

MEMORANDUM

Planning Division



Date: January 26, 2016
To: Planning Commission Subcommittee
From: Hernan Rosas, Junior Planner
Subject: Minor Site Development Permit No. P-MS15-0129, Tree Replacement
Location: 705-755 Sycamore Drive. (APN 86-03-033)
Zoning/GP: Industrial Park (MP)/Manufacturing & Warehousing (MW)

Background:

- The project requires a Minor Site Development Permit for proposed site modifications on an existing industrial site located at 705-755 Sycamore Drive. The project site is zoned Industrial Park (MP) and is surrounded by other industrial buildings and uses.
- The purpose of the proposed modification is to improve the aesthetics of the site. Proposed modifications include:
 - Landscape modifications including the removal of fifty-four (54) trees in poor health and replacing them with 73 new trees. This removal includes 19 protected trees.
 - Replacement of trees in the following ratios:
 - Non-protected trees: 1:1 ratio
 - Protected trees: 2:1 ratio
- The application is submitted pursuant to Milpitas Municipal Code (MMC) Table XI-10-57.03-1: Additions or Alterations Requiring Minor Site Development Permits, which requires Planning Commission Subcommittee review due to the removal of protected trees.
- In approving any project subject to MMC Section XI-10-57-03 (G), the Planning Commission Subcommittee shall find all of the following:
 - *The development recognizes and respects the nature of the neighborhood and site, development patterns, materials used, and the expectations of those who will see and use the building;*

Analysis: The replacement of trees in poor condition will improve the aesthetics of the property and neighborhood.

- *The development assures that modifications satisfy functional requirements and are screened with appropriate compatible materials;*

Analysis: The replacement of trees at the appropriate ratios for protected and non-protected varieties satisfies the City's tree removal requirements. The trees will act as future screening for the site.

- *The development assures that the modifications will not interfere with the privacy, quiet enjoyment or view of the surrounding properties.*

Analysis: The proposed tree removal and replacement project is intended to replace trees in poor health with the city-mandated ratios for protected and non-protected trees. As such, it will not interfere with the privacy, quiet enjoyment or view of the surrounding properties.

MS15-0116, 156 South Milpitas Blvd, Tree Removal

- This project is categorically exempt from further CEQA review pursuant to Section 15301 (Existing Facilities)

Recommendation

STAFF RECOMMENDS THAT the Planning Commission Subcommittee approve P-MS15-0129, 705-755 Sycamore Drive Tree Removal, subject to the attached conditions of approval.

Attachments:

- A. Conditions of Approval
- B. Project Plans

CONDITIONS OF APPROVAL:

General Conditions

1. General Compliance. The applicant, including all successors in interest (collectively “Permittee”) shall comply with each and every condition set forth in this Permit. This Minor Site Development Permit No. P-MS15-0129 (“Permit”) shall have no force or effect and no building permit shall be issued unless and until all things required by the below-enumerated precedent conditions have been performed or caused to be performed.
2. Effective Date. Unless there is a timely appeal filed in accordance with the Milpitas Zoning Code, the date of approval of this Permit is the date on which the decision-making body approved this Permit.
3. Acceptance of Permit. Should Permittee fail to file a timely appeal within twelve (12) calendar days of the date of approval of this Permit, inaction by Permittee shall be deemed to constitute each of the following:
 - a. Acceptance of this Permit by Permittee; and
 - b. Agreement by the Permittee to be bound by, comply with, and to do all things required of or by Permittee pursuant to all of the terms, obligations, and conditions of this Permit.
4. Permit Expiration. Pursuant to Section XI-10-64-06 of the Milpitas Zoning Code, this Permit shall become null and void if the activity permitted by this Permit is not commenced within two (2) years from the date of approval, or for a project submitted with a tentative map, within the time limits of the approved tentative map. Pursuant to Section XI-10-64.06(B) of the Milpitas Zoning Code, an activity permitted by this Permit shall be deemed to have commenced when the project:
 - a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
5. Time Extension. Pursuant to Section XI-10-64.07 of the Milpitas Zoning Code, unless otherwise provided by State law, Permittee shall have the right to request a one-time extension of the Permit if the request is made in writing to the Planning Division prior to the expiration date of the approval. Any further extensions will be granted at the discretion of the Director of Planning, or designee.
6. Project Job Account. If Permittee’s project job account is at any time delinquent or below the required deposit amount, City will not continue to review or process the application until Permittee’s private job account is paid in full and the required deposit has been made. Additionally, prior to the issuance of any building permit or occupancy permit, as applicable, Permittee shall pay in full the project account balance and establish a remaining balance of at least twenty-five percent (25%) of the required initial deposit.

MS15-0116, 156 South Milpitas Blvd, Tree Removal

7. Notice. Pursuant to California Government Code Section 66020, any protest filed in court relating to the imposition of fees, dedication, reservations, or other exactions to be imposed on the development project shall be filed within ninety (90) days after the date of the approval of this permit. This provision serves as notice from the local agency to the Permittee that the ninety (90) day period in which the applicant may file a protest has begun under California Government Code Section 66020(d)(1).
8. Cost and Approval. Permittee shall fully complete and satisfy each and every condition set forth in this approval and any other condition applicable to the project to the sole satisfaction of the City. Additionally, Permittee shall be solely responsible and liable for the cost to satisfy each and every condition.
9. Conditions. Each and every condition set forth in this Exhibit shall apply to the project and continue to apply to the project so long as the Permittee is operating the project under the permits and approvals.
10. Compliance with Laws. The construction, use, and all related activity authorized under this Permit shall comply with all applicable local, state, and federal laws, rules, regulations, guidelines, requirements, and policies.
11. Previous Approvals. Permittee shall abide and continue to comply with all previous City approvals, permits, or requirements relating to the subject property, unless explicitly superseded or revised by this Permit.
12. Indemnification. To the fullest extent permitted by law, Permittee shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the project, including but not limited to, the approval of the discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, and (ii) Permittee's construction, operation, use, or related activity under this Permit. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. Permittee shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Permittee shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.
13. Revocation, Suspension, Modification. This Permit may be suspended, revoked, or modified in accordance with Section XI-10-63.06 of the Milpitas Zoning Code.
14. Severability. If any term, provision, or condition of this Permit is held to be illegal or unenforceable by the Court, such term, provision, or condition shall be severed and shall be inoperative, and the remainder of this Permit shall remain operative, binding, and fully enforceable.

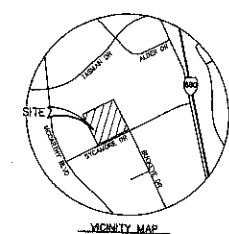
MS15-0116, 156 South Milpitas Blvd, Tree Removal

15. Permittee shall develop the approved project in conformance with the approved plans approved by the Planning Commission Subcommittee on December 17, 2015, in accordance with these Conditions of Approval.

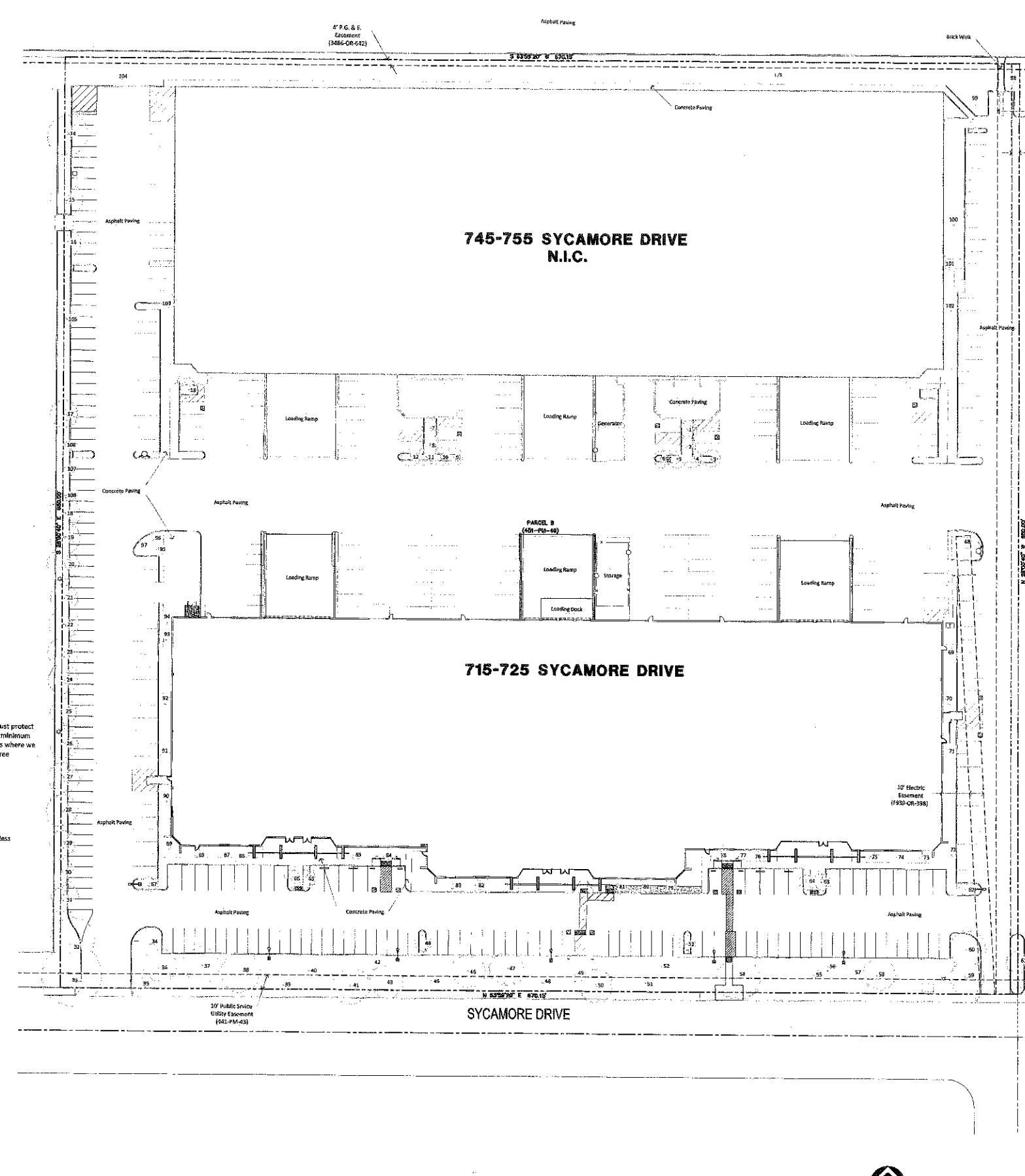
Any deviation from the approved site plan, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the Permittee shall submit modified plans, and any other applicable materials as required by the City for review, and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission or City Council, as applicable, in accordance with the Milpitas Zoning Code.

16. Written Response to Conditions. With the building permit application submittal, the Permittee shall provide a written response to the Conditions of Approval indicating how each condition has been addressed. **(ALL)**
17. If this site is currently using recycled water, any modification of the existing recycled water irrigation system will merit a plan review by the City of Milpitas, South Bay Water Recycling, and the State of California. If applicable, the Permittee shall submit irrigation system modification drawings with the building permit application submittal for review. Plans must be approved prior to issuance of the first building permit.

(P) = Planning
(B) = Building and Safety
(E) = Engineering
(U) = Utilities
(F) = Fire Prevention
(CA) = City Attorney
(PD) = Police Department



ARC TEC
ARCHITECTURAL TECHNOLOGIES
www.arctecinc.com
Arizona
2560 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2355 F 602.953.2988
California
99 Alameda Boulevard, Suite 840
San Jose, California 95113
P 408.496.0678 F 408.496.1121
The user of this plan is advised that the information contained herein is for informational purposes only and does not constitute a contract. The user of this plan is advised that the information contained herein is for informational purposes only and does not constitute a contract. The user of this plan is advised that the information contained herein is for informational purposes only and does not constitute a contract.



Tree Removal Analysis

| | |
|---|----|
| Existing Unprotected Trees to be Removed (37" and less) | 35 |
| Existing Protected Trees to be Removed (greater than 37") | 19 |
| Required Replacement Trees (35 x 1) + (19 x 2) | 73 |
| Proposed Replacement Trees | 73 |

Trees to be Removed by Species

| | |
|---------------|----|
| Eucalyptus | 18 |
| Lagerstroemia | 16 |
| Liquidambar | 11 |
| Fraxinus | 6 |
| Geliera | 3 |

Legend

- Existing Tree to Remain
- Existing Tree to be Removed

Tree Protection Fencing

It is required that protective fencing be installed to protect existing trees to remain. This fencing must protect a sufficient portion of the root zone to be effective. In most cases, it is essential to locate fencing a minimum radius of 6 times the trunk diameter in all directions from the trunk where possible. There are areas where the tree protection fencing must comply with the following:

- Consist of chain-link fencing having a minimum height of 6 feet.
- Be mounted on steel posts driven approximately 2 feet into the soil.
- Fencing posts must be a minimum of 10 feet on center.
- Protective fencing must be installed prior to the start of work in any given area.
- Protective fencing must not be removed until work has been completed in that given area, unless previously approved by the Landscape Architect.

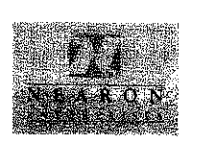
Existing Tree Inventory

| Key | Description (size in circumference) | Condition | Protected | Disposition |
|-----|--|-----------|-----------|---------------|
| 1 | 13" Lagerstroemia hybrid / Crape Myrtle | Good | No | Remain |
| 2 | 10" Lagerstroemia sp. | Good | No | Remain |
| 3 | 8" Lagerstroemia sp. | Good | No | Remain |
| 4 | 10" Lagerstroemia sp. | Good | No | Remain |
| 5 | 7" Lagerstroemia sp. | Good | No | Remain |
| 6 | 8" Lagerstroemia sp. | Good | No | Remain |
| 7 | 10" Lagerstroemia sp. | Good | No | Remain |
| 8 | 8" Lagerstroemia sp. | Good | No | Remain |
| 9 | 8" Lagerstroemia sp. | Good | No | Remain |
| 10 | 8" Lagerstroemia sp. | Good | No | Remain |
| 11 | 9" Lagerstroemia sp. | Good | No | Remain |
| 12 | 8" Lagerstroemia sp. | Good | No | Remain |
| 13 | 10" Lagerstroemia sp. | Good | No | Remain |
| 14 | 31" Fraxinus uhdei / Shamel Ash | Fair | No | Remain |
| 15 | 42" Fraxinus sp. | Good | Yes | Remain |
| 16 | 40" Fraxinus sp. | Fair | Yes | Remain |
| 17 | 15" Fraxinus sp. | Fair | No | Remain |
| 18 | 18" Celtis densata / Chinese Hackberry | Good | No | Remain |
| 19 | 16" Celtis sp. | Good | No | Remain |
| 20 | 21" Celtis sp. | Good | No | Remain |
| 21 | 20" Celtis sp. | Good | No | Remain |
| 22 | 20" Celtis sp. | Good | No | Remain |
| 23 | 18" Celtis sp. | Good | No | Remain |
| 24 | 17" Celtis sp. | Good | No | Remain |
| 25 | 18" Celtis sp. | Good | No | Remain |
| 26 | 20" Celtis sp. | Good | No | Remain |
| 27 | 19" Celtis sp. | Good | No | Remain |
| 28 | 19" Celtis sp. | Good | No | Remain |
| 29 | 20" Celtis sp. | Good | No | Remain |
| 30 | 16" Celtis sp. | Good | No | Remain |
| 31 | 18" Celtis sp. | Good | No | Remain |
| 32 | 48" Fraxinus sp. | Good | Yes | Remain |
| 33 | 12" Fraxinus sp. | Good | Yes | Remain |
| 34 | 25" Fraxinus sp. | Fair | No | to be Removed |
| 35 | 39" Geliera parviflora / Australian Willow | Good | Yes | to be Removed |
| 36 | 44" Geliera sp. | Good | Yes | Remain |
| 37 | 47" Fraxinus sp. | Fair | Yes | Remain |
| 38 | 46" Geliera sp. | Good | Yes | Remain |
| 39 | 35" Fraxinus sp. | Fair | No | to be Removed |
| 40 | 39" Fraxinus sp. | Fair | Yes | to be Removed |
| 41 | 39" Fraxinus sp. | Good | No | Remain |
| 42 | 34" Eucalyptus sideroxylon / Red Ironbark | Fair | No | to be Removed |
| 43 | 53" Fraxinus sp. | Fair | Yes | Remain |
| 44 | 6" Lagerstroemia sp. | Good | No | Remain |
| 45 | 41" Geliera sp. | Fair | Yes | to be Removed |
| 46 | 34" Fraxinus sp. | Good | No | Remain |
| 47 | 35" Fraxinus sp. | Good | No | Remain |
| 48 | 31" Fraxinus sp. | Fair | No | to be Removed |
| 49 | 13" Fraxinus sp. | Fair | No | to be Removed |
| 50 | 25" Fraxinus sp. | Good | No | Remain |
| 51 | 77" Geliera sp. | Fair | Yes | to be Removed |
| 52 | 16" Fraxinus sp. | Fair | No | to be Removed |
| 53 | 6" Lagerstroemia sp. | Good | No | Remain |
| 54 | 32" Geliera sp. | Good | No | Remain |
| 55 | 15" Eucalyptus sp. | Fair | Yes | to be Removed |
| 56 | 44" Eucalyptus sp. | Fair | Yes | to be Removed |
| 57 | 65" Eucalyptus sp. | Fair | Yes | to be Removed |
| 58 | 40" Geliera sp. | Fair | Yes | Remain |
| 59 | 25" Fraxinus sp. | Good | No | Remain |
| 60 | 37" Fraxinus sp. | Good | Yes | Remain |
| 61 | 13" Lagerstroemia sp. | Good | No | Remain |
| 62 | 10" Lagerstroemia sp. | Good | No | Remain |
| 63 | 8" Lagerstroemia sp. | Good | No | Remain |
| 64 | 10" Lagerstroemia sp. | Good | No | Remain |
| 65 | 8" Lagerstroemia sp. | Good | No | Remain |
| 66 | 9" Lagerstroemia sp. | Good | No | Remain |
| 67 | 8" Lagerstroemia sp. | Good | No | Remain |
| 68 | 73" Eucalyptus sp. | Fair | Yes | to be Removed |
| 69 | 19" Liquidambar styraciflua / Sweet Gum | Fair | No | to be Removed |
| 70 | 17" Liquidambar sp. | Fair | No | to be Removed |
| 71 | 17" Liquidambar sp. | Fair | No | to be Removed |
| 72 | 14" Liquidambar sp. | Fair | No | to be Removed |
| 73 | 9" Lagerstroemia sp. | Good | No | to be Removed |
| 74 | 8" Lagerstroemia sp. | Good | No | to be Removed |
| 75 | 8" Lagerstroemia sp. | Good | No | to be Removed |
| 76 | 8" Lagerstroemia sp. | Good | No | to be Removed |
| 77 | 8" Lagerstroemia sp. | Good | No | to be Removed |
| 78 | 8" Lagerstroemia sp. | Good | No | to be Removed |
| 79 | 7" Lagerstroemia sp. | Good | No | to be Removed |
| 80 | 8" Lagerstroemia sp. | Good | No | to be Removed |
| 81 | 6" Lagerstroemia sp. | Good | No | to be Removed |
| 82 | 8" Lagerstroemia sp. | Good | No | to be Removed |
| 83 | 7" Lagerstroemia sp. | Good | No | to be Removed |
| 84 | 7" Lagerstroemia sp. | Good | No | to be Removed |
| 85 | 7" Lagerstroemia sp. | Good | No | to be Removed |
| 86 | 8" Lagerstroemia sp. | Good | No | to be Removed |
| 87 | 8" Lagerstroemia sp. | Good | No | to be Removed |
| 88 | 7" Lagerstroemia sp. | Good | No | to be Removed |
| 89 | 14" Liquidambar sp. | Fair | No | to be Removed |
| 90 | 13" Liquidambar sp. | Fair | No | to be Removed |
| 91 | 13" Liquidambar sp. | Fair | No | to be Removed |
| 92 | 13" Liquidambar sp. | Fair | No | to be Removed |
| 93 | 50" Eucalyptus sp. | Fair | Yes | to be Removed |
| 94 | 39" Eucalyptus sp. | Poor | No | to be Removed |
| 95 | 48" Eucalyptus sp. | Poor | Yes | to be Removed |
| 96 | 69" Eucalyptus sp. | Poor | Yes | to be Removed |
| 97 | 34" Eucalyptus sp. | Fair | No | to be Removed |
| 98 | 64" Eucalyptus sp. | Fair | Yes | to be Removed |
| 99 | 38" Eucalyptus sp. | Fair | Yes | to be Removed |
| 100 | 17" Liquidambar sp. | Fair | No | to be Removed |
| 101 | 15" Liquidambar sp. | Fair | No | to be Removed |
| 102 | 17" Liquidambar sp. | Fair | No | to be Removed |
| 103 | 39" Eucalyptus sp. | Poor | Yes | to be Removed |
| 104 | 40" Eucalyptus sp. | Poor | Yes | to be Removed |
| 105 | 70" Eucalyptus sp. | Poor | Yes | to be Removed |
| 106 | 62" Eucalyptus sp. | Fair | Yes | to be Removed |
| 107 | 53" Eucalyptus sp. | Poor | Yes | to be Removed |
| 108 | 56" Eucalyptus sp. | Fair | Yes | to be Removed |

1 EXISTING TREE INVENTORY & TREE REMOVAL PLAN
SCALE: 1" = 30'-0"

Winterbotham Partnership
Landscape Architect
1818 Broadway, Suite 400, Torrance, CA 90501
(604) 939-9377 winterbotham@earthlink.net

NEARON ENTERPRISES
705, 715 & 725 Sycamore Drive
Milpitas, CA 95035



| DATE | DESCRIPTION |
|------------|-----------------------------------|
| 08.08.2015 | Pre-Submittal |
| 08.18.2015 | Pre-Submittal |
| 09.09.2015 | City Comments Response-Coordinate |
| 08.22.2015 | Site Accessibility |
| 09.09.2015 | Owner Revisions |
| 11.18.2015 | Tree Removal Permit Submittal |

EXISTING TREE INVENTORY & TREE REMOVAL PLAN



ARCTEC
ARCHITECTURAL TECHNOLOGIES
www.arctec.com

Arizona
2900 East Northern Avenue, Building C
Phoenix, Arizona 85028
P 602.953.2385 F 602.953.2988

California
99 Alhambra Boulevard, Suite 849
San Jose, California 95113
P 408.496.0078 F 408.496.1121

The "ARCTEC" logo is a registered trademark of ARCTEC. ARCTEC is not responsible for the design, construction, or installation of any system or equipment that is not specifically designed, manufactured, or installed by ARCTEC. ARCTEC is not responsible for the design, construction, or installation of any system or equipment that is not specifically designed, manufactured, or installed by ARCTEC. ARCTEC is not responsible for the design, construction, or installation of any system or equipment that is not specifically designed, manufactured, or installed by ARCTEC.

© Copyright ARCTEC, Inc. 2015
In Association with:

Waterbotan Partnership
Landscape Architects
1800 Broadway, Suite 401, Redwood City, CA 94063
(650) 919-9277 waterbotan@waterbotan.com

Notes in Compliance With Water Conservation in Landscaping Regulations (Ordinance 238.4):

Soil Management Report

1. Documentation shall be submitted to the City verifying implementation of soil analysis report recommendations with Certificate of Completion.

Landscape Design

1. Plant pits will be amended per the soils analysis recommendation.
2. Watering basins will be mulched with a 3" layer of fir bark mulch.

Irrigation Design

1. All new trees will have two Rainbird 1401 flood bubblers as shown on the Bubbler @ Tree Detail.
2. A new 4 station controller shall be installed with this new irrigation that utilizes either evapotranspiration or soil moisture sensor data using non-volatile memory.

Certificate of Completion

1. A Certificate of Completion will be submitted upon completion of the work.

Certificate of Installation According to the Landscape Documentation Package

1. A certificate of Completion According to the Landscaped Documentation Package will be submitted upon completion of the work.

Fire Prevention Division

1. Trees, landscape, structure(s) shall not obstruct or impede access to fire suppression appliances (hydrants, fire department service lines, FDC/PV or other fire service utilities). Minimum 6' is required from fire suppression appliances' outermost extremities. Section 508.2.
2. When structures are constructed in close proximity to fire appliances, plans shall be submitted to the Milpitas Fire Department for review prior and approval prior to any work being done.
3. Structure(s) shall not be erected over underground fire lines. Any modifications required to underground fire utility lines shall be submitted to the Milpitas Fire Department for review and approval prior to any work being done.

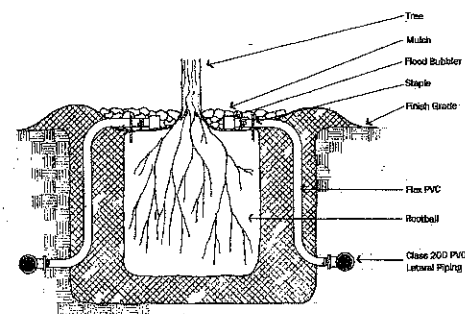
Tree Legend

| Key | Botanical & Common Names | Qty. | Size | Water Req't. | Comments |
|-----|---|------|---------|--------------|------------|
| T1 | Azara microphylla / Boxleaf Azara | 4 | 24" box | M | Multi-Stem |
| T2 | Cercis occidentalis / Western Redbud | 3 | 24" box | VL | Natural |
| T3 | Lagerstroemia x "Yuma" / Cape Myrtle | 13 | 24" box | L | Standard |
| T4 | Magnolia stellata / Star Magnolia | 11 | 24" box | M | Natural |
| T5 | Pistacia c. "Keith Davies" / Chinese Pistache | 14 | 24" box | L | Standard |
| T6 | Raphiolepis, "Majestic Beauty" / Hawthorn | 28 | 24" box | L | Standard |

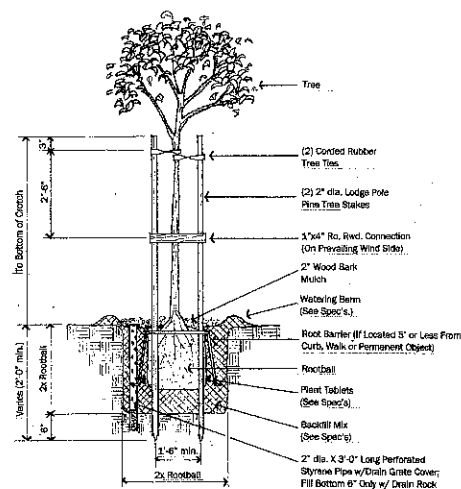
Water requirement is based on Water Use Classification of Landscape Species (WUCOLS) prepared by the Water Conservation Office of the Department of Water Resources, 2000.

Notes:

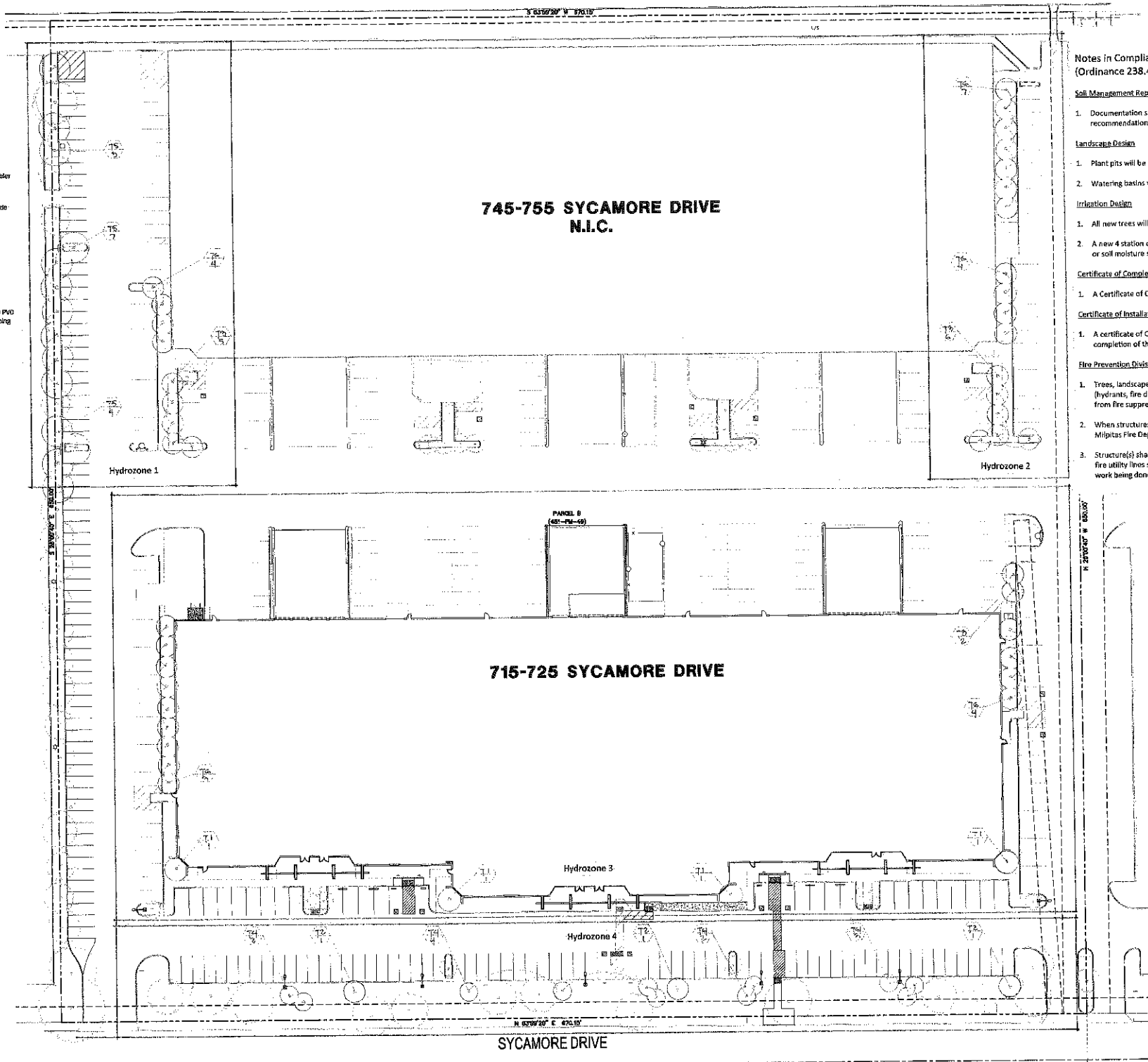
1. Quantities in the Plant Legend are for general reference only (Verify count per Plan).
2. indicates plant key
 indicates plant count
3. Location of trees shown on Plan is schematic and shall be adjusted in the field to avoid conflicts with utilities, sprinklers, footings, roots, etc. Verify final locations with the Landscape Architect.
4. The watering basin of the new trees shall be covered with a 2" layer of 1/2"-1" fir bark mulch.
5. Make all adjustments/additions to the existing irrigation system as necessary to provide proper coverage to the new trees.



Section -tp, N.T.S.
Bubblers @ Tree Detail N.T.S.



Section -tp, N.T.S.
Tree Planting Detail N.T.S.



Exterior Improvements for:
NEARON ENTERPRISES
705, 715 & 725 Sycamore Drive
Milpitas, CA 95035



| DATE | DESCRIPTION |
|------------|-----------------------------------|
| 05.08.2015 | Permit Submittal |
| 06.18.2015 | RFC/Correction |
| 09.02.2015 | City Comments Response/Correction |
| 06.22.2015 | Site Accessibility |
| 03.09.2015 | Owner Reviews |
| 11.18.2015 | Tree Removal Permit Submittal |



I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation design.

1 TREE PLANTING PLAN
SCALE: 1" = 30'-0"



TREE PLANTING PLAN I

L2.01

Monthly Irrigation Schedule

Project Title: Nearon Enterprises
 Project Address: 705,715 & 725 Sycamore Drive
 Prepared By: Linn B. Winterbotham, Landscape Architect CLA #1743
 727 Paradise Way, Emerald Hills, CA 94062
 (650) 325-3137
 Date Prepared: December 30, 2015

| Valve Number | Plant Type | Irrigation Type | Flow Rate (G.P.M.) | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|--------------------------|------------|-----------------|--------------------|--------------------------------------|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1 | Trees | Bubbler | 11.5 | 6 | 1 | 6 | 2 | 6 | 2 | 6 | 2 | 8 | 2 | 8 | 2 |
| 2 | Trees | Bubbler | 8.5 | 6 | 1 | 6 | 2 | 6 | 2 | 6 | 2 | 8 | 2 | 8 | 2 |
| 3 | Trees | Bubbler | 9.5 | 6 | 1 | 6 | 2 | 6 | 2 | 6 | 2 | 8 | 2 | 8 | 2 |
| 4 | Trees | Bubbler | 7.0 | 6 | 1 | 6 | 2 | 6 | 2 | 6 | 2 | 8 | 2 | 8 | 2 |
| Monthly Totals | | | | 964 | 876 | 1,927 | 1,883 | 1,927 | 1,883 | 1,927 | 1,883 | 2,570 | 2,570 | 1,927 | 1,883 |
| Annual Total Water Usage | | | | 21,886 gallons (MAWA 27,594 gallons) | | | | | | | | | | | |

Run Time (min per cycle)
 XX X Days per Week
 XXXXX Gallons per Month

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (Eto) 45.2

| Hydrozone # /Planting Description ^a | Plant Factor (PF) | Irrigation Method ^b | Irrigation Efficiency (IE) ^c | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU) ^d |
|--|-------------------|--------------------------------|---|--------------|--------------------------|-------------|---|
| 1 Trees | .3 | Bubbler | .85 | .353 | 828 | 292 | 8,191 |
| 2 Trees | .3 | Bubbler | .80 | .353 | 612 | 216 | 6,053 |
| 3 Trees | .3 | Bubbler | .80 | .353 | 684 | 241 | 6,754 |
| 4 Trees | .3 | Bubbler | .80 | .353 | 504 | 178 | 4,988 |
| Totals | | | | | 2,628 | 984 | 25,986 |
| ETWU Total | | | | | | | 25,986 |
| Maximum Allowed Water Allowance (MAWA) | | | | | | | 27,595 |

^aHydrozone #/Planting Description
 E.g
 1.) front lawn
 2.) low water use plantings
 3.) medium water use planting

^bIrrigation Method
 overhead spray
 or drip

^cIrrigation Efficiency
 0.75 for spray head
 0.81 for drip

^dETWU (Annual Gallons Required)
 = Eto x 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

MAWA = (45.2)(0.62)((.375 x 2,628) + (1 - .375 x 0))
 MAWA = 28.0 x 985.5
 MAWA = 27,594

ETAF Calculations

Regular Landscape Areas

| | |
|-------------------|-------|
| Total ETAF x Area | (B) |
| Total Area | (A) |
| Average ETAF | B ÷ A |

All Landscape Areas

| | |
|-------------------|---------------|
| Total ETAF x Area | (B+D) |
| Total Area | (A+C) |
| Sitewide ETAF | (B+D) ÷ (A+C) |

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

RECEIVED

DEC 31 2015

CITY OF MILPITAS
 PLANNING DIVISION