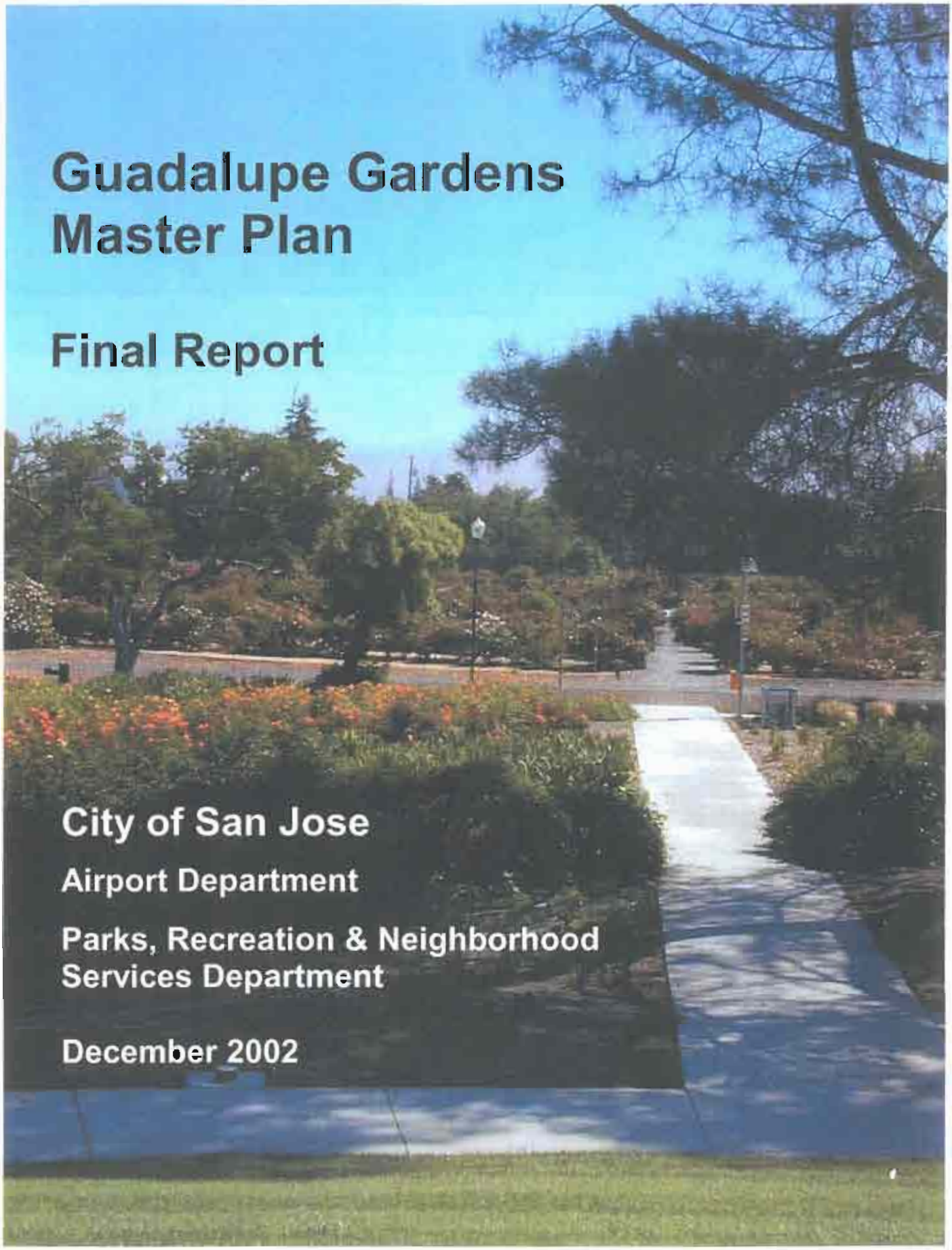
Guadalupe Gardens Master Plan

Final Report



City of San Jose

Airport Department

Parks, Recreation & Neighborhood Services Department

December 2002

Guadalupe Gardens Master Plan

Final Report

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and

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December 2002

Approved by San Jose City Council: April 23, 2002

Approved by Federal Aviation Administration: August 9, 2002

Guadalupe Gardens Master Plan

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Background and Analysis

Chapter 1
Background and Analysis

A. Introduction

Immediately south of San Jose International Airport is a large expanse of vacant land that was once a predominantly residential neighborhood. Bounded by the 880 Freeway, the Guadalupe River, and Coleman Avenue, and once known as the "Coleman Loop" neighborhood, this area is under the primary approach path for aircraft arrivals into the Airport. Beginning in the late 1960's, in response to the adverse noise and safety impacts affecting the Airport approach zone area, the City of San Jose began acquiring and clearing residential and other incompatible land uses. A comprehensive Airport Approach Zone Land Acquisition Program was formally authorized in 1974 by the City and the Federal Aviation Administration (FAA) to complete the purchase of approximately 625 parcels totaling 120 acres in the Coleman Loop neighborhood, including relocation of residents and property clearance.

Funding for the land acquisition program was provided primarily from the FAA in the form of grants to the City, with Airport revenues accounting for the remainder. Consistent with the goal of ensuring a safe and compatible approach zone for the Airport, the City agreed to limit the acquired property to only agriculture and open space land uses, as specifically approved by the FAA. The land acquisition program was completed in the early 1990's at a total cost of approximately $80 million.

In the mid-1980's, as the Airport land acquisition program was in progress, the San Jose City Council directed the commencement of studies to create public recreational or park re-use of the vacated property. While the eastern edge of the area became part of the Santa Clara Valley Water District's Guadalupe River Flood Control and City of San Jose's Guadalupe River Park project extending from downtown San Jose, a series of conceptual planning and public participation efforts was conducted by various City departments for the rest of the Airport approach zone property.

In 1989, acting on the recommendation of a citizen task force involved in the re-use planning underway at the time, the City Council approved the designation of the Airport approach zone area as the "Guadalupe Gardens" to reflect the evolving community interest in establishing re-uses that represent the agricultural/horticultural heritage of the Santa Clara Valley. Between 1990 and 1994, consistent with this vision, the City implemented three "interim" re-use projects on vacant Airport property: a "Courtyard Garden" on the block bounded by Taylor, Spring, Seymour, and Walnut streets, an "Historic Orchard" on the block bounded by Seymour, Vendome, Hobson, and Spring

streets, and a "Heritage Rose Garden" on the block bounded by Taylor, Vendome, Seymour, and Spring streets. A related interim re-use project implemented in the same timeframe was a water-efficient "Rock Garden" alongside Columbus Park within the public right-of-way of Taylor Street between Irene and Walnut streets. The City also closed many of the interior streets that no longer served any adjacent land uses, and removed pavement, curbs, and sidewalks from those streets, as part of a "naturalization" program for the area.

Preparation of a formal master plan for the Guadalupe Gardens was initiated by the City in 1992 to refine the conceptual recommendations developed in the earlier planning efforts and to develop a more comprehensive guide to selection and location of future land uses. However, the master planning process was suspended by the City in 1994 after the FAA raised concerns that some of the draft land use proposals were not compatible with the Airport approach zone restrictions. The City agreed to wait until completion of the Airport Master Plan for San Jose International, concurrently underway since 1987, before returning to completion of a Guadalupe Gardens Master Plan as a follow-on, supporting project.

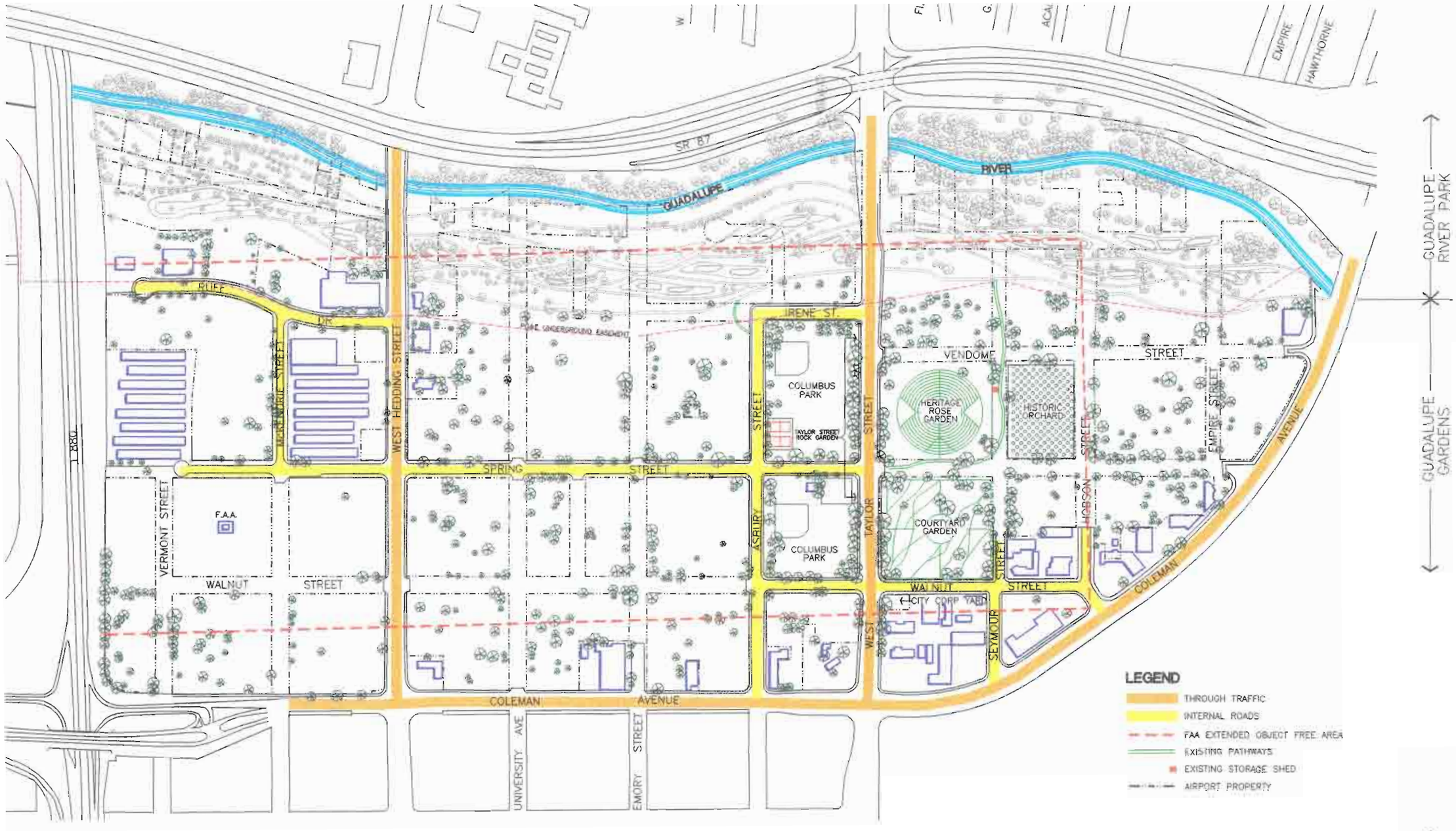
The Airport Master Plan was adopted by the City in 1997 and subsequently approved by the FAA in 1999. In anticipation of the forthcoming FAA action on the Airport Master Plan, and in response to a specific request from the non-profit Guadalupe River Park & Gardens Corporation (now the Friends of Guadalupe River Park & Gardens), an organization which evolved from the various citizen advisory committees/task forces working with the City on the Guadalupe Gardens and Guadalupe River Park, the City Council in late 1998 directed that work proceed to complete the Guadalupe Gardens Master Plan.

This Master Plan report represents the culmination of those efforts. A more detailed historical chronology of the planning process for the Guadalupe Gardens is provided in Appendix A of this report.

B. Existing Conditions

Exhibit 1 displays the existing land use setting of the Guadalupe Gardens. While the Guadalupe Gardens is sometimes referred to as the entire area bounded by 880, the Guadalupe River, and Coleman Avenue, this master plan more strictly defines the Guadalupe Gardens as the approximately 120 acres of open Airport-owned property and interior street rights-of-way outside the Guadalupe River Park and also excluding Columbus Park and the various private industrial, commercial, and non-City public properties within that larger geographic boundary.

Exhibit 1



GUADALUPE GARDENS - EXISTING LAND USE

0 50'100' 200' 400' 800'

NORTH

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9/15/2003

Description of Area:

Taylor Street and Hedding Street, which are four-lane arterial thoroughfares running east/west through the Guadalupe Gardens area, essentially break the area up into three subareas. Almost all of the existing interim land uses in the Guadalupe Gardens are located south of Taylor Street, consisting of: the three major open space attractions, i.e., the Courtyard Garden, Historic Orchard, and Heritage Rose Garden; a paved pathway along the rights-of-way of former Seymour and Spring streets installed in 2000 as part of a Guadalupe River Park bike path detour during construction of the Route 87/Taylor Street interchange; and a small City storage yard at the southwest corner of Taylor and Walnut streets. Approximately 25 acres or roughly 2/3 of the Guadalupe Gardens area south of Taylor is currently in a vacant condition, including a small portion of land on the south side of Taylor east of former Vendome Street temporarily being used as a construction staging area for the 87/Taylor interchange project.

Conservancy now a tenant of City building adjacent Park/Coleman

The area between Taylor and Hedding streets is bisected by Spring S surrounds Columbus Park, a ten-acre City recreational facility bounded by Taylor, Walnut, Asbury, and Irene streets. The non-profit Friends of Guadalupe River Park & Gardens is a temporary tenant of the City's Columbus Park facility building. Essentially all of the approximately 45 acres of available Airport property between Taylor and Hedding streets is currently vacant. The only interim land uses in this area are the Rock Garden along Taylor, a short paved pathway connecting the intersection of Asbury/Irene streets to the Guadalupe River Park path system (part of the bike path detour around the Route 87/Taylor Street interchange construction), and the temporary use of the right-of-way and land east of Irene Street between Taylor and Asbury as a construction staging area for the 87/Taylor interchange.

The area north of Hedding Street is also bisected by Spring Street and is almost totally separated from the Guadalupe River Park by developed non-City property. With the exception of a small FAA-operated aircraft navigational aid in the middle of the block bounded by Spring and former Vermont, Walnut, and McKendrie streets, all of the approximately 30 acres north of Hedding is currently vacant. The northwest section of this area, adjacent to the existing I-880/Coleman Avenue interchange, will become part of the proposed upgraded interchange currently under design and anticipated to be under construction by late 2003.

Completed

Despite the largely vacant appearance of the Guadalupe Gardens, a number of utility services pass through the area along or under most of the existing street rights-of-way.

The interior streets which were previously closed to traffic, and with pavement improvements removed, have not been formally abandoned by the City. Exhibit 2 shows the numerous below-ground water, storm sewer, and sanitary sewer services in the Guadalupe Gardens, including a major water pipeline under former Emory Street and a recycled water main under Spring Street. In addition, PG&E holds an easement that runs north/south through the entire eastern portion of the Guadalupe Gardens area for an underground high voltage transmission line. Above-ground utilities include electric and telephone lines and poles.

Directly to the north of the Guadalupe Gardens, across I-880, is the south end of San Jose International Airport. To the east side, across the Guadalupe River Park and Route 87 (currently being upgraded to a freeway with an interchange at Taylor Street) is the City/County Civic Center area and the largely residential Vendome/Ryland Park neighborhood. To the west and south across Coleman Avenue is a mixture of commercial, industrial, and residential land uses in the College Park and Julian-Stockton neighborhoods and the north end of downtown San Jose.

Photographs showing existing land uses in the Guadalupe Gardens are presented in Appendix B of this report.

Land Use Constraints:

The federal grants received for the Airport's acquisition and clearance of approach zone property contractually obligate the City to maintain the land as airport-compatible open space or agriculture, with FAA approval of proposed re-uses required. The aircraft approach path to Runway 12R-30L is aligned approximately halfway between Spring and Walnut streets, and the approach path to newly-extended Runway 12L-30R is approximately aligned with former Vendome Street. On a daily basis, an average of 200 jet aircraft currently overfly the Guadalupe Gardens, a level that is projected to gradually increase in the future. The very high aircraft noise levels in the Guadalupe Gardens that prompted the removal of the former residential land use will continue to be a significant environmental condition.

In addition to the federal land acquisition grant agreements obligating the City to maintain the acquired property for airport-compatible open space or agriculture, most of the Guadalupe Gardens also falls under an FAA-established safety zone called an "Extended Object Free Area". By definition, Airport property in an Object Free Area (OFA) must be kept clear of any structures or stationary objects not required for aircraft navigation.

Any land use that would compromise Airport approach zone protection, such as placement of structures, concentrations of people, changes to ground topography, or features that could attract birds, would be of serious concern to the FAA. In recognition of, and in assurance with, the FAA requirement to maintain the area as airport-compatible open space, the San Jose General Plan was amended in 1986 to change the City's land use designations of the Airport-acquired property to "Public Park/Open Space" with an "Airport Approach Zone overlay". The existing interim land uses in the Guadalupe Gardens, as well as the Airport property that became part of the Guadalupe River Park/Flood Control project, were reviewed by the FAA's local Airports Division office. FAA regulations also require that any sale or lease of Airport property be at market value with all revenue dedicated to Airport purposes.

Another public agency with certain airport/land use oversight responsibilities in the Guadalupe Gardens area is the Santa Clara County Airport Land Use Commission (ALUC), an agency created under State law with review authority over proposed land uses within the vicinity of airports. The ALUC's adopted land use policy plan supports the City's obligations to ensure airport-compatible uses in the Guadalupe Gardens. The ALUC Plan additionally designates the portion of the Guadalupe Gardens north of former Emory Street, or approximately the northern half of the Guadalupe Gardens area, as a runway "safety zone" (independent of FAA-defined safety areas) within which population density restrictions also apply. Specifically, new land uses within ALUC safety zones are limited to an average of 10 persons per acre and a maximum of 25 persons per acre at any one time.

In essence, the Guadalupe Gardens is a rather unique area. Although largely open and accessible, it is irregularly-configured and non-contiguous, exposed to aircraft noise and safety impacts and, as Airport property, is subject to federal aviation regulations. Further, through the City's acceptance of federal funds to acquire all the formerly incompatible land uses in the Airport approach zone, the FAA has review and approval authority over proposed new uses.

C. Vision Statement, Goal & Objectives

Through the planning efforts for the Guadalupe Gardens, including the earlier studies, public agency and community input, implementation of interim land uses, and review of opportunities and constraints, the following Master Plan vision statement, goal and objectives have evolved. These broad policy statements serve as the hierarchical framework for plan development.

Vision Statement:

The Guadalupe Gardens should become an area of visually attractive open space that provides public involvement and exposure to the horticultural and natural environment of the Santa Clara Valley while maintaining its primary function as a safe approach zone for San Jose International Airport. Although subject to high noise levels and land use restrictions, the presence of such an extensive tract of vacant public land -- close to downtown San Jose and visible from arriving aircraft, adjacent roadways, and the Guadalupe River Park -- offers a significant and perhaps unique opportunity for the City of San Jose to provide a broad array of low density, aesthetic open space uses that would otherwise be difficult to locate in such an urbanized setting. This Guadalupe Gardens Master Plan is intended to augment and support both the City's General Plan and Airport Master Plan by providing for compatible open space land uses that reflect community interests identified in the more than ten years of planning for the area.

Master Plan Goal:

The goal of the Guadalupe Gardens Master Plan is to achieve a comprehensive set of open space improvements that provides local residents and visitors with an attractive place for horticultural appreciation, passive recreation, and visual respite in the heart of the City, with a focus on demonstrating and showcasing San Jose's "garden city" heritage, and which can be considered a model of successful airport vicinity land use compatibility.

Master Plan Objectives:

- Identify a cohesive mix of horticultural, agricultural, and environmental elements to provide users and visitors a diverse and interesting experience.
- Complement the adjacent Guadalupe River Park and Columbus Park by providing for a seamless transition and open space elements that mutually support public use of each.
- Design and locate improvements and uses to ensure compliance with applicable Airport/FAA, City General Plan, and County Airport Land Use Commission restrictions and policies.
- Facilitate implementation of improvements by minimizing the alteration of the area's natural conditions and existing development configuration.

- Encourage public involvement by providing opportunities for individuals and community groups to sponsor and/or physically contribute to development and maintenance of high quality horticultural gardens and exhibits.

- Incorporate into the mix of land use elements, to the maximum extent feasible and appropriate, the concepts and improvements proposed during the extensive public planning process for the Guadalupe Gardens.

- Support the continuing participation of the non-profit Friends of Guadalupe River Park & Gardens in assisting the City in implementation and upkeep of open space uses and serving as the citizen group representing the community's interests.

D. Planning Themes and Principles

Given the broad overview articulated by the preceding Master Plan vision statement, goal and objectives, a set of more specific analytical guidelines has been derived. These themes and principles provide the basis for the specific land use recommendations presented in Chapters 2 and 3.

Most importantly, the Master Plan should consist of a phased program that provides for short term, feasible open space uses in advance of a comprehensive build-out of longer term improvements. The conversion of almost 120 acres of mostly vacant land into attractive and productive open space would be a relatively long term and expensive effort for the City to undertake. Therefore, given the existing undesirable conditions in the Guadalupe Gardens, and the limited financial resources available, the priority should be to develop and implement a short term plan to improve the appearance and public use of the Guadalupe Gardens. Some short term uses can become permanent features of a longer term plan, while others can remain in place until such time as more elaborate and permanent land use improvements can be implemented.

Other key planning considerations are as follows:

1. Taylor and Hedding streets effectively divide the Guadalupe Gardens into three subareas. With the physical and visual separation created by these four-lane thoroughfares, the Plan should provide for appropriate land use linkages and circulation within each subarea.

2. The subarea south of Taylor Street -- closest to downtown, furthest from the Airport, and where the existing interim garden uses are located -- should become the most formally developed portion of the Guadalupe Gardens. Completing the build-out of improvements in this subarea should be the Plan's highest long term priority.

3. The portion of the Guadalupe Gardens between Taylor and Hedding streets -- the middle and largest subarea -- can combine additional formal open space uses interspersed among more expansive, less formal improvements.

4. The portion of the Guadalupe Gardens north of Hedding Street -- the smallest subarea, closest to the Airport, and the most non-contiguous given the existing streets and adjacent development -- has the least potential for public use and should be limited to the most passive open space improvements.

5. Support structures, such as a Garden Center office and material storage sites, should be generally located along the perimeter of the Guadalupe Gardens. While the presence of any structures within the Guadalupe Gardens is restricted, the southern and western perimeter along Coleman Avenue is outside the Airport's Object Free Area. Support facilities along Coleman could also be compatible with adjacent private development.

6. Use of recycled (reclaimed) water for irrigation purposes should be an important element of the Plan. Consistent with City policy, and with the presence of a recycled water main along Spring Street, the Guadalupe Gardens provides an excellent opportunity to expand recycled water use and to demonstrate its benefits.

7. Despite the closure and removal of pavement from many of the interior streets in the Guadalupe Gardens, public rights-of-way still exist and need to be retained for underground utility line access. However, these rights-of-way can be productively used as alignments for circulation pathways and sites for limited public parking. In turn, paved pathways could facilitate service and emergency vehicle movement, including Fire Department access to existing fire hydrants.

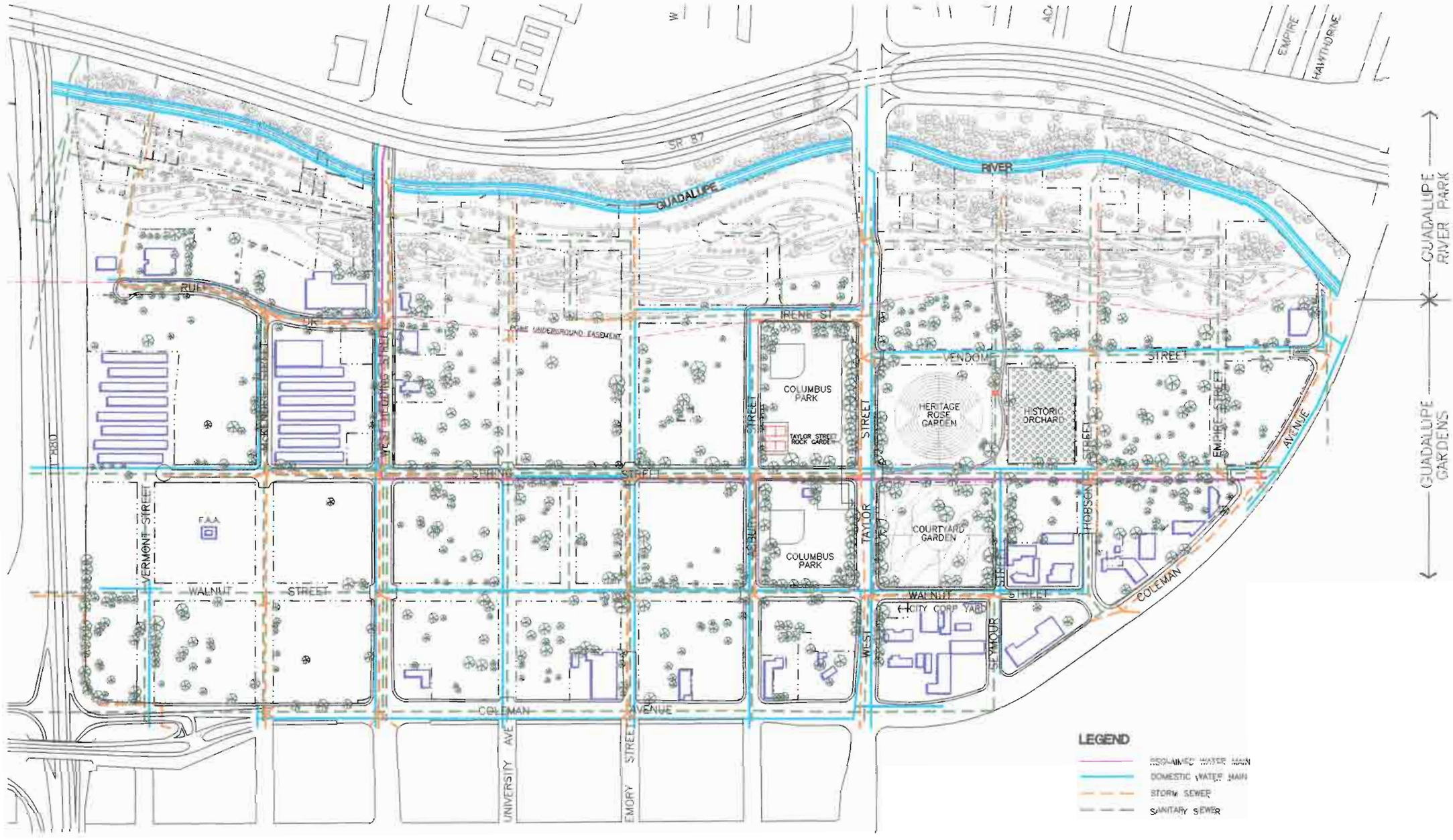
8. The Guadalupe Gardens should not be used as a site for facilities or events that attract large congregations of people. Consistent with aviation-related restrictions and the Plan's vision, goal and objectives, all land uses on Airport property must be kept at low density. The County Airport Land Use Commission

runway safety area standard of a maximum of 25 people per acre should be applied to all new land uses within the FAA Object Free Area. The annual "Springtime in Guadalupe Gardens" event sponsored by the Friends of Guadalupe River Park & Gardens, which is intended to attract a large congregation of people, can continue to be held at its Columbus Park (non-Airport) location.

9. The Plan should be flexible in identifying specific land uses and locations in order to be adaptable to conditions and opportunities which may vary over time. Specific open space land uses recommended in earlier planning efforts, to the extent consistent with the Plan's vision, goal and objectives, serve as illustrative examples of elements to be considered.

10. The Plan should include an ongoing process for implementation monitoring, plan refinement, and project evaluation to ensure that implementation of the Plan proceeds appropriately and consistent with the vision, goal and objectives. The joint efforts of the City's Airport Department and the Parks, Recreation, and Neighborhood Services Department should provide that continuity in coordination with the Friends of Guadalupe River Park & Gardens.

Exhibit 2



GUADALUPE GARDENS UNDERGROUND UTILITIES

0 50'100' 200' 400' 800'

NORTH

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Chapter 2

Phase 1 Land Use Plan

Chapter 2
Phase 1 Land Use Plan

A. Summary

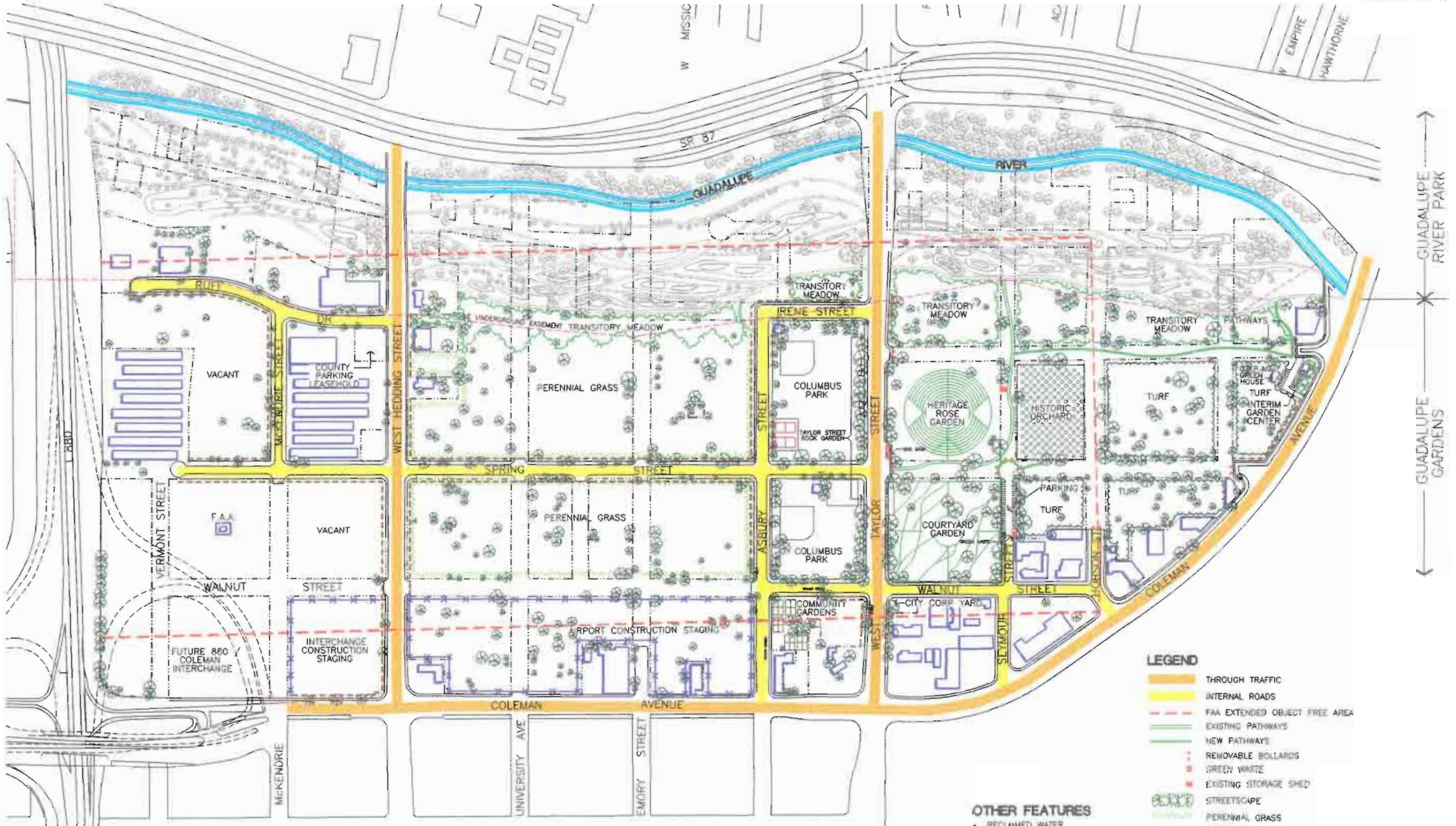
Phase 1 of the Guadalupe Gardens Master Plan consists of a set of land use improvements that are potentially feasible to implement within the short term timeframe. Some of the land use elements would remain as long term improvements, while others would be interim until more elaborate, longer term uses can be implemented. However, a fundamental attribute of the Phase 1 Plan is that even the proposed interim land uses can remain in place beyond the short term timeframe in the event that development of the Phase 2 land uses is delayed or deferred due to funding or other constraints.

Exhibit 3 displays the Phase 1 Land Use Plan. In general, the Plan is characterized by the following features:

- Continuation of the existing interim Guadalupe Gardens improvements (courtyard garden, rose garden, historic orchard, rock garden, paved pathways).
- Certain improvements which the community has identified as high priorities (interim garden center facility, additional pathways and parking, community gardens, utility undergrounding).
- Most significantly in terms of acreage and cost, the creation of interim grass cover to beautify the area and provide an irrigation use for recycled water. In turn, once an area-wide irrigation system is implemented, irrigation of all existing and future open space uses in the Guadalupe Gardens could be done with recycled water.
- Temporary construction staging sites for critical adjacent roadway and airport projects, and various minor improvements to enhance the aesthetics and public utilization of the Guadalupe Gardens.

Each of the Phase 1 land use elements is described in Section B of this chapter. Preliminary cost estimates for the Phase 1 Plan are presented in Section C.

Exhibit 3



GUADALUPE GARDENS MASTER PLAN - PHASE 1

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9/13/2002

B. Specific Land Uses and Improvements

1. Continuation of Existing Gardens Improvements

The existing Guadalupe Gardens improvements are the three blocks of attractive gardens and orchard (plus the Taylor Street rock garden) constructed during the 1990's as interim land uses, the two paved pathways constructed in 2000 as a Guadalupe River Park bike path detour, and the small equipment storage yard supporting ongoing maintenance of the area.

Courtyard Garden. Completed in 1990 as the first interim Guadalupe Gardens re-use project, and intended as a prototype of a "garden block", the 4.5-acre Courtyard Garden bounded by Taylor, Walnut, and former Seymour and Spring streets consists of a variety of flowers, evergreen shrubs, ornamental fruit trees, and manicured turf, all of which is irrigated with recycled water (and serves as a demonstration garden exhibiting the effective use of recycled water in landscaping). Planting and maintenance is conducted by the City with assistance from volunteers.

Historic Orchard. Completed in 1994 as the second interim Guadalupe Gardens project, the 3.3-acre Orchard bounded by former Spring, Seymour, Vendome, and Hobson streets contains more than 250 fruit trees, laid out in a traditional agricultural pattern, representing fruits grown historically in the Santa Clara Valley, including prunes, apricots, cherries, peaches, apples, and pears. Planting and maintenance is conducted by volunteers and the City.

Heritage Rose Garden. Completed in 1995 as the third interim Guadalupe Gardens project, the 4.5-acre Heritage Rose Garden bounded by Taylor and former Spring, Vendome, and Seymour streets consists of approximately 3,700 varieties of roses representing one of the world's largest collections of antique and modern roses. Planting and maintenance is conducted by volunteers with City assistance.

Pathways. The construction of the Guadalupe River Park bike path detour around the Route 87/Taylor Street interchange construction project during 2000 provided an excellent opportunity to put in place two paved pathways that can also serve as elements of the Guadalupe Gardens. One 12-foot wide pathway extends from the River Park berm path south of Taylor Street and meanders along the rights-of-way of former Seymour Street (between the Rose Garden and Orchard) and former Spring Street (between the Rose Garden and Courtyard Garden) to Taylor. A second paved pathway segment exists north of Taylor, connecting Asbury Street (near its intersection

with Irene Street) to the River Park berm path. These pathways also accommodate maintenance and utility service vehicles.

City Storage Yard. The City has been utilizing a small (0.2-acre) site at the southwest corner of Taylor and Walnut streets as an interim storage yard for equipment and materials used for maintenance of the existing Guadalupe Gardens land uses. Continuation of this interim facility, which is bordered on two sides by private industrial buildings, is appropriate given its proximity to the existing gardens/orchard.

2. Parking and Green Waste Facility for Existing Gardens

Accessible parking is a critical element for attracting public use of the Guadalupe Gardens and for supporting volunteer activity. There is currently no dedicated parking serving the existing gardens and orchard. Adjacent on-street parking is only available along Taylor Street next to the Courtyard Garden and Heritage Rose Garden, and along Walnut Street next to the Courtyard Garden. When the Route 87/Taylor Street interchange construction is completed and opened for use, Taylor Street is anticipated to become a much more heavily-used arterial roadway which would make on-street parking more difficult (if not ultimately prohibited by the City for safety reasons).

Converting the segment of former Seymour Street near its intersection with former Spring Street (on the south side of the Courtyard Garden) into a parking strip would immediately serve all three of the existing gardens/orchard, and potentially serve visitor and volunteer parking for future developments south of Taylor as well. Approximately 40 perpendicular parking spaces split between both sides of the street could be accommodated within the available right-of-way. The new parking lot pavement would extend to a vehicle turn-around bulb within the former intersection of Spring and Seymour, with restricted connections for service vehicle access to the existing paved pathway at the northeast corner of the intersection and to the Historic Orchard gate on former Spring.

In addition to parking, a green waste collection facility would be installed within or immediately adjacent to the west end of the Seymour Street parking lot strip. At present, the trimmings and other "yard waste" from the existing gardens and orchard are piled on the bare ground at the intersection of former Seymour and Spring streets for truck pickup and removal. These piles are unsightly and are often difficult to contain. The proposed green waste facility would be a 20 x 20-foot paved area with a low solid wall on three sides to provide a refuse storage capacity of up to 30 cubic yards. The location within or immediately adjacent to the Seymour Street parking lot

strip would be within short walking distance of the existing gardens and orchard and would allow easy truck access for waste pickup.

3. Interim Garden Center Facility

The current operation of the non-profit Friends of Guadalupe River Park & Gardens organization is physically split between temporary offices at the Columbus Park building and the San Jose Redevelopment Agency downtown. A consolidated and visible presence for the Friends within the Guadalupe Gardens has been one of the organization's objectives since its inception.

Completed

An Interim Garden Center facility is proposed for the northwest corner of Coleman Avenue and former Vendome Street at the very south end of the Guadalupe Gardens. The interim facility would consist of a double-wide modular building (24 x 44 feet in size) providing administrative and meeting space for the Friends, its volunteer groups, and City staff, plus a small adjacent parking lot for approximately 15 vehicles. The total improved site would be less than one-half acre in size including building, parking lot/driveway, and landscaped frontage along Coleman Avenue.

The designated location for the Interim Garden Center is advantageous for several reasons. First, being outside the FAA's Extended Object Free Area, a small interim structure may be considered an acceptable land use. Second, it is accessible to the existing gardens and orchard as well as to the Guadalupe River Park, particularly in combination with the pathway elements proposed below. Third, it provides a "front window" to the Guadalupe Gardens from Coleman Avenue which can serve as a visible indicator that the surrounding vacant land will in time be converted to attractive open space use.

The modular Garden Center building would be interim only. As the Guadalupe Gardens develops, and the role of the Friends organization expands, the Garden Center would be expected to relocate to a larger, more permanent site, preferably on one of the current private properties along Coleman Avenue which may become available for purchase. The interim modular building would then be removed from the Guadalupe Gardens.

4. Pathways

To connect the proposed Interim Garden Center at the south end of the Guadalupe Gardens with both the existing gardens/orchard to the north and the Guadalupe River

Park trail system to the east, two new paved pathways are proposed. One pathway would meander along the right-of-way of former Vendome Street, from its terminus at Coleman (adjacent to the Interim Garden Center site) to a connection with the existing pathway along former Seymour Street (adjacent to the northeast corner of the Historic Orchard). A second, shorter pathway would begin from the same point at the Vendome terminus at Coleman and connect to the Guadalupe River Park berm path between the existing PG&E transition station and the back of the private commercial property at the northeast corner of Coleman and Vendome. These pathways would also provide pedestrian and utility vehicle access to the currently vacant land on either side of former Vendome Street that would also be converted to attractive open space under this master plan.

In addition to connecting the existing gardens/orchard with the south end of the Guadalupe Gardens area, these two new pathways would form a short loop trail off the River Park berm path, thus further integrating the Guadalupe Gardens and the River Park. Ultimately, these main pathways would connect with smaller pedestrian pathways developed as part of future open space improvements in this area. For security/visibility purposes, lighting should be installed along these main pathways (similar to the Guadalupe River Park pathways).

5. Community Gardens

Community gardening on public land has become an increasingly popular activity in urban areas where private open space may be limited. Interest in home-grown produce and horticultural cultivation on small leased plots is evidenced by usage at the existing 16 community gardens sites in San Jose operated by the City's Parks, Recreation and Neighborhood Services Department, none of which are located within the general vicinity of the Guadalupe Gardens. The addition of a community garden facility in the Guadalupe Gardens could serve nearby residential neighborhoods and attract public utilization of the area.

The proposed Community Gardens would be located north of Taylor Street on a one-acre site at the southwest corner of Walnut and Asbury streets across from Columbus Park. Because the vacant City property on that block backs up to existing commercial/industrial land uses along Coleman, the block is poorly configured for other types of open space uses. This location would also be physically separated from the more formal, visitor-oriented gardens on the south side of Taylor Street. Other attributes of the site include available on-street parking along Walnut and Asbury, proximity to the Columbus Park restrooms on Spring Street, and the potential to

expand onto the remaining vacant City property on that block if demand for additional plots is evident.

The Community Gardens would be initially designed to accommodate approximately 25 plots, each up to 20 x 30 feet in size, and could be operated as part of the City's existing Community Garden Program. A unique aspect of community gardening in the Guadalupe Gardens, however, would be provision of recycled water to demonstrate its use for organic cultivation.

6. Turf Cover with Recycled Water

Given that the ultimate development of the Guadalupe Gardens into various high quality public open space uses is a long term endeavor, the City can improve the appearance of much of the existing vacant land in the short term through the placement of green turf cover. Moreover, as a recycled water main runs through the Guadalupe Gardens area, entering under Hedding Street from the east and then south under Spring Street to Coleman Avenue and beyond, turf cover would provide an irrigation use for recycled water. Water recycling in the Guadalupe Gardens was approved as an element of the multi-agency South Bay Water Recycling's Phase 1 Plan, with expanded use in future plans. The existing Courtyard Garden and Columbus Park, as well as the Guadalupe River Park, are irrigated with recycled water, and the State has issued a required permit for recycled water use for most of the Guadalupe Gardens area.

The Interim Turf Cover would be an attractive use of the vacant property until implementation of permanent open space improvements (also irrigated with recycled water), and would support and demonstrate the City's water recycling efforts. Three types of interim turf cover are proposed for the Guadalupe Gardens: 8-9 acres of "lawn grass" on most of the existing vacant area south of Taylor Street; 10-11 acres of "transitory meadows" adjacent to the Guadalupe River Park between Coleman Avenue on the south and Hedding Street on the north; and at least 24 acres of "perennial grass" in the large vacant area remaining between Taylor and Hedding streets.

Lawn Grass. The vacant 8-9 acres south of the existing gardens/orchard and west of former Vendome Street would be covered with manicured grass turf such as dwarf fescues and blue grass. Similar in appearance to the existing turf cover in the southern part of the Courtyard Garden, the mowed grass cover would create an open and inviting transition between the existing gardens/orchard and the proposed Interim Garden Center at the south end of the Guadalupe Gardens.

Transitory Meadows. Alongside the berm path which serves as the border between the Guadalupe River Park and the Guadalupe Gardens, a strip of transitory meadows, such as fescue and other bunch-style grasses, would create a green, informal appearance matching the ground cover on the River Park side of the berm path. South of Taylor Street, the linear meadow zone would be bounded on the west by the right-of-way of former Vendome Street, an area comprising about seven acres. North of Taylor, the meadow zone would also extend along the River Park berm path to Hedding Street near its intersection with Ruff Drive, generally bounded on the west by the underground PG&E transmission line easement, an area totalling about 3-4 acres. This almost continuous strip of transitory meadow grass would provide good visibility into the Guadalupe Gardens from the River Park berm pathway.

Perennial Grass. The large expanse of vacant land generally bounded by Asbury, Walnut, and Hedding streets and the transitory meadow strip on the east side, comprising about 24 acres, would be covered with high pasture grasses such as rye grass or orchard grass. Selection of the appropriate variety of grass would maximize recycled water use and ensure that the area remains green all year round. Kept to a maximum height of 18-24 inches, the perennial grass cover would provide an aesthetic, informal appearance to most of the interior portion of the Guadalupe Gardens between Taylor and Hedding streets.

Interim turf cover is not proposed for the portion of the Guadalupe Gardens north of Hedding Street, at least in the short term timeframe, as most of the area cannot be easily served from the existing recycled water main. However, South Bay Water Recycling is considering a future extension of the water main north from the intersection of Hedding and Spring, in which case placement of turf cover in the northern portion of the Guadalupe Gardens would become more practical.

The turf cover project would require the installation of an underground recycled water irrigation distribution system as well as extensive site preparation. The irrigation system would essentially consist of a series of 3-4" laterals (totalling approximately 3,700 linear feet) connected to the main along Spring Street, with appropriate spacing and pressure to provide uniform coverage through pop-up rotor sprays. The areawide recycled water irrigation system could also serve the existing Rose Garden and Historic Orchard, and become the permanent infrastructure to serve longer term land uses as well, thus supporting continued use of recycled water in the Guadalupe Gardens.

In addition to an irrigation system, site preparation for the Interim Turf Cover project would require clearing/grubbing of the existing ground cover, grading, topsoil placement, and planting and fertilization of the various grass species. Site preparation would include removal of trees-of-heaven and other weeds which are prevalent in the Guadalupe Gardens. Healthy trees can remain as part of the landscape, particularly south of Taylor. Between Taylor and Hedding, marginally healthy trees could be removed to maximize perennial grass coverage and, in turn, recycled water use. Removal of any trees along the extended centerlines of the Airport's runways would also enhance compliance with FAA regulations.

While it would be desirable to implement the entire turf cover/recycled water irrigation system at one time, the project could also be accomplished in phases as funding permits. The vacant areas that are most visible from Coleman, Taylor, and Hedding streets should have the highest priority. Once in place, the Interim Turf Cover can remain until such time as interest and funding is available to convert specific areas to longer term uses. Operational requirements for the Interim Turf Cover would include mowing, irrigation control/equipment maintenance, and water use charges.

7. Utility Undergrounding

Overhead electrical and telephone wires and poles line most of the street rights-of-way in the Guadalupe Gardens, both in a north/south and east/west direction. Under the State Public Utilities Commission's Rule 20A Underground Utility Program, PG&E and other utility service providers are required to annually allocate funds to underground existing overhead facilities. Local jurisdictions identify undergrounding project areas for PG&E to implement commensurate with available funding. Several years ago, the City of San Jose identified the Guadalupe Gardens as a candidate Rule 20A Underground Utility project area in anticipation of open space re-use, and the project is currently listed in the City's five-year capital improvement program.

The removal of overhead utility facilities in the Guadalupe Gardens would give the area a more natural appearance, reduce visual evidence of the grid pattern formed by street rights-of-way, and enhance Airport compatibility. The undergrounding project would also provide an opportunity for the utility providers to consolidate various lines along certain streets. Modification of utility service connections for existing land uses (both private and public) would be required as part of the project.

As long as the State PUC retains the Rule 20A program, a dedicated source of funds is assumed to be available in the short term timeframe to implement the Guadalupe

Gardens Utility Undergrounding project once creation of an undergrounding district is specifically adopted by the City. Implementation could be phased, with the area south of Taylor Street having the highest priority.

8. Airport Construction Staging Area

The Airport Master Plan for San Jose International calls for substantial facility improvements by the year 2010 to adequately accommodate projected aviation demand. However, the severe space constraints on-Airport present some logistical problems for construction and ongoing operation. Use of nearby off-site space for temporary construction project support purposes would facilitate implementation of Airport Master Plan projects.

One of the off-site locations that could potentially be utilized for Airport construction support is the approximately 10-acre, irregularly-configured area bounded by Coleman Avenue, Hedding, Asbury, and former Walnut streets. Although ideally part of the perennial grass Interim Turf Cover project proposed for most of the vacant area between Taylor and Hedding streets, reserving this area for Airport construction staging support could slightly offset the total cost of the Turf Cover project. Most of this area is located outside the FAA's Extended Object Free Area and construction staging uses could be compatible with the existing commercial and industrial land uses along Coleman Avenue. Access to the site could be provided at various points along Coleman, Hedding, or Asbury.

Interim use of the area would be restricted to such Airport construction purposes as materials and equipment storage, contractor office trailers, and construction worker parking. It's also possible that only a portion of the 10-acre area would be needed at any one time for construction support. No use which would potentially serve a longer term purpose, such as Airport employee or rental car parking, would be permitted.

Further, if funding became available to implement perennial grass cover of the area in the short term, any interim construction staging use of the site could be relocated either to the north side of Hedding Street or outside of the Guadalupe Gardens. Upon termination of this temporary use, the site would be disked to facilitate ground cover planting and growth.

9. 880/Coleman Construction Staging Area

The extreme northwest corner of the Guadalupe Gardens area is designated to become part of the forthcoming upgrade of the I-880/Coleman Avenue interchange, one of the City's highest priority transportation projects. Currently under design, up to about 9-10 acres of land east of Coleman and north of former McKendrie Street could be needed for the new northbound 880 on/off freeway ramps. The land would remain Airport property with an easement granted to Caltrans for freeway ramp construction and operation.

As with the proposed interim Airport Construction Staging Area along Coleman south of Hedding Street, the 880/Coleman interchange project would need a nearby staging area to facilitate construction and minimize disruption of traffic flow during implementation. The vacant property immediately adjacent to the project site could be suitable for use as a construction staging area, and the approximately four-acre site bounded by Coleman, Hedding, and former Walnut and McKendrie streets would therefore be reserved for this potential temporary use. In addition to being immediately adjacent to the interchange project site, this potential staging area is located outside the FAA's Extended Object Free Area and has access off of Coleman and Hedding.

Upon completion of the new interchange, currently anticipated to occur by the year 2006, the construction staging use would be removed, and the site would be disked to facilitate longer term open space use.

10. County Parking Leasehold

At the northwest corner of Hedding Street and Ruff Drive is a 0.3-acre vacant City parcel immediately adjacent to the County Traffic Court building on Ruff Drive. The site has been fenced off to prevent unauthorized use by the public, but the County of Santa Clara has expressed an interest in leasing the site for parking purposes. As the site is non-contiguous to any other vacant Guadalupe Gardens property, and is bordered on two sides by development, an appropriate open space use of this parcel has not been identified.

Leasing the site to the County for parking would benefit operations of the Traffic Court and provide revenue to the Airport. Moreover, under the terms of a lease agreement with the County, the site could be made available for open public parking when the Traffic Court is not in operation, thus providing additional off-street parking for users of the northern portions of the Guadalupe Gardens and Guadalupe River Park.

11. Peeler Poles and Street Bollards

One of the recurring problems in the Guadalupe Gardens that contributes to the visual blight of the area has been illegal dumping and unauthorized material or equipment storage on the vacant land. These problems can be minimized through the placement of vehicle barriers such as peeler poles and removable bollards at appropriate locations.

Peeler poles are wooden telephone pole-type cords (or materials similar in appearance) placed horizontally on low posts to serve as a ground level barrier to vehicles and to discourage pedestrian access. Peeler poles would be installed along the edge of all Guadalupe Gardens property which fronts on public streets and would remain vacant under this Phase 1 Land Use Plan. These areas includes sections of Coleman Avenue, Hedding, Spring, Taylor, Walnut, Asbury, Irene, and McKendrie streets, and Ruff Drive, a total of over 8,000 linear feet. Being rustic in appearance, the use of peeler poles would also enhance the aesthetics of the vacant areas being protected and provide a sense of identity that those areas are part of the Guadalupe Gardens.

Bollards are typically round metal barriers, 3-4 feet in height, that would be used to prevent unauthorized vehicle access onto the vacated street rights-of-way. The bollards would be keyed to allow removal for access onto the rights-of-way for maintenance and utility vehicles. Approximately 15 bollards would be installed south of Taylor Street at the following locations: the north and south ends of the Vendome and Spring street rights-of-way (at Coleman and at Taylor); the end of Hobson Street between Walnut and former Spring; and around the cul-de-sac of the proposed parking lot for the existing gardens/orchard within the intersection of former Spring and Seymour streets.

12. Bus Stop Turnout Lane on Taylor

The Valley Transportation Authority (VTA) currently operates bus line #36 along Taylor through the Guadalupe Gardens area, with a curbside bus stop on each side of Taylor between Spring and former Vendome streets (adjacent to Columbus Park). The line runs between White Road in East San Jose and Vallco Shopping Center in Cupertino, and had been temporarily detoured along Hedding Street during the closure of Taylor at Route 87 for the freeway interchange construction.

Pending concurrence by the VTA, the Taylor Street bus stops would be relocated just

east of Spring Street which would be a central location both for Columbus Park (north side) and the existing gardens/orchard (south side). Room is also available at the southeast corner of Taylor and Spring, adjacent to the Rose Garden, to construct a turnout lane to allow the bus to maneuver safely out of the traffic lanes. The turnout lane could be constructed to a length that would additionally serve as a drop-off/pick-up point for Rose Garden visitors and volunteers.

13. Other Elements

Interim Gardens Greenhouse. The Friends of Guadalupe River Park & Gardens has expressed an interest in potential placement of a greenhouse structure in the Guadalupe Gardens to support volunteer propagation of plants for existing and future gardens. Since a conventional greenhouse structure would not be compatible with the aviation-related restrictions on the Guadalupe Gardens, such a structure would need to be located on non-Airport property. In the short term, however, a small interim greenhouse structure located at the south end of the Guadalupe Gardens, outside the FAA's Extended Object Free Area, yet within short walking distance of the existing gardens/orchard, may be feasible. A potential location adjacent to the proposed Interim Garden Center is identified in the event the Friends can fund the placement and use of a temporary greenhouse.

Signage. In the early 1990's, a few interim "Future Home of the Guadalupe Gardens" monument signs were installed along Hedding Street and Coleman Avenue. In order to improve public identification of the Guadalupe Gardens, and to provide a sense of cohesiveness to its various elements, the Phase 1 Land Use Plan includes preparation and implementation of a signage program that incorporates overall site identification at key entry points into the Guadalupe Gardens, directional signs along streets and pathways, and educational/explanatory signs within specific land use elements. The design and scale of signs in the Guadalupe Gardens should complement the signage installed in the adjacent Guadalupe River Park.

Vacant Area North of Hedding. Approximately twenty acres of the Guadalupe Gardens north of Hedding Street would remain vacant under the Phase 1 Plan. This area, bisected by Spring Street, does not form a contiguous block of property and is the most aviation-impacted portion of the Guadalupe Gardens. Some short term improvements would result from the undergrounding of utility lines and poles (Element #7) and placement of peeler poles along the street frontages to help protect the area (Element #11) in combination with a clean-up of the assorted material stored or dumped along the north side of McKendrie Street east of Spring. If the portion of the

area at the northeast corner of Coleman and Hedding is not required for construction staging support for the adjacent I-880/Coleman interchange project, the site could alternatively be used for temporary Airport construction project staging.

Other Temporary Re-Use of Vacant Areas. In addition to most of the City property north of Hedding Street, some other portions of the Guadalupe Gardens may also remain vacant due to funding or phasing issues associated with implementation of the proposed Phase 1 land use elements. Again, the placement of peeler poles should help protect the areas from unauthorized use and provide a minimal aesthetic improvement. Requests for temporary use of vacant sites in the Guadalupe Gardens for purposes unrelated to the Phase 1 land use elements, or not consistent with the overall Goal and Objectives stated in this Master Plan, will be discouraged.

Tree Removal/Replacement. There are approximately 460 existing trees, representing almost 80 species, in the Guadalupe Gardens area. Given the need to maintain and enhance land use compatibility with the Airport while improving the appearance and public use of the Guadalupe Gardens, a fundamental policy of this Master Plan is to ensure that new trees planted as part of future improvement projects do not constitute potential airspace obstacles and are at least offset in number by trees removed from the area. In implementing many of the land use elements proposed in Phase 1, some of the existing trees in the Guadalupe Gardens, particularly those of marginal health, would be removed. An updated tree inventory is provided in Appendix E of this report. The City will maintain the inventory over time to ensure that the number of new trees that may be planted during Phase 2 are never greater than the number of trees removed.

C. Implementation Costs

1. Capital Costs

Table 1 identifies the preliminary capital cost estimates for implementation of the Phase 1 Land Use Plan. A more detailed capital cost breakdown prepared by the study consultant is provided in Appendix D of this report.

The total estimated cost for City construction of the Phase 1 land use elements is $5.9 million (year 2002 dollar value). The City's existing five year Capital Improvement Program, prepared prior to approval of this Master Plan, contains $300,000 for Guadalupe Gardens development. The largest single component of Phase 1 is the provision of turf cover and recycled water irrigation system, estimated at $4.1 million.

Table 1

Phase 1 Land Use Plan Capital Cost Estimates

	Land Use Element	Cost (2002 $)	
1.	Existing Land Uses	-0-	
2.	(a) Parking for Existing Uses	113,000	
	(b) Green Waste Facility	20,000	
3.	Interim Garden Center	273,000	
4.	Two Pathways	309,000	
5.	Community Gardens	122,000	
6.	Turf Cover w/Recycled Water:		
	(a) Irrigation System	2,388,000	
	(b) Site Preparation/Planting	1,688,000	
7.	Utility Undergrounding	n/a	(PG&E project)
8.	Airport Construction Staging	n/a	(Airport projects)
9.	880/Coleman Construction Staging	n/a	(Caltrans/VTA project)
10.	County Parking Leasehold	n/a	(County project)
11.	(a) Peeler Poles	175,000	
	(b) Street Bollards	5,000	
12.	Bus Stop Turnout on Taylor	30,000	
13.	Other (e.g., signage)	n/a	(to be determined)
Contingency (15%)		769,000	
Total		**$ 5,893,000**	

Summary Costs by Area

South of Taylor:	2,743,000	[elements 2, 3, 4, 6 (pt.), 11 (pt.), 12]
Between Taylor and Hedding:	3,069,000	[elements 5, 6 (pt.), 11 (pt.)]
North of Hedding:	81,000	[element 11 (pt.)]
Total	**$ 5,893,000**	

South Bay Water Recycling has funding for recycled water "retrofit" projects that could potentially fund a small portion of the Guadalupe Gardens turf cover project, pending City and other agency approval.

With approval of this Guadalupe Gardens Master Plan, the City would consider augmentation of capital improvement program funds currently allocated to the Guadalupe Gardens, as well as potential grant program sources of funding, in order to implement all or as much of the proposed Phase 1 Plan as possible within the next 1-5 years.

2. Operational Costs

Table 2 identifies the preliminary operational cost estimates for full implementation of the Phase 1 Land Use Plan. As indicated, the total annual cost for maintenance and upkeep of the Guadalupe Gardens is estimated at $350,000, including staffing, materials, utility usage, and contractual services, plus a "one-time" cost of $100,000 for vehicle and equipment purchase. Volunteer assistance currently provided in the existing gardens/orchard is assumed to continue.

As implementation of the Phase 1 land use elements is likely to occur over a period of a few years, the associated increase in operational requirements over current levels would be gradual. If the full turf cover/recycled water project cannot be implemented in the short term, thereby leaving much of the acreage in a vacant condition, the projected operational costs would be lower.

Table 2

Phase 1 Land Use Plan Operational Cost Estimates

(2002 $)

	Annual	One-Time
Personal		
• Gardener (1.0 FTE)	57,000	
• Groundskeeper (1.0 FTE)	53,000	
• Maintenance Assistant (1.0 FTE)	44,000	
• Irrigation Repair Worker (1.0 FTE)	59,000	
• Park Ranger (0.5 FTE)	23,000	
Total	$ 236,000	
Non-Personal		
• Equipment Purchase		100,000
• Supplies & Materials	22,000	
• Contractual Services	32,000	
• Utilities (incl. recycled water use)	47,000	
• Vehicle Operations & Trash Removal	13,000	
Total	$ 114,000	100,000

Summary

Total Annual: $ 350,000

Total One-Time: $ 100,000

Note: Existing operational costs for the Guadalupe Gardens (i.e., prior to Master Plan approval) are approximately $102,000 annually.

Chapter 3

Phase 2 Land Use Plan

Chapter 3
Phase 2 Land Use Plan

A. Summary

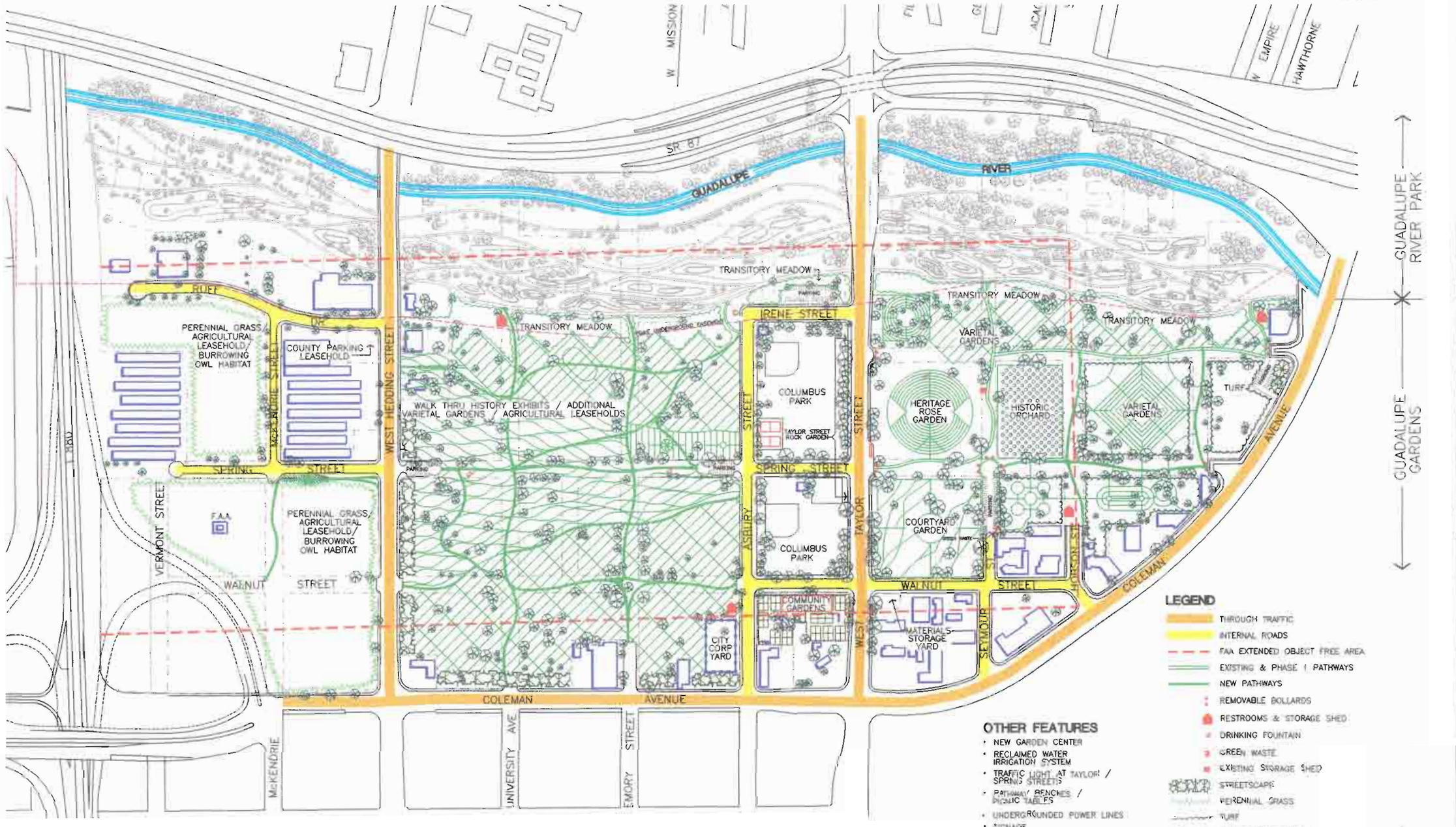
Phase 2 of the Master Plan is the longer term "build-out" of land use improvements in the Guadalupe Gardens. It includes continuation of some of the ongoing or new land use elements established during Phase 1 of the Master Plan and conversion of the interim Phase 1 uses or remaining unimproved areas to more elaborate and permanent uses over time and as funding becomes available. The Phase 2 Plan is intended to achieve a completed and unified layout of public open space uses.

Exhibit 4 displays the Phase 2 Land Use Plan. The land use elements are intentionally more general than those proposed in the Phase 1 Plan in order to allow flexibility in implementation. The major features of the long term plan are as follows:

- Additional, formal varietal gardens south of Taylor Street.
- A combination of less-formal gardens, open space exhibits, and leased agricultural plots north of Taylor Street.
- Multiple meandering pathways providing both internal circulation and external linkages.
- Additional support facilities serving visitors and volunteers.

Each of the Phase 2 land use elements is described in Section B of this chapter. Given the indefinite timeline for implementation and flexibility in the specificity of improvements, preliminary cost estimates have not been prepared. The specific interim improvements included in the short term, Phase 1 Plan are intended to remain in place until such time as the ultimate Phase 2 improvements can be implemented. Some sample conceptual renderings of future land uses are presented in Appendix C of this report.

Exhibit 4



LEGEND

- THROUGH TRAFFIC
- INTERNAL ROADS
- FAA EXTENDED OBJECT FREE AREA
- EXISTING & PHASE I PATHWAYS
- NEW PATHWAYS
- REMOVABLE BOLLARDS
- RESTROOMS & STORAGE SHED
- DRINKING FOUNTAIN
- GREEN WASTE
- EXISTING STORAGE SHED
- STREETSCAPE
- PERENNIAL GRASS
- TURF
- TRANSITORY MEADOW
- FENCE

OTHER FEATURES

- NEW GARDEN CENTER
- RECLAIMED WATER IRRIGATION SYSTEM
- TRAFFIC LIGHT AT TAYLOR / SPRING STREETS
- PATHWAY BENCHES / PICNIC TABLES
- UNDERGROUNDED POWER LINES
- SIGNAGE
- POTENTIAL ACQUISITION OF ADJACENT PRIVATE PROPERTY

GUADALUPE GARDENS MASTER PLAN - PHASE 2

0 50' 100' 200' 400' 800'

NORTH

Cuschieri Horton Architects
450 S. Bascom Ave, Suite 3116
San Jose, California 95128
408.998.0611 Fx 408.998.0802

1/13/2004

B. Specific Land Uses and Improvements

1. Continuation of Existing and Phase 1 Land Uses

Some of the existing and new improvements established during Phase 1 of the Master Plan will remain as permanent features of the Guadalupe Gardens. These include the following elements:

- **Existing Gardens/Orchard.** The Courtyard Garden, Historic Orchard, and Heritage Rose Garden, along with the Taylor Street Rock Garden fronting Columbus Park, would remain permanent features of the Guadalupe Gardens. These four horticultural and landscaping exhibits serve as models for additional garden development.

- **Existing and Phase 1 Pathways.** The existing pathways linking the Guadalupe Gardens and Guadalupe River Park (at former Seymour Street and at the Asbury/Irene street intersection) and the Phase 1 pathways along former Vendome Street connecting to the existing Gardens and River Park pathways, would remain as key circulation elements. These pathways would continue to provide pedestrian, bicycle, and service vehicle linkages between and among the south end of the Guadalupe Gardens, the Guadalupe River Park, Taylor Street, the existing gardens/orchard, and adjacent Phase 1 turf cover area and future gardens.

- **Phase 1 Parking and Green Waste Facility.** The parking lot and green waste storage/pick-up facility along former Seymour Street supporting the existing gardens/orchard, and the small parking lot supporting the Interim Garden Center modular building at the south end of the Guadalupe Gardens, would remain as long term facilities serving Guadalupe Gardens visitors and volunteers south of Taylor Street.

- **Phase 1 Turf Cover.** Two areas of the turf cover installed during Phase 1 would remain as permanent features of the Guadalupe Gardens: the almost-continuous meandering strip of transitory meadow grass bordering the Guadalupe River Park berm path from Coleman Avenue on the south to Hedding Street on the north, and an area of mowed lawn grass at the south end of the Guadalupe Gardens within the block generally bounded by Coleman Avenue and former Vendome, Empire, and Spring streets (adjacent to the Phase 1 Interim Garden Center and parking lot). The transitory meadow strip

would continue to provide a natural, informal transition between the Guadalupe Gardens and the Guadalupe River Park, and the lawn grass area would provide an attractive entry statement to the Guadalupe Gardens from Coleman Avenue.

- **Phase 1 Community Gardens (expanded).** The proposed one-acre Community Gardens established at the southwest corner of Walnut/Asbury streets across from Columbus Park would be retained and expanded by an additional acre southward to Taylor Street assuming continued public interest in use of the facility. Depending on plot size and configuration, a total of up to 50 individual plots could ultimately be accommodated, filling all the City property along the west side of Walnut between Asbury and Taylor streets.

Other Phase 1 land use elements that would remain in the long term include: **Peeler Poles and Street Bollards** at key locations to discourage unauthorized vehicle access and dumping from adjacent public streets; the small **City Storage Yard** at the southwest corner of Taylor/Walnut streets; and the **County Parking Leasehold** at the northwest corner of Hedding Street/Ruff Drive.

2. Additional Varietal Gardens South of Taylor Street

Most of the remaining acreage south of Taylor Street, designated for Interim Turf Cover during Phase 1, would be incrementally converted to multiple high-quality varietal gardens complementing the existing gardens/orchard and permanent turf areas. As the showcase feature of the Guadalupe Gardens, the development of varietal gardens south of Taylor Street is the highest long term priority for Master Plan implementation. These formal gardens would be aesthetically appealing to visitors and passersby, have educational value reflecting the horticultural heritage of the Santa Clara Valley, utilize recycled water, and have ongoing operational support from volunteers.

The timing, selection, and location of specific garden projects would depend on such factors as community interest, funding/sponsorship opportunities, and the City's review process, but can encompass a wide range of horticultural themes. Illustrative examples of potential gardens identified during master plan preparation include: specialty flower gardens; ornamental grass garden; desert plant garden; cloud garden; dwarf plant garden; herb or medicinal plant garden; children's discovery or youth gardens; and ethnic heritage gardens.

To encourage a diverse array of gardens, and to control the balance of scale between

them, the size of any one garden would be restricted to a maximum of five acres (the existing Courtyard Garden and Heritage Rose Garden each being approximately 4.5 acres in size). As the total gross area of the Guadalupe Gardens south of Taylor Street is approximately 36 acres, this policy limitation would ensure that each individual garden would account for less than 15% of the available acreage and provide the opportunity for at least 4-5 additional varietal gardens, and likely more given that there is no minimum size requirement. Imposition of this maximum size policy can be flexible depending on specific design factors or conditions.

3. Additional Pathways South of Taylor Street

To promote pedestrian circulation south of Taylor Street and support future varietal gardens, at least three additional paved meandering pathways would be constructed: one along former Spring Street from the cul-de-sac at Coleman to the existing pathway and Phase 1 parking turnaround at former Seymour Street; one along the right-of-way of former Empire Street between the Phase 1 pathway along former Vendome Street and the Spring Street cul-de-sac at Coleman Avenue; and one along former Hobson Street between the Phase 1 pathway along former Vendome and the Hobson cul-de-sac east of the intersection of Coleman/Walnut. The resulting network of pathways would create several loop trails south of Taylor, provide multiple entry points into the Guadalupe Gardens from Coleman Avenue, and support pedestrian as well as service and emergency vehicle access to the formal gardens.

The meandering design of the pathways, in combination with the assumed removal of the overhead utility transmission lines and poles during Phase 1 and the development of additional gardens, would soften the appearance of the street grid pattern that actually exists. Similar to the Guadalupe River Park, amenities such as lighting, benches, trash containers, and signage can be placed along the major pathways. Further, as the varietal gardens are developed over time, minor additional pathways providing access into the gardens, and serving as separation between different gardens, would be implemented as well.

4. Permanent Garden Center and Greenhouse

The modular Interim Garden Center building installed during Phase 1 at the northwest corner of Coleman Avenue and former Vendome Street would be removed by the City when a more permanent facility is established. To comply with the aviation restrictions applicable to Airport property in the Guadalupe Gardens, a permanent Garden Center

building would need to be located on non-Airport property, preferably on one of the existing 18 private industrial or commercially-developed properties south of Taylor Street along Coleman Avenue or Walnut Street immediately adjacent to the varietal gardens area. If and when any of these private properties becomes available for sale, the City should consider the feasibility of acquiring and adding the site to the Guadalupe Gardens for uses such as a permanent Garden Center. The new facility could be accomplished by a remodel or upgrade of an existing building, or by demolishing and replacing existing improvements with an entirely new structure.

Once a new Garden Center facility is operational, the vacated interim site would be landscaped and integrated into the surrounding turf cover. The small parking lot adjacent to the Interim Garden Center would remain to support public access to the south end of the Guadalupe Gardens and to the adjacent Guadalupe River Park.

Similarly, the small interim greenhouse (if installed adjacent to the Interim Garden Center during Phase 1), would be replaced by a larger, permanent greenhouse structure on non-Airport property along the periphery of the Guadalupe Gardens. The greenhouse could be co-located on the same property as a new Garden Center or situated on another parcel that may become available for acquisition. While a location south of Taylor Street would be most desirable for both structures, consideration could also be given to placing these facilities on one of the existing 7 private properties along Coleman north of Taylor if any were to become available.

5. Taylor/Spring Street Traffic Light

Taylor Street would remain a major arterial thoroughfare separating the 36-acre portion of the Guadalupe Gardens to the south from the almost 50-acre portion and Columbus Park to the north. Integrating these physically non-contiguous major expanses of the Guadalupe Gardens to the extent feasible is a design objective of this Master Plan, particularly as additional varietal gardens, pathways, and other open space uses are implemented over time.

The distance between the planned Guadalupe River Park pathway undercrossing of Taylor and the existing signalized crossing of Taylor at Coleman Avenue is almost one-half mile. A crossing at or near the mid-point, particularly the "T"-intersection at Spring Street, would be an important element linking the Guadalupe Gardens land uses on either side of Taylor. The Taylor/Spring intersection is also a key location between the Courtyard Garden and Heritage Rose Garden on the south side, the two blocks of Columbus Park on the north side, and the VTA bus stop on both sides.

A pedestrian-activated traffic signal at this intersection may be the most efficient means of providing the desired linkage across Taylor Street. The alternative of constructing a pedestrian undercrossing or overcrossing of Taylor would be much more capital-intensive and present significant design and land use compatibility issues (e.g., utility line conflicts, security concerns, aviation restrictions on structures, and impacts on the existing gardens and Columbus Park). Although the City's standard analytical criteria may not justify the installation of a traffic signal at this location, the relatively low volume of pedestrian demand would allow vehicular traffic to flow unimpeded through this intersection most of the time.

Other alternatives to a traffic signal, such as crosswalks, median islands, and/or other traffic-calming measures, can be considered as well, perhaps in conjunction with potential streetscape improvements along Taylor. As implementation of the Phase 2 land uses proceeds, the City would conduct the necessary analysis of the feasibility of installing a traffic signal or alternative improvements to facilitate pedestrian crossings.

6. Walk-Through History Exhibits, Additional Varietal Gardens, and Agricultural Leaseholds Between Taylor and Hedding Streets

In contrast to the formal varietal gardens south of Taylor Street, most of the existing vacant property between Taylor and Hedding, proposed for Interim Turf Cover during Phase 1, would be converted over time to more passive and generally less formal open space uses, interspersed with meandering pathways. Depending on community interest and funding opportunities, the open space elements would include walk-through history exhibits, additional varietal gardens, and agricultural leaseholds, as described below.

Walk-Through History Exhibits would be visual representations of the agricultural and horticultural heritage of the Santa Clara Valley. Illustrative examples of potential walk-through exhibits identified during master plan preparation include a Victorian garden footprint, a pueblo garden, and a 19th century agricultural production replica (to the extent that fixed structures are minimized). Such exhibits should be located close to or along the east side of the Guadalupe Gardens for proximity to, and visibility from, the Guadalupe River Park berm path.

Additional Varietal Gardens could be established if and when development of the designated gardens area south of Taylor Street is completed. Any new garden uses would be of a type not already accommodated in the Guadalupe Gardens or, as a lower priority, serve as propagation sites in support of the more formal gardens.

Gardens should be located along the north side of Asbury Street (across from Columbus Park) for proximity to the gardens area south of Taylor, with the more formal varietal gardens on the eastern side (closer to the Guadalupe River Park) and the supporting propagation gardens in the less visible areas closer to former Walnut Street.

Agricultural Leaseholds, although not as high a priority as walk-through history exhibits or additional varietal gardens, would also be suitable uses between Taylor and Hedding streets as long as structures are strictly limited and crops are not attractive to birds. Consistent with the orientation of the Guadalupe Gardens as community open space, preference may be given to non-profit or academic institutions for plant experimentation, demonstration, and production for off-site use. Such agricultural leaseholds should be located in the less visible central portion and western side of the Guadalupe Gardens.

To encourage a diverse and balanced set of open space features between Taylor and Hedding, the size of any walk-through or garden project would be restricted to a maximum of five acres, consistent with the policy for the varietal gardens area south of Taylor Street. As with the area south of Taylor, imposition of this policy can be flexible depending on specific design factors or conditions, and there is no minimum acreage standard. Agricultural leaseholds could be larger than five acres, to the extent that they do not constrain opportunities for other open space improvements.

Until such time as specific new land uses are approved and implemented, the perennial grass cover installed during Phase 1 can remain in place to maintain an aesthetic appearance and maximize recycled water irrigation use.

7. Pathways Between Taylor and Hedding Streets including Closure of Spring Street

To encourage pedestrian circulation through the largest contiguous portion of the Guadalupe Gardens and to support future open space exhibits, gardens, and leaseholds, multiple meandering paved pathways would be constructed. As conceptually presented in Exhibit 4, some pathways would be aligned along the rights-of-way of the former streets, while others would weave through the interior blocks. Major pathways would be designed to accommodate utility and emergency vehicles as well as pedestrians, joggers, and bicyclists. The pathway system would ultimately provide access between or through various points within and on the periphery of the Guadalupe Gardens, including connections to the Guadalupe River Park.

A key component of the pathway system would be the closure of Spring Street to vehicular traffic between Asbury and Hedding streets and removal of pavement, thereby completing the local street closure/pavement removal projects previously implemented by the City as part of the "naturalization" of the Guadalupe Gardens area. New pathways would then be placed along, and crossing through, the right-of-way of former Spring Street.

As with the area south of Taylor Street, the combination of the meandering design of the pathways, the closure/removal of Spring Street between Asbury and Hedding, the assumed removal of the overhead utility transmission lines and poles during Phase 1, and the eventual development of open space uses would significantly soften the existing street grid pattern. Additional minor pathways would be included in the design of the walk-through exhibits and varietal gardens, removable street bollards would be installed to prevent unauthorized vehicle access where the pathways intersect with public streets, and amenities such as lighting, benches, trash containers, and signage can be placed along the major pathways.

8. Additional Parking

To support visitor and volunteer access to the portion of the Guadalupe Gardens between Taylor and Hedding streets, three small and dispersed pockets of parking would be developed. These sites would supplement the existing on-street parking along Asbury Street and around Columbus Park, as well as the two parking areas south of Taylor implemented during Phase 1.

With the closure of Spring Street between Asbury and Hedding during Phase 2, the right-of-way at each end of the street would be utilized for parking. Approximately 20 perpendicular parking spaces plus a turn-around bulb would be installed directly off of Hedding at the north end and off of Asbury on the south end. Pathways would provide access from the parking areas to the open space features.

Another parking lot, accommodating approximately 25-30 spaces, is proposed along the east side of Irene Street between Taylor and Asbury, replacing about one-half acre of the Interim Turf Cover installed during Phase 1. This off-street parking lot would also serve users of the Guadalupe River Park and Columbus Park, both immediately adjacent to the site.

These three Phase 2 parking sites between Taylor and Hedding, plus the two parking sites south of Taylor developed during Phase 1, would provide approximately 120 total

off-street parking spaces for the Guadalupe Gardens. In combination with the ongoing curbside parking along the interior or adjacent public streets, sufficient and convenient parking would be available to serve users of the Guadalupe Gardens as well as Columbus Park and the northern portion of the Guadalupe River Park.

9. Additional Restrooms, Storage Sheds, and Green Waste Facility

To minimize the number of structures in the Guadalupe Gardens and, in turn, the cost of improvements, public restrooms and enclosed storage space to support volunteer efforts would be co-located. A maximum of four combined restroom/storage shed facilities are proposed, two serving the area south of Taylor Street and two serving the area between Taylor and Hedding streets, as follows: one at the very southeast corner of the Guadalupe Gardens along the pathway installed during Phase 1 connecting to the Guadalupe River Park berm path; one near the west end of former Hobson Street along a Phase 2 pathway and near additional varietal gardens; one at the northwest corner of Asbury and Walnut streets, across from the Phase 1/expanded Phase 2 Community Gardens; and one adjacent to a Phase 2 pathway along former University Street near the Guadalupe River Park berm path.

All four locations are close to existing utility services, and two of the facilities would jointly serve users of the Guadalupe River Park. In addition, the existing restroom facilities in the northeast corner of Columbus Park at Asbury/Irene streets should be upgraded and reopened for public use. The existing small storage shed along former Seymour Street between the Heritage Rose Garden and Historic Orchard would also remain.

With the implementation of open spaces uses in the area between Taylor and Hedding streets, the provision of a Green Waste Facility serving this portion of the Guadalupe Gardens would be needed to supplement the Phase 1 facility south of Taylor. The second Green Waste Facility would be installed on the north side of the intersection of Asbury and Irene streets (within the right-of-way of former Irene), which would have public street access for service trucks as well as pathway connections to the interior land uses.

10. Guadalupe Gardens Service Yard

As the vacant land in the Guadalupe Gardens is improved over time into landscaped and cultivated open space, the City's maintenance and operational requirements will increase. Development of a Guadalupe Gardens Service Yard, consisting of a small

building and open paved area for material and equipment storage and repair, would directly support the long term open space improvements.

The proposed location for this City corporation yard is the northeast corner of Coleman Avenue and Asbury Street, replacing a portion of the Phase 1 Airport Construction Staging Area and/or Interim Turf Cover. Less than an acre in size, the facility would be outside of the Airport's Extended Object Free Area, have good access to public streets and the interior of the Guadalupe Gardens, and be compatible with existing industrial/commercial land uses along Coleman Avenue. The existing 0.2-acre interim City storage yard at the southwest corner of Taylor/Walnut streets would continue to be used for materials/maintenance support of the gardens south of Taylor.

11. Hedding Street and Coleman Avenue Landscaping

The City property along the south side of Hedding Street between Coleman Avenue and the Guadalupe River Park, and along the east side of Coleman between Asbury Street and Hedding, serves as a visible border to a large portion of the Guadalupe Gardens. As the interior is improved over time, the Phase 1 Peeler Poles, Airport Construction Staging Area uses, and the remaining vacant areas along these arterial street frontages would be replaced with high quality landscaping, such as low berms of turf, to provide a more aesthetic border to the Guadalupe Gardens while allowing views into the interior open space uses.

12. Turf Cover (with Recycled Water), Agricultural Leaseholds, and Burrowing Owl Habitat North of Hedding Street

Once the planned new I-880/Coleman Avenue interchange is completed, the remaining vacant Guadalupe Gardens land north of Hedding Street would total approximately 15 acres west of Spring Street and 8 acres east of Spring. Depending on community interest, funding opportunities, and design considerations, three alternative low density and passive open space land uses are proposed, as follows:

Turf Cover w/Recycled Water. If the existing recycled water main is extended north from Hedding Street under Spring Street, as is currently under consideration by South Bay Water Recycling, perennial grass cover (high pasture grass similar to the Phase 1 Interim Turf Cover between Taylor and Hedding streets) would provide an aesthetic, informal appearance while maximizing use of recycled water for irrigation during the dry weather months. Turf Cover would require installation of an underground distribution system for recycled water irrigation as well as site preparation.

Agricultural Leaseholds. Similar to the portion of the Guadalupe Gardens between Taylor and Hedding streets, agricultural leaseholds would also be appropriate north of Hedding as long as structures are strictly limited, crops are not attractive to birds, and cultivation in the areas visible along Hedding and Coleman consists of aesthetic plantings such as turf or flowers. Again, preference should be given to non-profit or academic institutions for plant experimentation, demonstration, and production for off-site use.

Burrowing Owl Habitat. The natural scrub vegetation of the Guadalupe Gardens is suitable habitat for the burrowing owl, currently a State and federally-designated "species of special concern" due to its declining numbers and a potential candidate for endangered species status. The Airport implements an ongoing burrowing owl management plan on its open airfield areas (since burrowing owls forage close to the ground and do not soar or hover like other birds, they do not create a hazard to aircraft) and the City has initiated studies to potentially set aside suitable land for burrowing owl protection to offset the loss of habitat to development elsewhere in the City. If San Jose does proceed with designating sites for burrowing owl protection, a portion or almost all of the existing vacant Guadalupe Gardens land north of Hedding Street should be considered.

While a habitat site would have to be fenced, with access for maintenance and monitoring purposes provided through locked gates, a decorative fence fronted by landscaping would be appropriate for the very visible area west of Spring Street. Further, to enhance the educational value of the habitat to the community, improvements could include constructing a paved berm path along the west side of Spring Street between Hedding and former Vermont Street to allow views of the habitat over the perimeter fence, supplemented by explanatory signage. Site preparation could also include a paved pathway within the habitat, such as along former McKendrie Street west of a vehicle gate at Spring, for escorted visitor access.

C. Other Elements/Policies

Use of Recycled Water. An explicit objective of the Guadalupe Gardens Master Plan is to utilize recycled water for all irrigation of open space improvements, assuming feasible connections to the recycled water main under Spring Street and issuance of required State Health Department permits. This includes existing and future varietal gardens, interim and permanent turf cover, community gardens, walk-through history exhibits, and agricultural leaseholds. If a comprehensive recycled water irrigation

infrastructure cannot be implemented as proposed during Phase 1, the irrigation infrastructure would be developed on an incremental basis as part of individual open space projects, or as City or alternative funding otherwise becomes available.

Potential Acquisition of Adjacent Private Property. As discussed under the proposed permanent Garden Center and Greenhouse (Phase 2 Element #4), there are 25 privately-developed properties along the west edge of the Guadalupe Gardens between the intersections of Coleman/Spring and Coleman/Hedding. In addition, there are approximately ten developed properties adjacent to the northeast portion of the Guadalupe Gardens (east of Spring Street on or north of Hedding). The configuration of these properties creates an irregular shape to the Guadalupe Gardens and presents design and compatibility issues for the adjacent open space improvements. Therefore, this Master Plan recommends an ongoing policy that the City consider purchase of adjacent properties, if and when any become available for acquisition over time, for subsequent addition to the Guadalupe Gardens. The potential incorporation of adjacent properties would allow for more cohesive implementation of open space uses, ideally resulting in a consistent aesthetic border along Coleman, Taylor, and Hedding, and a perimeter pathway system. It is noted that Airport/FAA funding mechanisms may be available for open space protection purposes but not for acquisition of property for building re-use or new facility construction (e.g., permanent Garden Center or greenhouse).

Tree Removal/Replacement. The policy proposed in Phase 1 regarding trees would be continued through Phase 2, i.e., that the City maintain an inventory of trees in the Guadalupe Gardens (existing, removed, or added) to ensure that there is no net increase in the overall number of trees, and with particular attention to enhancing Airport safety by limiting the height of trees and those in alignment with the runway centerlines.

Signage. Another continuing element in the improvement of the Guadalupe Gardens would be signage to provide overall identification, directional information, and educational/explanatory support of specific land uses. The signage program prepared during Phase 1 would guide the placement of appropriate signage as components of the Phase 2 land use projects.

Chapter 4

Plan Implementation Process

Chapter 4
Plan Implementation Process

A. Introduction

Critical to the successful implementation of the Guadalupe Gardens Master Plan will be the City's ability to ensure that improvements are programmed, designed, constructed, and maintained in a manner consistent with the Plan's vision and land use recommendations. This ongoing responsibility is particularly important given the open-ended timeline for Plan implementation, the multiple City departments, volunteer groups, and other community interests involved in its development and operation, and the flexibility built into the Plan to respond to specific project proposals, funding opportunities/constraints, and other conditions that may vary over time.

Therefore, the Master Plan includes a set of procedural elements setting forth preliminary guidelines for (1) ongoing monitoring and administrative oversight, (2) solicitation, review, and approval of new land use projects, or proposed modifications to existing improvements, (3) criteria to be utilized in the review of project proposals in accordance with the Plan's vision and land use recommendations, and (4) formal amendment of the Plan to accommodate potentially substantive modifications. A conceptual outline of each of these procedural elements, which themselves may need to be refined over time, is presented in this chapter.

B. Plan Monitoring and Oversight

Two City departments have direct administrative oversight of the Guadalupe Gardens area: the Parks, Recreation & Neighborhood Services (PRNS) Department, which manages and maintains recreational and public open space facilities; and the Airport Department, which must ensure that its Airport Approach Zone property remains compatible with aircraft operations and associated FAA regulations. These two lead departments would continue their coordinated efforts for ongoing monitoring of site conditions, implementation of land use improvements, and City staff liaison to community interests. Other ongoing participatory agencies include the City's Transportation Department, which has construction and operational jurisdiction over public rights-of-way, and the Friends of Guadalupe River Park & Gardens (GRPG), which has been the City's community non-profit partner in planning, advocating, and providing volunteer support for the Guadalupe Gardens.

More specifically, the PRNS and Airport departments will lead a staff-level "Guadalupe Gardens Technical Committee" to perform ongoing implementation monitoring and oversight. Comprised of designated staff from the City PRNS, Airport, and Transportation departments and GRPG Friends, the Committee will work as a team to conduct the following activities:

- Refinement of Master Plan elements, including guidelines and priorities to facilitate Plan implementation, follow-on studies, update of Plan documents, and administration of associated consultant agreements.
- Initial review of potential new projects, or potential modifications to existing improvements, and recommended actions.
- Coordination and input on design and construction of approved land use projects.
- Preparation of status reports and recommended Plan amendments to the City Council and the FAA.

Other City departments will participate on the Guadalupe Gardens Technical Committee on an ad-hoc basis, specifically in cases where another department (such as Public Works, Environmental Services, or Planning) has the lead on implementation of a particular project. Such ad-hoc augmentation of the Committee's staff team will help ensure that the design, construction, and operation of improvements are properly coordinated and implemented in accordance with the Plan's goals and objectives.

C. Implementation of New Projects

As outlined below, the process for implementation of land use improvements in accordance with this Master Plan will vary depending upon how the proposed project comes forward for consideration, its intended scope, and funding mechanism. In general:

- The City's Guadalupe Gardens Technical Committee will function as the ongoing project "clearinghouse" for Master Plan improvements by reviewing and recommending specific projects for City approval.
- All project implementation, including design/construction contracts, product or service acquisition, grant applications/agreements, and inter-agency or third-

party agreements, will be subject to applicable City policies and Municipal Code requirements.

- Actions requiring City Council approval may be taken by PRNS to the City's Parks & Recreation Commission for advisory review and approval prior to Council consideration.

City-Initiated Projects:

PRNS has the lead responsibility for administering the City's capital and operating budget for the Guadalupe Gardens. As part of the annual City budget preparation and approval process, PRNS will propose a budget allocation for the Guadalupe Gardens based on city-wide park project priorities and anticipated funding availability. Upon budget adoption by the City Council, specific Guadalupe Gardens projects, such as those identified in Phase 1 of the Master Plan, can be recommended by the Technical Committee, or by individual City departments or non-City entities through the Technical Committee, for City implementation approval.

Project recommendations by the Technical Committee will typically be reviewed by PRNS executive staff for concurrence and then assigned to the appropriate City department for implementation (e.g., the Public Works Department conducts and manages construction project design, contract bid/award, and inspection processes, while the General Services Department provides product procurement and minor construction/installation services). More conceptual projects recommended by the Technical Committee and approved by PRNS executive staff, such as those identified in Phase 2 of the Master Plan, may go through a public Request For Proposal (RFP) process overseen by the Technical Committee. Utilizing criteria presented in Section D of this chapter, a specific project may be identified and subsequently recommended for implementation.

With input from the Technical Committee and approval by the City Council, PRNS may seek grant funds for implementation of specific projects. Other departments of the City may also recommend projects identified in, or consistent with, the Master Plan using their own capital and operational funding sources. Examples of such projects would be the Phase 1 Utility Undergrounding project to be implemented by the Public Works Department, participation by the Environmental Services Department in the Phase 1 or 2 Turf Cover/Recycled Water Irrigation projects, street right-of-way traffic control or landscaping improvements by the Transportation Department, and discretionary City funds allocated by the Council to support implementation of a specific project.

Projects Proposed by GRPG Friends and Other Non-City Entities:

The Friends of Guadalupe River Park & Gardens may propose its own projects for implementation in accordance with the Plan's vision and land use recommendations. Through its advocacy and outreach activities, the Friends organization may generate sponsorship or grant funding sources for particular projects, and/or volunteer efforts for small scale improvements such as minor modifications to existing gardens.

Such proposals will be submitted to the Technical Committee, which includes representation from the GRPG Friends. Minor modifications to existing land uses may be approved by the Committee, while contractural service and funding agreements, and permits for larger projects to be constructed by a non-City sponsor, will need to go through the same public approval processes as City-initiated projects.

Similarly, other public agencies and non-profit or private corporations interested in sponsoring projects may submit conceptual or specific land use proposals to the Technical Committee either on their own initiative or in response to a City RFP. The development of the Phase 2 varietal gardens and walk-through history exhibits, in particular, are likely to depend on interest from established garden clubs and historical or institutional associations.

Temporary Use Requests:

Throughout the preparation of the Guadalupe Gardens Master Plan, the Airport and PRNS departments periodically received requests from various City departments, other public agencies, and private entities for temporary use of portions of the Guadalupe Gardens area, usually for equipment or materials storage. Typically, only those requests which supported an adjacent public project, such as construction of the Guadalupe River Park/Flood Control project and the Route 87 Freeway project, were accommodated.

Under this Master Plan, any temporary land use proposal will be submitted to the Technical Committee for initial review. However, given the established vision of the Guadalupe Gardens as an area of aesthetic public open space and passive recreation, it is anticipated that few temporary land use proposals would be favorably considered.

D. Criteria for Review of Proposed Projects

In reviewing and selecting a specific new land use proposal, the City's Guadalupe Gardens Technical Committee, in coordination with other City departments as needed, will utilize the following evaluation criteria.

1. Project Consistency with Master Plan Vision/Goal/Objectives

    a. Project aesthetics and agricultural/horticultural, educational, or environmental value to the community.

    b. Project contribution to a desirable mix of land uses.

    c. Project compatibility with Airport/FAA restrictions. If compatibility is questionable, Airport will refer the project to the FAA for review.

    d. Community interests involved with or supportive of project.

2. Project Design

    a. Size of site required and proposed location for project.

    b. Required utilities or support services for project operation and maintenance.

    c. Public access and intended utilization of project.

3. Project Implementation and Maintenance

    a. Estimated project capital cost and implementation timeframe.

    b. Agency or entity responsible for project construction.

    c. Ongoing operational requirements for project.

    d. Approvals or agreements needed to implement and maintain project.

If the Technical Committee rejects a proposed project, the applicant or project sponsor may appeal to the PRNS Director for reconsideration. Also, if the Committee determines that a project to be recommended requires an amendment to the Master Plan, the process outlined in Section E of this chapter would apply.

E. Plan Amendments

The following guidelines are provided for determining whether a proposed project requires the Master Plan to be formally amended and the procedural steps to be conducted.

1. Criteria for Amendment

   A proposed project requires an amendment to the Master Plan if the Guadalupe Gardens Technical Committee determines that:

   a. The project is not consistent with the stated Master Plan vision, goal, or objectives; or

   b. The project is not compatible with the land use elements or configuration set forth in the Master Plan.

2. Approval Process

   a. Technical Committee prepares analysis of proposed amendment and submits recommendation for department approval to proceed with public review.

   b. Review and advisory recommendation from the Friends of Guadalupe River & Gardens Board of Directors.

   c. Review and recommendations from County Airport Land Use Commission, City Airport Commission, and City Parks & Recreation Commission.

   d. Review and approval action from City Council and the FAA.

3. Technical Committee updates Master Plan document and proceeds with project implementation.

Appendix A

Guadalupe Gardens Chronology

Guadalupe Gardens Chronology

1974 – 1975.	City Council and FAA approve implementation of Airport Approach Zone Land Acquisition Program to remove incompatible land use from Coleman Loop area and to restrict use of acquired property to compatible open space or agriculture.
May 1986.	City Council directs staff to study the creation of a citywide recreation area within the Coleman Loop/Airport Approach Zone as part of the City's annual General Plan review process.
November 1986.	City Council approves staff-recommended General Plan Amendment to designate Airport-acquired property in the Coleman Loop as "Public Park/Open Space" with "Airport Approach Zone" overlay designation.
March 1987.	City Council directs staff to develop recommendations for interim reuse of vacant Airport Approach Zone property.
September 1987.	City Council approves Planning Department recommendation that Coleman Loop be reused as a citywide urban park and directs that a master plan process be initiated.
April 1988.	City Council approves staff report on "Interim Land Use Analysis for the Coleman Loop Area" and authorizes preparation of an interim land use and long-term site utilization plan.
September 1988.	Recreation, Parks & Community Services Department (RPCS) selects consultant (Hargreaves Associates) to prepare conceptual design plans for Coleman Loop area now informally referred to as the "Guadalupe Gardens".
December 1988.	Airport and RPCS departments enter into a Memorandum of Understanding for joint management of Coleman Loop Reuse Program.
January 1989.	City Council establishes a Guadalupe Gardens Task Force to oversee reuse planning of area.
March 1989.	City Council approves Guadalupe Gardens Task Force recommendation to designate Coleman Loop/Airport Approach Zone as the "Guadalupe Gardens".
June 1989.	City Council approves proposed interim projects recommended by Guadalupe Gardens Task Force, including a "courtyard garden" on block bounded by Taylor, Spring, Seymour, and Walnut streets. Airport requests FAA approval of proposed interim projects.

July 1989.	FAA approves proposed interim projects.
December 1989.	RPCS publishes consultant's "Guadalupe Gardens Interim Land Use Plan and Long Term Site Utilization Report".
February 1990.	City Council accepts Guadalupe Gardens Interim Land Use Plan and Long Term Site Utilization Report, and approves Public Works Department recommendation to award a $691,000 construction contract for the Courtyard Garden project.
June 1990.	Courtyard Garden completed.
October 1990.	City Council approves RPCS and Guadalupe Gardens Task Force recommendation for conceptual "Phase II" interim projects consisting of (1) a second courtyard garden on block bounded by Taylor, Vendome, Seymour, and Spring streets, (2) a demonstration orchard on block bounded by Seymour, Vendome, Hobson, and Spring streets, and (3) a rock garden along Taylor Street at Columbus Park. Airport subsequently requests FAA approval of proposed interim projects.
December 1990.	FAA conditionally approves proposed Phase II interim projects with restrictions on uses within Airport's Extended Runway Object Free Area (OFA). Airport misinterprets FAA determination as approving demonstration orchard.
April 1991.	Guadalupe Gardens Task Force recommends proceeding with design and implementation of demonstration historic orchard and rock garden.
August 1991.	RPCS issues Request For Proposal for second courtyard garden.
September 1991.	City Council establishes a Guadalupe Gardens Advisory Council replacing Task Force.
December 1991.	City Council approves Public Works recommendation to award a $377,000 construction contract for historic orchard and rock garden.
March 1992.	City Council approves Guadalupe Gardens Advisory Council recommendation to proceed with design and implementation of a heritage rose garden as the selected second interim courtyard garden.
August 1992.	City Council approves Public Works recommendation to select consultant (Patri & Associates) to prepare a Guadalupe Gardens Master Plan.
September 1992.	Taylor Street rock garden completed.

December 1992.	City Council approves RPCS recommendation to award contract to propagate roses for the Heritage Rose Garden.
January 1994.	Site preparation for Historic Orchard completed. Planting initiated.
February 1994.	Public Works publishes "Draft Guadalupe Gardens Master Plan".
February – April 1994.	FAA notifies City of its concerns with Draft Guadalupe Gardens Master Plan and requests that the City's update of the Airport Master Plan, underway since 1988, be completed prior to Guadalupe Gardens Master Plan.
June 1994.	City Council approves joint Airport/Public Works recommendation to incorporate completion of a Guadalupe Gardens Master Plan into the Airport Master Plan as a follow-on project.
July 1994.	Airport requests FAA approval of proposed interim Heritage Rose Garden with a proposed condition that this project be the last interim reuse in the Guadalupe Gardens until completion of the Airport Master Plan. FAA approves interim Heritage Rose Garden subject to conditions.
August 1994.	City Council approves Public Works recommendation to award a $358,000 contract for construction of Heritage Rose Garden. Non-profit Guadalupe Gardens Corporation created by members of Guadalupe Gardens Advisory Council to serve as independent advocacy group.
February 1995.	City Council approves Streets & Parks Department recommendation to close various streets within the Guadalupe Gardens area.
March 1995.	Site preparation for Heritage Rose Garden completed. Planting initiated.
June 1995.	City Council approves Public Works recommendation to award a $97,000 contract for naturalization project to remove asphalt, curbs, gutters, and sidewalks along selected closed streets in the Guadalupe Gardens.
August 1995.	Non-profit Guadalupe River Park & Gardens Corporation formed through merger of the Guadalupe Gardens Corporation and the Friends of the Guadalupe River Park.
June 1997.	City Council approves updated Airport Master Plan. FAA proceeds with review process for federal action.

September 1998.	Council approves Public Works recommendation to award a $88,000 contract for a second phase naturalization project to remove asphalt, curbs, gutters, and sidewalks along additional closed streets in the Guadalupe Gardens.
December 1998.	City Council approves City Manager recommendation that Airport Department and Regional Parks Division of Parks, Recreation & Neighborhood Services (PRNS) Department jointly initiate process to modify/update the 1994 Draft Guadalupe Gardens Master Plan and complete a plan acceptable to the City and FAA.
December 1999.	FAA approves Airport Master Plan/Airport Layout Plan.
November 2001.	Airport and PRNS publish new "Draft Guadalupe Gardens Master Plan" and begin public review/approval process.
	Guadalupe River Park & Gardens Corporation Board of Directors recommends City approval of draft Master Plan with suggested revisions.
	Santa Clara County Airport Land Use Commission (ALUC) determines draft Master Plan to be consistent with ALUC Plan.
February 2002.	San Jose Airport Commission recommends City approval of draft Guadalupe Gardens Master Plan.
	San Jose Parks & Recreation Commission recommends City approval of draft Guadalupe Gardens Master Plan with suggested revisions.
April 2002.	CEQA Negative Declaration issued by Planning Department for Guadalupe Gardens Master Plan.
	City Council approves Guadalupe Gardens Master Plan with Airport/PRNS-recommended minor revisions. Airport submits City-approved Master Plan to the FAA.
May 2002.	Non-profit Guadalupe River Park & Gardens Corporation renamed as Friends of Guadalupe River Park & Gardens.
August 2002.	FAA approves Guadalupe Gardens Master Plan with minor revisions.
	Airport and PRNS establish Guadalupe Gardens Technical Committee.
December 2002.	Airport and PRNS publish "Guadalupe Gardens Master Plan" final report.

Appendix B

Photos of Existing Land Uses

Courtyard Garden

Water Efficient Rock Garden

Historic Orchard

Heritage Rose Garden

South end of Guadalupe Gardens from Coleman Avenue

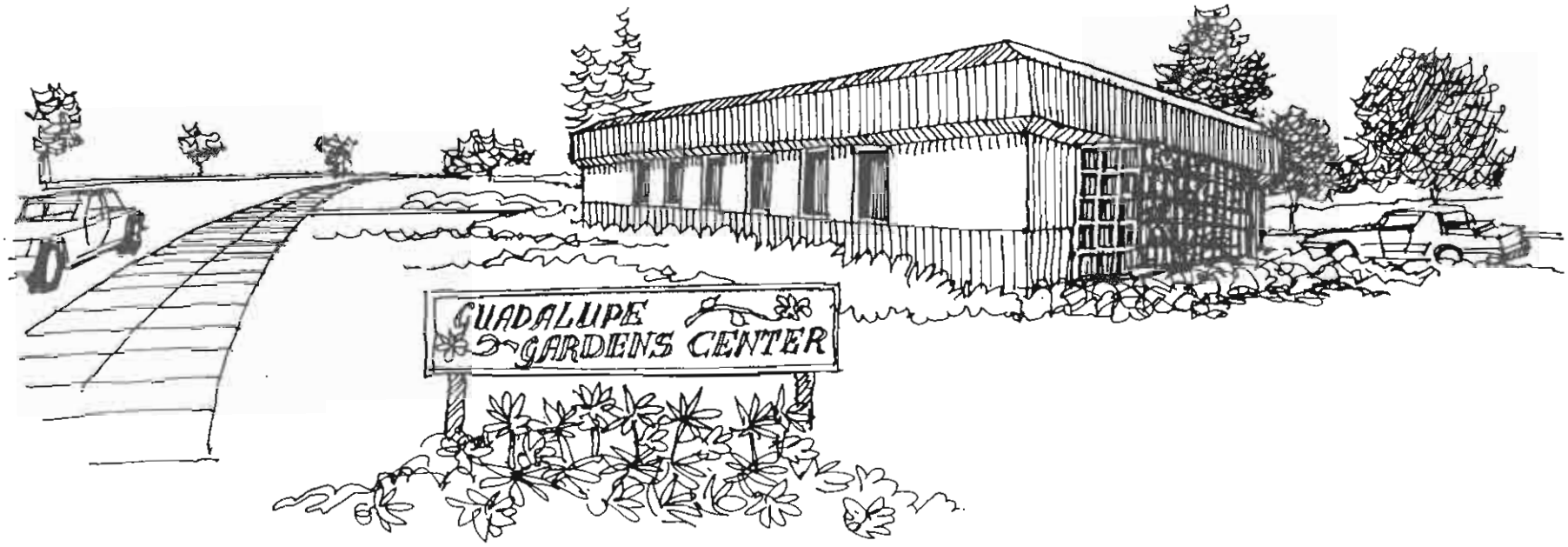
Middle section of Guadalupe Gardens south of Asbury Street
with Taylor Street/Coleman Avenue businesses in background

Middle section of Guadalupe Gardens north of Asbury Street

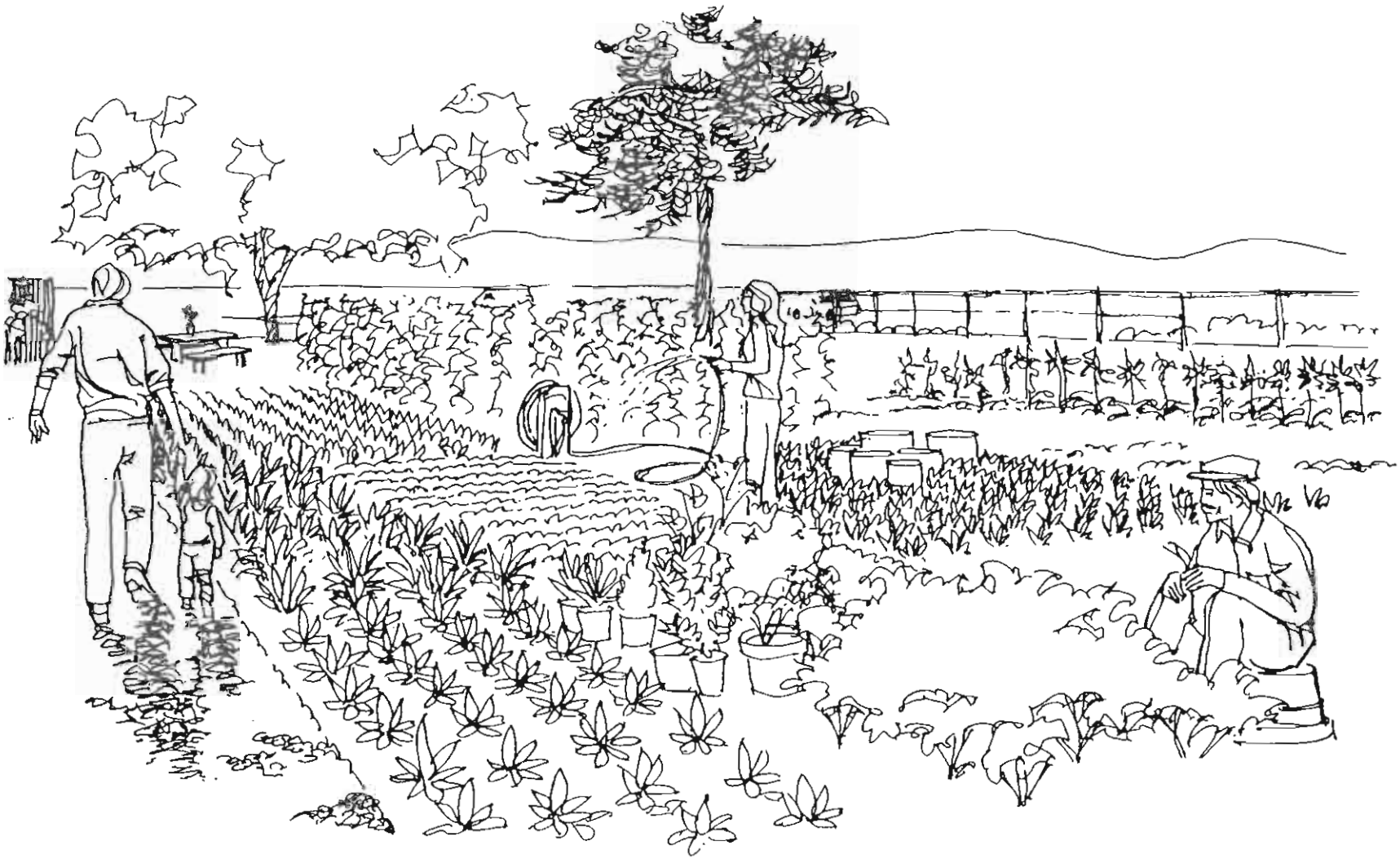
North end of Guadalupe Gardens from Hedding Street

Appendix C

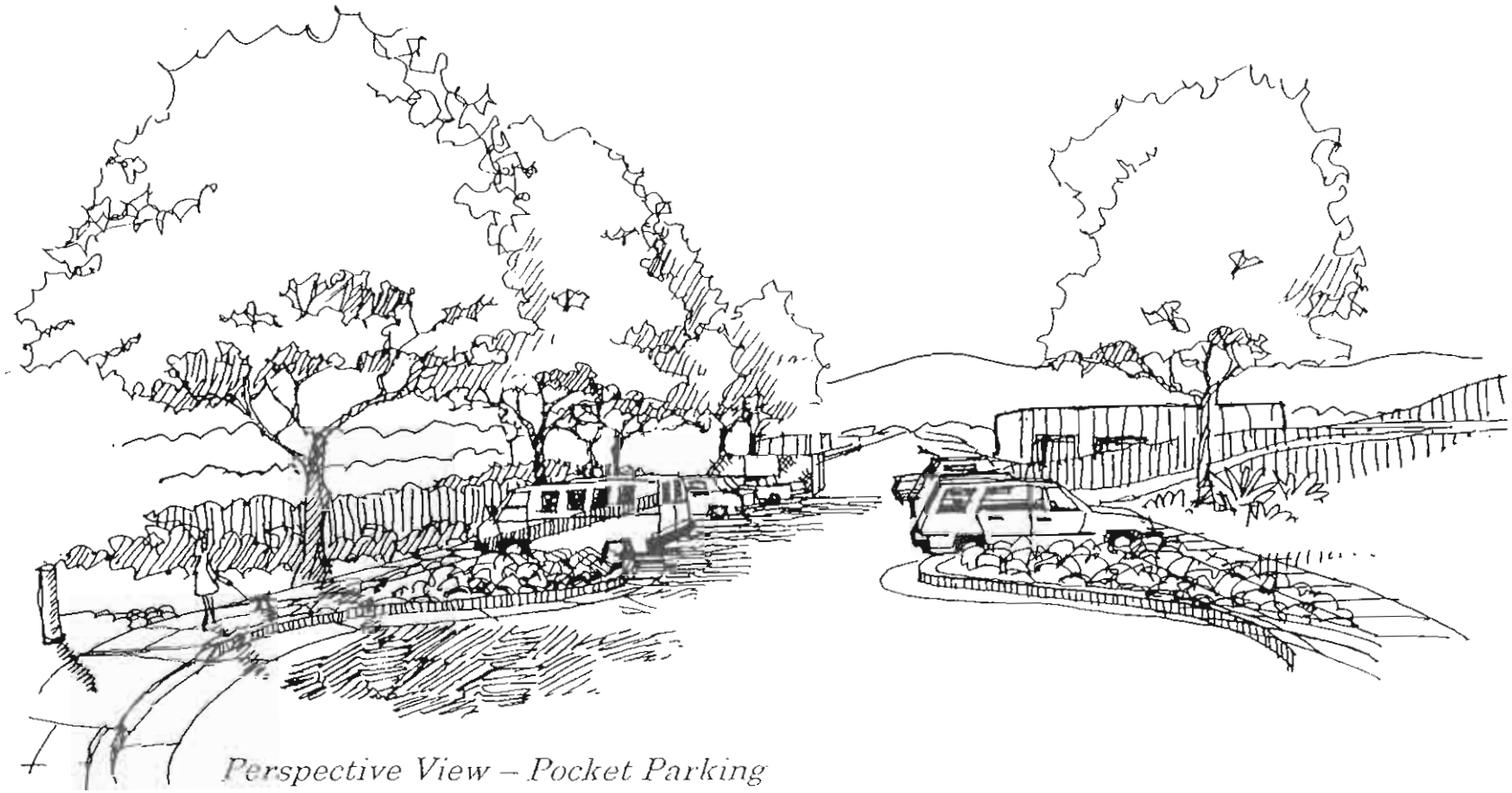
Future Land Use Conceptual Renderings



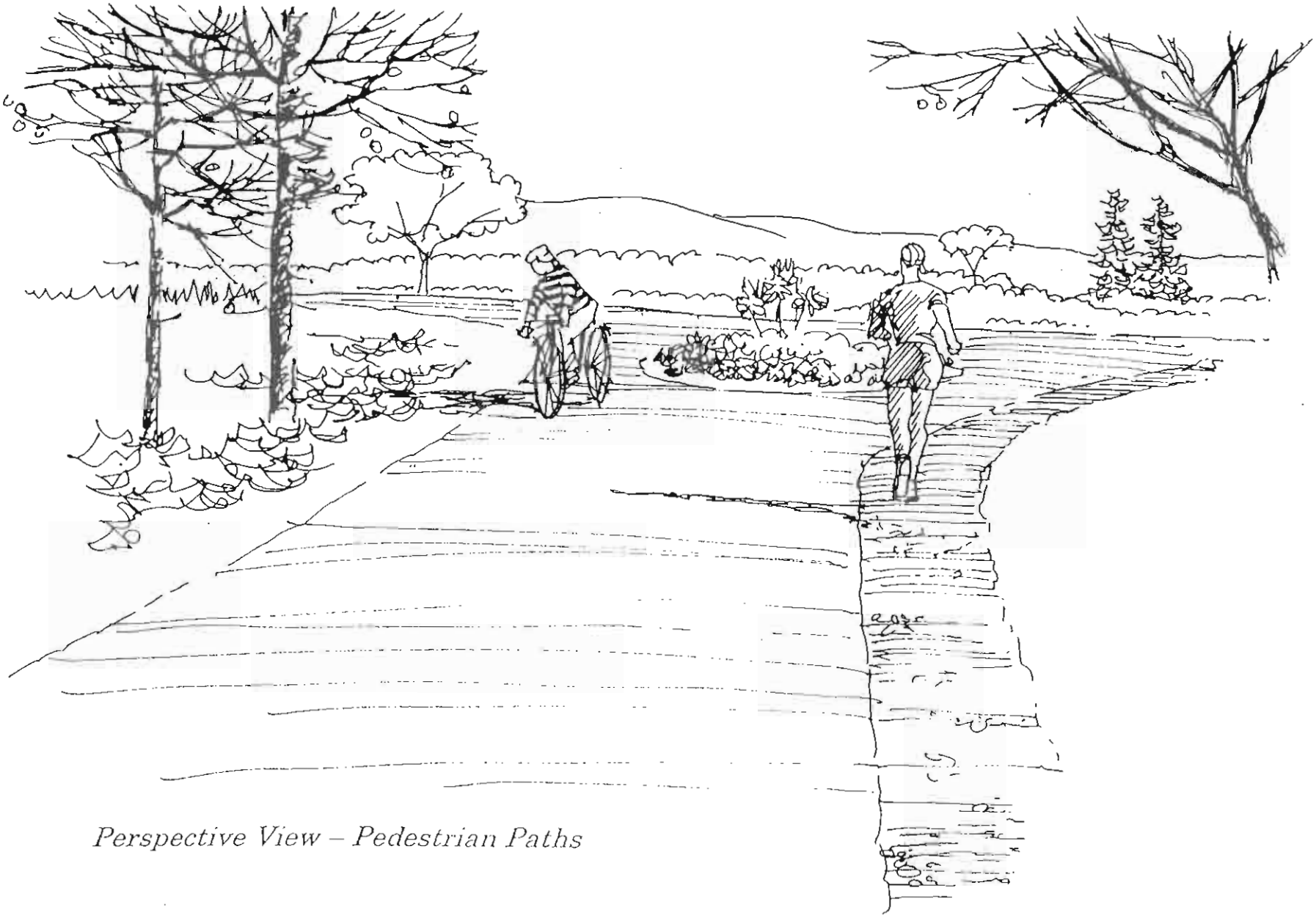
Perspective View – Interim Garden Center



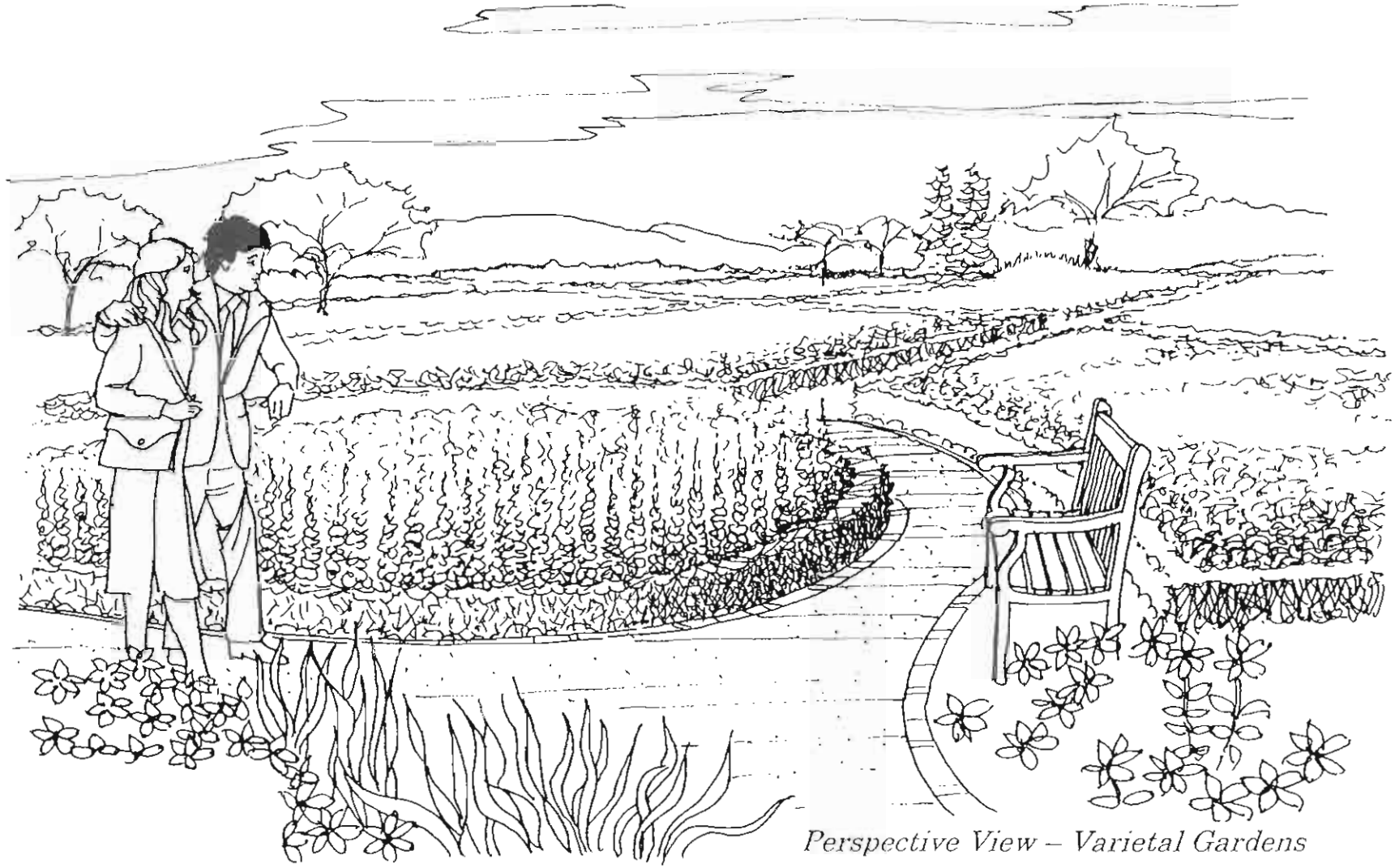
Perspective View – Community Gardens



Perspective View – Pocket Parking



Perspective View – Pedestrian Paths



Perspective View – Varietal Gardens

Appendix D

Phase 1 Detailed Capital Cost Estimates

GUADALUPE GARDENS MASTER PLAN
PHASE 1 CAPITAL COST ESTIMATES
10-01-02
Prepared by: Cuschieri Horton Architects
& Orsee Design Associates

TOTAL AREA: **3,844,233 SF 88.25 ACRES**
TOTAL LANDSCAPE: **2,438,532 SF 55.98 ACRES**

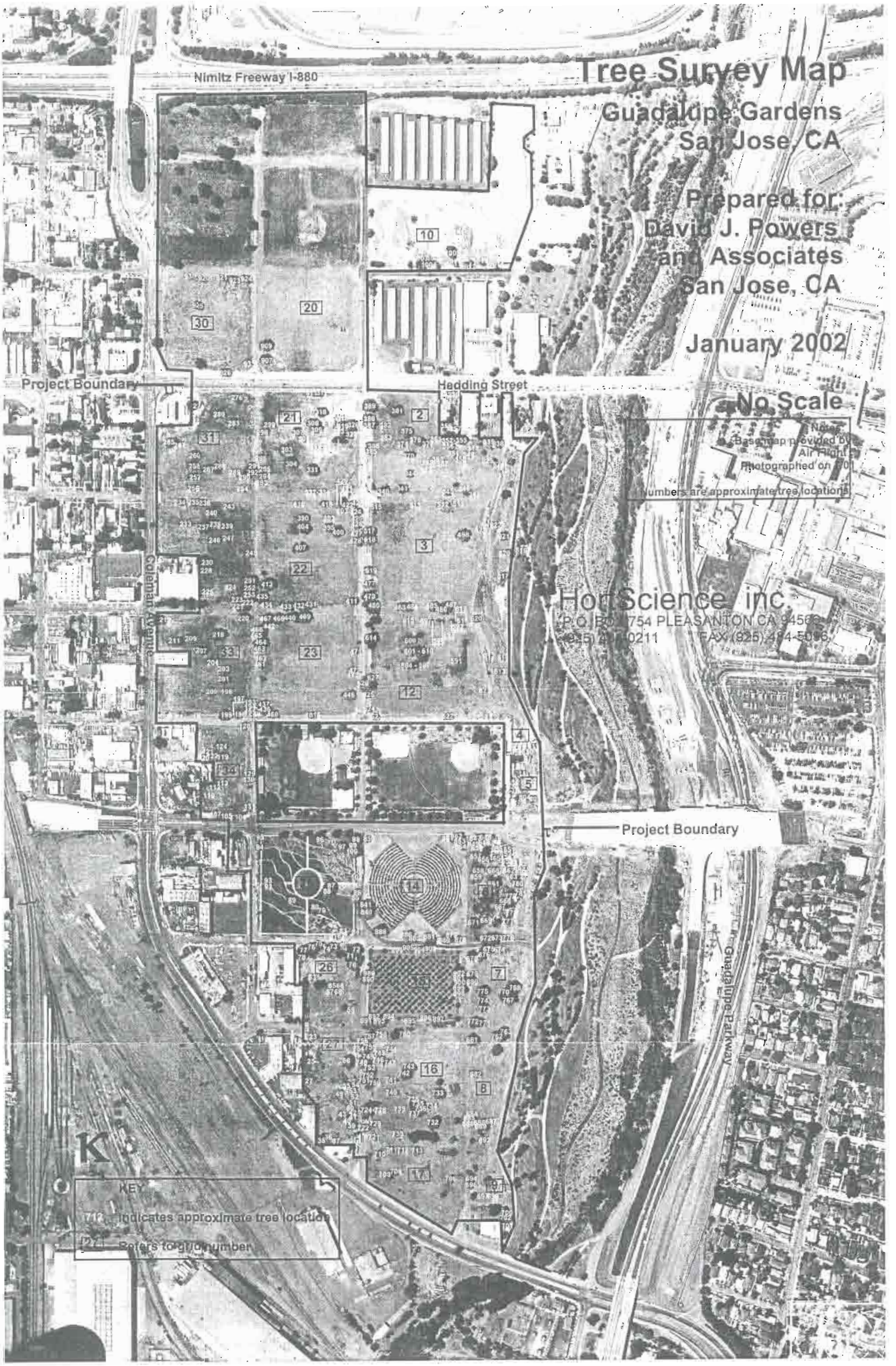
Item	*Description*	*Unit*	*Quantity*	*Unit Price*	*Item Total*
	SOUTH OF TAYLOR STREET				
	TURF & MEADOW GRASS				
	SITE PREPARATION				
1	Clearing & Grubbing to 6" depth	acre	16.54	$ 2,700.00	$ 44,658
2	Rough & fine grading for soils drainage	acre	16.54	$ 12,960.00	$ 214,358
3	8" topsoil (includes trucking & spreading) turf areas only	c.y.	10,560	$ 30.00	$ 316,800
4	Tree removal	ea.	20	$ 525.00	$ 10,500
				Subtotal	**$ 586,316**
	PLANTING				
5	Hydroseeded mowed turf grasses	acre	9.84	$ 4,860.00	$ 47,822
6	Hydroseeded meadow/pasture grasses (excludes rights-of-way)	acre	6.70	$ 4,200.00	$ 28,140
7	Fertilizer soil amendments (turf only)	acre	9.84	$ 3,024.00	$ 29,756
				Subtotal	**$ 105,719**
	IRRIGATION				
8	Irrigation Automatic w/ 12" Hi-pop rotors in meadow grasses/pasture grasses areas & 4" pop up rotors in mowed turf areas, including controllers, wiring, valves, & laterals.	acre	16.54	$ 33,370.00	$ 551,940
9	Reclaimed water hot taps/ meter sets	ea.	1	$ 10,500.00	$ 10,500
10	Irrigation Mainline - 4" pipe	l.f.	417	$ 10.80	$ 4,504
11	Irrigation Mainline - 3" pipe	l.f.	25	$ 8.64	$ 216
				Subtotal	**$ 567,159**
	PLANT ESTABLISHMENT				
12	90 day Maintenance & Plant Establishment Period (turf area only)	acre	9.84	$ 4,320.00	$ 42,509
				Subtotal	**$ 42,509**
13	Public Works Engineering & Inspection	lump sum	1	25%	**$ 325,426**
				Turf & Meadow Grass Subtotal	**$ 1,627,129**
	PEELER POLES				
14	25' Poles staked to ground @ 25' c.c.	l.f.	269	$ 20.74	$ 5,579
				Subtotal	**$ 5,579**
	INTERIM GARDEN CENTER				
15	6" Concrete Slab, 6" rock, 6/6 mesh	s.f.	1,056	$ 21.00	$ 22,176
16	Modular building, 24' x 44'	lump sum	1	$105,000.00	$ 105,000
17	Telephone (incl. Conduit & Service)	lump sum	1	$ 8,400.00	$ 8,400
18	Misc. Electrical (Security Lights)	lump sum	1	$ 10,500.00	$ 10,500
19	Electrical Service (incl. Conduit)	l.f.	100	$ 21.00	$ 2,100
20	Plumbing service (Dom. Supply)	l.f.	120	$ 24.84	$ 2,981
21	4" Cast Iron San. Sewer/trench'g	l.f.	120	$ 28.08	$ 3,370
22	4" AC Paving on 6" base, grading	s.f.	7,532	$ 5.78	$ 43,535
23	Wheel stops	ea.	15	$ 81.00	$ 1,215
24	Striping, 2 coat, 4" wide	l.f.	234	$ 0.79	$ 185
25	Landscaping - groundcover & irrigation	s.f.	8,029	$ 2.36	$ 18,948
26	Public Works Engineering & Inspection	lump sum	1	25%	$ 54,602
				Interim Garden Center Subtotal	**$ 273,012**

Item	Description	Unit	Quantity	Unit Price	Item Total
	PARKING AT SEYMOUR STREET				
26	4" AC Paving on 6" base, grading	s.f.	15,000	$ 5.78	$ 86,700
27	Wheel stops	ea.	40	$ 81.00	$ 3,240
28	Striping, 2 coat, 4" wide	l.f.	684	$ 0.79	$ 540
29	Public Works Engineering & Inspection	lump sum	1	25%	$ 22,620
				Subtotal	**$ 113,100**
	PATHS & BOLLARDS				
30	A/C paths (12'x1,400') 4"/6" base	s.f.	16,800	$ 5.78	$ 97,104
31	Removable Bollards 4 ea @ 5' o.c.	ea. street	8	$ 648.00	$ 5,184
32	Lighting (includes conduit & panel)	per pole	15	$ 10,000.00	$ 150,000
33	Public Works Engineering & Inspection	lump sum	1	25%	$ 63,072
				Subtotal	**$ 315,360**
	GREEN WASTE				
33	6" Concrete Slab, 6" rock, 6/6 mesh	s.f.	216	$ 21.00	$ 4,536
34	4' H conc block wall, 8x8x16, #4 bar	l.f.	172	$ 73.50	$ 12,642
35	6' chain link fence, 9 ga, vinyl coated	l.f.	54	$ 26.25	$ 1,418
36	Add for double leaf gates	each	1	$ 1,620.00	$ 1,620
				Subtotal	**$20,216**
	BUS STOP @ TAYLOR				
37	Demo 6" conc. curb / gutter	l.f.	150	$ 2.65	$ 398
38	Demo 4" sidewalk	s.f.	600	$ 2.10	$ 1,260
39	4" AC Paving on 6" base, grading	s.f.	2,250	$ 5.78	$ 13,005
40	8"x10'x75' Concrete Pad	lump sum	1	$ 15,750.00	$ 15,750
				Subtotal	**$ 30,413**
				South of Taylor Subtotal	**$2,384,809**
	BETWEEN TAYLOR STREET & HEDDING STREET				
	PERENNIAL GRASS & MEADOW GRASS				
	SITE PREPARATION				
41	Clearing & Grubbing to 6" depth	acre	29.85	$ 2,700.00	$ 80,595
42	Rough & fine grading for soils drainage (includes Community Garden)	acre	29.85	$ 12,960.00	$ 386,856
43	Tree removal	ea.	60	$ 525.00	$ 31,500
				Subtotal	**$ 498,951**
	PLANTING				
44	Hydroseeded meadow / pasture grasses (excludes rights-of-way)	acre	27.80	$ 4,200.00	$ 116,760
				Subtotal	**$ 116,760**
	IRRIGATION				
45	Irrigation Automatic w/ 12" Hi-pop rotors in	acre	37.39	$ 33,370.00	$ 1,247,704
46	Irrigatiton at Community Gardens	l.f.	900.00	$ 8.64	$ 7,776
47	Reclaimed water hot taps/ meter sets	ea.	5	$ 10,500.00	$ 52,500
48	Irrigation Mainline - 4" pipe	l.f.	2,900	$ 10.80	$ 31,320
49	Irrigation Mainline - 3" pipe	l.f.	400	$ 8.64	$ 3,456
				Subtotal	**$ 1,342,756**
50	Public Works Engineering & Inspection	lump sum	1	25%	**$489,617**
				Perennial Grass & Meadow Grass Subtotal	**$ 2,448,084**
	PEELER POLES				
51	25' Poles staked to ground @ 25' c.c.	l.f.	4,769	$ 20.74	$ 98,909
				Subtotal	**$ 98,909**

Item	Description	Unit	Quantity	Unit Price	Item Total
	COMMUNITY GARDENS				
52	Gravel common area	s.f.	1,400	$ 0.40	$ 560
53	7' high chain link vinyl coated fence	l.f.	835	$ 28.88	$ 24,115
54	7' high chain link vinyl fence @ trash	l.f.	60	$ 28.88	$ 1,733
55	Storage shed	s.f.	120	$27.00	$ 3,240
56	Redwood header boards at plot edges	l.f.	7,500	$4.10	$ 30,750
57	Picnic/potting tables	ea	3	$880.00	$ 2,640
58	Concrete slab for shed, 4", 4" rock	s.f.	120	$10.50	$ 1,260
59	Concrete slab for dumpster, 4", 4" rock	s.f.	1,100	$10.50	$ 11,550
60	Water meter, 2"	ea	1	$ 21,600.00	$ 21,600
61	Public Works Engineering & Inspection	lump sum	1	25% of above	$ 24,362
				Subtotal	**$ 121,810**
			Between Taylor & Hedding Subtotal		**$ 2,668,803**
	NORTH OF HEDDING STREET				
	PEELER POLES				
62	25' Poles staked to ground @ 25' c.c.	l.f.	3,395	$ 20.74	$ 70,412
			North of Hedding Subtotal		**$70,412**
				15% Contingency	**$768,604**
			Grand Total		**$5,892,627**

Appendix E

Tree Inventory


Tree Survey Map
Guadalupe Gardens
San Jose, CA
Prepared for:
David J. Powers
and Associates
San Jose, CA
January 2002
No Scale
Notes:
Basemap provided by
Air Flight
Photographed on 7/01
Numbers are approximate tree locations
Nimitz Freeway I-880
Project Boundary
Hedding Street
Coleman Avenue
Guadalupe Parkway
Project Boundary
Hort Science, inc.
P.O. Box 1754 PLEASANTON CA 94566
(925) 484-0211 FAX (925) 484-5096
KEY
indicates approximate tree location
Refers to grid number

Tree Survey Data - Jan. 2002

Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
340	2	tree-of-heaven	20	23	Fair	3	Moderate	Codominant @ 6' with included bark; weak attachments.
341	2	Monterey pine	23	26	Good	4	Moderate	Wounds on trunk.
344	2	European hackberry	16	19	Excellent	4	Good	Codominant at 6'; good form and structure.
345	2	Norway maple	13	15	Fair	3	Moderate	Codominant @ 5'; covered in ivy; small branch failures.
346	2	Loquat	10.5	9, 8	Excellent	3	Moderate	Codominant failure on north; codominant at base.
347	2	Loquat	13	7, 7, 6, 5, 5	Excellent	4	Good	Stems attach @ 2'; good form and structure.
348	2	persimmon	8.5	6, 5, 5, 3	Fair	3	Moderate	Wounds on trunk; multiple attachments @ 3'.
349	2	apricot	13	9	Poor	1	Poor	Declining; extensive decay in trunk.
350	2	peach	6	6, 5, 4, 4	Fair	3	Moderate	Clean out dead wood; multiple attachments @ 1'; low growing.
351	2	apple	10	8, 7, 6	Poor	1	Poor	Extensive decay in crown.
352	2	silver dollar gum	20	17, 12, 10	Good	4	Good	Stems from 3'; good upright form.
353	2	silver dollar gum	8,8	16, 16	Fair	3	Moderate	Stems grow together at 4'; upright form.
354	2	silver dollar gum	13.5	16	Good	4	Good	Good upright form.
355	2	silver dollar gum	10	13	Good	4	Good	Leans to north; suppressed crown.
356	2	pecan	21	24	Fair	4	Good	Multiple attachments @ 6'; widespreading crown.
357	2	almond	16	14, 10, 8	Poor	2	Poor	Codominant failure; wounds on trunk.
358	2	wisteria	6	4, 4, 2, 2	Good	4	Good	Branching to ground.
359	2	sweetgum	6	6	Fair	3	Moderate	Upright form; wounds on trunk; borders property.
360	2	sweetgum	6.5	7	Poor	4	Good	Upright form; borders property.
361	2	glossy privet	7,6,6	7, 7, 7	Good	4	Good	Stems from base; under power lines.
362	2	glossy privet	11.5	11	Good	1	Poor	Severely root pruned; wound on trunk.
363	2	aleppo pine	18	23	Fair	2	Poor	Topped.
365	2	almond	12	8	Fair	3	Moderate	Small stem from base.
366	2	glossy privet	8	8, 7	Fair	3	Moderate	Codominant @ 4'; trunk wounds.
367	2	bottlebrush	7	7	Poor	2	Poor	Codominant failures.
368	2	orange	6	4, 3, 2, 2	Poor	3	Moderate	Stems from base; low crown.
369	2	lemon	7	4	Poor	1	Poor	Extensive wound in trunk.
370	2	Monterey pine	17.5	21	Fair	3	Moderate	Thin crown; upright form.
374	2	deodar cedar	8	10	Poor	4	Good	Wounds on trunk; upright form.
375	2	California black walnut	28	31	Poor	3	Poor	Large wound on trunk; codominant @ 6'.
376	2	California black walnut	27	32	Poor	1	Poor	Extensive decay in trunk and upright stems.
377	2	plum	6	7	Fair	1	Poor	Decay in point of attachment; animal habitat at base.
379	2	plum	6	multi	Excellent	3	Poor	15 stems from base 4" and smaller.
381	2	California black walnut	31	35	Poor	2	Poor	Large wound on trunk; multiple attachments @ 7'; weak attachments.
382	2	mulberry	7.5	9	Good	2	Poor	Wounds on trunk; multiple attachments @ 5'.
383	2	southern magnolia	8	9	Poor	1	Poor	Extensive decay in trunk.
385	2	camphor	17	20	Poor	3	Moderate	Multiple attachments @ 5'.
386	2	camphor	17.5	21	Poor	2	Poor	Large codominant failure left extensive wound with decay.
387	2	London plane	20	21	Poor	5	Good	Excellent form and structure.
388	2	London plane	12.5	13	Fair	4	Good	Good form and structure.

Tree Survey Data - Jan. 2002

Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
389	2	London plane	24.5	25	Fair	5	Good	Excellent form and structure.
824	2	silver maple	27	27	Fair	2	Poor	Conk at base; extensive dieback in crown.
825	2	boxelder	15	17	Fair	4	Good	Multiple attachments @ 6'; minor dead wood.
838	2	Monterey pine	20.5	23	Good	4	Good	Good form and structure.
839	2	Monterey pine	18	21	Fair	2	Poor	Thin crown; red turpentine beetle.
477	3	London plane	19	20	Poor	4	Moderate	Decay at pruning wound.
478	3	London plane	14.5	17	Poor	4	Good	Codominant at 7'.
480	3	silver maple	19.5	24	Good	4	Good	Codominant at 8' with included bark.
483	3	London plane	18	19	Fair	5	Good	Codominant at 7'.
484	3	London plane	20	21	Fair	5	Good	High crown; codominant at 12'.
485	3	London plane	20	21	Fair	5	Good	Codominant at 7'.
486	3	London plane	17.5	18	Fair	5	Good	Multiple attachments at 7'.
487	3	London plane	23	24	Fair	4	Good	Trunk wounds.
496	3	California bay	9.5	multi	Good	4	Good	Stems from ground; pruned high; 30 stems 6" and smaller.
498	3	California pepper	33.5	40	Poor	3	Poor	Large cavity at base on south.
511	3	Norway maple	13	14	Poor	2	Poor	Cracks in trunk; bark peeling; leans to south.
512	3	Norway maple	10	10	Fair	1	Poor	Cracks in trunk; bark peeling; leans to south.
513	3	Norway maple	12	12	Fair	1	Poor	Cracks in trunk; bark peeling.
515	3	California pepper	23	34	Poor	4	Good	Branch failure on south; pruned for line clearance
517	3	London plane	22	23	Fair	5	Good	Good form and structure.
518	3	London plane	20	21	Fair	5	Good	Good form and structure.
519	3	London plane	17	18	Fair	5	Good	Wounds on buttress roots.
817	3	California pepper	23	32	Fair	4	Good	Engulfed in ivy; low branching.
819	3	camphor	15.5	18	Poor	3	Moderate	Multiple attachments @ 6'; minor dieback in crown.
820	3	camphor	14.5	17	Fair	2	Poor	Extensive dieback in crown; branch failure.
821	3	jacaranda	16.5	18	Poor	3	Moderate	Codominant @ 8'; wounds on trunk.
822	3	flame tree	38	41	Poor	4	Good	Thick trunk; low crown; multiple attachments @ 6'.
629	4	southern magnolia	11	11, 7, 6	Fair	3	Moderate	Limbs broken off; thin crown.
630	4	Norway maple	13	15	Poor	2	Poor	Decay in upright stems.
811	4	southern magnolia	10	10	Fair	4	Good	Thin crown.
634	5	avocado	18	19	Poor	3	Poor	High crown; trunk wounds; under power lines.
637	5	Modesto ash	10	13	Poor	3	Moderate	Trunk wounds; multiple attachments @ 8'.
804	5	Modesto ash	10	11	Poor	3	Moderate	Trunk wounds; codominant @ 7'.
805	5	California pepper	12.5,12	14, 14	Fair	4	Good	Codominant @ 2'; low branching.
646	6	Italian cypress	7	9	Excellent	5	Good	Typical upright form.
647	6	Italian cypress	7	9	Excellent	5	Good	Typical upright form.
648	6	silk tree	13	16	Good	3	Poor	Branch failure; topped with decay in wounds.
649	6	Italian cypress	9	11	Excellent	5	Good	Typical upright form.
650	6	silk tree	12	14	Good	3	Poor	Topped with decay; multiple attachments @ 5'.
651	6	canary island palm	50	50	Excellent	5	Good	12' of clear trunk.
652	6	Loquat	9.5	10	Fair	3	Moderate	Crown one-sided; dead wood.

Tree Survey Data - Jan. 2002

Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
653	6	English walnut	16	16	Poor	2	Poor	Extensive decay in trunk.
654	6	coast redwood	18.5	21	Poor	3	Moderate	Top dead.
655	6	coast redwood	23	25	Poor	4	Good	Good upright form.
656	6	coast redwood	22.5,22	23, 21	Good	3	Moderate	21" stem 90% dead; cut off.
657	6	silk tree	10.5	12	Good	3	Poor	Topped with decay; codominant at 5'.
658	6	mulberry	14.5	18	Fair	3	Moderate	Multiple attachments @ 6'.
659	6	mulberry	13.5	16	Good	2	Poor	Branch failures; dieback in crown; conk at base.
660	6	pittosporum	25	26	Poor	2	Poor	Extensive diback in crown with decay.
661	6	California black walnut	37	41	Poor	2	Poor	Decay in root crown; decay in upright stems.
662	6	tree-of-heaven	11.5	17	Fair	3	Moderate	Codominant @ 4' with included bark.
663	6	almond	9	8, 6, 5, 4	Poor	3	Moderate	Stems attach @ 2'; one-sided crown.
664	6	Calif. buckeye	17	19	Good	4	Good	Crown to west; trunk damage on east.
665	6	Calif. buckeye	17	8	Good	4	Good	Crown one-sided to south.
666	6	tree-of-heaven	9	15	Fair	3	Moderate	Small branch failures; codominant @ 10'.
667	6	coast live oak	18	29	Good	4	Good	Codominant @ 5'; low crown.
669	6	coast redwood	32	35	Fair	4	Good	Good upright form.
671	6	silver wattle	18	21	Fair	3	Moderate	Clean out dead wood.
672	6	London plane	21	23	Fair	4	Good	Codominant @ 5'.
673	6	London plane	22	23	Fair	4	Good	Good form and structure.
776	6	apricot	10	12	Good	2	Poor	Multiple attachments @ 4'; branch failures.
777	6	flowering plum	9	7, 7, 6, 5	Fair	3	Moderate	Stems from 3'; low crown.
778	6	Italian cypress	6	8	Good	5	Good	Typical upright form.
779	6	China berry	20	11, 7, 5, 5	Poor	2	Poor	Failed at base; branch failures.
780	6	California black walnut	6,6	10, 9	Poor	2	Poor	Trunk wounds; codominant @ base; low crown.
674	7	camphor	18,13,1	20, 14, 13	Poor	2	Poor	Multiple attachments @ 2'; extensive dieback in crown.
675	7	silk tree	13	15	Fair	2	Poor	Trunk wounds.
676	7	canary island pine	18	23	Good	5	Good	Excellent upright form.
678	7	Japanese zelkova	19.5	22	Good	3	Moderate	Multiple attachments @ 5'; topped for power lines.
679	7	London plane	15.5	16	Fair	4	Good	Pruned for line clearance.
680	7	London plane	15.5	16	Fair	4	Good	Pruned for line clearance.
767	7	canary island pine	18	23	Fair	3	Moderate	Codominant @ 12'; poor form.
768	7	tree-of-heaven	55	60	Fair	3	Moderate	Weak attachments; one trunk splits apart; huge tree.
770	7	blue gum	26	34	Fair	3	Moderate	Dieback in crown; codominant @ 10' with included bark.
771	7	London plane	15	17	Poor	3	Moderate	Multiple attachments @ 8'; cavity at base.
772	7	London plane	15.5	17	Fair	4	Good	Good form and structure.
773	7	California black walnut	12,11	16, 12	Fair	2	Poor	Trunk wounds; codominant @ 4' with included bark; dieback.
774	7	California black walnut	12.5,12	15, 14	Poor	2	Poor	Trunk wounds; codominant @ 3'; dieback
775	7	California black walnut	17,11.5,	15, 14, 12, 12,	Poor	3	Moderate	Stems from base; dieback in crown.
681	8	California black walnut	31	20, 19, 12	Poor	2	Poor	Extensive trunk wounds; dieback in crown; codominant @ 4'.
682	8	Carolina cherry laurel	17	19	Fair	3	Moderate	Branch failures.
684	8	avocado	8.5	9	Poor	2	Poor	Extensive trunk wounds.

Tree Survey Data - Jan. 2002

Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
685	8	avocado	9.5	9, 6	Poor	2	Poor	Extensive trunk wounds.
686	8	avocado	8,7	9, 9	Poor	3	Moderate	Codominant @ 2'; poor form.
687	8	Siberian elm	23	28	Poor	3	Moderate	Dieback in crown; multiple attachments @ 8'.
688	8	lemon	8,7	7, 5, 5, 4	Fair	2	Poor	Trunk wound on 7" stem.
689	8	lemon	8	8, 3	Fair	3	Moderate	Remove 3" stem.
692	8	Norway maple	11	12	Poor	2	Poor	Trunk decayed; epicormic growth.
762	8	London plane	15	15	Fair	4	Good	Good form and structure.
763	8	London plane	23	24	Fair	4	Good	Codominant @ 8'.
694	9	almond	14	14	Poor	2	Poor	Large branch failure; cracks in trunk.
696	9	Mexican fan palm	13.5,13	18, 17	Excellent	4	Good	Small sprouts at base.
697	9	white fir	8.5	10	Poor	4	Good	Lower branches cut off; upright form.
699	9	white fir	8	9	Poor	3	Moderate	Trunk wounds; twig dieback.
700	9	olive	20	13, 10, 10, 8	Fair	4	Good	Multiple attachments @ 4'.
701	9	coast live oak	18.5	28	Good	4	Good	Codominant @ 6'; trunk wounds on east; full crown.
702	9	elderberry	2	12	Poor	3	Poor	Poor form and structure.
1003	10	red river gum	5	20	Good	3	Moderate	Twig dieback; branch failures
1004	10	red river gum	16	22	Fair	3	Moderate	High crown; twig dieback.
1005	10	Mexican fan palm	17	16	Good	4	Good	Trunk burned.
1009	10	peppermint gum	17	24	Fair	3	Moderate	Multiple attachments @ 8'; minor dieback.
1011	10	Italian stone pine	9.5,7.5	13, 9, 8	Fair	3	Moderate	Codominant @ 2'; low growing crown; remove dead branches.
1012	10	sweetgum	4.5	7	Good	4	Good	Crown reduced on street side.
1013	10	sweetgum	6	8	Good	5	Good	Excellent form and structure.
1014	10	sweetgum	8	12	Good	4	Good	Topped for line clearance.
584	12	coast live oak	23	9	Poor	4	Good	Codominant at 4'.
585	12	blackwood acacia	15	9,8,11	Poor	3	Moderate	3 separate trees; upright form.
586	12	blackwood acacia	15.5	8,7	Poor	3	Poor	Codominant at base with poor attachments.
587	12	blackwood acacia	18.5	27	Poor	2	Poor	Codominant failure; tree is burned.
591	12	coast redwood	17.5	23	Fair	5	Good	Sprouts at base.
592	12	holly oak	4	multi	Excellent	3	Moderate	9 stems from base 5" and smaller.
593	12	almond	7,6.5,6	8,7.5,7	Poor	1	Poor	Wire girdle; trunk split.
597	12	almond	7	8	Poor	1	Poor	Wire girdles tree; declining.
598	12	almond	6	6	Poor	1	Poor	Wire girdles tree; trunk split
600	12	coast live oak	12,10.5	20,16	Good	4	Good	Codominant at 1' with included bark; full crown.
601	12	blackwood acacia	11,10,8.	13,11.5,10	Poor	1	Poor	Declining.
602	12	blackwood acacia	9.5	11.5	Poor	2	Poor	Dieback in crown.
603	12	blackwood acacia	9.5,9,7	10,11,9	Poor	2	Poor	Dieback in crown.
604	12	blackwood acacia	8.5	11	Poor	2	Poor	Dieback in crown.
605	12	blackwood acacia	9	10.5	Poor	2	Poor	Dieback in crown.
606	12	blackwood acacia	7.5,7,6.	8,9,8	Poor	2	Poor	Dieback in crown.
607	12	blackwood acacia	10,8	11,9.5	Poor	2	Poor	Dieback in crown.
608	12	blackwood acacia	14	15.5	Fair	2	Poor	Declining.

Tree Survey Data - Jan. 2002

Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
609	12	blackwood acacia	25.5	27	Poor	2	Poor	Dieback in crown.
610	12	blackwood acacia	6	7.5	Poor	2	Poor	Dieback in crown.
614	12	California black walnut	15	25	Good	5	Good	Multiple attachments at 8'.
615	12	almond	7	multi	Good	1	Poor	Trunk dead; only small sprouts remain.
616	12	almond	7.5	6,5	Fair	3	Moderate	Stems from base.
617	12	holly oak	8	6	Good	3	Moderate	Poor form.
620	12	holly oak	9,8	14,14	Excellent	4	Good	Codominant at 2' with included bark.
621	12	English walnut	10,8,6	8,7,6,6	Poor	2	Poor	One 6" stem has extensive decay at cavity in point of attachment.
622	12	Norway maple	17	20	Good	3	Moderate	Topped for line clearance; multiple attachments at 6'.
623	12	Norway maple	15	16	Good	4	Good	Multiple attachments at 6'; toppled for line clearance.
624	12	Norway maple	10.5	12	Fair	3	Moderate	Cavity at branch failure.
625	12	Norway maple	11.5	13	Excellent	5	Good	Multiple attachments at 5'.
626	12	London plane	31	24	Good	5	Good	Multiple attachments at 8'.
627	12	London plane	25.5	29	Fair	5	Good	Excellent form and structure.
813	12	pear sp.	12	13/multi	Fair	4	Good	Multiple stems from base 8" and smaller.
814	12	Norway maple	8.5	10	Fair	4	Good	Elberberry stems growing around tree.
815	12	coast redwood	17	17	Fair	4	Good	Crown is dry.
840	14	London plane	22	25	Fair	4	Good	Excellent form and structure; remove string holding up roses.
841	14	London plane	20	24	Fair	4	Good	Excellent form and structure; multiple attachments @ 6'.
850	14	Norway maple	14	16	Fair	3	Moderate	Codominant @ 7' with included bark.
861	14	silver dollar gum	14,9	16, 12	Good	4	Good	Codominant @ 2'; clean out dead wood.
862	14	silver dollar gum	21.5	26	Fair	4	Good	Prune out dead wood and low scaffold branch; good form and structure.
863	14	olive	15,11.5	15, 13	Poor	2	Poor	Topped; decay in trunk.
864	14	olive	12.5,10.	14, 11	Poor	3	Moderate	Codominant @ 1'.
878	14	camphor	15	17	Fair	2	Poor	Dieback in crown.
879	14	camphor	9.5	11	Poor	4	Good	Multiple attachments at 6'.
880	14	California black walnut	20	23	Poor	3	Moderate	Multiple attachments at 7'.
881	14	California black walnut	31	34	Poor	2	Poor	Topped for line clearance.
885	14	camphor	25	28	Poor	2	Poor	Branch dieback.
886	14	boxelder	27	27	Poor	2	Poor	Decay in scaffold limbs.
888	14	Siberian elm	30	34	Poor	3	Moderate	Multiple attachments at 7'; huge tree.
889	15	Modesto ash	14	15	Fair	3	Moderate	Branch failures; crown to north; codominant @ 5'.
890	15	Modesto ash	18.5	22	Fair	4	Good	Wound on base.
891	15	London plane	22	24	Fair	4	Good	Codominant @ 8'.
892	15	London plane	17	19	Fair	4	Good	Codominant @ 6'.
893	15	London plane	21	24	Fair	4	Good	Codominant @ 7'.
894	15	English walnut	14	15	Poor	3	Poor	Decay in buttress roots.
895	15	Norway maple	15	14	Fair	3	Moderate	Multiple attachments @ 6'; previously topped.
896	15	camphor	13	18	Fair	3	Moderate	Multiple attachments @ 4'; decay in root crown.

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Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
897	15	western redbud	6	6, 5, 5, 5	Poor	3	Moderate	Poor form.
898	15	London plane	22	24	Poor	3	Moderate	Heavily pruned for line clearance with heavy resprouts; codominant @ 8'.
899	15	London plane	15	16	Poor	3	Moderate	Lost large codominant attachment; topped for line clearance.
900	15	London plane	17	18	Poor	4	Good	Leans to south; topped for line clearance.
901	15	London plane	19	20	Poor	4	Good	Codominant @ 5'; pruned for line clearance.
902	15	Norway maple	15.5	17	Fair	3	Moderate	Previously topped; decay in upright stems.
903	15	camphor	22	35	Poor	3	Moderate	Multiple attachments @ 4'; dieback in crown.
904	15	camphor	21	23	Poor	3	Moderate	Multiple attachments @ 4'; topped.
905	15	camphor	24	14, 11, 11, 10,	Poor	2	Poor	Extensive dead wood in crown.
906	15	camphor	24	27	Poor	3	Moderate	Multiple attachments @ 4'.
721	16	elderberry	17	7, 6, 5, 5, 5, 5, 4	Poor	2	Poor	Upright stems cracked.
722	16	olive	22	33	Fair	4	Good	Multiple attachments @ 5'; full crown.
724	16	silver dollar gum	18.5	25	Good	3	Moderate	Twig and branch dieback.
725	16	silver dollar gum	7	8	Good	3	Poor	Suppressed form.
726	16	silver dollar gum	16,14	19, 18	Good	3	Moderate	Codominant @ 3'; 18" stem separating from crown; twig dieback.
727	16	silver dollar gum	10	11	Fair	3	Moderate	Suppressed form.
728	16	silver dollar gum	17	22	Good	3	Moderate	Codominant @ 10'; crown to east; branch failures.
729	16	olive	26	29	Fair	3	Moderate	Decay in point of attachment.
730	16	almond	8.5	11, 6	Fair	2	Poor	Partially failed.
732	16	aleppo pine	27.5	32	Good	3	Moderate	Large branch failures.
733	16	tree-of-heaven	22	15, 14	Good	3	Moderate	Codominant @ 3'; poor attachments; wire girdles some upright stems.
734	16	coast redwood	13	15	Poor	4	Good	Top dead.
735	16	California pepper	13	17	Poor	4	Good	Clean out dead wood.
736	16	lemon	7	4, 4, 4	Poor	3	Moderate	Codominant @ 2'.
737	16	Loquat	8	8	Poor	2	Poor	Central leader dead with decay.
738	16	California black walnut	22	24	Poor	1	Poor	Extensive decay in trunk and crown.
739	16	Loquat	7.5	9	Excellent	2	Poor	Large branch failure.
740	16	plum	12	14	Poor	2	Poor	Dieback in crown; sprouting at base.
741	16	olive	16.5	16	Poor	2	Poor	Extensive dieback in crown and trunk.
742	16	English walnut	23	25	Fair	3	Moderate	Cavity on south; trunk wound with decay on west.
743	16	California black walnut	24	28	Poor	1	Poor	Extensive decay in trunk and crown.
744	16	English walnut	7.5	9	Good	2	Poor	Decay in trunk.
745	16	elderberry	14.5	multi	Poor	1	Poor	Main tree dead; sprouts at base.
746	16	boxelder	28	28	Poor	1	Poor	Extensive cavity in trunk.
747	16	coast redwood	23	25	Poor	4	Good	Crown thin.
748	16	blackwood acacia	15	17	Poor	1	Poor	Leaning; dieback in crown.
749	16	blackwood acacia	19	20	Poor	2	Poor	Branch dieback.
750	16	Catalina cherry	13	13	Fair	3	Moderate	Crooked trunk.
751	16	elderberry	6	12, 10	Good	3	Moderate	Codominant @ 1'.

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Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
752	16	blackwood acacia	19	20	Poor	2	Poor	Extensive trunk wound; dieback in crown.
753	16	blackwood acacia	24.5	26	Poor	2	Poor	Large codominant failure; dieback in crown.
754	16	London plane	16.5	18	Poor	5	Good	Excellent form and structure.
755	16	London plane	17	18	Poor	4	Good	Codominant @ 8'.
756	16	London plane	23	24	Fair	5	Good	Excellent form and structure.
757	16	London plane	16	17	Fair	5	Good	Codominant @ 8'; good form and structure.
758	16	Norway maple	18	20	Poor	2	Poor	Dieback in crown with decay; pruned for line clearance.
760	16	California black walnut	29	31	Poor	2	Poor	Power lines through crown; decay in point of attachment and upright stems.
706	17	English walnut	18	19	Fair	2	Poor	Trunk wounds with decay.
708	17	coast redwood	29	32	Poor	3	Moderate	Top dead.
709	17	coast redwood	24	27	Poor	4	Good	Top gone.
710	17	camphor	9	11	Poor	1	Poor	Extensive dieback; trunk wounds.
711	17	almond	12.5	14	Poor	3	Moderate	Multiple attachments @ 7'.
712	17	English walnut	8	9	Poor	2	Poor	Declining.
713	17	camphor	27.5	30	Fair	1	Poor	Extensive dieback in crown.
907	20	California pepper	32	31	Fair	3	Moderate	Branch failures.
909	20	deodar cedar	24	26	Good	5	Good	Excellent form and structure; pruned high.
919	20	incense cedar	23	29	Fair	3	Moderate	Top gone.
293	21	Norway maple	7	9	Good	3	Moderate	Multiple attachments @ 7'; small cavities.
294	21	Norway maple	13.5	16	Fair	3	Moderate	Multiple attachments @ 5'.
295	21	Norway maple	8	11	Fair	3	Moderate	Trunk wounds.
296	21	Norway maple	12	14	Fair	3	Moderate	Codominant @ 10'; cavity on east.
298	21	southern magnolia	19.5	16	Poor	2	Poor	Lost codominant attachment leaving large wound on trunk.
299	21	coast redwood	16	17	Excellent	5	Good	Good full crown; sprouts at base.
303	21	holly oak	13	14	Excellent	4	Good	Habitat at base; multiple attachments @ 8'.
304	21	California black walnut	12,11,1	16, 14, 13	Fair	3	Moderate	Codominant at 1'; widespreading crown.
306	21	Grecian laurel	13	multi	Fair	2	Poor	Only sprouts remain from failed trunk.
307	21	London plane	18	20	Poor	3	Poor	Wood embedded in trunk; previously topped.
308	21	California pepper	38	45	Poor	2	Poor	Extensive trunk wound with decay.
309	21	California black walnut	10	18	Poor	2	Poor	Habitat at base; wounds on trunk.
311	21	coast redwood	17	17	Poor	2	Poor	Extensive dieback in crown.
312	21	coast redwood	21	22	Poor	3	Moderate	Crown thin with dieback; sprouts at base.
318	21	California pepper	17,14	27	Good	4	Good	Small cavity in trunk; full crown; codominant @ 7'.
319	21	California pepper	22	24	Fair	4	Good	Minor dead wood; sprouts at base.
320	21	California pepper	24	28	Poor	3	Moderate	Dead wood; codominant @ 8'.
322	21	glossy privet	10	7	Good	1	Poor	One stem remains; extensive dieback.
323	21	Siberian elm	14	19	Poor	2	Poor	Codominant @ 6'; dieback in crown.
325	21	Monterey pine	10.5,8	13, 9	Fair	3	Poor	Partially failed; codominant @ 1'; poor form.
326	21	Monterey pine	12	11	Fair	3	Moderate	Good upright form with high crown.
327	21	Monterey pine	11	12	Fair	3	Moderate	High crown.

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Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
328	21	Monterey pine	11.5	12	Fair	3	Moderate	Crooked form; high crown.
329	21	Monterey pine	11	11	Fair	2	Poor	Branch failures; high crown.
331	21	California black walnut	13,10,9	15, 13, 13, 11	Poor	3	Moderate	Stems from 2': widespreading crown.
332	21	Norway maple	7	7	Fair	1	Poor	Extensive decay in trunk.
333	21	Norway maple	12	13	Poor	1	Poor	98% Dead.
334	21	Norway maple	8	8	Good	2	Poor	Fungus at base; branch dieback.
390	22	silk oak	26	28	Poor	2	Poor	Multiple attachments at 15'; high crown; branch failures.
393	22	Loquat	9.5	7	Good	2	Poor	Trunk wound from stem that was removed; dieback.
395	22	valley oak	13.5	18	Good	4	Good	Multiple attachments @ 12'; good form.
400	22	Monterey pine	25	28	Fair	4	Good	Excellent form and structure; thin crown.
403	22	California pepper	18	17	Fair	3	Moderate	Large wound on trunk.
404	22	red river gum	38,34	42,37	Good	3	Poor	37" separating from tree; codominant at 2'; thin crown; dieback.
407	22	red river gum	37	41	Good	4	Good	Ground squirrels at base; codominant at 4'; high crown; upright form.
411	22	deodar cedar	22	24	Good	5	Good	Excellent form and structure.
413	22	California pepper	36	44	Fair	4	Good	Codominant at 6'; wide spreading crown; large low branching.
416	22	camphor	12	12,9,9,7,7,5	Good	1	Poor	Extensive dieback.
418	22	Norway maple	13	14	Fair	4	Good	Multiple attachments at 5'; under power lines.
420	22	California pepper	18,14.5	16, 13	Good	3	Moderate	Codominant @ 3'; branch failures.
421	22	London plane	10	10	Poor	4	Good	Power lines go through crown.
422	22	London plane	10.5	11	Fair	4	Good	Codominat @ 6'.
423	22	London plane	10.5	11	Fair	4	Good	Codominat @ 7'.
424	22	London plane	17.5	18	Fair	3	Moderate	Topped for line clearance; codominat @ 7'.
425	22	London plane	16.5	17	Fair	3	Moderate	Topped for line clearance; codominat @ 7'.
426	22	London plane	16.5	18	Fair	3	Moderate	Topped for line clearance; codominat @ 6'.
427	22	London plane	15.5	16	Fair	3	Moderate	Topped for line clearance; codominat @ 6'.
428	22	London plane	20	22	Fair	3	Moderate	Topped for line clearance.
431	22	Siberian elm	25.5	28	Fair	2	Poor	Multiple branch failure; twig and branch dieback; root damage.
432	22	Siberian elm	22.5	24	Fair	2	Poor	Multiple branch failure; twig and branch dieback; root damage.
433	22	Siberian elm	21	23	Fair	2	Poor	Multiple branch failure; twig and branch dieback; root damage; codominant at 5'.
434	22	Loquat	14.5	10,9	Good	3	Poor	Codominant at 2'; high crown; branch failure.
435	22	Siberian elm	19	23	Good	3	Moderate	Codominant at 4'; branch failures.
436	23	deodar cedar	25	25	Poor	3	Moderate	Small branch failures; cleanout ivy and dead wood.
437	23	aleppo pine	25	27	Fair	3	Moderate	Codominant at 8'; crown beginning to separate.
440	23	Chinese elm	15	17	Fair	3	Moderate	Leans to NW; low branching on NW side.
442	23	Italian cypress	8	9	Good	5	Good	Typical upright form.
446	23	Siberian elm	22	26	Fair	3	Moderate	Multiple attachments at 5'; dead wood.
460	23	olive	17,10,9	21,12,11	Good	5	Good	Codominant at 2'.
461	23	southern magnolia	13	15	Fair	4	Good	Multiple attachments at 6'.

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Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
462	23	southern magnolia	11	12	Poor	3	Moderate	Wound on trunk with decay.
463	23	Siberian elm	20	21	Poor	2	Poor	Branch failure and branch dieback.
464	23	Siberian elm	20	21	Poor	1	Poor	Branch failure and branch dieback.
465	23	Siberian elm	18	19	Poor	3	Moderate	Codominant at 8'.
466	23	Chinese elm	17	20	Fair	3	Moderate	Codominant at 8'; twig dieback.
467	23	Chinese elm	17	18	Fair	4	Good	Codominant at 8'.
468	23	Chinese elm	16	18	Fair	4	Good	Trunk bows to south; high crown.
469	23	Modesto ash	20	24	Fair	2	Poor	Multiple attachments at 7'; branch failures; seam down trunk.
471	23	Norway maple	11	12	Fair	2	Poor	Codominant at 5' with crack at attachement; codominant stem is dead.
472	23	Norway maple	13	14	Poor	2	Poor	Banch dieback.
473	23	Norway maple	14	15	Poor	2	Poor	Multiple attachments at 6'; dieback.
1015	23	glossy privet	16,16	11,11,11	Good	3	Poor	One upright stem failed.
79	25	fig	11,10	13, 12	Good	4	Good	Stems from base; sprouts at base.
80	25	orange	7.5	6, 6, 5	Good	3	Moderate	Wounds on trunk; multiple attachments @ 4'.
81	25	Loquat	9	11	Fair	1	Poor	98% Dead.
82	25	Loquat	8.5	10	Good	4	Good	Multiple attachments @ 6'.
83	25	Mexican fan palm	20.5	19	Excellent	5	Good	40' of clear trunk.
84	25	plum	16.5	18	Fair	3	Moderate	Multiple attachments @ 5'.
85	25	London plane	13.5	15	Fair	4	Good	Multiple attachments @ 6'; pruned for line clearance.
86	25	London plane	12	14	Fair	4	Good	Codominant @ 7'; pruned for line clearance.
87	25	Loquat	8	8	Fair	3	Moderate	Wounds on trunk.
88	25	Foothill pine	33	39	Poor	3	Moderate	Crown separting; codominat @ 12'.
89	25	olive	13	16, 8	Good	3	Moderate	Stems from base; one-sided crown; trunk wounds.
92	25	Mexican fan palm	21	20	Good	4	Good	50' of clear trunk.
93	25	Mexican fan palm	18	17	Excellent	4	Good	50' of clear trunk.
94	25	southern magnolia	14	17	Fair	3	Moderate	Trunk wounds; dieback in crown.
95	25	southern magnolia	16	18	Fair	2	Poor	Codominant @ 4'; dieback in crown.
96	25	deodar cedar	25	28	Fair	4	Good	Wound on north; leans to south.
97	25	Modesto ash	13	20	Fair	3	Moderate	Codominant @ 5' with seam.
98	25	London plane	21	22	Good	4	Good	Pruned for line clearance.
99	25	London plane	17	18	Good	4	Good	Pruned for line clearance.
100	25	London plane	21.5	23	Fair	4	Good	Pruned for line clearance; codominant @ 5'.
101	25	Paradox walnut	21.5	18, 12	Poor	1	Poor	Extensive decay throughout trunk and crown.
102	25	chestnut	17	16	Fair	3	Moderate	Codominant @ 4'.
59	26	plum	13	15	Poor	1	Poor	Extensive decay in crown.
63	26	lemon	10.5	6, 4, 3, 3, 3	Excellent	3	Moderate	Multiple attachments @ 2'.
65	26	fig	19	10, 10, 9	Good	3	Moderate	Multiple attachments @ 2'; previously topped.
66	26	Loquat	7.5	6, 5, 5	Fair	3	Moderate	Low branching.
67	26	English walnut	8	11	Fair	3	Moderate	Trunk wounds.
68	26	apple	8	6, 6	Fair	3	Moderate	Heavy sprouting; codominant @ 1'.

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Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
70	26	incense cedar	11.5	12	Excellent	1	Poor	Dieback; 90% dead.
71	26	coast live oak	18	25	Excellent	4	Good	Codominat @ 6' with included bark; full crown.
72	26	American elm	36.5	40	Fair	3	Moderate	Codominat @ 6'; wound on trunk; cavity at base.
73	26	China berry	43	45	Excellent	1	Poor	Partial failure; extensive dieback in crown with decay.
74	26	China berry	33	35	Excellent	3	Moderate	Twig dieback; multiple attachments @ 5'.
75	26	camphor	28	30	Poor	2	Poor	Decay in root crown; upright stems.
76	26	camphor	12	14	Poor	2	Poor	Poor form and structure.
77	26	cottonwood	42	49	Good	3	Moderate	Weak attachments; branch failures.
78	26	dracaena	24	39	Fair	3	Poor	Multiple attachments @ 5'.
23	27	incense cedar	24.5	27	Good	2	Poor	Dieback in crown.
25	27	tree-of-heaven	25.5	29	Excellent	4	Good	Multiple attachments @ 8'; small branch failures.
27	27	almond	13	11, 9	Good	3	Moderate	Codominat @ 2'; poor form.
35	27	California black walnut	12,8	18, 13	Good	3	Moderate	Codominant at base.
36	27	almond	15,8	13, 9, 9, 7, 6	Good	3	Moderate	Stems from base; low branching.
37	27	almond	8,6	7, 6, 5, 5, 4	Poor	3	Moderate	Multiple attachments @ 1'; heavy sprouting; low branching.
39	27	olive	21.5	22	Good	3	Moderate	Trunk wounds.
40	27	olive	26	28	Good	2	Poor	Lost large codominant attachment; branch failures.
41	27	Loquat	9	10	Good	3	Moderate	Root damage.
42	27	olive	13	15	Excellent	4	Good	Minor dead wood; low branching.
43	27	Loquat	8	10	Good	1	Poor	Extensive trunk wounds with decay.
49	27	English walnut	15	16	Poor	3	Moderate	Codominant @ 6'; 1 upright stem has extensive decay.
50	27	olive	15	17	Good	4	Good	One codominant attachment cut off.
51	27	Paradox walnut	9.5	8, 7	Good	4	Good	Codominant @ 2'.
52	27	Paradox walnut	6	5, 5	Fair	3	Poor	Codominant @ 3' with poor attachment.
53	27	olive	19	20	Fair	2	Poor	Dieback in crown.
54	27	olive	22	24	Fair	3	Moderate	Codominant @ 5'; minor dead wood.
55	27	Monterey cypress	12	14	Fair	3	Moderate	Trunk damage on east.
56	27	Italian stone pine	28	34	Excellent	3	Moderate	Partial failure; heavy low lateral attaches on north.
920	30	tree-of-heaven	12	15	Good	4	Good	Good form and structure; multiple attachments at 8'.
921	30	tree-of-heaven	12	19	Good	3	Moderate	Wounds on roots; high crown.
923	30	tree-of-heaven	9,7,6	18	Excellent	4	Good	Multiple attachments @ 6'; good form and structure.
924	30	tree-of-heaven	11	16, 13	Excellent	3	Moderate	Codominant @ 4' with included bark.
925	30	London plane	19	20	Fair	4	Good	Codominant @ 5'.
926	30	London plane	21	21	Fair	3	Moderate	Multiple attachments @ 8'; good form and structure.
930	30	tree-of-heaven	9	11	Excellent	4	Good	Good form and structure; wound on trunk.
933	30	Norway maple	10	12	Poor	2	Poor	Dieback in crown; branch failures.
254	31	Norway maple	10	11	Excellent	1	Poor	Cracks in trunk; dieback with decay.
256	31	glossy privet	12	14	Good	4	Good	Codominat @ 6' with wound below point of attachment; good form and structure.
257	31	California pepper	23.5,16	30	Good	4	Good	Sprouts at base; codominant @ 12'.
258	31	California pepper	42	45	Fair	3	Moderate	Thin crown; ivy on trunk; codominant @ 8'.

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Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
260	31	coast live oak	16,13	26, 14	Excellent	4	Good	Codominant at base; widespreading crown.
265	31	incense cedar	21	21	Poor	3	Moderate	Trunk divides @ 20'; thin crown.
267	31	holly oak	8.5,7.5	18	Excellent	4	Good	Trunks grow together @ 2' with included bark.
274	31	black locust	31	24, 18	Good	3	Moderate	Codominant @ 3' with included bark; decay in area below point of attachment.
276	31	Modesto ash	15	21	Fair	3	Moderate	Large wound in trunk; full crown.
280	31	glossy privet	19	14, 10	Good	4	Good	Codominat @ 3'; full crown.
283	31	London plane	22	21	Fair	4	Good	Codominant @ 12'; good form.
287	31	California pepper	37	43	Good	4	Good	Sprouts at base; full crown.
288	31	coast redwood	10	10	Fair	3	Moderate	Very thin crown.
289	31	Loquat	7.5,6.5,	8, 7, 6	Excellent	2	Poor	Stems from 1'; trunk wounds; twig dieback.
290	31	glossy privet	15.5	16	Good	3	Moderate	Trunk wounds; multiple attachments @ 6'.
291	31	camphor	18.5	20	Good	3	Moderate	Power lines go through crown; codominat @ 6'; branch failure.
292	31	camphor	26	30	Good	4	Good	Prune out dead wood; power lines go through crown; multiple attachments @ 7'.
221	32	London plane	17.5	19	Fair	4	Good	Crown one-sided to west.
222	32	London plane	19.5	20	Good	5	Good	Excellent form and structure.
223	32	Atlantic cedar	27.5	28	Excellent	5	Good	Excellent form and structure.
224	32	glossy privet	10.5	12	Poor	2	Poor	Extensive trunk wounds.
225	32	almond	7.5	multi	Good	1	Poor	Main stem cut off; only sprouts remain.
228	32	California black walnut	22	28	Fair	2	Poor	Extensive dieback in crown with decay.
230	32	California black walnut	23,18	28,17,16	Fair	2	Poor	Codominant at 2' and 3'; dead wood in crown.
233	32	glossy privet	10	11	Fair	3	Moderate	Trunk wounds.
234	32	London plane	11	13	Fair	4	Good	Topped for power line clearance.
235	32	London plane	15	16	Fair	4	Good	Topped for power line clearance.
236	32	London plane	11	12.5	Fair	4	Good	Topped for power line clearance.
237	32	California pepper	38	41	Fair	4	Good	Minor dead wood.
238	32	California pepper	24	30	Fair	2	Poor	Large codominant failure.
239	32	California pepper	32	38	Fair	3	Poor	Engulfed in ivy; huge branch failure on 12" limb.
240	32	coast redwood	25	27	Poor	4	Good	Thin crown.
243	32	almond	15.5	18,17	Good	3	Moderate	Codominant at 2'; minor dead wood.
246	32	California pepper	13,10.5	19,18	Good	3	Moderate	Codominant at 2'; anchor root at north is severed.
247	32	California pepper	9	13,12	Excellent	4	Good	Codominant at 1'; low canopy to ground.
248	32	Modesto ash	10.5	13	Excellent	4	Good	Multiple attachments at 4'; under power line.
251	32	Chinese elm	19	21	Poor	4	Good	Codominant at 6'; power lines go through crown; dead wood.
252	32	Chinese elm	15.5	17	Poor	3	Moderate	Power lines through crown; dieback in crown.
253	32	Chinese elm	15	16	Poor	3	Moderate	Power lines through crown; poor form.
193	33	California black walnut	19.5	21	Fair	3	Moderate	Multiple attachments @ 9'; pruned for line clearance.
194	33	California black walnut	19	22	Fair	3	Moderate	Codominant @ 8'; animal habitat at base; pruned for line clearance.
195	33	California black walnut	13	16	Fair	3	Moderate	Codominant @ 6'; pruned for line clearance.

Tree Survey Data - Jan. 2002

Tree #	Grid #	Species	DBH 93	DBH 2001	Cond 93	Cond 01	Suitability	COMMENTS 2001
196	33	California black walnut	18	20	Fair	3	Moderate	Pruned for line clearance.
197	33	California black walnut	17	21	Fair	3	Moderate	Codominant @ 6'; pruned for line clearance.
198	33	honey locust	14	17	Fair	3	Moderate	Animal habitat at base; codominant @ 5'.
199	33	California black walnut	27	30	Fair	3	Moderate	Pruned for line clearance.
200	33	Modesto ash	16	20	Fair	3	Moderate	Wound on trunk; previously topped.
201	33	California black walnut	40	42	Poor	2	Poor	Extensive decay with dieback in crown.
203	33	California black walnut	30.5	35	Poor	2	Poor	Branch dieback in crown; previously severely topped.
204	33	California black walnut	15	16	Poor	2	Poor	Branch dieback in crown with decay.
207	33	Siberian elm	10	18	Excellent	4	Good	Excellent form and structure.
209	33	glossy privet	19.5	20	Fair	3	Moderate	Trunk wounds; multiple attachments @ 7'.
211	33	California black walnut	43.5	45	Poor	2	Poor	Extensive topping; codominant @ 8'.
212	33	deodar cedar	41	33	Poor	4	Good	Good form and structure; small branch failures.
218	33	Siberian elm	34	36	Fair	3	Moderate	Reduce end weight; multiple attachments @ 10'.
220	33	California black walnut	24	26	Poor	2	Poor	Decay in upright leader.
104	34	holly oak	12	14	Good	4	Good	Wound on trunk; multiple attachments @ 5'.
105	34	holly oak	12.5	13	Good	3	Moderate	Dieback in crown.
107	34	holly oak	12.5	14	Excellent	4	Good	Crown to north.
110	34	carob	17	multi	Good	1	Poor	Sprouts from failed trunk.
112	34	silver dollar gum	9.5	15, 12, 11, 9	Excellent	4	Good	Stems from 1'; high crown.
113	34	silver dollar gum	8.5	13, 12, 10	Excellent	4	Good	Stems from base; high crown.
119	34	California pepper	13,11	18, 18	Excellent	4	Good	Codominant @ 2'; good form and structure.
120	34	silk tree	11.5	12	Good	2	Poor	Extensive wounds in trunk.
121	34	silk tree	11	14	Good	2	Poor	Extensive wound in trunk and scaffold branches.
122	34	silk tree	17	20	Fair	3	Moderate	Multiple attachments @ 6'.
124	34	deodar cedar	20.5	20	Good	3	Moderate	Trunk wound; high crown.
128	34	California black walnut	20	23	Fair	3	Moderate	Multiple attachments @ 8'.
129	34	southern magnolia	21	23	Fair	4	Good	Good form and structure; excellent crown growth.
130	34	southern magnolia	16	18	Poor	3	Moderate	Pruning wounds have minor decay.
131	34	Paradox walnut	11	12	Fair	3	Moderate	Multiple attachments @ 5'; pruned for line clearance.

Appendix F

CEQA Negative Declaration

E10068

NORMAN Y. MINETA
SAN JOSE
INTERNATIONAL
AIRPORT

COUNTY CLERK: PLEASE POST

NOTICE OF DETERMINATION
FOR MITIGATED NEGATIVE DECLARATION
CITY OF SAN JOSE, CALIFORNIA

FILE NUMBER PP02-02-033

☒ County Clerk
County of Santa Clara

☒ Office of Planning and Research
State of California

PROJECT LOCATION 120-acres located south of Norman Y. Mineta San Jose International Airport and Interstate 17/880, between the Guadalupe River Park and Coleman Avenue.

PROJECT DESCRIPTION Public Project for the adoption of the Guadalupe Gardens Master Plan to guide future development of the 120-acre Guadalupe Gardens and to provide a framework for a mix of horticultural, agricultural and environmental uses while maintaining the primary function of the Guadalupe Gardens as a safe approach zone for the Norman Y. Mineta San Jose International Airport.

This is to advise you that the City Council of the City of San Jose approved the above-described project and make the following determinations regarding such project:

1. The project will not have a significant effect on the environment.

2. The Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The Mitigated Negative Declaration and record of project approval may be examined at the City of San Jose, Department of Planning, Building and Code Enforcement, City Hall Room 400, 801 North First Street, San Jose, California. This notice is in compliance with Section 21108 and 21152 of the Public Resources Code.

The above-described project was approved and issued on April 23, 2002.

Ralph G. Tonseth
Director of Aviation

Ralph G Tonseth

REVISED
MITIGATED NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

NAME OF PROJECT: Guadalupe Gardens Master Plan

PROJECT FILE NUMBER: PP02-02-033

PROJECT DESCRIPTION: Public Project for the adoption of the Guadalupe Gardens Master Plan to guide future development of the 120-acre Guadalupe Gardens and to provide a framework for a mix of horticultural, agricultural and environmental uses while maintaining the primary function of the Guadalupe Gardens as a safe approach zone for the Norman Y. Mineta San Jose International Airport.

PROJECT LOCATION & ASSESSORS PARCEL NO.: The approximately 120-acre site is located south of Norman Y. Mineta San Jose International Airport and Interstate 17/880, between the Guadalupe River Park and Coleman Avenue.

COUNCIL DISTRICT: 3

NAME OF APPLICANT: City of San Jose

MAILING ADDRESS AND PHONE NO. OF APPLICANT CONTACT PERSON:

Cary Greene, City of San Jose Airport Department
1732 North First Street, Suite 600
San Jose, CA, 95112.

FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

1. **Construction Air Quality:** Construction of the proposed project could result in significant short-term air quality impacts associated with dust generation. The Bay Area Air Quality Management District (BAAQMD) has prepared a list of feasible construction dust control measures that can reduce construction impacts to a level that is less-than-significant. The following construction practices would be implemented during all phases of construction on the project site:

- Use dust-proof chutes for loading construction debris onto trucks.
- Water to control dust generation during demolition of structures and break-up of pavement.
- Cover all trucks hauling demolition debris from the site.
- Water or cover of stockpiles of debris, soil, sand or other materials that can be blown by the wind.
- Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Sweep daily (preferably with water sweepers) all paved access road, parking areas and staging areas at construction sites.
- Sweep streets daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets.
- Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- Replant vegetation in disturbed areas as quickly as possible.

The proposed project would not result in significant local or regional air quality impacts. Short-term air quality impacts associated with construction will be reduced to less than significant levels with the inclusion of proposed mitigation measures.

2. **Biological Resources:** In those areas where the Guadalupe Gardens Master Plan proposes to convert existing vacant habitat to other uses, the potential exists for impacts to occur to individual Burrowing Owls in the event that owls move onto the site. Because burrowing owls are protected, this potential impact would be considered significant. The project includes the following mitigation measures to avoid potential impacts to Burrowing Owls during construction:

- Pre-construction surveys will be conducted by qualified biologists within the area(s) to be affected by a particular improvement, including within a 500-foot buffer area. The survey will be conducted no more than 30 days prior to ground disturbance in accordance with California Department of Fish and Game-approved survey protocol. A written report will be prepared by the biologist conducting the fieldwork, as indicated in the burrowing owl survey protocol and submitted to California Department of Fish and Game and the City.

- If no Burrowing Owls are observed during the survey, construction within this area will not be considered a significant impact to this species and no other mitigation or surveys need to be conducted. Conversely, if surveys identify owls on the site, then the following mitigation measures will be carried out sequentially, until impacts are reduced to a less-than-significant level.

- If breeding Burrowing Owls are located on or immediately adjacent to the site, a change in conditions will have occurred and construction may not proceed until a reassessment of Burrowing Owl populations and habitat suitability has been completed per CEQA Guidelines.

Several raptors, including the Red-tailed Hawk and Cooper's Hawk have been observed in the vicinity of the site and may breed on or adjacent to the site. Removal of trees or disturbance in the vicinity of raptor nests could result in nest abandonment during the construction phase of the project. Construction activities, such as site grading, and tree removal that disturb nesting raptors on-site or immediately adjacent to the construction zone or/destroy occupied nests would constitute a significant impact. The project includes the following measure to avoid direct impacts to nesting raptors during construction:

- Tree removal will be scheduled to avoid the nesting season to the extent feasible. The nesting season for most raptors in the area extends from February through August.

- Preconstruction surveys for nesting raptors (such as Red-tailed Hawks, and Cooper's Hawk) will be conducted to ensure that no raptor nests will be disturbed during construction. Surveys will be conducted no more than 14 days prior to the initiation of construction activities during January through April (the early part of the breeding season) and no more than 30 days prior to the initiation of construction activities during May through September (the latter part of the breeding season). During preconstruction surveys, all trees in and immediately adjacent to construction areas will be inspected for raptor nests. If an active raptor nest is found, a construction-free buffer zone (typically 250 feet) will be established around the nest for the duration of breeding activity until young birds have fledged.

The project will involve some tree removal or tree relocation. Implementation of Phase 1 improvements will require removal of some existing trees in the Guadalupe Gardens, particularly those of marginal health. Under the proposed Guadalupe Gardens Master Plan, the City will maintain an inventory of trees removed or added to ensure that there is no net increase in the overall number of trees within the Guadalupe Gardens area. Any added trees will be limited to a

species that will not pose an airspace obstacle. Under the Guadalupe Gardens Master Plan, the total number of trees within Guadalupe Gardens will remain below the existing number of 466 trees. With the implementation of the mitigation measures above, the proposed project would not result in significant impacts to special status species, sensitive habitat, or conflict with the City of San José Tree Ordinance.

3. **Cultural Resources:** Previously unrecorded cultural resources could be discovered during ground disturbing construction operations. Construction operations in areas of native soil, especially in the near vicinity of flowing water sources could result in the inadvertent exposure of buried prehistoric or historic cultural materials that could result in a significant impact. The project includes the following measures for all development activities that include excavation or disturbance of the existing ground surface to avoid or reduce impacts to buried cultural resources:

- The City of San José will have an archaeologist periodically review the construction site and be available to identify, evaluate and treat any unexpected discoveries of cultural resources, including Native American burials. The archaeologist will meet the Professional Qualifications Standards of the U.S. Secretary of the Interior and the California Office of Historic Preservation. The archaeologist will report any finds in accordance with current profession protocols, including a closure report at the end of each phase of construction.

- Construction monitoring by a professional archaeologist will be conducted during subsurface construction for the area within 150 feet of West Hedding Street from the eastern boundary of the Guadalupe Gardens site to Spring Street. The monitoring is recommended due to the proximity of a recorded historic archaeological site (CA-SCl-799H).

- The City of San José Department of Public Works will inform construction contractors and personnel regarding the potential for possible buried cultural remains throughout the Guadalupe Gardens site, including prehistoric and historic resources, during construction. Any excavation contracts (or contracts for other activities that may have subsurface soil impacts) shall include clauses that inform construction personnel of the potential for subsurface archeological resources and the procedures to follow in the event of an inadvertent discovery.

  In the event any significant cultural materials are encountered, all construction within 30 meters (approximately 100 feet) of the find would be halted, and the Director of Public Works and the Director of Planning, Building, and Code Enforcement would be notified. The City of San José will consult with a professional archaeologist to identify and evaluate the find. The archaeologist will make appropriate recommendations regarding the significance of the find and appropriate mitigation. Recommendations could include collection, recordation, and analysis of any significant cultural materials.

  In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the Native

American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian Affairs. No further disturbance of the site may be made except as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of State law and the Health and Safety Code. The Director of Public Works and the Director of Planning, Building and Code Enforcement will also be notified immediately if human skeletal remain are found on the site during development.

Implementation of the mitigation measures listed above would reduce potential impacts to buried prehistoric and historic cultural resources to a less than significant level.

4. **Hazardous Materials:** Residual agricultural chemicals associated with previous land uses and contamination from reported fuel leaks could pose a hazard to future users of the Guadalupe Gardens area. In order to avoid potentially significant hazards from soil or groundwater contamination, the project would complete the following measures prior to development of the Guadalupe Gardens Area:

- Phase II soil and groundwater testing for pesticides, metals, and petroleum products likely to be found on the site will be conducted prior to development of the Guadalupe Gardens area. The results of the testing will be submitted to the City of San Jose Department of Environmental Services and the Director of Public Works. In the event no substantial contamination is found in the Guadalupe Gardens area, no further mitigation would be needed. The Department of Environmental Services Toxics Specialist, will confirm whether or not further testing or mitigation is required.

  The Department of Toxic Substances Control and the Regional Water Quality Control Board are responsible for overseeing cleanup of contaminated soil and water and for overseeing development activities on contaminated sites. In the event elevated levels of contamination are found during Phase II testing, either the Department of Toxic Substances Control (DTSC) or the Regional Water Quality Control Board (RWQCB) will be consulted by the Department of Public Works regarding requirements for further site assessment and cleanup. A Clearance Letter from DTSC or the RWQCB outlining the site history and any cleanup or management requirements will required to be submitted to the Director of Public Works, Director of Environmental Services and the Director of Planning, Building and Code Enforcement prior to development of the Guadalupe Gardens area.

With the implementation of the mitigation measures above, the proposed project would avoid hazards from potential hazardous materials contamination and would not create a hazard to people or the environment.

5. **Water Quality:** Implementation of the Guadalupe Gardens Master Plan could result in increased storm water pollution, particularly during construction. Prior to construction of various phases of the Guadalupe Gardens Master Plan the City of San José will require that contractor(s) submit a Storm Water Pollution Prevention Plan (SWPPP) and a Notice of Intent (NOI) to the State of California Regional Water Quality Control Board. The SWPPP will include control measures during the construction period for:

- soil stabilization practices
- sediment control practices
- sediment tracking control practices
- wind erosion control practices and
- non-storm water management and waste management and disposal control practices.

The project will also include provision for post-construction structural controls in project design where feasible, and Best Management Practices (BMP) for reducing contamination in storm water runoff as permanent features of the project. These features could include, for example, regular sweeping of parking lots and driveways, installation of inlet features or similar controls in storm water catch basins, vegetated swales, and stenciling on-site catch basins to discourage illegal dumping.

With the implementation of the mitigation measures above, the proposed project would not result in significant hydrology or water quality impacts.

PROTEST OF A MITIGATED NEGATIVE DECLARATION

Any person may file a written protest of the draft Mitigated Negative Declaration before 5:00 p.m. on **April 8, 2002**. Such protest must be filed in the Department of Planning, Building and Code Enforcement, 801 North First Street, San José, Room 400, with payment of a $50 filing fee. The written protest should make a "fair argument" that the project will have one or more significant effects on the environmental based on substantial evidence. If a valid written protest is filed with the Director of Planning, Building & Code Enforcement within the noticed public review period, the Director may (1) adopt the Mitigated Negative Declaration and set a noticed public hearing on the protest before the Planning Commission, (2) require the project applicant to prepare an environmental impact report and refund the filing fee to the protestant, or (3) require the draft Mitigated Negative Declaration to be revised and undergo additional noticed public review, and refund the filing fee to the protestant.

Joseph Horwedel, Acting Director
Planning, Building and Code Enforcement

Circulated on: March 7, 2002 — Ron Eddow
Deputy

Adopted on: April 19, 2002 — Ron Eddow
Deputy

PP02-02-033 MND/JAM

Appendix G

Acknowledgements

Acknowledgements

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Cary Greene, Airport Planner

San Jose Parks, Recreation & Neighborhood Services Department

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