

Planning Commission Date: August 8, 2007

Item No. **2**

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing

Report prepared by: Cindy Hom

Public Hearing: Yes: No:

Notices Mailed On: N/A

Published On: N/A

Posted On: N/A

TITLE:

“S” ZONE APPROVAL AMENDMENT NO. SA2007-30

Proposal:

A request to remove six (6) onsite trees which includes one (1) protected Evergreen Ash tree and install seven (7) replacement trees located at 182 Topaz Street.

Location:

182 Topaz Street (APN 86-39-033)

RECOMMENDATION: Approval with conditions.

Applicant:

Michael Blue, Blue's Roofing Company 182 Topaz Street, Milpitas, CA 95035

Property Owner:

182 Topaz LLC, 182 Topaz Street, Milpitas, CA 95035

Architect:

David Yocke, HMH Engineers, 1570 Oakland Road, San Jose, CA 95131

Previous Action(s):

“S” Zone Approval, “S” Zone Approval Amendment

Environmental Info:

Categorically Exempt per Section 15301(Existing Facilities) of the California Environmental Quality Act (CEQA) Guidelines

General Plan Designation:

Manufacturing and Warehousing

Present Zoning:

Heavy Industrial (M2) District

Existing Land Use:

Industrial building

Agenda Sent To:

Applicant, property owner and architect

Attachments:

Project plans, Arborist report, and Applicant's letter.

PJ No.

2467

BACKGROUND

In April 1984, the Planning Commission approved the development of a 32,396 square foot research and development building with parking and landscaping. Subsequent amendments includes an “S” Zone Approval Amendment in October 1984 to add a recessed loading dock at

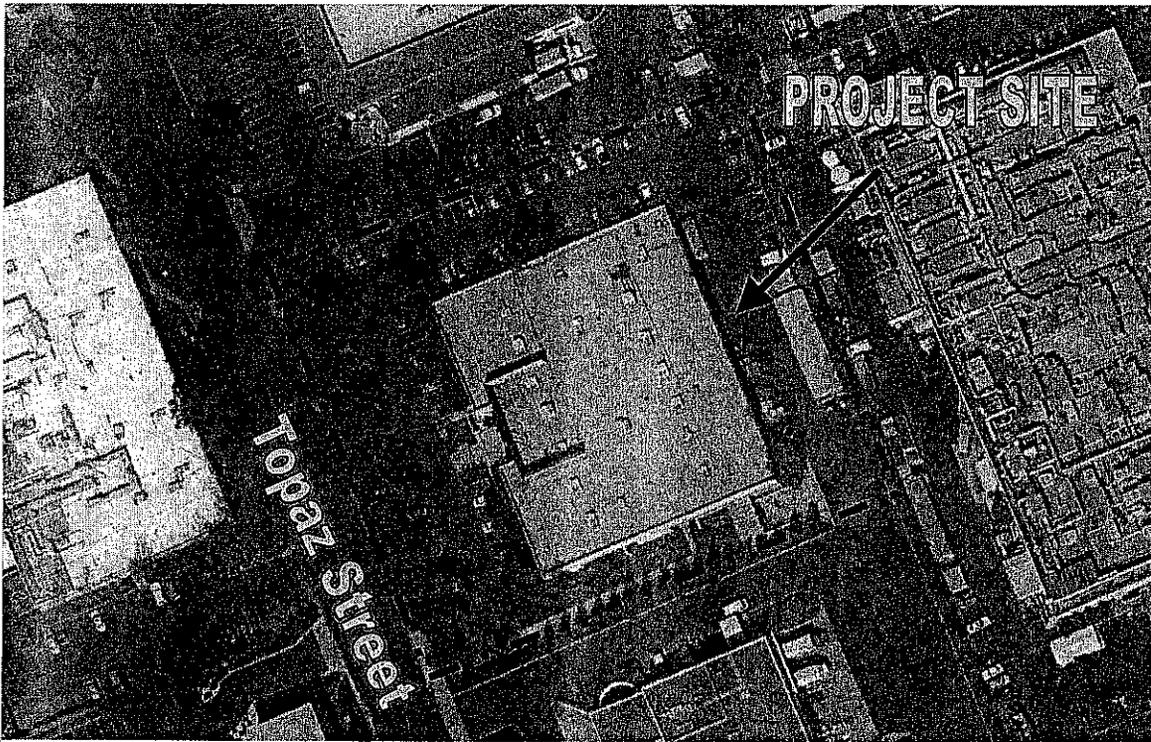
the rear of the building, an 11-foot screen masonry screen wall and installation of a 5'-8" monument sign.

In January 2007, the Planning Commission approved a Use Permit and "S" Zone approval Amendment to allow for a roofing contractor's yard and office with minor site modifications. During the building permit review process, the applicant was required to provide an Emergency Vehicle Access (EVA) access around the building to meet the Fire Department code requirements. As a result, the EVA driveway extension requires removal of one protected tree, which requires Planning Commission review and approval and is the subject of this report.

Site Description

The subject site is a 2.27-acre interior lot bounded by Topaz Street to the west and industrial buildings to the north, east, and south. The subject site and adjacent properties are zoned Heavy Industrial (M2), which include numerous uses typical for the Heavy Industrial Zone such as research and development, warehousing, and distribution facilities.

The site is currently developed with a 32,396 square foot industrial building. Existing site improvements include mature landscaping, a trash enclosure, loading dock with screen wall, and a parking lot with two driveways taking access off of Topaz Street at the north and south ends of the property.



THE APPLICATION

The applicant has submitted an "S" Zone Approval Amendment application, pursuant to Section 42 of the Zoning Ordinance ("S" Zone Combining District) for the removal and replacement of

six (6) onsite trees, which includes one (1) protected Ash tree located at 182 Topaz Street. The Milpitas Municipal Code (Section X-2.7.01) defines trees in developed commercial or industrial areas with a 37-inch or greater circumference as "protected trees". Removal of protected trees requires review and approval by the Planning Commission.

PROJECT DESCRIPTION

The project proposes landscape modifications to accommodate the extension of the Emergency Vehicle Access (EVA) driveway and to enhance the front landscaping. Proposed landscape modifications shown on Sheet L-2 are summarized in the tables below:

Table 1: Proposed Trees to be removed

Tree ID #	Tree Name	Size	Protected (Greater than 37 inches in circumference)
1	Evergreen Ash	45 ½ inches	Yes
2	Evergreen Ash	25 inches	No
3	Purple-Leaf Plum	18" inches	No
4	Purple-Leaf Plum	15" inches	No
5	Purple-Leaf Plum	16" inches	No
6	Purple-Leaf Plum	9.6" inches	No

Table 2: Replacement Trees to be installed

Botanical /Common Name	Size	Quantity
Acer Rubra/Red Maple	24 inch box	2
Lagestroemia xFauri "Tuscarora"/Crape Myrtle	15 gallon	4
Prunus Cerasifera/Purple-Leaf Plum	15 gallon	1

The new EVA driveway extension is proposed along the southern property line. The applicant is proposing to remove the existing screen wall and fill in the existing recessed loading dock area to accommodate a new asphalt driveway that will extend to an existing driveway. The applicant will also be relocating the previously approved privacy fence from the rear half of the lot to be southwest corner of the building. The relocation of the privacy fence will not enclose any additional parking.

Conformance with the General Plan

The proposed use conforms to the General Plan. The proposed use does not conflict with any of the General Plan Implementing principles and policies. The proposed landscape improvements is consistent with Implementing Policy 2.a.I-10 which fosters community pride and growth through beautification of existing and future development.

Conformance with the Zoning Ordinance

The proposed project conforms to the Heavy Industrial Zoning District development standards for landscaping in that it maintains landscaping in the required front yard. The project complies with Milpitas Municipal Code XI-10-42.10 (E) by having no net loss of trees. The applicant is proposing to remove (6) existing trees and install seven (7) new replacement trees.

Conformance with the "S" Zone Combining District

The project proposal will be compatible and aesthetically harmonious with the existing and adjacent buildings in the area. No adverse visual impacts would result from the proposed project. The applicant is removing one protected tree and has designed the EVA driveway extension to allow for mature Redwood Trees to remain in place that provides screening between the adjacent property and accent trees for the front of the building. Because of the above reasons, the project complies with the "S" Zone Combining District.

The proposed landscape modification is not anticipated to adversely impact any surrounding land uses because it will improve the aesthetics of the area by removing dead landscaping and enhancing the existing front landscaping.

Conformance with CEQA

The proposed project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 ("Existing Facilities", Interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances) of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

Close the Public Hearing. Approve "S" Zone Approval Amendment No. SA2007-30, a request to remove six (6) onsite trees which includes one (1) protected Evergreen Ash tree and install seven (7) replacement trees subject to the Findings and Special Conditions of Approval listed below:

FINDINGS

1. The proposed project is consistent with the Milpitas General Plan in that the proposed landscape modifications promote beautification of existing development.
2. The proposed project, as conditioned, is consistent with the Zoning Ordinance in terms of land use. The proposed landscaping modifications maintains the required front yard

landscaping, proposes no net loss of onsite trees, and replaces one protected tree at a 2:1 ratio.

3. The proposed project would not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare. The project is not anticipated to result in a negative community impact because use is compatible with surrounding uses. The proposed landscape modifications will improve the overall aesthetics of the site.
4. As conditioned, the project complies with the "S" Zone Combining District in that, building exterior and landscaping are compatible and aesthetically harmonious with the existing building and no adverse visual impacts would result from the proposed project.

SPECIAL CONDITIONS

1. The "S" Zone Approval Amendment No. SA2007-30 approval is for the request to remove six (6) on-site trees that includes one (1) protected Evergreen Ash tree and installing seven (7) new trees consisting of four (4) Crape Myrtle trees, two (2) Red Maple Trees, and one (1) Purple-Leaf Plum tree in accordance with the plans approved on August 8, 2007, and as modified by the Conditions of Approval. Any modification to the project as proposed shall be submitted pursuant to Section 42 for Planning Division review and approval. (P)
2. This use shall be conducted in compliance with all appropriate local, state and federal laws and regulations, and in conformance with the approved plans. (P)
3. The applicant shall comply with conditions of Planning Commission Resolution No. 310 (attachment), a resolution of standard conditions for industrial development. (P)
4. It is the responsibility of the applicant to obtain any necessary encroachment permits or approvals from affected agencies or private parties, including but not limited to the property owner on the south for the closing of the private access and EVA gate installation. Copies of these approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
5. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
6. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
7. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)
8. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers, including but not limited to construction activities, to eliminate as much as possible pollutants entering our receiving waters. Contact the RWQCB for questions regarding your specific requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)

9. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to plan check and inspection deposit, and 2.5% building permit automation fee. (E)
10. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in Flood Zone "X". (E)

(P) = Planning Division

(E) = Engineering Department

(F) = Fire Department



**BARRIE D. COATE
and ASSOCIATES**

Horticultural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

2.

**AN ANALYSIS OF TREES WHICH MIGHT BE EFFECTED BY A DRIVEWAY
INSTALLATION AT 182 TOPAZ STREET IN MILPITAS**

Prepared at the Request of:

Michael Blue
C/O Dave Yocke
HMH Engineers
1570 Oakland Road
San Jose, CA 95131

Site Visit by:
Barrie D. Coate
Consulting Arborist
April 18, 2007

Job #04-07-066

Assignment

I met Mr. Yocke at the Blues Roofing Company site on Topaz Street in Milpitas on April 18, 2007 to review trees that have the potential of being damaged or removed for the purpose of installing a fire truck access road on the southeast side of the property.

Summary

The 20 foot wide road could be installed while retaining all of the redwood trees on the property, including the row of twenty-two trees on the southeast side, and the three larger trees in the lawn if the recommendations in this report are followed.

The two evergreen ash should be removed, however.

Observations

The twenty-two redwood trees (#2-23) which form a visual barrier between this building and the one to the south range between 6 and 11 inches trunk diameter at 4.5 feet above grade, with heights between 12 and 30 feet.

They are all on a mound about 12 inches elevation above the adjacent property and since this species is so dependant on consistent regular water supply the mounded microsite results in drought stress.

Nonetheless the ones at the far southwest end of the row are healthy but not extremely vigorous.

The three redwood trees in the lawn #25, 26, and 27 are 13 to 15 inches trunk diameter and range between 40 and 45 feet in height.

These trees are in average to good health.

The two ash trees in question are trees #1 and 24. Neither of these are very transplantable, in my opinion, but on the other hand neither of them really deserve transplanting due to a combination of a naturally poor structure exacerbated by stub-cutting which makes them even more vulnerable to limb breakage than they are genetically.

In other words, their health is good but their structure is poor.

Recommendations

1. **If the goal is to keep** the row of coast redwoods on the southeast edge of the property, a decision I would recommend because of the screening the trees provide between this and the adjacent property on the southeast. It will be necessary to stay at least 3 feet away from the margin of the trunk of these trees with any curb and pavement installation that is installed.

That factor controls the potential width of the driveway if the redwood trees #24, 25 and 26 are to be retained as well. A soil cut should not be closer than 3 feet from the trunk of those trees either.

This would determine that the roadway between trees #25 and 26 and trees #16, and 17 could only be 19 feet in width.

I recommend that the fire department be asked if it would be acceptable to "pinch" the roadway to 19 feet in width in this 25 feet length of roadway in order to allow preservation of trees #25 and 26 in their existing locations.

2. Trees #1 and 24.

I recommend that ash trees #1 and 24 be removed.

These trees are evergreen ash #24 is between 7 and 8 feet from the existing inner side of the walkway and is already producing roots under the adjacent pavement, a condition which it will become more destructive with age.

The evergreen ash species has the potential for developing a 3-foot diameter trunk and a height of 120 feet and destroying pavement in any area within 30 feet of its trunk.

In addition to this potential of long term damage one should understand that the tree has been topped at approximately 30 feet of height and as a result the entire upper canopy is composed of watersprouts which are highly vulnerable to breaking out of the tree.

For all of these reasons I recommend the tree be removed rather than attempting to preserve it if it is necessary to remove the existing pavement in order to provide the desired fire truck turning radius.

3. Recommendations for Preservation of the Redwood Trees.

a. If at all possible, soil cuts should be made between November 30 and January 30 of any one year.

b. Two months before any soil cuts are made soaker hoses should be installed within 12 inches of the trunks of the row of redwoods on the southeast side of the property (#2-23) and in large circles around the trees in the lawn (#25-27) to apply 10 gallons of water per 1 inch of trunk diameter every two weeks (a 12 inch tree requires 120 gallons of water every two weeks).

c. In June inject Greenbelt 22-14-14 fertilizer mixed at 4-lbs./100 gallons water into the root zone of each of the trees in the long row on the property margin as well as the 3 trees in the lawn (#24, 25, 26).

Use 10 gallons of fertilizer water mix per 1 inch of trunk diameter (a 12 inch tree requires 120 gallons of fertilizer mix).

d. Make the soil cuts at the desired location 3 feet or more to the north of the long row of trees and 3 feet or more on the south east side only of trees #24 - 27.

If it is decided that the 19 foot wide road is not sufficiently wide between trees #25 and 26 and trees #16 and 17 consider transplanting trees #25 and 26 or better yet replacing them with nursery stock trees.

If transplanting is necessary you might consider transplanting tree #26 into the location currently occupied by ash tree #24 if that latter tree is removed.

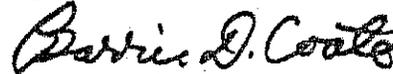
Warning if the soil cuts are made as suggested here but the irrigation and fertilizer preparation is not done at the prescribed timing one could expect a severe decline and possibly death of the nearby redwoods.

If the soil cuts are made as needed for this purpose it will be absolutely necessary to improve their health before the soil cuts are made by use of recommendation #3.

Conclusion

If all these instructions and the timing that is suggested in this report are carefully followed I see no reason that all of the redwoods shouldn't survive in their present locations after the roadway is installed.

Respectfully submitted,



Barrie D. Coate

BDC/sl

Enclosures: Assumptions and Limiting Conditions
Tree Data Accumulation Charts
Map
Pictures



**BARRIE D. COATE
and ASSOCIATES**

Horticultural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

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

Tree Evaluation During Property Development

Tree #	Tree Name	MEASUREMENTS					CONDITION										DISPOSITION				NOTES OR COMMENTS			
		DIAMETER @ 4-1/2 FEET	DBH	DBH	DIAMETER @	HEIGHT	SPREAD	HEALTH	STRUCTURE	CD WITH I.B. * see below	TOPPED CROWN	HEAVY ENDWEIGHT	CABLES INDICATED	INSECTS	DISEASE	DEADWOOD	ROOT COLLAR COVERED	NEEDS WATER	PROTECTED ?	HERITAGE TREE ?		SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P, T, R * see below
21	Coast Redwood	5.0				8	8	2	1									X						
22	Coast Redwood	4.0				8	8	2	1									X						
23	Coast Redwood	6.0				15	10	2	1									X						
24	Evergreen Ash	8.0				20	25	2	3															
25	Coast Redwood	14.0				40	20	2	1									X						
26	Coast Redwood	15.0				45	20	2	1									X						
27	Coast Redwood	13.0				40	20	2	1									X						



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

Job Name: Topaz Ave.
Job #: 04-07-066
Date: April 18, 2007

* CD W/IB = CODOMINANT LEADERS WITH INCLUDED BARK
* RECOMMEND = P=PRESERVE, T=TRANSPLANT, R=REMOVE

HORTICULTURAL CONSULTANTS
CONSULTING ARBORISTS



BARRIE D. COATE
and ASSOCIATES

(408) 353-1052
23535 Summit Road
Los Gatos, CA 95030

An Analysis Of Trees

Which Might Be Effected By A Driveway Installation

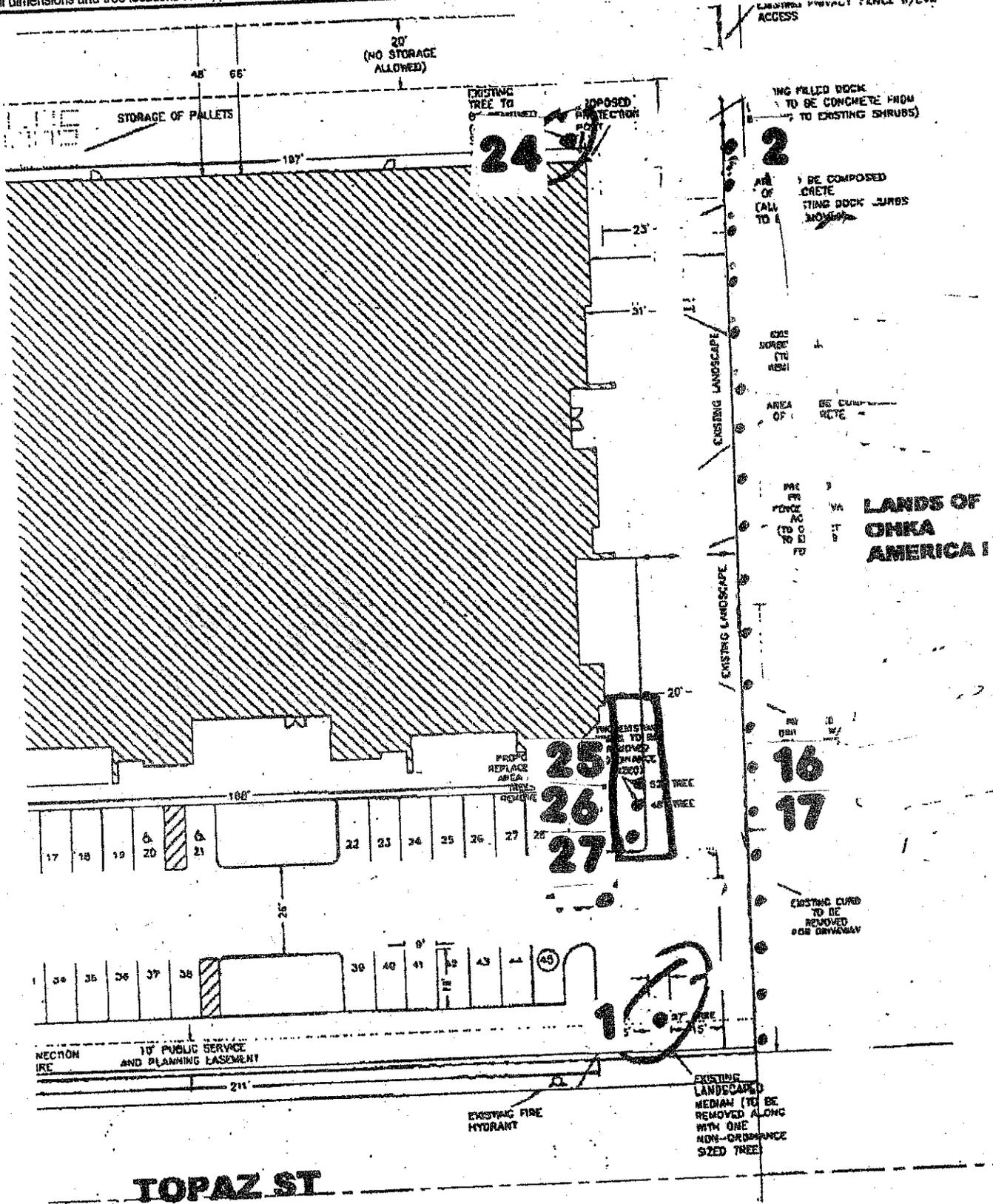
At 182 Topaz Street In Milpitas

This logo is attached to a plan done by another professional. The presence of this logo is not for the purpose of claiming credit for the plan but merely to add horticultural or arboricultural information to a plan prepared by others.

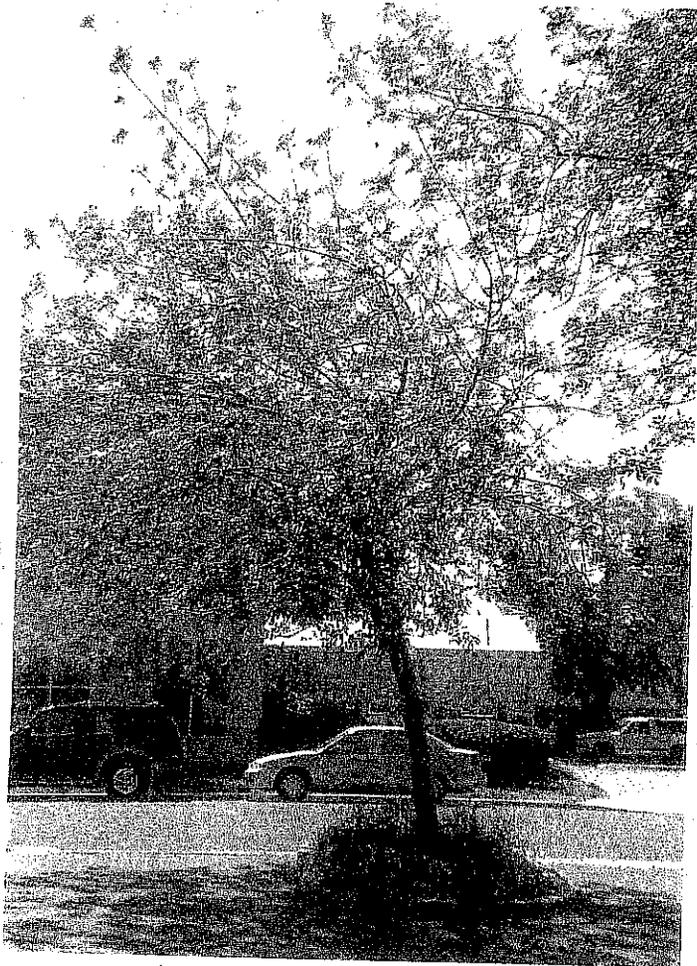
Tree numbers correspond to evaluation charts.
All dimensions and tree locations are approximate.

Date: April 18, 07

Job #04-07-066

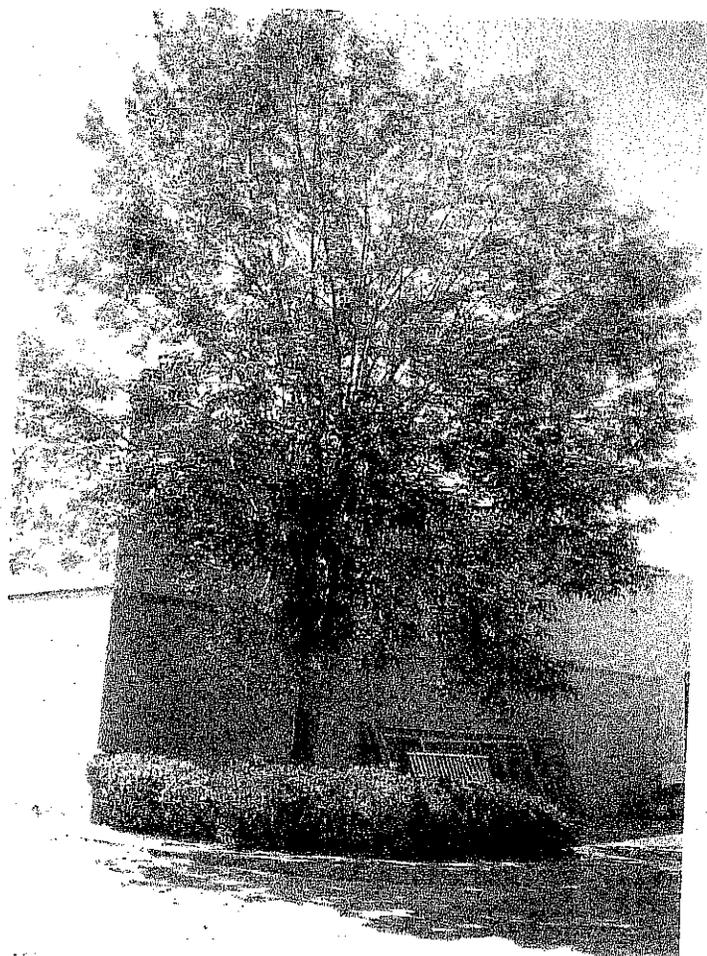


An Analysis Of Trees Which Might Be Effected By A Driveway Installation At 182 Topaz Street In Milpitas



← Photo 1 - Tree #1.

↓ Photo 2 - Tree #25.



An Analysis Of Trees Which Might Be Effected By A Driveway Installation At 182 Topaz Street In Milpitas

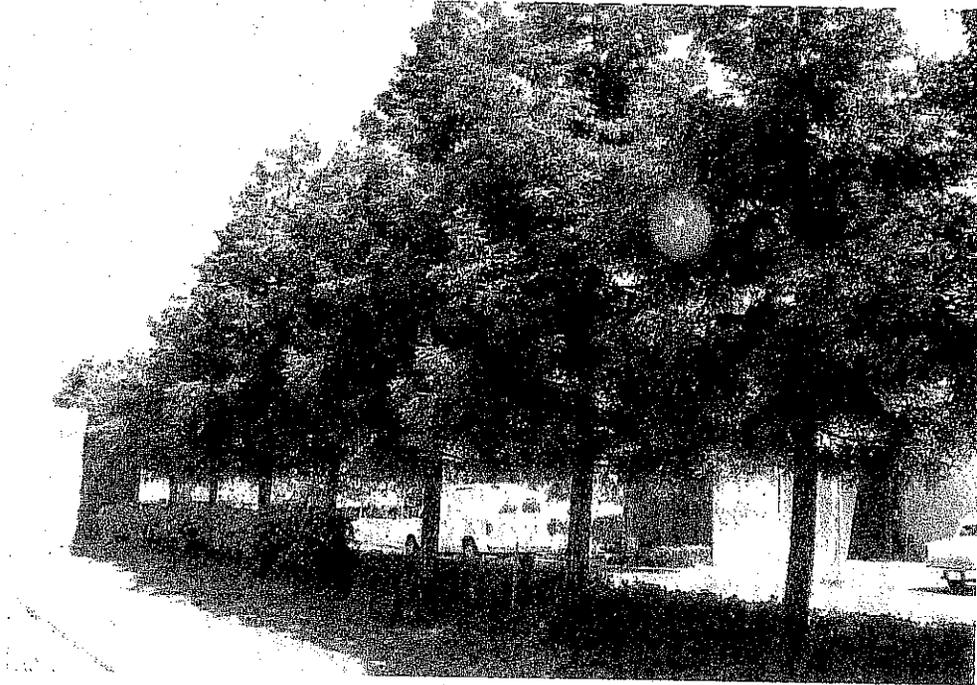


↑ Photo 3 - Tree #25 has been stub-cut.

↓ Photo 4 - Redwoods #2 - 6.



An Analysis Of Trees Which Might Be Effected By A Driveway Installation At 182 Topaz Street In Milpitas

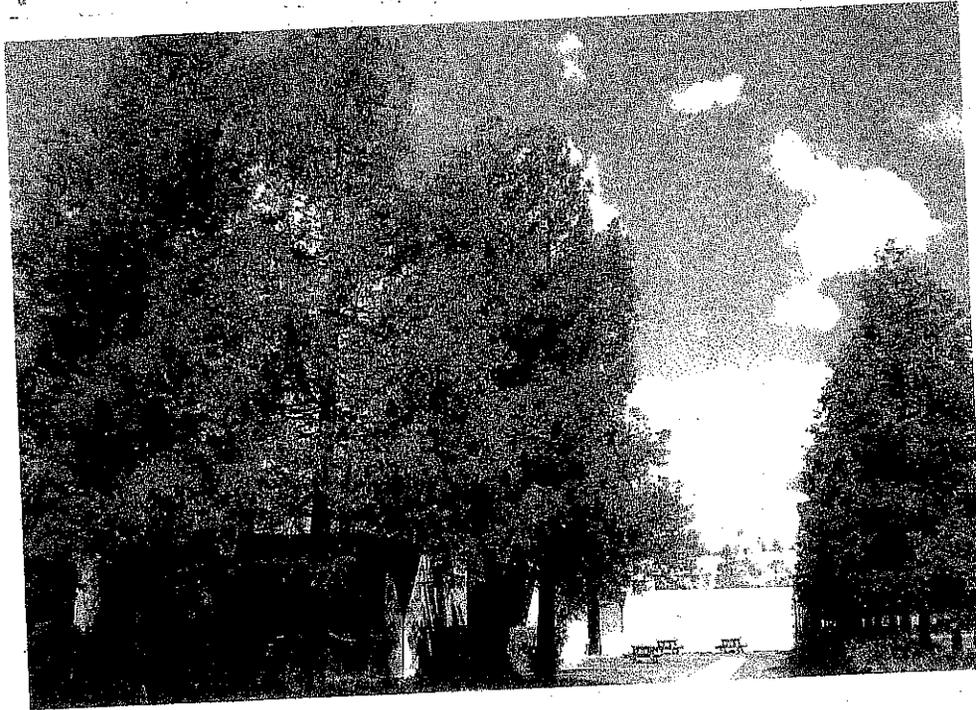


↑ Photo 5 - Redwoods #7 - 13.

↓ Photo 6 - Redwoods #19-24.



An Analysis Of Trees Which Might Be Effected By A Driveway Installation At 182 Topaz Street In Milpitas



↑ Photo 7 - Redwoods #25-27.



Job No. 3594.00

May 31, 2007
Page 1 of 2

City of Milpitas Planning Department
455 East Calaveras Boulevard
Milpitas, Ca 95035

Re: Topaz Avenue

To whom it May Concern:

We are submitting this Site Development Permit application and plan set with the intention of obtaining a permit to build a driveway along the southern portion of the site located at 182 Topaz Avenue. This driveway would give the City of Milpitas Fire Department a second access point to the site, allowing complete circulation around the entire building for both Blue's Roofing Company and the City of Milpitas Fire Department. In order to accomplish the construction of the driveway, the following items are being proposed in this application:

- An existing screen wall located on the southern side of the building to be removed.
- A landscaped median (with a non-ordinance sized tree), located in the southern driveway of the project site, to be removed.
- An ordinance sized tree on the southeastern side of the building to be removed.

These items are proposed to allow an area easily accessible by the fire department. A gate with EVA access will be built to provide an enclosed area to be used by Blue's Roofing Company while maintaining emergency vehicle accessibility. As permitted in a previous Conditional Use Permit (UP 2006-21), the existing EVA gate connecting this and the adjacent site will remain as an EVA gate. All trees to be removed will be replaced and/or relocated as per City staff request.

If you have any questions, please do not hesitate to call me at 408.487.2200 ext. 194

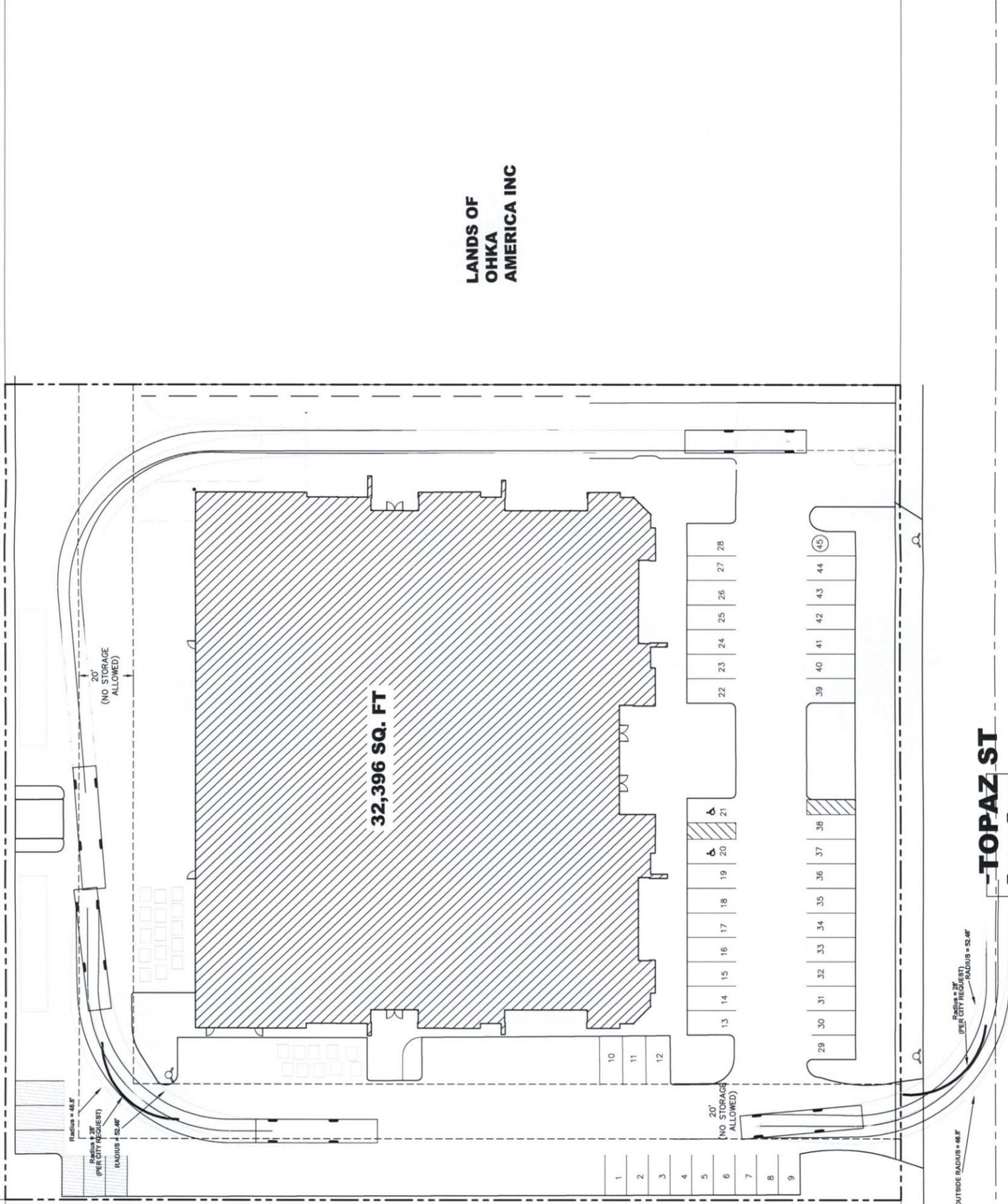
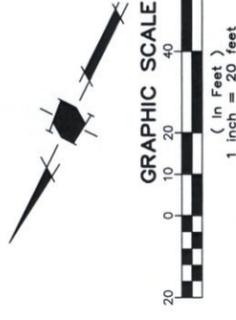
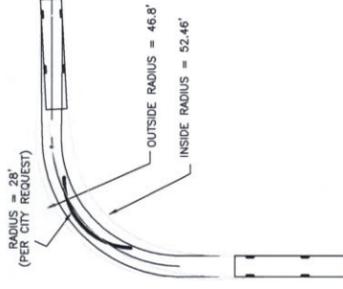
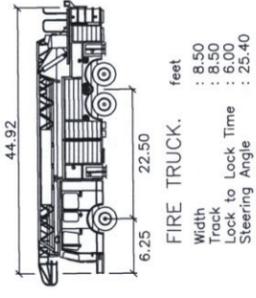
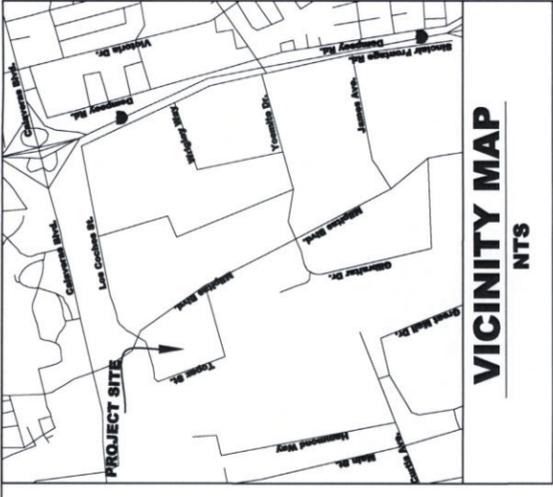
Very truly yours,

HMH ENGINEERS

Dave Yocke
Planner – Land Use Consultant

SAN JOSE
1570 Oakland Road
San Jose, California 95131
408.487.2200 Tel 408.487.2222 Fax
www.hmh-engineers.com

GILROY
7888 Wren Avenue, Bldg. B
Gilroy, California 95020
408.846.0707 Tel 408.846.0676 Fax



**LANDS OF
LOS COCHES
STREET LLC**

**LANDS OF
OHKA
AMERICA INC**

BY	DATE	REVISIONS

Blue's Roofing Company
 182 Topaz Avenue
 Milpitas, CA 95035

Date: 5.31.07
 Scale: 1" = 20'
 Designed: DY
 Drawn: DY
 Checked: VR
 Proj. Engr: DRR
 File: 359400SDP-FIRE

HMMH
ENGINEERS
 San Jose
 (408) 487-2200
 Gilroy
 (408) 848-0707
 www.hmh-engineers.com

**"S" Zone Approval Amendment
SA2007-30**
Fire Truck Turning Analysis

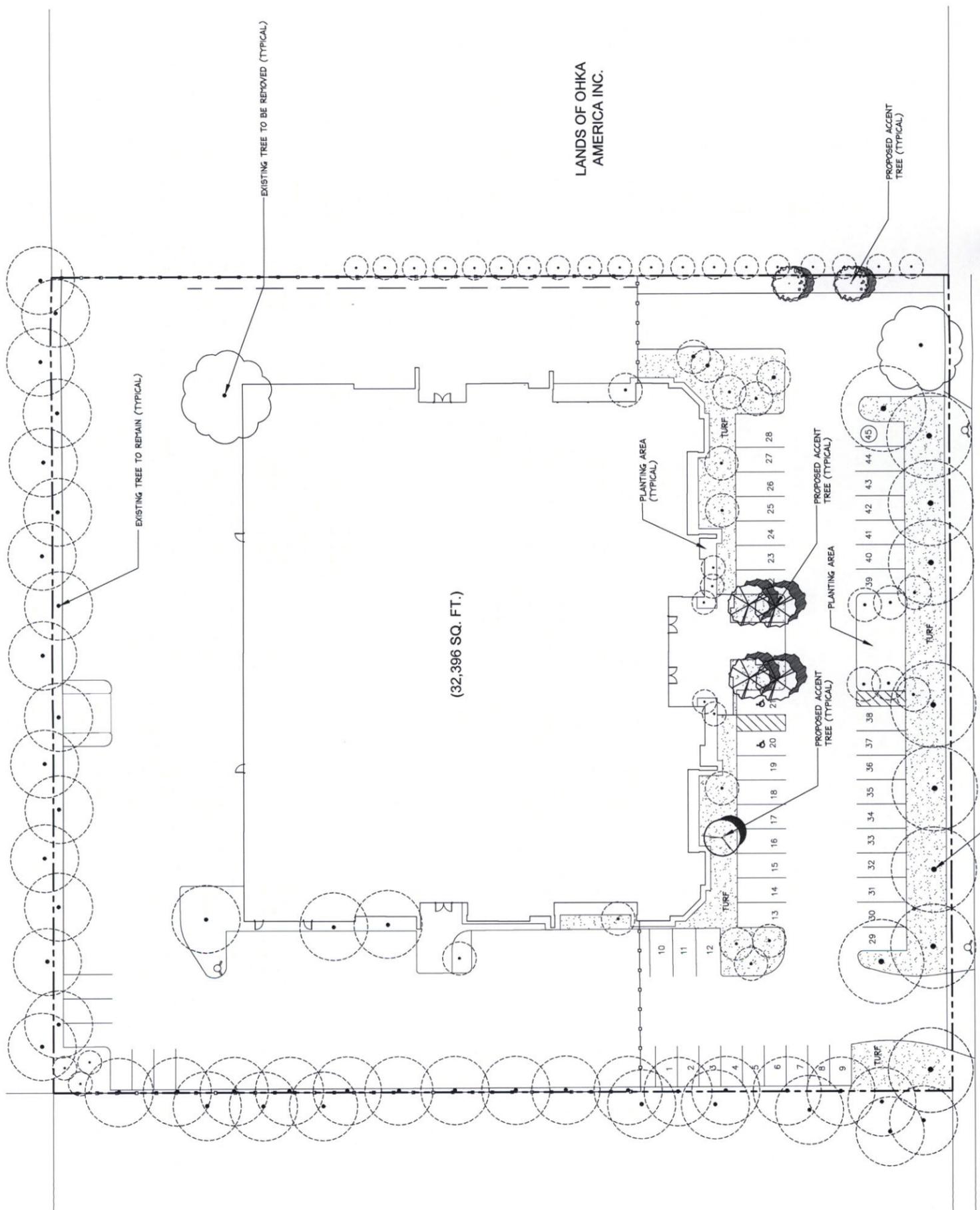
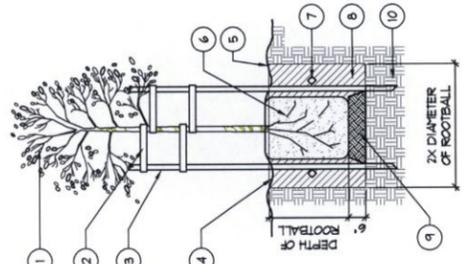
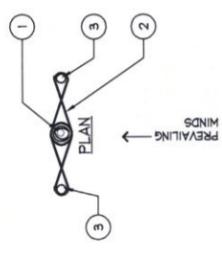
Sheet **C-3**
 of **3** Sheets
 JOB NUMBER
3594-00

PROPOSED TREE PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	QUANTITY
	ACER RUBRA	RED MAPLE	24" BOX	2
	LAGERSTROEMIA SPECIOSA 'FAURI TUSCARORA'	CRAPPE MYRTLE	15 GALLON	4
	PRUNUS CERASIFERA	PURPLE-LEAF PLUM	15 GALLON	1

IRRIGATION NOTE
ALL TREES TO BE IRRIGATED USING THE EXISTING FULLY AUTOMATIC IRRIGATION SYSTEM.

- NOTES:**
- SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
 - THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
 - ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
 - TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.
 - TREE-SEE PLAN FOR SIZE AND TYPE
 - CINCH TIE OR APPROVED EQUAL
 - 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
 - A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
 - FINISH GRADE
 - ROOTBALL
 - AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
 - APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
 - FOOT TAMP BASE
 - NATIVE GRADE



(32,396 SQ. FT.)

LANDS OF OHKA AMERICA INC.



A TREE STAKING (DOUBLE)
SCALE: N.T.S.

BY	DATE	REVISIONS

Blue's Roofing Company
182 Topaz Avenue
Milpitas, CA 95035

Date:	5.31.07
Scale:	AS NOTED
Designed:	WS/DY
Drawn:	LB/DY
Checked:	
Proj. Eng'r:	
File:	359400CL.dwg

HMH
LANDSCAPE ARCHITECTURE
1870 Oakland Rd.
San Jose, CA 95131
PH: (408) 487-2200
FX: (408) 487-2222
www.hmh-engineers.com

"S" Zone Approval Amendment SA2007-30

Landscape Plan

Sheet L-1
Of 1
JOB NUMBER 3594-00

