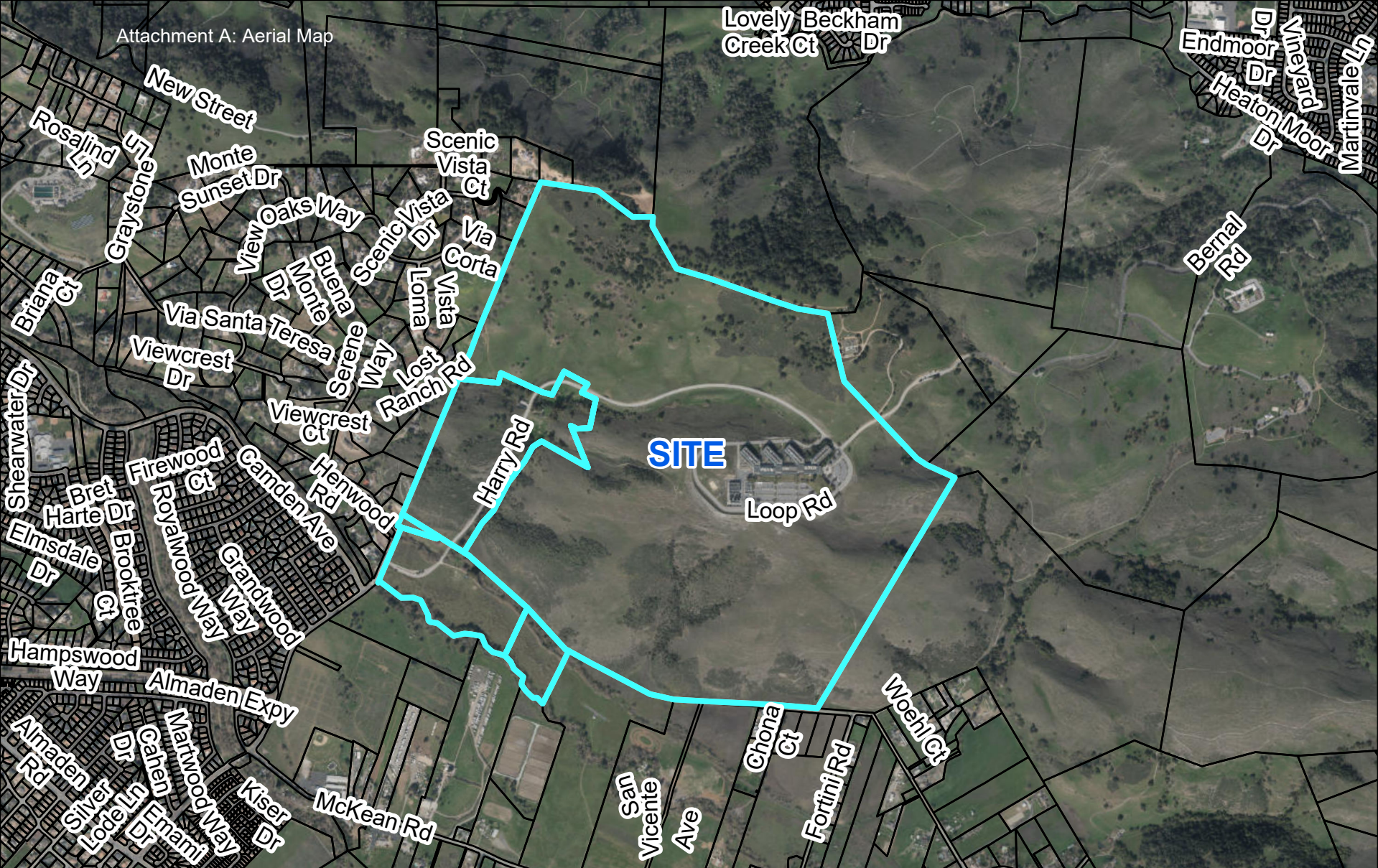
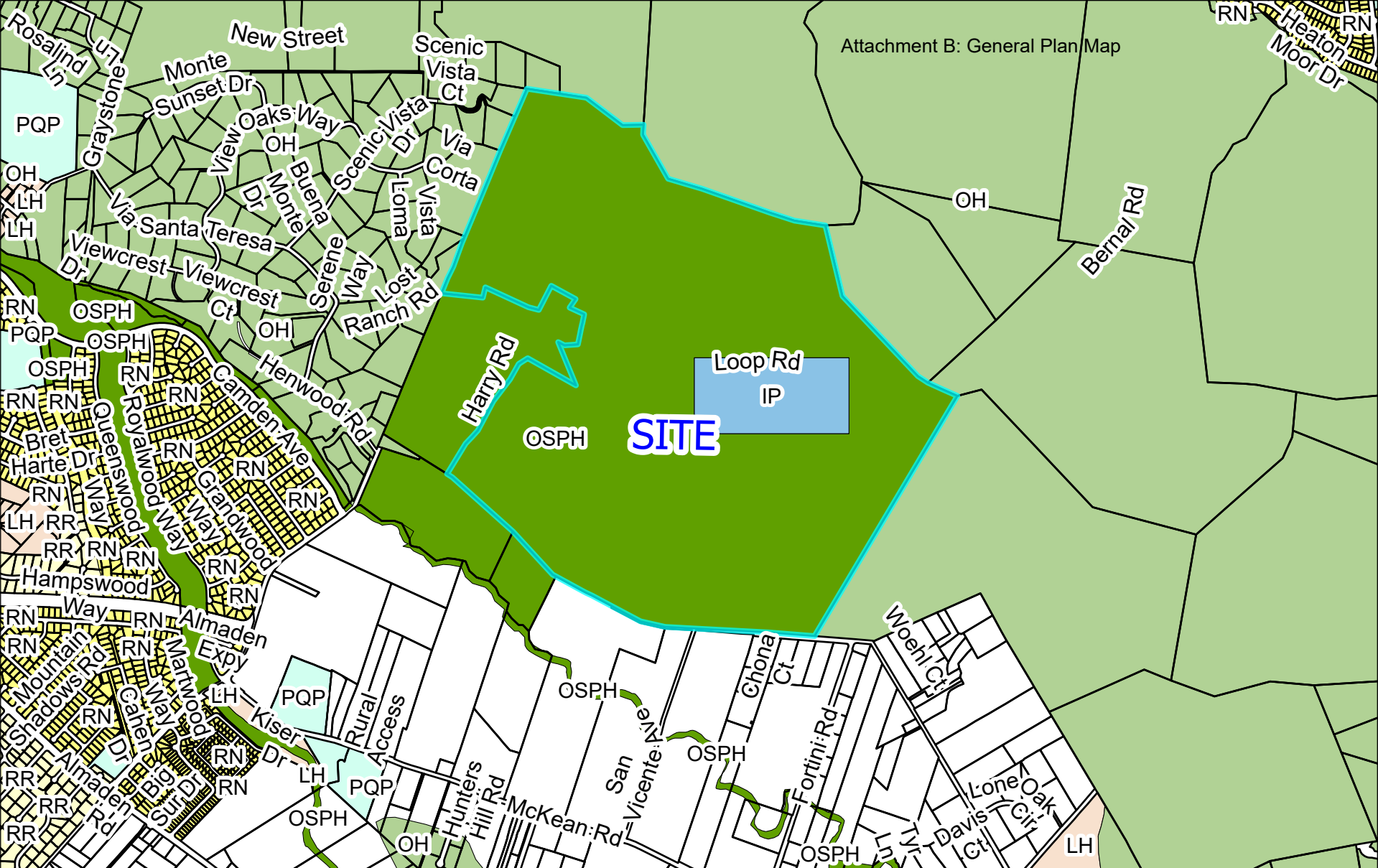




File No: C26-008
District: 10

Aerial



File No: C26-008

District: 10

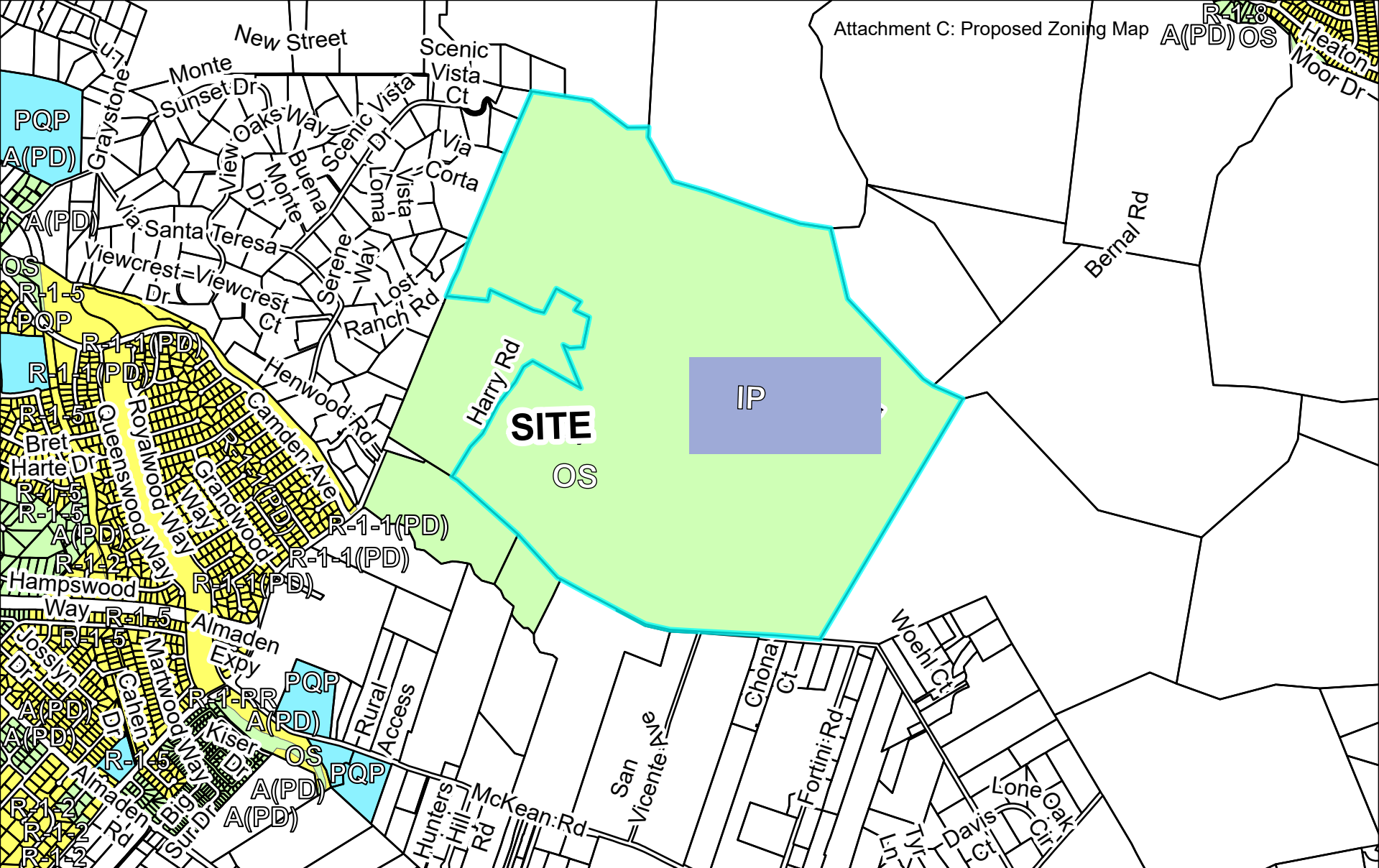
GENERAL PLAN

Page 1



Prepared by the Department of Planning,
Building and Code Enforcement

7/15/2026



File No: C26-008
District: 10

PROPOSED ZONING

EXHIBIT "A"

AS-SURVEYED DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING A PORTION OF 563.610 AC. GROSS SHOWN IN BOOK 491 OF MAPS AT PAGES 7-8 OF SANTA CLARA COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY SANTA CLARA COUNTY OF AND THE LANDS NOW OR FORMERLY INTERNATIONAL BUSINESS MACHINES CORPORATION N70°05'46"W 1579.42 FEET TO THE POINT OF BEGINNING;

THENCE S44°09'35"E A DISTANCE OF 420.74 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 441.19 FEET, WITH A RADIUS OF 277.11 FEET, WITH A CHORD BEARING OF S02°43'51"W, WITH A CHORD LENGTH OF 396.05 FEET;

THENCE S45°45'35"W A DISTANCE OF 273.95 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 329.52 FEET, WITH A RADIUS OF 406.83 FEET, WITH A CHORD BEARING OF S65°35'50"W, WITH A CHORD LENGTH OF 320.59 FEET;

THENCE N89°11'58"W A DISTANCE OF 888.89 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 193.70 FEET, WITH A RADIUS OF 235.86 FEET, WITH A CHORD BEARING OF N64°13'34"W, WITH A CHORD LENGTH OF 188.31 FEET;

THENCE N44°04'24"W A DISTANCE OF 309.58 FEET;

THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 761.13 FEET, WITH A RADIUS OF 338.89 FEET, WITH A CHORD BEARING OF N22°37'38"E, WITH A CHORD LENGTH OF 610.95 FEET;

THENCE N87°27'48"E A DISTANCE OF 825.54 FEET;

THENCE N80°51'08"E A DISTANCE OF 387.39 FEET;

THENCE N47°04'57"E A DISTANCE OF 62.04 FEET TO THE POINT OF BEGINNING;

CONTAINING THEREIN 35.097 ACRES (1528819 SQUARE FEET), MORE OR LESS

AS SHOWN ON EXHIBIT 0B0 ATTACHED HERETO AND MADE A PART HEREOF.



CLOSURE REPORT

STARTING COORDINATES: NORTHING 1861942.33, EASTING 6178970.48
DISTANCE UNITS: FEET

BEARING	DISTANCE	DESCRIPTION
N 00°00'00" W	866.70	
N 90°00'00" E	1765.29	
S 00°00'00" E	866.70	
N 90°00'00" W	1765.29	

ENDING COORDINATES: NORTHING 1861942.33, EASTING 6178970.48

AREA: 1529976.84 S.F., 35.1234 ACRES
TOTAL PERIMETER DISTANCE > 5263.98
CLOSURE ERROR DISTANCE > 0.00
CLOSURE PRECISION > 1 IN 999999

HEATH MYERS
PROFESSIONAL LAND SURVEYOR 9910
STATE OF CALIFORNIA

SURVEYED BY:  Surveying Engineering Environmental 3825 N SHILOH DRIVE, FAYETTEVILLE, AR 72703 (479) 443-4506 - SURVEY@BLEWINC.COM	COORDINATED BY:  ENVIRO BUSINESS, INC. 21 B Street Burlington, MA 01803 Tel: (781) 273-2500 www.ebiconsulting.com	PROJECT TITLE 650 HARRY RD	DRAWN BY KAN
		SHEET TITLE EXHIBIT FOR REZONING PURPOSES	REVIEWED BY JMC
		SITE ADDRESS 650 HARRY ROAD, SAN JOSE, CALIFORNIA 95120	BLEW PROJECT NO. 26-2607.02
		DATE OF PLAT OR MAP: 06/02/2026	PROJECT NO. 260067595PR 1 OF 2 SHEET NO.

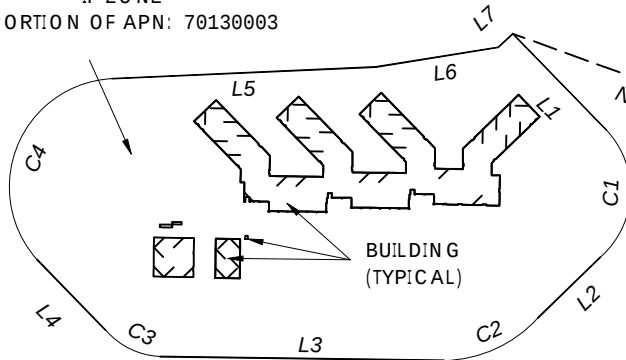
EXHIBIT "B"

N/F: INTERNATIONAL BUSINESS MACHINES CORP.
 PROPOSED AREA:
 BEING A PORTION PARCEL FOUR A
 1,528,819 SQ. FEET 0 35.097 ACRES 0
 IP ZONE
 A PORTION OF APN: 70130003

P.O.B. OF
 AS-SURVEYED
 REZONE DESCRIPTION

APN: 70801012
 & 70801013

LINE	BEARING	DISTANCE
L1	S 44°09'35" E	420.74'
L2	S 45°45'35" W	273.95'
L3	N 89°11'58" W	888.89'
L4	N 44°04'24" W	309.58'
L5	N 87°27'48" E	825.54'
L6	N 80°51'08" E	387.39'
L7	N 47°04'57" E	62.04'



TIE LINE
 N 70°05'46" W 1579.00' (M)

APN: 70843002

P.O.C. OF AS-SURVEYED
 REZONE DESCRIPTION

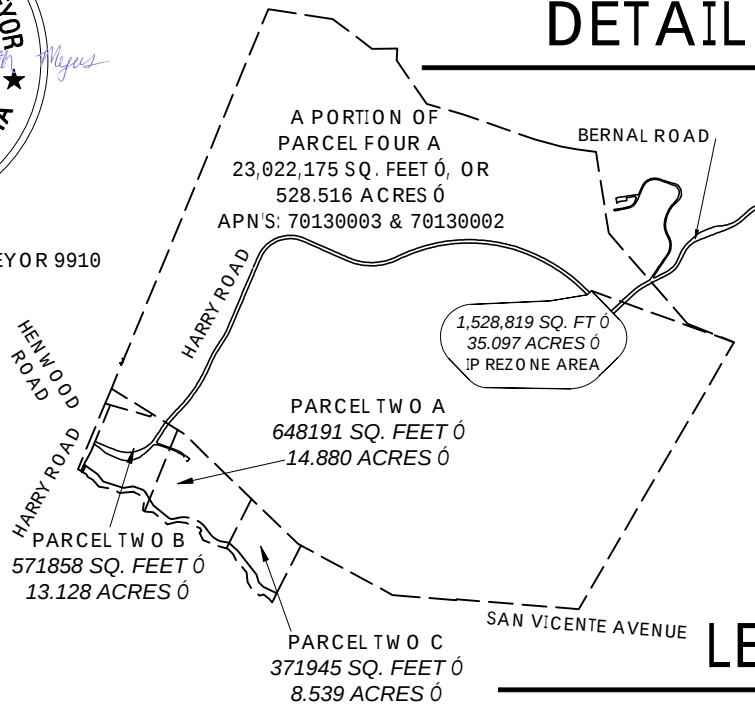
APN: 70843001

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	277.11'	441.19'	396.05'	S 02°43'51" W	91°13'21"
C2	406.83'	329.52'	320.59'	S 65°35'50" W	46°24'28"
C3	235.86'	193.70'	188.31'	N 64°13'34" W	47°03'18"
C4	338.89'	761.13'	610.95'	N 22°37'38" E	128°41'02"



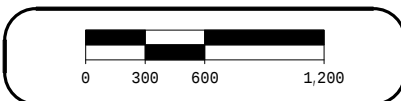
HEATH MYERS
 PROFESSIONAL LAND SURVEYOR 9910
 STATE OF CALIFORNIA

DETAIL



LEGEND

SCALE: 1" = 600'



PROPERTY LINE

P.O.B.

POINT OF BEGINNING

P.O.C.

POINT OF COMMENCEMENT

SURVEYED BY:
BLEW
 Surveying | Engineering | Environmental
 3825 N SHOLOH DRIVE, FAYETTEVILLE, AR 72703
 (479) 443-4506 - SURVEY@BLEWINC.COM

COORDINATED BY:
EBI Consulting
 ENVIRO BUSINESS, INC.
 21 B Street | Burlington, MA 01803
 Tel: (781) 273-2500 | www.ebiconsulting.com

PROJECT TITLE 650 HARRY RD	DRAWN BY KAN
SHEET TITLE EXHIBIT FOR REZONING PURPOSES	REVIEWED BY JMC
SITE ADDRESS 650 HARRY ROAD, SAN JOSE, CALIFORNIA 95120	BLEW PROJECT NO. 26-2607.02
	DATE OF PLAT OR MAP: 06/02/2026

PROJECT NO. 260067595PR
 2 OF 2
 SHEET NO.

EXHIBIT "C"

REZONE AS-SURVEYED DESCRIPTION

REAL PROPERTY IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, BEING ALL OF 563.610 AC. GROSS, AND LOT 1, LOT 2, AND LOT 3 SHOWN IN BOOK 491 OF MAPS AT PAGES 7-8, ALL OF SANTA CLARA COUNTY RECORDS, AND ALSO BEING PARCEL FOUR A, PARCEL TWO A, PARCEL TWO A & B, AND PARCEL TWO C PER FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER: NCS-1272127-SC, DATED AS OF JULY 29, 2025 AT 7:30 A.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING IN THE NORTHERLY RIGHT-OF-WAY OF SAN VICENTE AVENUE;
 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHER LINE OF PARCEL N85A22'57" W A DISTANCE OF 1278.60 FEET;
 THENCE S21A53'05" W A DISTANCE OF 10.47 FEET;
 THENCE N85A22'57" W A DISTANCE OF 662.64 FEET;
 THENCE N61A36'02" W A DISTANCE OF 1085.21 FEET;
 THENCE S26A58'58" W A DISTANCE OF 559.20 FEET;
 THENCE N64A09'43" W A DISTANCE OF 153.71 FEET;
 THENCE N45A57'10" W A DISTANCE OF 68.62 FEET;
 THENCE N15A13'17" W A DISTANCE OF 83.24 FEET;
 THENCE N38A10'45" W A DISTANCE OF 317.82 FEET;
 THENCE N48A43'46" W A DISTANCE OF 124.84 FEET;
 THENCE N78A46'25" W A DISTANCE OF 81.07 FEET;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 175.00 FEET, HAVING AN ARC LENGTH OF 130.39 FEET, WITH A CHORD BEARING OF N57A25'49" W, WITH A DELTA ANGLE OF 42A41'25", AND A CHORD LENGTH OF 127.39 FEET;
 THENCE N36A05'06" W A DISTANCE OF 70.56 FEET;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 300.00 FEET, HAVING AN ARC LENGTH OF 356.19 FEET, WITH A CHORD BEARING OF N70A05'57" W, WITH A DELTA ANGLE OF 68A01'38", AND A CHORD LENGTH OF 335.63 FEET;
 THENCE S75A53'14" W A DISTANCE OF 36.09 FEET;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH A RADIUS OF 50.00 FEET, HAVING AN ARC LENGTH OF 46.94 FEET, WITH A CHORD BEARING OF N77A13'22" W, WITH A DELTA ANGLE OF 53A47'21", AND A CHORD LENGTH OF 45.24 FEET;
 THENCE N50A19'41" W A DISTANCE OF 205.78 FEET;
 THENCE N32A16'12" W A DISTANCE OF 159.37 FEET;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 75.00 FEET, HAVING AN ARC LENGTH OF 49.39 FEET, WITH A CHORD BEARING OF N51A08'11" W, WITH A DELTA ANGLE OF 37A43'52", AND A CHORD LENGTH OF 48.50 FEET;
 THENCE N70A00'07" W A DISTANCE OF 76.98 FEET;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 75.00 FEET, HAVING AN ARC LENGTH OF 37.49 FEET, WITH A CHORD BEARING OF N84A19'25" W, WITH A DELTA ANGLE OF 28A38'25", AND A CHORD LENGTH OF 37.10 FEET;
 THENCE S81A21'23" W A DISTANCE OF 84.26 FEET;
 THENCE N72A08'08" W A DISTANCE OF 221.74 FEET;
 THENCE N38A13'01" W A DISTANCE OF 95.27 FEET;
 THENCE N54A17'05" W A DISTANCE OF 172.83 FEET BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF HARRY ROAD;
 THENCE ALONG SAID RIGHT-OF-WAY N22A36'07" E A DISTANCE OF 25.41 FEET;
 THENCE WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 915.00 FEET, HAVING AN ARC LENGTH OF 165.91 FEET, WITH A CHORD BEARING OF N27A47'47" E, WITH A DELTA ANGLE OF 10A23'20", AND A CHORD LENGTH OF 165.68 FEET;
 THENCE N22A36'07" E A DISTANCE OF 486.68 FEET;
 THENCE LEAVING SAID RIGHT-OF-WAY S74A03'27" E A DISTANCE OF 435.03 FEET;
 THENCE N31A50'48" E A DISTANCE OF 32.39 FEET;
 THENCE N58A08'40" W A DISTANCE OF 497.55 FEET;
 THENCE N22A26'52" E A DISTANCE OF 4275.31 FEET;
 THENCE S81A24'23" E A DISTANCE OF 680.08 FEET;
 THENCE S52A52'12" E A DISTANCE OF 513.70 FEET;
 THENCE N89A05'41" E A DISTANCE OF 262.46 FEET;
 THENCE S03A45'24" W A DISTANCE OF 124.18 FEET;
 THENCE S34A39'14" E A DISTANCE OF 552.15 FEET;
 THENCE S73A57'11" E A DISTANCE OF 385.06 FEET;
 THENCE S70A52'03" E A DISTANCE OF 802.09 FEET;
 THENCE S74A58'53" E A DISTANCE OF 279.19 FEET;
 THENCE S79A36'28" E A DISTANCE OF 168.21 FEET;
 THENCE S81A39'48" E A DISTANCE OF 202.31 FEET;
 THENCE S08A56'30" E A DISTANCE OF 855.14 FEET;
 THENCE S41A02'14" E A DISTANCE OF 1250.90 FEET;
 THENCE S68A05'14" E A DISTANCE OF 136.68 FEET;
 THENCE S68A05'14" E A DISTANCE OF 384.12 FEET;
 THENCE S30A11'14" W A DISTANCE OF 3213.51 FEET TO THE POINT OF BEGINNING;
 EXCEPTING THEREFROM THAT CERTAIN OF PARCEL OF LAND SHOWN AS 563.610 AC. GROSS IN BOOK 491 OF MAPS AT PAGES 7-8, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT BEING THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY SANTA CLARA COUNTY OF AND THE LANDS NOW OR FORMERLY INTERNATIONAL BUSINESS MACHINES CORPORATION N70A05'46" W 1579.42 FEET TO THE POINT OF BEGINNING;
 THENCE S44A09'35" E A DISTANCE OF 420.74 FEET;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 441.19 FEET, WITH A RADIUS OF 277.11 FEET, WITH A CHORD BEARING OF S02A43'51" W, WITH A CHORD LENGTH OF 396.05 FEET;
 THENCE S45A45'35" W A DISTANCE OF 273.95 FEET;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 329.52 FEET, WITH A RADIUS OF 406.83 FEET, WITH A CHORD BEARING OF S65A35'50" W, WITH A CHORD LENGTH OF 320.59 FEET;
 THENCE N89A11'58" W A DISTANCE OF 888.89 FEET;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 193.70 FEET, WITH A RADIUS OF 235.86 FEET, WITH A CHORD BEARING OF N64A13'34" W, WITH A CHORD LENGTH OF 188.31 FEET;
 THENCE N44A04'24" W A DISTANCE OF 309.58 FEET;
 THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 761.13 FEET, WITH A RADIUS OF 338.89 FEET, WITH A CHORD BEARING OF N22A37'38" E, WITH A CHORD LENGTH OF 610.95 FEET;
 THENCE N87A27'48" E A DISTANCE OF 825.54 FEET;
 THENCE N80A51'08" E A DISTANCE OF 387.39 FEET;
 THENCE N47A04'57" E A DISTANCE OF 62.04 FEET TO THE POINT OF BEGINNING;
 CONTAINING THEREIN 565.063 ACRES (24,614,168 SQUARE FEET), MORE OR LESS AS SHOWN ON EXHIBIT 0B6 ATTACHED HERETO AND MADE A PART HEREOF.

HEATH MYERS
 PROFESSIONAL LAND SURVEYOR 9910
 STATE OF CALIFORNIA



SURVEYED BY:

COORDINATED BY:

PROJECT TITLE

DRAWN BY

650 HARRY RD

KAN

SHEET TITLE

REVIEWED BY

EXHIBIT FOR REZONING PURPOSES

JMC

SITE ADDRESS

BLEW PROJECT NO.

PROJECT NO. 260067595PR

650 HARRY ROAD,
SAN JOSE, CALIFORNIA 95120

DATE OF PLAT OR MAP:

06/02/2026

SHEET NO.

1 OF 5

BLEW

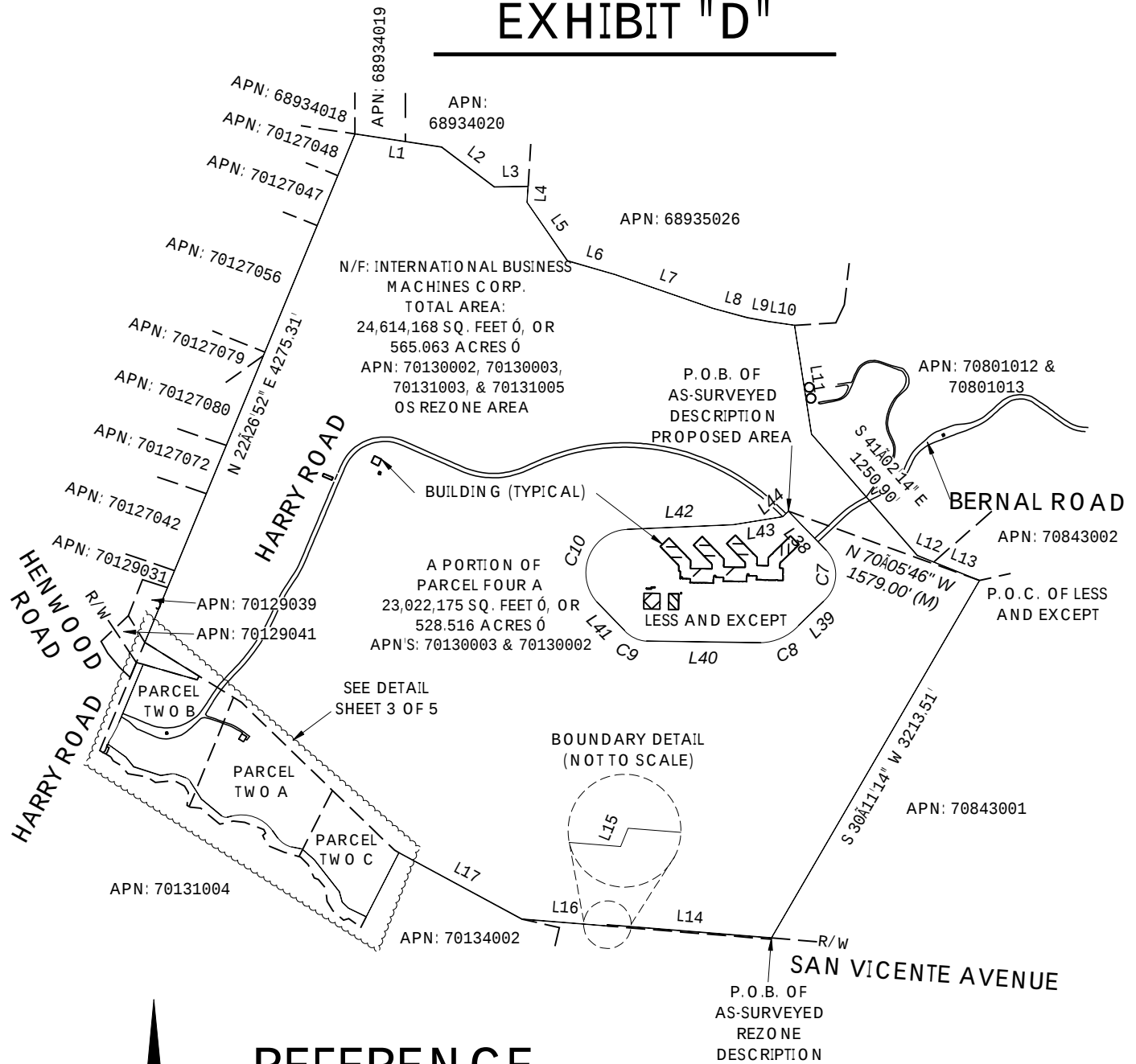
Surveying | Engineering | Environmental

3825 N SHILOH DRIVE, FAYETTEVILLE, AR 72703
 (479) 443-4506 - SURVEY@BLEWINC.COM

EBI Consulting

ENVIRO BUSINESS, INC.
 21 B Street | Burlington, MA 01803
 Tel: (781) 273-2500 | www.ebiconsulting.com

EXHIBIT "D"



REFERENCE DOCUMENTS

1. PLAT BOOK 701, PAGE 30
2. PLAT BOOK 701, PAGE 31
3. BOOK 491 OF MAPS AT PAGES 7-8

LEGEND

—	PROPERTY LINE
R/W — — — — —	RIGHT-OF-WAY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

SURVEYED BY:

BLEW

Surveying | Engineering | Environmental

3825 N SHILOH DRIVE, FAYETTEVILLE, AR 72703
(479) 443-4506 - SURVEY@BLEWINC.COM

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Tel: (781) 273-2500 | www.ebiconsulting.com

PROJECT TITLE

650 HARRY RD

SHEET TITLE

EXHIBIT FOR REZONING PURPOSES

SITE ADDRESS

650 HARRY ROAD,
SAN JOSE, CALIFORNIA 95120

DRAWN BY

KAN

REVIEWED BY

JMC

BLEW PROJECT NO.

26-2607.02

DATE OF PLAT OR MAP:

06/02/2026

PROJECT NO. 260067595PR

SHEET NO.

2 OF 5

EXHIBIT "D"

A PORTION OF
PARCEL FOUR A
23,022,175 SQ. FEET 0, OR
528.516 ACRES 0
APN'S: 70130003 & 70130002

N/F: INTERNATIONAL BUSINESS
MACHINES CORP.
TOTAL AREA:
24,614,168 SQ. FEET 0, OR
565.063 ACRES 0
APN: 70130002, 70130003,
70131003, & 70131005
OS REZONE AREA

PARCEL TWO B
571858 SQ. FEET 0
13.128 ACRES 0

BUILDING (TYPICAL)

PARCEL TWO A
648191 SQ. FEET 0
14.880 ACRES 0

PARCEL TWO C
371945 SQ. FEET 0
8.539 ACRES 0

APN: 70131004

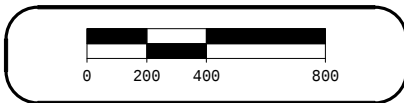
APN: 70134002



HEATH MYERS
PROFESSIONAL LAND SURVEYOR 9910
STATE OF CALIFORNIA

LEGEND

SCALE: 1" = 400'



R/W

P.O.B.

P.O.C.

PROPERTY LINE

RIGHT-OF-WAY LINE

POINT OF BEGINNING

POINT OF COMMENCEMENT

SURVEYED BY:

BLEW

Surveying | Engineering | Environmental

3825 N SHILOH DRIVE, FAYETTEVILLE, AR 72703
(479) 443-4506 - SURVEY@BLEWINC.COM

COORDINATED BY:

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PROJECT TITLE

650 HARRY RD

SHEET TITLE

EXHIBIT FOR REZONING PURPOSES

SITE ADDRESS

650 HARRY ROAD,
SAN JOSE, CALIFORNIA 95120

DRAWN BY

KAN

REVIEWED BY

JMC

BLEW PROJECT NO.

26-2607.02

DATE OF PLAT OR MAP:

06/02/2026

PROJECT NO. 260067595PR

3 OF 5
SHEET NO.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 81°24'23" E	680.08'
L2	S 52°52'12" E	513.70'
L3	N 89°05'41" E	262.46'
L4	S 03°45'24" W	124.18'
L5	S 34°39'14" E	552.15'
L6	S 73°57'11" E	385.06'
L7	S 70°52'03" E	802.09'
L8	S 74°58'53" E	279.19'
L9	S 79°36'28" E	168.21'
L10	S 81°39'48" E	202.31'
L11	S 08°56'30" E	855.14'
L12	S 68°05'14" E	136.68'
L13	S 68°05'14" E	384.12'
L14	N 85°22'57" W	1278.60'
L15	S 21°53'05" W	10.47'
L16	N 85°22'57" W	662.64'
L17	N 61°36'02" W	1085.21'
L18	S 26°58'58" W	559.20'
L19	N 64°09'43" W	153.71'
L20	N 45°57'10" W	68.62'
L21	N 15°13'17" W	83.24'
L22	N 38°10'45" W	317.82'
L23	N 48°43'46" W	124.84'
L24	N 78°46'25" W	81.07'
L25	N 36°05'06" W	70.56'
L26	S 75°53'14" W	36.09'
L27	N 50°19'41" W	205.78'
L28	N 32°16'12" W	159.37'
L29	N 70°00'07" W	76.98'
L30	S 81°21'23" W	84.26'
L31	N 72°08'08" W	221.74'
L32	N 38°13'01" W	95.27'
L33	N 54°17'05" W	172.83'
L34	N 22°36'07" E	25.41'
L35	N 22°36'07" E	486.68'
L36	S 74°03'27" E	435.03'
L37	N 31°50'48" E	32.39'
L38	S 44°09'35" E	420.74'
L39	S 45°45'35" W	273.95'
L40	N 89°11'58" W	888.89'
L41	N 44°04'24" W	309.58'
L42	N 87°27'48" E	825.54'
L43	N 80°51'08" E	387.39'
L44	N 47°04'57" E	62.04'
L45	N 58°08'40" W	497.55'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	130.39'	127.39'	N 57°25'49" W	42°41'25"
C2	300.00'	356.19'	335.63'	N 70°05'57" W	68°01'38"
C3	50.00'	46.94'	45.24'	N 77°13'22" W	53°47'21"
C4	75.00'	49.39'	48.50'	N 51°08'11" W	37°43'52"
C5	75.00'	37.49'	37.10'	N 84°19'25" W	28°38'25"
C6	915.00'	165.91'	165.68'	N 27°47'47" E	10°23'20"
C7	277.11'	441.19'	396.05'	S 02°43'51" W	91°13'21"
C8	406.83'	329.52'	320.59'	S 65°35'50" W	46°24'28"
C9	235.86'	193.70'	188.31'	N 64°13'34" W	47°03'18"
C10	338.89'	761.13'	610.95'	N 22°37'38" E	128°41'02"

SURVEYED BY:

BLEW

Surveying | Engineering | Environmental

3825 N SHILOH DRIVE, FAYETTEVILLE, AR 72703
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PROJECT TITLE

650 HARRY RD

SHEET TITLE

EXHIBIT FOR REZONING PURPOSES

SITE ADDRESS

650 HARRY ROAD,
SAN JOSE, CALIFORNIA 95120

DRAWN BY

KAN

REVIEWED BY

JMC

BLEW PROJECT NO.

26-2607.02

DATE OF PLAT OR MAP:

06/02/2026

PROJECT NO. 260067595PR

4 OF 5

SHEET NO.

EXHIBIT

CLOSURE REPORT

STARTING COORDINATES: NORTHING 1840054.82, EASTING 6138377.93
DISTANCE UNITS: FEET

BEARING	DISTANCE	TYPE	RADIUS	ARC LEN	DELTA	TANGENT	DESCRIPTION
S 58°08'40" E	497.55	LINE					
S 31°50'48" W	32.39	LINE					
N 74°03'27" W	435.03	LINE					
S 22°36'07" W	486.68	LINE					
S 27°47'47" W	165.68	CURVE	R 914.99	165.91	10°23'20"	83.18	
			RAD-IN: N 67°23'53" W				RAD-OUT: N 57°00'33" W
S 22°36'07" W	25.41	LINE					
S 54°17'05" E	172.83	LINE					
S 38°13'01" E	95.27	LINE					
S 72°08'08" E	221.74	LINE					
N 81°21'23" E	84.26	LINE					
S 84°19'25" E	37.10	CURVE	R 75.00	37.49	28°38'25"	19.14	
			RAD-IN: S 08°38'37" E				RAD-OUT: S 19°59'48" W
S 70°00'07" E	76.98	LINE					
S 51°08'11" E	48.50	CURVE	R 75.00	49.39	37°43'52"	25.63	
			RAD-IN: S 19°59'53" W				RAD-OUT: S 57°43'45" W
S 32°16'12" E	159.37	LINE					
S 50°19'41" E	205.78	LINE					
S 77°13'22" E	45.24	CURVE	L 50.01	46.95	53°47'21"	25.36	
			RAD-IN: N 39°40'18" E				RAD-OUT: N 14°07'03" W
N 75°53'14" E	36.09	LINE					
S 70°05'57" E	335.63	CURVE	R 300.00	356.19	68°01'38"	202.45	
			RAD-IN: S 14°06'46" E				RAD-OUT: S 53°54'52" W
S 36°05'06" E	70.56	LINE					
S 57°25'49" E	127.39	CURVE	L 174.99	130.39	42°41'25"	68.39	
			RAD-IN: N 53°54'54" E				RAD-OUT: N 11°13'29" E
S 78°46'25" E	81.07	LINE					
S 48°43'46" E	124.84	LINE					
S 38°10'45" E	317.82	LINE					
S 15°13'17" E	83.24	LINE					
S 45°57'10" E	68.62	LINE					
S 64°09'43" E	153.71	LINE					
N 26°58'58" E	559.20	LINE					
S 61°36'02" E	1085.21	LINE					
S 85°22'57" E	662.64	LINE					
N 21°53'05" E	10.47	LINE					
S 85°22'57" E	1278.60	LINE					
N 30°11'14" E	3213.51	LINE					
N 68°05'14" W	384.12	LINE					
N 68°05'14" W	136.68	LINE					
N 41°02'14" W	1250.90	LINE					
N 08°56'30" W	855.14	LINE					
N 81°39'48" W	202.31	LINE					
N 79°36'28" W	168.21	LINE					
N 74°58'53" W	279.19	LINE					
N 70°52'03" W	802.09	LINE					
N 73°57'11" W	385.06	LINE					
N 34°39'14" W	552.15	LINE					
N 03°45'24" E	124.18	LINE					
S 89°05'41" W	262.46	LINE					
N 52°52'12" W	513.70	LINE					
N 81°24'23" W	680.08	LINE					
S 22°26'52" W	4275.31	LINE					

ENDING COORDINATES: NORTHING 1840054.83, EASTING 6138377.92

AREA: 26142990.61 S.F., 600.1605 ACRES
TOTAL PERIMETER DISTANCE: 21896.75
CLOSURE ERROR DISTANCE: 0.01 ERROR BEARING: N 19°13'55" W
CLOSURE PRECISION: 1 IN 1594967.6

SURVEYED BY: BLEW Surveying Engineering Environmental 3825 N SHILOH DRIVE, FAYETTEVILLE, AR 72703 (479) 443-4506 - SURVEY@BLEWINC.COM	COORDINATED BY: EBI Consulting ENVIRO BUSINESS, INC. 21 B Street Burlington, MA 01803 Tel: (781) 273-2500 www.ebiconsulting.com	PROJECT TITLE 650 HARRY RD	DRAWN BY KAN
		SHEET TITLE EXHIBIT FOR REZONING PURPOSES	REVIEWED BY JMC
		SITE ADDRESS 650 HARRY ROAD, SAN JOSE, CALIFORNIA 95120	BLW PROJECT NO. 26-2607.02
			DATE OF PLAT OR MAP: 06/02/2026
		PROJECT NO. 260067595PR 5 OF 5 SHEET NO.	



Re: 650 Harry Road Project Project Files C-26-008 and ER26-088

From Johnson, Zachary <Zachary.Johnson@sanjoseca.gov>

Date Tue 8/4/2026 12:04 PM

To [REDACTED]

Cc The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Councilmember George Casey <district10@sjdistrict10.org>; district1@bos.sccgov.org <district1@bos.sccgov.org>; district5@bos.sccgov.org <district5@bos.sccgov.org>

 2 attachments (2 MB)

C26-008gp.pdf; C26-008proposed zoningdf.pdf;

Hi [REDACTED]

Thank you for reaching out.

Below is the project description. The current proposal is to rezone the property to align with the General Plan designations of Industrial Park and Open Space, Parklands, and Habitat (Please see attached General Plan and proposed Zoning maps).

Project Description: Conforming Rezoning from an A(PD) Planned Development Zoning District on an overall 605.1-gross-acre site to the IP Industrial Park Zoning District on an approximately 35-gross-acre portion of the site and to the OS Open Space Zoning District on an approximately 570.1-gross-acre portion of the site.

The project is scheduled to go to City Council on August 18th at 1:30 pm. The agenda and documents should be posted this Friday 8/7 and will be accessible [here](#).

Thank you,

Zachary Johnson, Planner III

Department of Planning, Building and Code Enforcement

City of San José | 200 E. Santa Clara St. 3rd Floor | San José, CA 95113

408.535.7867 | zachary.johnson@sanjoseca.gov

www.sanjoseca.gov/planning

From: [REDACTED]

Sent: Wednesday, July 29, 2026 1:55 PM

To: Johnson, Zachary <Zachary.Johnson@sanjoseca.gov>

Cc: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; Councilmember George Casey <district10@sjdistrict10.org>; district1@bos.sccgov.org <district1@bos.sccgov.org>; district5@bos.sccgov.org <district5@bos.sccgov.org>

Subject: 650 Harry Road Project Project Files C-26-008 and ER26-088

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It's come to my attention that there is now a development proposal for the IBM property at 650 Harry Road San Jose CA 95120. As a longtime Almaden resident, I'm very concerned about the effects of development on such a large space so close to local parks, open space and for residents of unincorporated Santa Clara County who depend on wells and septic systems.

I and many of my fellow Almaden residents will be closely following the meetings and decisions made regarding this property. Although it is owned by the City of San Jose, the decisions made about it must consider the needs and desires of the local community.

Please add me to the list of names to be informed of any relevant public meetings and decisions.
Thank you.



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Outlook

Found your attachments!

From [REDACTED]
Date Sun 8/2/2026 12:28 AM
To Johnson, Zachary <Zachary.Johnson@sanjoseca.gov>

[External Email. Do not open links or attachments from untrusted sources. Learn more <<https://aka.ms/LearnAboutSenderIdentification>>]

Hi Zachary,

After re-reading your first email to me, I realized that there were a number of attachments, and not just the URL links you sent in the body of the message. My apologies.

After going through them, I have a few questions/notes:

(a) The city council meeting notification card you sent me had the original owners listed on the address. What database does Planning use to get the names? There was one other owner after them before me, so somehow things are not even close to up-to-date. Why this is relevant is that post office will sometimes divert mail if the wrong name is on it, especially if a previous owner or tenant has moved, passed away, or so on. This is possibly why I never received the card.

(b) How does the rezoning application and attachments map to the two case numbers on the meeting notice (C26-008 and ER26-088)? Is there more to the file than what you sent me so far?

(c) The last page of the rezoning application shows a procedural flow chart that appears to be at odds both with actual events and with Gov. Code 20.120.100 (which I have already sent you questions about). From the flowchart, it appears a community meeting and notice of such meeting was required, and I have no knowledge of such notification or meeting. This is prior to the City Council meeting. The flowchart also claims that a conforming rezoning does not require the involvement of the Planning Commission. Could you please help me make sense of the flowchart, GC 20.120.100, and actual events?

Thanks again for sending all that. I look forward to getting the rest of this settled and being able to timely file a concise and accurate comment on this issue for the record, and am grateful for your help.

Best,

[REDACTED]



Re: Application Files Request

From Johnson, Zachary <Zachary.Johnson@sanjoseca.gov>

Date Tue 7/28/2026 2:59 PM

To [REDACTED]

 10 attachments (7 MB)

PD82-079 - DOC ID 7030566.pdf; Exhibit A - Aerial Map.pdf; Exhibit B - General Plan Map.pdf; Exhibit C - Proposed Zoning Map.pdf; Exhibit D - IP Rezone Legal Description.pdf; Exhibit E - IP Rezone Plat Map.pdf; Exhibit F - OS Rezone Legal Description.pdf; Exhibit G - OS Rezone Plat Map.pdf; 650 Harry Road - Zoning Application.pdf; [REDACTED]

Hi [REDACTED]

Below are the documents that we have imaged in our system. After you review these docs if you are looking for specific items, please let me know I can check our microfiche records.

PDC80-165: <https://permits.sanjoseca.gov/api/public-portal/permit/document?docId=7463634>

PD82-079: <https://permits.sanjoseca.gov/api/public-portal/permit/document?docId=10059391>

PD85-049: <https://permits.sanjoseca.gov/api/public-portal/permit/document?docId=7032352>

PDA85-049-01: <https://permits.sanjoseca.gov/api/public-portal/permit/document?docId=12210431>

I have also attached the application and project exhibits (aerial map, general plan map, zoning map, legal descriptions, and plat maps).

The staff report and draft ordinance should be published ten days prior to the hearing date. This should be Friday, August 7th.

The process for the rezoning to go directly to City Council is outlined in Section [20.120.100.B](#). "If the Director determines that a petition for zoning or rezoning, filed pursuant to Section [20.120.020](#), conforms to the land use/transportation diagram of the General Plan, the Director may, in lieu of the Planning Commission hearing, prepare a report or recommendation for the City Council. No public hearing will be required. Nothing shall prevent the Council from referring such petition to the Planning Commission for its report and recommendation when it receives the report or recommendation from the Director."

Here is a link to the Zoning Protest Application:

<https://www.sanjoseca.gov/home/showpublisheddocument/15399/639184347172970000>

The application must be filed no later than 5:00 pm on the fifth day before the date of the City Council's hearing. This would be Thursday, August 13th by 5:00 pm.

The application explains the process and provides an example of how the protest line is determined on page 4.

Attached is the notice that was sent to [REDACTED]

I have added you as an interested party to the project. Adding someone as an interested part only ensures that they receive a public hearing notice if added before notices are sent out.

I have added you per your request, but this will not result in any other notices being sent.

Please let me know if you have anything else that you would like me to look into.

Thank you,

Zachary Johnson, Planner III

Department of Planning, Building and Code Enforcement

City of San José | 200 E. Santa Clara St. 3rd Floor | San José, CA 95113

408.535.7867 | zachary.johnson@sanjoseca.gov

www.sanjoseca.gov/planning

From: [REDACTED]

Sent: Monday, July 27, 2026 10:26 AM

To: Johnson, Zachary <Zachary.Johnson@sanjoseca.gov>

Subject: Application Files Request

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[You don't often get email from scanmaniam@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Zachary,

My name is [REDACTED] I just left you a voicemail and wanted to follow up with this email.

I own a property that shares a very long fence line with IBM Almaden, and never received a mailer about the upcoming August 18th City Council meeting regarding the rezoning requests for the property. My neighbors shared theirs with me, so I am trying to follow up on that with you.

First, I would deeply appreciate if you could email me the complete application files for the two cases: C26-008 and ER26-088.

Second, I'd like to figure out why I did not receive notice. My address is [REDACTED]
[REDACTED]

- Could you please send me a copy of the noticed property-owner list from the C26-008 file?
- Do you know what radius was used, measure from which boundary, under which doe section?
- Is my parcel on the noticed-owner list currently?

Third, could you please add me to the interested-parties / notification list for both C26-008 and ER26-088, and confirm that in writing to me? I want the staff report, any continuance notice, and any subsequent CEQA notices, including a Notice of Determination.

Is there a good time that we could talk on the phone together to go over a number of questions I have for you? Tomorrow afternoon would be ideal for me, but please let me know what works best for you and I'll work around your constraints. I am hoping we could get through everything in an hour, but if not, we could arrange a follow-on call.

My contact information:

[REDACTED]

Thank you so much in advance for your time and help.

Best regards,

[REDACTED]

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Re: Thank you!

From [REDACTED]
Date Thu 7/30/2026 10:49 AM
To Johnson, Zachary <Zachary.Johnson@sanjoseca.gov>

 1 attachment (141 KB)
1999-12-07 MINUTES OF THE CITY COUNCIL.pdf;

[External Email. Do not open links or attachments from untrusted sources. Learn more <<https://aka.ms/LearnAboutSenderIdentification>>]

Thanks, Zachary. After some more research, I was able to find the city council minutes from Dec. 7, 1999, where Councilmember Dando's motion directing staff to create a legal mechanism that would permanently preserve the BM open space was considered and passed. I'm attaching it for you. What I need now is to see if staff actually acted on those instructions, finding that either they never followed up, or finding exactly how they did implement them. That's really where I could use your help and access to non-online materials.

Thanks again for all of your help.

[REDACTED]

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

On Jul 30, 2026, at 9:55 AM, Johnson, Zachary <Zachary.Johnson@sanjoseca.gov> wrote:

Hi [REDACTED]

Confirming that I received your email with your questions.

I will research and work on a response.

Thank you,

Zachary Johnson, Planner III
Department of Planning, Building and Code Enforcement
City of San José | 200 E. Santa Clara St. 3rd Floor | San José, CA 95113
408.535.7867 | zachary.johnson@sanjoseca.gov
www.sanjoseca.gov/planning From: [REDACTED]

Sent: Wednesday, July 29, 2026 11:56 AM
To: Johnson, Zachary <Zachary.Johnson@sanjoseca.gov>
Subject: Thank you!

[External Email. Do not open links or attachments from untrusted sources. Learn more]
You don't often get email from [REDACTED] Learn why this is important
Hi Zachary,

My sincere thanks for taking so much time with me on the phone yesterday morning, and for sending the documents you found! Everything we discussed was extremely helpful, and I look forward to seeing the case files and how they resolve some of my other questions.

Thanks for sending code section 20.120.100(B), I am seeing that it does, in fact, apply to the case where the landowner initiates the petition.

Here is where I am finding it confusing and could use your help to interpret:

This implies that there is normally a statutory Planning Commission hearing, because "in lieu of Planning Commission hearing", the Director can "prepare a report or recommendation for the City Council". Is that exactly what has happened in this case? Is the report/recommendation prepared by the Director actually the report that your department prepared? If it is something else, where is it and how can I get a copy? If the Director prepared no such report, then it appears that a Planning Commission hearing is required, and probably has to happen before the City Council meeting. There is no such agenda item on any upcoming Planning Commission meeting.

It also says "No public hearing will be required". The context is not completely clear, but I take that to mean that no public hearing will be required in the specific case that the Director prepares this report or recommendation in lieu of the Planning Commission hearing. So if this is in fact the case in point, why is a public hearing being held? Or, is the upcoming City Council meeting not the "public hearing" that the code section envisions?

What I am trying to understand is:

- (a) how the current state of affairs maps to, follows and is controlled by the law in 20.120.100(B), and
- (b) whether it is a violation of process to not have had a Planning Commission hearing prior to the City Council meeting.

I hope that makes more sense. I have so many details running around in my head and on paper that I don't think I spoke very clearly about this issue on the phone with you.

Regarding the 1979 General Plan amendment I mentioned that describes the industrial portion as 30 acres - I wasn't able to find it. However, I do have two documents from the City that describes the acreage that way (attached).

1999 GENERAL PLAN ANNUAL REVIEW REPORT 20500 Harry Rd.pdf, on page 10-18 (the second page of the file) mentions it several times in its discussion of the GP amendment being proposed by IBM to rezone some of its land for housing (we discussed this).

1998-09-30 Derryberry Letter from Draft EIR re IBM Parcel Acreage Division.pdf is a Memorandum from James R. Derryberry, the Director of the Department of Planning, Building and Code Enforcement, to the San Jose Planning Commission regarding Protests of a Negative Declaration for a General Plan Amendment. Essentially, the same acreage claims are made here as in the GP Annual Review. See "Response to Comment 1" on the second page of the document.

Regarding the origin and history of the "permanent" designation for the 500+ acres of the open space on the IBM Almaden property, I believe that the actual original PD Permit PD82-12-079 would likely contain the original wording of that conditioning, and this is one of the PD Permits that the City claimed it could not find. The document "PD 82-079.pdf" you sent to me contains only a map, and not the actual permit, unfortunately. If you can find the actual permit, it would be extremely helpful.

But permit aside, the actual history is described in other City documents that we already have. The attached Derryberry letter lays it out very plainly, and this is in September 1998 (my emphasis added):

During the 1979 General Plan Annual Review, the land use designation on the 580 acre IBM property was changed from Non-Urban Hillside and Rural Residential to Private Open Space (550 acres) and Research and Development (30 acres), and the entire 580 acre site was included within the Urban Service Area. The 36.5 acres, which are the subject of the present amendment request, had previously been designated Rural Residential prior to this change in 1979 to Private Open Space. At the time the land use change was approved, both the City Council and IBM indicated an intent to preserve the Private Open Space portion of the IBM property as permanent open space.

The current zoning on the site restricts the subject portion of the IBM site to permanent open space in conformance with the General Plan. The zoning, approved by the City Council in 1981, constitutes the City's only requirement of IBM to maintain the site as open space. Since there was no requirement in the zoning for IBM to establish a permanent open space easement on the property, future development of the site is restricted only by zoning and General Plan requirements. If the land use change is approved by the City Council, the site would also have to be rezoned prior to development.

So here we have the City stating that the intent of the City Council (and IBM) was to keep the land as permanent open space, but because no one at that time required IBM to bake that requirement into an open space easement on the property, the "permanent" restriction exists now only because it was a condition of the PD Permit. Clearly the City here, in the person of Derryberry, recognizes the intent and

also the lack of follow-through needed to preserve that intent.

Fast forward to 1999 during IBM's attempt to amend the General Plan and allow for housing on its permanent open space. The Draft EIR that Derryberry's report comes from also contains numerous citizen and group comments on the proposal. I have attached one from the Almaden Preservation Committee, dated February 11, 1999, that sums up my concerns that we discussed yesterday. Strangely, I did not see this letter until after you and I had spoken, so clearly I am not the first one to come to the conclusion that the ball was dropped by the city on making the "permanent" label permanent:

"Uninformed residents were not made aware of the necessity of a Conservation Easement to legally retain this area as permanent open space."

Fast forward again to December 1999, and in the 1999 General Plan Annual Review Report (attached), there is a Memorandum from Council member Pat Dando (attached) that requests the City to close this loophole once and for all, and he recommends that City Council make the existing IBM permanent open space permanent with a legally binding agreement, and further that the City Council establish a general procedure for making open space permanent for the future.

What I don't have yet, but hope to find soon, is some evidence that the City Council took action on Dando's memo and recommendation, but even without that, I think it is clear from everything else I have presented that the intent of the Council originally was to keep those lands as open space permanently, but once the original PD Permit was granted, the Council went back to other business and never followed through because there were no consequences to that failure at that time.

I have attached the Cushman & Wakefield executive summary of the IBM parcel. You can see that their first suggested use for the IP portion is for a data center, and the first suggested use for the open space is a housing development. If anything, this validates all the concerns I am expressing.

I need to take a little time to go through all the documents you sent me - very much appreciated! The documents I would still like to receive from you are:

- The actual PD Permit PD82-12-079
- The complete files for C26-008 and ER26-088
- A detailed account of the acreage designated as IP on the IBM parcel in the 2040 General Plan (as opposed to the large rectangle it shows online)
- The list of the names/addresses that the notifications were sent out to (the one I never received), and whether a 300-foot or 1000-foot radius was used to generate the list
- Anything else that we discussed yesterday that you haven't been able to find yet

I'll edit my list of questions to avoid anything that your documents and our discussion have already answered.

One issue I can see already, since we are talking about unintended consequences, is that the original PD

Permit specified the acreage that could be used for "research" and for "parking" separately - it was roughly a 50/50 split. One consequence of rezoning the entire 35-ish acres as IP is that the development intensity could effectively double, filling the entire 35 acres with buildings, instead of that tpe of development being restricted to only half of those 35 acres currently. I guess my point overall is that a "conforming rezoning" really sounds innocuous, and it unintentionally implies that there really won't be any changes - it's just paperwork. But if you dig a little deeper, the potential consequential changes are notable and concerning.

Thank you again for all of your time, assistance and willingness to share your knowledge and experience with me. I'm hoping for a good outcome for all.

Best regards,

A solid black rectangular box used to redact the sender's name and signature.

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