to L)





Trees # 44 Italian alder (*Alnus cordata*)

Trees # 45-49 Coast redwood





Trees # 50-53 White Alder

Trees # 54-61 Coast redwoods; and
Trees # 62, 63 London plane (small trunks between redwoods)





Trees # 64 White alder

Trees # 65 White alder; and
Trees # 504, 505, 506 California fan palm (*Washingtonia filifera*)





Trees # 66-73 Coast redwoods

Trees # 74-78 White alder (central area of photo)





Trees # 79-87 Coast redwoods, White alders (on right of photo)

Trees # 89, 90, 91 White alders; and
Tree # 92 Coast redwood (trunk is seen behind the post with the
red cap)

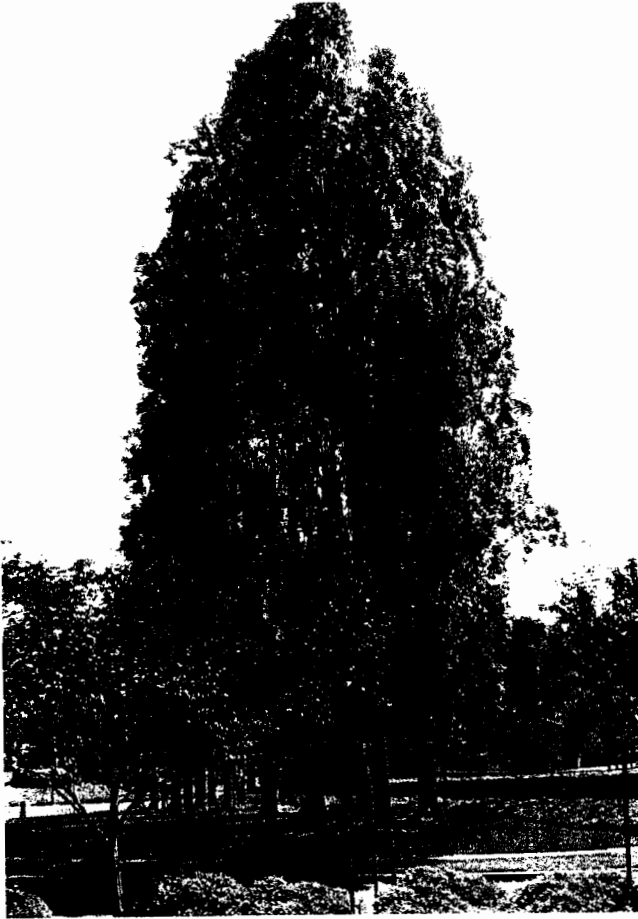




Trees # 91 White alder in foreground; and
Trees # 93-103 Coast redwoods (R to L)



Trees # 104 Coast redwood (Right side); and
Trees # 105-113 White alders (nearest the street)



Trees # 114-128 Lombardy poplars (*Populus nigra* 'Italica')
this photo from the southwest.

Trees # Trees # 114-128 Lombardy poplars:
this photo from the northwest





Trees #125-140 (approx.) Lombardy poplars - R to L

Trees # 129-150 (approx.) Lombardy poplars – R to L





Trees # 128 Lombardy poplar – bark damage

Trees # 142 Lombardy poplar - oak root fungus mushrooms





Trees # 142 Lombardy poplar – oak root fungus mushrooms on surface roots.

Trees # 147-155 (approx.) Lombardy poplar: R to L

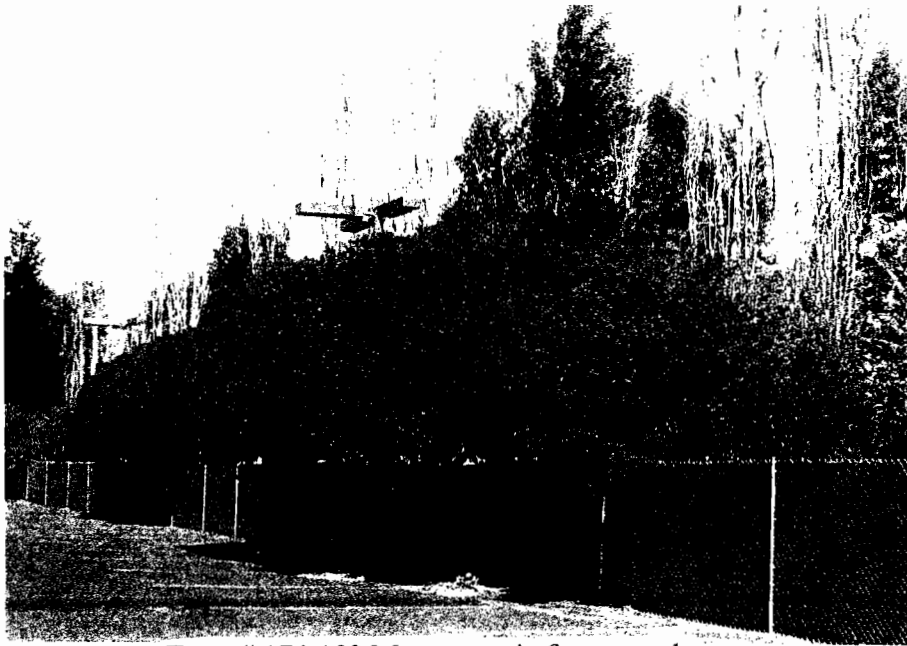




Trees # 150 (approx.)-167 Lombardy poplar: R to L

Trees # 168-173 Coast redwood in foreground;
Trees # 114-128 Lombardy poplars behind





Trees # 174-182 Myoporum in foreground

Trees # 183-193 Coast redwood: L to R





Trees # 194-197 Coast redwood: L to R



Trees # 198, 199, 200 Coast redwood cluster



Trees # 201-204 Coast redwood: R to L

Trees # 205-240(approx.) Apio blue redwoods

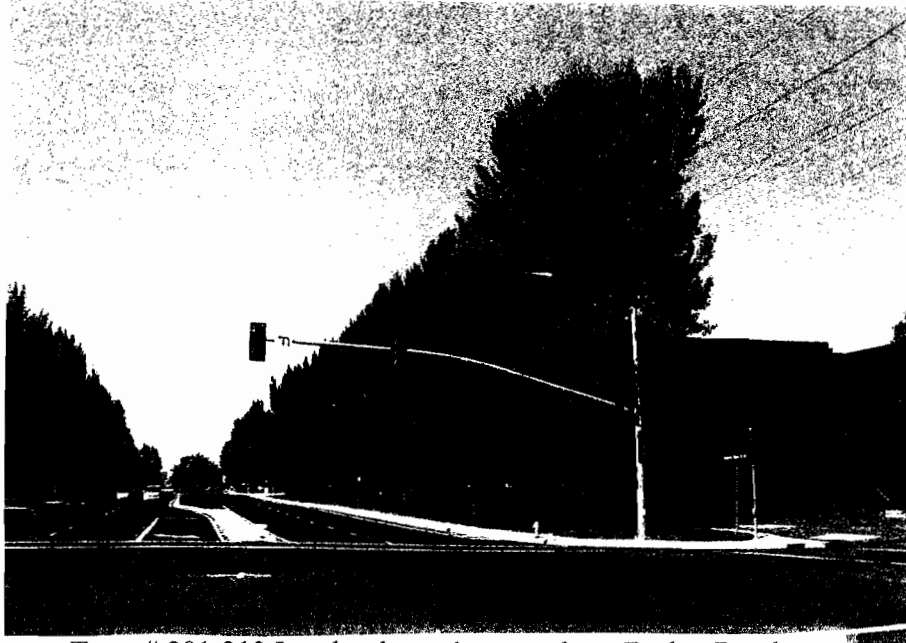


Trees # 230 (approx.) -268 Aptos blue redwoods: view of row from south side



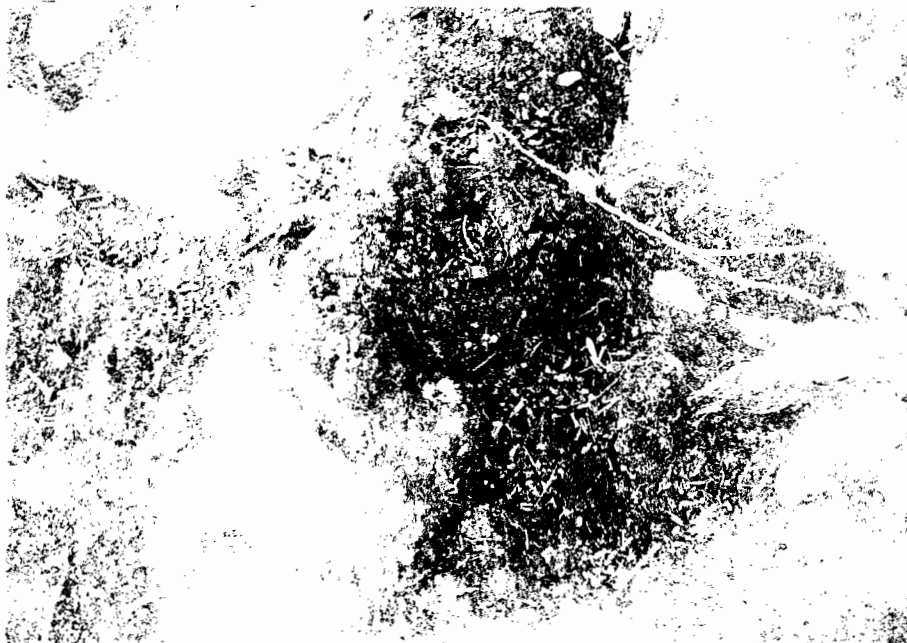
Tree # 274 White alder: L side of photo
Trees # 275-280 Eucalyptus: R to L

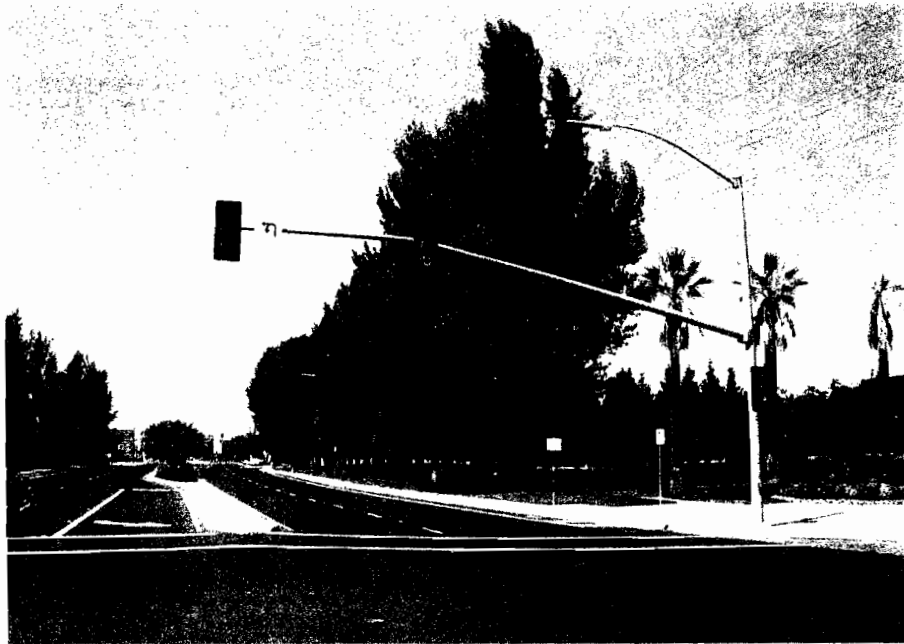




Trees # 281-313 Lombardy poplar row along Zanker Road

Tree # 281 Lombardy poplar – Example of infestation of crown gall (*Agrobacterium tumefaciens*) infection





Trees # 314-340 Lombardy poplar along Zanker Rd. from east

- Lombardy poplar:
- Tree # 320 – dead
- Tree # 321 – dying
- Tree # 327 – almost dead
- Tree # 328 and 329 - declining





Trees # 341-347 Lombardy poplar (*Populus nigra* 'Italica'): corner of Zanker Road and River Oaks Parkway



Trees # 352-356 California pepper: R to L



Trees # 360, 361, 362 Italian alder (*Alnus cordata*)

Trees # 363-374 – Flowering cherry (# 374 on R and # 375 on L in foreground)

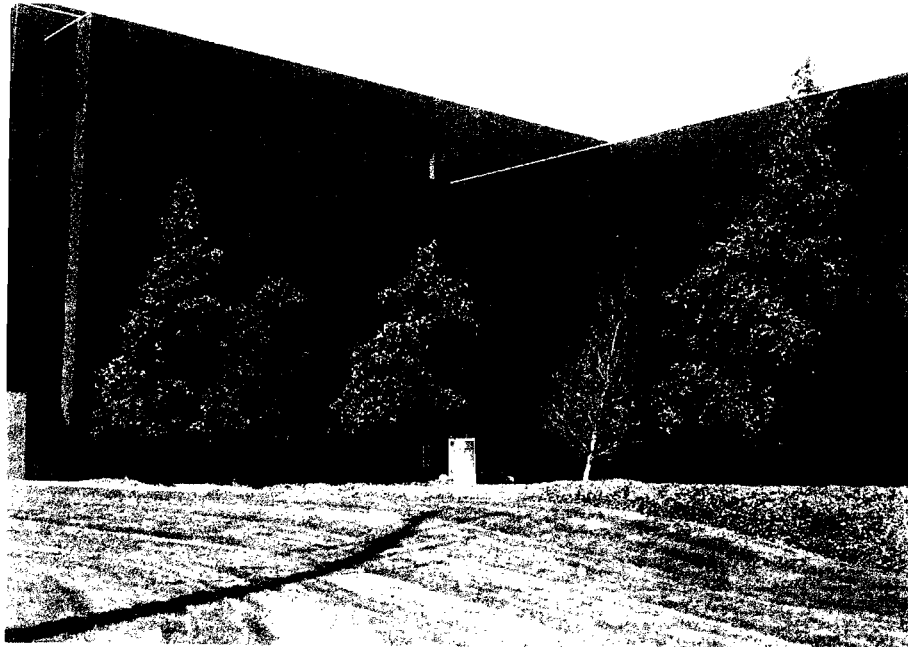


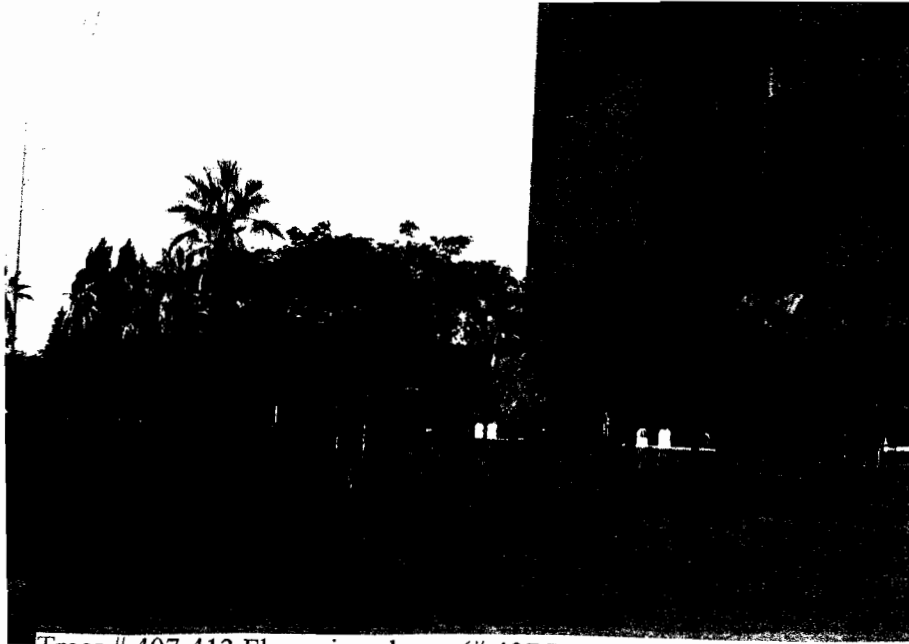
EVALUATION OF TREES AT THE SONY COMPUTER SITE, 3300 ZANKER ROAD, SAN JOSE



Trees # 391-394 Crape myrtle: R to L

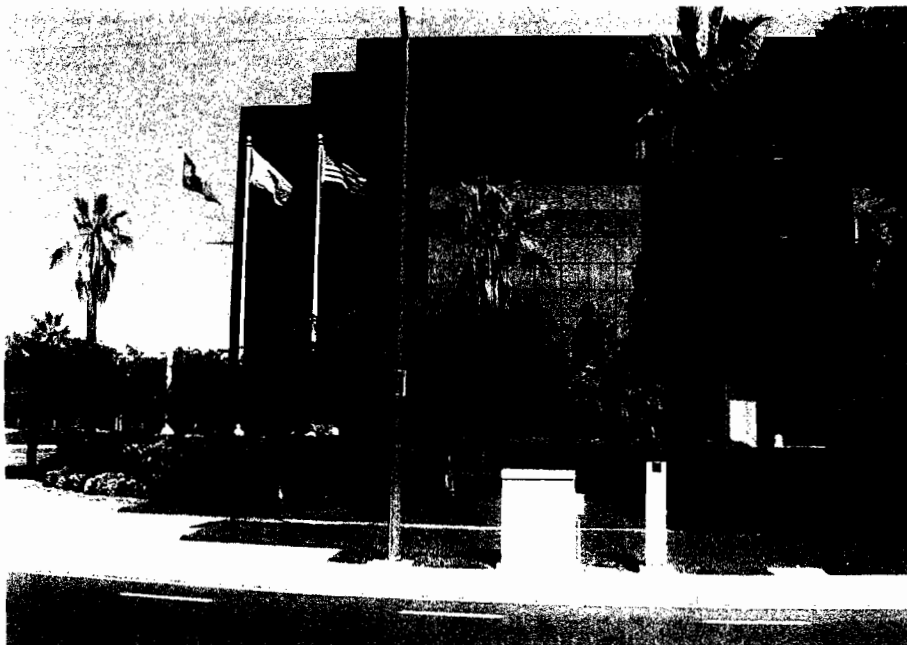
Trees # 402-406 White alder





Trees # 407-413 Flowering cherry (# 407 R and # 408 L in front)

Trees # 414-419 Flowering cherry: R to L (foreground), and
Trees # 428-430 California fan palms: R to L





Trees # 420-426 Flowering cherry: R to L (foreground), and
Trees # 431-437 California fan palms: R to L

Trees # 427 Canary island date palm (9 of total 11 trees shown
here against the Sony building)



EVALUATION OF TREES AT THE SONY COMPUTER SITE, 3300 ZANKER ROAD, SAN JOSE



Trees # 438 L, looking down row of California fan palms



Trees # 469 (dead) adjacent to the Sony building; Tree # 439 (L) reflected in the window from across the street.



Trees # 471-476 Canary Island Date palms: R to L



Trees # 479-485 California fan palms: R to L

EVALUATION OF TREES AT THE SONY COMPUTER SITE, 3300 ZANKER ROAD, SAN JOSE



Trees # 488-496 California fan palms: R to L (# 491 – dead)



Trees # 517, 518 California fan palms: R to L



Trees # 531-536 Chinese pistache: L to R

Trees # 540-543 Fremont cottonwoods: L to R





Trees # 544- 560 (approx.) Fremont cottonwoods: L to R

Trees # 571, 572, 575 Deodar cedar: L to R (in foreground)
Trees # 573, 574 California pepper (behind cedars)





Tree # 576 Valley oak

Trees # 577-579 Deodar cedar: R to L

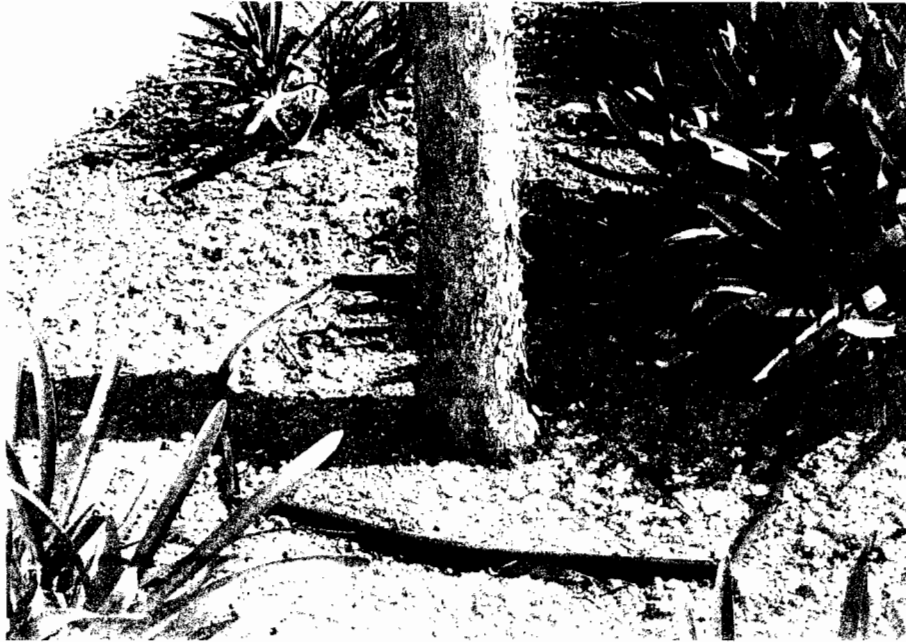




Trees # 582-584 California pepper: R to L

Trees # 585, 586, 587 Italian alder: R side of driveway
Trees # 588, 589 Italian alder: L side of driveway

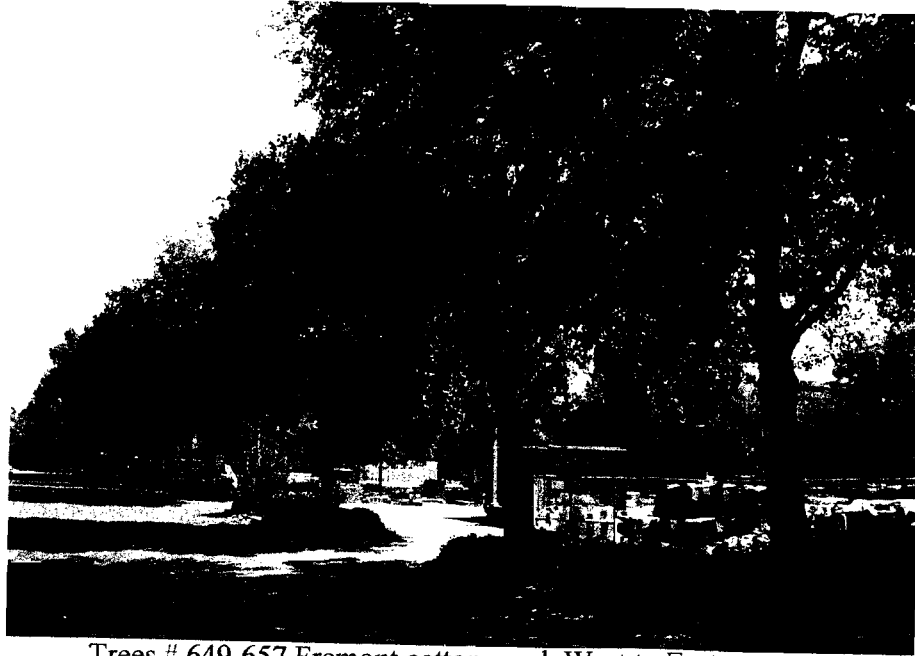




Tree # 594 – Example of root barrier used

Trees # 594, 595 Yarwood sycamore. Most of the Yarwood sycamores are in fair to poor condition due to the use of root barriers at this site.





Trees # 649-657 Fremont cottonwood: West to East

Trees # 671-689 Eastern redbud cluster



Trees # 690-705 Flowering cherry (*Prunus serrulata*): L to R



Trees # 697 Flowering cherry: This specimen has a root stock water sprout (appears to be behind the canopy but is part of the canopy). There are several of these specimens on site. Apparently the gardeners were not aware that these water sprouts must be removed when they appear.





Trees # 706-725 London plane trees: West to East

Trees # 720-725 London plane (# 725 in foreground)





Tree # 752 Myoporum

Trees # 754 Callery pear: poor structure as a result of poor branch attachments, as seen on this specimen. These have a high risk of splitting apart.





Tree # 770 Callery pear with Fire blight (*Erwinia*)

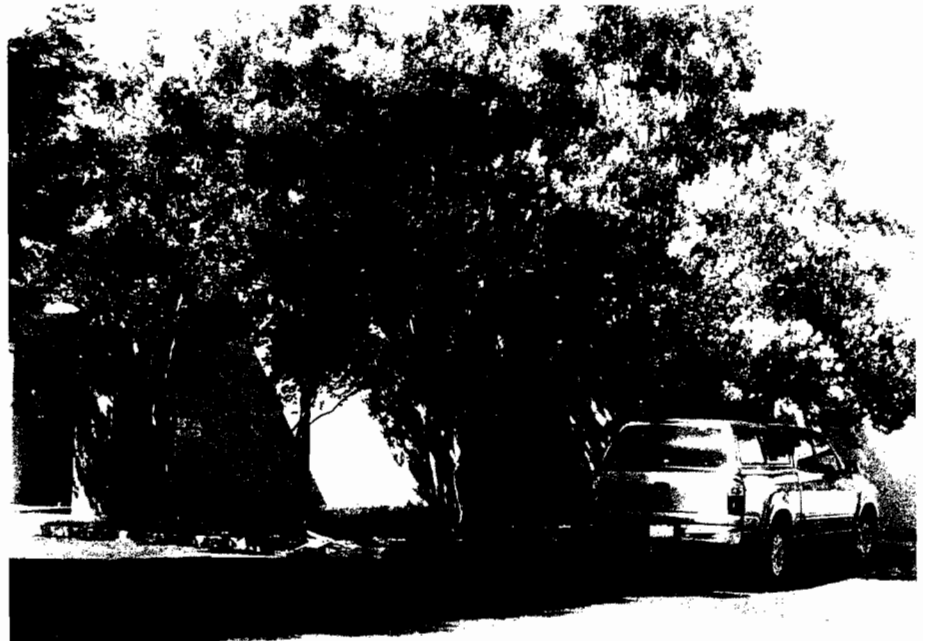
Trees # 773 Callery pear – poor graft as seedling





Trees # 775 Callery pear – broken limb as a result of attachment at an acute angle- virtually every Callery pear on site has this problem of varying degree

Trees # 778-782 Crape myrtle (*Lagerstroemia indica*)





Trees # 783 London plane

Trees # 784, 785, 786 Eucalyptus: L to R





Trees # 787, 788, 789 Eucalyptus: R to L

Trees # 790-894 Eastern redbud (*Cercis canadensis*)





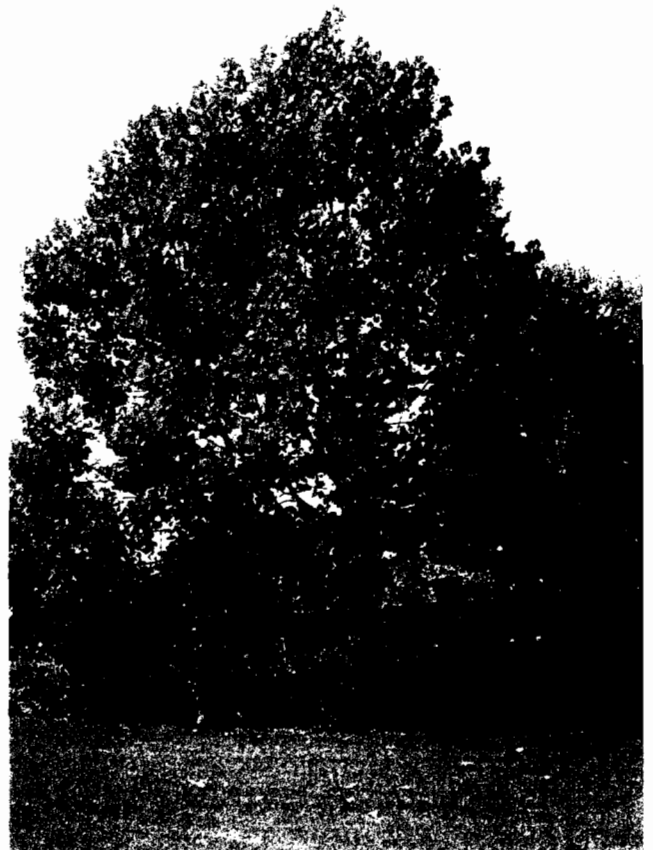
Trees # 845-851 California pepper (*Schinus molle*): L to R

Trees # 852-855 Weeping willow (*Salix babylonica*): R to L





Trees # 856 Eucalyptus



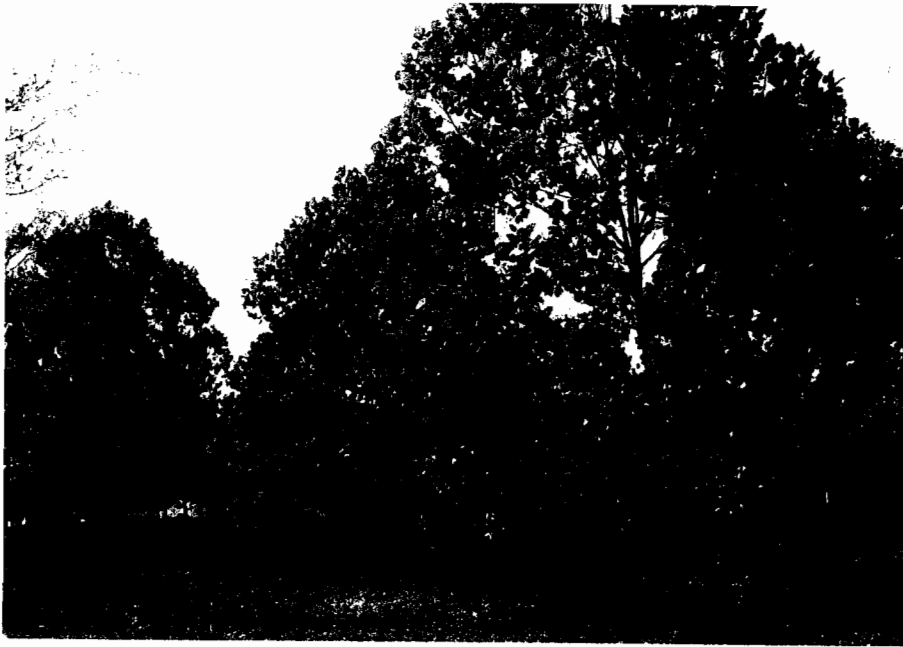
Trees # 857 Yarwood sycamore (*Platanus acerifolia* 'Yarwood')



Tree # 858 London plane

Trees # 859-862 Chinese elms (*Ulmus parvifolia*): near dead trees behind the agapanthus





Trees # 863-865 London plane trees; please note that
Trees # 874-884 London plane trees (not shown) are in virtually
the same condition as these trees (# 863-865)



Tree # 870 Example of elm anthracnose disease, in which many
of the Chinese elms at this site are infected.



Trees # 902 Lilac Melaleuca shrubs (*Melaleuca decussata*): in foreground of photo



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ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser's/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Barrie D. Coate

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ISA Certified Arborist
Horticultural Consultant



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DEFINITION OF TERMS ON TREE EVALUATION CHARTS

DBH 1	Diameter in inches at breast height, or 4 ½ feet.
MULTI-STEM TREE	Check mark if the tree has more than one stem.
DBH 2 and DBH 3	Diameter at breast height for the multi-stem trunks, if any.
HEIGHT	As explained, listed by feet, approximately.
CANOPY DIAMETER	Canopy diameter listed by feet, approximately.
HEALTH	A judgment of relative health for the species in the subject area and soil. Number 1 signifies excellent health. A rating of number 5 represents specimens which are dead or actively dying.
STRUCTURE	Judgement of relative structure: 1= perfect structure; 2= good to average structure; 3= potentially hazardous and repairable; 4= actively hazardous, but repairable; 5= actively hazardous and not repairable.
HAZARD RATING	A proportionate degree of hazard, based on 3 factors, failure potential, size of part which would fail, and a target rating potential 4-12.
CONDITION RATING	A composite of Health and Structure ratings.
CROWN CLEANING	Crown cleaning is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown.
CROWN THINNING	Includes crown cleaning and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, more than one-third of the live foliage should never be removed.
CROWN REDUCTION	Used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being made.
CROWN RESTORATION	Can improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length of growth in order to ensure adequate attachment for the size of the sprout. Restoration may require several prunings over a number of years.

CROWN RAISING	<p>Removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.</p> <p>When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.</p>
PRUNING PRIORITY	<p>The relative importance of the recommended pruning based on the danger created by the unpruned portions.</p>
REMOVE END-WEIGHT	<p>Defined as requiring the removal of the ends of major limbs or major branches in sufficient quantity to prevent the breakage of the limb in question. This is done by thinning. Different species will require different amounts of end-weight removal depending on the inherent structure of the tree. As an example, Elm trees must not be allowed to develop heavy end-weights, where the same amount of end-weight on Magnolia may not be dangerous. Possible entries in that column would be 1 through 5. Number 1 meaning no attention is needed, 5 meaning immediate attention is needed.</p>
CABLES NEEDED	<p>If support cables are needed, the quantity needed would be noted here.</p>
INSECTS	<p>This would define the proportion of insect presence and damage to a tree. A separate list might accompany this to show what insects might be found in each different species of tree. The potential numbers listed under this column would be 1 through 5 showing the proportionate severity of the infestation of insects. Number 1 being no presence visible at the time the survey was taken, 5 being a very severe case that should be treated immediately.</p>
TREE CROWN DISEASES	<p>Defined as the proportion of diseases present in the specimen at the time the survey was taken. Potential entries in this column would be 1 through 5. Number 1 signifying very severe disease presence that should be treated. For this column a high rating may only serve to provide warning for the following year that treatment for the diseases in question should be planned in advance. Examples are Anthracnose disease on Modesto Ash. They would have to be sprayed before foliage is developed far enough for the disease to damage the foliage, usually in early March.</p>
DEAD WOOD	<p>Self-explanatory. Defines the proportion of dead wood that is in the crown of a tree. Entries possible in that column would be 1 through 5. Number 1 meaning none present, 5 meaning a significant quantity of dead parts present. This would usually be reflected in the health rating for this tree, but not always if the species typically accumulates dead twigs in the tree, as does <i>Albizia julibrissin</i>.</p>
TRUNK DECAY	<p>Trunk decay would signify the proportionate amount of decay in the trunk of the tree. This is usually a result of removal of large limbs or branches from which decay travels and is a far more serious problem in some species than in others. Significant amounts of trunk decay in Elms would be a very serious potential problem, where the same amount of trunk decay in a Magnolia might not be nearly so dangerous. Potential entries in that column would be 1 through 5. Number 1 signifying no decay, 5 signifying so much decay that the tree should be immediately removed.</p>
ROOT COLLAR COVERED	<p>When the root collar of many species is covered, <i>Armillaria mellea</i>, <i>Phytophthora cactorum</i>, or other diseases, may kill vascular tissue, implying that this condition must be corrected.</p>



**BARRIE D. COATE
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ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser's/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Barrie D. Coate

Barrie D. Coate
ISA Certified Arborist
Horticultural Consultant



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DEFINITION OF TERMS ON TREE EVALUATION CHARTS

DBH 1	Diameter in inches at breast height, or 4 ½ feet.
MULTI-STEM TREE	Check mark if the tree has more than one stem.
DBH 2 and DBH 3	Diameter at breast height for the multi-stem trunks, if any.
HEIGHT	As explained, listed by feet, approximately.
CANOPY DIAMETER	Canopy diameter listed by feet, approximately.
HEALTH	A judgment of relative health for the species in the subject area and soil. Number 1 signifies excellent health. A rating of number 5 represents specimens which are dead or actively dying.
STRUCTURE	Judgement of relative structure: 1= perfect structure; 2= good to average structure; 3= potentially hazardous and repairable; 4= actively hazardous, but repairable; 5= actively hazardous and not repairable.
HAZARD RATING	A proportionate degree of hazard, based on 3 factors, failure potential, size of part which would fail, and a target rating potential 4-12.
CONDITION RATING	A composite of Health and Structure ratings.
CROWN CLEANING	Crown cleaning is the removal of dead, dying, diseased, crowded, weakly attached, and low-vigor branches and watersprouts from a tree crown.
CROWN THINNING	Includes crown cleaning and the selective removal of branches to increase light penetration and air movement into the crown. Increased light and air stimulates and maintains interior foliage, which in turn improves branch taper and strength. Thinning reduces the wind-sail effect of the crown and the weight of heavy limbs. Thinning the crown can emphasize the structural beauty of trunk and branches as well as improve the growth of plants beneath the tree by increasing light penetration. When thinning the crown of mature trees, more than one-third of the live foliage should never be removed.
CROWN REDUCTION	Used to reduce the height and/or spread of a tree. Thinning cuts are most effective in maintaining the structural integrity and natural form of a tree and in delaying the time when it will need to be pruned again. The lateral to which a branch or trunk is cut should be at least one-half the diameter of the cut being made.
CROWN RESTORATION	Can improve the structure and appearance of trees that have been topped or severely pruned using heading cuts. One to three sprouts on main branch stubs should be selected to reform a more natural appearing crown. Selected vigorous sprouts may need to be thinned to a lateral, or even headed, to control length of growth in order to ensure adequate attachment for the size of the sprout. Restoration may require several prunings over a number of years.

CROWN RAISING	<p>Removes the lower branches of a tree in order to provide clearance for buildings, vehicles, pedestrians, and vistas. It is important that a tree have at least one-half of its foliage on branches that originate in the lower two-thirds of its crown to ensure a well-formed, tapered structure and to uniformly distribute stress within a tree.</p> <p>When pruning for view, it is preferable to develop "windows" through the foliage of the tree, rather than to severely raise or reduce the crown.</p>
PRUNING PRIORITY	The relative importance of the recommended pruning based on the danger created by the unpruned portions.
REMOVE END-WEIGHT	Defined as requiring the removal of the ends of major limbs or major branches in sufficient quantity to prevent the breakage of the limb in question. This is done by thinning. Different species will require different amounts of end-weight removal depending on the inherent structure of the tree. As an example, Elm trees must not be allowed to develop heavy end-weights, where the same amount of end-weight on Magnolia may not be dangerous. Possible entries in that column would be 1 through 5. Number 1 meaning no attention is needed, 5 meaning immediate attention is needed.
CABLES NEEDED	If support cables are needed, the quantity needed would be noted here.
INSECTS	This would define the proportion of insect presence and damage to a tree. A separate list might accompany this to show what insects might be found in each different species of tree. The potential numbers listed under this column would be 1 through 5 showing the proportionate severity of the infestation of insects. Number 1 being no presence visible at the time the survey was taken, 5 being a very severe case that should be treated immediately.
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ROOT COLLAR COVERED	When the root collar of many species is covered, <i>Armillaria mellea</i> , <i>Phytophthora cactorum</i> , or other diseases, may kill vascular tissue, implying that this condition must be corrected.



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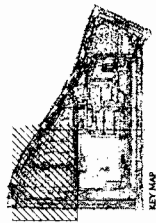
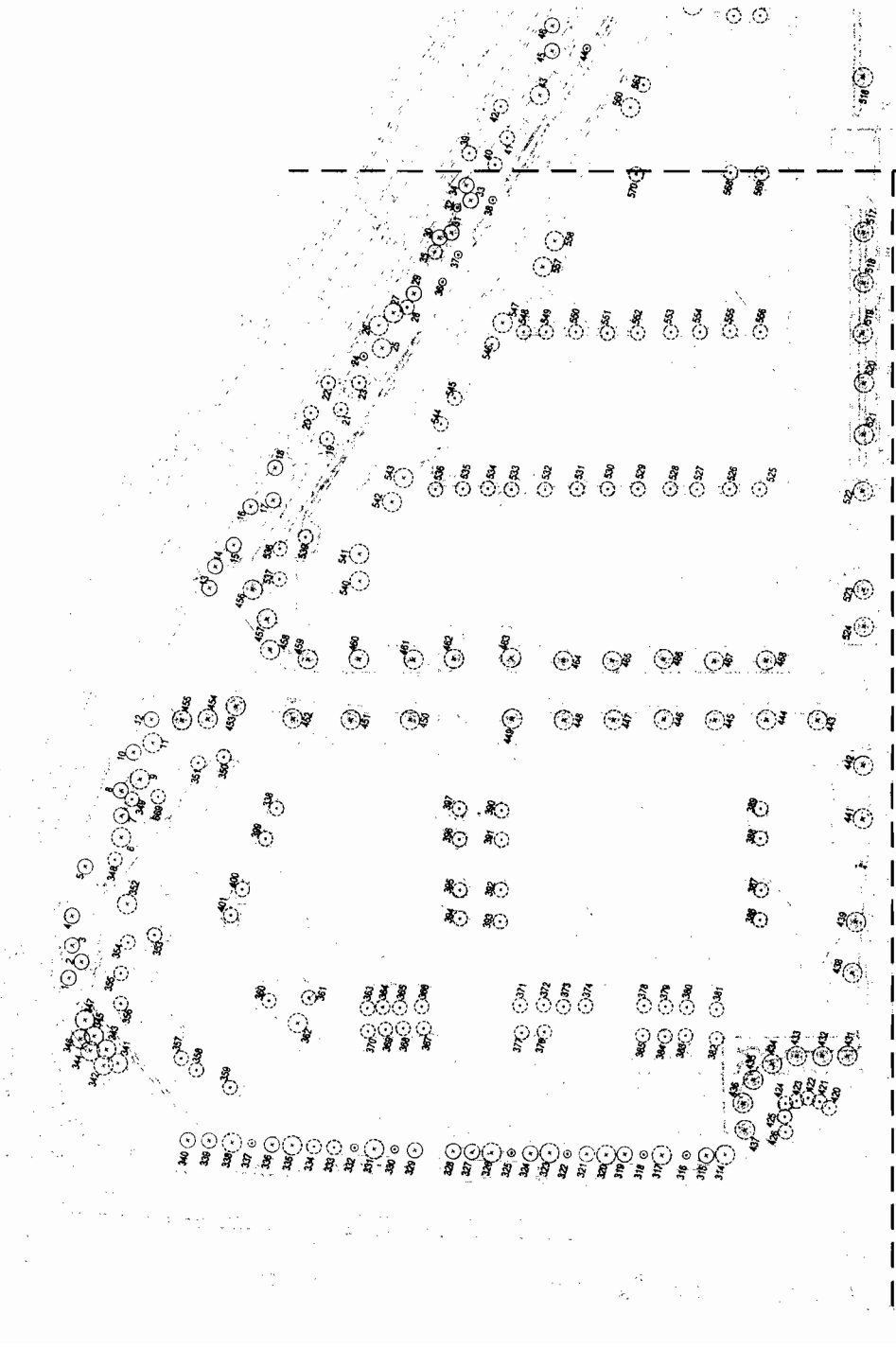
Client
 Sony
 1300 Zanker Road
 City of San Jose

Sheet Title

Tree Removal Plan

Project: Sony
 1300 Zanker Road
 City of San Jose

Plan Number: POC-06-018
 Issue Date: January 24, 2007
 Sheet Number: L2



LEGEND

ORDINANCE SIZE TREE (271 TOTAL)
 ○ PRESERVE (78 trees)
 ⊙ RELOCATE (19 trees)

NON-ORDINANCE SIZE TREE (619 TOTAL)
 ○ PRESERVE (100 trees)
 ⊙ REMOVE OR RELOCATE (519 trees)

NOTE:
 • TREE NUMBERS ARE REFERENCED TO THE SURVEY, 'EVALUATION OF TREES AT THE SONY COMPUTER SITE,' PREPARED BY BARRIE D. COATE AND ASSOCIATES, NOVEMBER 1st, 2006
 • TOTAL NUMBER OF TREES SHOWN IS 890 (914 TREES IN SURVEY - 24 DEAD TREES)

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Sheet Title

Tree Removal Plan

Project

Sony
 3100 Zanker Road
 City of San Jose

File Number

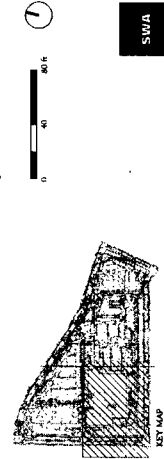
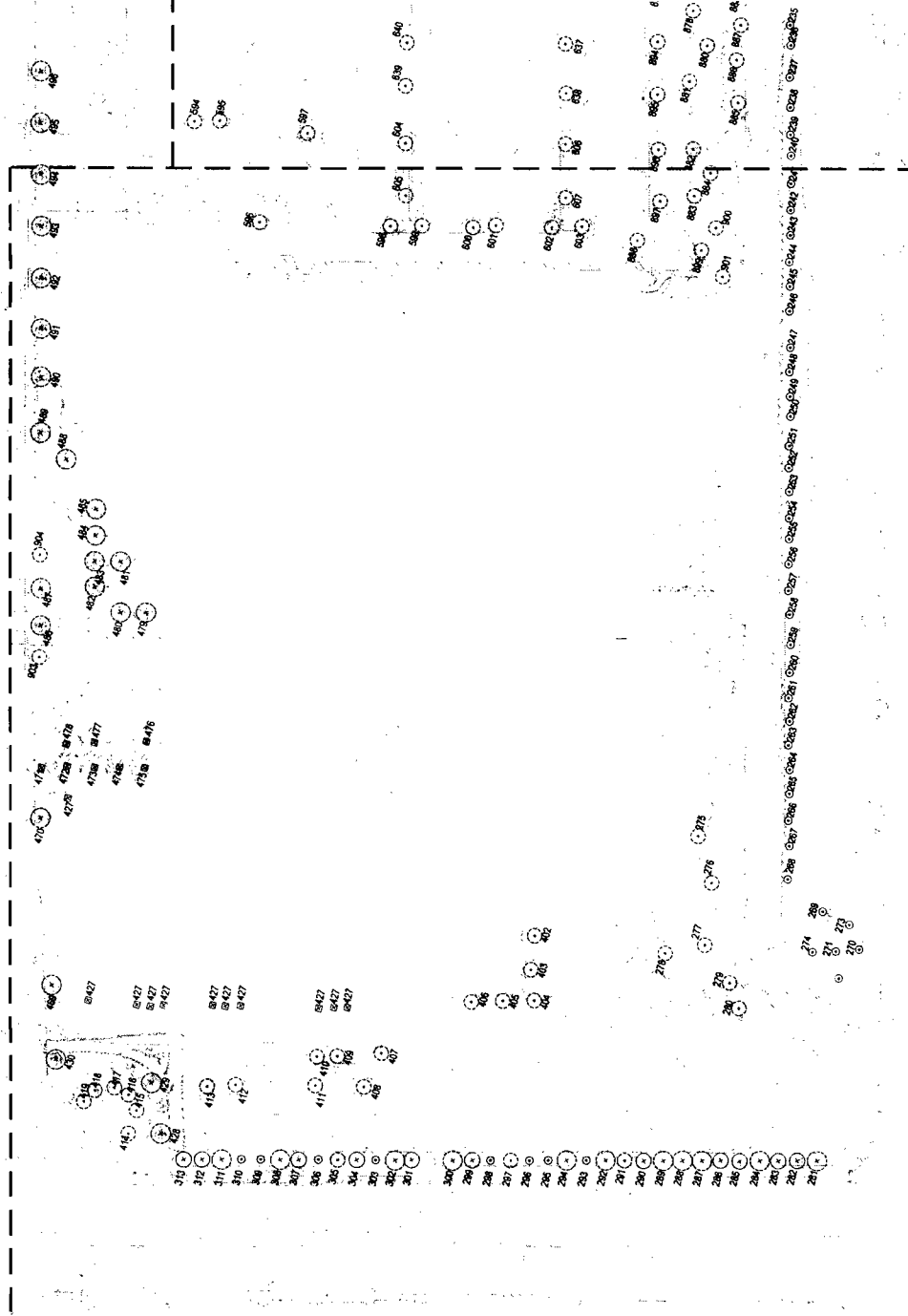
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Issue Date

January 24, 2007

Sheet Number

L3



LEGEND

ORDINANCE SIZE TREE
 ○ PRESERVE ○ REMOVE

NON-ORDINANCE SIZE TREE
 ○ PRESERVE ○ REMOVE OR RELOCATE

RELOCATE

NOTE:

- TREE NUMBERS ARE REFERENCED TO THE SURVEY. EVALUATION OF TREES AT THE SONY COMPUTER SITE, PREPARED BY BARRIE D. COATE AND ASSOCIATES, NOVEMBER 13TH, 2006
- TOTAL NUMBER OF TREES SHOWN IS 890 (914 TREES IN SURVEY - 24 DEAD TREES)



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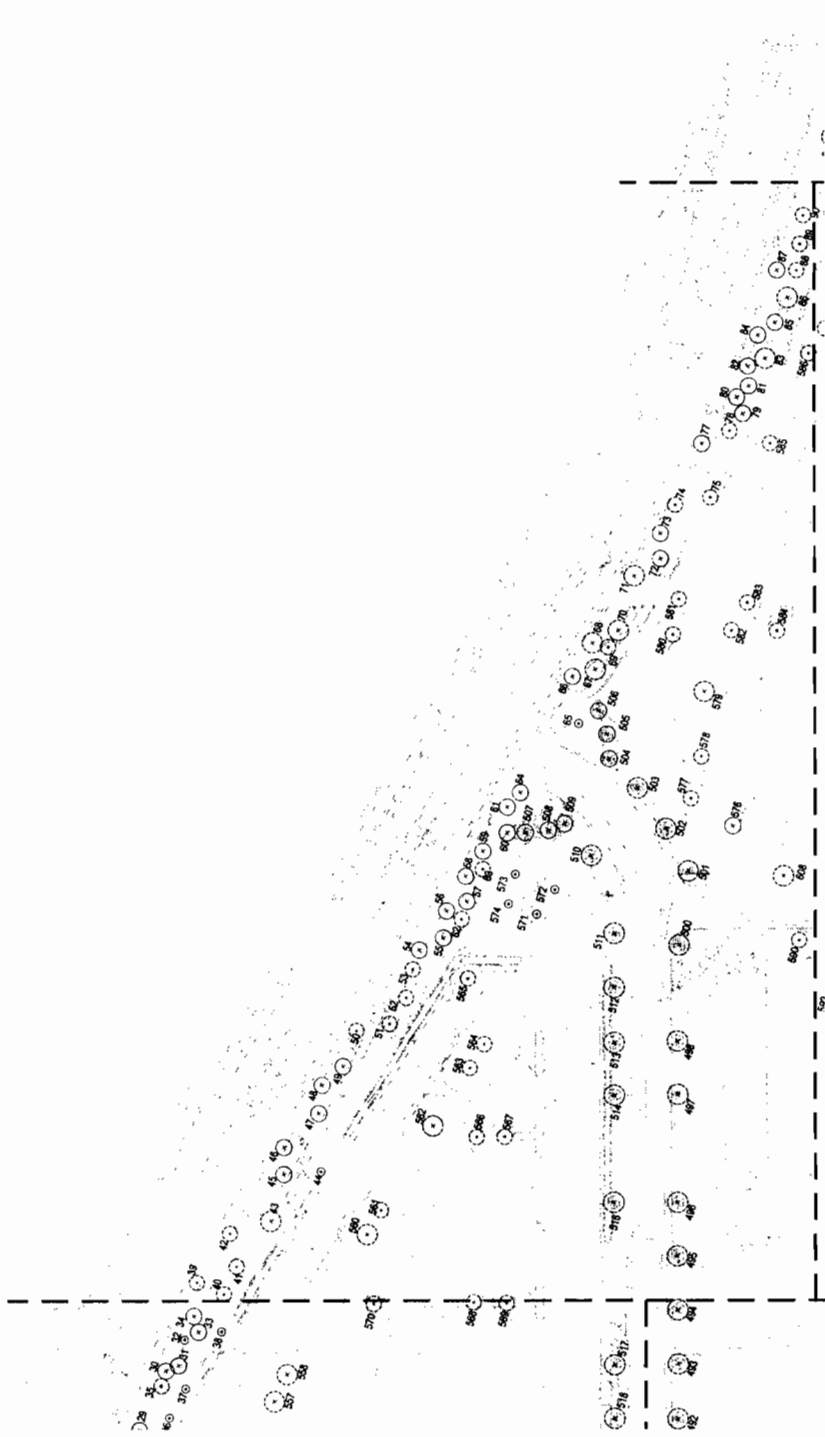
Tree Removal Plan

Project: Sony
 1300 Zanker Road
 City of San Jose

File Number: PDC 06-034

Issue Date: January 24, 2007

Sheet Number: L4



LEGEND

ORDINANCE SIZE TREE
 ○ PRESERVE ○ REMOVE

NON-ORDINANCE SIZE TREE
 ○ PRESERVE ○ REMOVE OR RELOCATE

□ RELOCATE

NOTE:

- TREE NUMBERS ARE REFERENCED TO THE SURVEY. EVALUATION OF TREES AT THE SONY COMPUTER SITE, PREPARED BY BARRIE D COATE AND ASSOCIATES, NOVEMBER 1st, 2006
- TOTAL NUMBER OF TREES SHOWN IS 890 (914 TREES IN SURVEY - 24 DEAD TREES)

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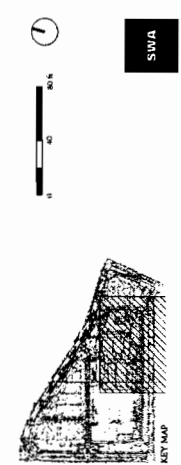
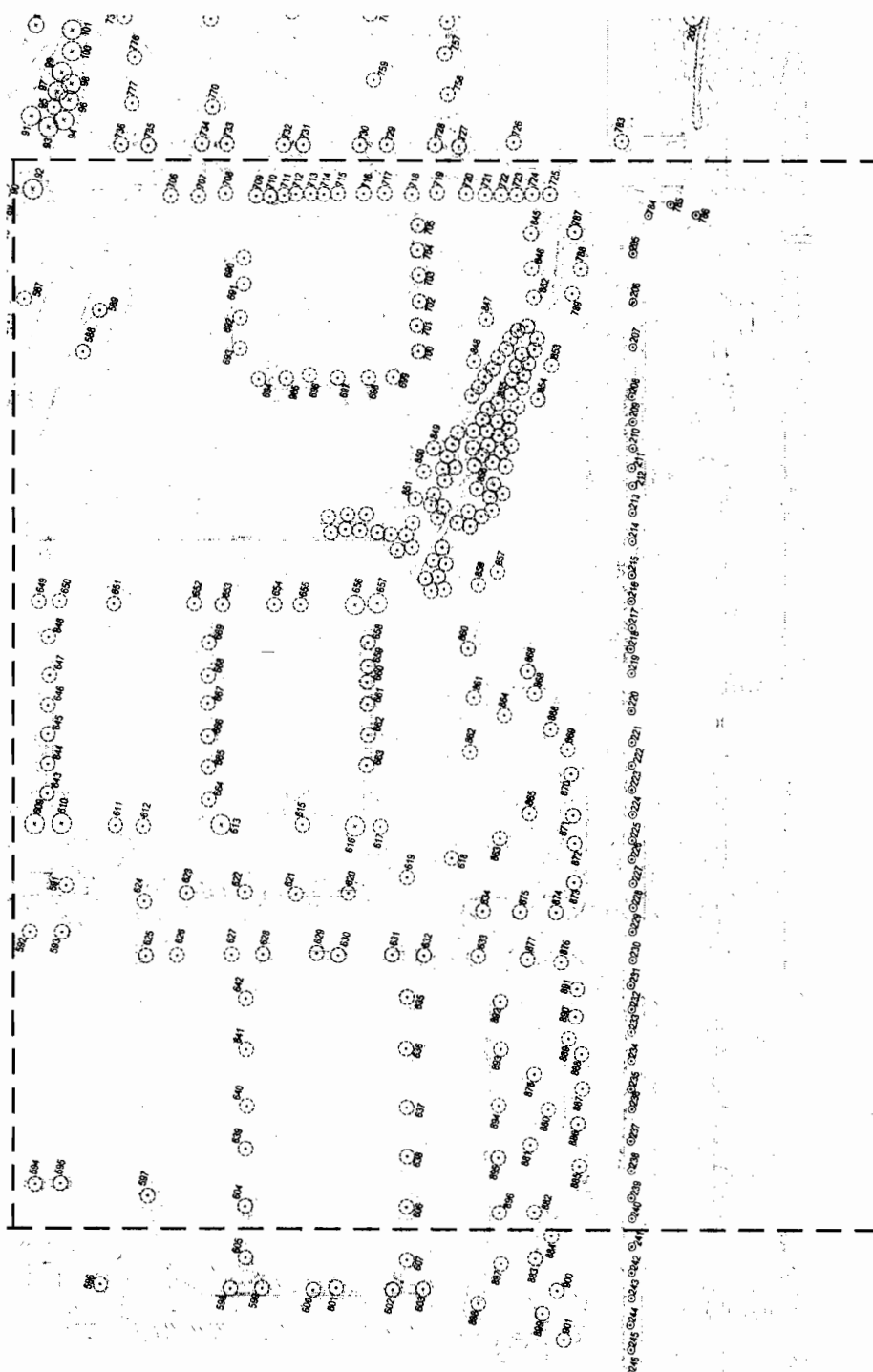
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Tree Removal Plan

Sony
 1000 Zanker Road
 City of San Jose

File Number	PPC 06-018
Issue Date	January 24, 2007
Sheet Number	L5



LEGEND

ORDINANCE SIZE TREE
 ○ PRESERVE ○ REMOVE

NON-ORDINANCE SIZE TREE
 ○ PRESERVE ○ REMOVE OR RELOCATE

○ RELOCATE

NOTE:

- TREE NUMBERS ARE REFERENCED TO THE SURVEY. EVALUATION OF TREES AT THE SONY COMPUTER SITE, PREPARED BY BARBE D. COATE, INC. ASSOCIATES, NOVEMBER 14, 2006
- TOTAL NUMBER OF TREES SHOWN IS 890 (914 TREES IN SURVEY - 24 DEAD TREES)





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Sheet Title

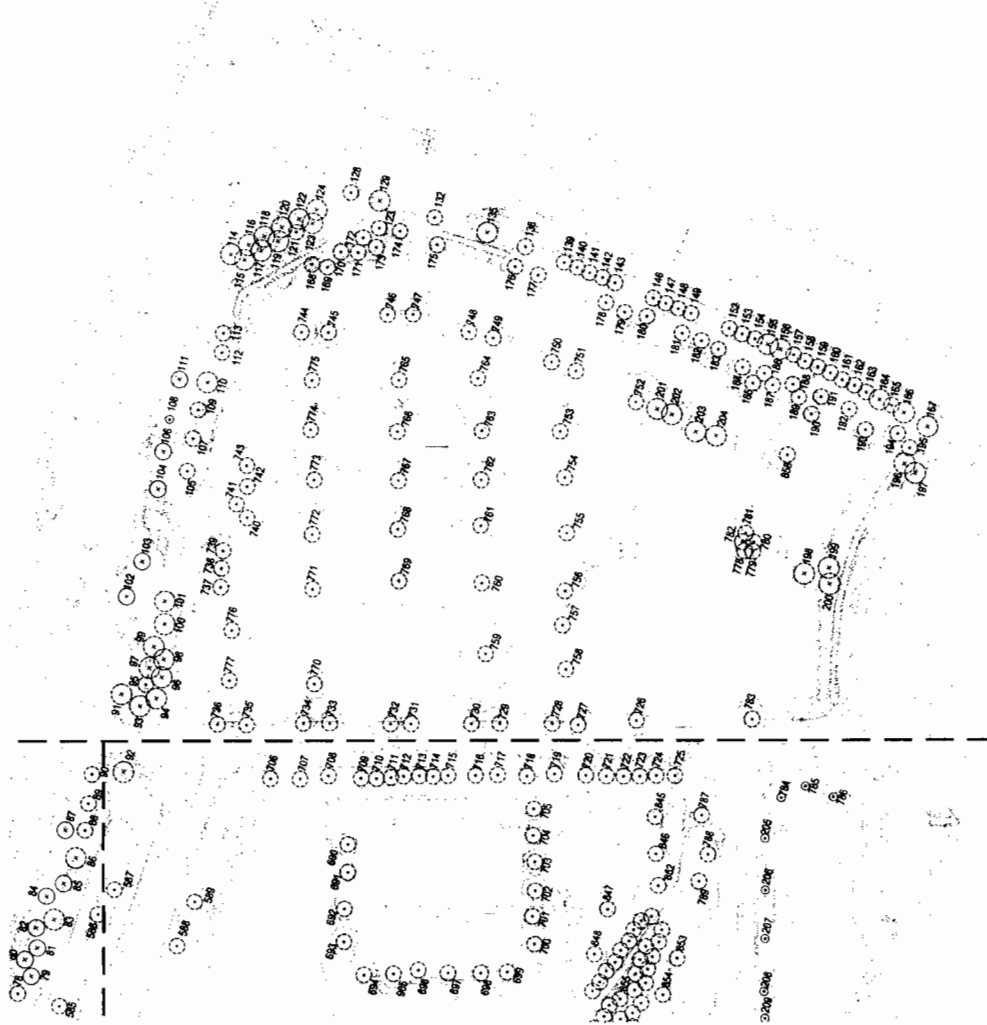
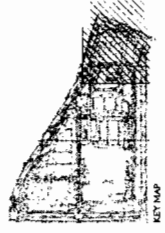
Tree Removal Plan

Sony
 1300 Zanker Blvd
 City of San Jose

Project ID: PDC-08-018

Date: January 24, 2017

Sheet Number: **L6**



- LEGEND**
- ORDINANCE SIZE TREE
 - (P) PRESERVE
 - (R) REMOVE
 - NON-ORDINANCE SIZE TREE
 - (N) PRESERVE
 - (R) REMOVE OR RELOCATE

NOTE

- TREE NUMBERS ARE REFERENCED TO THE SURVEY. EVALUATION OF TREES AT THE SONY COMPUTER SITE, PREPARED BY BARRIE D. COATING ASSOCIATES, NOVEMBER 2006
- TOTAL NUMBER OF TREES SHOWN IN SURVEY - 24 (DEAD TREES)

APPENDIX B


Phase I Environmental Assessment

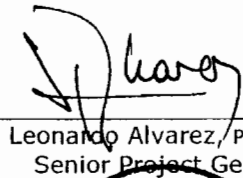
**Phase I Environmental
Site Assessment and Soil Quality Evaluation**
3300 Zanker Road and 295 Henry Ford II Drive
San Jose, California

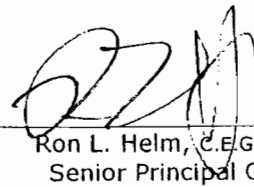
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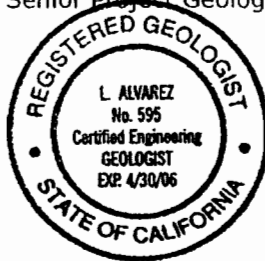
Irvine Apartment Communities
690 N. McCarthy Boulevard, Suite 100, Milpitas, California 95035

September 9, 2005
Project No. 1186-11A


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FIGURE 1 – VICINITY MAP

FIGURE 2 – SITE PLAN

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APPENDIX B – AERIAL PHOTOGRAPHS AND MAPS

APPENDIX C – CITY DIRECTORY REPORT

APPENDIX D – CITY AND COUNTY DOCUMENTS

APPENDIX E – REGULATORY AGENCY DATABASE REPORT

APPENDIX F – ANALYTICAL RESULTS AND CHAIN OF CUSTODY

**PHASE I ENVIRONMENTAL SITE ASSESSMENT AND
SOIL QUALITY EVALUATION
3300 ZANKER ROAD AND 295 HENRY FORD II DRIVE
SAN JOSE, CALIFORNIA**

1.0 INTRODUCTION

1.1 Purpose

This Phase I environmental site assessment and soil quality evaluation was performed for Irvine Apartment Communities, who we understand is considering the purchase and redevelopment of 3300 Zanker Road and 295 Henry Ford II Drive (site), shown on Figures 1 and 2. The planned development includes a multi-family apartment community. The apartment buildings will be 5 to 6 levels of steel-frame construction over ½ to 1½ levels below grade, concrete-frame parking. New streets, underground utilities, and landscape areas also are planned.

The purpose of this study was to strive to document recognized environmental conditions at the site related to current and historic use of hazardous substances and petroleum products. The term "recognized environmental conditions" means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate a significant release or significant threat of a release into the ground, ground water, or surface water.

1.2 Scope of Work

As requested, the scope of work for this study was performed in general accordance with the American Society for Testing and Materials (ASTM) Designation E 1527-00 as outlined in our agreement dated July 14, 2005. The scope of work included the following tasks.

- Reconnaissance of the site and limited drive-by survey of adjacent properties for readily observable indications of current or historic activities that have or could significantly impact the site.
- Review of readily available topographic maps and reports to evaluate local hydrogeologic conditions including anticipated ground water depth and flow direction.
- Review of readily available documents, maps, and aerial photographs, and interviews with knowledgeable persons to evaluate past land uses.
- Acquisition and review of a regulatory agency database report to evaluate potential impacts to the site from reported contamination incidents at nearby facilities.

- Review of available regulatory agency files to obtain information about the use and storage of hazardous materials at the site.
- The collection of soil samples from 12 on-site locations and laboratory analyses.

Our scope of services did not include sampling or analysis of on-site building materials, air or ground water. The limitations of this Phase I environmental site assessment are presented in Section 7; this study was performed in accordance with the terms and conditions negotiated between Lowney Associates, Inc. and Irvine Apartment Communities for the North Park project (IAC Cost Code #2.05.016/570).

2.0 SITE RECONNAISSANCE

2.1 Site Location and Ownership

The site is located at 3300 Zanker Road and 295 Henry Ford II Drive in San Jose, California, in a mixed commercial and residential area. It is bounded by commercial buildings to the north, south and west, and a residential development to the east. The site location and ownership information is shown in Table 1.

Table 1. Site Information

Site Address	APN	Acreage	Site Owner	Sq. Footage of Buildings
3300 Zanker Road and 295 Henry Ford II Drive, San Jose, California	097-33-094 and 097-33-95	38.7	Sony Corporation	645,000 (approximate)

2.2 Topographic Features and Hydrogeology

Based on U.S. Geological Survey (USGS) topographic maps, the site's elevation is approximately 20 feet above mean sea level. Topography in the vicinity of the site slopes gently to the northwest. Based on our experience in the area and the recent geotechnical investigation, the shallow water-bearing zone is likely to be encountered at depths of approximately 9 to 15 feet; ground water beneath the site likely flows to the northwest.

2.3 Site Visit

To observe current site conditions, our representative visited the site on August 4, 2005 and was accompanied by Mr. Steven Hochstadt of Sony Electronics, Inc. At the time of our visit, the site was developed with two commercial buildings. The main four-story building (3300 Zanker Road) was observed to be used by Sony for mainly office purposes, including sales, marketing, research, development, administration and engineering. The eastern portion of the ground floor consisted of a warehouse and service center area. Servicing and repair of consumer electronic products was performed within this portion of the building. Small quantities of hazardous materials consisting of cleaners, lubricants, paints and other maintenance and janitorial supplies were observed to be stored in secondarily contained metal storage cabinets, mainly within the warehouse and service area. Most materials were observed in gallon-size

or smaller containers. Small containers also were observed for bench top use at various work stations within the service area. A foam packaging system was observed in the warehouse area that consisted of approximately ten 55-gallon drums of liquid Instapak foam components and a metal enclosure connected to vent ducts/fans. The drums were stored on spill containment pallets. General housekeeping of chemical storage and use areas was observed to be good, and no evidence of spills was readily observed. Additional details regarding the types and quantities of hazardous materials used at the site are presented in Section 4 and Appendix D.

A forklift battery recharging area was observed within the building, just west of the loading dock on the south side of the building. This area was secondarily contained by a concrete berm on one side and a below grade, concrete lined containment trench on the other sides. No evidence of spills was readily observed.

Several hydraulic powered elevators are present within the building that are supported by three elevator equipment rooms. Mr. Hochstadt indicated that a small spill of hydraulic fluid occurred onto the concrete floor of one of the equipment rooms and was subsequently cleaned up by Sony maintenance staff. No other leaks were reported or observed.

An exterior fire pump house and emergency generator were observed on the south side of the building (see Figure 2). The pump house contained an above ground diesel storage tank (AST) with a capacity of approximately 150 gallons. A second diesel AST with a capacity of approximately 250 gallons was observed near the emergency generator. Both tanks and associated above ground piping were secondarily contained.

The 295 Henry Ford II Drive building was observed at the southeastern corner of the site and consists of a single-story building with 12 automobile service bays and associated roll-up doors. At the time of our site visit, the building was mostly vacant. Mr. Hochstadt indicated that this building was present at the time Sony purchased the site in 1991 and that it was formerly used by Ford Aerospace for servicing of company vehicles that were driven by Ford employees; Ford Aerospace reportedly formerly occupied the Lockheed Martin facility that currently is adjacent to the south of the site. Mr. Hochstadt indicated that Sony formerly used the eastern portion of the building as a fitness center and for general office space, and the western portion of the building as a machine shop. Below ground piston-type hydraulic vehicle lifts were observed within the former service bays and appeared to have been removed and backfilled with concrete. Hydraulic fluid piping associated with the former lifts was observed to extend below the concrete floor slab of the service bays.

What appeared to be a below ground, three-stage oil-water separator (clarifier) was observed at the building exterior on the north side. The eastern most metal cover of the apparent clarifier was unbolted and the lid removed. The interior of this section appeared to be lined with concrete and was approximately 3½ feet deep with approximately 5 inches of standing water in the bottom. There was no odor detected coming from the vault; some organic-looking debris was floating on the water. No oil or oily sheen was noted on the water. Open pipes were observed in the western and eastern walls of the vault, just above the water level, and appeared to be inflow and outflow piping. A larger metal cover (furthest away from the smaller lid to the west)

was also unbolted and removed. The interior of this section of the apparent clarifier appeared to be lined with concrete and was approximately 8 feet deep with approximately 3¾ feet of standing water in the bottom. There was no odor from the vault and no oil or oily sheen was noted on the water. An apparent inflow pipe was observed coming in to the vault from the south, and an apparent outflow pipe was observed along the eastern wall just above the water line.

A pipe that appeared similar to vent pipes that are often connected to underground storage tanks (USTs) also was observed connected to the northern wall of a trash enclosure (near the clarifier) on the north side of the building.

Exterior areas of the site were observed to consist of asphalt paved drives and parking areas, landscaping, volleyball and basketball courts, and grass covered recreation areas.

Additional observed site features are listed in Table 2.

Table 2. Additional Readily Observable Site Features

Site Features		Comments
Heating/Ventilation/Air Conditioning System	<input checked="" type="checkbox"/> Natural Gas and/or Electrical <input type="checkbox"/> Fuel Oil	
Potable Water Supply	<input checked="" type="checkbox"/> Municipal <input type="checkbox"/> On-Site Well	
Sewage Disposal Syst.	<input checked="" type="checkbox"/> POTW <input type="checkbox"/> On-Site Septic	
Transformers	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Not Observed <input checked="" type="checkbox"/> PG&E <input checked="" type="checkbox"/> Privately Owned	Observed on south side of 3300 Zanker Rd. building and north side of 295 Henry Ford II Dr. Also reported to be present in the main electrical room.
Other Features	<input checked="" type="checkbox"/> Aboveground Storage Tanks <input type="checkbox"/> Agricultural Wells <input type="checkbox"/> Air Emission Control Systems <input checked="" type="checkbox"/> Auto Servicing Areas <input type="checkbox"/> Boilers <input type="checkbox"/> Burning Areas <input type="checkbox"/> Chemical Mixing Areas <input type="checkbox"/> Clean Rooms <input type="checkbox"/> Drainage ditches <input checked="" type="checkbox"/> Elevators <input type="checkbox"/> Equipment Maintenance Areas <input type="checkbox"/> Garbage Disposal Areas <input checked="" type="checkbox"/> HazMat Storage Areas <input type="checkbox"/> High Power Transmission Lines <input checked="" type="checkbox"/> Hoods and Ducting <input checked="" type="checkbox"/> Hydraulic Lifts <input type="checkbox"/> Petroleum Pipelines <input type="checkbox"/> Petroleum Wells <input type="checkbox"/> Ponds or Streams <input type="checkbox"/> Railroad Lines <input type="checkbox"/> Row crops or orchards <input type="checkbox"/> Stockpiles of Soil or Debris <input checked="" type="checkbox"/> Sumps or clarifiers	At fire pump house and emergency generator. Former service areas at 295 Henry Ford II Dr. Six passenger and two service elevators. Former Lifts Clarifier at Ford building

	<input type="checkbox"/> Underground Storage Tanks <input type="checkbox"/> Vehicle Wash Areas <input type="checkbox"/> Waste Water Neutralization Systems <input type="checkbox"/> Wells	
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Note: An unchecked box does not warrant that these features are not present on-site; it only states that these features were not readily observed during our site visit.

2.4 Site Vicinity Drive-By Survey

To evaluate adjacent land use, we performed a limited drive-by survey. Our observations are presented in Table 3.

Table 3. Adjacent Properties

Business Name and Address	Direction from Site	Observations
Foxboro 199 River Oaks Parkway Vacant 211 River Oaks Parkway Gartner Dataquest 251 & 281 River Oaks Parkway Thermo Electron Corp. 355 River Oaks Parkway	North	Commercial buildings – some hazardous material use possible
Lockheed Martin 3100-3130 Zanker Road	South	Commercial buildings – some hazardous material use possible
Altera Corp. 101-141 Innovation Drive Fire Station 199 Innovation Drive	West	Commercial buildings – some hazardous material use possible
Residential	East	

2.5 Environmental Questionnaire and Interviews

During our site visit we discussed the site with Mr. Seven Hochstadt. Mr. Hochstadt has been employed by Sony since 1997, and has a title of Manager, Environment, Safety & Health. For general information regarding past and current site usage, Mr. Hochstadt also was asked to complete a questionnaire; a copy of the completed

questionnaire is presented in Appendix A. Most of the information presented on the questionnaire was discussed above in Section 2.3; additional information is presented below.

Based on our conversation and the completed questionnaire, Sony purchased the site in approximately 1991 and the main on-site building (3300 Zanker Road) was constructed in 1992 for use by Sony. The site was previously used for agricultural purposes. The 295 Henry Ford II Drive building was present at the time Sony purchased the site.

A below ground water tank for fire suppression is reported to be present below the fire pump house on the south side of the main building. In May of 2005, a forklift accident resulted in the spillage of hydraulic fluid and battery acid on the concrete floor of the receiving area. The spill reportedly was contained and cleaned by an outside contractor.

Mr. Hochstadt indicated that a print shop was previously located on the second floor of the main building, but printing activities were discontinued several years ago. A portion of the warehouse area also was previously used to install electronic equipment into vehicles such as news vans and buses. Operations at the site were reportedly much larger during the late 1990s, when approximately 2,000 employees worked at the site, compared to approximately 400 currently.

Soil and ground water sampling was reported to have been performed at the site prior to purchase of the property by Sony in 1991. Mr. Hochstadt, however, did not have copies of the report(s) documenting this work. He suggested that Sony's real estate staff in New York may have copies. Mr. Hochstadt did, however, provide a copy of several pages from an internal environmental, safety and health audit report that was prepared in 2001; a copy of the provided information is presented in Appendix A.

According to the audit report, the site was used for agriculture until the mid 1980s and, except for the Ford vehicle service building, was mostly vacant at the time Sony acquired the land. A due diligence phase I and II audit was prepared in 2001 prior to purchase of the site. Testing of ground water reportedly showed no indications that contamination exists. A three-chamber in-ground clarifier was reportedly removed from the former Ford service building and subsequent soil testing around the clarifier did not show signs of contamination. Note that during our site visit, the clarifier was observed to still be present. The below ground hydraulic lines associated with former hydraulic lifts at the Ford building were reported to have been manually drained of oil.

The audit report also indicated that hazardous waste generated by on-site activities includes nickel-cadmium and lead acid batteries, and scrap circuit boards, which are removed from the site for disposal or recycling.

3.0 HISTORICAL REVIEW

To evaluate the site history, we reviewed:

- Aerial photographs (dated 1939, 1956, 1965, 1982, 1993, and 1998) from Environmental Data Resources, Inc. in Southport, Connecticut.

- USGS 15-minute and 7.5-minute topographic maps (dated 1953, 1961, 1968, 1973, and 1980).
- Historic Sanborn fire insurance maps were requested from EDR in Southport, Connecticut. However, no Sanborn maps were available.

The above maps and photographs commonly provide historical information regarding a site including land uses and changes in development over time. Copies of these maps and photographs are presented in Appendix B. The following is a summary of our observations for the site and site vicinity.

3.1 Site

1939 through 1973: The aerial photographs and topographic maps dated between 1939 and 1973 show the site to be occupied mainly by orchards. What appear to be three to four farm houses with related structures are depicted on-site. The topographic maps also show a water well to be present on the eastern portion of the site.

1980 through 1982: On the 1980 topographic map, the orchards appear to have been removed and on the 1982 aerial photograph, the farm houses and related structures also appear to have been removed.

1993 through 1998: On the 1993 and 1998 aerial photographs, the current on-site buildings appear present. Portions of the current parking lots and landscaping features appear to be unfinished or under construction on both photographs.

3.2 Site Vicinity

Through at least the early 1980s, the general site vicinity appeared to be mainly agricultural. Agnews State Hospital was present to the north of the site. By the early 1990s, much of the surrounding land was developed for commercial and residential use. A further increase in development of nearby land was apparent by the late 1990s.

3.3 City Directories

To provide additional information pertaining to past site occupants, a city directory search was obtained from Environmental Data Resources, Inc. The only reported listing for the site address was for Sony Electronics in 2000. The City Directory report is presented in Appendix C.

4.0 REGULATORY RECORDS

4.1 City and County Agencies File Review

To obtain information on hazardous materials usage and storage, we reviewed readily available information at the San Jose Building Department (SJBD), San Jose Fire Department (SJFD), and Santa Clara County Environmental Health Department (SCCEHD) pertaining to site addresses of 3300 Zanker Road and 295 Henry Ford II Drive.

Among other documents, the SJFD records contained hazardous material management plans for the Sony facility dated 1993 and 2001. These documents provide a detailed inventory of hazardous materials used at the facility and are attached, along with other key documents, in Appendix D.

A letter from Sony to the SJFD indicated that Sony planned to start occupying the building in 1993. Additionally, a 1993 SJFD record of inspection noted that a leak was observed in the fuel line piping (above ground piping) in the fire pump room; correspondence from Sony indicated that a work request had been submitted to repair the leak.

Files at the SCCEHD contained a 1993 permit for Sony to generate less than 5 tons per year of hazardous waste. Several notice of inspection forms also were filed; no significant violations were noted.

Files at the SJBD contained numerous documents including plumbing, mechanical and electrical permits and general correspondence that appeared to be associated with the construction of the main on-site building in the early 1990s for use by Sony. Due to the large number of documents, a detailed review of each could not be reasonably performed within the scope of this investigation; thus, only a cursory review was conducted. The only records identified for the 295 Henry Ford II Drive building were dated in 1994 and related to the installation of a sign by Sony.

4.2 Regulatory Agency Database Report

During this study, a regulatory agency database report was obtained and reviewed to help establish whether contamination incidents have been reported in the site vicinity. A list of the database sources reviewed, a detailed description of the sources, and a radius map indicating the location of the reported facilities relative to the project site are presented in Appendix E.

There were no reported nearby hazardous materials spills or releases with a potential to significantly impact the site. The potential for site impact was evaluated based on information in the database records regarding the type of release, current case status, and distance and direction from the site.

5.0 SOIL QUALITY EVALUATION

- On August 12, 2005, project geologist Deborah Varty directed the completion of 12 shallow soil borings at the site (SB-1 through SB-12). The borings were drilled at randomly selected, accessible locations across the 38.7-acre site. Approximate boring locations are presented in Figure 2. Samples were submitted to a state-certified laboratory to evaluate the presence of residual pesticides. Copies of the analytical reports are presented in Appendix F.

5.1 Soil Sampling Activities

Soil samples were collected from the natural ground surface to a depth of ½ foot, and at variable depths to 3 feet. The soil samples were collected in acetate liners; the ends of the liners were covered with Teflon film, fitted with end caps and taped. Following collection, each of the soil samples was labeled with a unique identification number, placed in an ice-chilled cooler and transported to a state-certified laboratory with chain of custody documentation.

All drilling and sampling equipment was cleaned in a solution of laboratory grade detergent and distilled water before use at each sampling point.

Two soil samples from each boring were submitted to the laboratory and analyzed for organochlorine pesticides by EPA Method 8081 and pesticide related metals (arsenic, lead and mercury) by EPA Method 6010/7000. In addition, four soil samples with the highest concentrations of metals were analyzed for soluble metal concentrations (WET Extraction – STLC).

5.1 Analytical Results

Due to the proposed residential development of the site, analytical results of the soil samples were compared to the residential California Human Health Screening Levels (CHHSLs) (Cal/EPA, January 2005). The CHHSLs were developed to protect human health, and are considered conservative. The presence of a chemical at a concentration above a CHHSL does not necessarily indicate that adverse impacts to human health are occurring; exceeding a CHHSL indicates that the potential for impacts may exist and that additional evaluation may be needed.

Results for arsenic were compared to the direct exposure Environmental Screening Level (ESL) for residential land use setting (San Francisco Bay Regional Water Quality Control Board [RWQCB], 2005). ESLs are considered conservative. As stated by the Water Board, the ESLs are not a regulatory "cleanup standard". The presence of a chemical at a concentration exceeding an ESL does not necessarily indicate that adverse impacts to human health or the environment are occurring; exceeding ESLs indicates that the potential for impacts may exist and that additional evaluation may be needed.

Analytical results of soil samples collected from the site are presented in Table 4 below.

**Table 4. Analytical Results of Soil Samples
Associated With Agricultural Evaluation
(concentrations in parts per million)**

Organochlorine Pesticides¹ and Metals

Sample Location	Depth (feet)	Dieldrin	DDT	DDE	DDD	Total DDT	Arsenic	Lead	Mercury
SB-1	1-1½	<0.010	0.010	0.350	0.023	0.383	15	40	0.10
	1½-2	<0.010	0.011	0.200	0.014	0.225	14	35	0.064
SB-2	½-1	<0.020	<0.020	0.120	<0.020	0.120	9.8	24	0.069
	1½-2	<0.010	<0.010	0.060	<0.010	0.060	6.1	7.1	0.072
SB-3	½-1	<0.010	<0.010	0.220	0.026	0.246	33^a	7.3	0.051
	1½-2	<0.010	<0.010	<0.010	<0.010	<0.010	5.0	6.5	0.12 ^b
SB-4	1½-2	<0.010	<0.010	0.420	0.026	0.446	6.8	22	<0.050
	2½-3	<0.010	<0.010	0.190	0.016	0.206	10	30	<0.050
SB-5	1-1½	<0.010	<0.010	0.024	<0.010	0.024	7.1	21	<0.050
	2-2½	<0.010	<0.010	0.016	<0.010	0.016	4.7	6.4	<0.050
SB-6	½-1	<0.020	0.022	0.290	<0.020	0.312	7.9	8.6	0.064
	1½-2	0.027	0.045	0.220	<0.010	0.265	21	57 ^c	0.079
SB-7	1-1½	<0.010	<0.010	0.078	<0.010	0.078	8.3	9.9	0.12
	2-2½	<0.010	<0.010	<0.010	<0.010	<0.010	6.4	6.4	0.056
SB-8	1-1½	<0.010	<0.010	0.064	<0.010	0.064	5.3	6.7	<0.050
	2-2½	<0.010	<0.010	<0.010	<0.010	<0.010	5.0	6.3	<0.050
SB-9	1-1½	<0.010	<0.010	<0.010	<0.010	<0.010	5.7	6.7	0.060
	2-2½	<0.010	<0.010	<0.010	<0.010	<0.010	5.7	6.7	0.068
SB-10	1-1½	0.011	<0.010	0.160	0.011	0.171	17	40	0.080
	2-2½	0.014	<0.010	0.180	0.015	0.195	11	43 ^d	<0.050
SB-11	½-1	<0.020	<0.020	0.091	<0.020	0.091	6.3	9.8	0.060
	1½-2	<0.010	<0.010	<0.010	<0.010	<0.010	5.6	6.5	0.058
SB-12	¾-1¼	<0.010	<0.010	0.040	<0.010	0.040	6.1	8.1	0.056
	1¾-1¼	<0.010	<0.010	<0.010	<0.010	<0.010	4.7	5.8	0.051
Residential CHHSL*		0.035	1.6	1.6	2.3	1.6	5.5 ²	150	18

< Indicates that the compound was not detected at or above the stated laboratory reporting limit

BOLD Concentrations detected at or above the residential CHHSL or ESL

* The California Human Health Screening Levels (CHHSL), published by OEHHA (Cal/EPA 2005)

¹ Only the pesticides listed in Table 1 were detected at or above laboratory reporting limits as shown

² Direct exposure residential Environmental Screening Level (ESL) - RWQCB, February 2005

^a STLC <0.50 ppm

^b STLC <0.020 ppm

^c STLC = 1.6 ppm

^d STLC = 3.3 ppm

Analytical results of the shallow soil samples collected from the site indicated that concentrations of total DDT and dieldrin were detected but were not above their respective residential CHHSL. Remaining organochlorine pesticides were not detected above the respective laboratory reporting limits in the soil samples collected from the site.

Concentrations of arsenic detected in on-site soil samples ranged from 4.7 parts per million (ppm) to 33 ppm, with several soil samples exceeding the direct exposure residential ESL of 5.5 ppm. Concentrations of naturally occurring arsenic in the Bay Area typically exceed the ESLs. Typical mean background concentrations of arsenic in Bay Area soils range from approximately 5 ppm to

20 ppm, with some soils containing up to 40 ppm arsenic (LBNL 2002). For this reason, regional background concentrations (up to 20 ppm) previously have been accepted by California regulatory agencies for residential development. Soil samples SB-3 (½ to 1 foot) and SB-6 (1½ to 2 feet) had concentrations of arsenic at 33 ppm and 21 ppm, respectively, which were above the previously accepted background concentration of 20 ppm.

Soil sample SB-3 (½ to 1 foot) was additionally analyzed for soluble arsenic. Analytical results indicated that soluble arsenic was not detected above the laboratory reporting limit of 0.50 ppm in this soil sample.

Concentrations of lead (ranging from 5.8 ppm to 57 ppm) and mercury (ranging from <0.050 ppm to 0.12 ppm) were below the CHHSLs of 150 ppm and 18 ppm, respectively, in soil samples collected from the site.

Soil sample SB-6 (1½ to 2 feet) (57 ppm lead) and SB-10 (2 to 2 ½ feet) (43 ppm lead) were additionally analyzed for soluble lead. Soluble lead was detected at concentrations of 3.3 ppm and 1.6 ppm, respectively, in these soil samples and did not exceed California's hazardous waste criteria of 5 ppm.

Soil sample SB-3 (1½ to 2 feet) (0.21 ppm mercury) was additionally analyzed for soluble mercury. Analytical results indicated that soluble mercury was not detected above the laboratory reporting limit of 0.020 ppm in this soil sample.

6.0 CONCLUSIONS

6.1 Historical Summary

Based on the aerial photographs reviewed, the site was planted with orchards as early as 1939. Site information prior to 1939 was unavailable from sources researched, but based on our experience, site use prior to 1939 likely was either agricultural or undeveloped land. Orchards and several farm houses and related structures appeared present on-site through at least 1973. By 1982, the houses and orchards were removed. Sony purchased the site in 1991, and subsequently, constructed the current on-site building at 3300 Zanker Road. This building was first occupied by Sony in 1993 and has since been used for mainly office purposes including sales, marketing, research, development, administration and engineering. The eastern portion of the ground floor is used as a warehouse and service center area. Servicing and repair of consumer electronic products and similar activities are performed within this portion of the building.

The second on-site building (295 Henry Ford II Drive) was constructed prior to Sony's purchase of the site, likely in the mid or late 1980s. This building was initially owned and used by Ford Aerospace for servicing of company vehicles that were driven by Ford Aerospace employees; Ford Aerospace reportedly formerly occupied the Lockheed Martin facility that currently is adjacent to the south of the site. Since purchase of the site, Sony has used the eastern portion of this building as a fitness center and for general office space, and the western portion of the building as a machine shop; it is currently unoccupied and mostly vacant.

6.2 Soil and Ground Water Quality

The site was used for agricultural purposes for several decades. During the course of agricultural use, pesticides, such as DDT, likely were applied to crops in the normal course of farming operations. There is no indication of any uncontrolled release of pesticides to the site. However, because redevelopment of the site for residential use is planned, soil sampling was performed to evaluate the residual pesticide concentrations and potential health risks to future residents.

Based on the results of the soil quality evaluation, concentrations of organochlorine pesticides detected in shallow soil samples collected from the site do not appear to pose a significant risk to human health or the environment.

Due to their elevated concentrations, arsenic detected in soil samples SB-3 (½ to 1 foot) and SB-6 (1½ to 2 feet) may pose a risk to human health or the environment. Because the site is now capped by buildings, landscaping, and paved areas of the current development, risk to human health from arsenic is significantly reduced, and no further investigation appears warranted. However, since redevelopment of the site for residential use is planned, we recommend additional soil sampling and testing for arsenic.

The remainder of the metals detected in on-site soil samples do not appear to pose a risk to human health or the environment.

Additionally, organochlorine pesticides and metals detected in shallow soils at the site do not appear to be at concentrations that would cause the soil to be classified as a hazardous waste.

In addition to the sampling performed during this investigation, Phase I and Phase II environmental studies were reportedly performed prior to purchase of the site by Sony in 1991. Sampling of ground water reportedly did not indicate that contamination was present. We recommend that copies of these reports be obtained and reviewed prior to the property transfer.

6.3 Chemical Storage and Use

Small quantities of hazardous materials consisting of cleaners, lubricants, paints and other maintenance and janitorial supplies were observed to be stored in secondarily contained metal storage cabinets, mainly within the warehouse and service area. Most materials were observed in gallon-size or smaller containers. Small containers also were observed for bench top use at various work stations within the service area. A foam packaging system was observed in the warehouse area that consisted of approximately ten 55-gallon drums of liquid Instapak foam components. The drums were stored on spill containment pallets. Batteries containing sulfuric acid also are used on-site to power forklifts.

Diesel fuel for a backup fire pump and emergency generator is stored on-site in two above ground storage tanks with capacities of 150 and 250 gallons. A leak was noted in above ground piping associated with the fire pump AST in 1993, shortly after

construction. Since the piping is double contained and located above the concrete floor slab of the fire pump room, it is unlikely that this leak has significantly impacted the site.

General housekeeping of chemical storage and use areas appeared orderly with no readily observable evidence of significant spills or leaks. The potential for soil or ground water to have been significantly impacted by hazardous materials use by Sony appears low. No evidence of significant hazardous material impact to the site was observed during our site visit.

6.4 Water Supply Well(s)

Historic topographic maps depict a water well that appears to have been located on the eastern portion of the site, likely for agricultural use. To evaluate if this well was appropriately destroyed and to evaluate if other wells may have been located at the site, we recommend that well records at the Santa Clara Valley Water District be reviewed. In addition, pesticide mixing may have been performed near this well. If this well is located, soil samples should be collected in this area and analyzed for organochlorine pesticides to evaluate the potential for historic leaks or spills

6.5 Asbestos

Since the buildings were recently constructed, it is unlikely that the building materials used contain asbestos. However, if demolition, renovation, or re-roofing of the buildings is under consideration, an asbestos survey may still be required by local authorities and/or be required under National Emissions Standards for Hazardous Air Pollutants (NESHAP) guidelines. NESHAP guidelines require that all potentially friable ACM be removed prior to building demolition or renovation that may disturb the ACM.

6.6 Hoods and Ducting

Prior to building demolition, we recommend the removal or cleaning of all interior exhaust hoods, ductwork and fans associated with the foam packaging system.

6.7 Transformers

Transformers were observed on the south side of the main building and to the north of the Ford building. Other transformers were reported to be present with the main electrical room of the 3300 Zanker Road building. The transformers observed at the building exterior likely contain transformer oil and are presumably owned by PG&E. These transformers appeared to be in good condition and no oil leaks were observed. Other interior transformers may be owned by Sony and both dry-type and oil-containing transformers may be present. Based on the age of the buildings and transformers, it is unlikely that the transformer oil contains polychlorinated biphenyls (PCBs); all transformers should, however, be appropriately disposed prior to building demolition. We recommend that Sony confirm that the privately owned transformers do not contain transformer oil containing PCBs.

6.8 Elevators

Six passenger and two service elevators are serviced by three elevator equipment rooms located in the main building. Prior to building demolition, these hydraulic elevator units should be removed and appropriately disposed. A small hydraulic fluid leak was reported to have historically occurred in one of the equipment rooms. This spill was reportedly cleaned by Sony maintenance staff and is not likely to have significantly impacted the site.

6.9 Urban Runoff Pollution Prevention Program

The Urban Runoff Pollution Prevention Program, also called the Non-Point Source Program, was developed in accordance with the requirements of the 1986 San Francisco Bay Basin Water Quality Control Plan to reduce water pollution associated with urban storm water runoff. This program was also designed to fulfill the requirements of the Federal Clean Water Act, which mandated that the EPA develop National Pollution Discharge Elimination system (NPDES) Permit application requirements for various storm water discharges, including those from municipal storm drain systems and construction sites.

Construction activity resulting in a land disturbance of 1 acre or more, or less than 1 acre but part of a larger common plan of development or sale, must obtain a Construction Activities Storm Water General Permit. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) must be prepared prior to commencement of construction.

6.10 Clarifier, Hydraulic Lifts and Possible Vent Pipe

A 2001 internal audit report prepared for Sony indicated that a three chamber in-ground clarifier was removed from the former Ford service building and subsequent soil testing around the clarifier reportedly did not show signs of contamination. During our site visit, however, the clarifier was observed to still be present. We recommend that the status of this clarifier be further evaluated. We also recommend that the report documenting prior soil sampling activities be obtained and reviewed.

Below ground piston-type hydraulic vehicle lifts were observed within the former service bays and appeared to have been removed and backfilled with concrete. Hydraulic fluid piping associated with the former lifts was observed to extend below the concrete floor slab of the service bays and was reported to have been manually drained of hydraulic fluid. Hydraulic fluid leaks potentially can occur from the pistons, reservoirs, and piping. Although hydraulic fluid is typically not highly toxic or mobile in the environment, localized impacts to soil and/or ground water quality can occur. During removal of the piping and related structures, soil should be observed for indications of an oil release and, if observed, sampling should be performed. If a higher degree of confidence is desired, we recommend that sampling be performed prior to acquiring the site.

A pipe that appeared similar to vent pipes that are often connected to underground fuel storage tanks (USTs) also was observed connected to the northern wall of a trash enclosure on the north side of the Ford service building. No other data was obtained during this study that would suggest that a UST is present; however, we recommend

that the purpose and below ground extent of this possible vent pipe be further evaluated prior to acquiring the site.

6.11 Potential Environmental Concerns Within the Site Vicinity

Based on the information obtained during this study, no hazardous material incidents have been reported in the site vicinity that would be likely to significantly impact the site. As is typical to many commercial/industrial areas, several facilities in the vicinity, however, were reported as hazardous materials users. If leaks or spills occur at these facilities, contamination could impact the site, depending upon the effectiveness of cleanup efforts.

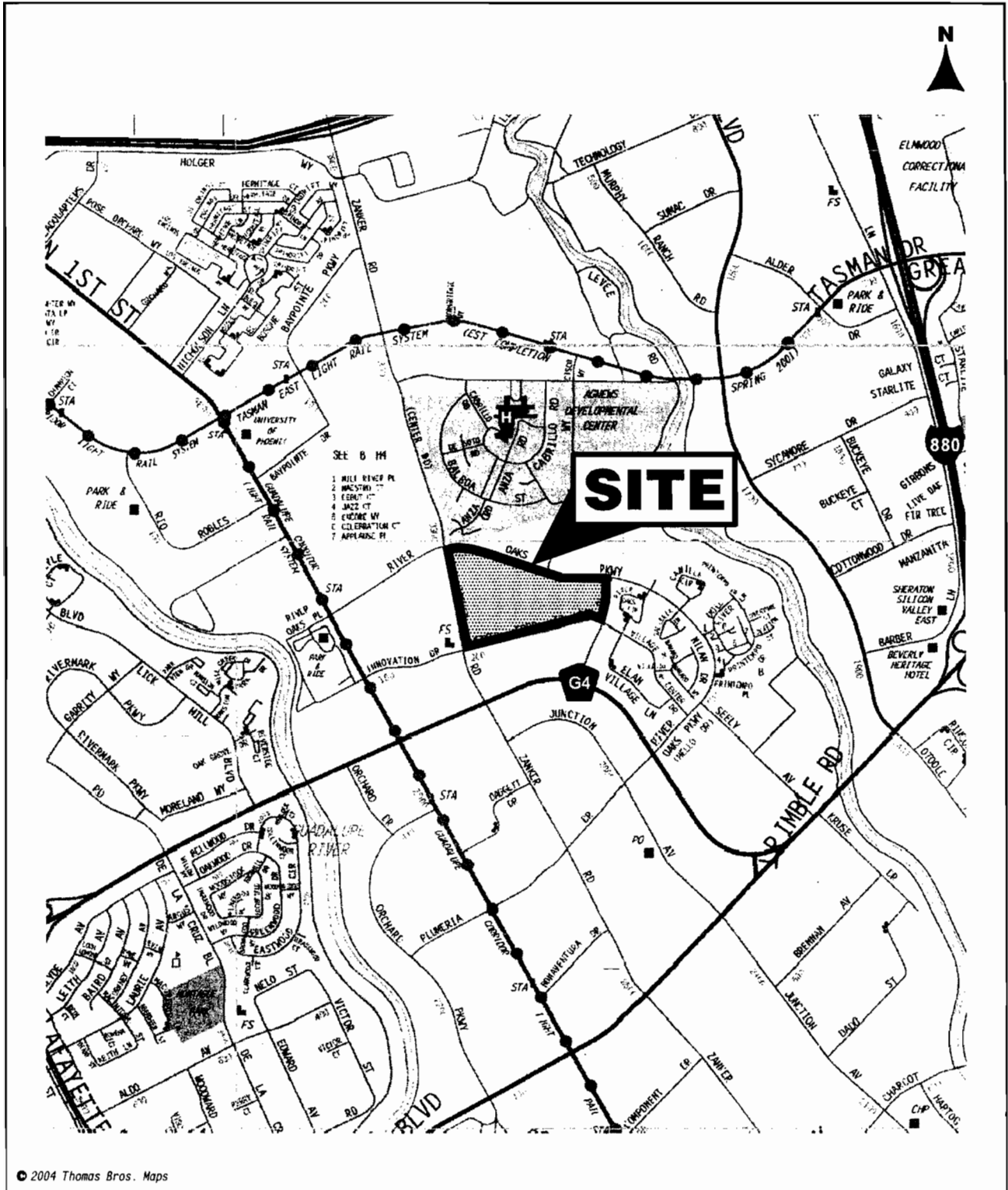
7.0 LIMITATIONS

As with all site assessments, the extent of information obtained is a function of client demands, time limitations, and budgetary constraints. Our conclusions and recommendations regarding the site are based on readily observable site conditions, review of readily available documents, maps, aerial photographs, and data collected and/or reported by others. Due to poor or inadequate address information, the regulatory agency database report listed several sites that may be inaccurately mapped or could not be mapped; leaks or spills from these or other facilities, if nearby, could impact the site.

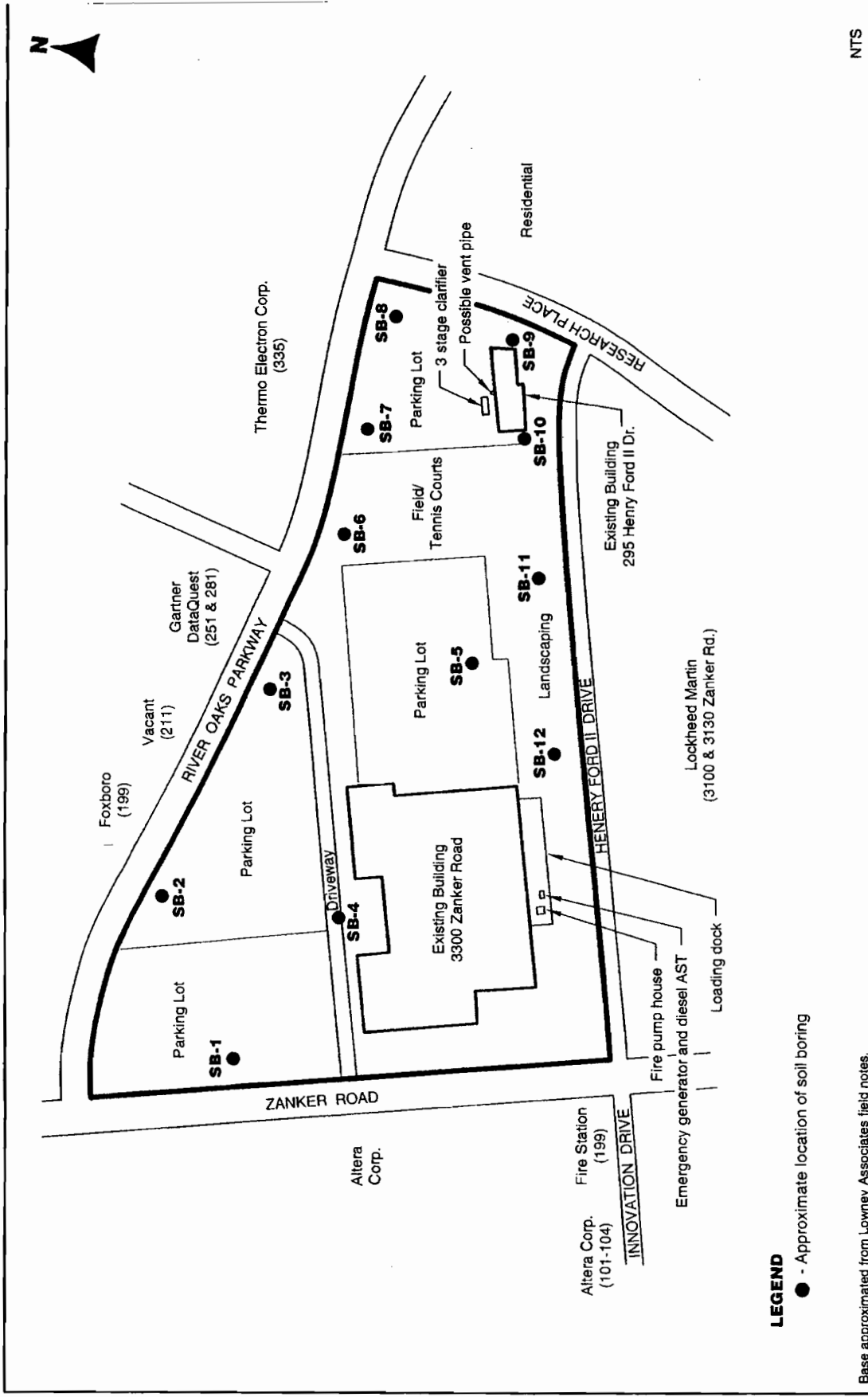
Because publicly available information often cannot affirm the presence of recognized environmental conditions, there is the possibility that such conditions exist. Our conclusions and recommendations in this site assessment are qualified in that no soil, ground water, air, or building material analyses were performed. Sampling and analysis lead to a more reliable assessment of environmental conditions, conditions that often cannot be noted from typical Phase I activities. Should you desire a greater degree of confidence, these samples should be obtained and analyzed to further evaluate environmental conditions. If additional information becomes available that might impact our conclusions and recommendations, we request the opportunity to review the information, reassess the potential concerns, and modify our opinions, if warranted.

This report was prepared for the sole use of Irvine Apartment Communities. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location.

* * * * *



VICINITY MAP
SONY ELECTRONICS
 San Jose, California



NTS

SITE PLAN
SONY ELECTRONICS
 San Jose, California

LOWNEY ASSOCIATES
 Environmental/Geotechnical/Engineering Services

FIGURE 2
 1186-11A

NOTE: The appendices to this technical report are on file with the City of San José, Department of Planning, Building, and Code Enforcement and can be reviewed during normal business hours.

APPENDIX C

Soil and Groundwater Evaluations



Supplemental Soil Quality Evaluation

3300 Zanker Road
San Jose, California

This report has been prepared for:

IRVINE APARTMENT COMMUNITIES

690 N. McCarthy Boulevard, Suite 100
Milpitas, California 95035

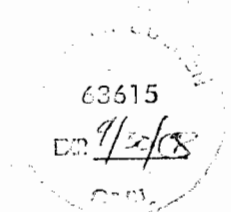
November 14, 2006

Project No. 1186-11D

Nathan Berner
Staff Geologist

Kurt M. Soenen, P.E.
Senior Project Engineer

Leonardo Alvarez, P.G., C.E.G.
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APPENDIX A — SUBSURFACE INVESTIGATION AND SOIL SAMPLING PROTOCOL

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APPENDIX C — PREVIOUS ENVIRONMENTAL DOCUMENTS

SOIL QUALITY EVALUATION

3300 ZANKER ROAD

SAN JOSE, CALIFORNIA

1.0 INTRODUCTION

1.1 Purpose

In this report, we present the results of the supplemental soil quality evaluation performed at 3300 Zanker Road in San Jose, California. This work was performed for Irvine Apartment Communities who is considering redeveloping the site with a multi-family apartment community.

1.2 Site Background

The approximately 38-acre site is located at 3300 Zanker Road in San Jose, California and is currently occupied by two Sony buildings, parking lots, basketball and volleyball courts, and landscaping. Phase II soil sampling performed during our August 2005 investigation revealed elevated arsenic concentrations in shallow soil samples SB-3 at ½ to 1 foot (33 ppm) and SB-6 at 1½ to 2 feet (21 ppm) (Lowney, 2005). Additional soil sampling near locations SB-3 and SB-6 was recommended.

1.3 Scope of Work

The scope of work for this study was outlined in our agreement dated July 24, 2006 and included the following tasks.

- Drilling of six exploratory borings;
- Collecting soil samples for laboratory analysis; and
- Reviewing previous environmental reports provided by you.

2.0 SOIL QUALITY EVALUATION

2.1 Subsurface Investigation

On October 16, 2006 and under the supervision of Senior Project Engineer Kurt Soenen, P. E., Environmental Geologist Nathan Berner directed a subsurface exploratory program and advanced six exploratory borings to a depth of approximately four feet. The borings were advanced within approximately 10 feet of previous sampling locations SB-3 and SB-6 to better delineate the extent of arsenic-impacted soil. Three "step-out" borings were advanced around each previous sampling location. Soil samples were collected from each boring from approximate depth intervals of ½ to 1 foot, 1 to 1½ feet, 2 to 2½ feet, and 3 to 3½ feet. Soil sampling protocol is included in Appendix A. The approximate boring locations are shown on Figure 2.

2.2 Soil Sample Collection and Analysis

To evaluate soil quality, twelve shallow soil samples (two samples per boring) were submitted to a state-certified analytical laboratory and analyzed for arsenic (EPA Test Method 6010). The two deeper samples collected from each boring were held at the laboratory for possible future analyses pending the results of the shallow samples. Analytical results are presented in Table 1. For comparison purposes, the analytical results from the August 2005 sampling event are also included in Table 1. Copies of the analytical reports and chain of custody documentation are presented in Appendix B.

Table 1. Analytical Results of Soil Samples
(Concentrations in parts per million)

Sample Location	Depth (feet)	Dieldrin	DDT	DDE	DDD	Total DDT	Arsenic	Lead	Mercury
SB-1	1-1½	<0.010	0.01	0.35	0.023	0.383	15	40	0.1
	1½-2	<0.010	0.011	0.2	0.014	0.225	14	35	0.064
SB-2	½-1	<0.020	<0.020	0.12	<0.020	0.12	9.8	24	0.069
	1½-2	<0.010	<0.010	0.06	<0.010	0.06	6.1	7.1	0.072
SB-3	½-1	<0.010	<0.010	0.22	0.026	0.246	33^a	7.3	0.051
	1½-2	<0.010	<0.010	<0.010	<0.010	<0.010	5	6.5	0.12 ^b
SB-3-1	½-1	---	---	---	---	---	7.2	---	---
	1-1½	---	---	---	---	---	17	---	---
SB-3-2	½-1	---	---	---	---	---	3.2	---	---
	1-1½	---	---	---	---	---	20	---	---
SB-3-3	½-1	---	---	---	---	---	1.9	---	---
	1-1½	---	---	---	---	---	15	---	---
SB-4	1½-2	<0.010	<0.010	0.42	0.026	0.446	6.8	22	<0.050
	2½-3	<0.010	<0.010	0.19	0.016	0.206	10	30	<0.050
SB-5	1-1½	<0.010	<0.010	0.024	<0.010	0.024	7.1	21	<0.050
	2-2½	<0.010	<0.010	0.016	<0.010	0.016	4.7	6.4	<0.050
SB-6	½-1	<0.020	0.022	0.29	<0.020	0.312	7.9	8.6	0.064
	1½-2	0.027	0.045	0.22	<0.010	0.265	21	57 ^c	0.079
SB-6-1	½-1	---	---	---	---	---	7.3	---	---
	1-1½	---	---	---	---	---	28	---	---
	2-2½	---	---	---	---	---	4.6	---	---
	3-3½	---	---	---	---	---	6	---	---

(continued)

Table 1. Analytical Results of Soil Samples
(Concentrations in parts per million)
(continued)

Sample Location	Depth (feet)	Dieldrin	DDT	DDE	DDD	Total DDT	Arsenic	Lead	Mercury
SB-6-2	½-1	---	---	---	---	---	21	---	---
	1-1½	---	---	---	---	---	32	---	---
	2-2½	---	---	---	---	---	4.7	---	---
	3-3½	---	---	---	---	---	5.2	---	---
SB-6-3	½-1	---	---	---	---	---	2.6	---	---
	1-1½	---	---	---	---	---	37	---	---
	2-2½	---	---	---	---	---	4.4	---	---
	3-3½	---	---	---	---	---	5.1	---	---
SB-7	1-1½	<0.010	<0.010	0.078	<0.010	0.078	8.3	9.9	0.12
	2-2½	<0.010	<0.010	<0.010	<0.010	<0.010	6.4	6.4	0.056
SB-8	1-1½	<0.010	<0.010	0.064	<0.010	0.064	5.3	6.7	<0.050
	2-2½	<0.010	<0.010	<0.010	<0.010	<0.010	5	6.3	<0.050
SB-9	1-1½	<0.010	<0.010	<0.010	<0.010	<0.010	5.7	6.7	0.06
	2-2½	<0.010	<0.010	<0.010	<0.010	<0.010	5.7	6.7	0.068
SB-10	1-1½	0.011	<0.010	0.16	0.011	0.171	17	40	0.08
	2-2½	0.014	<0.010	0.18	0.015	0.195	11	43 ^d	<0.050
SB-11	½-1	<0.020	<0.020	0.091	<0.020	0.091	6.3	9.8	0.06
	1½-2	<0.010	<0.010	<0.010	<0.010	<0.010	5.6	6.5	0.058
SB-12	¾-1¼	<0.010	<0.010	0.04	<0.010	0.04	6.1	8.1	0.056
	1¾-1¼	<0.010	<0.010	<0.010	<0.010	<0.010	4.7	5.8	0.051
Residential CHHSL*		0.035	1.6	1.6	2.3	1.6	5.5 ¹	150	18

< Indicates that the compound was not detected at or above the stated laboratory reporting limit

BOLD Concentrations detected at or above the residential CHHSL or ESL

* The California Human Health Screening Level (CHHSL), published by OEHHA (Cal/EPA 2005)

¹ Direct exposure residential Environmental Screening Level (ESL) - RWQCB, February 2005

^a STLC <0.50 ppm

^b STLC <0.020 ppm

^c STLC = 1.6 ppm

^d STLC = 3.3 ppm

--- Not Analyzed

Analytical results of the soil samples were compared to the residential California Human Health Screening Levels (CHHSLs) (Cal/EPA, January 2005). The CHHSLs were developed to protect human health, and are considered conservative. The presence of a chemical at a concentration above a CHHSL does not necessarily indicate that adverse impacts to human health are occurring; exceeding a CHHSL indicates that the potential for impacts may exist and that additional evaluation may be needed.

2.3 Additional Soil Sample Analysis

Based on the results of the shallow soil samples, elevated arsenic concentrations (up to 37 ppm) were detected in the samples collected from the borings advanced near previous location SB-6. Arsenic concentrations ranged from 28 ppm to 37 ppm in the samples collected from an approximate depth of 1-1½ feet. Background concentrations of arsenic generally range from 5 ppm to 20 ppm (LBNL, 1995). Thus, to better evaluate the vertical extent of impaction, the six deeper soil samples collected from the SB-6 "step-out" borings were also analyzed for arsenic.

3.0 SUMMARY OF PREVIOUS ENVIRONMENTAL DOCUMENTS

To further evaluate the site history, we reviewed and relied upon the information presented in the following documents that were obtained from you. Copies of key documents are presented in Appendix C.

Based on a letter dated July 26, 1991 from the Ford Motor Company, the prospective buyer, Koll Technology Drive Partners, L.P., requested that the four on-site clarifier systems and pesticide-impacted soils (primarily toxaphene and DDT) identified in a June 1991 Phase II report prepared for the site be addressed prior to the property transfer. The concrete clarifier systems reportedly were located near Ford's vehicle maintenance facility.

Subsequent correspondence dated November 15, 1991 and January 21, 1992 documented clarifier cleaning activities and follow-up wipe sampling from the concrete walls. Excavation of the pesticide-impacted soils was performed on October 2, 1991 and confirmation soil samples were collected from the sidewalls and base of the reported approximately 32-inch diameter and 24-inch deep excavation; analytical results of the confirmation samples did not exceed residential CHHSLs.

The November 15, 1991 document also presented analytical results of 10 stockpile soil samples collected at the site. The stockpiled soil reportedly was excavated from an approximately ¼-mile on-site parking strip to an approximate depth of 3 feet. Sony Corporation reportedly was considering on-site reuse of the stockpiled soil. Based on the results, elevated concentrations of the pesticide dieldrin (up to 75 ppb) were detected in the stockpile samples. Sony's environmental consultant concluded that "the level of Dieldrin detected in the stockpiles would not be expected to be a perceived health risk, especially if the soil would be under paved areas."

No information was provided in the November 15, 1991 document showing the approximate excavation area of the stockpiled soil; the document also did not indicate if the soil was reused on-site.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 General Soil Quality

Laboratory analysis of the soil samples collected around previous sampling locations SB-3 and SB-6 revealed arsenic concentrations ranging from 1.9 ppm to 37 ppm. The highest concentrations were detected in the samples collected from an approximate depth of 1 to 1½ feet and from the "step-out" borings drilled around location SB-6.

The reason for the sporadic vertical distribution in the upper 1½ feet of soil is unknown but may be related to historical localized deep tilling or previous earthwork activities. Laboratory analysis of the deeper soil samples collected from the SB-6 "step-out" borings revealed arsenic concentrations within the range of background.

The soil samples collected from the "step-out" borings near SB-3 contained arsenic concentrations within the range of typical background levels (up to 20 ppm). Based on these results, the elevated arsenic previously detected in shallow soil at SB-3 appears anomalous and does not appear to be laterally or vertically extensive. The detected arsenic concentration in the SB-3 surface sample likely would be reduced by mixing of the topsoil during site development. No further work in the SB-3 area appears required.

Because the site is now capped by buildings, landscaping, and paved areas of the current development, risk to human health from arsenic is significantly reduced, and no further investigation appears warranted; however, since redevelopment of the site for residential use is planned, we recommend additional soil sampling and testing for arsenic be performed in the SB-6 area to better evaluate the extent of the arsenic-impacted soil. Alternatively the upper 1½ feet of soil around SB-6 could be excavated and stockpiled for additional testing of soil quality during site redevelopment.

4.2 Prior Environmental Documents

Based on our review of the provided documents, excess soil generated during the construction of a planned parking strip in the early 1990's was stockpiled on-site. Laboratory analysis of 4 of 10 stockpile soil samples revealed dieldrin concentrations (ranging from 40 ppb to 75 ppb) above its residential CHHSL of 35 ppb. We recommend contacting the property owner to determine from where on-site the soil was excavated and if the stockpiled material was reused on-site.

In addition to the documents reviewed during our study, we understand other Phase I and Phase II environmental studies were reportedly performed prior to purchase of the site by Sony in 1991. Additionally, a 2001 internal audit report was prepared for Sony. If available, we recommend that copies of these reports be obtained and reviewed prior to the property transfer.

5.0 LIMITATIONS

This report was prepared for the sole use of Irvine Apartment Communities in evaluating soil quality at 3300 Zanker Road at the time of this study. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location. The chemical and other data presented in this report can change over time and are applicable only to the time this study was performed. We are not responsible for the data presented by others.

The accuracy and reliability of geo- or hydrochemical studies are a reflection of the number and type of samples taken and extent of the analyses conducted, and are thus inherently limited and dependent upon the resources expended. Chemical analyses were performed for specific parameters during this investigation, as detailed in the scope of services. Please note that additional constituents not analyzed for

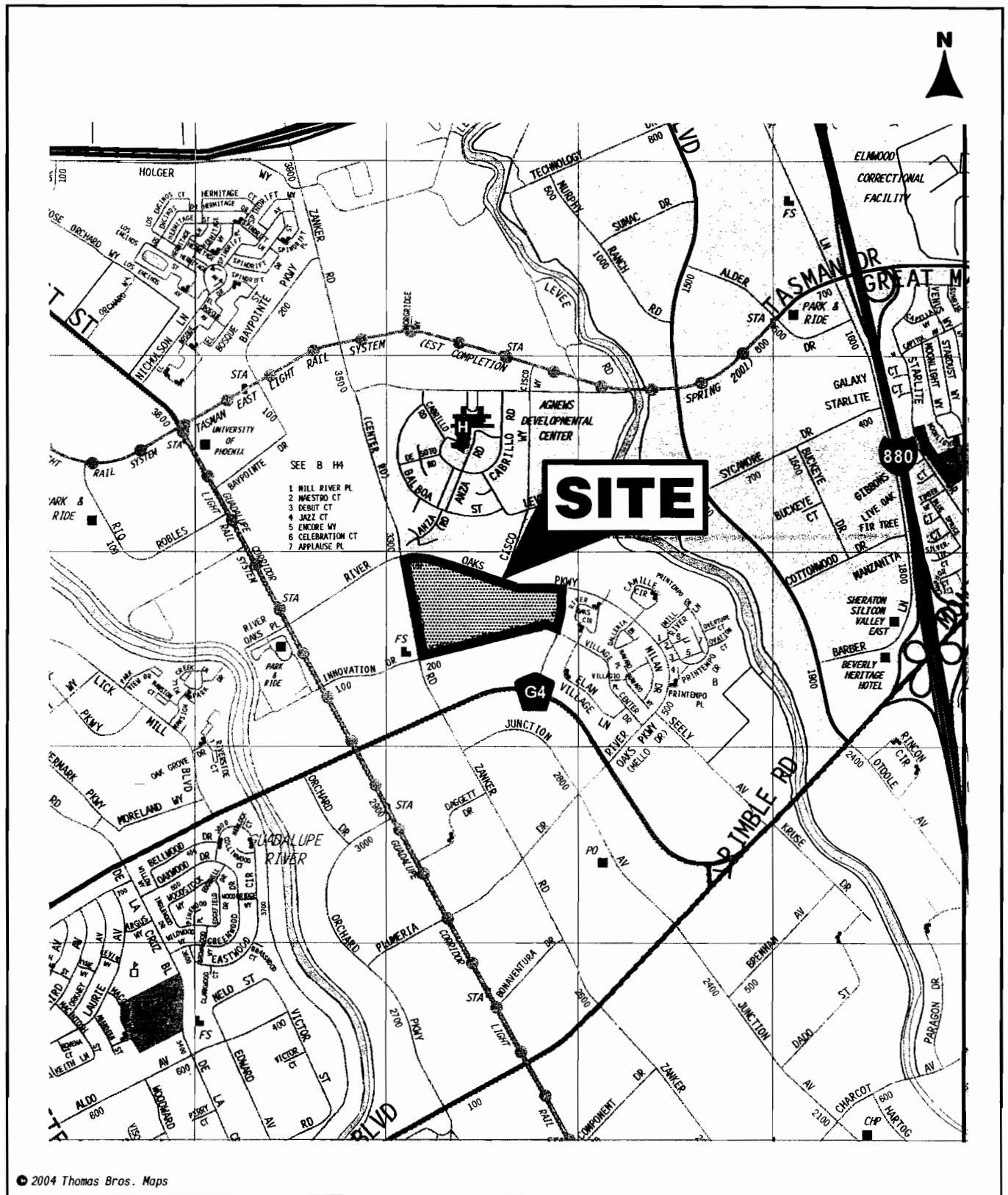
during this evaluation may be present in soil and ground water at the site. Our sampling and analytical plan was designed using accepted environmental principles and our judgment for the performance of a soil quality evaluation and was based on the degree of investigation approved by you. It is possible to obtain a greater degree of certainty, if desired, by implementing a more rigorous soil and ground water sampling program or evaluating the risk posed by the contaminants detected, if any.

6.0 REFERENCES

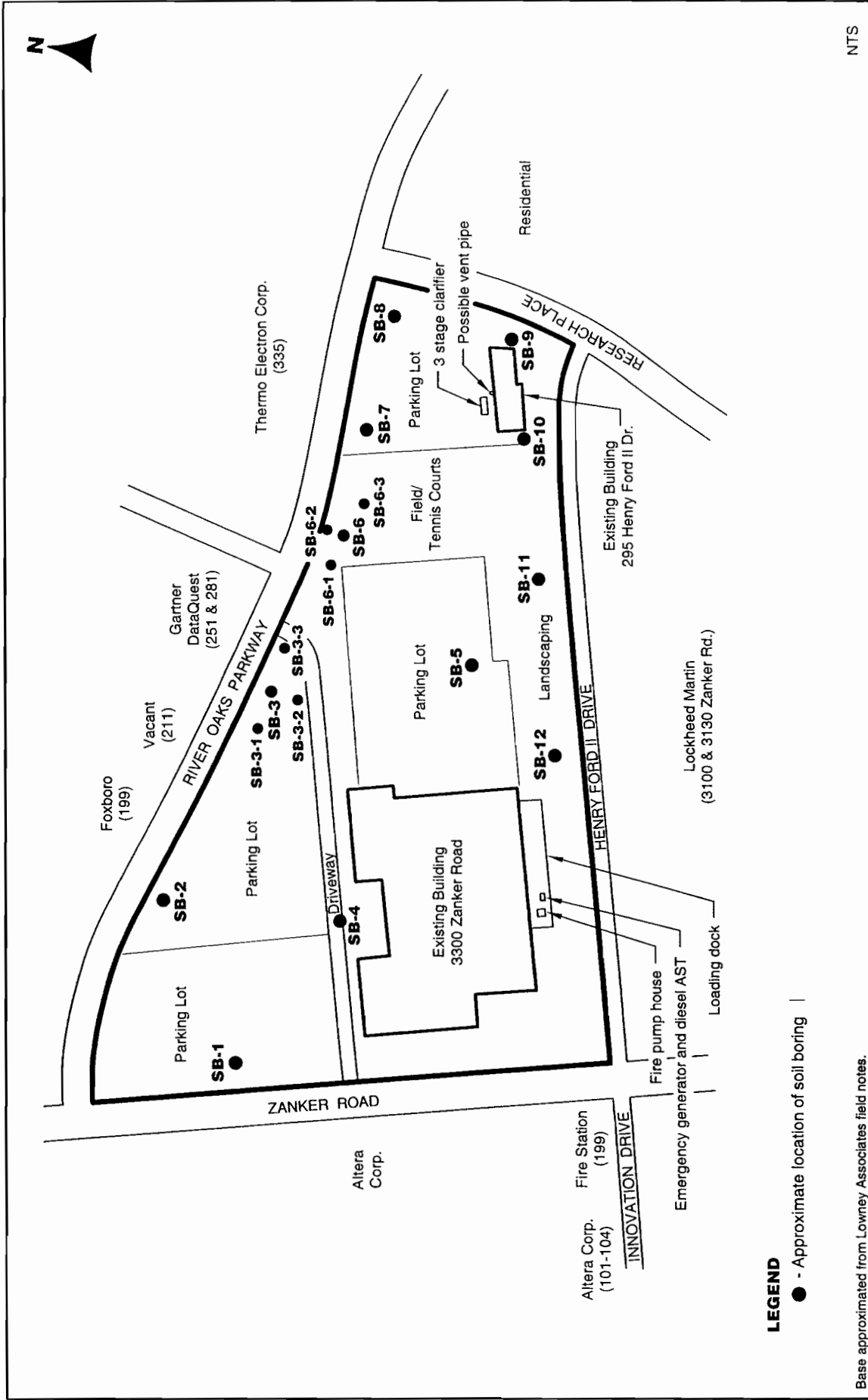
Lawrence Berkeley National Laboratory, August 1995. Protocol for Determining Background Concentrations of Metals in Soil at Lawrence Berkeley National Laboratory (LBNL).

TRC Lowney. September 9, 2005. Phase I Environmental Site Assessment and Soil Quality Evaluation, 3300 Zanker Road and 295 Henry Ford II Drive, San Jose, California.

* * * * *



VICINITY MAP
 3300 ZANKER ROAD
 San Jose, California



NTS

SITE PLAN
 3300 ZANKER ROAD
 San Jose, California

TRC Lowney

FIGURE 2
 1186-11D



Second Supplemental Soil Quality Evaluation

3300 Zanker Road
San Jose, California

This report has been prepared for:

IRVINE APARTMENT COMMUNITIES

690 N. McCarthy Boulevard, Suite 100
Milpitas, California 95035

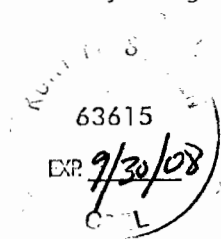
January 17, 2007

Project No. 1186-11E

Nathan Berner
Staff Geologist

Kurt M. Soenen, P.E.
Senior Project Engineer

Leonardo Alvarez, P.G., C.E.G.
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5.0 REFERENCES 5

FIGURE 1 — VICINITY MAP

FIGURE 2 —PROPOSED DEVELOPMENT PLAN

FIGURE 3 — SB-6 STEP-OUT BORINGS

APPENDIX A —SUBSURFACE INVESTIGATION AND SOIL SAMPLING PROTOCOL

APPENDIX B —ANALYTICAL RESULTS

SECOND SUPPLEMENTAL SOIL QUALITY EVALUATION

3300 ZANKER ROAD SAN JOSE, CALIFORNIA

1.0 INTRODUCTION

1.1 Purpose

In this report, we present the results of the second supplemental soil quality evaluation performed at 3300 Zanker Road in San Jose, California (Figure 1). This work was performed for Irvine Apartment Communities who is considering redeveloping the site with a multi-family residential development.

1.2 Site Background

1.2.1 Project Description

The approximately 38-acre site is located at 3300 Zanker Road in San Jose, California and is currently occupied by two Sony buildings, parking lots, basketball and volleyball courts, and landscaping (Figure 2). We understand that Irvine Apartment Communities is considering redeveloping the site with a multi-family residential development. The apartment buildings will be 4 to 5 levels of wood- or steel-frame construction over 1 to 2 levels of concrete podium parking extending about ½ to 1½ levels below grade. New public streets, a public park, underground utilities, and landscape areas are also planned (Figure 2).

1.2.2 Summary of Previous Soil Sampling

Phase II soil sampling performed during our August 2005 investigation revealed elevated arsenic concentrations in shallow soil samples SB-3 at ½ to 1 foot (33 ppm) and SB-6 at 1½ to 2 feet (21 ppm) (TRC Lowney, 2005). Typical background concentrations of arsenic in this area are up to 20 ppm.

Additional soil sampling was performed on October 16, 2006 near locations SB-3 and SB-6. Six borings (SB-3-1, SB-3-2, SB-3-3, SB-6-1, SB-6-2, and SB-6-3) were advanced within approximately 10 feet of previous sampling locations SB-3 and SB-6 to better delineate the extent of arsenic-impacted soil (Figures 2 and 3). The elevated arsenic previously detected in shallow soil at SB-3 was found to be apparently restricted to the immediate vicinity of the boring. However, elevated arsenic concentrations were detected at locations SB-6-1, SB-6-2, and SB-6-3 (up to 28 ppm, 32 ppm, and 37 ppm, respectively). Therefore, we recommended further sampling to better define the horizontal extent of the arsenic-impacted soil in the area surrounding these locations (TRC Lowney, 2006).

1.3 Scope of Work

The scope of work for this study was outlined in our agreement dated December 7, 2006 and included the following tasks:

- Drilling of six exploratory borings;
- Collecting soil samples for laboratory analysis; and
- Preparation of this report.

2.0 SOIL QUALITY EVALUATION

2.1 Subsurface Investigation

On December 11, 2006 and under the supervision of Senior Project Engineer Kurt Soenen, P. E., Environmental Geologist Nathan Berner directed a subsurface exploratory program and advanced six step-out exploratory borings to a depth of approximately four feet at distances of approximately 25 to 50 feet from previous sampling location SB-6 to better delineate the extent of arsenic-impacted soil. Soil borings SB-6-5, SB-6-7, and SB-6-8 were advanced approximately 25 feet from previous sampling location SB-6. Borings SB-6-4, SB-6-6, and SB-6-9 were advanced at approximate distances of 50 feet from location SB-6. Soil samples were collected from each boring from approximate depth intervals of ½ to 1 foot, 1 to 1½ feet, and 2 to 2½ feet. Soil sampling protocol is included in Appendix A. The approximate boring locations are shown on Figure 3.

2.2 Soil Sample Collection and Analysis

To evaluate soil quality, eighteen shallow soil samples were submitted to a state-certified analytical laboratory and analyzed for arsenic (EPA Test Method 6010). Analytical results are presented in Table 1. For comparison purposes, the analytical results from the August 2005 and October 2006 sampling events are also included in Table 1. Copies of the analytical reports and chain of custody documentation are presented in Appendix B.

Table 1. Analytical Results of Soil Samples
(Concentrations in parts per million)

Sample Location	Depth (feet)	Dieldrin	DDT	DDE	DDD	Total DDT	Arsenic	Lead	Mercury
SB-1	1-1½	<0.010	0.01	0.35	0.023	0.383	15	40	0.1
	1½-2	<0.010	0.011	0.2	0.014	0.225	14	35	0.064
SB-2	½-1	<0.020	<0.020	0.12	<0.020	0.12	9.8	24	0.069
	1½-2	<0.010	<0.010	0.06	<0.010	0.06	6.1	7.1	0.072
SB-3	½-1	<0.010	<0.010	0.22	0.026	0.246	33 ^a	7.3	0.051
	1½-2	<0.010	<0.010	<0.010	<0.010	<0.010	5	6.5	0.12 ^b
SB-3-1	½-1	---	---	---	---	---	7.2	---	---
	1-1½	---	---	---	---	---	17	---	---
SB-3-2	½-1	---	---	---	---	---	3.2	---	---
	1-1½	---	---	---	---	---	20	---	---
SB-3-3	½-1	---	---	---	---	---	1.9	---	---
	1-1½	---	---	---	---	---	15	---	---
SB-4	1½-2	<0.010	<0.010	0.42	0.026	0.446	6.8	22	<0.050
	2½-3	<0.010	<0.010	0.19	0.016	0.206	10	30	<0.050
SB-5	1-1½	<0.010	<0.010	0.024	<0.010	0.024	7.1	21	<0.050
	2-2½	<0.010	<0.010	0.016	<0.010	0.016	4.7	6.4	<0.050

(Continued)

Table 1. Analytical Results of Soil Samples - continued
(Concentrations in parts per million)

Sample Location	Depth (feet)	Dieldrin	DDT	DDE	DDD	Total DDT	Arsenic	Lead	Mercury
SB-6	½-1	<0.020	0.022	0.29	<0.020	0.312	7.9	8.6	0.064
	1½-2	0.027	0.045	0.22	<0.010	0.265	21	57 ^c	0.079
SB-6-1	½-1	---	---	---	---	---	7.3	---	---
	1-1½	---	---	---	---	---	28	---	---
	2-2½	---	---	---	---	---	4.6	---	---
	3-3½	---	---	---	---	---	6	---	---
SB-6-2	½-1	---	---	---	---	---	21	---	---
	1-1½	---	---	---	---	---	32	---	---
	2-2½	---	---	---	---	---	4.7	---	---
	3-3½	---	---	---	---	---	5.2	---	---
SB-6-3	½-1	---	---	---	---	---	2.6	---	---
	1-1½	---	---	---	---	---	37	---	---
	2-2½	---	---	---	---	---	4.4	---	---
	3-3½	---	---	---	---	---	5.1	---	---
SB-6-4	½-1	---	---	---	---	---	6.9	---	---
	1-1½	---	---	---	---	---	6.6	---	---
	2-2½	---	---	---	---	---	11	---	---
SB-6-5	½-1	---	---	---	---	---	12	---	---
	1-1½	---	---	---	---	---	26	---	---
	2-2½	---	---	---	---	---	7.3	---	---
SB-6-6	½-1	---	---	---	---	---	22	---	---
	1-1½	---	---	---	---	---	10	---	---
	2-2½	---	---	---	---	---	6	---	---
SB-6-7	½-1	---	---	---	---	---	22	---	---
	1-1½	---	---	---	---	---	6	---	---
	2-2½	---	---	---	---	---	5.6	---	---
SB-6-8	½-1	---	---	---	---	---	32	---	---
	1-1½	---	---	---	---	---	4.9	---	---
	2-2½	---	---	---	---	---	15	---	---
SB-6-9	½-1	---	---	---	---	---	34	---	---
	1-1½	---	---	---	---	---	11	---	---
	2-2½	---	---	---	---	---	5.7	---	---
SB-7	1-1½	<0.010	<0.010	0.078	<0.010	0.078	8.3	9.9	0.12
	2-2½	<0.010	<0.010	<0.010	<0.010	<0.010	6.4	6.4	0.056
SB-8	1-1½	<0.010	<0.010	0.064	<0.010	0.064	5.3	6.7	<0.050
	2-2½	<0.010	<0.010	<0.010	<0.010	<0.010	5	6.3	<0.050
SB-9	1-1½	<0.010	<0.010	<0.010	<0.010	<0.010	5.7	6.7	0.06
	2-2½	<0.010	<0.010	<0.010	<0.010	<0.010	5.7	6.7	0.068
SB-10	1-1½	0.011	<0.010	0.16	0.011	0.171	17	40	0.08
	2-2½	0.014	<0.010	0.18	0.015	0.195	11	43 ^d	<0.050
SB-11	½-1	<0.020	<0.020	0.091	<0.020	0.091	6.3	9.8	0.06
	1½-2	<0.010	<0.010	<0.010	<0.010	<0.010	5.6	6.5	0.058
SB-12	¾-1¼	<0.010	<0.010	0.04	<0.010	0.04	6.1	8.1	0.056
	1¾-1¼	<0.010	<0.010	<0.010	<0.010	<0.010	4.7	5.8	0.051
Residential CHHSL*		0.035	1.6	1.6	2.3	1.6	5.5**	150	18

< Indicates that the compound was not detected at or above the stated laboratory reporting limit

BOLD Concentrations detected at or above the residential CHHSL or ESL

* The California Human Health Screening Level (CHHSL), published by OEHHA (Cal/EPA 2005)

** An assumed background level of 5.5 ppm was substituted for toxicity-based goals. Typical mean background concentrations of arsenic in Bay Area soils range from approximately 5 to 20 ppm (LBNL, 2002).

^a STLC <0.50 ppm

^b STLC <0.020 ppm

^c STLC = 1.6 ppm

^d STLC = 3.3 ppm

--- Not Analyzed

Analytical results of the soil samples were compared to the residential California Human Health Screening Levels (CHHSLs) (Cal/EPA, January 2005). The CHHSLs were developed to protect human health, and are considered conservative. The presence of a chemical at a concentration above a CHHSL does not necessarily indicate that adverse impacts to human health are occurring; exceeding a CHHSL indicates that the potential for impacts may exist and that additional evaluation may be needed.

3.0 CONCLUSIONS AND RECOMMENDATIONS

Laboratory analysis of the soil samples collected around previous sampling location SB-6 revealed arsenic concentrations ranging from 4.9 ppm to 37 ppm. The highest concentrations generally were detected in the samples collected from an approximate depth of ½ to 1-foot; prior sampling during our October 2006 investigation showed the highest arsenic concentrations at an approximate depth of 1 to 1½ feet. The reason for the uneven vertical distribution is unknown but may be related to historical localized deep tilling or previous earthwork activities. Arsenic concentrations detected in the soil samples collected below approximately 1 to 1½ feet in the SB-6 area were below natural background (less than 20 ppm). In general, the arsenic-impacted soil in the SB-6 area appears limited to the upper approximately 2 feet of soil.

Based on the analytical results, the lateral extent of arsenic-impacted soil in the SB-6 area generally varies from approximately 50 to 200 feet from the SB-6 location. The arsenic concentrations detected in shallow soil to the west (SB-6-6) are close to the natural background (20 ppm) and may represent the approximate western edge of the impacted soil; the eastern edge may extend up to previous location SB-7 where arsenic was detected up to 8.3 ppm. Arsenic-impacted soil appears to extend up to 50 feet south of location SB-6 and it is assumed it extends to the northern site boundary.

During redevelopment activities, the site (with the exception of the planned park) will be lowered to accommodate the planned below grade parking garage and the excavated soil will be off-hauled for landfill disposal and/or reused at an off-site facility. Thus, the soil excavated in the SB-6 area during site grading will be reworked and residual arsenic concentrations likely will be significantly reduced. We recommend that a Soil Management Plan (SMP) be developed to establish management practices for the contractor to follow in handling soil in the SB-6 area. The SMP would address appropriate protocols for handling and/or disposal of the soil that should be employed during construction.

4.0 LIMITATIONS

This report was prepared for the sole use of Irvine Apartment Communities in evaluating soil quality at 3300 Zanker Road at the time of this study. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location. The chemical and other data presented in this report can change over time and are applicable only to the time this study was performed. We are not responsible for the data presented by others.

The accuracy and reliability of geo- or hydrochemical studies are a reflection of the number and type of samples taken and extent of the analyses conducted, and are

thus inherently limited and dependent upon the resources expended. Chemical analyses were performed for specific parameters during this investigation, as detailed in the scope of services. Please note that additional constituents not analyzed for during this evaluation may be present in soil and ground water at the site. Our sampling and analytical plan was designed using accepted environmental principles and our judgment for the performance of a soil quality evaluation and was based on the degree of investigation approved by you. It is possible to obtain a greater degree of certainty, if desired, by implementing a more rigorous soil and ground water sampling program or evaluating the risk posed by the contaminants detected, if any.

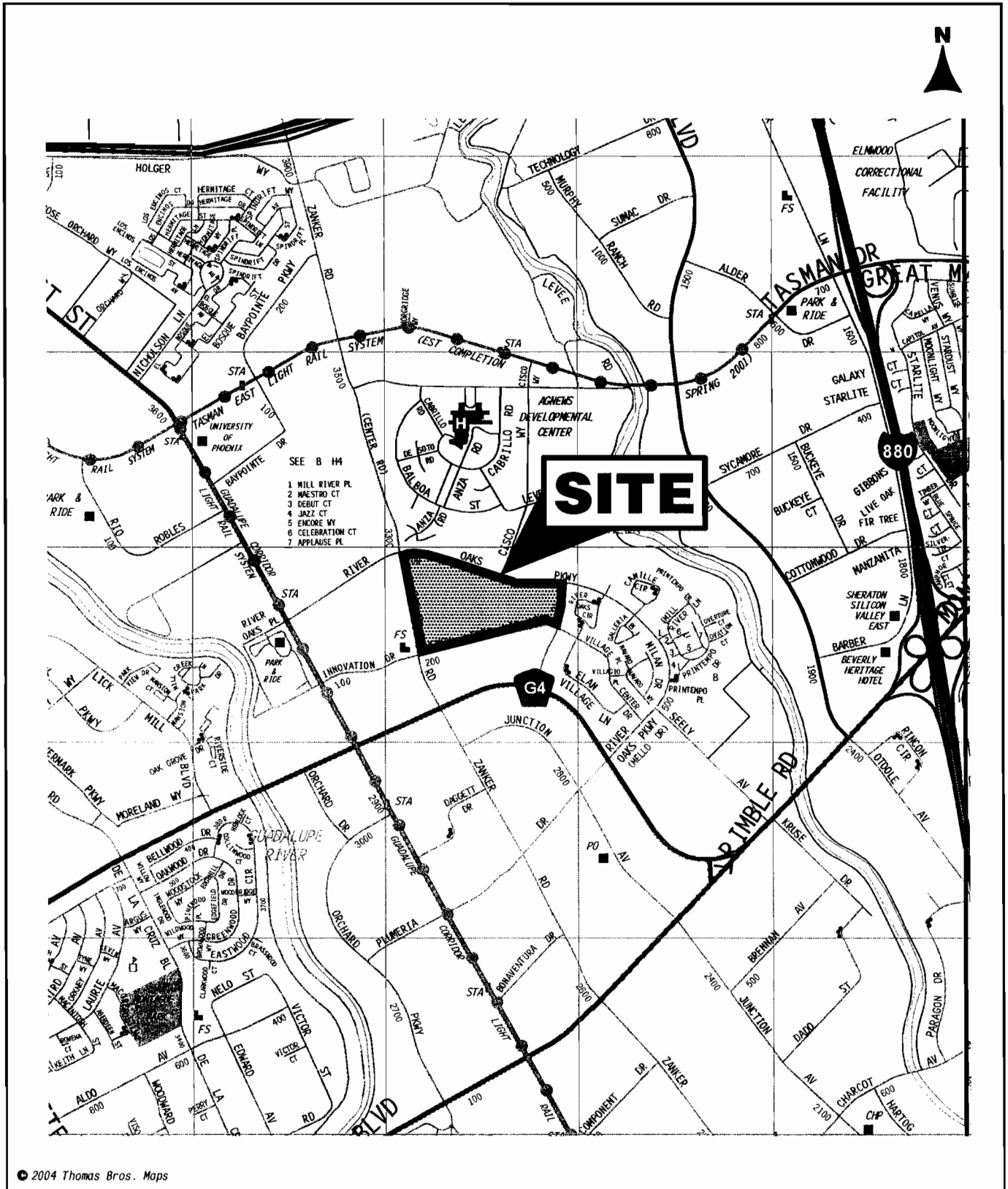
5.0 REFERENCES

Lawrence Berkeley National Laboratory, August 1995. Protocol for Determining Background Concentrations of Metals in Soil at Lawrence Berkeley National Laboratory (LBNL).

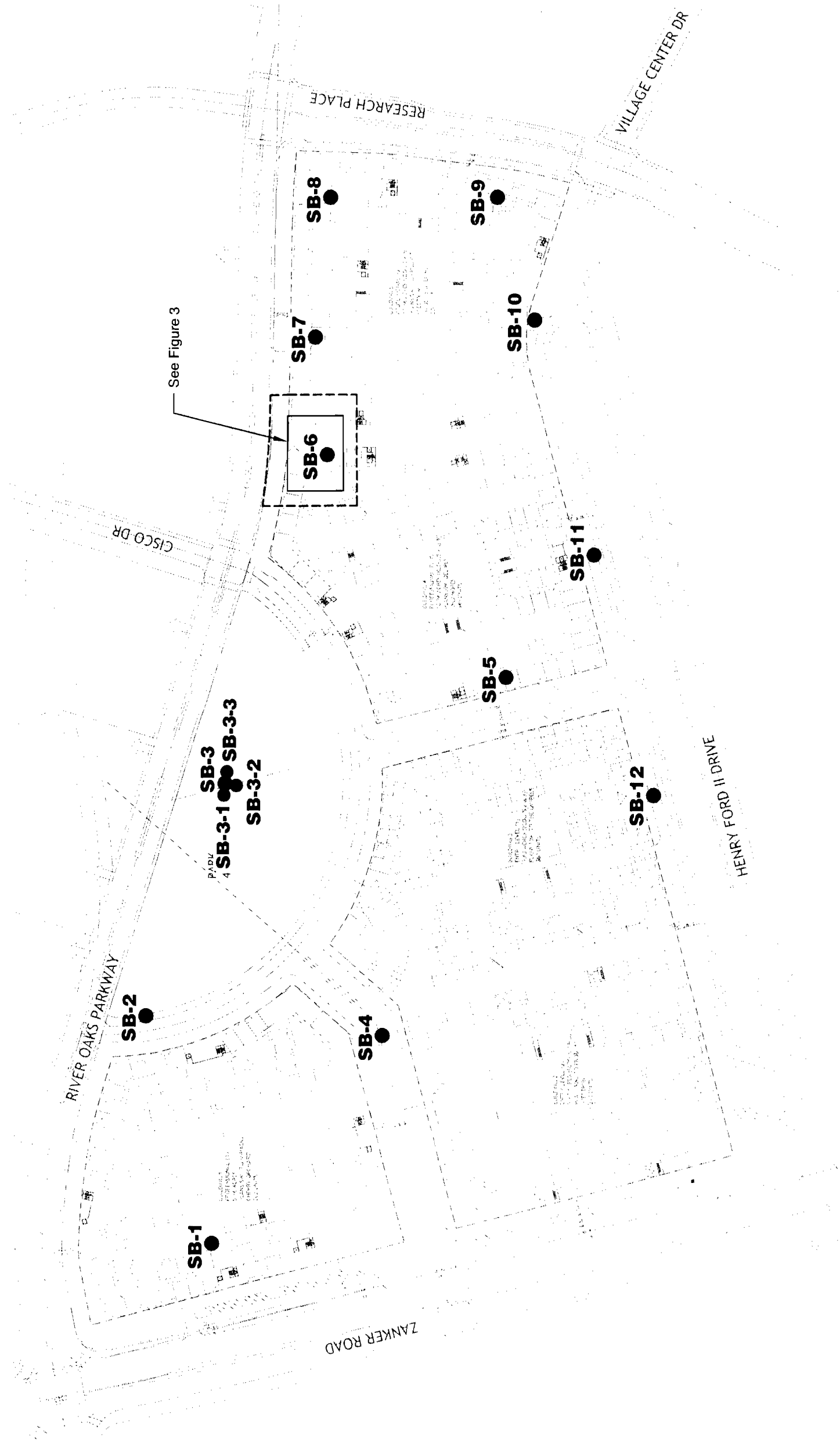
TRC Lowney. September 9, 2005. Phase I Environmental Site Assessment and Soil Quality Evaluation, 3300 Zanker Road and 295 Henry Ford II Drive, San Jose, California.

TRC Lowney. November 14, 2006. Supplemental Soil Quality Evaluation, 3300 Zanker Road, San Jose, California.

* * * * *



VICINITY MAP
 3300 ZANKER ROAD
 San Jose, California



LEGEND

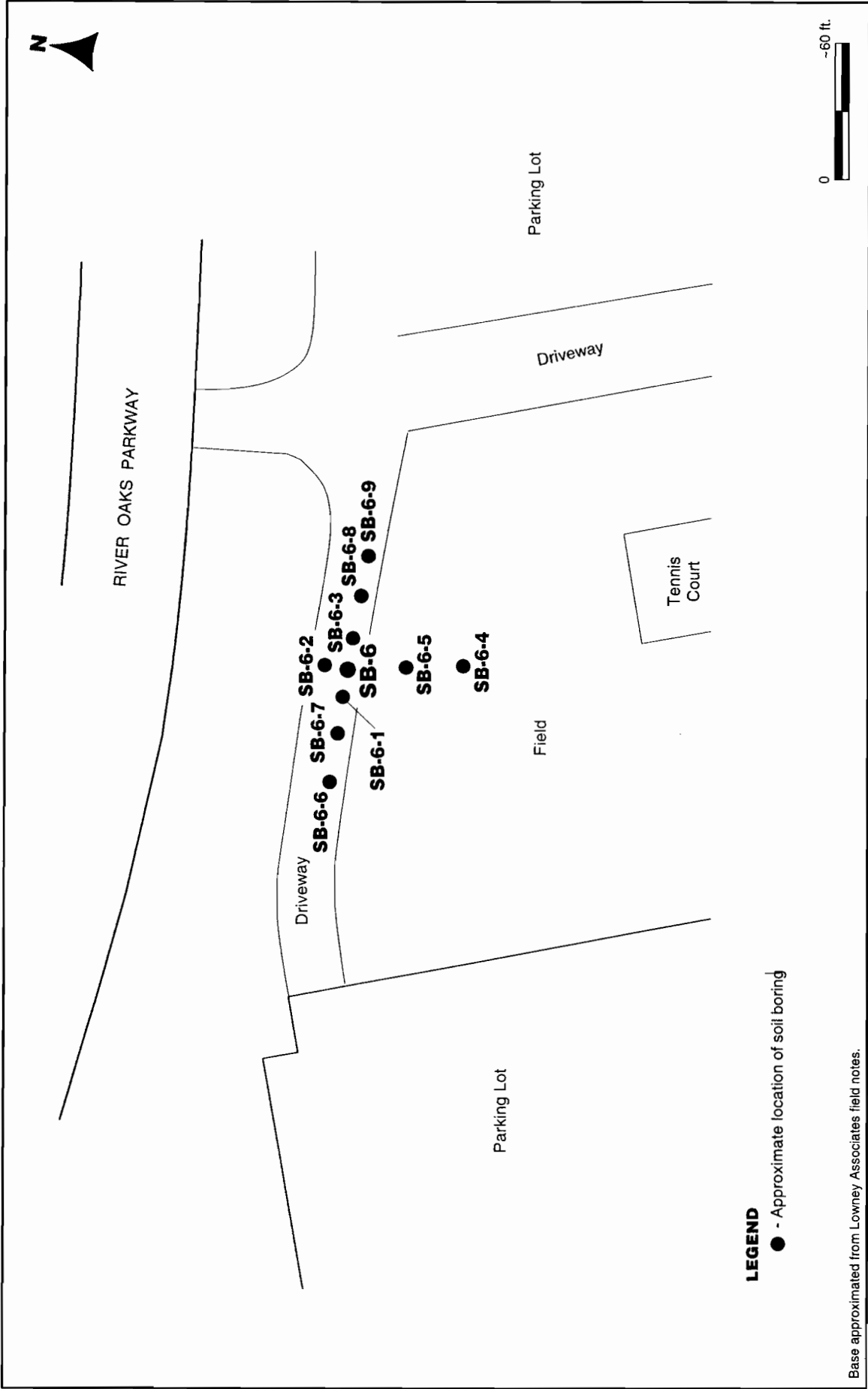
- - Approximate location of soil boring
- [] - Approximate area of arsenic-impacted soil

PROPOSED DEVELOPMENT PLAN
3300 ZANKER ROAD
San Jose, California



FIGURE 2
1186-11D

Base by H/MH.



Base approximated from Lowney Associates field notes.
11/06/EB

SB-6 STEP-OUT BORINGS

3300 ZANKER ROAD
San Jose, California

TRC Lowney

FIGURE 3
1186-11D

NOTE: The appendices to this technical report are on file with the City of Sunnyvale, Community Development Department and can be reviewed during normal business hours.

APPENDIX D

Hazardous Materials User Survey

TRC Lowney

December 7, 2006
1186-11C

Ms. Alison Mader
IRVINE APARTMENT COMMUNITIES
690 North McCarthy Boulevard, Suite 100
San Jose, CA 95035

**RE: POTENTIAL HAZARDOUS MATERIAL
SOURCES IN VICINITY OF 3300
ZANKER ROAD
SAN JOSE, CALIFORNIA**

Dear Ms. Mader:

At your request, we present our evaluation of potential hazardous materials sources located within ½-mile radius and Toxic Gas Facilities located within 1-mile radius of 3300 Zanker Road (Site) in San Jose, California. The Site is occupied by two commercial buildings and associated parking lots and landscaping. You indicated that Irvine Apartment Communities plans to purchase and redevelop the Site with a multi-family apartment community.

The objective of this work is to satisfy an Environmental Impact Report requirement to identify industrial users of hazardous materials in the area near the Site and evaluate the risk of an accidental release that could significantly impact future residential and commercial users. The project is being approached in two phases. The work completed for the first phase is presented in this document and consists of the identification of the potential hazardous materials sources. The second phase will be presented in a separate document. The second phase will incorporate the results of the first phase and will include the preparation of a risk assessment, which will evaluate a hypothetical release of hazardous materials from a nearby site. Please note that the scope of work does not include sampling or analysis of on-Site building materials, air, soil, or ground water.

To obtain information for the first phase, which was to identify potential hazardous materials sources located within ½-mile radius of the Site, and Toxic Gas Facilities located within a 1-mile radius of the Site, we performed the following tasks:

- Our representative conducted a drive-by survey of an area surrounding the Site for a radius of ½-mile to note readily observable current land use and noted facilities that appeared likely to use, handle, or store significant quantities of hazardous materials based on outdoor storage of materials and posted hazardous material placards.
- Our representative conducted a drive-by survey of an area near the Site for a radius of ½-mile to note readily observable railroad tracks.
- Our representative conducted a drive-by survey of the Site from public right-of-ways and noted readily observable markers for hazardous materials/waste pipelines adjacent to the Site.
- We obtained a regulatory agency database report, *The EDR Radius Map with Geocheck, Sony Site, 3300 Zanker Road, San Jose, CA 95134*, dated October 3, 2006, that includes a radius map with symbols representing the approximate location of identified hazardous material users, emissions inventory facilities, and reported releases along railroad tracks within the ½-mile radius around the Site and locations of oil and gas



pipelines adjacent to the Site. We compared that information to our observations noted during the vicinity reconnaissance to assist in focusing the agency file review described below.

- We obtained a list of Toxic Gas Facilities from the San Jose Fire Department and the Milpitas Fire Department and mapped reported Toxic Gas Facilities that are located within a 1-mile radius of the Site.
- To obtain facility-specific information on hazardous materials usage, including Hazardous Materials Management Plans and chemical inventories of the sites identified in the previous tasks, available files at the San Jose Fire Department and Milpitas Fire Department were reviewed. Copies of pertinent documents are attached and will be used during the Phase 2 risk evaluation.
- We prepared this report presenting the results of our study. This report includes a hazardous materials users site inventory and a hazardous materials users location map, Toxic Gas Facility inventory and Toxic Gas Facility location map, and selected copies of the records obtained and reviewed. Mr. Dan Hernandez, C.I.H., of Toxichem Management Services, assisted in the preparation of this report by reviewing the chemical inventories summary tables.

SITE VICINITY RECONNAISSANCE

On October 9 and 10, 2006, our representative conducted a drive-by survey of an area near the Site for a radius of ½ mile and noted current land use and noted facilities that appeared likely to use, handle, or store significant quantities of hazardous materials based on outdoor storage of materials and readily observable posted hazardous material placards. The noted facilities are listed in Table 1 and the locations of these facilities relative to the Site are shown on Figure 1. We also noted railroad tracks within ½-mile of the Site and readily observable markers for hazardous materials/waste pipelines adjacent to the Site. All observations were made from public right-of-ways. There were no markers for hazardous materials/waste pipelines observed adjacent to the Site.

The Valley Transportation Authority Light Rail (VTA) passenger tracks, located parallel to N. 1st Street and approximately ¼-mile west of the Site, were the only railroad tracks observed within ½-mile radius of the Site. There were no reported releases along the VTA tracks identified in the government database report (EDR 2006).

REGULATORY AGENCY DATABASE REPORT REVIEW

We obtained a regulatory agency database report, *The EDR Radius Map with Geocheck, Sony Site, 3300 Zanker Road, San Jose, CA 95134*, dated October 3, 2006. The regulatory agency database report was reviewed and facilities identified as hazardous material users and on the Emissions Inventory Data list within ½-mile radius of the Site were compared to those facilities identified in Table 1. Facility information from the database report is included in Table 1. The database review did not identify additional potential hazardous material user facilities within ½-mile of the Site.

There were 14 facilities within ½-mile radius of the Site and one facility just outside the ½-mile radius that were listed on the Emissions Inventory Data (EMI), with emissions reported in 2004, which was the most recent year provided. Those sites are shown on Figure 1 and listed in Table 1 as numbers 2, 11, 15, 16, 31, 33, 35, 49, 50, 63, 64, 72, 79, 86 and 87. The EMI database lists facilities with toxics and criteria pollutant emissions data collected by the Air Resources Board and Local Agencies.

SAN JOSE AND MILPITAS FIRE DEPARTMENT FILE REVIEW

Available files for the facilities listed in Table 1 were reviewed at the San Jose Fire Department (SJFD) on October 13 and 16, 2006 and the Milpitas Fire Department (MFD) on October 19 and November 2, 2006 to obtain facility-specific information on hazardous materials usage, including Hazardous Materials Management Plans (HMBP) chemical inventories. We also interviewed Mr. Andrew Dyer, Senior HazMat Inspector with the SJFD, who indicated that the most current information for facilities is provided on their computer database. He further noted that hazardous material inventories dated 2002-2003 are considered current.

Copies of pertinent documents reviewed on the SJFD computer database and obtained from the MFD are included as Attachment 1, and findings from the SJFD and MFD are briefly summarized in Table 1.

TOXIC GAS FACILITIES

Mr. Mike Murtiff, Senior Inspector with the San Jose Fire Department, and Mr. Valerian Catunao, Captain, Hazardous Materials Inspector with the Milpitas Fire Department, provided facility name and addresses of Toxic Gas Facilities for their respective cities.

Based on addresses of the provided Toxic Gas Facility lists, eight Toxic Gas Facilities (TG-1 through TG-8) were identified within a 1-mile radius of the Site. Two Toxic Gas Facilities (TG-9 and TG-10) were identified just outside the 1-mile radius. These facilities are listed below and their locations are shown on Figure 2. Hazardous material inventory sheets listing gases used at these facilities were obtained from the respective fire departments and are included in Attachment 2, except for facilities TG-1 and TG-6, whose inventories are included in Attachment 1.

The ten Toxic Gas Facilities identified are as followed:

TG-1: Moitozo Brothers, Inc., 175 River Oaks Parkway, San Jose.

(See Number 9 on Table 1 and Figure 1. Note: ammonia gas removed from this site in 2005, per SJFD records.)

TG-2: KLA Tencor, 145 Rio Robles, Suite J, San Jose.

TG-3: Maxim Integrated Products, 3725 N. 1st Street, San Jose.

The Maxim facility reported a large inventory that includes the toxic gases arsine, boron trichloride, boron trifluoride, chlorine, dichlorosilane, hydrogen bromide, hydrogen chloride, nitrogen trifluoride, diborane, phosphine and ammonia. In addition hydrochloric and hydrofluoric acids were identified in significant quantities.

TG-4: Cypress Semiconductor Corporation, 3901 N. 1st Street, San Jose.

A large inventory of materials is associated with this facility. The primary chemicals of concern reported at this location include the toxic gases phosphine, diborane, ammonia, nitrogen trifluoride, hydrogen bromide, dichlorosilane, and chlorine. These gases were reported in various purities and quantities. In addition, significant quantities of hydrochloric and hydrofluoric acids were reported.

TG-5: JDS Attn R. Follen, 80 Rose Orchard Way, San Jose.

The primary chemicals of concern reported by the JDS facility include ammonia, borontrichloride, chlorine, phosphine, arsine, liquid hydrogen, hydrogen chloride, and significant quantities of waste hydrofluoric acid.

TG-6: WJ Communications, 1530 McCarthy Boulevard, Milpitas (See Number 86 on Table 1 and Figure 1 – inventory included in Attachment 1.)

TG-7: Fairchild Imaging, Inc. 1801 McCarthy Boulevard, Milpitas

This facility uses a small quantity of arsine in safe delivery systems, and small quantities of etchant gasses.

TG-8: Silicon Microstructures, Inc., 1701 McCarthy Boulevard, Milpitas

TG-9: Novellus Systems Inc., 4000 N. 1st Street, San Jose.

A large inventory of hazardous materials is also associated with this facility. The primary chemicals of concern include the toxic gases phosphine, silicon tetrafluoride, ammonia, and tungsten hexafluoride. These gases were also reported in various purities and quantities.

TG-10: Univar USA, Inc., 2256 Junction Avenue, San Jose.

Mr. Catunao cautioned that the Milpitas Toxic Gas Facility list was not up-to-date and suggested that TRC Lowney obtain copies of the most recent hazardous material inventories for facilities located in Milpitas within a one mile radius of the Site and then review those hazardous material inventory lists to obtain up-to-date information about toxic gas use at those facilities. There were 39 hazardous material facilities identified in Milpitas within a 1-mile radius of the Site which included the three Milpitas Toxic Gas facilities listed above and the two Milpitas hazardous material user facilities identified in Table 1. TRC Lowney identified the following facilities that use gas according to their hazardous material inventories:

- 1630 Linear Technology Corporation, 1630 McCarthy Boulevard, Milpitas: propane (2 gallons); Halocarbon 14 with oxygen –tetrafluoromethane and oxygen (220 cubic feet); and oxygen (220 cubic feet).
- SanDisk Corporation, 900 Sumac Drive, Milpitas: Compressed nitrogen (5.8 gallons), argon (12 gallons); and Super Cold 134 Plus – 1,1,1,2-tetrafluoroethane (0.08 gallon).
- Varian Medical Systems, 596 Alder Drive, Milpitas: Sulfur Hexafluoride (60 pounds); nitrogen (3,300 cubic feet); and helium (700 cubic feet).
- Philips ADAC, 560 Alder Drive, Bldg. #2, Milpitas: propane (330 gallons).
- Legacy Partners, 915 Murphy Ranch Road, Milpitas: carbon dioxide (450 gallons).
- Intersil Corporation, 933 Murphy Ranch Road, Milpitas: liquid nitrogen (530 gallons), sulfur hexafluoride (111 pounds), Tetrafluoromethane (111 pounds), trifluoromethane (128.5 pounds); and liquid nitrogen (265 liters).
- Nanometrics, Inc., 1550 Buckeye Drive, Milpitas: argon (154 cubic feet); carbon dioxide (750 cubic feet); nitrogen (250 cubic-foot); and helium (291 cubic feet).
- Remec, Inc., 1590 Buckeye Drive, Milpitas: liquid nitrogen (9,000 [no units provided]) and propane (8 gallons).
- McCarthy Ranch, 625 N. McCarthy Boulevard, Milpitas: oxygen (375 cubic feet); acetylene (450 cubic feet); propane (2,000 gallons)
- Tivoli-Riff's, 1811 Barber Lane, Milpitas: helium (466 cubic feet) and carbon dioxide (766 cubic feet).
- Maxtor Corporation, 525 Sycamore Drive, Milpitas: liquid nitrogen (6,000 gallons); and compressed nitrogen (5,472 cubic feet).
- Standard MEMS, 851 Buckeye Court, Milpitas: 77 pages of hazardous material inventory sheets which are attached as Attachment 3.

The very large inventory reported by Standard MEMS included the toxic gases silicon tetrafluoride, nitrogen trifluoride, boron trichloride, hydrogen bromide, hydrogen chloride, chlorine, ammonia, arsine, silane, diborane, and phosphine. These gases were reported in a variety of purities and quantities.

We recommend that the potential hazardous materials sources listed in Table 1 and shown on Figure 1, and the Toxic Gas Facilities identified above and shown on Figure 2, be reviewed to identify facilities that would be chosen to evaluate a hypothetical catastrophic release of hazardous materials from these nearby sites. Since there are so many, we recommend that this report be submitted to the City of San Jose Planning Department and/or the San Jose Fire

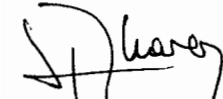
Department and a meeting be requested to assess the information and assist in the selection of the facilities that would be evaluated for a catastrophic release.

LIMITATIONS

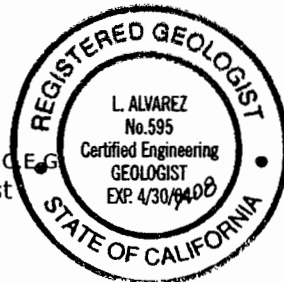
This report was prepared for the sole use of Irvine Apartment Communities. We make no warranty, expressed or implied, except that our services have been performed in accordance with environmental principles generally accepted at this time and location. The chemical and other data presented in this report can change over time and are applicable only to the time this study was performed. We are not responsible for the data presented by others.

Very truly yours,

TRC LOWNEY



Leonardo Alvarez, P.G., C.E.G.
Senior Project Geologist



RLH:LA:mm:cah

Copies: Addressee (2)

David J. Powers & Associates (1)

Att.: Ms. Kristy Lee

San Jose Fire Department (1)

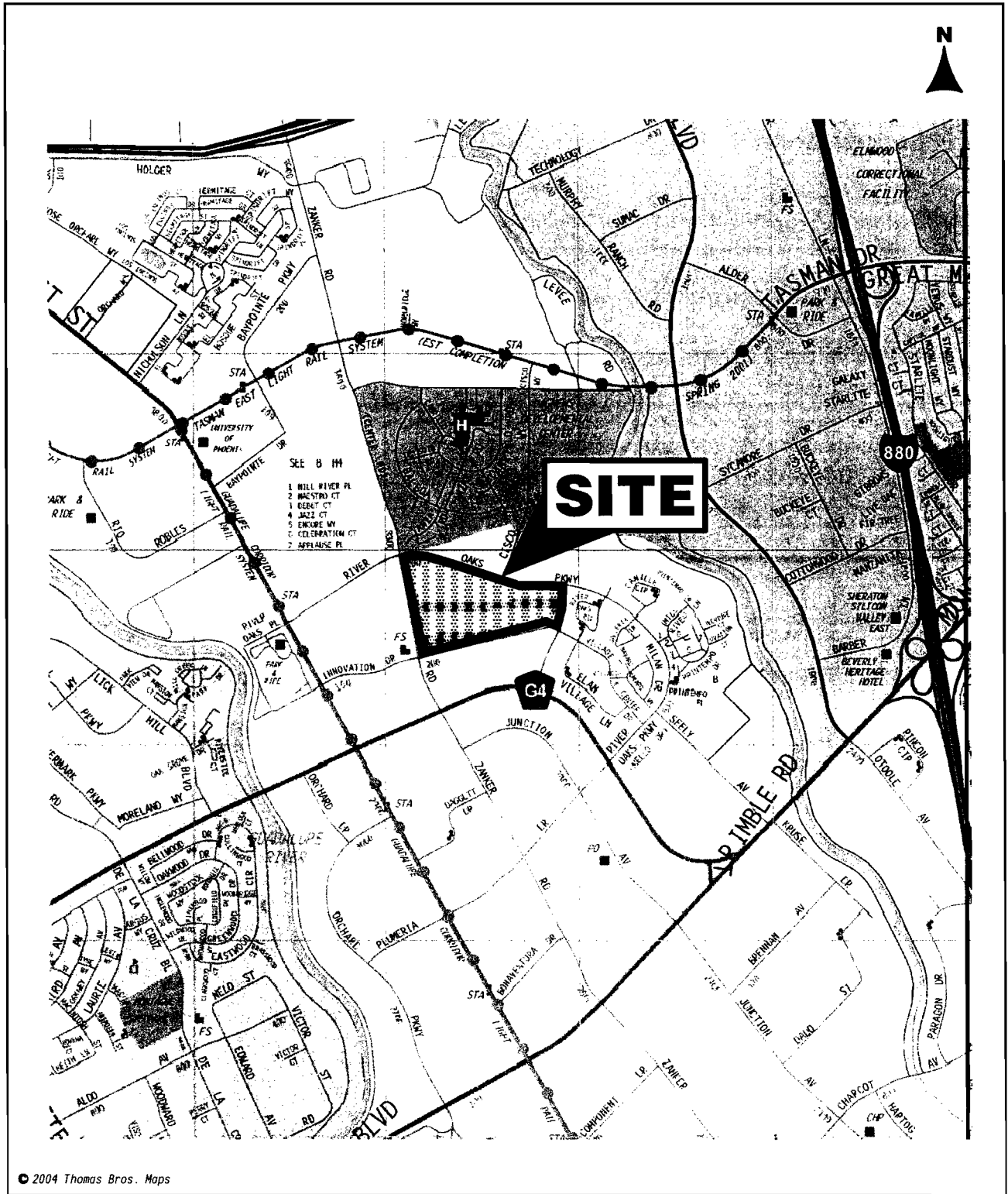
Att.: Mr. Mike Murtiff

Attachment 1: Select records from the San Jose Fire Department and Milpitas Fire Department

Attachment 2: Select records for reported Toxic Gas Facilities

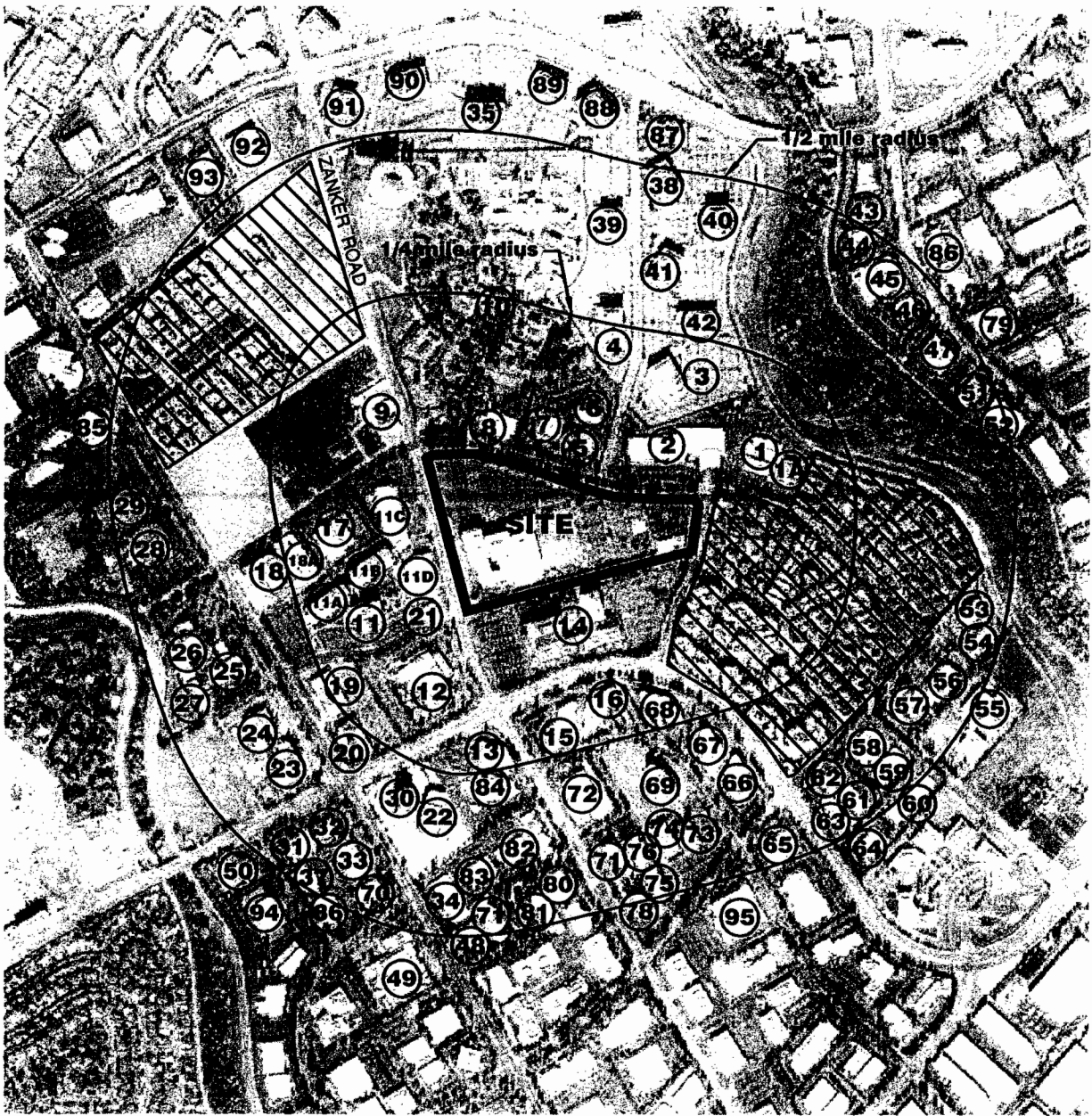
Attachment 3: Select records for Standard MEM, 851 Buckeye Court, Milpitas

MV/1186-11C Updated Vicinity Review.DOC
Copyright © 2006 TRC Lowney



2/06*EB

VICINITY MAP
 3300 ZANKER ROAD
 San Jose, California



LEGEND

 Residential

Note:
See Table 1 for information about numbered facilities in the site vicinity.



Base by USGS TerraServer, dated 2/04.

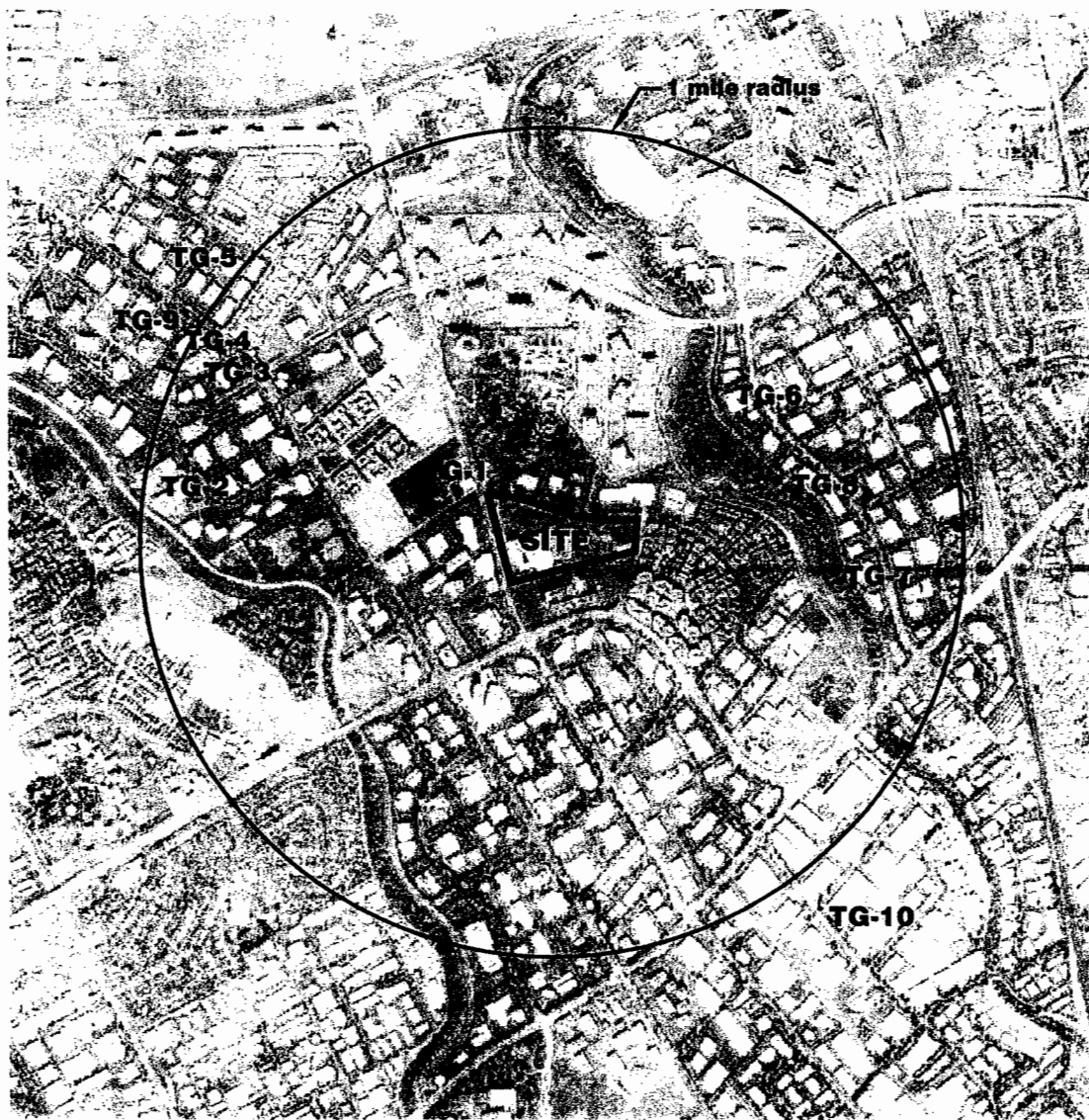
1106*EB

POTENTIAL HAZARDOUS MATERIAL SOURCES SITES

3300 ZANKER ROAD
San Jose, California



FIGURE 1
1186-11C



LEGEND

TG-1 - Approximate location of reported toxic gas facility



Base by USGS TerraServer, dated 2/04.

11/06/08

APPROXIMATE LOCATION OF TOXIC GAS FACILITIES

3300 ZANKER ROAD
San Jose, California

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
1. WJ (Watkin Johnson) Communications	401 River Oaks Parkway	1/8-mile northeast	Office/R&D building with above ground storage tanks (ASTs) in back of building including two large liquid nitrogen ASTs on outdoor fenced equipment pad. Placards.	HMBP on file dated 2001 lists small quantities of various chemicals and large quantities of carbon dioxide and nitrogen. Listed on the SJ Hazmat Facility database, on the small quantity hazardous waste generator database and as an EMI facility with 1 ton/yr of total organic hydrocarbon gases and 1 ton/yr of reactive organic gases in 2000 (most recent year provided). No hazardous material files at SJFD.
1A. Ambicom and Aaroh/Avalent/	405 River Oaks Parkway	1/8-mile northeast	Office building. No outdoor equipment; no placards.	Not listed on government database report.
2. Thermo Electron Corporation	355 River Oaks Parkway	Across River Oaks Parkway - adjoining northeast	Office/industrial bldg.. Hazardous material storage in back of building. Fenced equipment pad. Placards.	HMBP on file dated 2000 and records dated 2003 and 2004 indicating that gases are stored at the site (nitrogen, helium, methane, argon, and other small quantities of flammable liquids) at the site as well as waste flammable liquids and oils in 55 gallon containers. Listed as small quantity generator of haz waste and EMI facility with 0.068 ton/yr of total organic hydrocarbon gases and 0.0632 ton/yr of reactive organic gases in 2004 (most recent year provided).
3. Cisco Systems	3550 Cisco Way (bldg.. 19)	1/8-mile north-northeast	Office bldg. possible R&D use. Concrete block bldg. attached to back of bldg..	HMBP dated 2003 chemicals include refrigerant (180 gallons) and small quantities of corrosives (total 100 gallons) and sodium nitrate (30 gallons) on roof. Listed as an "Orphan Site" on the EMI facility database.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
4. Cisco Systems	3625 Cisco Way (bldg.. 14)	¼-mile north	Office bldg. possible R&D use. Concrete block bldg. attached to back of bldg..	HMBP dated 2003 chemicals include refrigerant (180 gallons) and small quantities of corrosives (total 100 gallons), sodium nitrate (30 gallons) and flammable and combustible liquids (> 10 gallons).
5. Gartner	281 River Oaks Parkway	Across River Oaks Parkway - adjoining north	Office bldg. possible R&D use - small generator observed.	Not listed on government database report. HMBP dated 2001 under address of 251 River Oaks Parkway diesel fuel (100 gallons) for generator at 281 River Oaks Parkway.
6. No signage (formerly Dataquest)	251 River Oaks Parkway	1/16-mile north	Office bldg. - unoccupied and vacant.	Listed in government database report as San Jose Hazmat facility as Dataquest/Gartner Group (see listing below). HMBP dated 2001 listing diesel fuel (100 gallons) at generator behind building at 281 River Oaks Pkwy (see listing above).
				Listed on government database report as hazardous waste generator as Maxtor Corporation.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)**

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
7. No signage	211 River Oaks Parkway	Across River Oaks Parkway - adjoining north	Bldg.. appears unoccupied and vacant - diesel AST in back of bldg..	Silicon Access Networks haz mat storage system application dated 2001 for UPS Battery System and 175 gallons of diesel. Listed on government database report as EMI facility as Maxtor Corporation with 14 tons/yr of total organic hydrocarbon gases and 6 tons/yr of reactive organic gases in 1990 (only year listed).
8. Plaza 199: Frontier Semiconductor/Law Office Center/Starmech Machining	199 River Oaks Parkway	Across River Oaks Parkway - adjoining north	Office bldg. - possible R&D use. Bldg. appears mostly empty with very few cars in parking lot.	Record of Inspection dated 1999 stating that facility will be closed in Sept. 1999. Haz Mat Inspection dated May 2006 for Frontier Semiconductor for tenant improvements for R&D Lab with remarks on permit stating "no process piping, cylinders connected to tools as needed" - current liquefied nitrogen storage = approx. 60 gallons, with storage not to exceed 20,000 cubic feet without monitoring. Listed on government database report as Foxboro ICT on the CERCLIS, LUST, hazardous waste generator databases and as an EMI facility with "0" emissions reported in 2000 (most recent year listed). Listed as SensyM/ICT on a hazardous waste generator database.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
9. Moitozo Bros. was name on mailbox located along River Oaks Parkway and is name on file at the SJFD.	175 River Oaks Parkway	Across River Oaks Parkway & Zanker - adjoining northwest	Large concrete block structure with several smaller storage sheds and rural residential property surrounded by orchards and a field.	HMBP current as of 2004. Hazardous material inventory statement (undated) lists anhydrous ammonia (300 gal), waste motor oil (150 gal), unleaded gasoline (100 gal), paint related material (5 gal), solvents (1 gal), diesel (500 gal), pesticides (20 gal and 400 lbs). Letter dated 2003 states that NH3 gas has been removed and replaced with dry nitrogen. Plan shows bldg. at 175 to be a cold storage room bldg.. Record of Inspection dated 2005 stated ammonia tank out of service. Listed on government database report as San Jose Hazmat facility and as an "Orphan Site" on the CA SLIC database.
10. Agnews Department of Developmental Services	3500 Zanker Road	¼-mile north	Numerous buildings including, offices, residential, day use facilities, medical, some labeled "Industrial Compound". ASTs observed include diesel, and liquid oxygen	HMBP dated 2005 includes 19 pages of hazardous material inventory statements and 2 pages of hazardous waste inventory statements with numerous chemicals from small to large quantities located throughout the facility. See inventory statements, Attachment 1. Listed as East Campus of Agnews Development Center with no street address on the PCB Activity Database, on the FINDS database due to other environmental activity on this site (haz waste generation, National Emissions Inventory database) and as a generator of hazardous waste. These listings may be associated with activity at site 87, listed below.

(continued)

TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
11. Altera	101 Innovation Drive	Across Zanker Road – adjoining west to 1/4-mile west	Corporate office building	HMBP dated 2002 lists 200 gallons of diesel. Altera Corporation is listed on government database report as small quantity generator of hazardous waste; on the San Jose Hazmat facility database, as EMI facility with 0.057 tons/yr total organic hydrocarbon gases, 0.0476919 tons/yr of reactive organic gases, 0.069 tons/yr of carbon monoxide emissions, 0.889 tons/year of NOX – oxides of nitrogen, 0.011 tons/yr of SOX – oxides of sulphur, 0.006 tons/yr of particulate matter, and 0.005856 tons/yr of part. matter 10 micrometers & smaller in 2004 (most recent year listed). HMBP dated 2002 lists 400 gallons of diesel. Address not listed on government database report.
11A. Altera	121 Innovation Drive	Across Zanker Road – adjoining west to 1/4-mile west	Office building - possible R&D use	HMBP dated 2002 lists 400 gallons of diesel. Address not listed on government database report.
11B. Altera	131 Innovation Drive	Across Zanker Road – adjoining west to 1/4-mile west	Office building – possible R&D use. Two small cement block sheds with placards	Plan in HMBP dated 2002 shows 3,000 gallon diesel AST behind this building. Address not listed on government database report.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)**

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
11C. Altera	141 Innovation Drive	Across Zanker Road – adjoining west to 1/4-mile west	Office building – possible R&D use. 4 cement block sheds attached to building, one large liquid nitrogen AST- placards	HMBP dated 2002 lists numerous small quantities of chemicals and liquid nitrogen (9,674 lbs), halocarbon (220 ft ³), nitrogen gas (2,432 ft ³), oxygen gas (813 ft ³), and diesel (500 gal.) Altera Corporation is listed on the San Jose Hazmat facility database. No hazardous material files at the SJFD. Address not listed on government database report.
11D. Altera	197 Innovation Drive	Across Zanker Road – adjoining west to 1/4-mile west	Four story parking structure for Altera employees.	HMBP updated in 2002 lists 2,200 gallons of diesel and 400 lead acid batteries. Listed on government database report as Lockheed as a small quantity hazardous waste generator and on the EMI facility database with 43 tons of carbon monoxide emissions/yr in 1998 (most recent year listed). Listed as Orchard Facility Services on the San Jose Hazmat facility database and the hazardous waste generator database.
12. Broadcom	3151 Zanker Road	1/8-mile southwest	Office bldg.. possible R&D use. Placard for diesel fuel and outdoor fenced equipment pad.	No hazardous material files at fire department. Listed on government database report as Conner Peripherals on EMI facility database with 6 tons/yr total organic hydrocarbon gases and 3 tons/yr of reactive organic gases in 1990 (most recent year listed).
13. Neofoma/Semi	3081 Zanker Road	1/4-mile south-southwest	Office bldg.. possible R&D use	

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)**

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
14. Lockheed Martin	3100 and 3130 Zanker Road (addresses that are visible from the street) 3200 Zanker Road (address listed on government database report)	Adjoining south	Large building with a gated parking lot – some placards observed from road	<p><u>3100 and 3130</u>: No hazardous material files for these addresses at fire department.</p> <p><u>3200</u>: HMBP certified current in 2005 – most recent HMPB found in file dated 1996. Bldg. 260: diesel (655 gallons), various flammable materials in 1 gallon containers (total of 45 gallons). Bldg. 220: diesel (110 gallons), various flammable materials in 1 gallon containers (total of 60 gallons), and oxygen (80 cubic feet). Bldg. 240: diesel (110 gallons), various flammable materials in 1 gallon containers (total of 160 gallons). Bldg. 280: diesel (555 gallons), various flammable materials in 5 gallon containers (total of 120 gallons), various flammable materials in 1 gallon containers (10 gallons total), argon (245 cubic feet), waste lead acid battery (90 pounds), waste aerosol paints (15 pounds), waste epoxy paints (25 pounds) and waste lithium batteries (120 pounds). Current HMBP requested from SJFD, but not yet received.</p> <p><u>3130</u>: Lockheed Martin at 3130 Zanker Road listed on the San Jose Hazmat facility database and the hazardous waste generator database.</p> <p>Note: Loral Western Development Labs at 220 Henry Ford II Drive is plotted at this location on the database report on the EMI facility database with 1 ton/yr of total organic gases in 1990 (only year listed).</p>

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
15. Ultratech	3050 Zanker Road	¼-mile south	Office bldg.. possible R&D use	Permit application dated 2004 for a new installation of a hazardous material system with components listed as R134A refrigerant in a 1,050-pound steel containment. Hazardous Material Permit Application dated 2005 for removal of two solvent piping systems and re-piping with double contained systems at 3050 and Zanker Road and 2880 Junction Ave (see number 16, below). Ultratech Inc. at 3050 Zanker Road listed on the San Jose Hazmat facility database; as a small quantity hazardous waste generator; and on EMI facility database with 0.101 tons/yr total organic hydrocarbon gases and 0.044 tons/yr of reactive organic gases in 2004 (most recent year listed).
16. Ultratech	2880 Junction	¼-mile south	Electronic manufacturing placards, equipment compound, haz mat sheds.	HMBP dated 2002 listing numerous chemicals mostly in small quantities (1 gallon containers). Larger quantities of sulfuric acid and sodium hydroxide for waste water neutralization system; 264 gallons of liquid nitrogen; 1,000 gallons of electrolyte solution (sulfuric acid/lead) in lead acid batteries; up to 850 pounds of chlorofluoromethane on the roof; 55 gallon containers each of waste solvents and stripper/resist mixture. Record of Inspection dated 2003 with extensive notes (Attachment 1). Ultratech Inc. at 2880 Zanker Road listed as a small quantity hazardous waste generator; and on the EMI facility database with 0.026 tons/yr total organic hydrocarbon gases and 0.0052 tons/yr of reactive organic gases in 2004 (most recent year listed).

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)**

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
17. Epson	150 River Oaks Parkway	1/8-mile northwest	Unoccupied office possible R&D building with no cars in parking lot.	No hazardous material files at fire department since 1996. Listed as Maxtor as a small quantity hazardous waste generator on government databases.
18. Canon	3300 N. 1 st Street	1/4-mile west	Office and industrial-production bldg. with placards and diesel AST	HMBP dated 2003 lists various gases and chemicals in clean rooms, Semiconductor Equipment Division, and service yard (see attached inventory statement).
18A. Canon	No visible address	1/4-mile west	Parking structure for Canon employees at 3300 N. 1 st Street.	Canon listed on the database report as a San Jose Hazmat facility, and as a hazardous waste generator. No address to search at fire department. No address to search on government database report.
19. Telesyn	3200 N. 1 st Street	1/4-mile west-southwest	Office bldg.. possible R&D use. No visible placards and no outdoor equipment.	No hazardous material files at fire department.
20. Hitachi	3100 N. 1 st Street	1/4-mile southwest	Office bldg.. possible R&D use	Address not listed on government database report. HMBP dated 2003 lists numerous chemicals in small quantities (see attached lists). Listed as Hitachi on the San Jose Hazmat facility list and as a hazardous waste generator on the government database report.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
21. San Jose Fire Station No. 29	199 Innovation Drive	Adjoining west, across Zanker Road	Fire Station with building and parking lot	HMBP dated 1997 listing a 600 gallon diesel AST, small quantities of various chemicals (less than 1 gallon), 49 gallons of waste oil, 19 gallons of waste pesticide, and 13 gallons of waste paint with other smaller quantities (less than 10 gallon) of other waste products. HMBP dated 2004 for AT&T for a wireless cell site at this address with 84 sulfuric acid batteries.
22. Office building with no name	3060 N. 1 st Street	1/4-mile southwest	Eight-story office building that appears vacant with no cars in parking lot.	Listed as Fire Station 29 on the San Jose Hazmat facility database. No hazardous material files at SJFD.
23. Hynix/Hyundai/Parsons Brinckerhoff	3101 N. 1 st Street	1/3-mile southwest	Office building with possible R&D use. No placards and no outside equipment pads.	Address not listed on government database report. No hazardous material files at SJFD.
24. VTA, AT&T and Hynix	3103 N. 1 st Street	1/3-mile southwest	Office building. No visible placards or outside equipment pad.	Address not listed on government database report. No hazardous material files at SJFD. Address not listed on government database report.

(continued)

TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department	Hazardous Material Database Listings (EDR 2006)
25. VTA (Valley Transportation Authority)	3331 N. 1 st Street, Bldg. B	1/3-mile west-southwest	Office building		Santa Clara Valley Transportation Authority HMBP Certification dated 2002 stating that the HMBP onfile is up-to-date. HMBP not found in file. Current HMBP requested from SJFD, but not yet received. Sprint telecommunications facility at this address per Hazardous Materials/Waste Registration Form dated 2005 lists 32 lead-acid batteries onsite. County Santa Clara Trans. Agency listed on the San Jose Hazmat facility database and as a hazardous waste generator on the government database report. See No. 25.
26. VTA	3331 N. 1 st Street, Bldg. A	1/3-mile west	Office building		
27. VTA	3331 N. 1 st Street, Bldg. C	1/3-mile west-southwest	Office building		See No. 25

(continued)

TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY

(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department
28. AT&T (per site vicinity driveby)	3469 N. 1 st St: (address observed during site vicinity drive-by) 1 River Oaks Place: (per map at F.D. under address of 3471 N. 1 st St)	1/2-mile west	Office building with small generator behind building.	Hazardous Material Database Listings (EDR 2006) 3469 N. 1 st Street: No hazardous material files at the SJFD and not listed on the government database report. 1 River Oaks Place: SBC 2005 HMBP files at SJFD chemicals include diesel fuel (1,100 gallons) and sulfuric acid batteries (797 gallons). Listed as Rolm Mil Spec Computers on the large quantity generator of hazardous waste database and on the FTTS database. Listed as Pacific Bell on the AST database. Listed as River Oaks Pump Station on the San Jose Hazmat facility database. Listed as an "Orphan Site" as Rolm Corporation, MIL-SPEC Computer on the EMI facility database

(continue)

TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
29. WYSE	3471 N. 1 st Street and 3475 N. 1 st Street	1/2-mile west	Office building with possible R&D use.	3471: HMBP for WTI dated 2005 listing the following gases: 100 gallons of chlorine, 60 pounds of R-22 Freon, 50 pounds of nitrogen, 100 pounds of R-11 Freon, 30 pounds of R134a, 30 pounds of R-404a Freon, 30 pounds of R-406A Freon, and 30 pounds of R-502 Freon, 200 cubic feet of helium, 360 pounds of carbon dioxide, 38 cubic feet of oxygen and 38 cubic feet of acetylene. 3475: HMBP for Oplink Communications, Inc fated 2004 lists isopropyl alcohol (21 gallons), acetone (7 gallons). 3471: Listed on the FTTs database as Wyse Technology, on the San Jose Hazmat facility database as WTI Café. Address listed on the CHMIRS database for a reported spill incident in 1991 with completion in 1991.
30. Office building with no signage	3080 N. 1 st Street	1/4-mile southwest	Unoccupied multi-story office building – generator behind building in parking lot. No cars in parking lot.	Hazardous material files include an installation of above ground diesel generator dated 2000 and a HazMat Plan check dated 2000 for the generator installation. Listed on SJ Hazmat facility database as First Montague Development.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
31. Antares/ Kuilicke & Soffa	30 W. Montague Expwy	1/3-mile southwest	Office with possible R&D use. Placards.	HMBP dated 2002 for K&S Interconnect. Record of Inspection dated 2005 indicates that K&S Interconnect is no longer a tenant. No other haz mat files for this address. Listed on SJ Hazmat facility database and on the hazardous waste generator database as K&S Interconnect Inc. Listed as Cerprobe Corporation on the EMI facility database with 0.929 tons/yr total organic hydrocarbon gases and 0.3716 tons/yr of reactive organic gases in 2004 (most recent year listed).
32. No signage	3099 N. 1 st Street	1/3-mile southwest	Vacant office building.	No files at the San Jose Fire Department for this address. Listed as Deena Kanoff on the hazardous waste generator database.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
33. VLSI and Kawasaki Robotics	VLSI: 3087 N. 1 st Street Kawasaki Robotics: 3081 N. 1 st St. 3075 N. 1 st St (no signage)	1/3-mile southwest	Office/R&D use. Placards.	<p><u>3075</u>: No files at the San Jose Fire Department</p> <p><u>3081</u>: Facility Closure for Novellus dated Nov. 2001. Space vacant in 2002 per Record of Inspection.</p> <p><u>3087</u>: HMBP dated 2004 for VSLI listing several types of chemicals (less than 20 gallons each), 32 gallons of hydrogen peroxide, 24 gallons of ammonium hydroxide, 24 gallons of buffered oxide etch, 24 gallons of developer, 52 gallons of sulfuric acid, 190 gallons of liquid oxygen, 45 gallons of 51% sulfuric acid, 75 gallons of caustic soda, 50 gallons of sodium bisulfate, 30 gallons of waste solvents, 55 gallons of waste etch, and 30 gallons of used motor oil.</p> <p><u>3087</u>: VSLI listed on the San Jose Hazmat facility database, a hazardous waste generator database and on the EMI facility database with 0.008 tons/yr total organic hydrocarbon gases and 0.006644 tons/yr of reactive organic gases in 2004 (most recent year listed). Protronix International, Realtek, and Tangram Technology Corp. listed on a hazardous waste generator database. <u>3081</u>: Gasonics International listed on a hazardous waste generator database.</p>
34. Velox Resources	3010 N. 1 st Street	1/2-mile south-southwest	Office building	<p>No hazardous material files at the SJFD. Address not listed on the database report.</p>

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
35. Cisco System	300 E. Tasman	1/2-mile north	Office building possible R&D use.	Cisco Systems HMBP dated 2003 chemicals include diesel AST (800 gallons), refrigerant (180 gallons), corrosives (60 gallons), sodium nitrate (30 gallons), glutaraldehyde (30 gallons) and battery electrolytes (40 gallons). Listed on the EMI facility database with 0.03 tons/yr total organic hydrocarbon gases, 0.025101 tons/yr of reactive organic gases, 0.068 tons/yr of carbon monoxide emissions, 0.247 tons/year of NOX - oxides of nitrogen, 0.033 tons/yr of SOX - oxides of sulphur, 0.006 tons/yr of particulate matter, and 0.005856 tons/yr of part. matter 10 micrometers & smaller in 2004 (most recent year listed).
36. Laserscope	3052 Orchard Drive	1/2-mile southwest	Office/R&D use. This building is connected to building at 3070 Orchard Drive.	Moved manufacturing operation into building at 3070 Orchard Drive in 2000, according to information on file at the SJFD. Laserscope Inc. is listed on the hazardous waste generator database and on the EMI facility database with "0" emissions reported in 1990 (most recent year listed). Raytech Development is listed as hazardous waste generator.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
37. Laserscope	3070 Orchard Drive	1/2-mile southwest	Office/R&D use. See above listing. Placards. 3070 Orchard Drive is main address for both buildings, per SJFD records.	HMBP dated 2005 for Laserscope lists 30 gallons of methanol, 30 gallons of acetone, 40 gallons of isopropanol, 145 cubic feet of acetylene, 330 cubic feet of oxygen, 70 cubic feet of carbon dioxide, 550 cubic feet of helium, 42 cubic feet of laser gas, 55 gallons ethylene glycol and less than 15 gallons (total) of hazardous waste. Listed on the hazardous waste generator database as Laserscope Inc.
38. Cisco System	3750 Cisco Way	1/2-mile north northeast	Office with possible R&D use. No placards. No outdoor equipment observed.	HMBP dated 2003; chemicals include 180 gallons of refrigerant, small quantities of corrosives (total 100 gallons), sodium nitrate (30 gallons) and glutaraldehyde (30 gallons) on the roof and battery electrolytes (40 gallons) in the UPS battery room.
39. Cisco System	3675 Cisco Way	1/3-mile north	Office with possible R&D use and attached concrete block structure in back. No placards.	Not listed on government database report. HMBP dated 2003 - chemicals include 180 gallons of refrigerant, small quantities of corrosives (total 60 gallons), sodium nitrate (30 gallons), and glutaraldehyde (30 gallons) on the roof.
40. Cisco System	3700 Cisco Way	1/3-mile north-northeast	Office with possible R&D use and attached concrete block structure in back. No placards.	Address not listed on government database report. HMBP dated 2003 - chemicals include 180 gallons of refrigerant, small quantities of corrosives (total 60 gallons), sodium nitrate (30 gallons), and glutaraldehyde (30 gallons) on the roof and battery electrolytes (40 gallons) in the UPS battery room. Address not listed on government database report.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
41. Cisco System	3650 Cisco Way	1/3-mile north-northeast	Office with possible R&D use and attached concrete block structure in back with placards.	HMBP dated 2003 - chemicals include 180 gallons of refrigerant, small quantities of corrosives (total 60 gallons), sodium nitrate (30 gallons), and glutaraldehyde (30 gallons) on the roof; battery electrolytes (40 gallons) in the UPS battery room; and 2,500-gallon diesel AST located "exterior". Address not listed on government database report.
42. Cisco Systems	3600 Cisco Way	1/4-mile north-northeast	Outdoor cement block structure attached to bldg.. No placards.	HMBP dated 2003; chemicals include 180 gallons of refrigerant, small quantities of corrosives (total 60 gallons), sodium nitrate (30 gallons) and glutaraldehyde (30 gallons) on the roof; battery electrolytes (40 gallons) in the UPS battery room; and residue flux (5 gallons), waste contaminated debris (200 pounds) and used pump oil (25 gallons) Address not listed on the government database report.
43. Go Remote	1421 McCarthy Boulevard, Milpitas	1/2-mile northeast	Vacant office building with empty parking lot, no placards, no outdoor equipment pads.	File not requested at MFD because there were no occupants in the building at the time of the site vicinity visit. Address not listed on the government database report.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)**

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
44. Tuscany / GD Commercial Real Estate and Acqueon Technology	1451 McCarthy Boulevard and 1455 McCarthy Boulevard, Milpitas	1/2-mile north-northeast	Office building with no outdoor equipment pad and no placards - parking lot is mostly empty with "for lease" signs	File not requested at MFD because building is only occupied by real estate companies at the time of the site visit. Addresses not listed on the government database report.
45. LSI Logic	1501 McCarthy Boulevard, Milpitas	1/2-mile northeast	Office/production building with outdoor equipment pad, generator, haz mat shed and ASTs with placards.	HMBP dated 2006 chemicals include 880 gallons of diesel, 686 gallons of sulfuric acid/lead in lead acid batteries, and 15-gallons of waste oil. Address not listed on the government database report.
46. LSI Logic	1501 McCarthy Boulevard, Milpitas	1/2-mile northeast	Building 45 and 46 are connected - with same address see above.	See above.
47. No signage	1525 McCarthy Boulevard, Milpitas	1/2-mile northeast	Vacant office building with no cars in parking lot and no occupant names posted	File not requested at MFD because building was unoccupied at the time of the site vicinity visit. Address not listed on the government database report.
48. SMC and vacant	2960 North 1 st Street and 2940 North 1 st Street, San Jose	1/2-mile southwest	Office/possible R&D building occupied by SMC at 2960 and vacant at 2940.	2960: No hazardous materials file at the SJFD 2940: No files at the SJFD Addresses not listed on the government database report.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
49. Novellus	3011 North 1 st Street	1/2-mile south-southwest	Office and manufacturing facility with two ASTs, large exterior equipment pad and placards	Novellus HMBP dated 2003 with 41 pages of chemical inventories (Attachment 1). Listed on the SJ Hazmat database, CHMIRS database (for a release in 2001 that was on file at the SJFD), hazardous waste generator database, and on the EMI facility database with 0.313 tons of total organic hydrocarbon gases/yr and 0.1252 tons of reactive organic gases/yr in 2004 (most recent year listed).

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)**

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
50. Tessera	3099 Orchard Drive	1/2-mile southwest	Office/R&D or production with cement block enclosed equipment pad and placards at the back of the building.	<p>HMBP on file dated 2003 chemicals include small quantities (less than 5 gallons each) of various flammable materials, acetone (12 gallons), methyl ethyl ketone (15 gallons), 2-propanol (24 gallons), propylene glycol (30 gallons), gasoline (10 gallons), latex paint (50 gallons), oil (10 gallons), helium (250 cubic feet), nitrogen (250 cubic feet), air (250 cubic feet), argon (1,390 cubic feet), oxygen (1,000 cubic feet), tetrafluoromethane (750 cubic feet), sulfuric acid (9 gallons), sodium hydroxide (220 gallons), sulfuric acid (110 gallons), liquid nitrogen (150 gallons), and diesel fuel (173 gallons). Hazardous waste includes wipes with acid contamination (100 pounds), wipes with solvent contamination (100 pounds), sulfuric acid (5 gallons), sulfuric acid with metals (55 gallons) and propylene glycol (10 gallons).</p> <p>Listed as Flex 2 Chip Inc. on the CERCLIS-NFRAP (archived CERCLIS site) database and the Emissions Inventory Database. Listed as Exxon Enterprises on the hazardous waste generator database. Listed as Tessera on the large quantity generator of hazardous waste database, Cortese database, SJ Hazmat database, hazardous waste generator database, and on the EMI facility database with 0.085 tons of total organic hydrocarbon gases/yr and 0.052 tons of reactive organic gases/yr in 2004 (most recent year listed).</p>

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)**

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
51. No visible signage	1551 McCarthy Boulevard, Milpitas	1/2-mile east-northeast	Vacant office/possible R&D building-no cars in parking lot	File not requested at MFD because there were no occupants at time of site vicinity visit. Address not listed on the government database report.
52. No visible signage and Kineto Wireless	1591 McCarthy Boulevard and 1601 McCarthy Blvd., Milpitas	1/2-mile east-northeast	Vacant with "For Lease" sign at 1591 McCarthy Blvd. portion of the building - small generator observed. No placards or outdoor equipment observed outside 1601 McCarthy Blvd. portion of the building.	1591: File not requested at MFD because there were no occupants this tenant space. 1601: No hazardous material files at MFD. Addresses not listed on the government database report.
53. Cadence	535 River Oaks Parkway	1/3-mile east	Office/possible R&D building with no placards.	No hazardous material files at the SJFD.
54. Cadence	545 River Oaks Parkway	1/3-mile east	Office/possible R&D building with no placards.	Address not listed on government database report. No hazardous material files at the SJFD.
55. Cadence	2670 Seeley Avenue	1/2-mile southeast	Office/manufacturing/production building with large fenced outdoor equipment pad.	Address not listed on government database report. File at SJFD for Cadence HMBP dated 2002 chemicals include diesel fuel (350 gallons), microbiocide (150 gallons), cooling water microbiocides (80 gallons). Address not listed on government database report.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
56. Cadence	555 River Oaks Parkway	1/3-mile southeast	Office/possible R&D	File at SJFD for Cadence HMBP updated in 2002 chemicals include diesel fuel (450 gallons) for generator. Cadence listed as hazardous waste generator on government database report.
57. Cadence	575 River Oaks Parkway	1/3-mile southeast	Office/possible R&D	No hazardous material files at the SJFD.
58. ATMI	617 River Oaks Parkway	1/3-mile southeast	Office/R&D – half of the building is vacant – AST fuel - placards observed	Address not listed on government database report. No hazardous material files at the SJFD. ATMI listed as a generator of hazardous materials (small quantity) and on the EMI facility database with 4 tons of total organic hydrocarbon gases/yr and 2 tons of reactive organic gases/yr in 1990 (most recent year listed). Celeritek Inc. listed as hazardous waste generator on government database report.
59. JAI Pulnix, Inc.	625 River Oaks Parkway	1/3-mile southeast	Office/R&D – outdoor equipment pad.	Hazardous material files at SJFD include a Facility Closure Application for Texas Instruments dated 2000. No other hazardous material files since 2000. Integrated Sensor Solutions listed as a hazardous waste generator on the government database report.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
60. Exis Inc./ Directed Light/ Vision Systems Intl./Infonax/ Meade Const. Group	631/633/641/ 643/645 River Oaks Parkway	1/2-mile southeast	Multi-tenant office/warehouse/R&D use. Some gas cylinders observed at back of building.	631: No hazardous material files at SJFD. 633: 2000 Record of Inspection requests cylinders be chained and submittal of updated HMBP for Directed Light, Inc.; HMBP not found in files; HMBP requested from SJFD, but not yet received. 641: No hazardous material files at SJFD. 643: Most recent haz mat file dated 1998 and is a Record of Inspection for the Implant Center. 645: No hazardous material files at SJFD. 643: Implant Center listed as small quantity hazardous waste generator on government database report. 641: Photon Dynamics Inc. listed as hazardous waste generator on government database report. 633: Directed Light listed as hazardous waste generator on government database report.
61. Optical Association, Inc./ Acronics Systems Inc.	685 and 683 River Oaks Parkway	1/2-mile southeast	Office/warehouse building.	No hazardous materials files for either address at the SJFD. Addresses not listed on the government database report.
62. Earth Tech Inc.	695 River Oaks Parkway	1/3-mile southeast	Office/warehouse building	No hazardous material files at the SJFD. Address not listed on the government database report.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
63. Honeywell Electronics Materials	677 and 679 River Oaks Parkway	1/2-mile southeast	Office/R&D building with placard	<p>Honeywell's HMBP dated 2006 at SJFD for 677 River Oaks Parkway chemicals include several flammable materials (less than 5 gallons each), acetone (10 gallons), isopropyl alcohol (10 gallons), hydrofluoric acid aqueous (55 gallons), sodium hydroxide anhydrous (195 pounds), sulfuric acid (16 gallons), argon (500 cubic feet), acetylene (118 cubic feet), oxygen (750 cubic feet), hydrogen (1,250 cubic feet), nitrogen (80 cubic feet). Hazardous waste included non-RCRA debris (660 pounds), solvent mixture (15 gallons), debris with solvents (660 pounds).</p> <p>Listed as Honeywell on the SJ Hazmat facility database and the EMI facility database with 0.044 tons of total organic hydrocarbon gases/yr and 0.0012 tons of reactive organic gases/yr in 2004 (most recent year listed). Listed as Honeywell, Johnson Matthey Electronics, and Sony Corp of America on the hazardous waste generator database.</p>

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
64. Hemosense Inc./ Metron	651 / 655 River Oaks Parkway	1/2-mile southeast	Office/R&D/Production building with outdoor equipment pad with nitrogen tank and placard	651: Hemosense's Hazardous Materials/Waste Registration From dated 2004 chemicals includes household bleach (1 gallon), isopropyl alcohol (6 gallons) and acetone (1 gallon). 655: ATMI's Closure Application for Aboveground Hazardous Materials Storage Facilities with comments stating that the partial facility closure is complete (2/10/06). Hazmat billing sheet dated 4/28/06 lists Metron as business name and indicates Metron has 2 gases, 1 flammable and 1 corrosive with notes stating that Metron Tech Distribution bought building from ATMI.
65. Novellus	410 E. Plumeria	1/2-mile southeast	Office building that is partially occupied by Novellus with remaining portions vacant.	651: Hemosense Inc. listed as hazardous waste generator (small quantity) and on the SJ Hazmat Facility database. 655: ATMI listed as hazardous waste generator, on the CHMIRS database, and on the and on the EMI facility database with 0.001 tons/yr of carbon dioxide emissions in 2004 (most recent year listed). No hazardous material files at the SJFD.
66. No signage	411 E. Plumeria	1/3-mile southeast	Building appears vacant, but may be associated with Pillar Data Systems, listed below.	Address not listed in the government database report. No hazardous material files at the SJFD. Listed as Viking Freight Systems on a hazardous waste generator database.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department	Hazardous Material Database Listings (EDR 2006)
67. Pillar Data Systems	2840 Junction Avenue	¼-mile south-southeast	Office/R&D building with diesel fuel and placards		HMBP for Lifeguard Inc. dated 2002 listing diesel fuel (450 gallons) associated with a generator.
68. No signage	2860 Junction Avenue	¼-mile south-southeast	Vacant office/possible R&D building with no cars in parking lot	Address not listed on government database report. No hazardous material files at the SJFD.	Address not listed on government database report.
69. County of Santa Clara Dept. of Child Support Services	2851 Junction Avenue	1/3-mile south-southeast	Four-story new office building and parking lot	Address not listed on government database report.	Address not listed on government database report.

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
70. No signage/ Vitex System	3051 N. 1 st St. / 3047 Orchard Dr	1/3-mile southwest	Building has two addresses. No signage at the 3051 N. 1 st Street address. Placards at both addresses.	<p><u>3051 N. 1st Street</u>: 2 files at the SJFD – 1) Haz Mat plan check for Laserscope dated 1996 – states that less than 5 gallons of flammable mats will be stored at this address and 2) correspondence dated 2003 stating new name of company in building is Symbol (Wireless Systems Division).</p> <p><u>3047 Orchard Drive</u>: Vitex HMBP dated 2005 chemicals include small quantities of various chemicals (less than 3 gallons or 3 pounds each), solvent contaminated wipes (100 pounds), waste solvents (35 gallons), nitrogen (1,278 cubic feet), fomblin (10 gallons), liquid nitrogen (392 gallons), argon (588 cubic feet), toluene (5 gallons), tetrahydrofuran (4 gallons), isopropanol (11 gallons), ethanol (4 gallons), acetone (5 gallons), hydrogen 3.99% in nitrogen (456 cubic feet), oxygen (747 cubic feet), helium (502 cubic feet).</p> <p><u>3051 N. 1st Street</u>: Listed as Sequential Circuits on the large quantity hazardous waste generator database.</p> <p><u>3047 Orchard</u>: Listed as Vitex Systems on the SJ Hazmat database.</p>

(continued)

TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY

(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
71. Tegal / SiGen	41 and 51 Daggett Dr./ 61 Daggett Dr.	½-mile south	Office/R&D building. Tegal addressed at 41 and 51 Daggett. SiGen addressed at 61 Daggett.	<p><u>41 Daggett</u>: No hazardous material files at SJFD.</p> <p><u>51 Daggett</u>: HMBP for Tegal dated 2006 chemicals listed include oxygen (200 cubic feet), nitrogen (200 cubic feet), argon (200 cubic feet).</p> <p><u>61 Daggett</u>: No hazardous material files at SJFD.</p> <p><u>51 Daggett</u>: Listed as Silicon Genesis Corp. as a large quantity hazardous waste generator, on the SJ Hazmat Facility database and on the EMI facility database with 0.377 tons/yr of total organic hydrocarbon gases, and 0.376 tons/yr of reactive organic gases in 2004 (most recent year listed).</p> <p><u>61 Daggett</u>: Listed as Granger Association on the small quantity hazardous waste generator database.</p>

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
72. No signs	2950 Zanker Road (address on building) 3010 Zanker Road (listed in EDR report at this location)	1/3-mile south	Office/manufacturing/production with placards and large outdoor equipment pad in back of building.	2950: HMBP dated 2005 for MCI on file at SJFD chemicals include diesel fuel (12,000 gallons), battery (sulfuric) acid (4,877 pounds), sodium hydroxide (90 gallons), and Traser 3209 (mostly sodium hydroxide - 70 gallons). 3010: Closure plan on file at SJFD dated 1990 for International Technology Corporation. 3000: No files at for this address at SJFD 2950: Listed as Chips And Technologies on a hazardous waste generator database. 3010: Listed as hazardous waste generator as IT Corporation. 3000: Listed as Insituform Technology Inc. on the EMI facility database with 0.38 tons/yr of total organic hydrocarbon gases, 0.0317186 tons/yr of reactive organic gases, 0.19 tons /yr of carbon monoxide emissions, 0.756 tons/yr NOX – oxides of nitrogen, 0.274 tons/yr of SOX – oxides of sulphur, 0.076 tons/yr of particulate matter and 0.074176 tons/yr of part. matter 10 micrometers and smaller in 2004 (most recent year listed). No hazardous material files at the SJFD.
73. Aurora Systems	2833 Junction Avenue	1/3-mile south-southeast	Office building – no placards.	Address not listed in government database report.
74. Aurora Systems	2841 Junction Avenue	1/3-mile south	Office building – no placards.	No hazardous material files at the SJFD. Address not listed in government database report.

(continued)

TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
75. Central Park Plaza with numerous office tenants	2870 Zanker Road	1/3- to 1/2-mile south	Office building - no placards.	One hazardous material file at SJFD for removal of one diesel generator in 2001.
76. Central Park Plaza with numerous office tenants	2880 Zanker Road	1/3- to 1/2-mile south	Office building - no placards.	Address not listed in government database report. No hazardous material files at the SJFD.
77. Central Park Plaza with numerous office tenants	2890 Zanker Road	1/3- to 1/2-mile south	Office building - no placards.	The Copymill Inc. listed as hazardous waste generator. No hazardous material files at the SJFD.
78. Central Park Plaza with numerous office tenants	2860 Zanker Road	1/3-to 1/2-mile south	Office building - no placards.	Suite 101: Listed as Meris Laboratories on small quantity generator hazardous waste databases. No hazardous material files at the SJFD.
79. Linear Technology	790 Sycamore Drive, Milpitas	1/2-mile east	Office/production building with a small generator behind building.	Address not listed in government database report. No hazardous material files at the MFD. Listed as LSI Logic on a hazardous waste generator database and as Linear Technology on the EMI facility database with 0.003 tons/yr of total organic hydrocarbon gases, and 0.00027 tons/yr of reactive organic gases in 2004 (only year listed).

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
80. Vacant / Intermolecular	2895 Zanker Road (vacant)/ 2865 and 2855 Zanker Road	1/2-mile south	Office/R&D building – placards, equipment pad with ASTs behind tenant space at 2865 Zanker Road.	<p><u>2895</u>: No hazardous material files at the SJFD.</p> <p><u>2865</u>: SJFD inspection dated 2006 lists Intermolecular as tenant. HMBP dated 2002 and approved in 2003 for Ultratech Stepper Inc. chemicals include helium (1,190 cubic feet), neon (582 cubic feet), nitrogen (17,690 cubic feet), xenon (14 cubic feet), compressed gas mixture of hydrogen chloride, hydrogen, nitrogen (40 cubic feet), acetone (2 gallons), isopropyl alcohol (2 gallons), and chlorodifluoromethane (3,530 cubic feet).</p> <p><u>2855</u>: No hazardous material files at the SJFD.</p>
81. No signs	70 Daggett Drive	1/2-mile south	Vacant office/possible R&D building.	<p><u>2895</u>: Address not listed in government database report.</p> <p><u>2865</u>: Listed as Ultratech Stepper on small quantity hazardous waste generator database,</p> <p><u>2855</u>: Address not listed in government database report.</p> <p>No hazardous material files at the SJFD.</p> <p>Address not listed in government database report.</p>

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)**

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
82. No signs / NeoPhotonics Corporation	101 Daggett Drive / 2911 Zanker Road	1/3-mile south	Office/possible R&D building. Vacant at 101 Daggett Drive space.	<p>101 Daggett: SJFD Record of Inspection dated September 2006 states that tenant has gone out of business with no chemicals observed around exterior of building.</p> <p>2911 Zanker Rd: NeoPhotonics HMBP dated 2004 with 17 pages of chemical inventories (see Attachment 1). Although this facility reported a large inventory of hazardous materials, the primary chemical of concern included chlorine (27 cubic feet), germanium tetrahydride (7.6 cubic feet), phosphine mixtures (210 cubic feet), diborane (196 cubic feet), ammonia (1158 cubic feet), and hydrogen bromide (48 cubic feet). In addition, significant quantities of corrosive mixtures were also reported including hydrofluoric, hydrochloric and nitric acids.</p> <p>Listed on the CHMIRS database and as Siros Technology on a hazardous waste generator database.</p>

(continued)

TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
 (NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
 (CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
83. Dymatix and AIBT	71 and 81 Daggett Drive	1/3-mile south	Office/R&D building with AST behind building	<p>71: Most recent document is a Plan Check Comments Hazardous Materials SJFD dated 2004 for tenant improvement to an existing vacant demised industrial space with proposed R&D use for new tenant with no structural work involved.</p> <p>81: Facility Closure finalized May 20, 2003 included removal of AWN, ducting and scrubber equipment, haz materials removal and facility decontamination. AIBT tenant improvement permit application for fire sprinklers finalized on June 19, 2003.</p> <p>71: Address not listed in government database report.</p> <p>81: Moore Technologies and Tolerant Systems listed on hazardous waste generator databases. Moore Technologies listed on the EMI facility database with 1 ton/yr of total organic hydrocarbon gases and 1 ton/yr of reactive organic gases in 2000 (most recent year listed).</p>

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
84. Global Healthcare Exchange/Loglogic/Spudnik	3061 Zanker Road	¼-mile south	Office/possible R&D with three tenant spaces.	1 file at SJFD for NeoForma Inc dated 2001 listing hazardous materials as 120 batteries. Seagate Technology listed on a hazardous waste generator database and on the SJ Hazmat Facility database.
85. Pericom	3545 N. 1st Street	½-mile northwest	Office/production/manufacturing building.	Pericom Semiconductor Corp. 2004 HMPB lists several chemicals (less than 2 gallons each), acetone (4 gallons), oxygen (202 cubic feet), citric acid (10 pounds), tetrafluoromethane – CF4 (70 pounds), and nitrogen (16,176 cubic feet). Listed as Pericom on the SJ Hazmat facility database.
86. WJ Communications	1504 and 1530 McCarthy Boulevard, Milpitas	½-mile northeast	Office/production/manufacturing. Two buildings that appear to be attached. Placards. Large equipment pad with ASTs behind buildings including hydrogen and nitrogen ASTs.	HMPB dated 2004 for WJ Communications at 1530 McCarthy Boulevard on file at MFD lists over 50 pages with chemical inventory (see Attachment 1). Listed on the CERCLIS-NFRAP, hazardous waste generator (large quantity), ERNS, LUST, CA FID, CHMIRS, and at both addresses as EMI facilities with 1.149 tons/yr total organic hydrocarbon gases, 0.5572393 tons/yr of reactive organic gases, 0.009 tons/yr of carbon monoxide emissions, 0.043 tons/year of NOX – oxides of nitrogen, 0.001 tons/yr of SOX – oxides of sulphur, 0.004 tons/yr of particulate matter, and 0.003433 tons/yr of part. Matter 10 micrometers & smaller in 2004 (most recent year listed).

(continued)

TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY

(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
87. Calpine Agnews Cogeneration Facility	3800 Cisco Way	> 1/2-mile north	Power Plant with visible emissions and numerous ASTs	<p>OLS Energy-Agnews HMBP dated 2006 chemicals include ammonia, anhydrous (10,000 gallons), various boiler maintenance chemicals (total 195 gallons), carbon dioxide/nitrogen mixture (450 cubic feet), carbon monoxide/nitrogen mixture (450 cubic feet), nitric oxide/nitrogen mixture (450 cubic feet), nitrogen (450 cubic feet), various cooling tower maintenance chemicals (total 775 gallons), sodium hypochlorite (1,200 gallons), cooling water treatment compound (300 gallons), sodium hydroxide (5,000 gallons), sulfuric acid (3,780 gallons), various oils (total 975 gallons), diesel fuel (15 gallons), gasoline (15 gallons), carbon monoxide/air mixture (7.4 cubic feet), methane in air mixture (7.4 cubic feet), connect 6000 (110 gallons), connect 7000 (110 gallons), waste oil (150 gallons), used oil filters (100 pounds). Chemical inventory sheets are included as Attachment 1.</p> <p>Address only listed as "Orphan Site" on the AST database. East Campus of Agnews Development Center with no street address was listed on the PCB Activity Database, on the FINDS database due to other environmental activity (haz waste generation, National Emissions Inventory database) and as a generator of hazardous waste.</p> <p>According to the Bay Area Air Quality Management District's website this facility emitted 0.1 tons/yr total organic gases, 0.1 tons/yr of reactive organic gases, 0.4 tons/yr of carbon monoxide, 1.6 tons/year of nitrogen oxides, 0 tons/yr of sulfur oxides, 0.1 tons/yr of particulate matter, and 0.1 tons/yr of particulate matter 10 micrometers & smaller in 2004 (most recent year listed).</p>

(continued)

TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
 (NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)

(CONTINUED)

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
88. Cisco	400 E. Tasman Drive	>1/2-mile north	Office/possible R&D	Cisco Systems HMBP dated 2003 chemicals include diesel AST (5,000 gallons), refrigerant (180 gallons), corrosives (60 gallons), sodium nitrate (30 gallons) and glutaraldehyde (30 gallons) and battery electrolytes (40 gallons).
89. Cisco	350 E. Tasman Drive	>1/2-mile north	Office/possible R&D	Address not listed on the government database report. Cisco Systems HMBP dated 2003 chemicals include waste contaminated debris (200 pounds), used pump oil (25 gallons), refrigerant (180 gallons), corrosives (60 gallons), sodium nitrate (30 gallons) and glutaraldehyde (30 gallons) and battery electrolytes (40 gallons).
90. Cisco	260 E. Tasman Drive	>1/2-mile north	Office/possible R&D	Listed on the SJ Hazmat Facility database, and on the hazardous waste generator database. Cisco Systems HMBP dated 2003 chemicals include refrigerant (180 gallons), corrosives (60 gallons), sodium nitrate (30 gallons) and glutaraldehyde (30 gallons) and battery electrolytes (40 gallons).
91. Cisco	3750 Zanker Road	>1/2-mile north-northwest	Office/possible R&D	Listed on the SJ Hazmat Facility database. Cisco Systems HMBP dated 2003 chemicals include refrigerant (180 gallons), corrosives (60 gallons), sodium nitrate (30 gallons) and glutaraldehyde (30 gallons) and battery electrolytes (40 gallons).

(continued)

**TABLE 1. POTENTIAL HAZARDOUS MATERIALS SOURCES IN THE VICINITY
(NOTE: SEE FIGURE 1 FOR FACILITY LOCATION)
(CONTINUED)**

Facility Number and Name	Address	Approximate Distance from the Site	Site Drive-by Observations	Reported Chemical Inventories from Fire Department Hazardous Material Database Listings (EDR 2006)
92. Network General	178 E. Tasman	>1/2-mile northwest	Office/possible R&D - placards on cement structure for generator	HMBP dated 2005 for Network General chemicals include diesel fuel (400 gallons), and sulfuric acid (40 gallons). Address not listed on the database report.
93. No signage	160 E. Tasman/ 150 and 156 Baypointe	>1/2-mile northwest	Vacant office building with no cars in parking lot	Not reviewed at SJFD because building is unoccupied.
94. No signage	3055 Orchard Drive	>1/2-mile southwest	Vacant office/warehouse building.	Addresses not listed on the database report. Not reviewed at SJFD because building is unoccupied.
95. Former Intel	350 Plumeria	>1/2-mile southeast	Vacant office/industrial building with fenced off and empty parking lot.	Listed as Fujitsu America Inc. on the large quantity hazardous waste generator database, ERNS database, FTTS database, and the CHMIRS database. Not reviewed at SJFD because building is unoccupied. Listed as Priam Corporation on the small quantity generator database, FINDS database, and EMI facility database with 5 tons/yr total organic hydrocarbon gases, and 2 tons/yr of reactive organic gases in 1987 (only year listed). Listed as Chips and Technologies on the SJ Hazmat Facilities database and the hazardous waste generator database. Listed as Intel Corp on the hazardous waste generator database.

LIST OF ACRONYMS:

AST: above ground storage tank

CA FID: Facility Inventory Database includes historical listing of active and inactive underground storage tank locations, source is the California Environmental Protection Agency.

CA SLIC: Spills, Leaks, Investigations and Cleanup (SLIC) listing from the California State Water Resources Control Board.

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System; source of this database is the EPA

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned; source is this database is the EPA

CHMIRS: California Hazardous Material Incident Report System; source of this database is the Office of Emergency Services

CORTESE: "Cortese" Hazardous Waste & Substances Sites List; source of this database is the State Water Resources Control Board (LUST), the Integrated Waste Board (Solid Waste Facilities/Landfill Sites), and the Department of Toxic Substances Control (Cal-Sites).

EMI: Emissions Inventory Data. Toxics and criteria pollutant emissions data collected by the Air Resources Board and local agencies

ERNS: Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. Source of this database is the National Response Center, United States Coast Guard

EPA: Environmental Protection Agency

FINDS: Facility Index System/Facility Registry System; contains both facility information and "pointers" to other sources that contain more detail; source of this database is the EPA.

FTTS: Federal Insecticide, Fungicide, & Rodenticide Act/Toxic Substance Control Act Tracking System; source of this database is the EPA

Haz waste: hazardous waste

HMBP: Hazardous Material Business Plan

LUST: Leaking Underground Storage Tank

MFD: Milpitas Fire Department

Orphan Site: Facility that could not be addressed with accuracy on the government database report by Environmental Data Resources (EDR 2006).

PCB: polychlorinated biphenyl

R&D: research and development

SJ: San Jose

SJFD: San Jose Fire Department

NOTE: The appendices to this technical report are on file with the City of San José, Department of Planning, Building, and Code Enforcement and can be reviewed during normal business hours.

APPENDIX E

Risk Assessments/Modeling

February 13, 2007
1186-11C

Ms. Alison Mader
IRVINE APARTMENT COMMUNITIES
690 North McCarthy Blvd., Suite 100
San Jose, CA 95035

**RE: SCREENING LEVEL CHEMICAL RISK
APPRAISAL
SELECTED HAZARDOUS MATERIALS
INVENTORIES VICINITY OF
3300 ZANKER ROAD
SAN JOSE, CALIFORNIA**

Dear Ms. Mader:

At your request, TRC Lowney, Inc. has reviewed chemical inventories for selected facilities in the vicinity of your Site. The hazardous material inventories were detailed in our December 4, 2006 report entitled "Potential Hazardous Materials Sources in Vicinity of 3300 Zanker Road, San Jose, California". The purpose of our review was to identify chemicals that may have offsite consequences if released or spilled, and to provide a qualitative assessment of potential impacts of the released chemicals at the Site. As we understand, the Site may involve the conversion of light industrial/commercial property to residential use.

The potential hazardous materials sources reviewed for each facility were detailed in Table 1 of our report. This table included a general description of the chemical inventories, the name and address of each facility, and approximate distance and direction from the Site. In addition, we evaluated toxic gas facilities within a 1 mile radius of the Site, as well as three additional facilities not previously identified as containing potential hazardous materials that could impact the Site. This screening level risk appraisal is a follow up to our 2006 report and should be considered a report addendum.

The risk appraisal used screening level computer aided dispersion algorithms to evaluate potential Site impacts. Specifically, the ALOHA CAMEO program was used to conduct a screening level evaluation of potential impacts to the Site assuming catastrophic releases of hazardous substances from surrounding facilities. In accordance with U.S. EPA and Cal/EPA Guidelines, potential risks were estimated using conservative worst-case hypothetical chemical releases that were judged to be representative of the surrounding industrial operations. In addition, and in accordance with U.S. EPA and Cal/EPA Guidelines, all releases were modeled using stable meteorological conditions. During stable meteorological conditions and low wind speeds, the vertical and horizontal dispersivity of a release is minimized resulting in higher predicted downwind concentrations.

Predicted downwind impacts were then compared to emergency planning concentration criteria. Emergency response planning criteria are described below.

1.0 EMERGENCY RESPONSE PLANNING GUIDELINES

The Bay Area Air Quality Management District (BAAQMD) recommends the use of Emergency Response Planning Guidelines exposure level 2 (ERPG-2) as criteria for evaluating significant impact. In addition, the U.S. EPA generally defines "distance to toxic endpoint" in the Risk Management Program (RMP) for offsite consequence

analysis as the ERPG-2 concentration. In the absence of ERPG guidelines, the U.S. EPA has recommended 1/10 of the Immediately Dangerous to Life and Health (IDLH) concentrations for planning purposes.

ERPGs are concentration values developed by the American Industrial Hygiene Association (AIHA) to assist emergency response personnel planning for accidental or intentional catastrophic chemical releases to the community. However, because of the variability of human responses over a wide range of concentrations, AIHA cautions that ERPGs should not be expected to protect everyone, but should be applicable to most individuals in the general public. In addition, AIHA recognizes that in all populations, there are hypersensitive individuals who will show adverse responses at exposure concentrations far below levels at which most individuals normally would respond.

ERPG and IDLH concentrations are defined below:

ERPG-1

The ERPG exposure level 1 is defined as the maximum airborne concentration, which is believed that nearly all individuals could be exposed to for up to 1 hour without experiencing more than mild, transient adverse health effects or without perceiving a clearly defined objectionable odor.

ERPG-2

The ERPG exposure level 2 is defined as the maximum airborne concentration, which is believed that nearly all individuals could be exposed to for up to 1 hour without experiencing or developing irreversible or other serious side effects of symptoms that could impair an individual's ability to take protective action.

ERPG-3

The ERPG exposure level 3 is defined as the maximum airborne concentration, which is believed that nearly all individuals could be exposed to for up to 1 hour without experiencing or developing life-threatening health effects.

IDLH

Immediately dangerous to life and health (IDLH) concentrations represent maximum concentrations from which, in the event of a respirator failure, one could escape within 30 minutes without a respirator and without experiencing an escape impairing or irreversible health effects. IDLHs are assumed to be applicable to healthy adult workers in the work place and do not take into account exposure of more sensitive individuals.

2.0 RELEASE SCENARIOS

Thirty-one release scenarios were chosen for the surrounding facility assessment. The scenarios are deemed improbable but should be considered possible. Releases were assumed to occur outside and were modeled assuming urban dispersion coefficients, wind speed of 1.5 meters per second, atmospheric stability class F (stable conditions), and an outside temperature of 70 degrees F.

In addition, the scenarios selected were also deemed representative of the potential risks posed by facility chemicals not included. As an example, a release of 2,000-gallons of gasoline (Agnews) provides a reasonable and conservative approximation of the potential risks posed by any solvent release at any of the facilities reviewed.

3.0 POTENTIAL CHEMICALS OF CONCERN (COCS) AND RELEASE SCENARIOS

From a risk assessment perspective, the primary concern is to identify chemicals that are likely to have offsite consequences if catastrophically released. Generally, chemicals that are acutely toxic, exist in a form that readily allows offsite transport (after release), and are used/stored in sufficient quantities, are assumed to represent chemicals of potential concern. The primary chemicals of concern identified at each facility and the selected facility release scenarios are summarized below. The sites are identified following the nomenclature of our 2006 report.

Thermo Electron Corporation (Site 2)

Located at 355 River Oaks Parkway adjacent to the northeast of the proposed Site, the primary chemicals of concern included waste flammable solvents in 55-gallon quantities. For a conservative assessment, a 55-gallon spill of methylene chloride is assumed. Methylene chloride is a high vapor pressure solvent with a high degree of toxicity and serves as a conservative surrogate for solvents in general.

Agnew Department of Development Services Site 10)

Located ¼ mile north of the Site at 3500 Zanker Road, the most significant COCs include one 55-gallon drum of a solvent related product, 400 ft³ of acetylene, liquid oxygen at 330 gallons, 200 pounds of a refrigerant, and one 2,000-gallon above-ground storage tank (AST) of gasoline. For a conservative assessment, a spill of 2,000 gallons of gasoline into a 1,000 ft² containment area is assumed. Since gasoline range hydrocarbons include a complex mixture of aliphatic and aromatic hydrocarbons, the spill will be conservatively modeled as toluene to represent aromatic hydrocarbons. In addition, this hypothetical release will also provide a conservative assessment of any solvent related spill of the same (or lower) magnitude.

Neophotonics (Site 82)

Approximately 1/3 mile south of the Site at 2911 Zanker Road, Neophotonics reports silane (266 ft³), germanium tetrahydride (7.6 ft³), diborane (196 ft³), phosphine (210 ft³) and ammonia (1,158 ft³). Two release scenarios involving semiconductor gases from this facility were examined for potential Site impacts. These include a 210 ft³ release of phosphine and a release of 1,158 ft³ of ammonia.

Wyse (Site 29)

Located ½ mile west at 3471 N. 1st Street and 3475 N. 1st Street, the most significant COC at this facility is chlorine listed at a 100-pound quantity. A release of 100 pounds of chlorine from this facility is used to evaluate potential Site impact.

Novellus (Site 49)

This facility, located at 3011 N. First Street approximately ½ mile from south-southwest of the Site, reported silane (264 ft³), nitrogen trifluoride (270 ft³), 5% diborane (208 ft³), and ammonia (904 ft³). Chlorine was mentioned (Life Safety System) in the hazardous materials business plan, however no quantities were

provided. For a conservative assessment of potential Site impacts, releases of nitrogen trifluoride and diborane are assumed.

Honeywell (Site 63)

Located at 677 and 679 River Oaks Parkway approximately ½ mile southeast of the Site, the primary chemicals of concern at this facility included waste hydrofluoric acid solution (55 gallons) and of hydrogen (1250 ft³). For potential Site impact, a release of 55-gallons of hydrofluoric acid solution is assumed.

Sigen (Site 71)

Located approximately ½ mile south of the Site at 51 Dagget Drive, the primary chemicals of concern identified at this facility included silane (133 ft³), diborane (130 ft³), Germane 111 ft³, hydrogen chloride (329 ft³), and waste hydrofluoric acid (55 gallons). For potential Site impacts, releases of Germane and diborane are assumed.

Watkins Johnson (Site 86)

Approximately ½ mile north east of the Site at 1504 and 1530 McCarthy Blvd, the primary chemicals of concern report by this facility included 2% arsine (260 ft³), ammonia (300 ft³), chlorine (15 lbs), waste solvents (55-gallons), liquid hydrogen (775 gallons), and sulfur hexafluoride (300 ft³). For potential Site impacts, releases of arsine and liquid hydrogen are assumed.

OLS Energy Agnews (Calpine) (Site 87)

The Calpine Energy facility is approximately 1/2 mile north of the proposed Site at 3800 Cisco Way, San Jose. The primary chemical of concern at this location is a 58,000-pound container of liquefied ammonia gas. As required by U.S. EPA and Cal/EPA, the operators of the Calpine facility conducted a screening level evaluation of potential impacts to the region surrounding the energy plant as part of their compliance obligations under RMP and CalARP. The evaluation included worst-case and alternative release scenarios. The worst-case release scenario assumed that the entire contents of the ammonia tank are released over a 10-minute period. For this scenario, Calpine estimated the distance to the toxic endpoint (ERPG-2) to be approximately 8.1 miles from the facility.

In addition to the worst-case release, Calpine conducted an alternative release scenario, which assumed that a release occurs during the loading/unloading of ammonia from the tank. This release assumed a ten-minute release of 4,137 pounds of ammonia that occurs during loading/unloading. The distance to the toxic endpoint was estimated to be approximately 0.41 mile from the facility.

For purposes of evaluating potential Site impacts, this assessment will assume worst-case U.S. EPA assumptions.

Alternative release scenarios are generally considered more realistic with respect to probable release risks associated with chemical facilities. In this case, the operators of the Calpine facility, through engineering judgment and through the conduct of the facility specific hazard and operability study, determined that this was a more likely release scenario.

Silicon Microstructures, Inc. (TG-8)

Located at 1701 McCarthy Boulevard, Milpitas, this facility is approximately 0.55 miles east of the proposed Site. The primary chemicals of concern at this facility included ammonia (681 ft³), boron trichloride (330 ft³), chlorine (540 ft³), hydrogen (262 ft³), nitrous oxide (522 ft³), waste flammable liquids (500 gallons), and 49% waste hydrofluoric acid solution at 500 gallons. For potential Site impact, a release of chlorine is assumed.

Maxim Integrated Products (TG-3)

Located at 3725 N. 1st Street, San Jose, this facility is approximately 0.83 miles northwest of the Site. The Maxim facility reported a large inventory that includes the toxic gases arsine, boron trichloride, boron trifluoride, chlorine, dichlorosilane, hydrogen bromide, hydrogen chloride, nitrogen trifluoride, diborane, phosphine and ammonia. In addition hydrochloric and hydrofluoric acids were identified in significant quantities.

Chemicals selected for potential Site impacts include releases of 259 ft³ of 5% phosphine, chlorine release (90 pounds), arsine (2.9 lbs), and a 900-gallon liquid hydrogen release.

Cypress Semiconductor (TG-4)

Located at 3901 N. 1st Street, San Jose, is approximately 1.02 miles northwest of the Site. The primary chemicals of concern reported at this location include phosphine, diborane, ammonia, nitrogen trifluoride, hydrogen bromide, dichlorosilane, and chlorine. Chemicals selected for potential impacts include releases of 260 ft³ of 100% phosphine, chlorine release (90 pounds), and a 525-gallon release of waste hydrochloric acid (40%) solution into a 400 square foot secondary containment.

JDS Uniphase (TG-5)

This facility is located approximately 1.02 miles northwest of the Site at 80 Rose Orchard Way, San Jose. The primary chemicals of concern reported by the JDS facility include ammonia, boron trichloride, chlorine, phosphine, arsine, liquid hydrogen, hydrogen chloride, and significant quantities of waste hydrofluoric acid. We noted that the chemical inventory document was of poor quality (illegible). Chemicals selected for potential impacts include releases of 150 ft³ of arsine, 342 ft³ of 100% phosphine, and 1135 pounds of ammonia. With respect to ammonia the amount available for release is assumed (document quality).

Novellus Systems Inc. (TG-9)

Novellus at 4000 N. 1st Street, San Jose, is approximately 1.1 miles northwest of the Site. The primary chemicals of concern identified at this facility include the 50% phosphine (64 ft³), silicon tetrafluoride (50 ft³), ammonia (1125 ft³), and tungsten hexafluoride (50 ft³). These gases were also reported in various purities and quantities. Due to the distance from the proposed Site, the chemical selected for potential Site impact is phosphine.

Univar USA, Inc. (TG-10)

Located at 2256 Junction Avenue, San Jose, this facility is approximately 1.7 miles southwest of the proposed Site. The hazardous materials inventory indicated very large quantities of a variety chemicals listed by hazard class (chemical specific

information was not provided). However, methyl bromide and Vikane (sulfuryl fluoride) were identified. In addition, while maximum amounts were described, container sizes were not. As a conservative measure, this appraisal assumed that the maximum quantity of methyl bromide gas (875 lbs) is released over a 10-minute period. In addition, for Vikane, this assessment assumed that 10% of the average quantity stored (12,389 lbs) is released over a 10-minute period. These release scenarios are extremely conservative and considered improbable since these chemicals are likely stored in smaller sized containers.

In addition to the sites described above, sites outside the search radius, or otherwise known to contain large quantities of hazardous materials were included in this evaluation. The following three sites were identified during a discussion with Mr. Michael Murtiff of the San Jose Fire Department.

San Jose Water Pollution Control Plant

The SJWPCP, located at 700 Los Esters Road, is approximately 1.75 miles north-northwest of the proposed Site. By a wide margin, due to the distance from the proposed Site, chlorine and sulfur dioxide are the primary chemicals of concern at this facility. Both of these substances are stored in railcars each with a reported capacity of 90 tons. Although similar in toxicity, chlorine (IDLH=10ppm) is acutely more potent than sulfur dioxide (IDLH = 100 ppm) and due to its physiochemical properties (thermal expansion); it is more of a challenge relative to storage and handling. For purposes of evaluating potential Site impacts, chlorine is considered the primary chemical of concern.

Based on Toxic Gas Ordinance (TGO) compliance correspondence between the City of San Jose Fire Department (SJFD) and the SJWPCP dated August 13, 1992, the SJWPCP proposed a worst-case release rate of 2,345 ft³/min (1.0-inch diameter pipeline rupture) assuming a 30-minute duration. However, SJFD calculated a release rate of 4,054 ft³/min in case of a 1.5-inch pipeline rupture. In addition, further in the document, the SJFD indicated that in the event of a gas release from the flange connection in the railcar, a release rate up to 12,000 pound per hour could also be possible.

For purposes of a worst-case assessment, this appraisal examined the potential consequences of a gas release rate of 12,000 pounds per hour for a 15-minute duration (loss of entire contents of a rail car).

McCabe's Quality Foods - 1029 Montague Expressway (Milpitas)

This facility is approximately 2.45 miles west-northwest of the Site. The Milpitas Fire Department listing of gases for this facility identified anhydrous ammonia (12,000 lbs).

For purposes of evaluating potential Site impacts, this assessment assumed worst-case U.S. EPA assumptions for potential Site impacts.

Standard Mems

Located at 851 Buckeye Court, Milpitas, this site is approximately 0.67 miles east-northeast of the Site. The primary chemicals of concern at this facility include silicon tetrafluoride, nitrogen trifluoride, boron trichloride, hydrogen bromide, hydrogen chloride, chlorine, ammonia, arsine, silane, diborane, and phosphine. These gases were reported in variety of purities and quantities. For potential Site impacts,

releases of hydrogen chloride (60-pounds) and 500 gallons of 49% waste hydrofluoric acid are assumed.

4.0 RESULTS

The results of this screening level evaluation indicate that it is possible that worst-case releases during worst-case atmospheric conditions could potentially have significant impacts at the Site exterior. The facilities that could have potential impact at the Site include Neophotonics, Wyse, SIGEN, Calpine, Silicon Microstructures, Cypress Semiconductor, JDS Uniphase, and the San Jose Water Pollution Control Plant (WPCP).

Table 1. Screening Level Evaluation Results

Release Location	Maximum Threat Zone	Maximum Site Outdoor Concentration ^a	Emergency Planning Guidelines (ppm)
Thermo Electron (Site 2) (Adjacent)			
1. Solvent Release (Assumes 55 gallons of methylene chloride spilled into 200 ft ² containment)	0.03 mile (ERPG-2)	34 ppm	IDLH = 2300 ERPG2 = 750 ERPG3 = 4000
Agnew Development (Site 10) (0.25 mile from the Site)			
1. Gasoline release (Assumes 2,000 gallons (as toluene) released into 1,000 ft ² containment)	0.014 mile (ERPG-2)	6 ppm	IDLH = 500 ERPG2 = 300 ERPG3 = 1000
Neophotonics (Site 82) (0.55 mile from the Site)			
1. Phosphine Release (210 ft ³)	1.4 miles (ERPG-2)	7.3 ppm	IDLH = 50 ERPG2 = 0.5 ERPG3 = 5
2. Ammonia Release (1158 ft ³)	0.1 mile (ERPG-2)	17.7 ppm	IDLH = 300 ERPG2 = 150 ERPG3 = 750
Wyse (Site 29) (0.5 mile from the Site)			
1. Chlorine release (100 pounds)	0.83 mile (ERPG-2)	6.9 ppm	IDLH = 10 ERPG2 = 3 ERPG3 = 20
Novellus Systems Bldg. 3011 (Site 49) (0.5 mile from Site)			
1. Release of Nitrogen Trifluoride (270 ft ³)	0.022 mile (ERPG-2)	3.8 ppm	IDLH = 1000 ERPG2 = 400 ERPG3 = 800
2. Release of 5% Diborane	0.12 mile	0.08 ppm	IDLH = 15

(10.4 ft ³)	(ERPG-2)		ERPG2 = 1 ERPG3 = 3
Honeywell (site 63) (0.5 mile from Site)			
1. Release of 55-gallons of Hydrofluoric acid (49% solution) into 200 ft ² containment	0.04 mile (ERPG-2)	0.26 ppm	IDLH = 30 ERPG2 = 20 ERPG3 = 50
SIGEN (Site 71) (0.5 mile from Site)			
1. Release of 111 ft ³ Germane	0.9 mile (1/10 IDLH)	1.7 ppm	LC ₅₀ = 622 ppm ^b 1/10 IDLH ^b = 0.6 ERPG2 = NE ERPG3 = NE
2. Release of 130 ft ³ Diborane	0.49 mile (ERPG-2)	1 ppm	IDLH = 15 ERPG2 = 1 ERPG3 = 3
Watkins Johnson (site 86) (0.5 mile from Site)			
1. Arsine (2%) release (130 ft ³)	0.2 mile (ERPG-2)	0.09 ppm	IDLH = 3 ERPG2 = 0.5 ERPG3 = 1.5
2. Liquid Hydrogen Release (775 gallons) Peak Overpressure from vapor cloud explosion	0.07 mile (1-psi)	NS	1 psi overpressure
Calpine Facility (Site 87) (0.52 mile from the Site)			
1. Ammonia Release (58,000 pounds)	4.2 miles (ERPG-2)	9,200 ppm	IDLH = 300 ERPG2 = 150 ERPG3 = 750
Silicon Microstructures (TG-8) (0.55 mile from Site)			
1. Chlorine Release (540 ft ³)	0.83 mile (ERPG-2)	6 ppm	IDLH = 10 ERPG2 = 3 ERPG3 = 20
Maxim Integrated Products (TG-3) (0.83 mile from Site)			
1. Chlorine Release (90-pounds)	0.78 mile (ERPG-2)	2.71 ppm	IDLH = 10 ERPG2 = 3 ERPG3 = 20
2. Phosphine 5% Release (259 ft ³)	0.32 mile (ERPG-2)	0.08 ppm	IDLH = 50 ERPG2 = 0.5 ERPG3 = 5
3. Arsine Release (2.9 pounds)	0.33 mile (ERPG-2)	0.09 ppm	IDLH = 3 ERPG2 = 0.5 ERPG3 = 1.5
4. Liquid Hydrogen Release (900 gallons)	0.08 mile (1-psi)	NS	1 psi overpressure

Peak Overpressure from vapor cloud explosion			
Cypress Semiconductor (TG-4) (1.02 miles from Site)			
1. Phosphine Release 100% (196 ft ³)	1.3 miles (ERPG-2)	0.83 ppm	IDLH = 50 ERPG2 = 0.5 ERPG3 = 5
2. Chlorine Release (90 pounds)	0.78 mile (ERPG-2)	1.9 ppm	IDLH = 10 ERPG2 = 3 ERPG3 = 20
3. Acid Waste Release (as hydrochloric acid -40%, 525 gallons in 400ft ² containment)	0.5 mile (ERPG-2)	5.3 ppm	IDLH = 50 ERPG2 = 20 ERPG3 = 150
JDS Uniphase (TG-5) (1.02 miles from Site)			
1. Arsine Release (150 ft ³)	1.1 miles (ERPG-2)	0.61 ppm	IDLH = 3 ERPG2 = 0.5 ERPG3 = 1.5
2. Phosphine Release 100% (342 ft ³)	1.8 miles (ERPG-2)	1.5 ppm	IDLH = 50 ERPG2 = 0.5 ERPG3 = 5
3. Ammonia Release (Assumes 1135 pounds released)	0.58 mile (ERPG-2)	57.4 ppm	IDLH = 300 ERPG2 = 150 ERPG3 = 750
Novellus Systems (TG-9) (1.1 miles from Site)			
1. Phosphine 50% Release (64 ft ³)	0.51 mile (ERPG-2)	0.12 ppm	IDLH = 50 ERPG2 = 0.5 ERPG3 = 5
Univar USA (TG-10) (1.7 miles from Site)			
1. Methyl Bromide Release (875 pounds)	0.29 mile (ERPG-2)	3.5 ppm	IDLH = 250 ERPG2 = 50 ERPG3 = 200
2. Vikane Release (1240 pounds)	0.7 mile (1/10 IDLH)	3.9 ppm	IDLH = 200 ERPG2 = NA ERPG3 = NA
San Jose WPCP (1.75 miles from the Site)			
1. Chlorine Release (180,000 pounds)	3.4 miles (ERPG-2)	8.93 ppm	IDLH = 10 ERPG2 = 3 ERPG3 = 20
Standard MEMS (0.67 mile from Site)			
1. Hydrogen Chloride Release (60 lbs)	0.33 mile (ERPG-2)	5.6 ppm	IDLH = 50 ERPG2 = 20 ERPG3 = 150
2. Waste Hydrofluoric acid	0.09 mile	0.73 ppm	IDLH = 30

(49% solution 500 gallons) release into 1000 ft ² containment	(ERPG-2)		ERPG2 = 20 ERPG3 = 50
McCabe's Quality Foods (2.45 miles from the Site)			
1. Ammonia Release (12,000 pounds)	2.45 miles (ERPG-2)	104 ppm	IDLH = 300 ERPG2 = 150 ERPG3 = 750

Table notes.

Concentrated releases of phosphine, diborane and germane are not likely to reach the Site intact due to reactivity.

All releases assume U.S. EPA Worst-Case conditions: loss of container contents over 10-minute period, Stability Class F and Wind Speed of 1.5 meters per second.

Bold = significant impact.

NS= Not significant

a. The maximum outdoor concentration is the concentration predicted at the Site exterior after the plume reaches the Site (ALOHA model).

b. LC₅₀ lethal concentration 50% as reported by JDS Uniphase (Milpitas), and IDLH by Neophotonics

5.0 DISCUSSION

Facilities that store, handle, and use hazardous materials are heavily regulated at local, state, and federal levels. The primary regulations that protect the public and environment from hazardous materials releases include the Uniform Fire Code, Uniform Building Code, the Santa Clara County Toxic Gas Ordinance (TGO), and the more recently enacted Federal and State regulations that include the Risk Management and Prevention Programs (RMP), California Accidental Release Program (CalARP) and the Process Safety Standards (Federal and State OSHA).

The primary controls that limit the risks of releases of significant quantities of acutely hazardous materials include TGO, RMP, CalARP, and Process Safety. TGO regulates toxic gas users and requires that acutely hazardous process materials (AHMs) be housed in secondary containment facilities that typically include ventilated storage of gases, leak detection, secondary containment of process piping, automatic shutdown at the source, and treatment capability for discharged gases.

RMP, CalARP, and Process Safety standards, require comprehensive management programs that include hazard analysis, process operating procedures, process inspections, mechanical integrity, and management of change programs, risk reduction, and the active management of hazardous chemical facilities to reduce the risks and potential consequences of catastrophic chemical releases.

Based on the risk evaluation described above, the Calpine facility is predicted to have the highest level of impact in the unlikely event of a worst-case release. This facility, located north of the proposed Site, is not in the prevailing upwind direction.

Subject to Federal RMP, the Calpine facility has a program in place that reportedly serves to reduce the likelihood and the potential impacts of any release of ammonia. The RMP program elements include engineering, mechanical integrity, and management improvements and safeguards. However, this facility is reportedly not subject to the Toxic Gas Ordinance (TGO), which (among other things) requires secondary containment of primary containment and gas piping systems. TGO adds a significant layer of protective and preventive measures to minimize the consequences of toxic gas releases.

A general discussion of the assumptions underlying predicted impacts under worst-case conditions is instructive with respect to interpreting the likelihoods associated with such an event. As described in the previous section, screening level modeling of the worst-case release from the Calpine facility during periods of calm indicates a potentially very large impact at the Site (Table 1). However, the worst-case release during normal wind speeds and conditions would have a much lower impact (Table 2).

If one considers wind speed and wind direction, the likelihood that a worst-case release (assuming it occurs) has a large impact at the site appears to be very low. Based on meteorological data obtained from the San Francisco Airport (the nearest regional facility with available data) for the years 1984 and 1992, the wind blows from the north less than 5% of the time. In addition, worst-case wind speeds (all directions) and calms occur approximately 3% of the time. Therefore, wind speeds conducive to plume dilution (lower downwind concentrations and less severe impacts) occur more than 95% of the time. Based on this information, it appears that a worst-case impact (assuming release) has an approximately 0.15% likelihood of occurring. Alternatively, the likelihood of a worst-case release impacting the Project during normal conditions appears to be less than 5%.

Calpine/OLS identified an alternative release scenario that was deemed (by the facility) to be more likely. Screening level modeling of this scenario indicated potentially significant impacts during periods of calm, but non-significant impacts during normal weather conditions. Table 2 below compares predicted worst-case impacts to impacts predicted during differing conditions and release assumptions.

Table 2. Screening Level Evaluation Results (Alternate Assumptions)

Release Location	Maximum Threat Zone	Maximum Site Outdoor Concentration ^a	Emergency Planning Guidelines (ppm)
Calpine Facility (0.52 mile from the Site)			
1. Worst-Case Ammonia Release (58,000 pounds)	4.2 miles (ERPG-2)	9,200 ppm	IDLH = 300 ERPG2 = 150 ERPG3 = 750
2. Worst Case Ammonia Release during normal conditions (58,000 pounds)	1.4 miles (ERPG-2)	839 ppm	IDLH = 300 ERPG2 = 150 ERPG3 = 750
3. Alternative Release during worst case Conditions (4140 pounds)	1.2 miles (ERPG-2)	657 ppm	IDLH = 300 ERPG2 = 150 ERPG3 = 750
4. Alternative Release during normal conditions (4140 pounds)	0.32 mile (ERPG-2)	60 ppm	IDLH = 300 ERPG2 = 150 ERPG3 = 750

a. The maximum outdoor concentration is the concentration predicted at the Site exterior after the plume reaches the Site (ALOHA model).

Normal conditions assume atmospheric Stability Class D and wind speed of 3.5 meters per second.

Bold Value exceeds emergency planning guidelines

To provide additional perspective on the likelihood of a catastrophic event that could result in the loss of the entire contents of the ammonia tank, the Calpine/OLS facility identified potential root causes that included a seismic event, fire, mechanical impacts (crane dropping, material/vehicular impact), and an airplane crash into the facility.

To place the terms "highly unlikely" and "improbable" in terms of estimating potential risks, the Bureau of Labor Statistics (BLS) provides statistics relative to fatalities recorded in U.S. industry. According to the BLS, in all of U.S. industry 618 fatalities occurred in 2004 as a result of exposure to hazardous substances, fire, and explosions. Estimating a total non-farm work force in the U.S. of approximately 130,000,000 persons (BLS), the incidence rate in 2004 for this type of fatality was approximately 0.46 per 100,000 persons employed.

In addition, according to the National Transportation Safety Board (NTSB), in 2001 there were 2.36 aviation accidents per million flight hours. Therefore, an aviation accident involving a crash into the facility that causes a release also has a low likelihood of occurring or is improbable.

Based on industry experience (as reflected in BLS statistics), it would appear that the probability of a catastrophic release resulting in loss of life is very low or highly unlikely.

In summary, the particular risk at any "location" in the vicinity of the Calpine facility is based on: (1) the likelihood of an event that compromises the integrity of the ammonia tank/piping system such that ammonia is released; (2) the relative likelihood of release size and amount; (3) the likelihood that in-place engineering features fail to mitigate the leaking ammonia; (4) the likelihood that there is an operational failure to initiate emergency shut-down and plant level emergency procedures; (5) the likelihood that first responders fail to or are unable to respond in a timely fashion; (6) the likelihood that wind is blowing towards the location; and (7) the likelihood that atmospheric conditions and wind speed are not conducive to rapid dispersion of the release. Similar arguments can be made for any releasing facility.

Another potentially significant impact is posed by chlorine from the upwind San Jose Water Pollution control plant. However, we note that the WPCP is reportedly compliant with TGO, and based on recent information, WPCP is moving from chlorine to sodium hypochlorite. If that is the case, then risks are sharply reduced. Notwithstanding the chlorine changeover, a significant impact from this facility is unlikely due to distance (long plume travel time > 30 minutes), atmospheric conditions, and many objects in the plume path that will aid dispersal.

With respect to the semiconductor gases, the primary chemicals of concern include diborane, germane, phosphine, arsine, and chlorine. However, due to chemical reactivity, diborane, phosphine, and germane are not likely to reach the Site intact. In other words these chemicals released into air in pure form are expected to spontaneously ignite and/or react with moisture in the air. Therefore chlorine and arsine are the most likely semiconductor gases of concern.

Of interest for this evaluation is that all gas releases assumed loss of entire container contents over a 10-minute period (default U.S. EPA assumption). However, for chlorine, the 10-minute assumption may not be a valid assumption. Since chlorine is a liquefied gas under pressure, chlorine gas leaking from a cylinder draws heat from the liquid chlorine. As gas evolves from the liquid, the liquid becomes progressively

cooler, thus lowering its vapor pressure. As the vapor pressure is reduced, the gaseous release rate is also reduced.

In addition, the semiconductor facilities are subject to TGO and therefore represent reduced risks. However, gas handling and delivery at exterior locations present opportunities for releases during handling mishaps that may or may not damage the cylinder valve. We note that it is standard for a steel cover to protect the cylinder valve. In addition, it is also standard for gas cylinders valves to be equipped with restrictive orifices that can serve to reduce the release rates of the gas (assuming valve leakage).

Further, since semiconductor gases are contained in relatively small cylinders, a cylinder release (under worst-case conditions) results in a relatively narrow plume. A narrow plume is not expected to impact a large population of downwind receptors. Finally, the consequences of these short-term releases (10-minutes) are compared to concentration criteria that are based on 60-minute exposure durations.

Based on the discussion provided above, we conclude that the primary facility of potential concern to the proposed Site is the OLS Energy facility.

Uncertainty

The primary uncertainties associated with this assessment included the selection of chemicals for evaluation, the size of each release, assumptions concerning release location, vapor pressures of released liquids, assumed area of liquid spills, and atmospheric conditions during the release.

With respect to chemical selection, chemicals were selected based on volumes and recognized toxicity and/or flammability. The chemicals selected were judged to be representative of potential release risks posed by each facility.

A significant source of uncertainty is associated with the Univar chemical inventory since it was difficult to evaluate due to the way in which chemicals were reported with no information concerning container sizes. However, the potential risks were conservatively assessed, and this facility is a significant distance from the proposed Site.

Other sources of uncertainty include the assumptions concerning the areas of various spilled liquids and the use of surrogates to simulate chemicals spilled. In general, the greater the area of an evaporating pool, the greater the emission rate of the substance, and the greater the distance of offsite impacts.

Finally, atmospheric conditions considered assumed worst-case conditions. The conditions modeled generally represent nighttime or dark cloudy conditions (periods of calm) during which vertical and horizontal dispersion of the contaminant plume is minimized. These conditions generally occur at a low percentage of the time over any yearly time period. Further, all releases assumed that the Site was located plume centerline, down wind, at the time of the release. Wind speed and wind direction vary over time.

6.0 LIMITATIONS

This report was prepared for the sole use of Irvine Apartment Communities. We make no warranty, expressed or implied, except that our services have been

performed in accordance with environmental principles generally accepted at this time and location. The chemical and other data presented in this report can change over time and are applicable only to the time this study was performed. We are not responsible for the data presented by others.

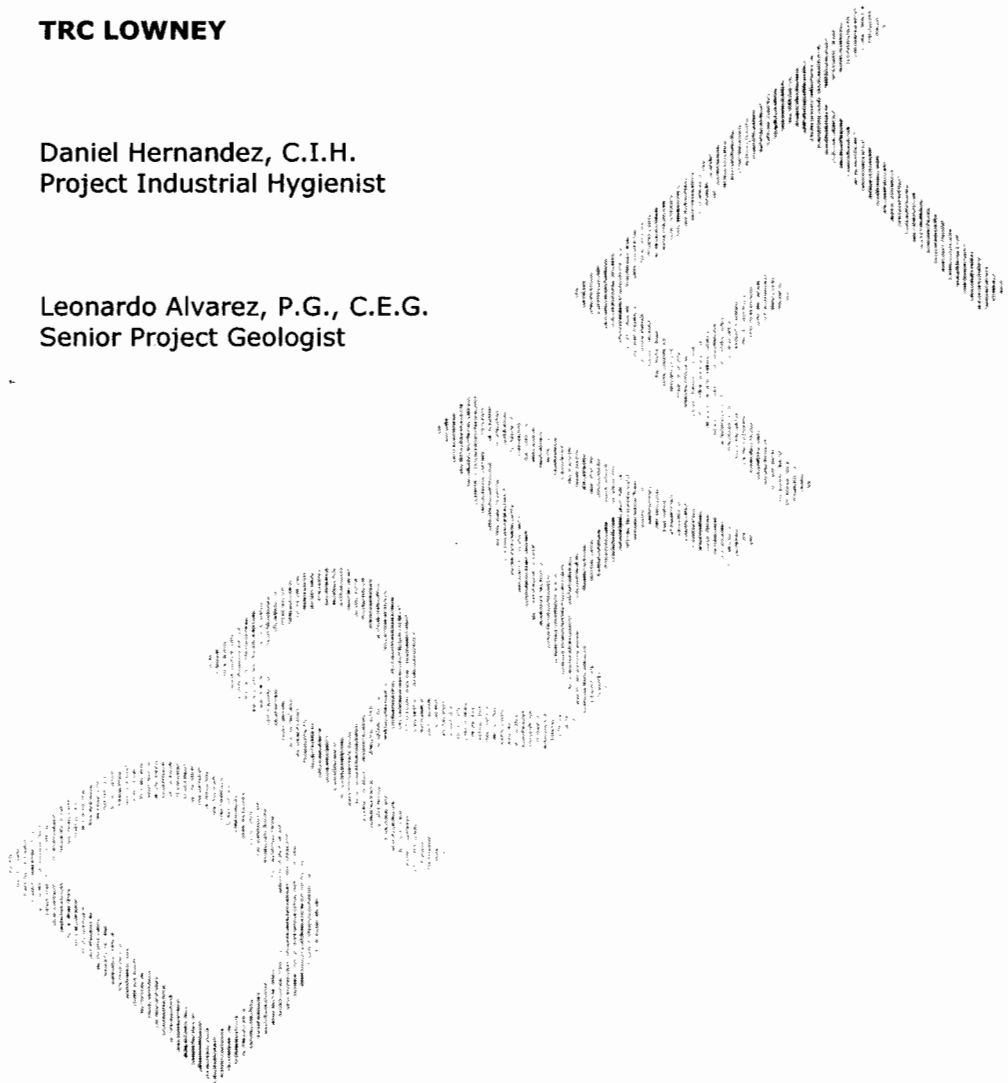
If you have any questions, please call and we will be glad to discuss them with you.

Very truly yours,

TRC LOWNEY

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Project Industrial Hygienist

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Senior Project Geologist



APPENDIX F

Noise Assessment

***SONY PROPERTY PROJECT
ENVIRONMENTAL NOISE ASSESSMENT
SAN JOSE, CALIFORNIA***

**October 3, 2006
Revised October 23, 2006**

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INTRODUCTION

The Sony Property residential project proposes to construct approximately 1700 residential units and 15,000 ft² of retail space on a 38-acre site to the northeast of Zanker Road and Henry Ford II Drive in the City of San José. The project site is adjoined by light industrial land uses to the north, south, and west and residential land uses to the east. This report assesses the compatibility of the project in relation to the noise environment at the site and evaluates the potential for off-site noise impacts as a result of the construction and operation of the project. The fundamentals of environmental noise are provided to assist those unfamiliar with acoustical terminology and concepts. A discussion of policies and standards applicable to the project and the results of noise measurements made at the project site are presented to establish the setting. Impacts resulting from the project are then assessed and mitigation measures are presented.

FUNDAMENTALS OF ENVIRONMENTAL NOISE

Noise is defined as unwanted sound. Airborne sound is a rapid fluctuation of air pressure above and below atmospheric pressure. Sound levels are usually measured and expressed in decibels (dB) with 0 dB corresponding roughly to the threshold of hearing. Technical terms are defined in Table 1.

Most of the sounds that we hear in the environment do not consist of a single frequency, but rather a broad band of frequencies, with each frequency differing in sound level. The intensities of each frequency add together to generate a sound. The method commonly used to quantify environmental sounds consists of evaluating all of the frequencies of a sound in accordance with a weighting that reflects the facts that human hearing is less sensitive at low frequencies and extreme high frequencies than in the frequency mid-range. This is called "A" weighting, and the decibel level so measured is called the A-weighted sound level (dBA). In practice, the level of a sound source is conveniently measured using a sound level meter that includes an electrical filter corresponding to the A-weighting curve. Typical A-weighted levels measured in the environment and in industry are shown in Table 2 for different types of noise.

Although the A-weighted noise level may adequately indicate the level of environmental noise at any instant in time, community noise levels vary continuously. Most environmental noise includes a conglomeration of noise from distant sources that create a relatively steady background noise in which no particular source is identifiable. To describe the time-varying character of environmental noise, the statistical noise descriptors, L_{01} , L_{10} , L_{50} , and L_{90} , are commonly used. They are the A-weighted noise levels equaled or exceeded during 1%, 10%, 50%, and 90% of a stated time period. A single number descriptor called the L_{eq} is also widely used. The L_{eq} is the average A-weighted noise level during a stated period of time.

In determining the daily level of environmental noise, it is important to account for the difference in response of people to daytime and nighttime noises. During the nighttime, exterior background noises are generally lower than the daytime levels. Most people sleep at night and are very sensitive to noise intrusion. To account for human sensitivity to nighttime noise levels, a descriptor, DNL (day/night average sound level), was developed. The DNL divides the 24-hour day into the daytime of 7:00 AM to 10:00 PM and the nighttime of 10:00 PM to 7:00 AM. The nighttime noise level is weighted 10 dB higher than the daytime noise level. The Community Noise Equivalent Level (CNEL) is another 24-hour average that includes both an evening and nighttime weighting.

Table 1 Definitions of Acoustical Terms Used in this Report

Term	Definitions
Decibel, dB	A unit describing, the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e.g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, Leq	The average A-weighted noise level during the measurement period.
L _{max} , L _{min}	The maximum and minimum A-weighted noise level during the measurement period.
L ₀₁ , L ₁₀ , L ₅₀ , L ₉₀	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L _{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Table 2 Typical Noise Levels in the Environment

Common Outdoor Noise Source	Noise Level (dBA)	Common Indoor Noise Source
	120 dBA	
Jet fly-over at 300 meters		Rock concert
	110 dBA	
Pile driver at 20 meters		Night club with live music
	100 dBA	
	90 dBA	
Large truck pass by at 15 meters		Noisy restaurant
	80 dBA	
Gas lawn mower at 30 meters		Garbage disposal at 1 meter
Commercial/Urban area daytime		Vacuum cleaner at 3 meters
Suburban expressway at 90 meters		Normal speech at 1 meter
Suburban daytime		Active office environment
	50 dBA	
Urban area nighttime		Quiet office environment
	40 dBA	
Suburban nighttime		Library
Quiet rural areas		Quiet bedroom at night
	30 dBA	
Wilderness area		Quiet recording studio
Most quiet remote areas		
	20 dBA	
	10 dBA	
Threshold of human hearing		Threshold of human hearing
	0 dBA	

REGULATORY BACKGROUND - NOISE

The State of California, the County of Santa Clara, and the City of San Jose have each established guidelines, regulations, and policies designed to limit noise exposure at noise sensitive land uses. Appendix G of the State CEQA Guidelines, the Santa Clara County Airport Land Use Commission's Land Use Plan, the California Building Code, and the City of San Jose Noise Element of the General Plan present the following:

State CEQA Guidelines. The California Environmental Quality Act (CEQA) contains guidelines to evaluate the significance of effects of environmental noise attributable to a proposed project. CEQA asks whether the project would result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies?
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, expose people residing or working in the project area to excessive noise levels?

CEQA does not define what noise level increase would be considered substantial. Typically, project-generated noise level increases of 3 dBA DNL or greater would be considered significant where exterior noise levels would exceed the normally acceptable noise level standard (60 dBA DNL for residential land uses). Where noise levels would remain at or below the normally acceptable noise level standard with the project, noise level increases of 5 dBA DNL or greater would be considered significant.

Checklist items (a), (c), (d) and (e) are relevant to the proposed project. Ground-borne noise and vibration is not anticipated to occur as a result of the project. The project is not located in the vicinity of a private airstrip or public airport. Checklist items (b) and (f) are not carried forward for further analysis.

Section 1208 of the 2001 California Building Code. New multi-family housing in the State of California is subject to the environmental noise limits set forth in Appendix Chapter 1208A.8.4 of the California Building Code. The noise limit is a maximum interior noise level of 45 dBA DNL. Where exterior noise levels exceed 60 dBA DNL, a report must be submitted with the building plans describing the noise control measures that have been incorporated into the design of the project to meet the noise limit.

Santa Clara County Airport Land Use Commission Land Use Plan. The Santa Clara County Airport Land Use Commission has adopted a Land Use Compatibility Chart (not shown) for projects within the vicinity of San Jose International Airport. The chart indicates that residential land uses are compatible in noise environments resulting from aircraft that 65 dBA CNEL or less.

City of San Jose General Plan. The Noise Element of the City of San Jose's 2020 Plan identifies noise and land use compatibility standards for various land uses. The City's goal is to, "...minimize the impact

of noise on people through noise reduction and suppression techniques, and through appropriate land use policies.”

Policies presented in the Noise Element applicable to this project are as follows:

Policy 1. The City's acceptable noise level objectives are 55 dBA DNL as the long-range exterior noise quality level, 60 dBA DNL as the short-range exterior noise quality level, 45 dBA DNL as the interior noise quality level, and 76 dBA DNL as the maximum exterior noise level necessary to avoid significant adverse health effects. These objectives are established for the City, recognizing that the attainment of exterior noise quality levels in the environs of the San Jose International Airport, the Downtown Core Area, and along major roadways may not be achieved in the time frame of this Plan. To achieve the noise objectives, the City should require appropriate site and building design, building construction and noise attenuation techniques in new residential development.

Policy 9. Construction operations should use available noise suppression devices and technology.

Policy 18. To the extent feasible, sound attenuation for development along city streets should be accomplished through the use of landscaping, setback, and building design rather than the use of sound attenuation walls. Where sound attenuation walls are deemed necessary, landscaping and an aesthetically pleasing design shall be used to minimize visual impact.

EXISTING CONDITIONS

The Sony Property is located northeast of the intersection of Zanker Road and Henry Ford II Drive in northern San Jose. Fire Station No. 29 is located across Zanker Road from the project site. The predominant noise source affecting the site is vehicular traffic along Zanker Road. Background noise levels at the site result primarily from distant highway traffic and the airport. Ambient noise levels at the project site were monitored from September 18 through 20, 2006 to document existing noise conditions at the project site. The survey included one long-term noise measurement along Zanker Road and two short-term noise measurements, one along the northern project boundary and one along the eastern project boundary. Noise measurement locations are shown in Figure 1.

The long-term noise measurement (LT-1) was made approximately 55 feet from the center of Zanker Road. Noise levels at this location resulted primarily from local vehicular traffic. In the absence of local traffic, background noise levels were primarily the result of distant vehicular traffic and commercial aircraft. Daytime hourly average noise levels typically ranged from 65 to 70 dBA L_{eq} . At night, hourly average noise levels ranged from 52 to 68 dBA L_{eq} . The day-night average noise level calculated based on the data gathered at LT-1 was 70 dBA DNL. The daily trend in noise levels at location LT-1 is shown in Figure 2.

Short-term noise measurement one (ST-1) was made on the northern border of the project site, just west of the intersection of River Oaks Parkway and Cisco Way. The measurement was about 55 feet from the centerline of River Oaks Parkway. Noise levels measured at this location were primarily the result of traffic along River Oaks Parkway. The average-equivalent noise level measured at site ST-1 was 62 dBA L_{eq} . The day-night average noise level at this location is approximately 65 dBA DNL. Short-term noise measurement two (ST-2) was made on the eastern border of the project site, approximately 45 feet from the centerline of Research Place. Noise levels measured at this location were primarily the result of traffic along Research Place. The average-equivalent noise level measured at site ST-2 was 58 dBA L_{eq} .

The day-night average noise level at this location is approximately 61 dBA DNL. Noise data from the short-term measurements are shown in Table 3.

Table 3. Short-term Measurement Noise Levels

Measurement Description		Noise Level (dBA)					
		Leq	L(1)	L(10)	L(50)	L(90)	Est. Ldn*
ST-1	55 feet from the centerline of River Oaks Parkway (08/10/06, 11:40-11:50 am)	62	70	67	59	52	65
ST-2	45 feet from the centerline of Research Place (08/10/06, 12:00-12:10 am)	58	70	58	56	53	61

*Ldn is based on a comparison of data measured at the short-term and long-term measurement sites.

Noise associated with Fire Station No. 29, which is located across Zanker Road from the project site, was not apparent from the noise monitoring survey; although a loud noise occurring around 3:00 pm on September 19th could have been a fire truck siren. Based on our experience with similar facilities, noise generating activities associated with the operation of the Fire Station No. 29 would likely include fire engine sirens sounding as the trucks leave the station, the testing of engines during a morning check, and weekly testing of emergency generators. Most of the time, little or no noise is created from a fire station. The use of sirens or warning devices, although significant, are considered necessary to protect the public and would be considered exempt from the San Jose Noise Ordinance. The closest on-site fire station activities would occur 150 feet or further from the project site. The fire trucks that are housed on-site are likely be started every morning for the mandatory check required by the Department of Motor Vehicles. Noise measurements conducted at similar fire stations during the morning equipment checkout indicate this typically takes 5 to 10 minutes for each engine and that maximum noise levels at a distance of 50 feet from the activity can reach 80-85 dBA. Minimal diagnostic maintenance occurring during the morning check, including adding fluids, changing light bulbs, and tightening bolts, would not be audible above Zanker Road traffic noise. The emergency generator would be expected to emit a noise level of about 60 dBA at a distance of 50 feet. Maximum noise levels at 150 feet could be expected to reach 70 to 75 dBA, which would be similar to maximum noise levels due to traffic on Zanker Road.

Figure 1 Noise Measurement Locations

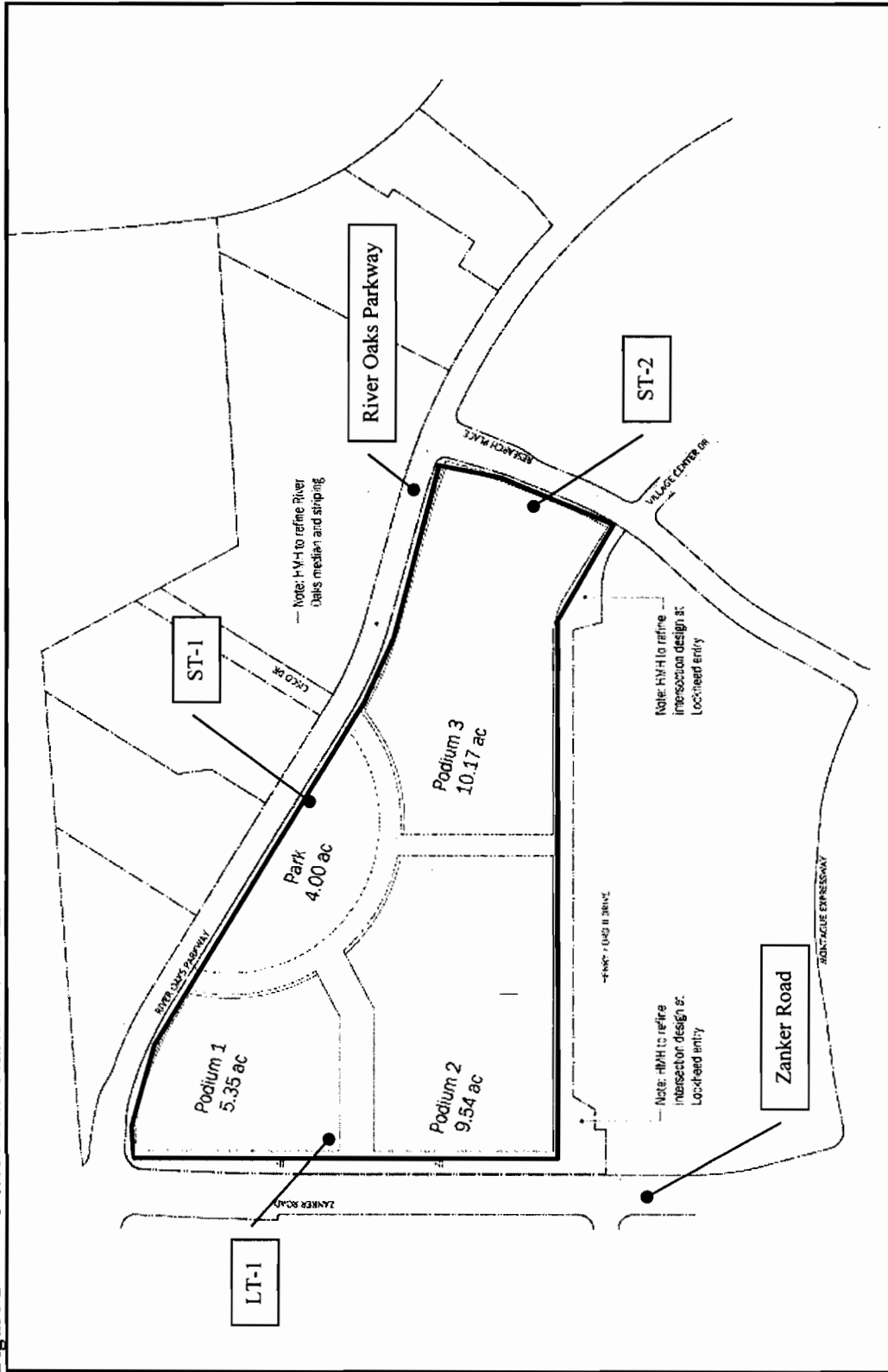
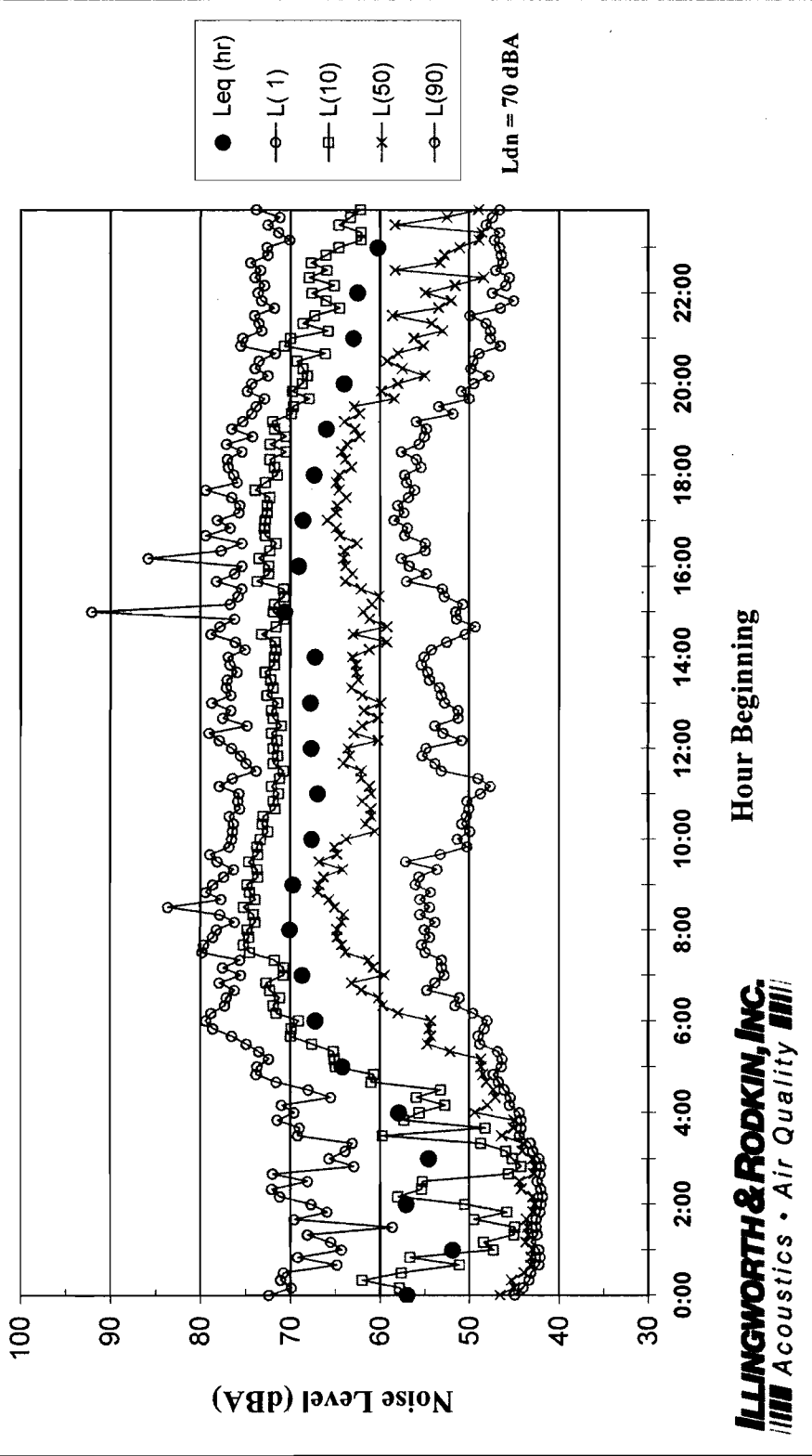


Figure 2: Daily Trend in Noise Levels at the Long-Term Noise Measurement Site

Noise Levels at LT-1
55 Feet to Centerline of Zanker Road
September 19, 2006



NOISE IMPACTS AND MITIGATION MEASURES

Significance Criteria

Appendix G of the CEQA Guidelines states that a project would normally be considered to have a significant impact if noise levels conflict with adopted environmental standards or plans, if noise generated by the project would substantially increase existing noise levels at sensitive receivers on a permanent or temporary basis, or if noise levels resulting from aircraft would be incompatible with the proposed uses.

Impact 1: Noise and Land Use Compatibility. Future residential uses developed at the project site could be exposed to exterior noise levels greater than 60 dBA DNL, which exceeds the noise and land use compatibility standards presented in the City of Jose's General Plan. Interior noise levels would be expected to exceed 45 dBA DNL without the incorporation of noise insulation features into the project's design. **This is a potentially significant impact.**

Exterior Noise Levels

The project proposes the construction of noise-sensitive multi-family residential units in a noise environment greater than 60 dBA DNL. The future environment at the site would continue to result primarily from local vehicular traffic along streets serving the site. Distant vehicular traffic would also contribute to the noise environment at the project site. Future traffic noise levels would be on the project site would range from less than 60 dBA DNL in well-shielded/setback areas to 73 dBA DNL near Zanker Road. Future noise levels on the project site would range from less than 60 dBA DNL in well-shielded/setback areas to 74 dBA DNL near Zanker Road¹. Two common outdoor use areas are proposed in shielded locations in Podiums 2 and 3 on the Option 2a Plan. In these areas, noise levels would meet the 60 dBA DNL guideline. At the proposed park area, exterior noise levels would be expected to be approximately 67 dBA DNL at a distance of 50 feet from the centerline of River Oaks Parkway. Noise levels in the park would be 60 dBA DNL or less at distances of 150 feet and further from the centerline of River Oaks Parkway.

All project residents would have access to outdoor use areas that would meet the 60 dBA DNL guideline; common use areas in Podiums 2 and 3 and the southern half of the park. To reduce noise levels below 60 dBA DNL throughout the entire park area, a sound wall or berm could be constructed along the park's northern boundary, adjoining River Oaks Parkway. Based on preliminary calculations, a 7-foot high sound wall or berm would be required to reduce noise levels to 60 dBA DNL or less. Alternately, locating the park in a well-shielded area away from the roadways serving the site would reduce noise levels to below 60 dBA DNL without additional noise reduction measures.

Interior Noise Levels

Based on the North San Jose Area Redevelopment EIR, future exterior traffic noise levels would be 74 dBA DNL at 50 feet from the centerline of Zanker Road, 67 dBA DNL at 50 feet from the centerline of River Oaks Parkway, and 63 dBA DNL at 50 feet from the centerline of Research Place. Exterior noise levels at residential facades located in shielded areas on the interior of the site would be less than 60 dBA DNL. Standard residential construction provides approximately 15 dBA of exterior to interior noise reduction assuming the windows are partially open for ventilation. Standard residential construction with windows closed provides approximately 20 to 25 dBA of noise reduction in interior spaces. Where

1. Environmental Noise Assessment, North San Jose Area Redevelopment EIR, Illingworth & Rodkin, Inc., February 9, 2005

exterior day-night average noise levels are 65 dBA DNL or less, interior noise levels can typically be maintained below City standards (45 dBA DNL) with the incorporation of forced air mechanical ventilation systems in residential units. These systems allow the occupant the option of controlling noise by maintaining the windows shut. Where noise levels exceed 65 dBA DNL, sound-rated building elements may also be required. The exact specifications of window and wall systems cannot be accurately predicted at this time, but once a project site plan, building elevations, and floor plans are developed, the specifications can be made.

To achieve the necessary noise reduction required to meet the requirements of the State Building Code and the City of San Jose's interior noise standard, some form of forced air mechanical ventilation, satisfactory to the local building official, would be required for most of the proposed units adjacent to or facing roadways serving the site. Given the anticipated exterior noise level at facades with direct line-of-sight to Zanker Road, it may also be necessary to provide sound-rated windows and doors to maintain interior noise levels at or below 45 dBA DNL inside units. Interior noise levels would vary depending on the design of the building (relative window area to wall area) and construction materials and methods.

Mitigation Measures:

The following mitigation measures shall be included in the project to reduce the impact to a less-than-significant level:

- To reduce interior noise levels to 45 dBA DNL or less, forced-air mechanical ventilation, satisfactory to the local building official, would be required for all new units with direct line of sight to area roadways, so that windows could be kept closed at the occupant's discretion to control noise. Special building construction techniques (e.g., sound-rated windows and building facade treatments) may be required for new residential uses adjacent to Zanker Road. These treatments could include, but are not limited to, sound rated windows and doors. The specification of necessary acoustical treatments shall be conducted by a qualified acoustical consultant during the final design stage. Results of the analysis, including the description of the necessary noise control treatments, shall be submitted to the City, along with the building plans, and approved prior to issuance of a building permit.
- Noise intrusion into exterior use areas should be considered in the final site design of the project. Unshielded common use areas adjacent to Zanker Road or River Oaks Parkway, such as the 4 acre park indicated on the Option 2a plan, could exceed 60 dBA DNL. An acoustical analysis shall be conducted by a qualified acoustical consultant to ensure that all project residents have access to exterior use areas that are exposed to noise levels of 60 dBA DNL or less and to specify noise reduction measures, if needed. Noise reduction could be achieved through site design (i.e., locating common areas in more shielded locations) or by constructing a sound wall or berm along roadway boundaries adjoining the use area.

Impact 2: Off-Site Project-Generated Traffic Noise. The proposed project will generate an increase in traffic volumes along area roadways. The increase in traffic resulting from the project would result in an increase in noise at nearby receivers, but the impact would be less than significant. However, the project would measurably contribute to a substantial cumulative traffic noise increase. **This is a potentially significant impact.**

Vehicular traffic generated by the operation of the project would increase noise levels along roadways serving the project site. The project would generate 12,700 vehicle trips per day², which would equate to a peak hour traffic volume of about 1,270 vehicles per hour. Based on the North San Jose Area Redevelopment EIR, 2004 traffic volumes are 1,202 PM peak hour trips on Zanker Road and 880 PM peak hour trips on River Oaks Parkway. Based on review of the noise monitoring results (2006) in comparison to the existing traffic from the North San Jose Area Redevelopment EIR (2004), existing (2006) traffic volumes are about 2,000 PM peak hour trips on Zanker Road and about 1,100 PM peak hour trips on River Oaks Parkway. A traffic study was not conducted for this project, but based on review of the roadway capacities, it is estimated that about 80% of project traffic would utilize Zanker Road (about 1016 peak hour trips) and about 20% of the project traffic would utilize River Oaks Parkway (about 254 peak hour trips). Based on these assumptions, a 2 dBA traffic noise increase would be anticipated along Zanker Road and a 1 dBA traffic noise increase would be anticipated along River Oaks Parkway. Increases of less than 3 dBA would not be considered significant.

With the buildout of the North San Jose Area Redevelopment EIR, a traffic noise increase of 6 dBA is anticipated along Zanker Road and a traffic noise increase of 3 dBA is anticipated along River Oaks Parkway. Mitigation of traffic impacts was assessed as part of the North San Jose Area Redevelopment EIR. Although this project would not individually generate traffic noise increases in excess of 3 dBA, it would substantially contribute to the future noise increases that would be anticipated at buildout. Mitigation measures were addressed in the North San Jose Area Redevelopment EIR and listed below.

Mitigation Measures:

The following mitigation measures are taken from the North San Jose Area Redevelopment EIR. The project shall contribute to a mitigation fund to implement the following measures:

- New or larger noise barriers or other noise reduction techniques could be constructed to protect existing residential land uses where reasonable and feasible.
- Alternative noise reduction techniques could be implemented, such as re-paving the streets with "quiet" pavement types such as Open-Grade Asphalt Concrete. The use of "quiet" pavement can reduce noise levels by 2 to 5 dBA depending on the existing pavement type, traffic speed, traffic volumes, and other factors.
- Installing traffic calming measures to slow traffic.
- Affected residences could be provided building sound insulation such as sound rated windows and doors on a case-by-case basis as a method of reducing noise levels in interior spaces.

Impact 3: Construction Noise. Construction noise generated by the project would temporarily elevate noise levels at residential (multi-family) and commercial (office buildings) uses in the vicinity of the site. **This is a less than significant impact.**

Construction at the project site may extend over several construction seasons. Demolition and construction activities on the site would generate considerable amounts of noise, and would temporarily increase noise levels at adjacent office buildings and multi-family residential land uses that currently border the site. Construction-related noise levels are normally highest during the demolition phase and

2. Email correspondence with Kristy Le at David J. Powers.

during the construction of project infrastructure. The demolition and infrastructure phases of construction require heavy equipment that generates the highest noise levels. Typical hourly average construction generated noise levels are about 80 dBA to 85 dBA measured at a distance of 50 feet from the center of the site during busy construction periods (e.g., earth moving equipment, impact tools, etc.). The highest maximum noise levels generated by project construction would typically range from about 85 to 90 dBA at a distance of 50 feet from the noise source. The Sony project would not require pile driving during the construction phase. Construction noise levels attenuate at a rate of 6 dBA per each doubling of distance between the noise source and receiver. Construction-related noise levels are normally less during building erection, finishing, and landscaping phases. There would be variations in construction noise levels on a day-to-day basis depending on the specific activities occurring at the site.

Noise impacts resulting from construction depend on the noise generated by various pieces of construction equipment, the timing and duration of noise generating activities, the distance between construction noise sources and receptors, the presence or absence of intervening noise barriers, and the relative sensitivities of receivers to noise. Where exterior noise levels from construction activities at residential land uses exceed 60 dBA L_{eq} and are greater than 5 dBA above ambient for one year, the impact would be considered significant. Noise levels exceeding 75 dBA L_{eq} at the adjacent office buildings would also result in a significant temporary noise impact.

Based on the option 2a site plan, the nearest residential land use is located across Research Place from the proposed project. Construction activity would be as close as 100 feet to residential units, but due to the size of the project site, most construction activity would be greater than 500 feet from the residential units. At 100 feet from the noise source, exterior hourly average noise levels would be approximately 75 to 82 dBA L_{eq} during busy construction periods. At 500 feet from the noise source, exterior hourly average noise levels would be approximately 61 to 68 dBA L_{eq} . Construction noise levels would exceed the 60 dBA L_{eq} exterior noise level threshold. Office buildings to the west, south and north would be located as close as 100 feet from construction activity. Office buildings that border the project site would be exposed to a similar noise level as the nearby residential units.

Significant noise impacts do not often result from small residential, commercial, or office construction projects when standard construction noise control measures are enforced at the project site and when the duration of the noise generating construction period is limited to one construction season (typically one year) or less. Construction noises associated with projects of this type are disturbances that are necessary for the construction or repair of buildings and structures in urban areas. Reasonable regulation of the hours of construction, as well as regulation of the arrival and operation of heavy equipment and the delivery of construction materials, are necessary to protect the health and safety of persons, promote the general welfare of the community, and maintain the quality of life. Larger construction projects are typically built out over more than one construction season. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise sensitive land uses, or when construction durations last over extended periods of time. Limiting the hours when construction can occur to daytime hours is often a simple method to reduce the potential for noise impacts. In areas immediately adjacent to construction, controls such as constructing temporary noise barriers and utilizing “quiet” construction equipment can also reduce the potential for noise impacts.

With implementation of following standard noise control measures, this is a less than significant impact:

- Noise-generating activities at the construction site or in areas adjacent to the construction site associated with the project in any way should be restricted to the hours of 7:00 a.m. to 6:00 p.m.,

Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction activities should occur Sundays or holidays.

- Equip all internal combustion engine driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Locate stationary noise generating equipment (e.g., portable concrete crusher) as far as possible from sensitive receptors.
- Utilize "quiet" air compressors and other stationary noise sources where technology exists.
- The contractor shall prepare a detailed construction plan identifying the schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with the adjacent noise sensitive facilities so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and will require that reasonable measures warranted to correct the problem be implemented. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include it in the notice sent to neighbors regarding the construction schedule.
- Avoid staging of equipment and unnecessary idling of equipment within 200 feet of noise sensitive uses.

Mitigation Measures: None Required.

Impact 5: Noise and Land Use Compatibility (Aircraft). Residential uses developed at the site would be located in a compatible noise environment in the vicinity of Mineta San Jose International Airport. **This is a less-than-significant impact.**

A review of the Mineta San Jose International Airport noise contour map indicates that the project site is located outside of the future 65 dBA CNEL noise contour and is within approximately 500 feet of the 60 dBA CNEL noise contour. Where noise levels are less than 65 dBA CNEL, residential land uses are considered compatible with the exterior noise environment. Aircraft generated noise levels at the project site would be about 60 dBA CNEL or less which is considered acceptable for residential land uses.

Mitigation Measures: None Required.

NOTE: The appendices to this technical report are on file with the City of San José, Department of Planning, Building, and Code Enforcement and can be reviewed during normal business hours.