

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE APPROVING, SUBJECT TO CONDITIONS, A SITE DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 16 TREES INCLUDING SEVEN ORDINANCE-SIZE TREES FOR THE INSTALLATION OF AN APPROXIMATELY 18,543-SQUARE-FOOT TEMPORARY CONSTRUCTION OFFICE TRAILER COMPLEX ON AN APPROXIMATELY 0.9-ACRE AREA OF A 3.96-ACRE SITE LOCATED AT NORTHEAST OF LISKA LANE, APPROXIMATELY 91 FEET NORTHERLY FROM CHERYL BECK COURT (6120 LISKA LANE) (APN 706-04-017) TO SUPPORT THE CONSTRUCTION OF THE HOSPITAL PROJECT NEARBY, AND TO ALLOW EXTENDED CONSTRUCTION HOURS

FILE NO. H24-008

WHEREAS, pursuant to the provisions of Chapter 20.100 of Title 20 of the San José Municipal Code, on February 13, 2014, Kaiser Permanente on behalf of the applicant, Rudolph and Sletten, Inc. (a construction firm) and the property owner Bright Horizons Children's Centers LLC, filed a Site Development Permit to allow the removal of 16 trees including seven ordinance-size trees for the installation of an approximately 18,543-square-foot temporary construction office trailer complex with site improvements within the 0.9-acre area of a 3.96-acre site located on the certain real property situated in the IP Industrial Park Zoning District and located at 6120 Liska Lane approximately 91 feet northerly from Cheryl Beck Court ("subject property") to support the construction of the hospital project nearby, and to allow the extended construction hours for the trailer complex from 6:00 AM to 7:00 PM, Monday to Friday and 8:00 AM to 5:00 PM on Saturdays during a three-to-four month construction period; and

WHEREAS, a legal description of the subject property is attached as Exhibit "A" and incorporated by reference; and

WHEREAS, at a duly noticed public hearing on September 11, 2024, the Planning Commission considered public comments and all evidence and testimony received at the public hearing regarding the Project and recommended that the City Council approve the Project; and

WHEREAS, this City Council received and considered the reports and recommendations of the City's Planning Commission and City's Director of Planning, Building, and Code Enforcement and conducted a duly noticed public hearing on the Project, giving all persons full opportunity to be heard and to present evidence and testimony; and

WHEREAS, at said hearing, this City Council received in evidence a plan for the subject property entitled, "KPSJ-Color Trailers" dated April 25, 2024; said plan is on file in the Department of Planning, Building and Code Enforcement, is available for inspection and is incorporated by reference; and

WHEREAS, this City Council has heard and considered the testimony presented at the public hearing and has further considered written materials submitted on behalf of the Project applicant, City staff, and other interested parties;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE THAT:

After considering evidence presented at the public hearing, the City Council finds that the following are the relevant facts and findings regarding this proposed project:

1. **Site Description and Surrounding Uses.** The subject 3.96-acre site is located on the northeast of Liska Lane, approximately 91 feet northerly from Cheryl Beck Court, surrounded by the Kaiser Permanente San Jose Medical Center campus ("campus") to the west, Highway 85 to the north, multi-family residential to the east, and single-family residential to the south. The site includes a daycare (Bright Horizons Daycare) in the front and the east and an approximately 0.9-acre vacant area in the rear adjacent to the campus parking lot.
2. **Project Description.** The Project consists of a Site Development Permit to allow the installation of a temporary 18,465-square-foot construction office trailer complex on this 0.9-acre vacant area to support the construction of the hospital Project (Planning

File No. PD23-002) in the campus. The permit also includes the removal of 16 trees, including seven ordinance-size trees, and extended construction hours for installing the trailer complex from 6:00 AM to 7:00 PM, Monday to Friday and 8:00 AM to 5:00 PM on Saturdays for a three-to-four-month period. The trailer area will be accessed from the campus parking lot to the west and separated from the daycare by fences, hence, the use of the trailer complex will not affect the daycare operation or vehicle/pedestrian circulation. The trailer complex will stay in operation until the hospital construction is complete. The construction timeline for the hospital Project is approximately five years. The site will be restored to its original condition after the trailer complex is removed.

3. **General Plan Conformance.** The Project site is located within the IP Industrial Park land use designation in the Envision San José 2040 General Plan Land Use/ Transportation Diagram Map. The Industrial Park designation is an industrial designation intended for a wide variety of industrial users such as research and development, manufacturing, assembly, testing and offices. Hospitals may be appropriate within this designation, if it can be demonstrated that they will not be incompatible with Industrial Park uses or other nearby activities. Additional flexibility may be provided for retail and service commercial uses through the City's discretionary review and permitting process.

Analysis: The site is currently used for daycare. Daycare is allowed with a Special Use Permit in the IP designated area. The proposed temporary construction office trailer complex is located on the vacant area of this daycare site adjacent to the campus parking lot. The trailer complex is to support the construction of the new hospital nearby and will be removed after the construction is complete. The trailer Project will not change the site's existing use and, therefore, is consistent with the IP land use designation.

4. **Zoning Ordinance Conformance.**

Land Use

The site is within the IP Industrial Park Zoning District. Pursuant to Section 20.50.100 of the Zoning Code, general office is a permitted use in the IP Zoning District. In addition, this construction office trailer complex is temporary and will be removed after the hospital construction is complete. Therefore, the installation and use of this temporary trailer complex for construction office use are allowed.

Setbacks and Height

IP Zoning District requires a minimum of 25 feet of building /structure /parking /circulation setbacks from the side and rear abutting residential districts or zero setbacks from the side and rear not abutting residential districts. The subject site is adjacent to the residential district to the east therefore, the setback requirement to the eastern property line is 25 feet. There are no setback requirements to the western and northern property lines since these two sides are not adjacent to residential districts.

The trailer complex will be located in the west and rear of the site and will be approximately 194.2 feet to the eastern property line. Therefore, the trailer complex meets the setback requirement.

The height limit in the IP Zoning District is 50 feet. The height of the trailer complex is 16.25 feet, well below the height limit.

Parking:

The trailer complex is temporary and is meant to support the nearby construction Project; therefore, it will be exempt from the TDM requirement. There are no bicycle and motorcycle parking requirements for this temporary use to support construction.

Extended Construction Hours:

Per Zoning Code Section 20.100.450, hours of construction within 500 feet of a residential unit is limited to Monday through Friday between 7:00 a.m. and 7:00 p.m., unless otherwise allowed in a development permit. The Project site is within 500 feet of residential uses. This Site Development Permit would allow extended construction hours for installing the trailer complex from 6:00 AM to 7:00 PM, five days a week and on Saturdays between 8:00 AM and 5:00 PM for a three-to-four-month period. The installation and use of the construction trailer were analyzed in the Environmental Impact Report ("EIR") prepared for the hospital Project (PD23-002). The same construction-related standard conditions included in the draft Resolution and mitigation measures included in the Mitigation Monitoring and Reporting Program ("MMRP") would apply to the Project to limit noise and dust to reduce the construction impact to the nearby residential use. The extended construction hours would have the beneficial effect of shortening the overall construction period, thereby reducing the duration of construction impacts. Therefore, the extended construction hours are allowed with the implementation of the MMRP and the compliance with the Permit conditions.

5. **Environmental Review.** The environmental review of this Project is included in the EIR prepared for the campus Rezoning (PDC23-006) and the hospital Project (PD23-002), which includes the activities under the PD Permit and this Site Development Permit:

The City of San José, as the lead agency for the proposed Project prepared an EIR in compliance with the California Environmental Quality Act ("CEQA"). The Kaiser Permanente San José Medical Center Project's Draft EIR ("DEIR") was circulated for public review and comment for 45 days, from February 23, 2024, through April 11, 2024. Comments were received from three public agencies and one organization. Comments received requested clarifying information be added to the DEIR. No comments required substantive changes to any CEQA analysis.

City staff prepared a 1st Amendment to the Draft EIR/Response to Comments document and made it available to all commenters and posted it on the Project's page

in the City's Environmental Review Documents website at least 10 days prior to the Planning Commission Hearing. The comments received on the DEIR did not raise any new issues about the Project's environmental impacts or provide information indicating the Project would result in new environmental impacts or impacts substantially greater in severity than disclosed in the DEIR. Minor revisions were added to the text of the EIR and are included in the 1st Amendment to the DEIR document. The text revisions do not constitute a "substantial revision" pursuant to CEQA Guidelines Section 15073.5 and recirculation of the DEIR is not required.

The Environmental Impact Report concluded that the proposed Project would not result in any significant and unavoidable environmental impacts with implementation of identified mitigation measures. The Project includes a MMRP to lessen the identified impacts in the following resource areas to a less than significant level: Air Quality, Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise and Vibration, and Transportation. Therefore, the EIR that was prepared for the Project is the correct clearance for the Project under CEQA.

The entire Final EIR, including the DEIR, 1st Amendment to the DEIR, and other related environmental documents are available on the Planning website at: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/environmental-review/environmental-review-documents/kaiser-permanente-san-jos-medical-center-project>

6. Site Development Permit Findings. Section 20.100.630 of the San José Municipal Code specifies the required findings for the approval of a Site Development Permit.

- a. The Site Development Permit, as approved, is consistent with and will further the policies of the General Plan and applicable specific plans and area development policies.

Analysis: As discussed in the General Plan Conformance section, the proposed construction office trailer complex is temporary and will be removed after the hospital Project is complete. This Project does not change the existing use on site hence is consistent with the General Plan. The Project is to support the construction of a hospital nearby. The project furthers Education and Services Policies ES-6 & ES-6.1 which provide and facilitate the development of healthcare facilities to the San Jose community.

- b. The Site Development Permit, as approved, conforms with the zoning code and all other provisions of the San José Municipal Code applicable to the project.

Analysis: As discussed in the Zoning Code Consistency section, the temporary construction office trailer Project is consistent with the height and setback requirements of the IP Industrial Park Zoning District.

- c. The Site Development Permit, as approved, is consistent with applicable City Council Policies or counterbalancing considerations justify the inconsistency.

Analysis: Staff followed Council Policy 6-30: Public Outreach Policy to inform the public of the proposed Project. A sign describing the Project has been posted on the Project site since May 9, 2024. The notice of the public hearing was distributed to the owners and tenants of all properties located within 1,000 feet of the Project site and posted on the City website.

- d. The interrelationship between the orientation, location, and elevations of proposed buildings and structures and other uses on-site are mutually compatible and aesthetically harmonious.

Analysis: The temporary trailer complex will be located at the rear(northwest) of a 3.6-acre daycare site, occupying a vacant area of 0.9 acres. The trailer complex will be separated from the daycare area by fences. Access to the trailer site will be from the parking lot within the medical center campus to the west and will not affect the operation and circulation of the existing daycare. The trailer height is approximately 16 feet and is compatible with the one-story daycare building.

- e. The orientation, location and elevation of the proposed buildings and structures and other uses on the site are compatible with and are aesthetically harmonious with adjacent development or the character of the neighborhood.

Analysis: The trailer complex is temporary, and this one-story, 16.25-foot-high structure is consistent with the one to two-story medical office buildings to the west of the site. The trailer complex will be removed after the hospital construction is complete. The site will be restored to its original condition.

- f. The environmental impacts of the project, including but not limited to noise, vibration, dust, drainage, erosion, storm water runoff, and odor which, even if insignificant for purposes of the California Environmental Quality Act (CEQA), will not have an unacceptable negative affect on adjacent property or properties.

Analysis: The installation of the trailer complex with the necessary site improvement will not cause any negative effect due to storm water runoff, drainage and erosion controls per the Final Memo issued by the Department of Public Works dated August 19, 2024. The Project will comply with the City's Post-Construction Urban Runoff Management Policy (Council Policy 6-29) which requires implementation of Best Management Practices to minimize stormwater pollutant discharges. The vibration and noise associated with construction will be temporary and would last only during the duration of the installation of the trailer complex (approximately three to four months). Some nighttime use will occur when the nighttime hospital construction is needed. The Project will be required to implement the mitigation measures to mitigate the temporary construction impacts. The trailer complex is used as office for construction. There are no hazardous substances or odors associated with the use of the trailer complex. Therefore, the installation and use of this temporary construction office trailer complex will not have an unacceptable negative effect on adjacent properties.

- g. Landscaping, irrigation systems, walls and fences, features to conceal outdoor activities, exterior heating, ventilating, plumbing, utility and trash facilities are sufficient to maintain or upgrade the appearance of the neighborhood.

Analysis: Plumbing and sewer connections will be provided through the campus parking lot from Liska Lane. There is an existing chain link fence along the southern border of the trailer area. Temporary fences will be installed along the eastern border to separate the trailer and daycare areas entirely. The waste generated by the trailer complex will be picked up and transferred over to the campus site for collection. Although the trailer Project includes some site improvements such as the installation of landscape areas due to stormwater treatment requirements, the improvements are temporary, and the site will be restored to the original condition after the trailer is removed.

- h. Traffic access, pedestrian access and parking are adequate.

Analysis: Ingress and egress of the trailer site will be provided from the campus parking lot to the west of the trailer site. Two rows of parking (approximately 31 spaces) will be provided on this trailer site. Pedestrian access to the trailer complex will be also from the campus parking lot.

7. Tree Removal Permit Findings. Section 13.32.100 of the San José Municipal Code specifies the required findings for live tree removals:

- That the condition of the tree with respect to disease, danger of falling, proximity to an existing or proposed structure, and/or interference with utility services, is such that preservation of the public health or safety requires its removal.
- That the location of the tree with respect to a proposed improvement unreasonably restricts the economic development of the parcel in question; or
- That the condition of the tree with respect to disease, danger of falling, proximity to an existing or proposed structure, and/or interference with utility services, is such that preservation of the public health or safety requires its removal.

Replacement trees are required to be replaced at the ratios shown in the table below.

Tree Replacement Ratios				
Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	none	15-gallon
Less than 19 inches	1:1	1:1	none	15-gallon

x:x = tree replacement to tree loss ratio

Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial and Industrial properties, a permit is required for removal of trees of any size.

A 38-inch tree equals 12.1 inches in diameter.

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

Analysis: A total of seven ordinance-size trees and nine non-ordinance-size trees will be removed due to the Project. 13 of these trees are located along the western property line and three are located along the southern border of the Project area. These trees are either within the driveways, stormwater treatment areas, surface parking areas, or walkways. To replace the removed trees, 47 15-gallon trees will be required to be planted on this site, including two native ordinance-size trees replaced at a 5:1 ratio, five non-native ordinance-size trees replaced at a 4:1 ratio, two native ordinance-size trees replaced at a 3:1 ratio, four non-native ordinance-size trees replaced at a 2:1 ratio, three non-ordinance-size trees replaced at a 1:1 ratio. According to the landscape plans, 24 24-inch box trees will be planted on this site, equivalent to 48 15-gallon trees. This Project meets the replacement tree requirement.

In accordance with the findings set forth above, a Site Development Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby **granted**. This City Council expressly declares that it would not have granted this Permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **Acceptance of Permit.** Per Section 20.100.290(B), should the permittee fail to file a timely and valid appeal of this Site Development Permit (collectively "Permit") within the applicable appeal period, such inaction by the permittee shall be deemed to constitute all of the following on behalf of the permittee:
 - a. Acceptance of the Permit by the permittee; and
 - b. Agreement by the permittee to be bound by, to comply with, and to do all things required of or by the permittee pursuant to all of the terms, provisions, and conditions of this Permit or other approval and the provisions of Title 20 of the San José Municipal Code applicable to such Permit.

2. **Permit Expiration.** This Permit shall automatically expire two (2) years from and after the date of issuance hereof by the City Council, if within such time period, the proposed use of the site or the construction of buildings (if a Building Permit is required) has not commenced, pursuant to and in accordance with the provision of this Permit. The date of issuance is the date this Permit is approved by the City Council. However, the Director of Planning may approve a Permit Adjustment/Amendment to extend the validity of this Permit in accordance with Title 20. The Permit Adjustment/Amendment must be approved prior to the expiration of this Permit.
3. **Building Permit/Certificate of Occupancy.** Procurement of a Building Permit and/or Certificate of Occupancy from the Building Official for the structures described or contemplated under this Permit shall be deemed acceptance of all conditions specified in this Permit and the Permittee's agreement to fully comply with all of said conditions. No change in the character of occupancy or change to a different group of occupancies as described in the Building Code shall be made without first obtaining a Certificate of Occupancy from the Building Official, as required under San José Municipal Code Section 24.02.610, and any such change in occupancy must comply with all other applicable local and state laws.
4. **Sewage Treatment Demand.** Pursuant to Chapter 15.12 of Title 15 of the San José Municipal Code, acceptance of this Permit by Permittee shall constitute acknowledgement of receipt of notice by Permittee that (1) no vested right to a Building Permit shall accrue as the result of the granting of this Permit when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José - Santa Clara Regional Wastewater Facility represented by approved land uses in the area served by said Facility will cause the total sewage treatment demand to meet or exceed the capacity of San José - Santa Clara Regional Wastewater Facility to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region; (2) substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority; (3) issuance of a Building Permit to implement this Permit may be suspended, conditioned or denied where the City Manager makes a determination that such action is necessary to remain within the aggregate operational capacity of the sanitary sewer system available to the City of San José or to meet the discharge standards of the sanitary sewer system imposed on the City by the State of California Regional Water Quality Control Board for the San Francisco Bay Region.
5. **Conformance to Plans.** The development of the site and all associated development and improvements shall conform to the approved Site Development Permit plans entitled, "KPSJ-Colo Trailers" dated revised April 25, 2024, on file with the Department of Planning, Building and Code Enforcement and to the San José Building Code (San José Municipal Code, Title 24), as amended. The plans are referred to herein as the "approved plans" or the "Approved Plan Set."

6. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City of San José.
7. **Compliance with Local, State, and Federal Laws.** The subject use shall be conducted in full compliance with all local, and, state, and federal laws.
8. **Discretionary Review.** The City maintains the right of discretionary review of requests to alter or amend structures, conditions, or restrictions of this Permit incorporated by reference in accordance with Chapter 20.100 of the San José Municipal Code.
9. **Trailer Use Expiration.** The permit authorizes the temporary placement and use of the subject trailer complex for up to five years from and after the date of issuance of the certificate of occupancy for the trailer complex and allows up to two one-year extensions through a Permit Adjustment for each extension.
10. **Site Restoration.** The approximately 0.9-acre trailer site shall be restored to its original condition as shown on the Restoration Plan included in the Approved Plans.
11. **Refuse.** All trash and refuse storage areas are approved as designed and shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the trash or refuse container(s). Trash areas shall be maintained in a manner to discourage illegal dumping.
12. **Outdoor Storage.** No outdoor storage is allowed or permitted unless designated on the Approved Plan Set.
13. **Anti-Graffiti.** All graffiti shall be removed from buildings and wall surfaces, including job sites for projects under construction, within 48 hours of defacement.
14. **Anti-Litter.** The site and surrounding area shall be maintained free of litter, refuse, and debris. Cleaning shall include keeping all publicly used areas free of litter, trash, cigarette butts, and garbage.
15. **No Sign Approval.** Any signage shown on the Approved Plan Set are conceptual only. No signs are approved at this time. Any signs shall be subject to review and approval by the Director of Planning through a subsequent Permit Adjustment.
16. **Building and Property Maintenance.** The property shall be maintained in good visual and functional condition. This shall include, but not be limited to, all exterior elements of the buildings such as paint, roof, paving, signs, lighting, and landscaping.
17. **Street Number Visibility.** Street numbers of the buildings shall be easily visible from the street at all times, day and night.
18. **No Generators Approved.** This Permit does not include the approval of any stand-by/backup electrical power generation facility. Any future stand-by/backup generators shall secure appropriate permits and shall conform to the regulations of Title 20 of the Municipal Code.

19. **Extended Construction Hours.** This Permit allows extended hours for the construction of the subject trailer complex, from 6:00 AM to 7:00 PM, Monday to Friday and 8:00 AM to 5:00 PM on Saturdays for a three-to-four-month construction period.
20. **Construction Disturbance Coordinator.** Rules and regulation pertaining to all construction activities and limitations identified in this Permit, along with the name and telephone number of a permittee-appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
21. **Timing of Tree Removals.** Trees that are proposed for removal to accommodate new development shall not be removed until the related complete Public Works Grading Permit Application or Building Permit Application has been filed.
22. **Tree Protection Standards.** The Permittee shall maintain the trees and other vegetation shown to be retained in this project and as noted on the Approved Plan Set. Maintenance shall include pruning and watering as necessary and protection from construction damage. Prior to the removal of any tree on the site, all trees to be preserved shall be permanently identified by metal numbered tags. Prior to issuance of the Grading Permit or removal of any tree, all trees to be saved shall be protected by chain link fencing, or other fencing type approved by the Director of Planning. Said fencing shall be installed at the dripline of the tree in all cases and shall remain during construction. No storage of construction materials, landscape materials, vehicles or construction activities shall occur within the fenced tree protection area. Any root pruning required for construction purposes shall receive prior review and approval and shall be supervised by the consulting licensed arborist. Fencing and signage shall be maintained by the Permittee to prevent disturbances during the full length of the construction period that could potentially disrupt the habitat or trees.
23. **Tree Replacement Enforcement.** Failure to plant trees in conformance with the approved plan set may be subject to in-lieu fees for trees not planted.
24. **Verification of Payment and/or Planting of Replacement Tree(s).** After payment of the in-lieu fee and/or the planting of replacement trees on-site, the permittee shall provide appropriate evidence such as, but not limited to, photographs and/or receipts to the Planning Project Manager to verify compliance with the mitigation requirements. Such evidence shall be uploaded to www.sjpermits.org using these instructions:
 - a. How to set up an account: <https://www.sanjoseca.gov/business/development-services-permit-center/online-permits-at-sjpermits-org>, and
 - b. How to upload:
<https://www.sanjoseca.gov/home/showpublisheddocument/88853/638088605255430000>. Such evidence shall also be emailed to the Planning Project Manager and labeled (File No. H24-008).

25. **Landscaping.** Planting and irrigation are to be provided by the Permittee, as indicated, on the final Approved Plans.
26. **Irrigation Standards.** Irrigation shall be installed in accordance with Part 3 of Chapter 15.11 of Title 15 of the San José Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping, the City of San José Landscape and Irrigation Guidelines and the Zonal Irrigation Plan in the Approved Plans. The design of the system shall be approved and stamped by a California Registered Landscape Architect.
27. **Certification.** Pursuant to San José Municipal Code, Section 15.11.1050 certificates of substantial completion for landscape and irrigation installation shall be completed by a licensed or certified professional and included on the Landscape Sheets in the plan set submitted to the Department of Planning, Building and Code Enforcement prior to approval of the final inspection of the project.
28. **Building Division Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
- a. *Construction Plans.* This permit file number, H24-008 shall be printed on all construction plans submitted to the Building Division.
 - b. *San José's Natural Gas Infrastructure Prohibition and Reach Code Ordinances.* The City's Natural Gas Infrastructure Prohibition and Reach Code Ordinances apply to this Project and all requirements shall be met. For more information, please visit www.sjenvironment.org/reachcode.
 - c. *Americans with Disabilities Act.* The Permittee shall provide appropriate access as required by the Americans with Disabilities Act (ADA).
 - d. *Emergency Address Card.* The project Permittee shall file an Emergency Address Card, Form 200-14, with the City of San José Police Department.
 - e. *Construction Plan Conformance.* A project construction plan conformance review by the Planning Division is required. Planning Division review for project conformance begins with the initial plan check submittal to the Building Division. Prior to any building permit issuance, building permit plans shall conform to the approved Planning development permits and applicable conditions.
 - f. *Common Interest Development.* Prior to issuance of any certificate of occupancy, or release for occupancy, the Permittee shall provide a self-certified statement to the satisfaction of the City's Chief Building Official that the project, as constructed, meets the City of San José Common Interest Development standards.
 - g. *Project Addressing Plan.* Prior to issuance of a Building Permit, the following requirements shall be met to the satisfaction of the Chief Building Official: The project Permittee shall submit an addressing plan for approval for the subject development. The addressing plan should include proposed street names for the

streets (as referenced on an approved tentative map) and the type of addressing (i.e., individual street addresses as compared to unit number off of a primary street).

h. *Other*. Such other requirements as may be specified by the Chief Building Official.

29. Bureau of Fire Department Clearance for Issuing Permits. Prior to the issuance of a Building Permit, the project must comply with the California Fire Code, or as may be amended or updated by the City.

30. Public Works Clearance for Building Permit(s) or Map Approval: Prior to the approval of the Tract or Parcel Map (if applicable) by the Director of Public Works, or the issuance of Building permits, whichever occurs first, the permittee will be required to have satisfied all of the following Public Works conditions. The Permittee is strongly advised to apply for any necessary Public Works permits prior to applying for Building permits. Standard review timelines and submittal instructions for Public Works permits may be found at the following: <http://www.sanjoseca.gov/devresources>.

a. **Transportation:** The project is expected to result in less-than-significant transportation impacts and the projected traffic for the project was reviewed and found to be minimal.

b. **Grading/Geology:**

- i. A grading permit is required prior to the issuance of a Public Works Clearance.
- ii. All on-site storm drainage conveyance facilities and earth retaining structures 4 feet in height or greater (top of wall to bottom of footing) or is being surcharged (slope of 3:1 or greater abutting the wall) shall be reviewed and approved under Public Works grading and drainage permit prior to the issuance of Public Works Clearance. The drainage plan should include all underground pipes, building drains, area drains and inlets. The project shall provide storm drainage calculations that adhere to the latest California Plumbing Code as adopted under the City of San Jose Municipal Code Section 24.04.100 or submit a stamped and signed engineered design alternative for Public Works discretionary approval and must be designed to convey a 10-year storm event.
- iii. If the project proposes to haul more than 10,000 cubic yards of cut/fill to or from the project site, a haul route permit is required. Prior to issuance of a grading permit, contact the Department of Transportation at (408) 535-3850 for more information concerning the requirements for obtaining this permit.
- iv. Because this project involves a land disturbance of one or more acres, the Permittee is required to submit a Notice of Intent to the State Water Resources Control Board and to prepare a Storm Water Pollution Prevention Plan (SWPPP) for controlling storm water discharges associated with construction activity. Copies of these documents must be submitted to the City Project Engineer prior to issuance of a grading permit.

- v. The Project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works Clearance. The report should also include, but not limited to: foundation, earthwork, utility trenching, retaining and drainage recommendations. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.
 - c. **Stormwater Runoff Pollution Control Measures:** This project must comply with the City's Post-Construction Urban Runoff Management Policy (Policy 6-29) which requires implementation of Best Management Practices (BMPs) which includes site design measures, source controls and numerically-sized Low Impact Development (LID).
 - i. The project's Stormwater Control Plan and numeric sizing calculations have been reviewed and this project will be in conformance with City Policy 6-29.
 - ii. Final inspection and maintenance information on the post-construction treatment control measures must be submitted prior to issuance of a Public Works Clearance.
 - d. **Stormwater Peak Flow Control Measures:** The project is located in a Hydromodification Management (HM) area. However, the project will not create and/or replace one acre or more of impervious surface. The project must comply with the City's Post-Construction Hydromodification Management Policy (Council Policy 8-14).
 - e. **Flood Zone D:** The project site is not within a designated Federal Emergency Management Agency (FEMA) 100-year floodplain. Flood Zone D is an unstudied area where flood hazards are undetermined, but flooding is possible. There are no City floodplain requirements for Zone D.
 - f. **Sewage Fees:** In accordance with City Ordinance all storm sewer area fees, sanitary sewer connection fees, and sewage treatment plant connection fees, less previous credits, are due and payable prior to issuance of Public Works clearance.
 - g. **Street Improvements.** Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - h. **Sanitary:** If proposed, the project is required to submit plan and profile of the private sewer mains with lateral locations for final review and comment prior to construction.
31. **Conformance to Mitigation Monitoring and Reporting Program.** This project shall conform to all applicable requirements of the Mitigation Monitoring and Reporting

Program (MMRP) approved for this development by City Council Resolution No. [REDACTED].

32. Standard Environmental Permit Conditions

- a. **Construction-Related Air Quality.** The project Permittee shall implement the following measures during all phases of construction to control dust and exhaust at the project site:
- i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 - ii. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
 - iii. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
 - iv. Water active construction areas at least twice daily or as often as needed to control dust emissions.
 - v. Cover trucks hauling soil, sand, and other loose materials and/or ensure that all trucks hauling such materials maintain at least two feet of freeboard.
 - vi. Remove visible mud or dirt track-out onto adjacent public roads using wet-power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
 - vii. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - viii. Pave new or improved roadways, driveways, and sidewalks as soon as possible.
 - ix. Lay building pads as soon as possible after grading unless seeding or soil binders are used.
 - x. Limit all vehicle speeds on unpaved surfaces to 15 mph.
 - xi. Replant vegetation in disturbed areas as quickly as possible.
 - xii. Install sandbags or other erosion control measures to prevent silt runoff on to public roadways.
 - xiii. Minimize idling times either by shutting off equipment when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Provide clear signage for construction workers at all access points.
 - xiv. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - xv. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution

Complaints number shall also be visible to ensure compliance with applicable regulations.

b. Greenhouse Gas Emissions/Energy

- i. **Proof of Enrollment in SJCE.** Prior to issuance of any Certificate of Occupancy for the project, the occupant shall provide to the Director of the Department of Planning, Building, and Code Enforcement (PBCE), or Director's designee, proof of enrollment in the San José Clean Energy (SJCE) GreenSource program (approximately 95 percent carbon free power) or TotalGreen (approximately 100 percent carbon free power) assumed in the approved environmental clearance for the project in accordance with the California Environmental Quality Act (CEQA). If it is determined the project's environmental clearance requires enrollment in the TotalGreen program, neither the occupant, nor any future occupant, may opt out of the TotalGreen program.

c. Biological Resources

- i. **Tree Removal and Replacement.** Any tree to be removed will be replaced with new trees in accordance with the City's Tree Replacement Ratios, as set forth below.

Tree Replacement Ratios				
Circumference of Tree to be Removed	Type of Tree to be Removed			Minimum Size of Each Replacement Tree
	Native	Non-Native	Orchard	
38 inches or more	5:1	4:1	3:1	15-gallon
19 up to 38 inches	3:1	2:1	none	15-gallon
Less than 19 inches	1:1	1:1	none	15-gallon
<p>x:x = tree replacement to tree loss ratio</p> <p>Note: Trees greater than or equal to 38-inch circumference shall not be removed unless a Tree Removal Permit, or equivalent, has been approved for the removal of such trees. For Multi-Family residential, Commercial and Industrial properties, a permit is required for removal of trees of any size.</p> <p>A 38-inch tree equals 12.1 inches in diameter.</p> <p>A 24-inch box tree = two 15-gallon trees</p>				

- 1) 16 trees onsite would be removed. The total number and size of replacement trees required to be planted on-site are 47 (15-gallon). The permittee will plant 24 24-inch box trees per the Approved Plans.
- 2) In the event that a project site does not have sufficient area to accommodate the required tree replacement, one or more of the following may be implemented, to the satisfaction of the Director of Planning, Building and Code Enforcement. Changes to an approved landscape plan requires the issuance of a Permit Adjustment or Permit Amendment:
 - a) The size of a 15-gallon replacement tree may be increased to 24-inch box and count as two replacement trees to be planted on the Project site.
 - b) Pay Off-Site Tree Replacement Fee(s) to the City, prior to the issuance of grading permit(s), in accordance with the City Council approved Fee Resolution in effect at the time of payment. The City will use the off-site tree replacement fee(s) to plant trees at alternative sites.
- ii. **Santa Clara Valley Habitat Plan.** The project may be subject to applicable SCVHP conditions and fees (including the nitrogen deposition fee) prior to issuance of any grading permits. The project Permittee would be required to submit the Santa Clara Valley Habitat Plan Coverage Screening Form (<https://www.scv-habitatagency.org/DocumentCenter/View/151/Coverage-Screening-Form?bidId=>) to the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee for approval and payment of the nitrogen deposition fee prior to the issuance of a grading permit. The Habitat Plan and supporting materials can be viewed at <https://scv-habitatagency.org/178/Santa-Clara-Valley-Habitat-Plan>
- d. **Cultural Resources.** If any human remains are found during any field investigations, grading, or other construction activities, all provisions of California Health and Safety Code Sections 7054 and 7050.5 and Public Resources Code Sections 5097.9 through 5097.99, as amended per Assembly Bill 2641, shall be followed. If human remains are discovered during construction, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains. The project Permittee shall immediately notify the Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee and the qualified archaeologist, who shall then notify the Santa Clara County Coroner. The Coroner will make a determination as to whether the remains are Native American. If the remains are believed to be Native American, the Coroner will contact the Native American Heritage Commission (NAHC) within 24 hours. The NAHC will then designate a Most Likely Descendant (MLD). The MLD will inspect the remains and make a recommendation on the treatment of the remains and associated artifacts. If one of the following conditions occurs, the landowner or his authorized representative shall work with the Coroner to reinter

the Native American human remains and associated grave goods with appropriate dignity in a location not subject to further subsurface disturbance:

- i. The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation by the NAHC fails to provide measures acceptable to the landowner.
- ii. The NAHC is unable to identify a MLD or the MLD failed to make a recommendation within 48 hours after being given access to the site.
- iii. The MLD identified fails to make a recommendation; or
- iv. The landowner or his authorized representative rejects the recommendation of the MLD, and mediation by the NAHC fails to provide measures acceptable to the landowner.

e. Geology and Soils

- i. Paleontological Resources. If vertebrate fossils are discovered during construction, all work on the site shall stop immediately, Director of Planning, Building and Code Enforcement (PBCE) or the Director's designee shall be notified, and a qualified professional paleontologist shall assess the nature and importance of the find and recommend appropriate treatment. Treatment may include, but is not limited to, preparation and recovery of fossil materials so that they can be housed in an appropriate museum or university collection and may also include preparation of a report for publication describing the finds. The Permittee shall be responsible for implementing the recommendations of the qualified paleontologist. A report of all findings shall be submitted to the Director of PBCE or the Director's designee.

f. Seismic Hazards

- i. The project site is within the State of California Seismic Hazard Zone. A geotechnical investigation report addressing the potential hazard of liquefaction must be submitted to, reviewed and approved by the City Geologist prior to issuance of a grading permit or Public Works clearance. The report should also include, but not limited to: foundation, earthwork, utility trenching, retaining and drainage recommendations. The investigation should be consistent with the guidelines published by the State of California (CGS Special Publication 117A) and the Southern California Earthquake Center (SCEC, 1999). A recommended depth of 50 feet should be explored and evaluated in the investigation.
- ii. All excavation and grading work shall be scheduled in dry weather months or construction sites shall be weatherized.
- iii. Stockpiles and excavated soils shall be covered with secured tarps or plastic sheeting.
- iv. Ditches shall be installed to divert runoff around excavations and graded areas if necessary.

- v. The project shall be constructed in accordance with the standard engineering practices in the California Building Code, as adopted by the City of San José. A grading permit from the San José Department of Public Works shall be obtained prior to the issuance of a Public Works clearance. These standard practices would ensure that the future building on the site is designed to properly account for soils-related hazards on the site.
- vi. If dewatering is needed, the design-level geotechnical investigations to be prepared for individual future development projects shall evaluate the underlying sediments and determine the potential for settlements to occur. If it is determined that unacceptable settlements may occur, then alternative groundwater control systems shall be required.

g. Hazards and Hazardous Materials.

Asbestos and Lead-Based Paint.

- i. In conformance with state and local laws, a visual inspection/pre-demolition survey, and possible sampling, shall be conducted prior to the demolition of on-site building(s) to determine the presence of asbestos-containing materials (ACMs) and/or lead-based paint (LBP).
- ii. During demolition activities, all building materials containing lead-based paint shall be removed in accordance with Cal/OSHA Lead in Title 8, California Code of Regulations (CCR), Section 1532.1, including employee training, employee air monitoring, and dust control. Any debris or soil containing lead-based paint or coatings shall be disposed of at landfills that meet acceptance criteria for the type of lead being disposed.
- iii. All potentially friable asbestos containing materials (ACMs) shall be removed in accordance with National Emission Standards for Air Pollution (NESHAP) guidelines prior to demolition or renovation activities that may disturb ACMs. All demolition activities shall be undertaken in accordance with Cal/OSHA standards contained in Title 8, CCR, Section 1529, to protect workers from asbestos exposure.
- iv. A registered asbestos abatement contractor shall be retained to remove and dispose of ACMs identified in the asbestos survey performed for the site in accordance with the standards stated above.
- v. Materials containing more than one-percent asbestos are also subject to Bay Area Air Quality Management District (BAAQMD) regulations. Removal of materials containing more than one-percent asbestos shall be completed in accordance with BAAQMD requirements and notifications.

h. Construction-Related Water Quality.

- i. Burlap bags filled with drain rock shall be installed around storm drains to route sediment and other debris away from the drains.

- ii. Earthmoving or other dust-producing activities shall be suspended during periods of high winds.
- iii. All exposed or disturbed soil surfaces shall be watered at least twice daily to control dust, as necessary.
- iv. Stockpiles of soil or other materials that can be blown by the wind shall be watered or covered.
- v. All trucks hauling soil, sand, and other loose materials shall be covered and all trucks shall maintain at least two feet of freeboard.
- vi. All paved access roads, parking areas, staging areas and residential streets adjacent to the construction sites shall be swept daily (with water sweepers).
- vii. Vegetation in disturbed areas shall be replanted as quickly as possible.
- viii. All unpaved entrances to the site shall be filled with rock to remove mud from tires prior to entering City streets. A tire wash system shall be installed if requested by the City.
- ix. The project Permittee shall comply with the City of San José Grading Ordinance, including implementing erosion and dust control during site preparation and with the City of San José Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction.
- i. **Construction-Related Noise.** The project Permittee shall implement noise minimization measures that include, but are not limited to, the following:
 - i. Pile Driving is prohibited.
 - ii. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
 - iii. Prohibit unnecessary idling of internal combustion engines.
 - iv. Locate stationary noise-generating equipment such as air compressors or portable power generators as far as possible from sensitive receptors. Construct temporary noise barriers to screen stationary noise-generating equipment when located near adjoining sensitive land uses.
 - v. Utilize “quiet” air compressors and other stationary noise sources where technology exists.
 - vi. Control noise from construction workers’ radios to a point where they are not audible at existing residences bordering the project site.
 - vii. Notify all adjacent business, residences, and other noise-sensitive land uses of the construction schedule, in writing, and provide a written schedule of “noisy” construction activities to the adjacent land uses and nearby residences.

- viii. If complaints are received or excessive noise levels cannot be reduced using the measures above, erect a temporary noise control blanket barrier along surrounding building facades that face the construction sites.
- ix. Designate a “disturbance coordinator” who shall be responsible for responding to any complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., bad muffler, etc.) and shall require that reasonable measures be implemented to correct the problem. 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.

33. Revocation, Suspension, Modification. This Site Development Permit may be revoked, suspended or modified by the City Council at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 2, Chapter 20.100, Title 20 of the San José Municipal Code it finds:

- a. A violation of any conditions of the Site Development Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
- b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
- c. The use as presently conducted creates a nuisance.

In accordance with the findings set forth above, a permit to use the subject property for said purpose specified above is hereby approved.

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ADOPTED this ____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

NOTICE TO PARTIES

The time within which judicial review must be sought to review this decision is governed by the provisions of the California Code of Civil Procedure Section 1094.6.

EXHIBIT A

APN: 706-05-011

PORTION OF LOT 6, MAP OF THE SWICKARD SUBDIVISION, FILED JANUARY 05, 1923, MAP BOOK R, PAGE 24, SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHERLY LINE OF SANTA TERESA BOULEVARD AS SAID LINE WAS ESTABLISHED BY DEED TO CITY OF SAN JOSE, RECORDED AUGUST 28, 1967, BOOK 7836 OFFICIAL RECORDS, PAGE 575, AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO STANDARD OIL COMPANY OF CALIFORNIA RECORDED MARCH 06, 1968, BOOK 8046 OFFICIAL RECORDS, PAGE 475; THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERLY AND NORTHERLY LINES OF SAID OIL COMPANY PARCEL OF LAND, AS FOLLOWS: NORTH 0° 03' WEST 200 FEET AND NORTH 89° 48' 40" WEST 200 FEET TO THE EASTERLY LINE OF COTTLE ROAD, AS SAID LINE WAS ESTABLISHED BY DEED TO CITY OF SAN JOSE, RECORDED JUNE 29, 1971, BOOK 9395 OFFICIAL RECORDS, PAGE 164; THENCE NORTH 0° 03' WEST ALONG SAID LAST NAMED LINE, 513.09 FEET TO A SOUTHERLY LINE OF INTERNATIONAL CIRCLE, AS SAID LINE WAS ESTABLISHED BY SAID DEED TO CITY OF SAN JOSE; THENCE ALONG THE EXTERIOR LINES OF INTERNATIONAL CIRCLE AND CAMINO VERDE DRIVE (ESTABLISHED BY SAME DEED TO CITY OF SAN JOSE), AS FOLLOWS: ON A CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 62.83 FEET, NORTH 89° 57' EAST 321.79 FEET TO A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 62.83 FEET, SOUTH 0° 03' EAST 157.50 FEET TO A CURVE TO THE LEFT, ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 164 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 257.61 FEET; NORTH 89° 57' EAST 65.20 FEET TO A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 62.83 FEET TO SAID WESTERLY LINE OF CAMINO VERDE DRIVE, SOUTH 0° 03' EAST ALONG SAID WESTERLY LINE, 314.21 FEET TO A CURVE TO THE RIGHT, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET THROUGH A CENTRAL ANGLE OF 90° 14' 20", AN ARC DISTANCE OF 63 FEET TO SAID LINE OF SANTA TERESA BOULEVARD; THENCE NORTH 89° 48' 40" WEST ALONG SAID BOULEVARD LINE, 430 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED IN THE DEED TO GREAT OAKS WATER COMPANY, RECORDED JULY 11, 1973 IN BOOK 0464 OFFICIAL RECORDS, PAGE 604, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF SANTA TERESA BOULEVARD (130 FEET WIDE) WITH THE CENTERLINE OF CAMINO VERDE DRIVE (80 FEET WIDE) AS SAID BOULEVARD AND DRIVE ARE SHOWN UPON THAT MAP OF TRACT NO. 4046, RANCHO SANTA TERESA, RECORDED IN BOOK 202 OF MAPS, PAGES 28 THROUGH 30, INCLUSIVE; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY PROLONGATION OF SAID CENTERLINE OF CAMINO VERDE DRIVE, NORTH 0° 03' 00" WEST 459.55 FEET; THENCE SOUTH 89° 57' 00" WEST 145.20 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 164.00 FEET THROUGH A CENTRAL ANGLE OF 36° 15' 57" AN ARC DISTANCE OF 103.81 FEET TO A POINT IN A SOUTHERLY LINE OF THAT 6.877 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO THE CITY OF SAN JOSE RECORDED JUNE 29, 1971 IN BOOK 9395 OFFICIAL RECORDS, PAGE 164, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND ALONG THE ARC OF SAID LAST NAMED CURVE TO THE RIGHT WITH A RADIUS OF 164.00 FEET THROUGH A CENTRAL ANGLE OF 17° 28' 05" AN ARC DISTANCE OF 50.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE, SOUTH 53° 41' 02" WEST 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT FROM A TANGENT WHICH BEARS SOUTH 36° 18' 58" EAST WITH A RADIUS OF 189.00 FEET, THROUGH A CENTRAL ANGLE OF 17°

28' 05" AN ARC DISTANCE OF 57.62 FEET; THENCE NORTH 36° 12' 57" EAST 25.00 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT A

APN: 706-05-017

BEGINNING ON A NORTHERLY LINE OF INTERNATIONAL CIRCLE, AS ESTABLISHED BY DEED TO CITY OF SAN JOSE, RECORDED JULY 29, 1971, BOOK 9395 OFFICIAL RECORDS, PAGE 164, AT A SOUTHWEST CORNER OF PARCEL 2, AS SAID STREET AND PARCEL ARE SHOWN ON PARCEL MAP FILED DECEMBER 18, 1973, MAP BOOK 334, PAGE 17; THENCE FROM SAID POINT OF BEGINNING ALONG THE NORTHERLY AND EASTERLY LINE OF SAID INTERNATIONAL CIRCLE, AS FOLLOWS: SOUTH 89° 54' WEST 237 FEET ALONG A CURVE TO THE RIGHT FROM A TANGENT WHICH BEARS SOUTH 89° 57' WEST WITH A RADIUS OF 100 FEET, THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 157.08 FEET; AND NORTH 0° 03' WEST 194.99 FEET TO A SOUTHERLY LINE OF PARCEL TWO, AS SAID PARCEL IS SHOWN ON SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL 2, AS FOLLOWS: ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50 FEET, THROUGH A CENTRAL ANGLE OF 49° 27' 52", AN ARC DISTANCE OF 43.17 FEET; NORTH 89° 57' EAST 284 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 15 FEET, ALONG SAID CURVE TO THE RIGHT WITH A RADIUS OF 15 FEET THROUGH A CENTRAL ANGLE OF 90°, AN ARC DISTANCE OF 23.56 FEET, AND SOUTH 0° 03' EAST 297.50 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

APN: 706-05-025

ALL OF PARCEL 1, AS SHOWN ON A PARCEL MAP FILED FOR RECORD ON APRIL 11, 1977 IN BOOK 392 OF MAPS, PAGE 34, RECORDS OF SANTA CLARA COUNTY.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND AS CONVEYED TO THE CITY OF SAN JOSE, BY DEED RECORDED MAY 03, 1979 IN BOOK E464, PAGE 102, OFFICIAL RECORDS.

EXHIBIT A

APN: 706-05-032 and -035

BEGINNING AT A POINT ON THE NORTHERLY LINE OF INTERNATIONAL CIRCLE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARCEL 3 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 392 OF MAPS, PAGE 34, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID LINE OF INTERNATIONAL CIRCLE, SOUTH 89° 57' 00" WEST, 314.72 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 257.61 FEET; THENCE SOUTH 00° 03' 00" EAST, 157.50 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.83 FEET; THENCE SOUTH 89° 57' 00" WEST, 325.95 FEET TO THE EASTERLY LINE OF COTTLE ROAD; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.94 FEET; THENCE NORTH 00° 02' 55" WEST, 214.67 FEET; THENCE NORTH 07° 38' 10" EAST, 149.24 FEET TO THE SOUTHERLY LINE OF ROUTE 85; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.01 FEET, THROUGH A CENTRAL ANGLE OF 64° 09' 40", FOR A DISTANCE OF 223.98 FEET; THENCE NORTH 71° 47' 50" EAST, 477.09 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 765.04 FEET THROUGH A CENTRAL ANGLE OF 32° 48' 35" FOR A DISTANCE OF 438.09 FEET; THENCE SOUTH 79° 35' 07" EAST, 115.53 FEET; THENCE SOUTH 72° 12' 06" EAST, 473.62 FEET TO THE EASTERLY LINE OF PARCEL 3; THENCE ALONG SAID EASTERLY LINE SOUTH 00° 09' 59" WEST, 506.63 FEET TO THE NORTHERLY LINE OF LISK A LANE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIAL BEARS SOUTH 52° 30' 53" WEST, HAVING A RADIUS OF 96.00 FEET, THROUGH A CENTRAL ANGLE OF 52° 33' 53", FOR A DISTANCE OF 88.07 FEET; THENCE SOUTH 89° 57' 00" WEST, 213.18 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 62.83 FEET TO THE RIGHT OF WAY LINE OF INTERNATIONAL CIRCLE; THENCE NORTH 00° 03' 00" EAST, 64.90 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 247.61 FEET; THENCE SOUTH 89° 57' 00" WEST 225.28 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO GREAT OAKS WATER COMPANY, RECORDED JULY 01, 1973 IN BOOK 0464 OFFICIAL RECORDS, PAGE 600, SANTA CLARA COUNTY RECORDS.

PURSUANT TO LOT LINE ADJUSTMENT RECORDED AUGUST 30, 1995 AS DOCUMENT NO. 12998017, SANTA CLARA COUNTY RECORDS.

EASEMENTS AS DESCRIBED IN THOSE CERTAIN DOCUMENTS ENTITLED "RECIPROCAL ENCROACHMENT EASEMENTS" RECORDED ON SEPTEMBER 23, 1997 AS INSTRUMENT NO. 13866699 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY RECORDS.

EXHIBIT A

APN: 706-05-035

BEGINNING AT A POINT ON THE NORTHERLY LINE OF INTERNATIONAL CIRCLE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF PARCEL 3 AS SHOWN ON THAT CERTAIN MAP RECORDED IN BOOK 392 OF MAPS, PAGE 34, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID LINE OF INTERNATIONAL CIRCLE, SOUTH 89° 57' 00" WEST, 314.72 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 257.61 FEET; THENCE SOUTH 00° 03' 00" EAST, 157.50 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.83 FEET; THENCE SOUTH 89° 57' 00" WEST, 325.95 FEET TO THE EASTERLY LINE OF COTTLE ROAD; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 62.94 FEET; THENCE NORTH 00° 02' 55" WEST, 214.67 FEET; THENCE NORTH 07° 38' 10" EAST, 149.24 FEET TO THE SOUTHERLY LINE OF ROUTE 85; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 200.01 FEET, THROUGH A CENTRAL ANGLE OF 64° 09' 40", FOR A DISTANCE OF 223.98 FEET; THENCE NORTH 71° 47' 50" EAST, 477.09 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 765.04 FEET THROUGH A CENTRAL ANGLE OF 32° 48' 35" FOR A DISTANCE OF 438.09 FEET; THENCE SOUTH 79° 35' 07" EAST, 115.53 FEET; THENCE SOUTH 72° 12' 06" EAST, 473.62 FEET TO THE EASTERLY LINE OF PARCEL 3; THENCE ALONG SAID EASTERLY LINE SOUTH 00° 09' 59" WEST, 506.63 FEET TO THE NORTHERLY LINE OF LISK A LANE; THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, WHOSE RADIAL BEARS SOUTH 52° 30' 53" WEST, HAVING A RADIUS OF 96.00 FEET, THROUGH A CENTRAL ANGLE OF 52° 33' 53", FOR A DISTANCE OF 88.07 FEET; THENCE SOUTH 89° 57' 00" WEST, 213.18 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 62.83 FEET TO THE RIGHT OF WAY LINE OF INTERNATIONAL CIRCLE; THENCE NORTH 00° 03' 00" EAST, 64.90 FEET; THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 164.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 00' 00", FOR A DISTANCE OF 247.61 FEET; THENCE SOUTH 89° 57' 00" WEST 225.28 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED TO GREAT OAKS WATER COMPANY, RECORDED JULY 01, 1973 IN BOOK 0464 OFFICIAL RECORDS, PAGE 600, SANTA CLARA COUNTY RECORDS.

PURSUANT TO LOT LINE ADJUSTMENT RECORDED AUGUST 30, 1995 AS DOCUMENT NO. 12998017, SANTA CLARA COUNTY RECORDS.

EASEMENTS AS DESCRIBED IN THOSE CERTAIN DOCUMENTS ENTITLED "RECIPROCAL ENCROACHMENT EASEMENTS" RECORDED ON SEPTEMBER 23, 1997 AS INSTRUMENT NO. 13866699 OF OFFICIAL RECORDS OF SANTA CLARA COUNTY RECORDS.

EXHIBIT A

APN: 706-05-037




PARCEL 2 AS SHOWN ON PARCEL MAP FILED DECEMBER 18, 1973 IN MAP BOOK 334, PAGE 17, SANTA CLARA COUNTY RECORDS.

EXHIBIT A

APN:706-05-020

PARCEL 1 AS SHOWN ON PARCEL MAP FILED DECEMBER 18, 1973, MAP BOOK 334, PAGE 17, SANTA CLARA COUNTY RECORDS.

LEGEND

 LOT LINE
 BOUNDARY LINE
 CENTERLINE



LANDS OF
 KAISER FOUNDATION
 HOSPITALS
 APN: 706-05-017

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	62.83'	40.00'	90°00'00"
C2	103.81'	164.00'	36°15'59"
C3	57.62'	189.00'	17°28'03"
C4	103.81'	164.00'	36°15'58"
C5	62.84'	40.00'	90°00'29"

COTTLE RD.

(134' WIDE)
(PUBLIC STREET)

HOSPITAL PKWY.

(134' WIDE)
(PUBLIC STREET)

INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

CAMINO VERDE DR.

(80' WIDE)
(PUBLIC STREET)

LANDS OF
 GREAT OAKS WATER COMPANY
 0464 O.R. 604
 APN 706-05-012

LANDS OF
 KAISER FOUNDATION
 HOSPITALS
 APN: 706-05-011
 372,045± SQUARE FEET
 8.541± ACRES

LANDS OF
 SAIFI
 APN 706-05-001

N89°50'17"W
89.00'

N89°36'21"W 200.01'

N00°09'43"E 200.01'

N89°36'21"W 430.88'

SANTA TERESA BLVD.

(130' WIDE)
(PUBLIC STREET)

$L=62.83'$, $R=40.00'$
 $\Delta=089°59'32"$

S89°50'46"E 321.87'

S00°09'14"W 157.50'

S53°53'16"W
25.00'

$S89°50'46"E$
 65.13'
 $N36°25'11"E$
 25.00'

$L=62.98'$, $R=40.00'$
 $\Delta=090°13'56"$



SANDIS

BUILD ON.
 SANDIS.NET

DATE: 12/01/22
 SCALE: 1"=120'
 BY: DA
 PROJECT No.:
 222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
 1
 OF 3 SHEETS

Project: 222204_Kaiser San Jose

APN: 706-05-011

POB: North: 11471.2607' East: 2386.3557'

- 1: Line N00° 09' 42.92"E Length: 200.012' North: 11671.2719' East: 2386.9210'
- 2: Line N89° 36' 20.76"W Length: 200.012' North: 11672.6482' East: 2186.9137'
- 3: Line N00° 09' 42.92"E Length: 513.086' North: 12185.7321' East: 2188.3637'
- 4: Curve Length: 62.826' Radius: 40.000' Delta: 089.9921 (d) Tangent: 39.994'
Chord: 56.565' Course: N45° 09' 28.68"E RP North: 12185.6191' East: 2228.3636'
End North: 12225.6192' East: 2228.4714'
- 5: Line S89° 50' 45.56"E Length: 321.872' North: 12224.7540' East: 2550.3422'
- 6: Curve Length: 62.832' Radius: 40.000' Delta: 090.0000 (d) Tangent: 40.000'
Chord: 56.569' Course: S44° 50' 45.56"E RP North: 12184.7541' East: 2550.2347'
End North: 12184.6463' East: 2590.2349'
- 7: Line S00° 09' 14.44"W Length: 157.520' North: 12027.1269' East: 2589.8114'
- 8: Curve Length: 103.807' Radius: 164.000' Delta: 036.2665 (d) Tangent: 53.709'
Chord: 102.083' Course: S17° 58' 45.21"E RP North: 12026.6860' East: 2753.8108'
End North: 11930.0287' East: 2621.3216'
- 9: Line S53° 53' 16.44"W Length: 25.000' North: 11915.2945' East: 2601.1250'
- 10: Curve Length: 57.620' Radius: 189.000' Delta: 017.4676 (d) Tangent: 29.035'
Chord: 57.397' Course: S44° 50' 46.32"E RP North: 12026.6857' East: 2753.8109'
End North: 11874.5999' East: 2641.6017'
- 11: Line N36° 25' 11.44"E Length: 25.000' North: 11894.7171' East: 2656.4441'
- 12: Curve Length: 103.806' Radius: 164.000' Delta: 036.2660 (d) Tangent: 53.708'
Chord: 102.081' Course: S71° 42' 46.71"E RP North: 12026.6857' East: 2753.8110'
End North: 11862.6864' East: 2753.3697'
- 13: Line S89° 50' 45.56"E Length: 65.128' North: 11862.5114' East: 2818.4975'
- 14: Curve Length: 62.837' Radius: 40.000' Delta: 090.0080 (d) Tangent: 40.006'
Chord: 56.572' Course: S44° 50' 31.23"E RP North: 11822.5115' East: 2818.3899'
End North: 11822.3988' East: 2858.3894'
- 15: Line S00° 09' 43.10"W Length: 314.218' North: 11508.1820' East: 2857.5012'
- 16: Curve Length: 62.994' Radius: 40.000' Delta: 090.2323 (d) Tangent: 40.162'
Chord: 56.683' Course: S45° 16' 41.17"W RP North: 11508.2951' East: 2817.5013'
End North: 11468.2961' East: 2817.2262'
- 17: Line N89° 36' 20.76"W Length: 430.881' North: 11471.2608' East: 2386.3554'

Perimeter: 2769.450' Area: 372046.03 Sq. Ft.

Error Closure: 0.0004 Course: N77° 36' 59.08"W

Error North: 0.00008 East: -0.00037

Precision 1: 6851697.500


BUILD ON.
SANDIS.NET

 DATE: 12/01/22
 SCALE: 1"=120'
 BY: DA
 PROJECT No.:
222204

 EXHIBIT "B"
 250 HOSPITAL PARKWAY

SAN JOSE




CALIFORNIA

SHEET

2

OF 3 SHEETS

LEGEND

 LOT LINE
 BOUNDARY LINE
 CENTERLINE



HOSPITAL PKWY.

(134' WIDE)
(PUBLIC STREET)

COTTLE RD.

(134' WIDE)
(PUBLIC STREET)

INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

CAMINO VERDE DR.

(80' WIDE)
(PUBLIC STREET)

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-017

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	62.83'	40.00'	90°00'00"
C2	103.81'	164.00'	36°15'59"
C3	57.62'	189.00'	17°28'03"
C4	103.81'	164.00'	36°15'58"
C5	62.84'	40.00'	90°00'29"

LANDS OF
GREAT OAKS WATER COMPANY
0464 O.R. 604
APN 706-05-012

LANDS OF
KAISER FOUNDATION
HOSPITALS
APN: 706-05-011
372,045± SQUARE FEET
8.541± ACRES

LANDS OF
SAIFI
APN 706-05-001

SANTA TERESA BLVD.

(130' WIDE)
(PUBLIC STREET)



SANDIS

BUILD ON.
SANDIS.NET

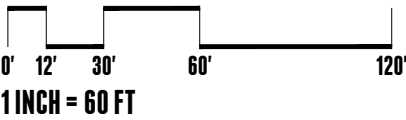
DATE: 12/01/22
 SCALE: 1"=120'
 BY: DA
 PROJECT No.:
222204

EXHIBIT "B"
 SITE EXHIBIT
 250 HOSPITAL PARKWAY
 SAN JOSE
 CALIFORNIA

SHEET
3
 OF 3 SHEETS

LEGEND

LOT LINE
BOUNDARY LINE
CENTERLINE



INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

S00°09'14"W 194.99'

C1

S89°50'46"E 284.00'

S00°09'14"W 297.49'

C2

LANDS OF
KAISER FOUNDATION HOSPITALS
APN: 706-05-017

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	43.17'	50.00'	49°27'52"
C2	23.56'	15.00'	90°00'00"
C3	157.08'	100.00'	90°00'00"

C3

S89°50'46"E 237.00'

CAMINO VERDE DR.

(80' WIDE)
(PUBLIC STREET)



SANDIS

BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=60'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-017
 POB: 11620.2230' East: 7414.7622'

- 1 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: N44° 50' 45.56"W
 Course In: N00° 09' 14.44"E Course Out: N89° 50' 45.56"W
 RP North: 11720.2227' East: 7415.0310'
 End North: 11720.4912' East: 7315.0316'
- 2 : Line Course: N00° 09' 14.44"E Length: 194.990'
 North: 11915.4805' East: 7315.5557'
- 3 : Curve Length: 43.166' Radius: 50.000'
 Delta: 049.4644 (d) Tangent: 23.032'
 Chord: 41.838' Course: N65° 25' 18.44"E
 Course In: S49° 18' 37.56"E Course Out: N00° 09' 14.44"E
 RP North: 11882.8825' East: 7353.4684'
 End North: 11932.8824' East: 7353.6029'
- 4 : Line Course: S89° 50' 45.56"E Length: 284.000'
 North: 11932.1190' East: 7637.6019'
- 5 : Curve Length: 23.562' Radius: 15.000'
 Delta: 090.0000 (d) Tangent: 15.000'
 Chord: 21.213' Course: S44° 50' 45.56"E
 Course In: S00° 09' 14.44"W Course Out: S89° 50' 45.56"E
 RP North: 11917.1191' East: 7637.5616'
 End North: 11917.0789' East: 7652.5614'
- 6 : Line Course: S00° 09' 14.44"W Length: 297.494'
 North: 11619.5860' East: 7651.7617'
- 7 : Line Course: N89° 50' 45.56"W Length: 237.000'
 North: 11620.2230' East: 7414.7626'

Perimeter: 1237.292' Area: 102912.79 Sq. Ft.
 Error Closure: 0.0004 Course: S88° 16' 58.10"E
 Error North: -0.00001 East: 0.00044

Precision 1: 3044890.000



BUILD ON.
SANDIS.NET

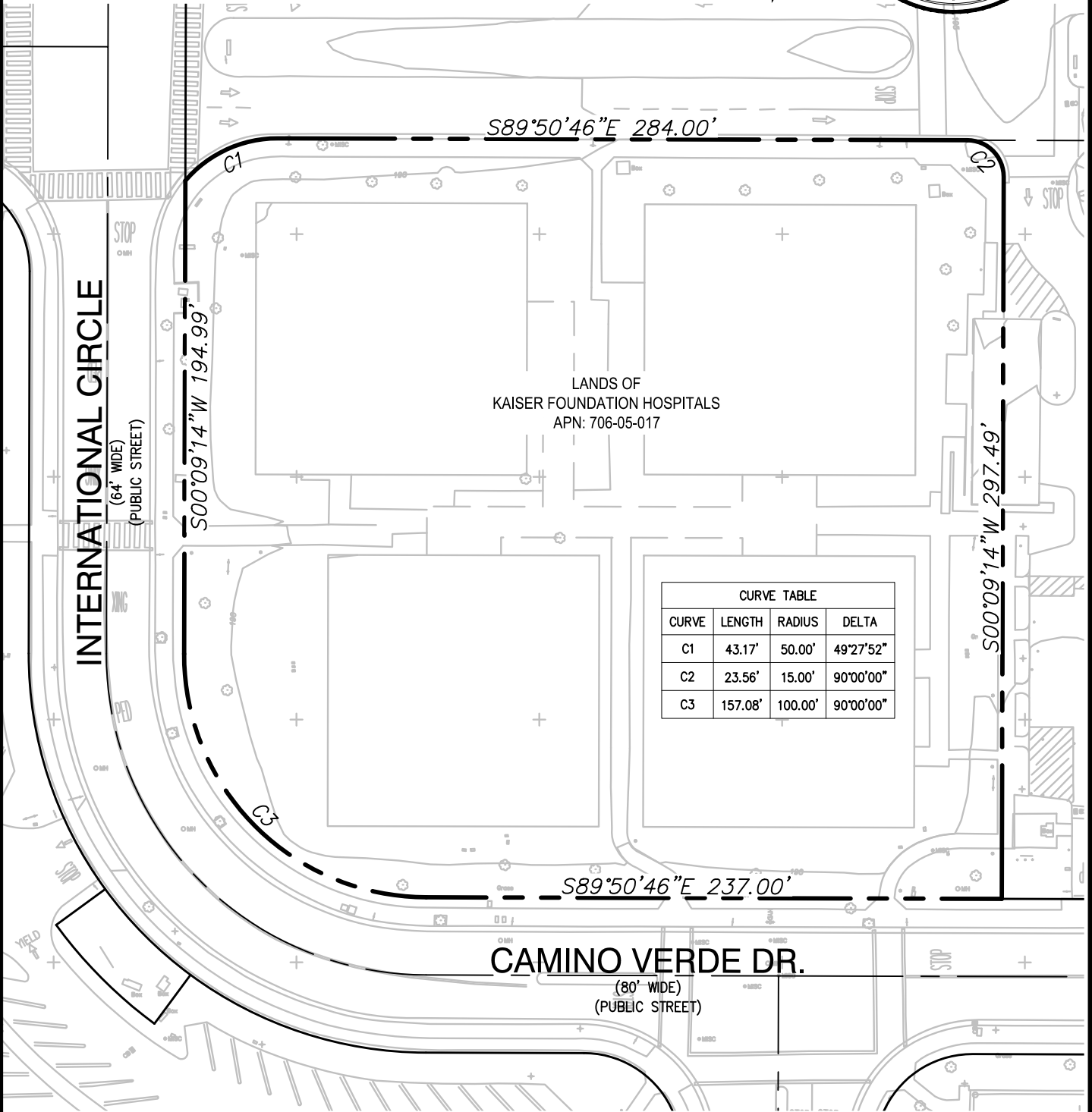
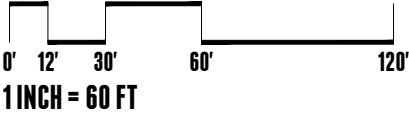
DATE: 05/03/2023
 SCALE: 1"=60'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

- LOT LINE
- BOUNDARY LINE
- CENTERLINE



SANDIS




BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=60'
BY: K.B.
PROJECT No.:
222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

 LOT LINE
 BOUNDARY LINE
 CENTERLINE



CAMINO VERDE DR.

(80' WIDE)
(PUBLIC STREET)

INTERNATIONAL CIRCLE

(64' WIDE)
(PUBLIC STREET)

$\Delta=089^{\circ}59'31''$
 $L=62.83$, $R=40.00$

$S89^{\circ}50'46''E$ 232.89'

$N00^{\circ}09'43''E$ 314.89'

LANDS OF
 KAISER FOUNDATION
 HOSPITALS
 APN: 706-05-025
 107,234± SQUARE FEET
 2.4611± ACRES

LANDS OF
 CITY OF SAN
 JOSE
 APN
 706-05-024

$N00^{\circ}09'43''E$ 397.18'

PG&E EASEMENT
 DOC. 9377367 (EXC. 28)

$\Delta=089^{\circ}46'04''$
 $L=62.67$, $R=40.00$

$S89^{\circ}36'21''E$ 118.39'

$\Delta=001^{\circ}17'50''$
 $L=114.66$, $R=5065.00$

SANTA TERESA BLVD.

(130' WIDE)
(PUBLIC STREET)



SANDIS

BUILD ON.
 SANDIS.NET

DATE: 12/01/22
 SCALE: 1"=60'
 BY: DA
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
1
 OF 3 SHEETS

Project: 222204_Kaiser San Jose

APN: 706-05-025

POB: North: 11464.2770' East: 3210.2590'

- 1: Curve Length: 114.664' Radius: 5065.000'
Delta: 001.2971 (d) Tangent: 57.335'
Chord: 114.662' Course: N88° 56' 55.79"W
Course In: S01° 41' 58.98"W Course Out: N00° 24' 09.44"E
RP North: 6401.5055' East: 3060.0245'
End North: 11466.3805' East: 3095.6163'
- 2: Line N89° 36' 20.76"W Length: 118.395'
North: 11467.1951' East: 2977.2241'
- 3: Curve Length: 62.670' Radius: 40.000'
Delta: 089.7677 (d) Tangent: 39.838'
Chord: 56.454' Course: N44° 43' 18.83"W
Course In: N00° 23' 39.24"E Course Out: N89° 50' 16.90"W
RP North: 11507.1942' East: 2977.4993'
End North: 11507.3072' East: 2937.4995'
- 4: Line N00° 09' 43.10"E Length: 314.888'
North: 11822.1944' East: 2938.3897'
- 5: Curve Length: 62.826' Radius: 40.000'
Delta: 089.9920 (d) Tangent: 39.994'
Chord: 56.565' Course: N45° 09' 28.77"E
Course In: S89° 50' 16.90"E Course Out: N00° 09' 14.44"E
RP North: 11822.0813' East: 2978.3895'
End North: 11862.0812' East: 2978.4970'
- 6: Line S89° 50' 45.56"E Length: 232.886'
North: 11861.4552' East: 3211.3818'
- 7: Line S00° 09' 43.10"W Length: 397.180'
North: 11464.2770' East: 3210.2590'

Perimeter: 1303.509'

Area: 107234.76 Sq. Ft.

Error Closure: 0.0005 Course: S69° 33' 25.99"E

Error North: -0.00018 East: 0.00048

Precision 1: 2582060.000





BUILD ON.
SANDIS.NET

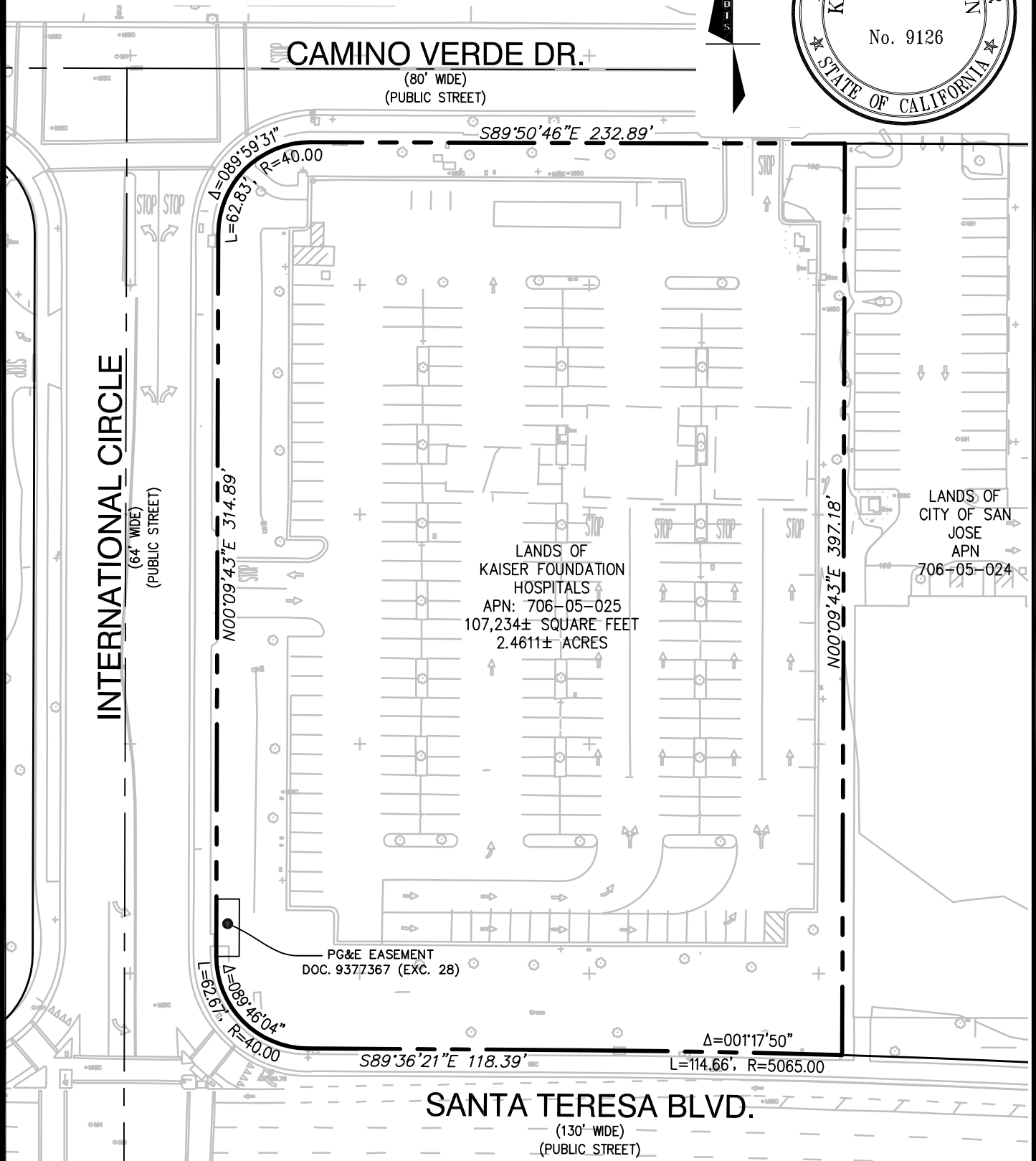
DATE:	12/01/22
SCALE:	1"=60'
BY:	DA
PROJECT No.:	222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

 LOT LINE
 BOUNDARY LINE
 CENTERLINE



SANDIS

BUILD ON.
SANDIS.NET

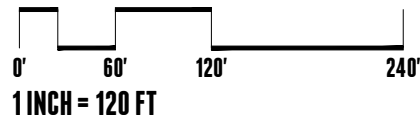
DATE: 12/01/22
 SCALE: 1"=60'
 BY: DA
 PROJECT No.:
222204

EXHIBIT "B"
 SITE EXHIBIT
 250 HOSPITAL PARKWAY
 SAN JOSE
 CALIFORNIA

SHEET
3
 OF 3 SHEETS

LEGEND

- LOT LINE
- BOUNDARY LINE
- CENTERLINE
- NO ACCESS



STATE HIGHWAY 85

C1 N79°22'56"W 115.53'

10' PGE EASEMENT K244
OR 1680 (EXC. 45)

S71°59'55"E 473.69'

ABUTTER'S RIGHTS FOR INGRESS AND
EGRESS PER L578 O.R. 1271 (EXC. 46)

N00°07'00"W 390.30'

LANDS OF KAISER FOUNDATION HOSPITAL
TITLE REPORT PARCEL SIX
16.506 ACRES±
APN 706-05-032

S89°50'46"E 225.28'

INTERNATIONAL CIRCLE
(64' WIDE)
(PUBLIC STREET)

N00°23'18"E 506.74'

S00°09'14"W
65.02'

S89°50'46"E 213.30'

LISKA LANE
(56' WIDE)
(PUBLIC STREET)

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	160.35'	765.04'	12°00'33"
C2	88.09'	96.00'	52°34'33"
C3	62.83'	40.00'	90°00'00"
C4	257.61'	164.00'	90°00'00"



SANDIS

BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
1
OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-032
 POB: 13112.0606' East: 8453.6741'

- 1 : Line Course: S71° 59' 54.62"E Length: 473.685'
 North: 12965.6721' East: 8904.1714'
- 2 : Line Course: S00° 23' 17.53"W Length: 506.744'
 North: 12458.9398' East: 8900.7381'
- 3 : Curve Length: 88.091' Radius: 96.000'
 Delta: 052.5757 (d) Tangent: 47.421'
 Chord: 85.033' Course: N63° 33' 29.25"W
 Course In: S52° 43' 47.07"W Course Out: N00° 09' 14.44"E
 RP North: 12400.8045' East: 8824.3424'
 End North: 12496.8041' East: 8824.6007'
- 4 : Line Course: N89° 50' 45.56"W Length: 213.297'
 North: 12497.3774' East: 8611.3044'
- 5 : Curve Length: 62.832' Radius: 40.000'
 Delta: 090.0000 (d) Tangent: 40.000'
 Chord: 56.569' Course: N44° 50' 45.56"W
 Course In: N00° 09' 14.44"E Course Out: N89° 50' 45.56"W
 RP North: 12537.3773' East: 8611.4120'
 End North: 12537.4851' East: 8571.4118'
- 6 : Line Course: N00° 09' 14.44"E Length: 65.017'
 North: 12602.5019' East: 8571.5865'
- 7 : Curve Length: 257.611' Radius: 164.000'
 Delta: 090.0000 (d) Tangent: 164.000'
 Chord: 231.931' Course: N44° 50' 45.56"W
 Course In: N89° 50' 45.56"W Course Out: N00° 09' 14.44"E
 RP North: 12602.9427' East: 8407.5871'
 End North: 12766.9421' East: 8408.0280'
- 8 : Line Course: N89° 50' 45.56"W Length: 225.280'
 North: 12767.5477' East: 8182.7488'
- 9 : Line Course: N00° 07' 00.00"W Length: 390.303'
 North: 13157.8499' East: 8181.9541'
- 10 : Curve Length: 160.352' Radius: 765.037'
 Delta: 012.0092 (d) Tangent: 80.471'
 Chord: 160.059' Course: S81° 11' 40.22"E
 Course In: S02° 48' 03.18"W Course Out: N14° 48' 36.38"E
 RP North: 12393.7268' East: 8144.5704'
 End North: 13133.3479' East: 8340.1266'
- 11 : Line Course: S79° 22' 55.62"E Length: 115.526'
 North: 13112.0613' East: 8453.6745'

Perimeter: 2558.738' Area: 318348.32 Sq. Ft.
 Error Closure: 0.0008 Course: N31° 45' 22.12"E
 Error North: 0.00072 East: 0.00045

Precision 1: 3154305.000



BUILD ON.
 SANDIS.NET

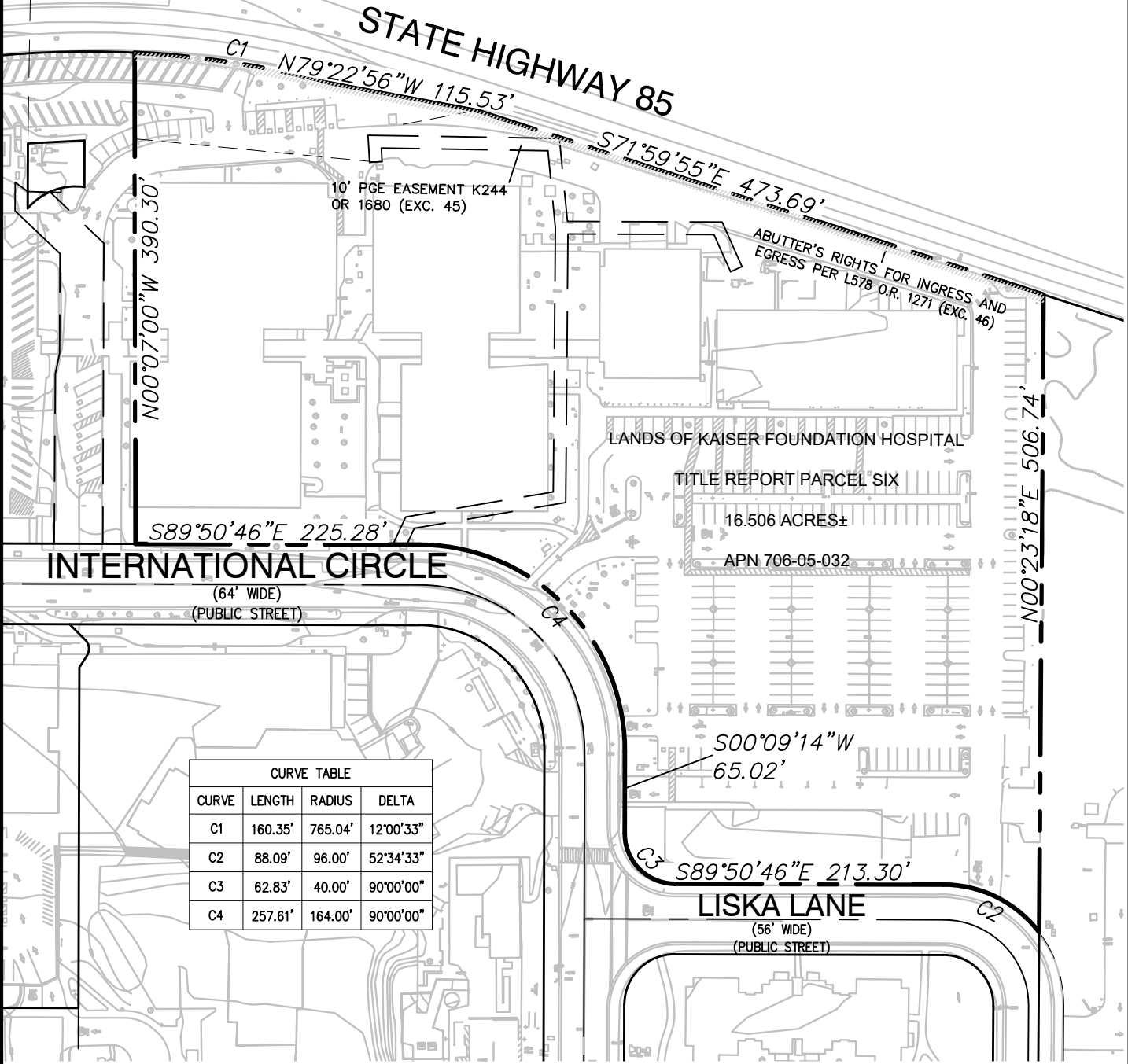
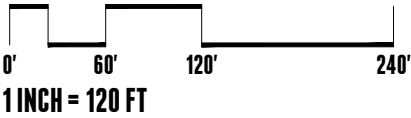
DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

- LOT LINE
- BOUNDARY LINE
- CENTERLINE
- NO ACCESS



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	160.35'	765.04'	12°00'33"
C2	88.09'	96.00'	52°34'33"
C3	62.83'	40.00'	90°00'00"
C4	257.61'	164.00'	90°00'00"



SANDIS

BUILD ON.
SANDIS.NET

DATE: 05/03/2023
SCALE: 1"=120'
BY: K.B.
PROJECT No.: 222204

EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS

LEGEND

 LOT LINE
 BOUNDARY LINE
 CENTERLINE
 NO ACCESS

0' 60' 120' 240'
 1 INCH = 120 FT



ON-RAMP STATE ROUTE 85
 (61' WIDE)
 (PUBLIC STREET)

ABUTTER'S RIGHTS FOR INGRESS AND
 EGRESS PER L578 O.R. 1271 (EXC. 46)

GREAT OAKS WATER COMPANY
 0464 OR 600
 APN 706-05-016

PARCEL 1 PER DOC. 13866699,
 RECIPROCAL ENCROACHMENT
 EASEMENT (EXC. 55); PARCEL
 SEVEN PER TITLE REPORT

PARCEL 2 PER DOC. 13866699,
 RECIPROCAL ENCROACHMENT
 EASEMENT (EXC. 55); PARCEL
 SEVEN PER TITLE REPORT

PG&E EASEMENT
 PER N747 O.R. 1607 (EXC. 36)
 & P.U.E.
 PER N690 OR 1849 (EXC. 52 & 53)

LANDS OF
 KAISER FOUNDATION HOSPITALS
 TITLE REPORT PARCEL SIX
 16.506 ACRES±
 APN 706-05-035

INTERNATIONAL CIRCLE
 (64' WIDE)
 (PUBLIC STREET)

N07°50'21"E 149.03'

S00°08'36"W 28.53'

S01°05'49"E 71.67'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	61.96'	40.00'	88°44'57"
C2	223.98'	200.01'	64°09'40"
C3	277.74'	765.04'	20°48'02"
C4	257.61'	164.00'	90°00'00"
C5	62.83'	40.00'	90°00'00"

S89°50'46"E 321.81'

HOSPITAL PKWY.
 (134' WIDE)



SANDIS

BUILD ON.
 SANDIS.NET

DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.:
 222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
 1
 OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-035
 POB: 12369.6454' East: 6268.2533'

1 : Curve	Length: 62.832' Radius: 40.000' Delta: 090.0000 (d) Tangent: 40.000' Chord: 56.569' Course: S45° 09' 14.44"W Course In: N89° 50' 45.56"W Course Out: S00° 09' 14.44"W RP North: 12369.7529' East: 6228.2535' End North: 12329.7527' East: 6228.1456'	14 : Line	Course: S00° 09' 14.44"W Length: 157.492' North: 12369.6448' East: 6268.2528'
2 : Line	Course: N89° 50' 45.56"W Length: 321.809' North: 12330.6178' East: 5906.3378'	15 : Line	Course: S00° 09' 11.38"W Length: 51.630' North: 12318.0150' East: 6268.1148'
3 : Curve	Length: 61.959' Radius: 40.000' Delta: 088.7492 (d) Tangent: 39.136' Chord: 55.948' Course: N45° 28' 17.09"W Course In: N00° 09' 14.44"E Course Out: S88° 54' 11.38"W RP North: 12370.6176' East: 5906.4453' End North: 12369.8521' East: 5866.4524'	16 : Curve	Length: 50.192' Radius: 50.000' Delta: 057.5161 (d) Tangent: 27.440' Chord: 48.111' Course: N69° 25' 54.40"E Course In: S49° 19' 34.62"E Course Out: N08° 11' 23.41"E RP North: 12285.4275' East: 6306.0365' End North: 12334.9175' East: 6313.1590'
4 : Line	Course: N01° 05' 48.62"W Length: 115.599' North: 12485.4300' East: 5864.2396'	17 : Line	Course: N00° 09' 11.38"E Length: 37.136' North: 12372.0533' East: 6313.2582'
5 : Line	Course: N01° 05' 48.62"W Length: 71.673' North: 12557.0898' East: 5862.8676'	18 : Line	Course: S86° 56' 11.38"W Length: 45.070' North: 12369.6447' East: 6268.2526'
6 : Line	Course: N00° 08' 36.38"E Length: 28.531' North: 12585.6207' East: 5862.9391'	Perimeter: 3094.480' Area: 400646.44 Sq. Ft. Error Closure: 0.0010 Course: S43° 26' 17.80"W Error North: -0.00074 East: -0.00070 Precision 1: 3041403.000	
7 : Line	Course: N07° 50' 21.38"E Length: 149.027' North: 12733.2550' East: 5883.2655'		
8 : Curve	Length: 223.976' Radius: 200.010' Delta: 064.1611 (d) Tangent: 125.371' Chord: 212.455' Course: N39° 55' 11.38"E Course In: S82° 09' 38.62"E Course Out: N17° 59' 58.62"W RP North: 12705.9747' East: 6081.4064' End North: 12896.1959' East: 6019.6011'		
9 : Line	Course: N72° 00' 01.38"E Length: 477.093' North: 13043.6227' East: 6473.3445'		
10 : Curve	Length: 277.737' Radius: 765.037' Delta: 020.8005 (d) Tangent: 140.414' Chord: 276.214' Course: N82° 24' 02.28"E Course In: S17° 59' 58.62"E Course Out: N02° 48' 03.18"E RP North: 12316.0277' East: 6709.7491' End North: 13080.1508' East: 6747.1325'		
11 : Line	Course: S00° 07' 00.00"E Length: 390.303' North: 12689.8486' East: 6747.9273'		
12 : Line	Course: N89° 50' 45.56"W Length: 314.812' North: 12690.6948' East: 6433.1164'		
13 : Curve	Length: 257.611' Radius: 164.000' Delta: 090.0000 (d) Tangent: 164.000' Chord: 231.931' Course: S45° 09' 14.44"W Course In: S00° 09' 14.44"W Course Out: N89° 50' 45.56"W RP North: 12526.6954' East: 6432.6756' End North: 12527.1362' East: 6268.6762'		



BUILD ON.
SANDIS.NET

DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.:
222204

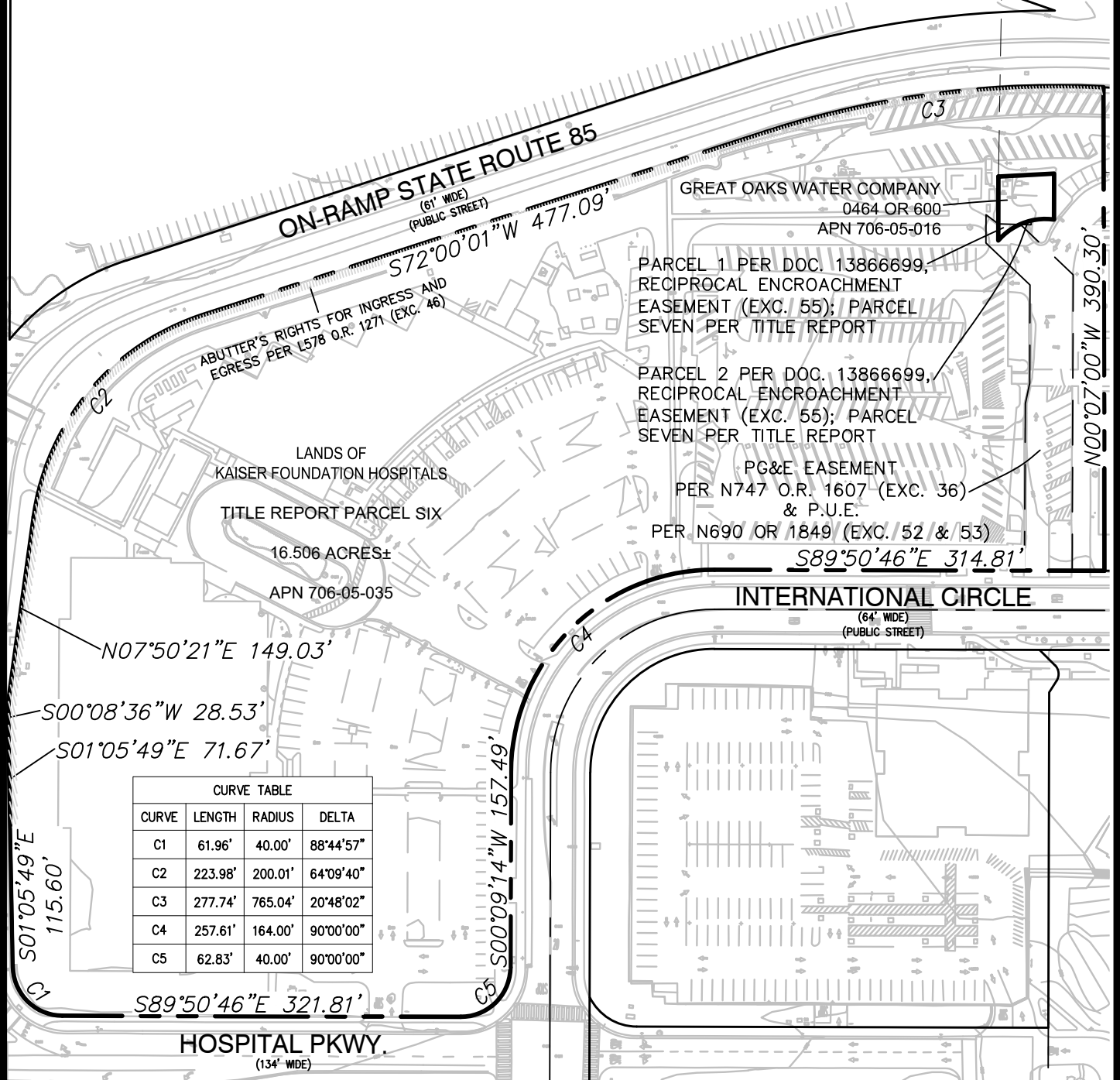
EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

 LOT LINE
 BOUNDARY LINE
 CENTERLINE
 NO ACCESS

0' 60' 120' 240'
 1 INCH = 120 FT



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	61.96'	40.00'	88°44'57"
C2	223.98'	200.01'	64°09'40"
C3	277.74'	765.04'	20°48'02"
C4	257.61'	164.00'	90°00'00"
C5	62.83'	40.00'	90°00'00"



SANDIS




BUILD ON.
SANDIS.NET

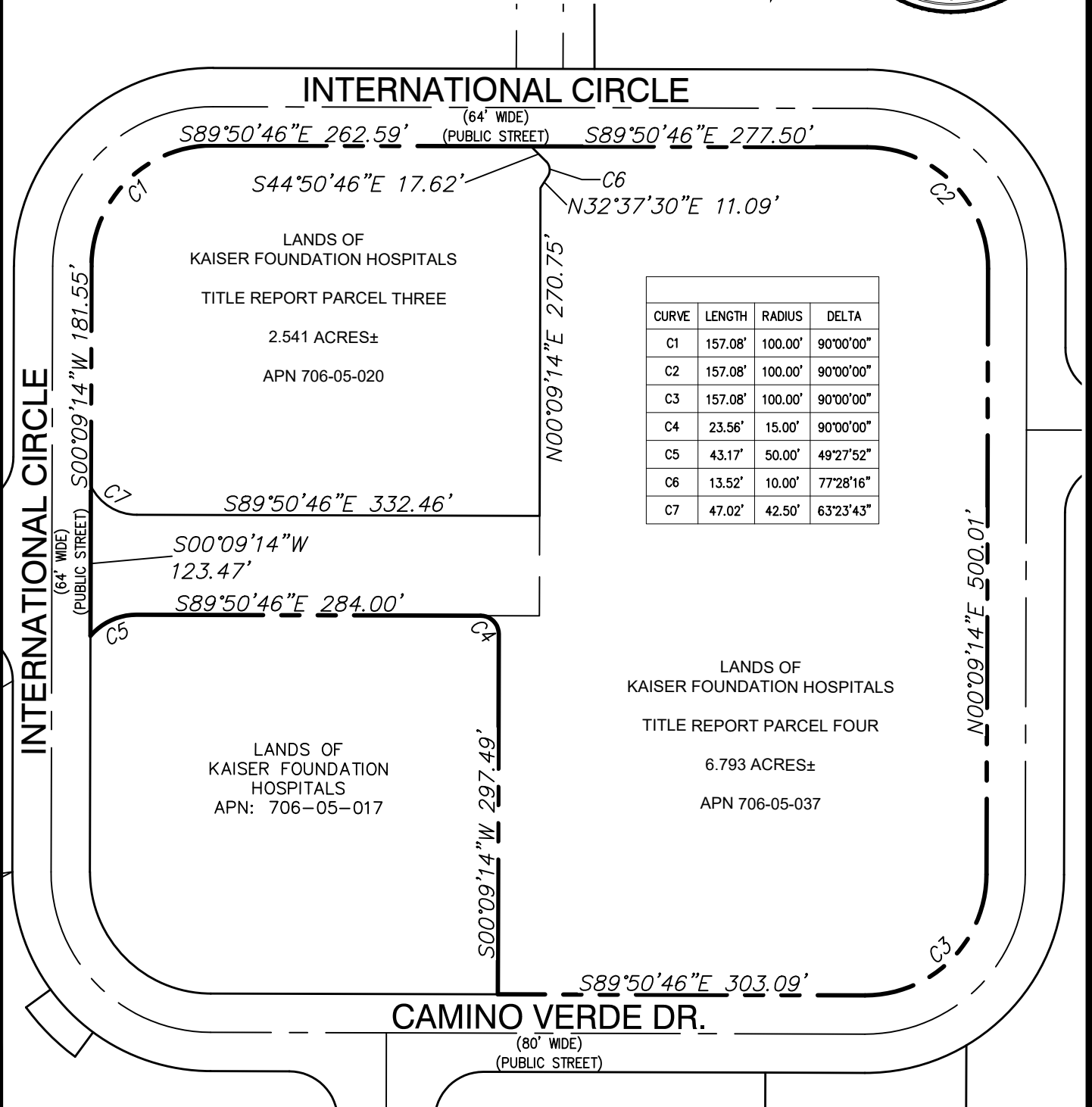
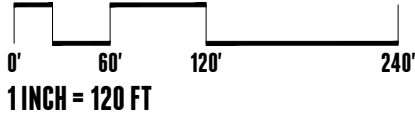
DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.:
222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
1
 OF 3 SHEETS

LEGEND

 LOT LINE
 BOUNDARY LINE
 CENTERLINE



BUILD ON.
SANDIS.NET

DATE: 05/03/2023
 SCALE: 1"=120'
 BY: K.B.
 PROJECT No.: 222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
 1
 OF 3 SHEETS

Project: 222204_Kaiser San Jose
 APN: 706-05-037
 POB: 12163.7201' East: 7816.8950'

- 1 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: S45° 09' 14.44"W
 Course In: N89° 50' 45.56"W Course Out: S00° 09' 14.44"W
 RP North: 12163.9889' East: 7716.8953'
 End North: 12063.9895' East: 7716.6268'
- 2 : Line Course: N89° 50' 45.56"W Length: 303.092'
 North: 12064.8042' East: 7413.5359'
- 3 : Line Course: N00° 09' 14.44"E Length: 297.494'
 North: 12362.2971' East: 7414.3355'
- 4 : Curve Length: 23.562' Radius: 15.000'
 Delta: 090.0000 (d) Tangent: 15.000'
 Chord: 21.213' Course: N44° 50' 45.56"W
 Course In: N89° 50' 45.56"W Course Out: N00° 09' 14.44"E
 RP North: 12362.3374' East: 7399.3356'
 End North: 12377.3372' East: 7399.3761'
- 5 : Line Course: N89° 50' 45.56"W Length: 284.000'
 North: 12378.1006' East: 7115.3771'
- 6 : Curve Length: 43.166' Radius: 50.000'
 Delta: 049.4644 (d) Tangent: 23.032'
 Chord: 41.838' Course: S65° 25' 18.44"W
 Course In: S00° 09' 14.44"W Course Out: N49° 18' 37.56"W
 RP North: 12328.1008' East: 7115.2427'
 End North: 12360.6987' East: 7077.3299'
- 7 : Line Course: N00° 09' 14.44"E Length: 123.470'
 North: 12484.1683' East: 7077.6617'
- 8 : Line Course: N00° 09' 14.44"E Length: 181.552'
 North: 12665.7196' East: 7078.1497'
- 9 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: N45° 09' 14.44"E
 Course In: S89° 50' 45.56"E Course Out: N00° 09' 14.44"E
 RP North: 12665.4508' East: 7178.1494'
 End North: 12765.4502' East: 7178.4179'
- 10 : Line Course: S89° 50' 45.56"E Length: 262.590'
 North: 12764.7444' East: 7441.0070'
- 11 : Line Course: S89° 50' 45.56"E Length: 277.502'
 North: 12763.9985' East: 7718.5080'
- 12 : Curve Length: 157.080' Radius: 100.000'
 Delta: 090.0000 (d) Tangent: 100.000'
 Chord: 141.421' Course: S44° 50' 45.56"E
 Course In: S00° 09' 14.44"W Course Out: S89° 50' 45.56"E
 RP North: 12663.9988' East: 7718.2392'
 End North: 12663.7303' East: 7818.2386'
- 13 : Line Course: S00° 09' 14.44"W Length: 500.012'
 North: 12163.7201' East: 7816.8945'

Perimeter: 2767.678' Area: 406576.11 Sq. Ft.
 Error Closure: 0.0004 Course: N88° 16' 58.10"W
 Error North: 0.00001 East: -0.00044

Precision 1: 6792565.000



BUILD ON.
 SANDIS.NET

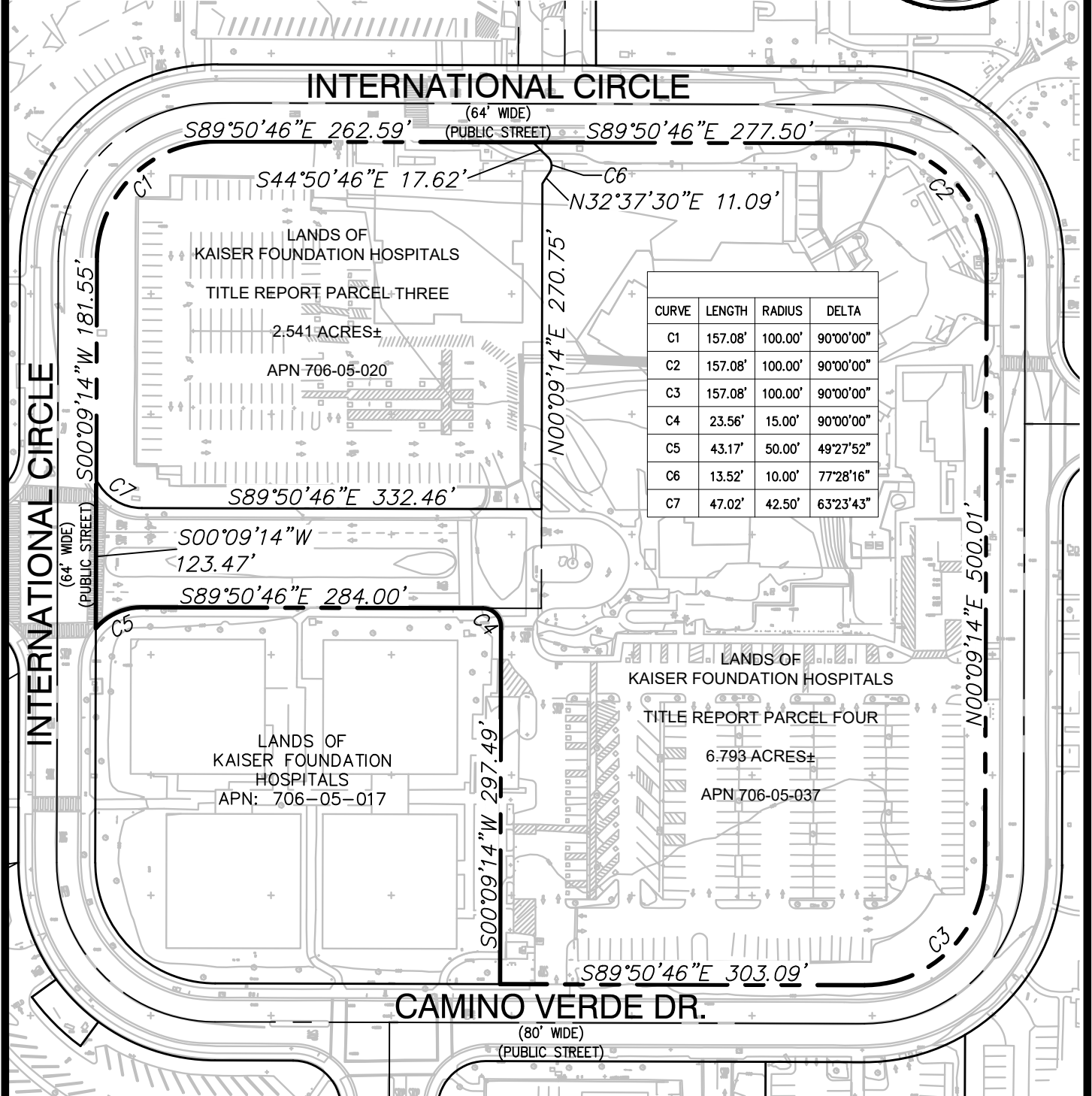
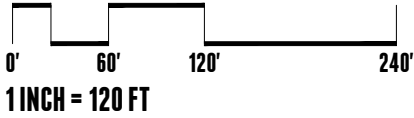
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222204

EXHIBIT "B"
 PLAT
 250 HOSPITAL PARKWAY
 SAN JOSE CALIFORNIA

SHEET
2
 OF 3 SHEETS

LEGEND

LOT LINE
BOUNDARY LINE
CENTERLINE



BUILD ON.
SANDIS.NET

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EXHIBIT "B"
PLAT
250 HOSPITAL PARKWAY
SAN JOSE CALIFORNIA

SHEET
3
OF 3 SHEETS