



Tree Committee
AGENDA

Monday, March 24, 2025, 5:30 p.m.

Council Hearing Room, 990 Palm Street, San Luis Obispo

The Tree Committee holds in-person meetings. Zoom participation will not be supported at this time. Attendees of City Council or Advisory Body meetings are eligible to receive one hour of complimentary parking; restrictions apply, visit [Parking for Public Meetings](#) for more details.

INSTRUCTIONS FOR PUBLIC COMMENT:

Public Comment prior to the meeting (must be received 3 hours in advance of the meeting):

Mail - Delivered by the U.S. Postal Service. Address letters to the City Clerk's Office at 990 Palm Street, San Luis Obispo, California, 93401.

Email - Submit Public Comments via email to advisorybodies@slocity.org. In the body of your email, please include the date of the meeting and the item number (if applicable). Emails *will not* be read aloud during the meeting.

Voicemail - Call (805) 781-7164 and leave a voicemail. Please state and spell your name, the agenda item number you are calling about, and leave your comment. Verbal comments must be limited to 3 minutes. Voicemails *will not* be played during the meeting.

**All correspondence will be archived and distributed to members, however, submissions received after the deadline may not be processed until the following day.*

Public Comment during the meeting:

Meetings are held in-person. To provide public comment during the meeting, you must be present at the meeting location.

Electronic Visual Aid Presentation. To conform with the City's Network Access and Use Policy, Chapter 1.3.8 of the [Council Policies & Procedures Manual](#), members of the public who desire to utilize electronic visual aids to supplement their oral presentation must provide display-ready material to the City Clerk by 12:00 p.m. on the day of the meeting. Contact the City Clerk's Office at cityclerk@slocity.org or (805) 781-7114.

1. CALL TO ORDER

Vice Chair Benjamin Parker will call the Regular Meeting of the Tree Committee to order.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

The public is encouraged to submit comments on any subject within the jurisdiction of the Tree Committee that *does not* appear on this agenda. Although the Committee will not take action on items presented during the Public Comment Period, the Chair may direct staff to place an item on a future agenda for discussion.

3. CONSENT

Matters appearing on the Consent Calendar are expected to be non-controversial and will be acted upon at one time. A member of the public may request the Tree Committee to pull an item for discussion. The public may comment on any and all items on the Consent Agenda within the three-minute time limit.

3.a CONSIDERATION OF MINUTES - FEBRUARY 24, 2025 TREE COMMITTEE MINUTES

5

Recommendation:

To approve the Tree Committee Minutes of February 24, 2025.

4. TREE REMOVAL APPLICATION

4.a REQUEST TO REMOVE 20 EXISTING TREES AND PROVIDE 45 COMPENSATORY TREE PLANTINGS AT 3450 BROAD STREET; THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW (TREE-0033-2025)

9

Recommendation:

Review the proposed tree removals and compensatory plantings for consistency with requirements in San Luis Obispo Municipal Code Chapter 12.24 (Tree Regulations) and provide a recommendation to the Planning Commission.

5. COMMENT AND DISCUSSION

5.a ARBORIST REPORT

Receive a brief update from Urban Forest Program Coordinator / City Arborist Walter Gault.

6. ADJOURNMENT

The next Regular Meeting of the Tree Committee meeting is scheduled for April 28, 2025 at 5:30 p.m. in the Council Hearing Room at City Hall, 990 Palm Street, San Luis Obispo.

LISTENING ASSISTIVE DEVICES are available -- see the Clerk

The City of San Luis Obispo wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City Clerk's Office at (805) 781-7114 at least 48 hours before the meeting, if possible. Telecommunications Device for the Deaf (805) 781-7410.

Agenda related writings or documents provided to the Tree Committee are available for public inspection on the City's website:

<https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>. Meeting video recordings can be found on the City's website:

<http://opengov.slocity.org/WebLink/Browse.aspx?id=61087&dbid=0&repo=CityClerk>



Tree Committee Minutes

February 24, 2025, 5:30 p.m.

Council Hearing Room, 990 Palm Street, San Luis Obispo

Tree Committee Members Present: Member Alan Bate, Member Henry Bonifas, Member Emily Rosten, Vice Chair Ben Parker, Chair Elizabeth Lucas

Members Absent: Member Daniel Canella, Member Brian Pineda

City Staff Present: Urban Forest Program Coordinator / City Arborist Walter Gault, Deputy City Clerk Kevin Christian

1. CALL TO ORDER

A Regular Meeting of the San Luis Obispo Tree Committee was called to order on February 24, 2025 at 5:30 p.m. in the Council Hearing Room at City Hall, 990 Palm Street, San Luis Obispo, by Chair Lucas.

2. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA

Public Comment:

None

--End of Public Comment--

3. CONSENT

3.a CONSIDERATION OF MINUTES - JANUARY 27, 2025 TREE COMMITTEE MINUTES

Motion By Vice Chair Parker

Second By Member Bate

Approve the Tree Committee Minutes of January 27, 2025.

Ayes (5): Member Bate, Member Bonifas, Member Rosten, Vice Chair Parker, and Chair Lucas

Absent (2): Member Canella, and Member Pineda

CARRIED (5 to 0)

4. TREE REMOVAL APPLICATION

4.a REVIEW A TREE REMOVAL APPLICATION TO REMOVE TWO (2) EUCALYPTUS NICOLII (NICHOL'S WILLOW-LEAFED EUCALYPTUS) TREES LOCATED AT 2475 MEADOW STREET (TREE-0805-2024)

Urban Forest Program Coordinator / City Arborist Walter Gault presented the staff report and responded to Committee inquiries.

Applicant representative, Wes Thompson, provided an overview of the Tree Removal Application and responded to questions raised.

Chair Lucas opened Public Comment

Public Comment:

David Brown

--End of Public Comment--

Chair Lucas closed Public Comment

Motion By Member Bonifas

Second By Member Bate

Recommend that the Community Development Director deny the tree removal request per Municipal Code Section 12.24.090(G), under section 12.24.090(E)(3), based on the findings below:

- G(1) Size of Trees - The trees have large canopies that are visually prominent.
- G(2) Location - The trees are highly visible from the public right-of-way and have a high visual impact on the neighborhood.
- G(5) Right-of-Way - The trees are causing no obstruction to the public right-of-way.

Ayes (3): Member Bate, Member Bonifas, and Chair Lucas

Noes (2): Member Rosten, and Vice Chair Parker

Absent (2): Member Canella, and Member Pineda

CARRIED (3 to 2)

5. NEW BUSINESS

5.a 2025 ENGINEERING STANDARDS UPDATE TO THE STREET TREES
MAJOR LIST

Urban Forest Program Coordinator / City Arborist Walter Gault presented the staff report and responded to Committee inquiries.

Chair Lucas opened Public Comment

Public Comment:

Dave Blakely

--End of Public Comment--

Chair Lucas closed Public Comment

Motion By Member Rosten

Second By Member Bate

Accept the proposed updates to the Street Trees Major List (Engineering Standard 8020) as presented and request that the City Arborist continue to bring updates to the committee as needed.

Ayes (5): Member Bate, Member Bonifas, Member Rosten, Vice Chair Parker, and Chair Lucas

Absent (2): Member Canella, and Member Pineda

CARRIED (5 to 0)

6. COMMENT AND DISCUSSION

6.a ARBORIST REPORT

Urban Forest Program Coordinator / City Arborist Walter Gault provided an update of upcoming projects and activities in the Tree Division.

The committee provided input concerning their needs for agenda noticing, based on the number of site reviews required, noting that up to three small projects can be completed with a seven-day notice, but that one large development would require fourteen days advance notice.

7. ADJOURNMENT

The meeting was adjourned at 6:38 p.m. The next Regular Meeting of the Tree Committee is scheduled for March 24, 2025 at 5:30 p.m. in the Council Hearing Room at City Hall, 990 Palm Street, San Luis Obispo.

APPROVED BY TREE COMMITTEE: XX/XX/2025

TREE COMMITTEE AGENDA REPORT

SUBJECT: REQUEST TO REMOVE 20 EXISTING TREES AND PROVIDE 45 COMPENSATORY TREE PLANTINGS AT 3450 BROAD STREET; THE PROJECT IS CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW (TREE-0033-2025)

BY: Hannah Hanh, Associate Planner
 Phone Number: (805) 781-7432
 Email: hhanh@slocity.org

FROM: Walter Gault, City Arborist
 Phone Number: (805) 781-7578
 Email: wgault@slocity.org

RECOMMENDATION

Review the proposed tree removals and compensatory plantings for consistency with requirements in San Luis Obispo Municipal Code Chapter 12.24 (Tree Regulations) and provide a recommendation to the Planning Commission.

SITE DATA

Land Use Designation: Services and Manufacturing
Zone: Service Commercial Zone with Planned Development Overlay (C-S-PD)
Site Area: Approximately 3.5 acres
Environmental Status: Categorically exempt from environmental review under CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects)



1.0 PROJECT DESCRIPTION

San Luis Obispo Classical Academy (SLOCA, Applicant) has applied for a Tree Removal Application (TRA, TREE-0033-2025) to remove 20 existing trees and provide 45 compensatory tree plantings at 3450 Broad Street (Attachment A – SLOCA Tree Removal Application, Attachment C – SLOCA Arborist Report). The TRA is associated with the Applicant's Moderate Development Review (ARCH-0672-2024), Planned Development Amendment (PDEV-0673-2024), and Conditional Use Permit (USE-0674-2024) applications to establish and operate a private school with daycare services (i.e., infant childcare through eighth grade), including various building and site improvements, at the existing development (Attachment B – SLOCA Project Plans).

Proposed building improvements include (a) an approximate 4,300 square foot addition (i.e., enclose loading dock to accommodate gymnasium, second floor offices, and library mezzanine) to the existing approximate 50,800 square foot building (to result in an approximate 55,100 square foot building); (b) tenant improvements to create classrooms, offices, library, gymnasium, etc.; (c) façade upgrades, including new exterior colors and

TREE-0033-2025 (ARCH-0672-2024, PDEV-0673-2024, USE-0674-2024)
Tree Committee Report – March 24, 2025

finishes; and (d) establishment of a sign program. Proposed site improvements include (a) removal of the north parking lot and replacement with an outdoor field and various activity areas; (b) design revisions to the south parking lot to accommodate new access and circulation improvements; and (c) landscape upgrades, which include the 20 tree removals and 45 compensatory tree plantings.

In addition to the Tree Committee's (TC) review, the overall project scope requires a review and recommendation by the Architectural Review Commission (ARC) for the various proposed building and site improvements, and a final review and decision by the Planning Commission (PC) to allow the private school and daycare services along with all associated building and site improvements. The project is tentatively scheduled for the ARC's review on Monday, April 7, 2025, and for the PC's review and final decision on Wednesday, May 14, 2025.

Tree Removals

The project site includes a total of 40 trees, which consist primarily of Callery pear trees (*Pyrus calleryana*) with three (3) Australian willows (*Geijera parviflora*), three (3) coast live oaks (*Quercus agrifolia*), one (1) Western Sycamore (*Platanus racemosa*), and one (1) cut tree (currently a stump and may have been a plum tree) (Attachment B – Sheet L1.2A of Project Plans). To facilitate the project, the Applicant is requesting the removal of 20 trees as follows:

- To accommodate a new outdoor field and various recreational activity areas, nine (9) trees located in the north parking lot (identified as Trees #2-6, 8, 30-31) would be removed;
 - Note – Tree #8 has been cut (may have previously been a plum tree), and its stump is to be removed as part of the project.
- To accommodate new decks for outdoor classroom areas and a seating area, ten (10) trees located in the side yard along Sacramento Drive (identified as Trees #9-16, 32, 36) would be removed; and
- To accommodate a new parking design, one (1) tree located in the south parking lot (identified as Tree #37) would be removed.

Compensatory Plantings

As proposed, the project includes 45 compensatory plantings consisting of Chitalpas (*Chitalpa tashkentensis*), Brisbane box trees (*Lophostemon confertus*), coast live oaks (*Quercus agrifolia*), Engelmann oaks (*Quercus engelmannii*), island oaks (*Quercus tomentella*), water gum (*Tristanopsis laurina*), and Chinese elms (*Ulmus parvifolia*) (Attachment B – Sheet L1.2C of Project Plans). These compensatory trees would (a) range from 24-inch to 60-inch box replacements; (b) be planted on the perimeter of the outdoor field, along Sacramento Drive, and throughout the south parking area; (c) be native or native-adjacent trees; and (d) result in larger and more visually prominent trees at maturity for a majority of the selected species. In addition, the 20 existing trees to remain would be protected during project construction.

2.0 COMMITTEE PURVIEW

Per [Section 12.24.090\(F\)\(4\)](#) (Process for Tree Removals Related to Ministerial or Discretionary Property Development Permits), the TC is to review a TRA related to Planning Applications (i.e., Moderate Development Review, Planned Development Amendment, and Conditional Use Permit) that require final approval by the PC and provide a recommendation to the PC as the approving authority. The TC's review and recommendation for the project would be based on consistency with the policies and standards set forth in San Luis Obispo Municipal Code (SLOMC) [Chapter 12.24](#) (Tree Regulations).

3.0 TREE REGULATIONS

Per SLOMC [Chapter 12.24](#) (Tree Regulations), the purpose of the Tree Regulations is to establish a comprehensive program for installing, maintaining, and preserving trees within the City. This Chapter establishes policies, regulations, and specifications necessary to govern installation, maintenance, removal, and preservation of trees to beautify the city; purify the air; provide shade and wind protection; add environmental and economic value; and preserve trees with historic or unusual value.

Criteria for Construction Related Tree Removal Recommendations

Per SLOMC [Section 12.24.090\(F\)\(4\)](#), the TC shall review and make a recommendation on the tree removal request to the authorized approving authority (i.e., PC) based on the criteria set forth in SLOMC [Section 12.24.090\(G\)\(1-7\)](#):

- Size of Tree – Per [Subsection \(G\)\(1\)](#), the scale of the tree shall be considered, as well as the size of the tree's canopy. Larger, more visually prominent trees may have a higher preservation priority than smaller, less visually prominent trees.

The trees proposed for removal are fairly small in scale, ranging from 3 to 11-inches in diameter at breast height (DBH), with limited to moderate canopy sizes.

- Location of Tree on Private Property – Per [Subsection \(G\)\(2\)](#), the location of the tree on private property shall be considered. Trees located in a private rear yard, which are not highly visible from the public right-of-way, may have a lower preservation priority than trees with a high visual impact to the neighborhood.

The locations of the trees proposed for removal are visible from the public right-of-way because they are primarily located in the north parking lot and side yard area along Sacramento Drive. However, these trees may carry a lower preservation priority because they do not have a high visual impact to the neighborhood based on their fairly small scales.

- Species of Tree – Per [Subsection \(G\)\(3\)](#), native trees shall have a higher preservation priority than non-native trees.

The pear trees proposed for removal are non-native.

- Forestry Best Practice – Per [Subsection \(G\)\(4\)](#), the number of healthy trees that a given parcel of land will support shall be considered, and whether removal would enhance the health or survival of remaining trees. Applications that increase biodiversity of native trees and tree age distribution within a given area are preferred.

Of the 20 trees to be removed, 13 are in poor condition, six (6) are in fair condition, and one (1) has been cut and is a stump. The remaining 20 trees would be protected on site. As proposed, the 45 compensatory trees would provide a range of young native and native-adjacent trees that would increase the biodiversity and tree age distribution of the project site. The majority of the species selected are expected to result in larger and more visually prominent trees at maturity.

- Public Right-of-Way Obstruction or Displacement – Per [Subsection \(G\)\(5\)](#), street trees requested for removal due to obstruction of vision, access, mobility of public traffic or sidewalk infrastructure repair or replacement shall have a lower preservation priority when the tree species is known to have invasive root structure or other characteristics that increase the likelihood that damage is likely to reoccur if not authorized for removal. Trees adjacent to sidewalks with a high volume of pedestrian use with large vertical or slope displacements may have a lower preservation priority.

The trees proposed for removal are not due to obstruction of vision, access, mobility of public traffic or sidewalk infrastructure repair or replacement but are requested to accommodate new site improvements for a proposed school use.

- Compliance with Subsection J of This Section Regarding Compensatory Plantings – Per [Subsection \(G\)\(6\)](#), the approving authority may consider an application proposal to provide compensatory plantings in excess of required minimums in evaluating this criterion.

Per [Section 12.24.090\(J\)](#) (Compensatory Tree Planting), onsite tree removals require a minimum of one (1) new tree for each tree authorized for removal (1:1 replacement ratio). As proposed, the 20 tree removals and 45 compensatory plantings would result in a replacement ratio of 2.25:1, which significantly exceeds the minimum 1:1 requirement. All compensatory plantings will range from 24-inch to 60-inch box, exceeding the minimum 15-gallon size requirement.

- Heritage Trees – Per [Subsection \(G\)\(7\)](#), heritage trees have the highest preservation priority.

None of the trees onsite, or proposed for removal, are designated as heritage trees.

TREE-0033-2025 (ARCH-0672-2024, PDEV-0673-2024, USE-0674-2024)
Tree Committee Report – March 24, 2025

Based on the criteria and accompanying discussion above, the proposed tree removals and compensatory plantings appear to be consistent with the City's Tree Regulations.

4.0 ACTIONS

1. **Recommend findings of consistency with the Tree Regulations.** An action recommending approval of the application based on consistency with the SLOMC Chapter 12.24 (Tree Regulations) will be forwarded to the Planning Commission for final action. This action may include recommendations for conditions to address consistency with the Tree Regulations.
2. **Continue the review of the project to a certain, or uncertain, hearing date.** An action continuing the application should include direction to the applicant and staff on pertinent issues.
3. **Recommend findings of inconsistency with the Tree Regulations.** An action recommending denial of the application should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Tree Regulations, or other policy documents.

5.0 ATTACHMENTS

- A - SLOCA Tree Removal Application
- B - SLOCA Project Plans
- C - SLOCA Arborist Report



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218
805.781.7170
slocity.org

ATTACHMENT A

TREE REMOVAL APPLICATION

For all Non-Construction and Construction related tree removals

Owner Name: Sea Oak, a California Limited Partnership		Applicant Name: Bosky Landscape Architecture	
Address: P.O. Box 5150		Address: 590 E Gutierrez St, SUITE D	
City: Paso Robles	Zip: 93447	City: Santa Barbara CA	Zip: 93103
Phone: (805) 423-8135		Phone: 805-845-3251	
Email: johncoakley@hotmail.com		Email: brooks@boskyland.com	
Address of Tree(s): 3450 Broad Street			
Number of trees applying to remove: 20			
Tree Species: Pyrus calleryana, Plum Spp.			
Reason for Removal: A portion of trees to be replaced due to interference with location of new construction; The remaining portion, which occurs along the Sacramento sidewalk, are to be replaced with a more desired species which is evergreen, low water use, and more consistent with the naturalised plant palette proposed elsewhere on site. +			
Is this removal a City Tree? <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> DON'T KNOW Dog in yard? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
Is this associated with a Building Permit or Development Plan? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If YES, please provide appropriate reference numbers:			
Is this property governed by a Homeowners Association (HOA)? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, please provide HOA Board Approved Meeting minutes authorizing tree removal(s) with your tree removal application.			

ALL ITEMS BELOW MUST BE INCLUDED TO PROCESS TREE REMOVAL APPLICATIONS

- ☒ Tree(s) banded with ribbon or duct tape for identification OR TO TREE COMMITTEE REVIEW
- ☒ Site plan drawing or photo of tree site with Tree ID (Tree#1, Tree #2, etc.)
- ☐ Supporting documentation (repair, receipts, etc.)
- ☒ Photo log showing damage or reasons for removal¹
- ☒ Replanting plan²
- ☒ Arborist Report³

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.
FAILURE TO KEEP TREES BANDED MAY RESULT IN A REJECTED APPLICATION.**



1. Include a photo log that clearly shows the trees requested for removal. All tree(s) must be uniquely identified by a number and a ribbon, or an identifier wrapped around the trunk in the photo and prior to inspection.



2. Include a replanting plan in accordance with Section [12.24.090\(J\)](#) of the City's Municipal Code. A minimum 1:1 replanting rate is required for plantings onsite, and a minimum 2:1 replanting rate is required for plantings offsite or within the public right-of-way.



3. An application for tree removal on a site where a discretionary or ministerial development permit is requested shall include an arborist report and a site plan that includes accurate drip line delineation and cross sections of construction work impacting both trees proposed for removal and trees planned to remain.

Tree Removal Decisions as outlined in Section 12.24.090 of the City's Municipal Code

SELECT TYPE OF TREE REMOVAL APPLICATION BEING SUBMITTED		DECISION MAKER
<input type="checkbox"/>	Imminent Hazard to Life or Property SLOMC 12.24.090(E)(1)(a)	City Arborist
<input type="checkbox"/>	Tree Health and Hazard Mitigation SLOMC 12.24.090(E)	City Arborist
<input type="checkbox"/>	Convenience Removal SLOMC 12.24.090(E)(3) <i>Tree Committee makes recommendation to Community Development Director</i>	Community Development Director
<input type="checkbox"/>	Minor Ministerial Development Permit SLOMC 12.24.090(F)(1) <i>Removal for residential or accessory construction on an R-1 or R-2 lot</i>	City Arborist
<input checked="" type="checkbox"/>	Discretionary Permits Construction Tree Removal SLOMC 12.24.090(F)(3)	Community Development Director
<input checked="" type="checkbox"/>	Major Development / Tentative Tract Map/ Conditional Use Permit SLOMC 12.24.090(F)(4)	Planning Commission


Submittal Instructions

Submit Tree Removal applications to the City of San Luis Obispo, Community Development Department at the following address: 919 Palm Street, San Luis Obispo, CA 93401 or by email to trees@slocity.org.

Payment of the "Tree Removal Permit" fee shall be submitted along with this application. Refer to the City's current Comprehensive Fee Schedule for the current fee.

Property Owner Authorization:

By signing this application, I certify that I have reviewed this completed application and the attached material and consent to its filing. I agree to allow the Community Development Department to duplicate and distribute submitted materials to interested persons as it determines is necessary for the processing of the application.

DocuSigned by:
 Authorized Agent of Owner 1/25/2025
 EB714B0F40D643C... Date

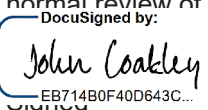
Applicant/ Representative Certification:

By signing this application, I certify that the information provided is accurate. I understand the City might not approve what I'm applying for or might set conditions of approval. I agree to allow the Community Development Department to duplicate and distribute submitted materials to interested persons as it determines is necessary for processing of the application.

 12/20/24
 Signed Date

Permission to Access Property:

This section is to be completed by the property owner and/or occupant who controls access to the property. To adequately evaluate the submitted proposal, Community Development Department Staff, Commissioners and City Council Members will have to gain access to the exterior of the real property in order to adequately review and report on the proposed request. Your signature below certifies that you agree to give the City permission to access the project site from 8 a.m. to 5 p.m., Monday through Friday, as part of the normal review of this application.

DocuSigned by:
 Authorized Agent of Owner 1/25/2025
 EB714B0F40D643C... Date

Indemnification Agreement:

The Owner/Applicant shall defend, indemnify and hold harmless the City or its agents or officers and employees from any claim, action or proceeding against the City or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the City's approval of this project. In the event that the City fails to promptly notify the Owner / Applicant of any such claim, action or proceeding, or that the City fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

 1/30/25
 Signed SLOCA Board Chair Date

SLO CLASSICAL ACADEMY

3450 BROAD STREET CAMPUS



GENERAL NOTES

1. FIRE PROTECTION SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CFC AND THE CALIFORNIA BUILDING CODE.
2. FIRE MAIN AND ALL ASSOCIATED CONTROL VALVES SHALL BE INSTALLED PER NFPA 24 STANDARDS AND CITY ENGINEERING STANDINGS.
3. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CHAPTER 34 OF THE CFC.
4. ALL EXTERIOR CONSTRUCTION METHODS AND MATERIAL SHALL COMPLY WITH CHAPTER 7A (IGNITION RESISTANT CONSTRUCTION) OF THE BUILDING CODE. EXCEPT FOR WINDOWS, FOR BUILDINGS LOCATED IN WILDFIRE PRONE AREAS.

PARKING SUMMARY

PRIMARY / MIDDLE SCHOOL (SLO CITY ZONING TITLE 17 TABLE 3-4): 2 SPACES / CLASSROOM, PLUS 1 / 300 SF ASSEMBLY / COMMON.

CLASSROOMS:	19 x 2 =	36
DAYCARE (WONDERS):	5,259 / 500 =	10.5
COMMON / ASSEMBLY AREAS:		
LIBRARY (INCL MEZ):	2,526	
MEETING ROOM:	361	
BREAK ROOM:	692	
RECEPTION / STORE:	1,823	
	5,422 / 300 =	18.1
GYM 6,218 / 300 =		20.7
TOTAL PARKING REQUIRED		86.3

PARKING PROVIDED (SOUTH LOT)

86 TOTAL PARKING SPACES	
76 STANDARD (7 TIME-LIMITED FOR DROP-OFF)	
8 COMPACT	
4 ACCESSIBLE	
4 MOTORCYCLE SPACES (1 PER 20 CAR SPACES)	

86 TOTAL > 86.3 REQUIRED

ACCESSIBLE PARKING:	4 PROVIDED	
(2022 CBC)	4 REQ'D FOR 76-100 SPACES	

MOTORCYCLE PARKING:	4 PROVIDED	
(SLO CITY)	1 / 20 = 4 SPACES REQ'D	

BICYCLE PARKING:	DET. BY SLO CITY DIRECTOR	
	REQ'D	PROVIDED

STAFF: (1 STALL PER 20, 50% LONG-TERM)		
70 STAFF (70 / 20 = 3.5)		
LONG-TERM (3.5 / 2)	1.75	2
STANDARD (3.5 / 2)	1.75	2

STUDENTS: 1 / 20 ABOVE 2ND GRADE:		
6 GRADES, 2 CLASSES @ 16 STUDENTS EACH		
(6 x 2 x 16) = 192		
192 / 20 =	9.6	12
TOTAL STANDARD:	11.35	14

FEES

INCLUSIONARY HOUSING & PUBLIC ART REQUIREMENTS WILL BE MET BY PAYING IN-LIEU FEES. PRELIMINARY CALCULATIONS: (CONSTRUCTION VALUATION \$2,500,000)

PUBLIC ART: (\$2.5 MIL. - \$100,000) x 0.5% = \$12,000*
(*PUBLIC-FACING MURAL ON CLIMBING WALL)
INCLUSIONARY HOUSING: \$2.5 MIL. x 5% = \$125,000

PROJECT SUMMARY

ADDRESS:	3450 BROAD STREET, SAN LUIS OBISPO, CA 053-221-055
A.P.N.:	E, I-4 (MIXED-USE SEPARATED)
OCCUPANCY:	II-B, FULLY-SPRINKLED
TYPE:	C-6-S-PD
SPECIFIC ZONE:	AIRPORT LAND USE AREA #6
OVERLAY:	EDUCATION
USE:	
OWNER:	JOHN COAKLEY
TENANT:	PO BOX 5150, PASO ROBLES SLO CLASSICAL ACADEMY
SITE AREA:	3.63± AC
STORIES:	EXISTING 1
	NEW: 2
EXISTING BUILDING HEIGHT:	33.75'±
FINISH FLOOR ABOVE A.N.G.:	1.2'
TOTAL:	34.95'
EXISTING BUILDING AREA:	50,802
ADDED AREA AT LOADING DOCK:	696
2ND FLOOR OFFICES:	2,869
LIBRARY MEZZANINE:	696
TOTAL:	55,154

DESCRIPTION OF PROPOSED USE

THE PROJECT CONSISTS OF IMPROVEMENTS AND ADDITIONS TO THE EXISTING 50,802 S.F. OFFICE BUILDING AT 3450 BROAD STREET TO BE USED FOR A PRIVATE, NON-SECTARIAN ELEMENTARY SCHOOL WITH INFANT CHILD CARE THROUGH 8TH GRADE (55,154 S.F. TOTAL).

THE PROJECT WILL CONSOLIDATE CURRENT SLOCA STUDENTS AND STAFF FROM THREE SEPARATE LOCATIONS IN SAN LUIS OBISPO. THE CURRENT K-8TH GRADE SITE AT 165 GRAND AVENUE, A PRESCHOOL AND INFANT CARE SITE AT GRAND AND SLACK, AND STAFF OFFICES AT 1650 SANTA BARBARA AVENUE.

CAMPUS IMPROVEMENTS INCLUDE 7 PRESCHOOL / INFANT ROOMS, 19 CLASSROOM / EDUCATIONAL SPACES, A JUNIOR HIGH SIZED GYMNASIUM WITH ADJACENT KITCHEN, A SCHOOL LIBRARY, AND ADMINISTRATION OFFICES AND MEETING SPACES. SITE IMPROVEMENTS INCLUDE REPLACING THE NORTH PARKING LOT WITH OUTDOOR PLAYGROUND AND ACTIVITY SPACES AND ADDING 7 DROP-OFF / PICK-UP VEHICLE SPACES TO THE SOUTH PARKING LOT. CAMPUS ACCESS AND CIRCULATION IS SUMMARIZED IN THE PROJECT TRANSPORTATION PLAN.

SHEET INDEX

G1	GENERAL INFO
A1	EXISTING SITE PLAN
A2	FLOOR PLAN — CODE COMPLIANCE
A3	SITE PLAN / FLOOR PLAN
A4	EXTERIOR LIGHTING PLAN
A5	ELEVATIONS
A6	3D EXHIBITS
A7	SIGNAGE
C1	PRELIMINARY CIVIL SITE PLAN
C2	PRELIMINARY GRADING PLAN
C3	PRELIMINARY UTILITY PLAN
L1.0	SITE PLAN
L1.1	MAIN ENTRY ENLARGMENT
L1.2A	TREE INVENTORY
L1.2B	TREE REMOVAL INVENTORY
L1.3	MURAL WALL ELEVATION
L1.4	FURNISHINGS
L2.0	TREES, SHRUBS & GROUNDCOVERS
L2.1	IMAGERY: TREES, SHRUBS & GROUNDCOVERS
L2.2	HYDROZONE PLAN
L2.3	MWELO CALCULATIONS
L2.4	IRRIGATION PLAN
L3.0	LIGHTING PLAN
L3.1	LIGHTING SPECS
L4.0	HARDSCAPE OVERLAY



AREA PLAN

3450 Broad Street, San Luis Obispo

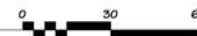
EXISTING PARKING:

	NORTH	SOUTH	TOTAL
STANDARD	44	94	138
ACCESSIBLE	2	5	7
MOTORCYCLE	3	4	7



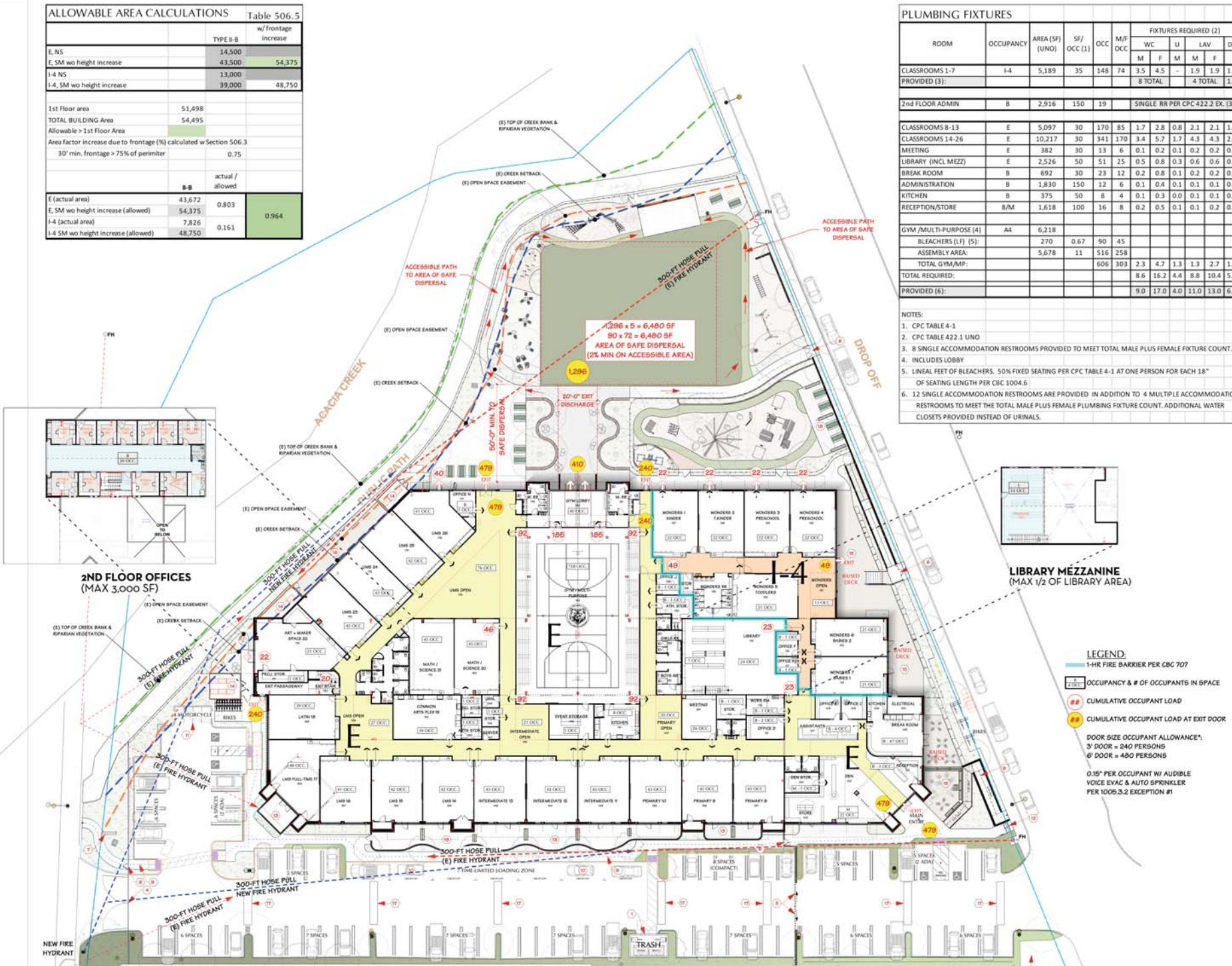
EXISTING SITE PLAN

3450 Broad Street, San Luis Obispo



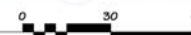


ALLOWABLE AREA CALCULATIONS Table 506.5		
	TYPE B-B	w/ frontage increase
E, NS	14,500	
E, SM w/ height increase	43,500	54,375
I-4, NS	13,000	
I-4, SM w/ height increase	39,000	48,750
1st Floor area	51,498	
TOTAL BUILDING Area	54,495	
Allowable > 1st Floor Area		
Area factor increase due to frontage (%) calculated w/ Section 506.3		
30' min. frontage > 75% of perimeter	0.75	
	B-B	actual / allowed
E (actual area)	43,672	0.803
E, SM w/ height increase (allowed)	54,375	
I-4 (actual area)	7,826	
I-4 SM w/ height increase (allowed)	48,750	0.161
		0.964



FLOOR PLAN – CODE COMPLIANCE

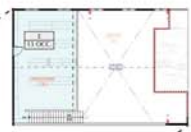
3450 Broad Street, San Luis Obispo



LEGEND

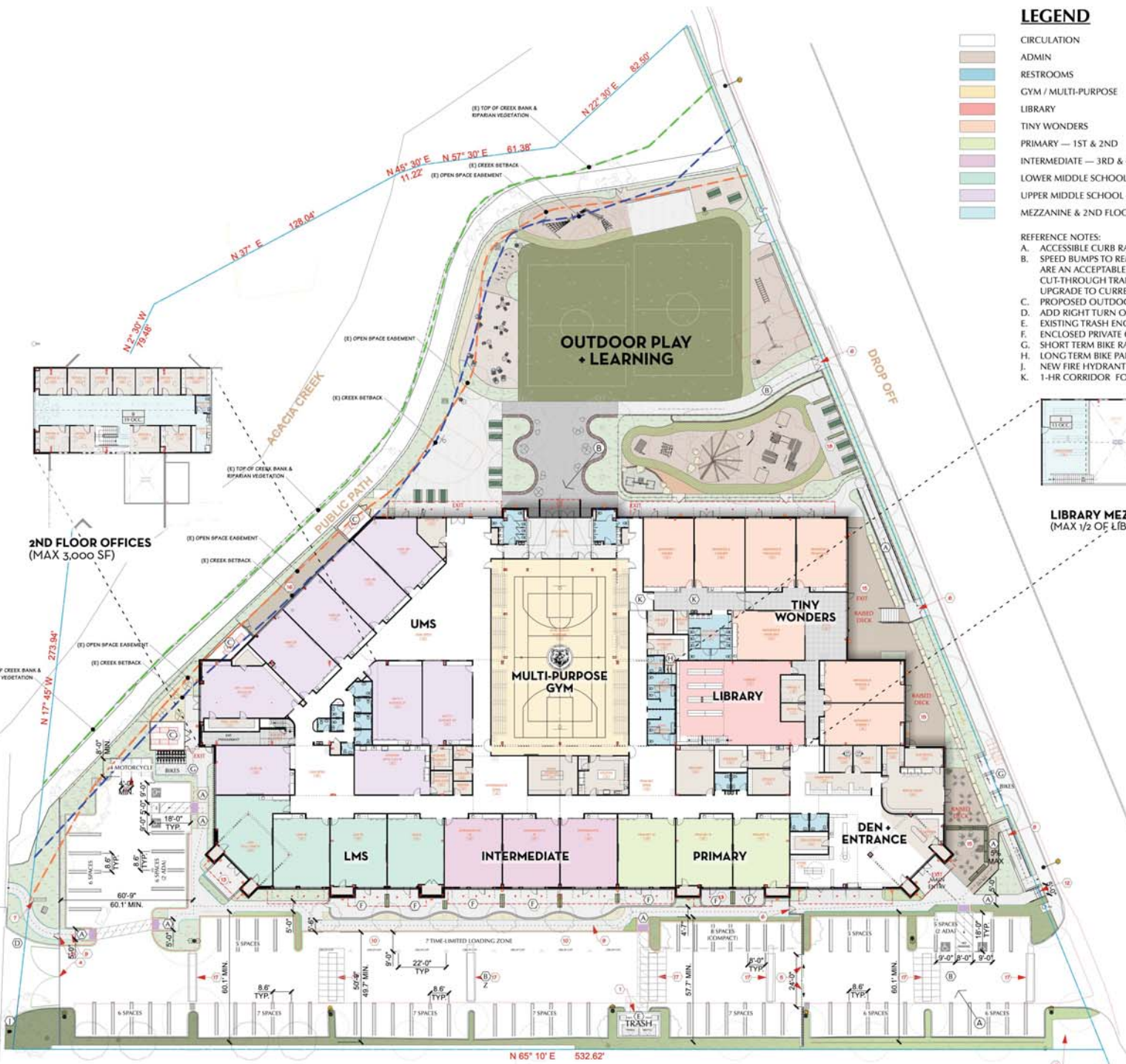
- CIRCULATION
- ADMIN
- RESTROOMS
- GYM / MULTI-PURPOSE
- LIBRARY
- TINY WONDERS
- PRIMARY — 1ST & 2ND
- INTERMEDIATE — 3RD & 4TH
- LOWER MIDDLE SCHOOL — 5TH & 6TH
- UPPER MIDDLE SCHOOL — 7TH & 8TH
- MEZZANINE & 2ND FLOOR OFFICE COMMON

- REFERENCE NOTES:
- A. ACCESSIBLE CURB RAMP / PATH.
 - B. SPEED BUMPS TO REMAIN UNLESS INDICATED GATES ARE AN ACCEPTABLE METHOD TO PREVENT CUT-THROUGH TRAFFIC. IF SPEED BUMPS REMAIN, UPGRADE TO CURRENT STANDARDS AS REQUIRED.
 - C. PROPOSED OUTDOOR MECHANICAL EQUIPMENT.
 - D. ADD RIGHT TURN ONLY SIGNAGE @ BROAD STREET.
 - E. EXISTING TRASH ENCLOSURE TO REMAIN.
 - F. ENCLOSED PRIVATE CLASSROOM PATIO.
 - G. SHORT TERM BIKE RACKS
 - H. LONG TERM BIKE PARKING STORAGE
 - J. NEW FIRE HYDRANT
 - K. 1-HR CORRIDOR FOR I-4 EGRESS.



LIBRARY MEZZANINE
(MAX 1/2 OF LIBRARY AREA)

- TYP. PARKING DIMENSIONS
- ADA: 9' x 18'
 - LOADING: 22' x 9'
 - COMPACT: 8' x 16'
 - STANDARD: 8.6' x 18.4'
 - MOTORCYCLE: 8' x 4'
- *INCL. 30" OVERHANG



PROPOSED SITE / FLOOR PLAN
3450 Broad Street, San Luis Obispo

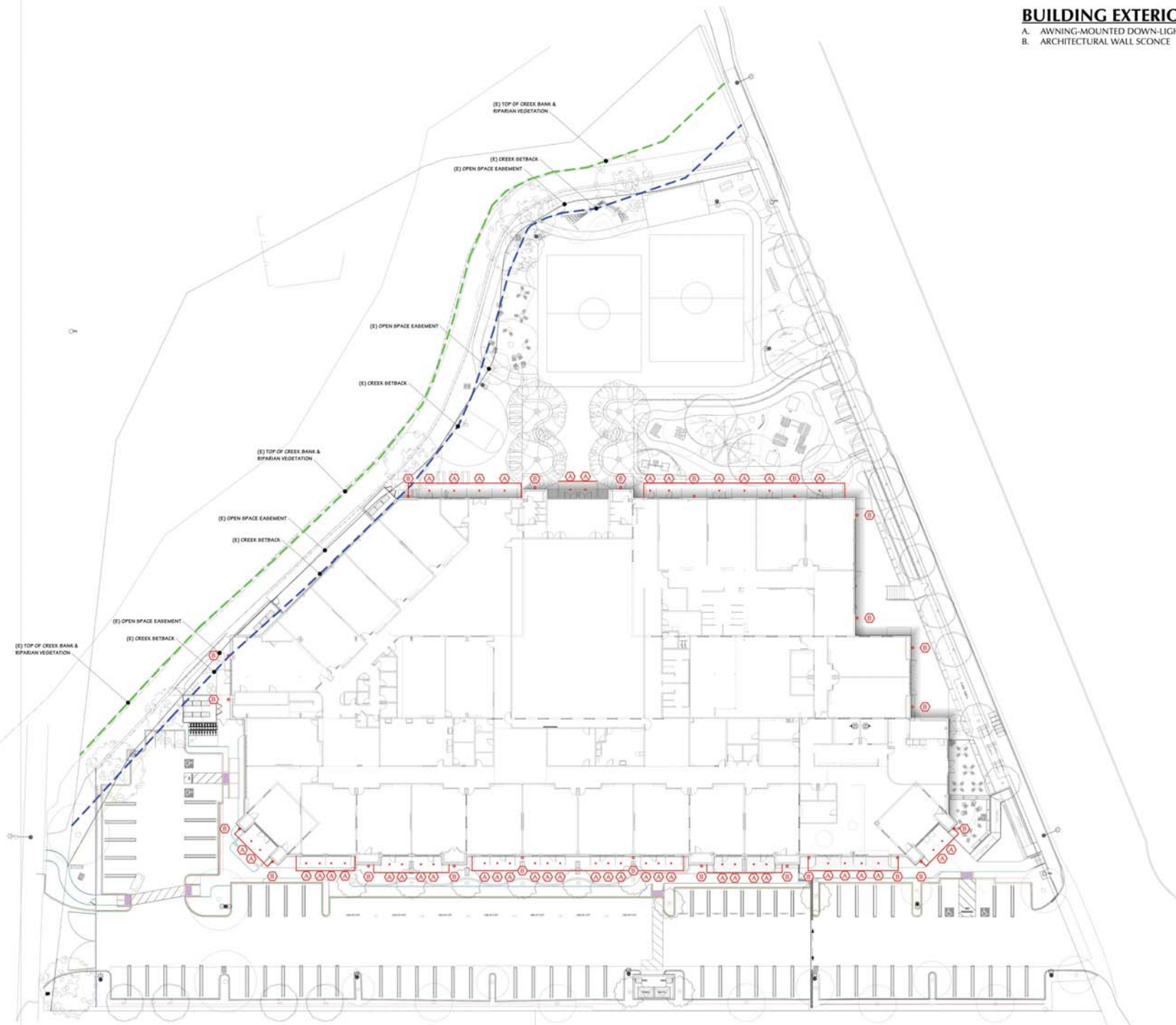
0 30 60

BUILDING EXTERIOR LIGHTING

- A. AWNING-MOUNTED DOWN-LIGHTS
- B. ARCHITECTURAL WALL SCONCE



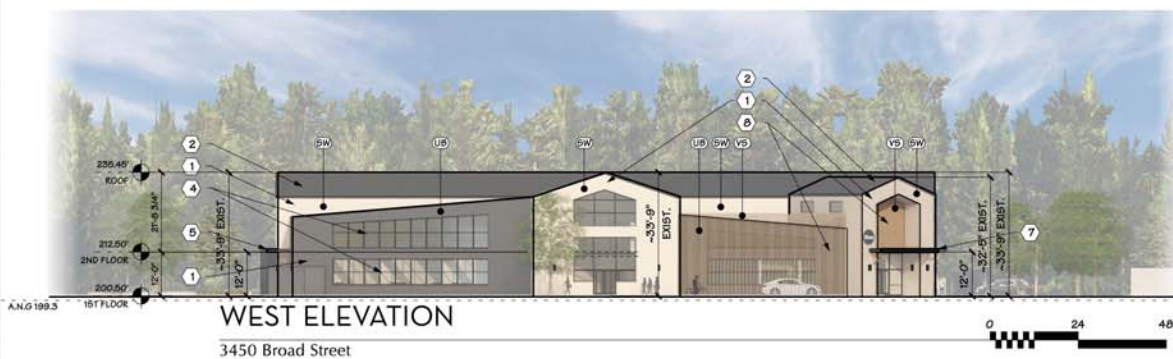
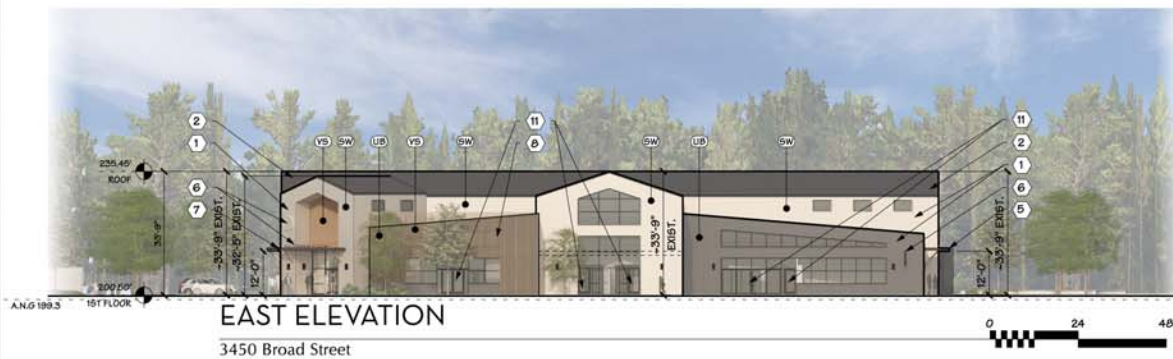
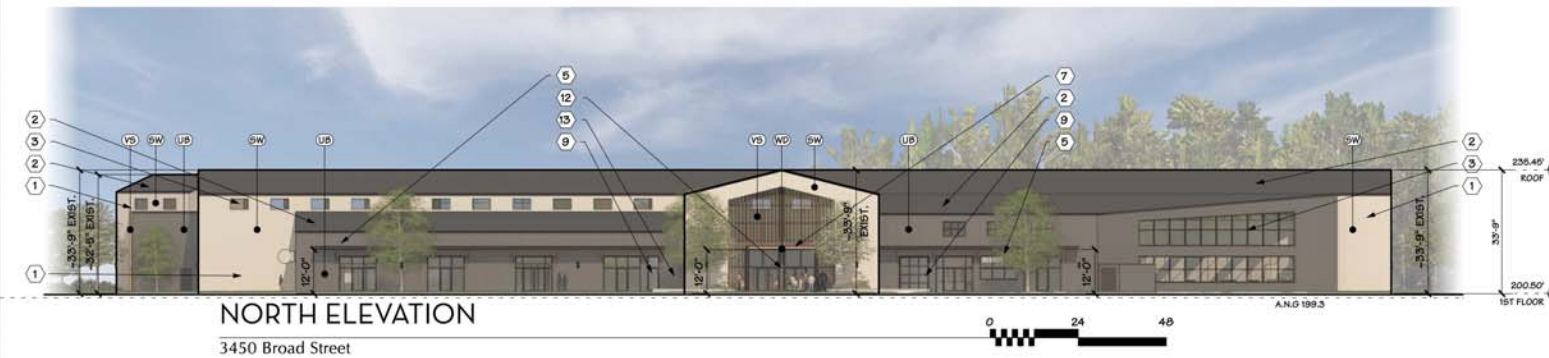
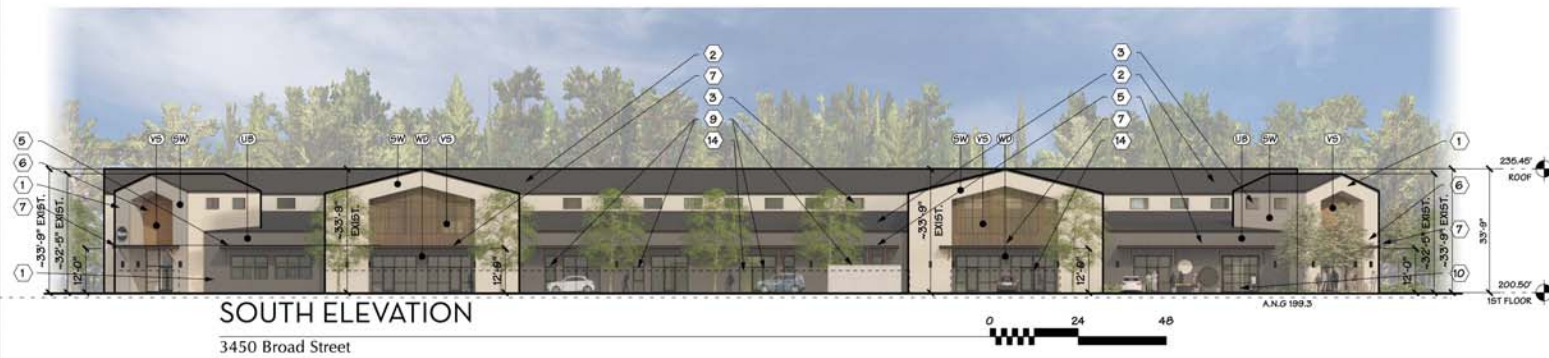
11/7/24
9:09:42 AM
3450 Broad Street_24_1106.vwx



EXTERIOR LIGHTING PLAN

3450 Broad Street, San Luis Obispo





ELEVATION REFERENCE NOTES

1. EXISTING CORRUGATED METAL SIDING, RE-PAINTED PER COLOR SCHEDULE.
2. EXISTING CORRUGATED METAL ROOFING TO REMAIN.
3. EXISTING ALUMINUM CLEREESTORY WINDOWS RE-PAINTED PER COLOR SCHEDULE.
4. EXISTING ALUMINUM STOREFRONT WINDOWS / DOORS, RE-PAINTED PER COLOR SCHEDULE, TYP.
5. NEW METAL AWNING / TRELLIS TO REPLACE EXISTING SLOPED METAL AWNING
6. NEW SIGNAGE.
7. NEW METAL AWNING WITH WOOD SOFFIT (1 OF 5).
8. WOOD-FINISHED ALUMINUM SCREEN WALL SPACED AS INDICATED, 6" / 12" O.C. (2x6 KEBONY ALT)
9. NEW STOREFRONT WINDOWS / DOORS TO MATCH RE-PAINTED EXISTING.
10. NEW, ROLL-UP GLASS DOOR IN EXISTING STOREFRONT OPENING.
11. NEW DOOR IN EXISTING STOREFRONT.
12. INFILL LOADING DOCK W/ NEW STOREFRONT SYSTEM.
13. INFILL (E) UTILITY DOOR, W/ CORRUGATED METAL FINISH.
14. 6' CLASSROOM PATIO FENCE FACING PARKING LOT, STYLE TBD.

COLOR & MATERIALS

SW PAINTED SIDING	UB PAINTED SIDING & STOREFRONT	WD WOOD T&G	VS VERTICAL SCREEN
SHERWIN WILLIAMS SW 7042 SHOJI WHITE	SHERWIN WILLIAMS SW 7048 URBANE BRONZE	1x6 PINE T&G W/ PENETRATING OIL CLEAR SEALER	FORTINA 50 x 150mm "VENT WALNUT" #TA-758 COLOR



PERSPECTIVE A

- NEW METAL AWNING / TRELLIS TO REPLACE EXISTING SLOPED METAL AWNING.
- NEW SCHOOL LOGO / SIGNAGE
- EXISTING CORRUGATED METAL SIDING, RE-PAINTED PER COLOR SCHEDULE
- VERTICAL SCREEN, SEE COLOR & MATERIALS ON SHEET A4.
- NEW SCHOOL SIGNAGE
- METAL FASCIA
- METAL SUPPORTS, TYP.
- WOOD SOFFIT, TYP.
- LOCATION OF NEW ROLL-UP GLASS DOOR



PERSPECTIVE B

- EXISTING CORRUGATED METAL SIDING, RE-PAINTED PER COLOR SCHEDULE
- VERTICAL SCREEN, SEE COLOR & MATERIALS ON SHEET A4.
- NEW SCHOOL LOGO / SIGNAGE
- METAL FASCIA
- NEW METAL AWNING / TRELLIS TO REPLACE EXISTING SLOPED METAL AWNING.
- METAL SUPPORTS, TYP.
- NEW STOREFRONT @ FORMER LOADING DOCK
- WOOD SOFFIT, TYP.



SLO MUNICIPAL CODE NOTES:

- 15.40.460: ZONE C-S SERVICE COMMERCIAL
MAX. CUMULATIVE AREA: 200 S.F.
- 15.40.430: LIGHTING SHALL BE SHIELDED FROM
VIEW AND NOT CREATE HAZARDOUS
GLARE FOR PEDESTRIANS OR VEHICLES.

PROPOSED AREA CALC

			QTY.
S1	ENTRY AWNING	14.25	(1)
S2	ENTRY RAMP	30	(1)
S3	BROAD ST. MONUMENT	48	(1)
S4	GYM MEDALLION	28.26	(1)
S5	SCRIPT MEDALLION	12.5	(2)
S6	WONDERS	12.5	(1)
S7	THE DEN	25	(1)

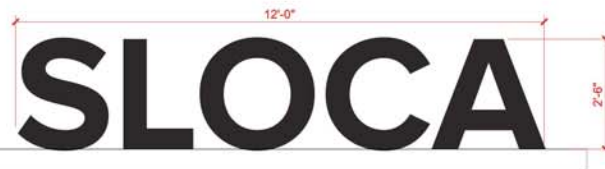
TOTAL: 183 SF



AREA: $17.17' \times 0.83' = 14.25$ SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE
S1 ENTRY AWNING SIGNAGE



AREA: $[\pi] \times r^2 = 12.5$ SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE
(QTY. 2)
S5 SLOCA SCRIPT MEDALLION



AREA: $12' \times 2.5' = 30$ SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE
MOUNTED TO FLATWORK ADJACENT ENTRY RAMP (LIGHTED?)
(SEE LANDSCAPE PLAN)
S2 ENTRY RAMP SIGNAGE



AREA: $[\pi] \times r^2 = 12.5$ SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE

S6 WONDERS PROJECTING SIGNAGE



AREA: $[\pi] \times r^2 = 12.5$ SF (2-SIDED) $12.5 + 12.5 = 25$ SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE

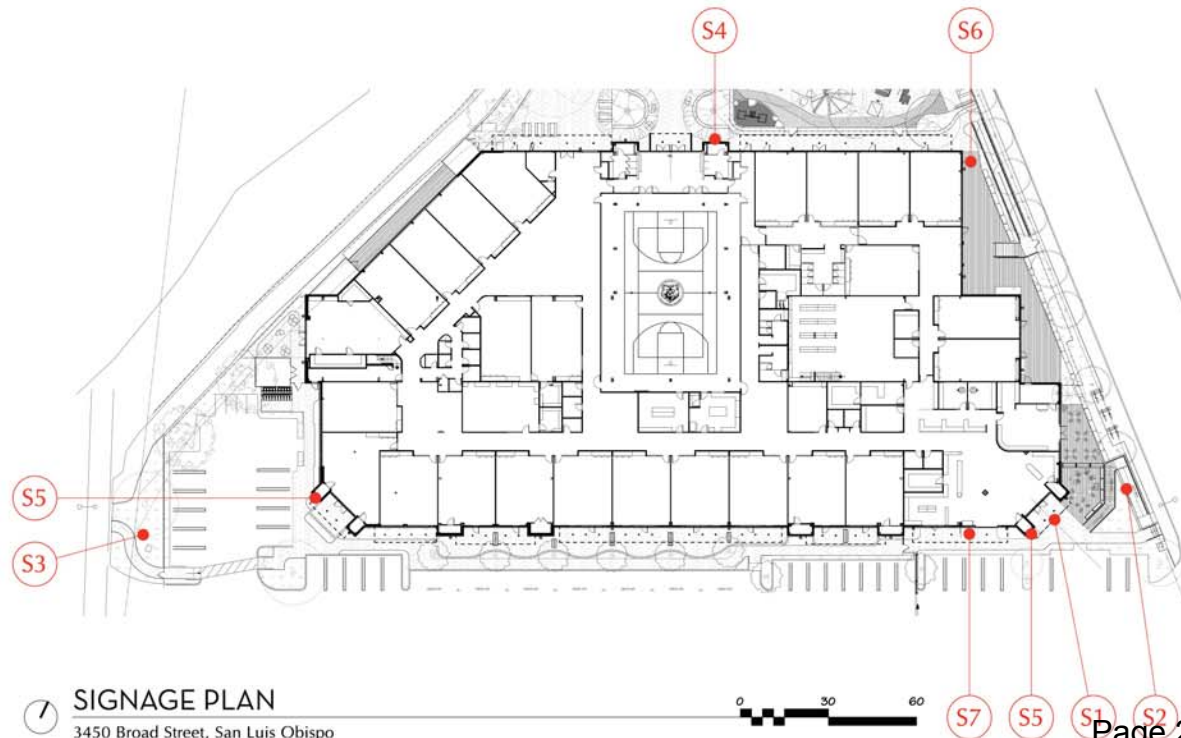
S7 THE DEN PROJECTING SIGNAGE



MONUMENT SIGN
6' X 4' DOUBLE SIDED WITH ADDRESS NUMERALS ON END
AREA: $6' \times 4' = 24$ SF (2-SIDED) $24 + 24 = 48$ SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE
S3 BROAD STREET MONUMENT



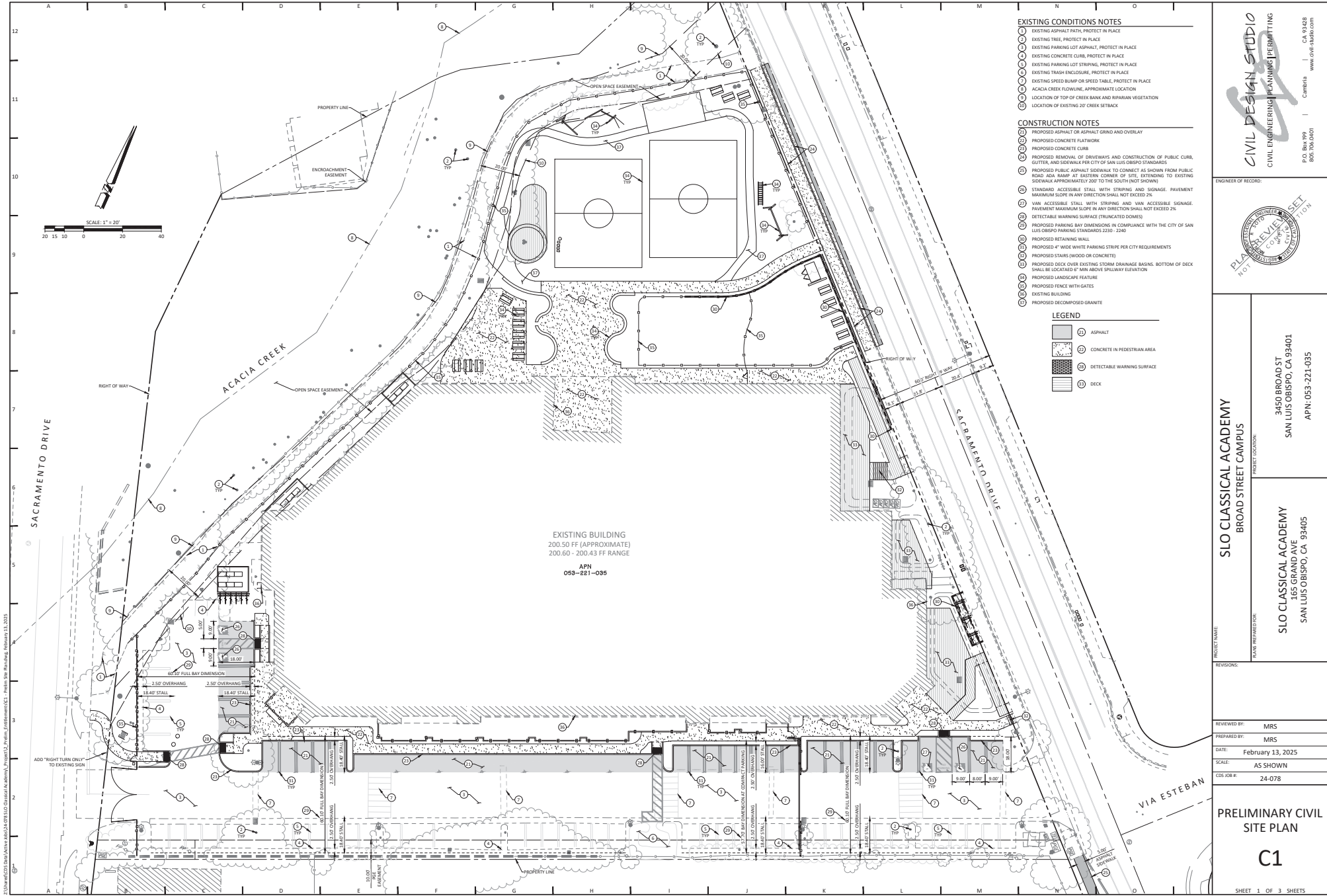
AREA: $[\pi] \times r^2 = 28.26$ SF
MATERIAL: METAL, PAINTED BLACK / DARK BRONZE
S4 GRIZZLIES GYM MEDALLION



SIGNAGE PLAN

3450 Broad Street, San Luis Obispo





- EXISTING CONDITIONS NOTES**
- 1. EXISTING ASPHALT PATH, PROTECT IN PLACE
 - 2. EXISTING TREE, PROTECT IN PLACE
 - 3. EXISTING PARKING LOT ASPHALT, PROTECT IN PLACE
 - 4. EXISTING CONCRETE CURB, PROTECT IN PLACE
 - 5. EXISTING PARKING LOT STRIPING, PROTECT IN PLACE
 - 6. EXISTING TRASH ENCLOSURE, PROTECT IN PLACE
 - 7. EXISTING SPEED BUMP OR SPEED TABLE, PROTECT IN PLACE
 - 8. ACACIA CREEK FLOWLINE, APPROXIMATE LOCATION
 - 9. LOCATION OF TOP OF CREEK BANK AND RIPARIAN VEGETATION
 - 10. LOCATION OF EXISTING 20' CREEK SETBACK
- CONSTRUCTION NOTES**
- 11. PROPOSED ASPHALT OR ASPHALT GRIND AND OVERLAY
 - 12. PROPOSED CONCRETE FLATWORK
 - 13. PROPOSED CONCRETE CURB
 - 14. PROPOSED REMOVAL OF DRIVEWAYS AND CONSTRUCTION OF PUBLIC CURB, GUTTER, AND SIDEWALK PER CITY OF SAN LUIS OBISPO STANDARDS
 - 15. PROPOSED PUBLIC ASPHALT SIDEWALK TO CONNECT AS SHOWN FROM PUBLIC ROAD ADA RAMP AT EASTERN CORNER OF SITE, EXTENDING TO EXISTING SIDEWALK APPROXIMATELY 200' TO THE SOUTH (NOT SHOWN)
 - 16. STANDARD ACCESSIBLE STALL WITH STRIPING AND SIGNAGE. PAVEMENT MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2%.
 - 17. VAN ACCESSIBLE STALL WITH STRIPING AND VAN ACCESSIBLE SIGNAGE. PAVEMENT MAXIMUM SLOPE IN ANY DIRECTION SHALL NOT EXCEED 2%.
 - 18. DETECTABLE WARNING SURFACE (TRUNCATED DOMES)
 - 19. PROPOSED PARKING BAY DIMENSIONS IN COMPLIANCE WITH THE CITY OF SAN LUIS OBISPO STANDARDS 2230 - 2240
 - 20. PROPOSED RETAINING WALLS
 - 21. PROPOSED 4" WIDE WHITE PARKING STRIPE PER CITY REQUIREMENTS
 - 22. PROPOSED STAIRS (WOOD OR CONCRETE)
 - 23. PROPOSED DECK OVER EXISTING STORM DRAINAGE BASINS. BOTTOM OF DECK SHALL BE LOCATED 8" MIN ABOVE ABOVE SPILLWAY ELEVATION
 - 24. PROPOSED LANDSCAPE FEATURE
 - 25. PROPOSED FENCE WITH GATES
 - 26. EXISTING BUILDING
 - 27. PROPOSED DECOMPOSED GRANITE

- LEGEND**
- 21 ASPHALT
 - 22 CONCRETE IN PEDESTRIAN AREA
 - 23 DETECTABLE WARNING SURFACE
 - 26 DECK

CIVIL DESIGN STUDIO
CIVIL ENGINEERING PLANNING PERMITTING
P.O. Box 999 | CA 93028
800.706.0401 | www.civildesignstudio.com

ENGINEER OF RECORD:

PLAN REVIEW
NOT FOR CONSTRUCTION

SLO CLASSICAL ACADEMY
BROAD STREET CAMPUS

PROJECT LOCATION:
3450 BROAD ST
SAN LUIS OBISPO, CA 93401
APN: 053-221-035

PROJECT NAME:
SLO CLASSICAL ACADEMY
165 GRAND AVE
SAN LUIS OBISPO, CA 93405

PLUMB REVISIONS FOR:

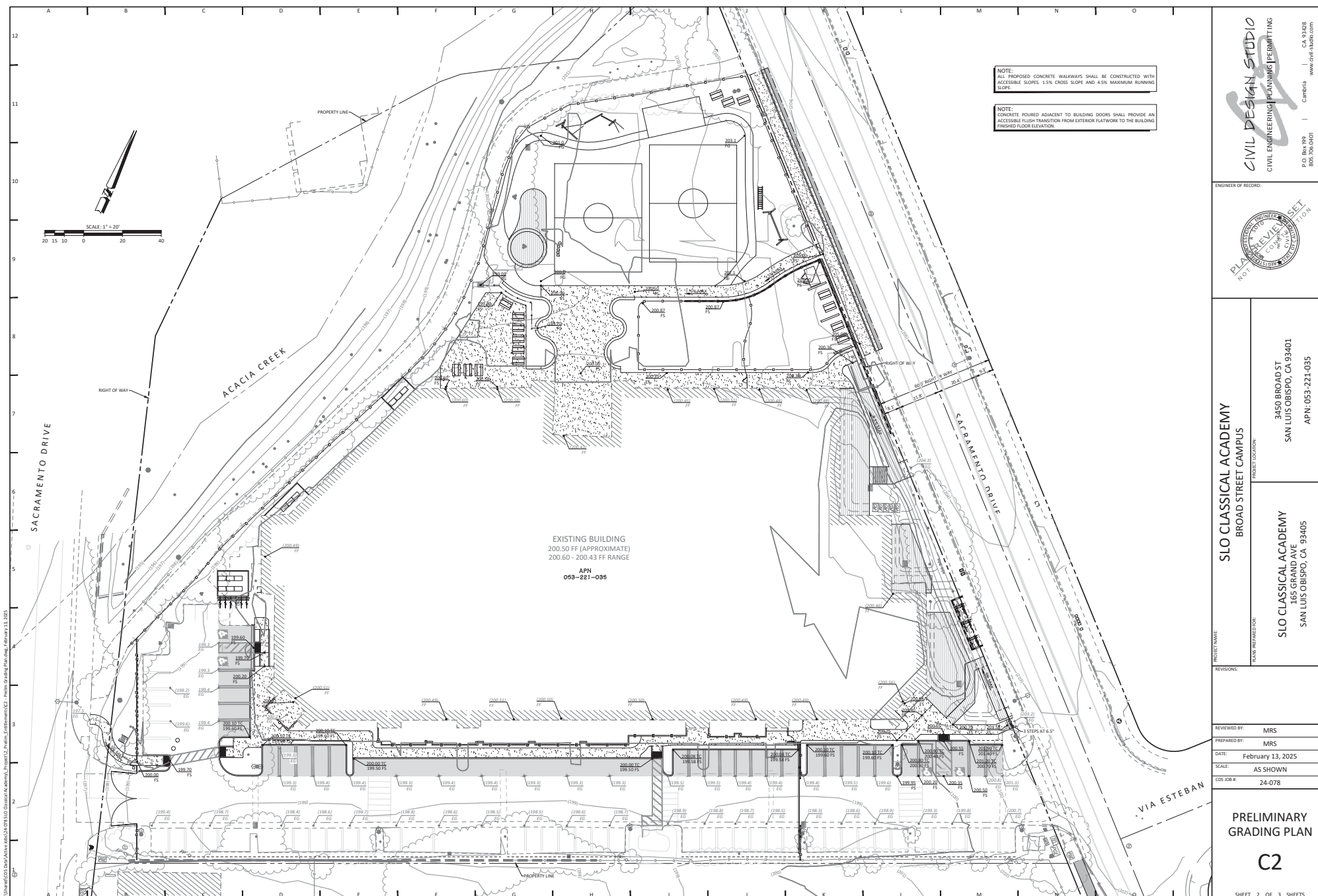
REVISIONS:

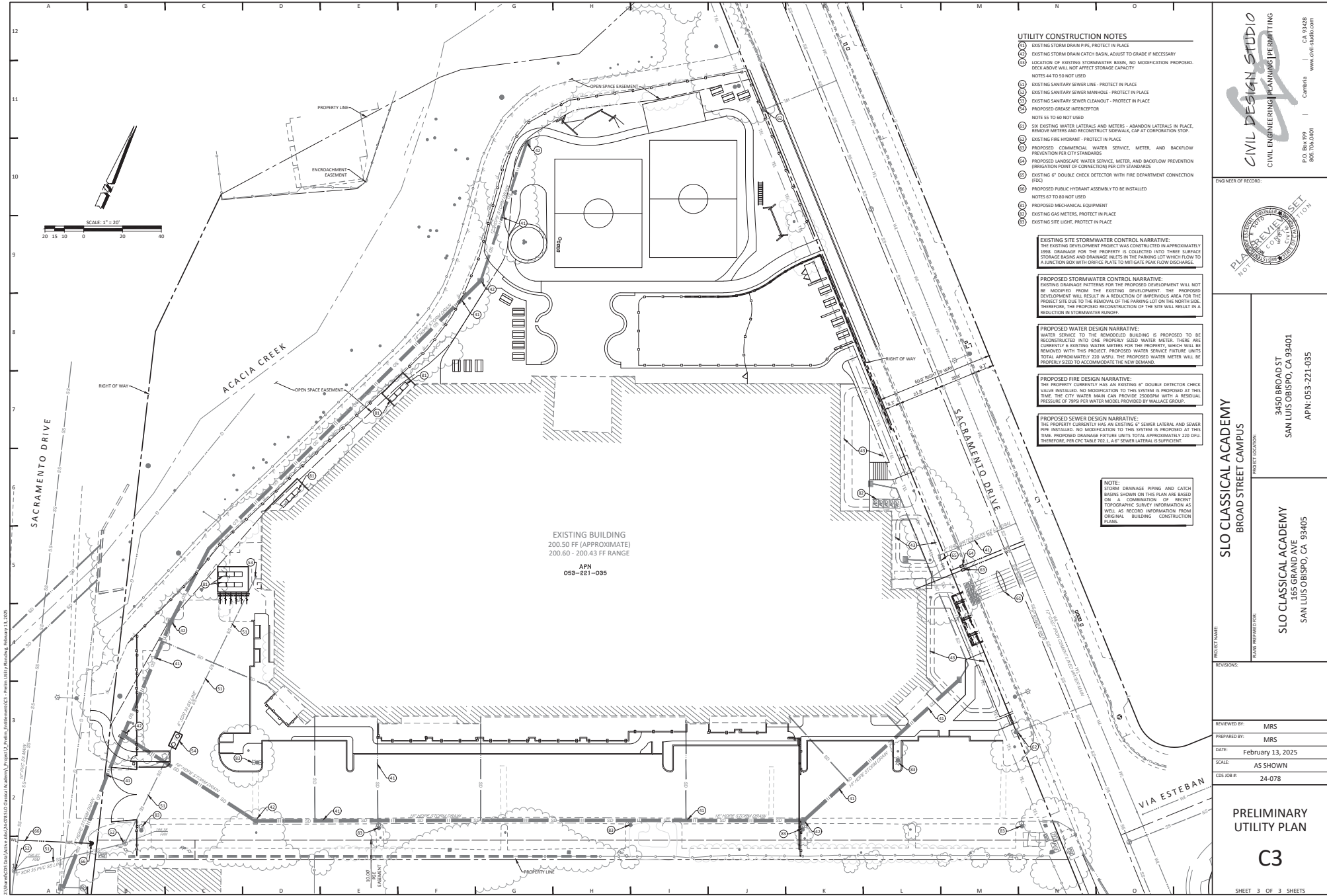
REVIEWED BY:	MRS
PREPARED BY:	MRS
DATE:	February 13, 2025
SCALE:	AS SHOWN
CDS JOB #:	24-078

PRELIMINARY CIVIL SITE PLAN

C1

SHEET 1 OF 3 SHEETS





CIVIL DESIGN STUDIO
CIVIL ENGINEERING PLANNING PERMITTING
P.O. Box 999 | CA 92028
800.706.0401
www.civildesignstudio.com

ENGINEER OF RECORD:

PLANNING PERMITTING
NOT FOR CONSTRUCTION

SLO CLASSICAL ACADEMY
BROAD STREET CAMPUS

PROJECT LOCATION:

3450 BROAD ST
SAN LUIS OBISPO, CA 93401
APN: 053-221-035

PROJECT NAME:

PLANNING PERMITTING

REVISIONS:

REVIEWED BY: MRS

PREPARED BY: MRS

DATE: February 13, 2025

SCALE: AS SHOWN

CDS JOB #: 24-078

PRELIMINARY UTILITY PLAN

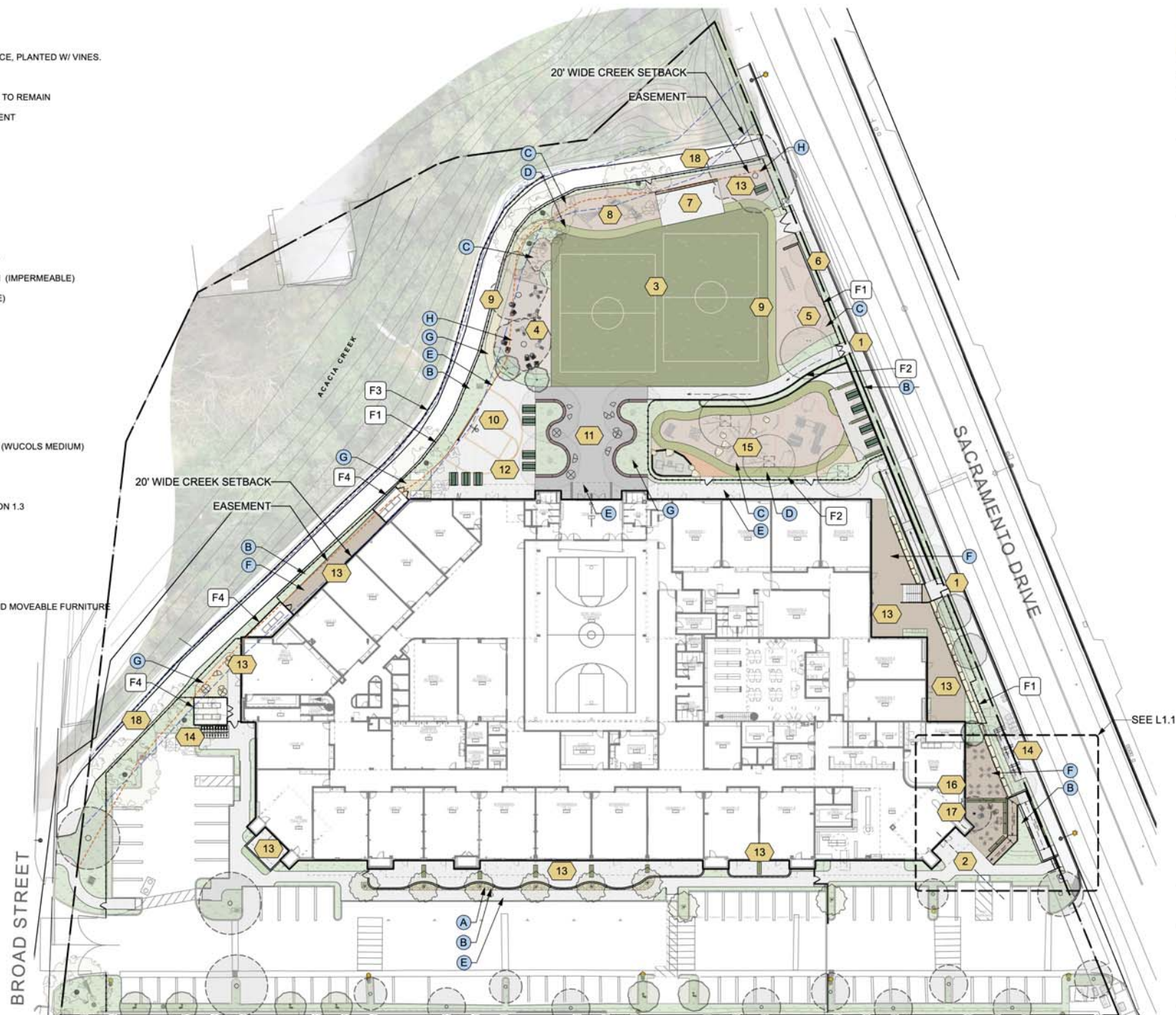
C3

SHEET 3 OF 3 SHEETS

F1	FENCE 1: 6' TALL, BLACK ALUMINUM FENCE, PLANTED W/ VINES.
F2	FENCE 2: 4' TALL, CUSTOM DESIGN.
F3	FENCE 3: 3'-6" TALL 3-RAIL WOOD FENCE TO REMAIN
F4	FENCE 4: SCREENING FENCE @ EQUIPMENT

- (A)** PERMEABLE PEA GRAVEL MULCH
- (B)** PLANTING AREA (WUCOLS LOW)
- (C)** WOOD PLAY MULCH (PERMEABLE)
- (D)** POURED-IN-PLACE RUBBER (PERMEABLE)
- (E)** COLORED CONCRETE W/ TOPCAST FINISH (IMPERMEABLE)
- (F)** COMPOSITE WOOD DECKING (PERMEABLE)
- (G)** DECOMPOSED GRANITE (PERMEABLE)
- (H)** WALK-ON BARK MULCH

- 1 SACRAMENTO NORTH ENTRANCES
- 2 MAIN ENTRANCE
- 3 SOCCER FIELDS - WARM SEASON GRASS (WUCOLS MEDIUM)
- 4 LOUNGE AREA AT EXISTING OAK TREES
- 5 SWINGS
- 6 CLIMBING WALL W/ MURAL. SEE EXHIBIT ON 1.3
- 7 BACKBOARD/BALL WALL
- 8 PARKOUR COURSE
- 9 JOGGING LOOP
- 10 BASKETBALL COURT
- 11 THE QUAD: CURVILINEAR SEAT WALLS AND MOVEABLE FURNITURE
- 12 LUNCH TABLES
- 13 OUTDOOR CLASSROOM
- 14 BIKE PARKING
- 15 WONDERS YARD
 - VARIOUS CLIMBING STRUCTURES
 - SHADE STRUCTURES
 - MUD/AND PLAY AREA
 - BIKE TRIKE PATHWAY
 - PLAY HOUSES
 - MUSIC PLAY
 - CUSTOM PLAY STRUCTURE
 - SPECIMEN SHADE TREES
- 16 STAFF LOUNGE
- 17 PARENT LOUNGE
- 18 (E) BIKE PATH



REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION



BOSKY
LANDSCAPE
ARCHITECTURE
www.boskyland.com

1800 Corporate Center Drive, Suite 100
Sacramento, CA 95811
916.441.1111



SLOCA
3400 Broadway Street

PROJECT DATE: 11/15/2020
DESIGNED BY: JMM
CHECKED BY: JMM
PROJECT # 2020-01
DRAWING # 01-000001

REVS / SUBS
1/15/21 PLANNING
2/15/21 PLANNING
3/15/21 PLANNING
4/15/21 PLANNING
5/15/21 PLANNING

SHEET:
L.I.1

KEY NOTES

- ① COMPOSITE WOOD DECKING SLOPED WALKWAY, 4.9% SLOPE MAX
- ② CONCRETE SLOPED WALKWAY, 4.9% SLOPE MAX
- ③ CONCRETE STEPS
- ④ ENTRY SIGNAGE
- ⑤ BIKE PARKING : 6 BIKES
- ⑥ ENTRY PATH - COLORED CONCRETE W/ TOPCAST FINISH
- ⑦ (E) PEAR TREE TO REMAIN
- ⑧ PLANTING AREA
- ⑨ PARENT GATHERING AREA - COMPOSITE WOOD DECKING
- ⑩ STAFF GATHERING AREA - COMPOSITE WOOD DECKING
- ⑪ TRELLIS W/ VINE PLANTING FOR PRIVACY
- ⑫ MOVEABLE PLANTERS
- ⑬ NEW TREE



REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

TREE PROTECTION PLAN PRE-CONSTRUCTION

Fencing and Signage

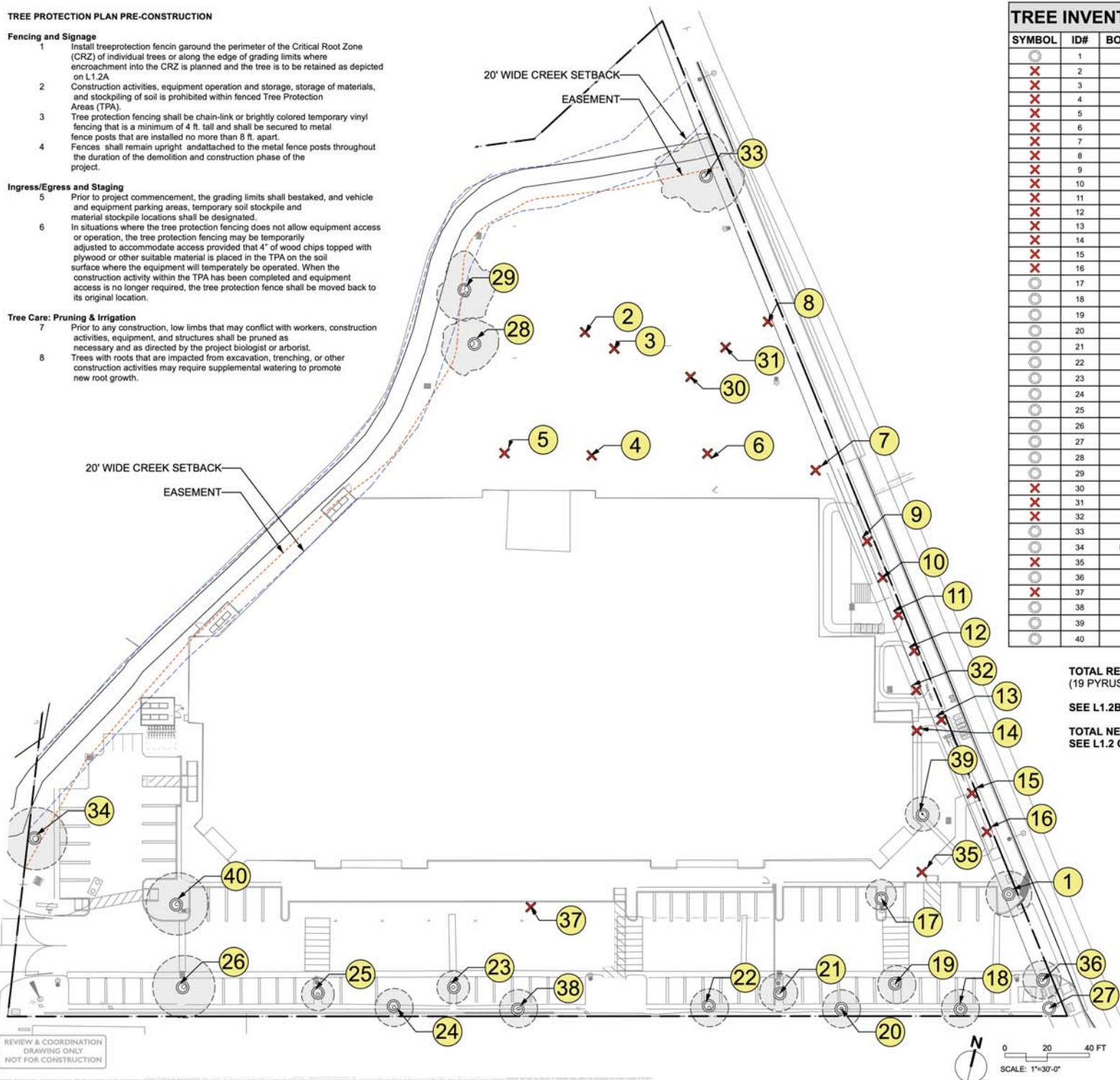
- 1 Install tree protection fencing around the perimeter of the Critical Root Zone (CRZ) of individual trees or along the edge of grading limits where encroachment into the CRZ is planned and the tree is to be retained as depicted on L1.2A
- 2 Construction activities, equipment operation and storage, storage of materials, and stockpiling of soil is prohibited within fenced Tree Protection Areas (TPA).
- 3 Tree protection fencing shall be chain-link or brightly colored temporary vinyl fencing that is a minimum of 4 ft. tall and shall be secured to metal fence posts that are installed no more than 8 ft. apart.
- 4 Fences shall remain upright and attached to the metal fence posts throughout the duration of the demolition and construction phase of the project.

Ingress/Egress and Staging

- 5 Prior to project commencement, the grading limits shall be staked, and vehicle and equipment parking areas, temporary soil stockpile and material stockpile locations shall be designated.
- 6 In situations where the tree protection fencing does not allow equipment access or operation, the tree protection fencing may be temporarily adjusted to accommodate access provided that 4" of wood chips topped with plywood or other suitable material is placed in the TPA on the soil surface where the equipment will temporarily be operated. When the construction activity within the TPA has been completed and equipment access is no longer required, the tree protection fence shall be moved back to its original location.

Tree Care: Pruning & Irrigation

- 7 Prior to any construction, low limbs that may conflict with workers, construction activities, equipment, and structures shall be pruned as necessary and as directed by the project biologist or arborist.
- 8 Trees with roots that are impacted from excavation, trenching, or other construction activities may require supplemental watering to promote new root growth.



TREE INVENTORY

SYMBOL	ID#	BOTANICAL NAME	DBH	IMPACT DESIGNATION
○	1	Pyrus calleryana	6"	PROTECT
✗	2	Pyrus calleryana	3"	TO BE REMOVED
✗	3	Pyrus calleryana	8"	TO BE REMOVED
✗	4	Pyrus calleryana	8"	TO BE REMOVED
✗	5	Pyrus calleryana	8"	TO BE REMOVED
✗	6	Pyrus calleryana	9"	TO BE REMOVED
✗	7	Pyrus calleryana	9"	TO BE REMOVED
✗	8	Plum	6"	TO BE REMOVED
✗	9	Pyrus calleryana	12"	TO BE REMOVED
✗	10	Pyrus calleryana	7"	TO BE REMOVED
✗	11	Pyrus calleryana	11"	TO BE REMOVED
✗	12	Pyrus calleryana	11"	TO BE REMOVED
✗	13	Pyrus calleryana	6"	TO BE REMOVED
✗	14	Pyrus calleryana	9"	TO BE REMOVED
✗	15	Pyrus calleryana	4"	TO BE REMOVED
✗	16	Pyrus calleryana	8"	TO BE REMOVED
○	17	Pyrus calleryana	6"	PROTECT
○	18	Pyrus calleryana	6"	PROTECT
○	19	Pyrus calleryana	7"	PROTECT
○	20	Pyrus calleryana	9"	PROTECT
○	21	Pyrus calleryana	5"	PROTECT
○	22	Geijera parviflora	7"	PROTECT
○	23	Pyrus calleryana	9"	PROTECT
○	24	Geijera parviflora	8.5 - 15.5"	PROTECT
○	25	Pyrus calleryana	6"	PROTECT
○	26	Pyrus calleryana	12"	PROTECT
○	27	Geijera parviflora	8.5 - 15.5"	PROTECT
○	28	Quercus agrifolia	12" - 8" - 10"	PROTECT
○	29	Quercus agrifolia	6" - 6" - 12" - 12"	PROTECT
✗	30	Pyrus calleryana	3"	TO BE REMOVED
✗	31	Pyrus calleryana	11"	TO BE REMOVED
✗	32	Pyrus calleryana	10"	TO BE REMOVED
○	33	Quercus agrifolia	3"	PROTECT
○	34	Platanus racemosa	3"	PROTECT
✗	35	Pyrus calleryana	8"	TO BE REMOVED
○	36	Pyrus calleryana	6"	PROTECT
✗	37	Pyrus calleryana	8"	TO BE REMOVED
○	38	Pyrus calleryana	9"	PROTECT
○	39	Pyrus calleryana	6"	PROTECT
○	40	Pyrus calleryana	12"	PROTECT

TOTAL REMOVED TREES = 20
(19 PYRUS CALLERYANA + 1 PLUM)

SEE L1.2B FOR IMAGES OF TREES TO BE REMOVED

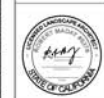
TOTAL NEW TREES = 45
SEE L1.2 C & L2.0 FOR REPLACEMENT TREES



BOSKY
LANDSCAPE
ARCHITECTURE

www.boskyland.com

1800 W. 20th St.
Suite 100
Boulder, CO 80502



SLOCA
3400 Broad Street

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS

REVISIONS / SUBS



BOSKY
LANDSCAPE
ARCHITECTURE
www.boskyland.com

1800 Canyon Blvd, Suite 100
Boulder, CO 80501
(303) 440-1100



SLOCA
3400 Broad Street



REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

PROJECT DATE: 01/15/20
DRAWN BY: JLM
CHECKED BY: JLM
PROJECT # 10000
SHEET: 10000

REVS / SUBS
1/15/20 PLANNING
1/15/20 PLANNING
1/15/20 PLANNING
1/15/20 PLANNING
1/15/20 PLANNING

SHEET:
LI.2B



BOSKY
LANDSCAPE
ARCHITECTURE

1800 W. 25th St.
Suite 100
Boulder, CO 80502
303.440.1111
www.boskyland.com

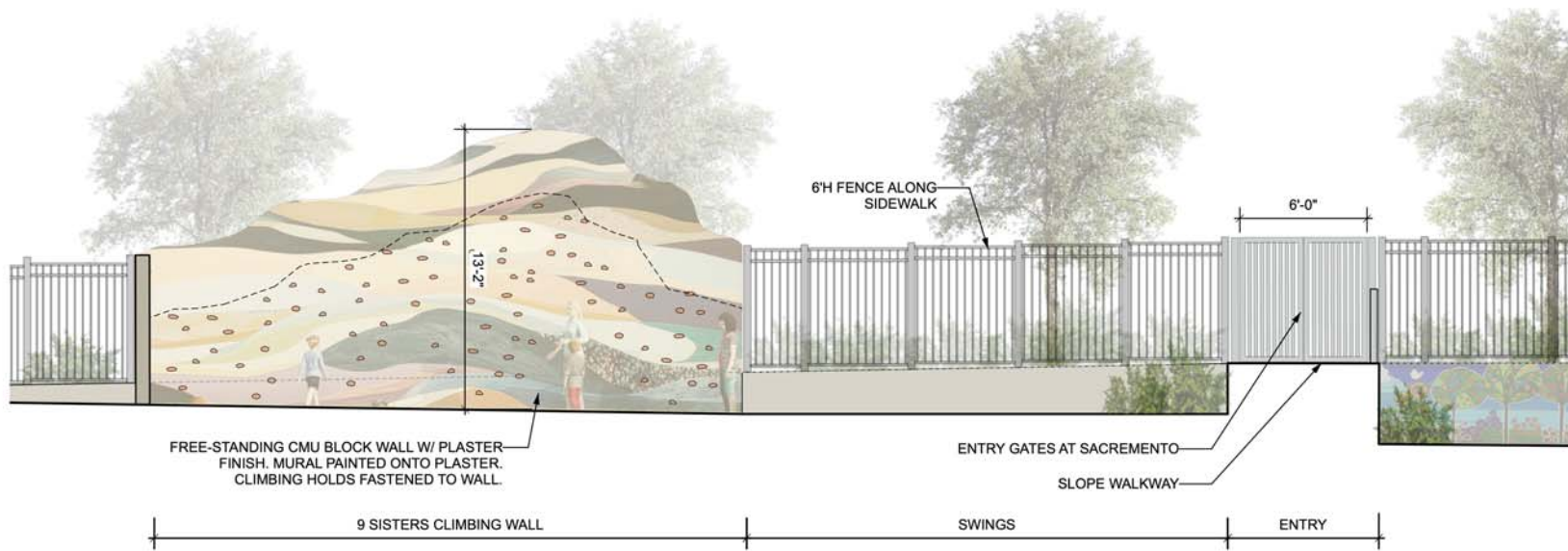


SLOCA
3400 Broad Street

PROPOSED TREE INVENTORY			
SYMBOL	ID#	BOTANICAL NAME	SCHEDULE SIZE
	1	Chitalpa taskentensis	36" B
	2	Chitalpa taskentensis	36" B
	3	Chitalpa taskentensis	36" B
	4	Lopostemon confertus	24" B
	5	Lopostemon confertus	24" B
	6	Lopostemon confertus	24" B
	7	Lopostemon confertus	24" B
	8	Lopostemon confertus	24" B
	9	Lopostemon confertus	24" B
	10	Lopostemon confertus	24" B
	11	Lopostemon confertus	24" B
	12	Quercus agrifolia	48" B
	13	Quercus agrifolia	48" B
	14	Quercus agrifolia	48" B
	15	Quercus agrifolia	48" B
	16	Quercus agrifolia	48" B
	17	Quercus agrifolia	48" B
	18	Quercus agrifolia	48" B
	19	Quercus engelmannii	60" B
	20	Quercus engelmannii	60" B
	21	Quercus engelmannii	60" B
	22	Quercus engelmannii	60" B
	23	Quercus tomentella	36" B
	24	Quercus tomentella	36" B
	25	Quercus tomentella	36" B
	26	Quercus tomentella	36" B
	27	Quercus tomentella	36" B
	28	Quercus tomentella	36" B
	29	Quercus tomentella	36" B
	30	Quercus tomentella	36" B
	31	Quercus tomentella	36" B
	32	Quercus tomentella	36" B
	33	Quercus tomentella	36" B
	34	Quercus tomentella	36" B
	35	Quercus tomentella	36" B
	36	Tristanopsis laurina	24" B
	37	Tristanopsis laurina	24" B
	38	Tristanopsis laurina	24" B
	39	Tristanopsis laurina	24" B
	40	Tristanopsis laurina	24" B
	41	Tristanopsis laurina	24" B
	42	Ulmus parvifolia	60" B
	43	Ulmus parvifolia	48" B
	44	Ulmus parvifolia	60" B
	45	Ulmus parvifolia	60" B



REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION



1

LOOKING EAST TOWARD CLIMBING WALL

Scale: 1/4" = 1'-0"



2

LOOKING WEST FROM SACRAMENTO

Scale: 1/4" = 1'-0"

REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION



REFERENCE IMAGE OF CLIMBING WALL



BOSKY
LANDSCAPE
ARCHITECTURE
www.boskyland.com

1000 Corporate Center Drive, Suite 100
San Francisco, CA 94103
(415) 774-1100

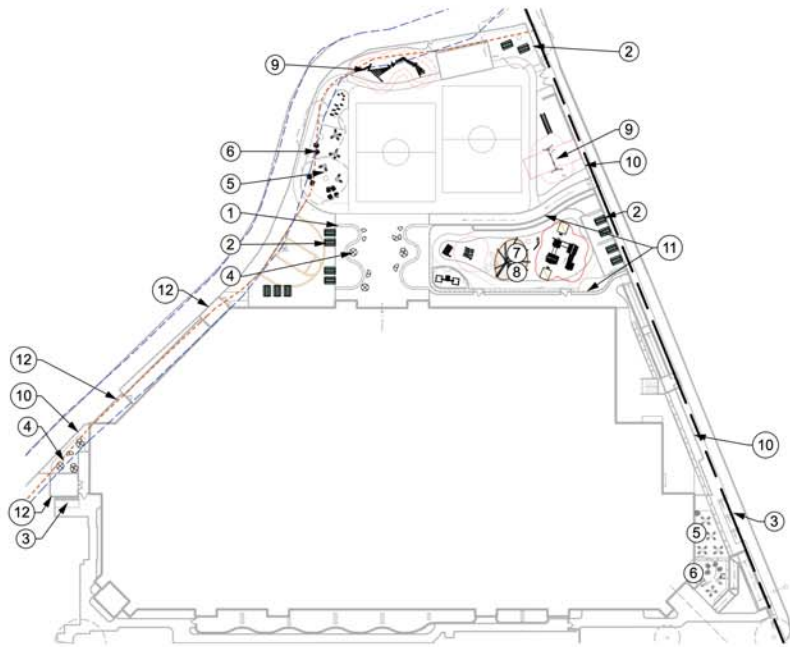


SLOCA
3400 Broadway Street

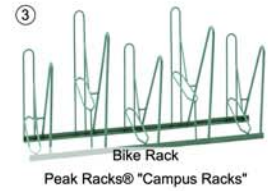
PROJECT DATE: 11/15/2020
DESIGNED BY: SLOCA
CHECKED BY: SLOCA
PROJECT # 10000
DRAWING # 10000

REVIS / SUBS
1. 11/15/2020 PLANNING
2. 11/15/2020 PLANNING
3. 11/15/2020 PLANNING
4. 11/15/2020 PLANNING
5. 11/15/2020 PLANNING

SHEET:
L1.4



SITE FURNISHINGS



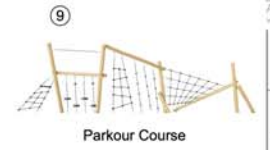
PLAY EQUIPMENT LITTLE WONDERS



PLAY EQUIPMENT TINY WONDERS











PLAY EQUIPMENT T-K AND UP







FENCING

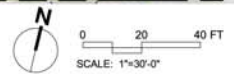


PLANT SCHEDULE					
Image	Qty	Botanical Name	Common Name	Size	WUCOLS
Trees					
	3	<i>Chitalpa taskentensis</i>	Chitalpa	36"B	Medium
	7	<i>Quercus agrifolia</i>	Coast Live Oak	48"B	Low
	4	<i>Quercus engelmannii</i>	Engelman Oak	60"B	Low
	13	<i>Quercus tomentella</i>	Island Oak	36"B	Low
	6	<i>Tristaniaopsis laurina</i>	Water Gum	24"B	Low
	1	<i>Ulmus parvifolia</i>	Drake Chinese Elm	48"B	Medium
	3	<i>Ulmus parvifolia</i> 'Drake' 60"	Drake Chinese Elm	60"B	Medium
	8	<i>Lophostemon confertus</i>	Brisbane Box	24"B	Low

Total = 45 Trees

	NAME	WUCOLS	
	Palette 1		
	Acacia 'Cousin It'	Low	
	Ceanothus 'Yankee Point'	Low	
	Lantana 'Alba'	Low	
	Pennisetum spathiolatum	Low	
	Rhaphiolepis umbellata 'Minor'	Low	
	Salvia 'Celestial Blue'	Low	
	Palette 2		
	Lomandra 'Baby Breeze'	Low	
	Rhaphiolepis 'Minor'	Low	
	Rhoicissus capensis	Low	
	Palette 3		
	Lantana 'Alba'	Low	
	Muhlenbergia rigens	Low	
	Pennisetum spathiolatum	Low	
	Rhaphiolepis umbellata 'Minor'	Low	
	Agave attenuata 'Nova'	Low	
	Turf Grass	TifTuf® Hybrid Bermuda	Med

REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION





BOSKY
LANDSCAPE
ARCHITECTURE
www.boskyland.com

1800 W. 12th St.
Suite 100
San Jose, CA 95128
(408) 281-1111



SLOCA
3400 Broad Street

PROJECT DATE: 11/15/20
DESIGNED BY: JMM
CHECKED BY: JMM
PROJECT #: 2020-01
SHEET: L2.0

REVS / SUBS
1/15/20 JMM
2/15/20 JMM
3/15/20 JMM



BOSKY
LANDSCAPE
ARCHITECTURE
www.boskyland.com

2012 California State Seal of
Architectural Registration
No. 10000



SLOCA
3400 Bristol Street



REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

PROJECT DATE: 11/11/2020
DESIGNED BY: JMM
CHECKED BY: JMM
PROJECT #: 2020-001
DRAWING #: 001

REVIS / SUBS
1/11/2021 PLANNING
2/11/2021 PLANNING
3/11/2021 PLANNING
4/11/2021 PLANNING

SHEET:
L2.1



BOSKY
LANDSCAPE
ARCHITECTURE
www.boskyland.com

2012 California State License
No. 10000
2012 California State License
No. 10000



SLOCA
3400 Broad Street

PROJECT DATE: 11/15/2010
DESIGNED BY: SLOCA
CHECKED BY: SLOCA
PROJECT #:
PROJECT:

REVS / SUBS
1/15/2011
1/15/2011
1/15/2011
1/15/2011
1/15/2011

SHEET:
L2.2

HYDROZONE LEGEND

	VERY LOW WATER USE
	LOW WATER USE
	MODERATE WATER USE

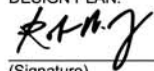


REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

CALIFORNIA MWELO WATER BUDGET

Reference Evapotranspiration (ET _o)*:	49.7							
* = For the ET _o in your area, consult the California Department of Water Resources' Reference Evapotranspiration Table.								
Zone Number / Name	Plant / Feature Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Usage (ETWU)
REGULAR LANDSCAPE AREAS								
1-3	Turf Grass	0.5	Overhead Spray	0.75	0.667	7,762	5,175	159,454
4	Trees	0.1	Drip	0.81	0.123	85	10	323
5	Trees	0.5	Drip	0.81	0.617	338	209	6,427
6	Shrubs	0.2	Drip	0.81	0.247	3,045	752	23,164
7	Shrubs	0.2	Drip	0.81	0.247	2,260	558	17,198
8	Trees	0.2	Drip	0.81	0.247	128	32	974
9	Shrubs	0.2	Drip	0.81	0.247	1,738	429	13,226
10	Shrubs	0.2	Drip	0.81	0.247	82	20	627
11	Shrubs	0.5	Drip	0.81	0.617	50	31	947
12	Shrubs	0.2	Drip	0.81	0.247	3,313	818	25,205
13	Shrubs	0.2	Drip	0.81	0.247	2,430	600	18,490
14	Trees	0.2	Drip	0.81	0.247	138	34	1,050
Totals:						21,369	8,668	267,085
SPECIAL LANDSCAPE AREAS								
* = Includes public recreational areas, water features using recycled water, areas dedicated to edible plants, and areas irrigated with recycled water.					Totals:	0	0	0
							ETWU Total:	267,085 gal/yr
							ETWU Total:	0.81965 af/yr
							Maximum Applied Water Allowance (MAWA):	362,161 gal/yr
							Maximum Applied Water Allowance (MAWA):	1.11143 af/yr
ETAF CALCULATIONS								
REGULAR LANDSCAPE AREAS								
Total ETAF x Area:	8,668							
Total Area:	21,369							
Average ETAF*:	0.41							
ALL LANDSCAPE AREAS								
Total ETAF x Area:	8,668							
Total Area:	21,369							
Sitewide ETAF:	0.41							
* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.								
This budget is a tool to assist in the completion of the Water Efficient Landscape Worksheet required by the State of California.								

I HAVE COMPLIED WITH THE CRITERIA IN MWELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

 2/13/2025
(Signature) (Date)

REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

Source: 2015 California Water Efficiency Evaluation (CWE) Guidelines, Appendix A, Table A-1.1. The MWELO is a tool to assist in the completion of the Water Efficient Landscape Worksheet required by the State of California. It is not a design standard and should not be used as such. It is intended to be used in conjunction with the California Water Efficiency Evaluation (CWE) Guidelines, Appendix A, Table A-1.1. The MWELO is a tool to assist in the completion of the Water Efficient Landscape Worksheet required by the State of California. It is not a design standard and should not be used as such. It is intended to be used in conjunction with the California Water Efficiency Evaluation (CWE) Guidelines, Appendix A, Table A-1.1.



SLOCA
3450 Broad Street

PROJECT DATE: 2/13/2025
DESIGNED BY: R. M. J.
CHECKED BY: R. M. J.
PROJECT #:
SHEET #:

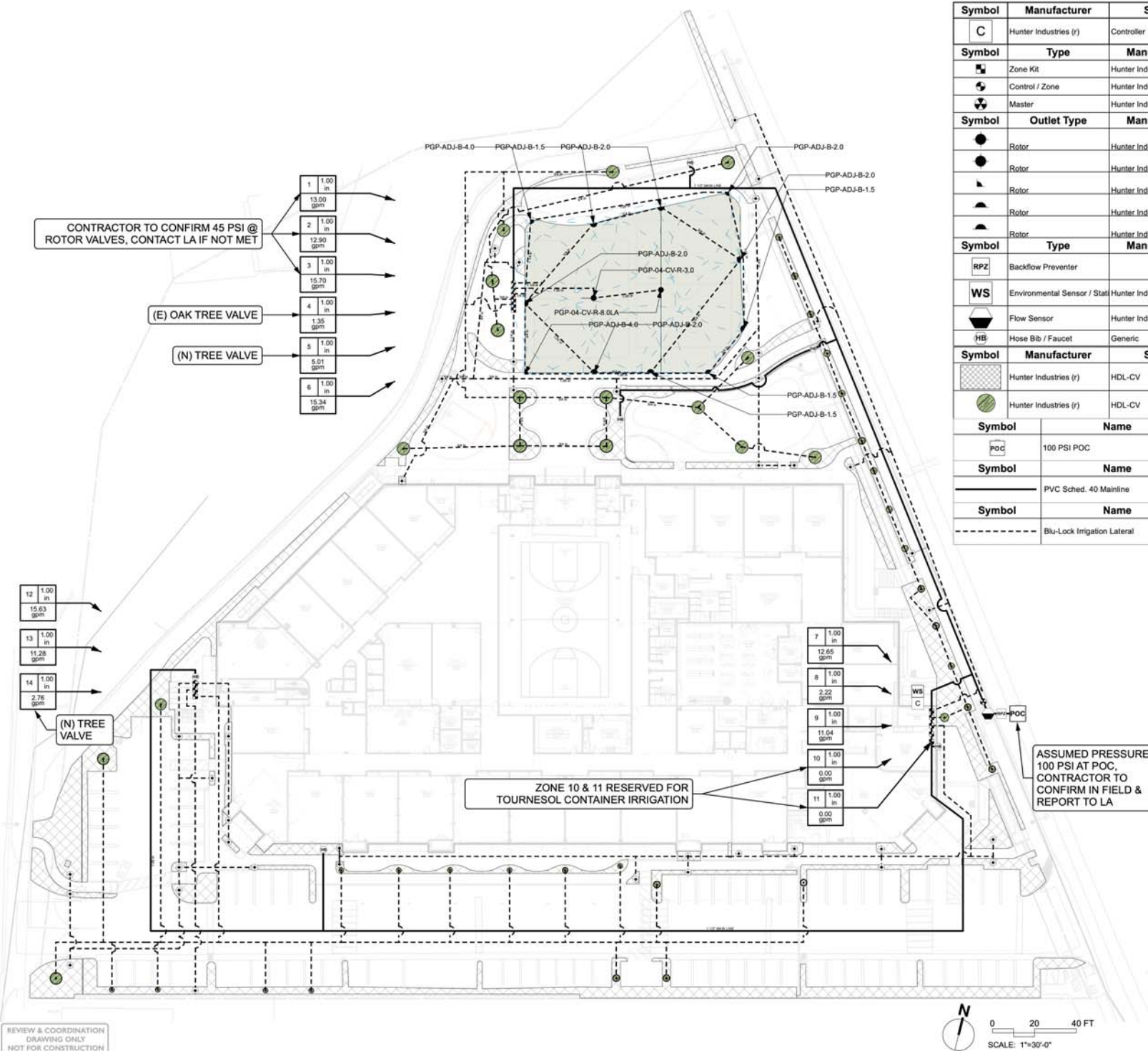
REVS / SUBS
1/1/2025 R. M. J.
2/1/2025 R. M. J.
3/1/2025 R. M. J.
4/1/2025 R. M. J.
5/1/2025 R. M. J.

SHEET:
L2.3

Symbol	Manufacturer	Series	Model	
	Hunter Industries (r)	Controller	PHC-2400	
Symbol	Type	Manufacturer	Series	Model
	Zone Kit	Hunter Industries(R)	Drip Control Zone Kit	ICZ-101-25
	Control / Zone	Hunter Industries(R)	1in PGV Jar Top	PGV-100JT-G
	Master	Hunter Industries (r)	IBV	IBV-201G-FS
Symbol	Outlet Type	Manufacturer	Series	Model
	Rotor	Hunter Industries(R)	PGP(R) Ultra Pop-up 04in	PGP-04-CV-R-3.0
	Rotor	Hunter Industries(R)	PGP(R) Ultra Pop-up 04in	PGP-04-CV-R-8.0LA
	Rotor	Hunter Industries(R)	PGP(R)	PGP-ADJ-B-4.0
	Rotor	Hunter Industries(R)	PGP(R)	PGP-ADJ-B-1.5
	Rotor	Hunter Industries(R)	PGP(R)	PGP-ADJ-B-2.0
Symbol	Type	Manufacturer	Series	Model
	Backflow Preventer		(E) Reduced Pressure Zone	(E) 825Y RP DEVICE
	Environmental Sensor / Stat	Hunter Industries		RAIN-CLIK® SENS
	Flow Sensor	Hunter Industries (r)	HC Flow Meter	HC-150-Flow
	Hose Bib / Faucet	Generic		
Symbol	Manufacturer	Series	Model	Row Spacing
	Hunter Industries (r)	HDL-CV	HDL-06-18-CV	16"
	Hunter Industries (r)	HDL-CV	HDL-09-12-CV	10"
Symbol	Name			
	100 PSI POC			
Symbol	Name			
	PVC Sched. 40 Mainline			
Symbol	Name			
	Blu-Lock Irrigation Lateral			

**NOTE: PIPE RUNS ARE
DIAGRAMATIC TO ILLUSTRATE
ZONE CONNECTIONS,
CONTRACTOR TO CONFIRM
PIPE & SLEEVE LAYOUT**

**NOTE: PIPE RUNS ARE
DIAGRAMATIC TO ILLUSTRATE
ZONE CONNECTIONS.
CONTRACTOR TO CONFIRM
PIPE & SLEEVE LAYOUT
IN-FIELD W/ LA**



REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

N
0 20 40 FT
SCALE: 1"=30'-0"

REVISIONS / SUBS
1.00 11/11/2020
2.00 11/11/2020
3.00 11/11/2020
4.00 11/11/2020
5.00 11/11/2020

SHEET:
L2.4



BOSKY
LANDSCAPE
ARCHITECTURE
www.boskyland.com

1000 Corporate Center Drive, Suite 100
San Jose, CA 95128
408.943.8888

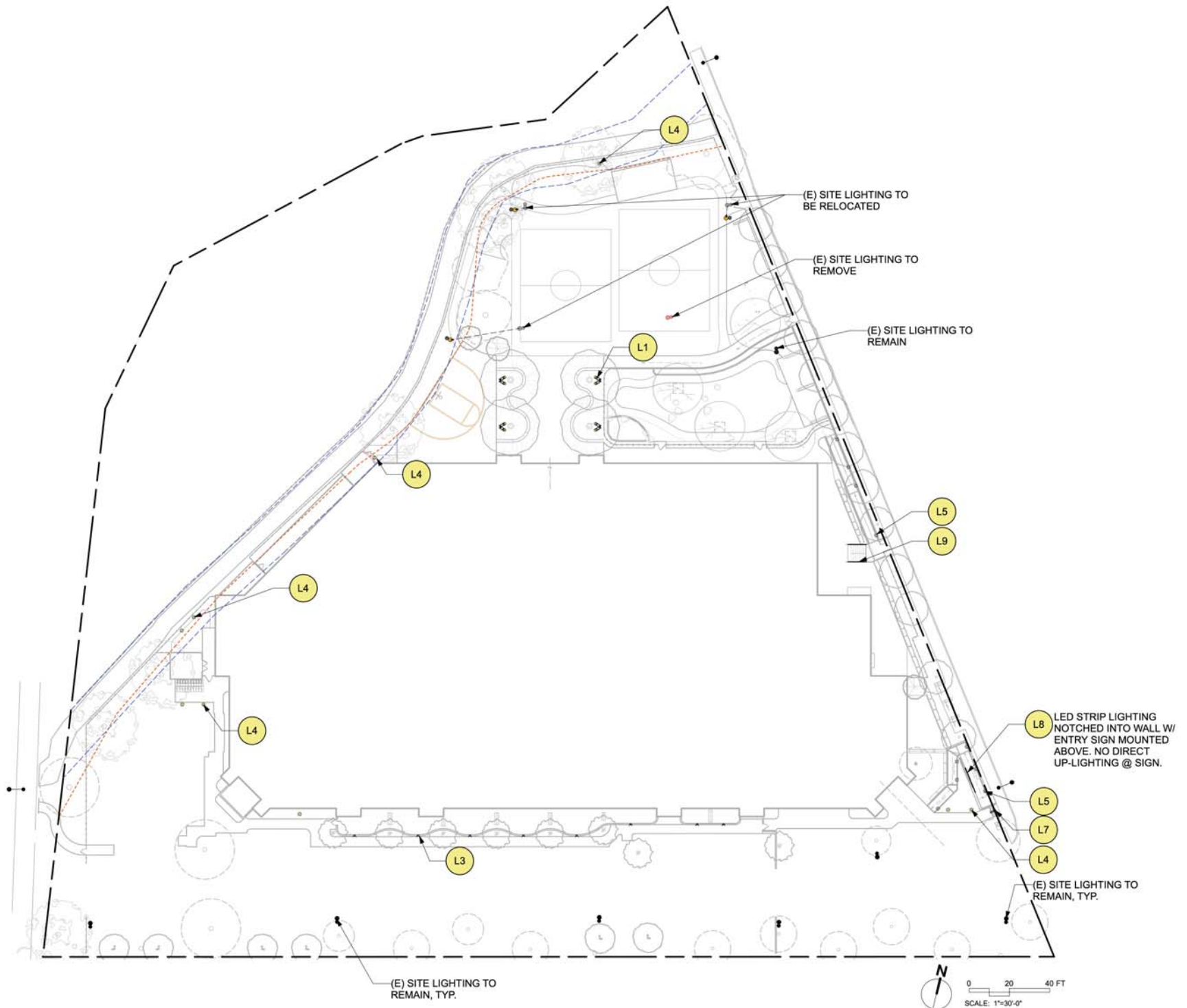


SLOCA
3400 Broad Street

PROJECT DATE: 11/15/20
DESIGNED BY: JRM
CHECKED BY: JRM
PROJECT #: 15011
SHEET: 15011-01


REVIS / SUBS
1. 11/15/20 JRM/MLP
2. 11/15/20 JRM/MLP
3. 11/15/20 JRM/MLP
4. 11/15/20 JRM/MLP
5. 11/15/20 JRM/MLP

SHEET:
L3.0



REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION

SITE LIGHTING SCHEDULE									
SYMBOL	KEY	REF	MAKE	DESCRIPTION	MODEL	LAMP / KELVIN	WATTS	QUANTITY	NOTES
	L1		FX LUMINAIRE	DOWN LIGHT	QT - 1LED - BZ	2700	2	8	BRONZE METALLIC FINISH, AT TREES INSTALL W/ TREE BOX MOUNT, 2 LIGHTS PER TREE
	L3		FX LUMINAIRE	WALL LIGHT	RH - ZD3LED - W - RB - FB	2700	4	8	FLAT BLACK FINISH
	L4		FX LUMINAIRE	DIRECTIONAL PATH LIGHT	M-PJ - ZD - 3LED - FB	2700	4	9	FLAT BLACK FINISH, INSTALL W/ LSS HEAVY DUTY LONG SLOT SPIKES
	L5		SPJ	DIRECTIONAL IN-GRADE LIGHT	SPJ-GDG-LB1	2700	2	10	BLACK FINISH, INSTALL W/ FX CUBES TO INTEGRATE W/ CONTROLLER
	L7		SPJ	STEP LIGHT	SPJ-119-RL	2700	3	3	BLACK FINISH, INSTALL W/ FX CUBES TO INTEGRATE W/ CONTROLLER
	L8		aspectLED	LED TAPE LIGHT	AL-SL-WW-U-RGB4W	RGB+3000K	4.4	13	QUANTITY REPRESENTS TOTAL LF. SET IN 13 LF OF STANDARD WIDE STRIP LIGHT MOUNTING CHANNEL W/ FROSTED LENS, RECESSED LIGHT TO BE HELD 2" FROM EDGE OF WALL, INSTALL W/ FX CUBES TO INTEGRATE W/ CONTROLLER
	L9		FX LUMINAIRE	LED TAPE LIGHT 2	SRP - 10	2700	0.6	18	QUANTITY REPRESENTS TOTAL LF. TO BE INTEGRATED INTO STEEL STAIR STRINGER



FX Luminaire


QT Down Light

The QT from FX Luminaire completes the directional down light category with its smallest option. Small enough to focus only the LED beam, the QT will make the lightest of accents.

Quick Facts

- One used aluminum
- Two heat resistant glass protection and powder-coat finish
- One" integrated LED's
- Product adjustable
- Tangerine resistant features
- Color temperature: 2700°K
- Compatible with Luxon® technology
- Input voltage: 90-180V

LANDSCAPE LIGHTING



FX Luminaire


RH Recessed Wall/Step Light

Designed for both, outdoor installation, the RH recessed RH light is a versatile upgrade to existing outdoor wall lighting. The fixture is suitable with 120V, 240V and 277V configurations. The recessed design of the light fixture is offering for cut-in installation on steps and walkways and mounting glass cover, ideal for landscape lighting applications. The recessed design is a big priority. The recessed design is a big priority. The recessed design is a big priority.

Quick Facts

- One used aluminum
- Two heat resistant glass protection and powder-coat finish
- One" integrated LED's
- Product adjustable
- Tangerine resistant features
- Color temperature: 2700°K
- Compatible with Luxon® technology
- Input voltage: 90-180V

LANDSCAPE LIGHTING



FX Luminaire


M-PJ Path Light

The M-PJ path light adds style and functionality to modern installations. Durable aluminum construction stands up to the elements.

Quick Facts

- Tangerine resistant features
- One used aluminum
- Two heat resistant glass protection and powder-coat finish
- One" integrated LED's
- Product adjustable
- Tangerine resistant features
- Color temperature: 2700°K
- Compatible with Luxon® technology
- Input voltage: 90-180V

LANDSCAPE LIGHTING



SPJ LIGHTING INC.

SPJ-GDG-LB1


Marker Light & Accent

The SPJ-GDG-LB1 is a versatile upgrade to existing outdoor wall lighting. The fixture is suitable with 120V, 240V and 277V configurations. The recessed design of the light fixture is offering for cut-in installation on steps and walkways and mounting glass cover, ideal for landscape lighting applications. The recessed design is a big priority. The recessed design is a big priority. The recessed design is a big priority.

Quick Facts

- One used aluminum
- Two heat resistant glass protection and powder-coat finish
- One" integrated LED's
- Product adjustable
- Tangerine resistant features
- Color temperature: 2700°K
- Compatible with Luxon® technology
- Input voltage: 90-180V

LANDSCAPE LIGHTING



SPJ LIGHTING INC.

SPJ-119-RL


Recessed Fixture

The SPJ-119-RL is a versatile upgrade to existing outdoor wall lighting. The fixture is suitable with 120V, 240V and 277V configurations. The recessed design of the light fixture is offering for cut-in installation on steps and walkways and mounting glass cover, ideal for landscape lighting applications. The recessed design is a big priority. The recessed design is a big priority. The recessed design is a big priority.

Quick Facts

- One used aluminum
- Two heat resistant glass protection and powder-coat finish
- One" integrated LED's
- Product adjustable
- Tangerine resistant features
- Color temperature: 2700°K
- Compatible with Luxon® technology
- Input voltage: 90-180V

LANDSCAPE LIGHTING



aspectLED

W-SERIES RGBW 4-IN-1 COLOR CHANGING FLEXIBLE LED STRIP LIGHT

(18 LED/foot)

MODEL: AL-SL-WW-U-RGB4W


Description

aspectLED's W-Series RGBW 4-in-1 Color Changing Flexible LED strip light is a versatile upgrade to existing outdoor wall lighting. The fixture is suitable with 120V, 240V and 277V configurations. The recessed design of the light fixture is offering for cut-in installation on steps and walkways and mounting glass cover, ideal for landscape lighting applications. The recessed design is a big priority. The recessed design is a big priority. The recessed design is a big priority.

Quick Facts

- One used aluminum
- Two heat resistant glass protection and powder-coat finish
- One" integrated LED's
- Product adjustable
- Tangerine resistant features
- Color temperature: 2700°K
- Compatible with Luxon® technology
- Input voltage: 90-180V

LANDSCAPE LIGHTING



FX Luminaire

SRP Strip Light

Highly versatile white SRP Strip Lights are constructed with extruded aluminum to provide superior protection against harsh outdoor conditions. A full spectrum of accessories ensures easy installation in a variety of settings.

Quick Facts

- One used aluminum
- Two heat resistant glass protection and powder-coat finish
- One" integrated LED's
- Product adjustable
- Tangerine resistant features
- Color temperature: 2700°K
- Compatible with Luxon® technology
- Input voltage: 90-180V

LANDSCAPE LIGHTING

REVIEW & COORDINATION
DRAWING ONLY
NOT FOR CONSTRUCTION



Tree Protection Plan

for

SLOCA

3450 Broad Street
San Luis Obispo, CA 93401

Prepared for:

Bosky Landscape Architecture

590 East Gutierrez Street
Santa Barbara, CA 93103

Prepared by:

Sam Oakley

ISA Board Certified Master Arborist # WE-9474B TRAQ

ASCA Registered Consulting Arborist #556

The Oakley Group LLC

PO Box 2412
Pismo Beach, CA 93448

February 7, 2025



Table of Contents

Project Assignment	3
Project Description	3
Tree Inventory	3
Inventory Map	4
Inventory Data	5
Site Description	6
Site Plan Review	6
Impacts to Trees	6
Replacements	6
Tree Protection Guidelines	7
Conclusion	12
Additional Figures (Images of Trees)	13
Arborist Certification	23



Project Assignment

The City of San Luis Obispo requires an arborist report prepared that identifies and discusses each tree within the development footprint (including, but not limited to, structural development, grading, staging areas, ground cover removal, changes in drainage patterns, and associated off-site improvements) including those tree proposed for removal and those tree that will remain. This report was prepared for a total of forty (40) trees, located on the site at 3450 Broad Street as required by the City of San Luis Obispo (Fig. 1).

The owner of 3450 Broad Street in San Luis Obispo, California, is preparing to renovate the existing commercial building and perform capital improvements to the landscape. There are twenty (20) trees on the property to be protected during the project and twenty (20) will require removal.

The trees that are to be preserved may be impacted by the proposed development. Specifically, a group of three (3) *Quercus agrifolia*. (Coast Live Oaks; Trees 28, 29 & 33) in the rear parking lot, a *Platanus racimosa* (California Sycamore; Tree 34), and various small *Pyrus ssp.* (Pear) and *Geijera sp.* (Australian Willow) located along the property frontage may be impacted by the renovation. To what extent cannot be specifically determined, but by implementing the following Tree Protection Plan, impacts may be mitigated to a degree that the trees will survive and thrive.

No trees on neighboring properties will be subjected to potential impacts to the project.

This document estimates the proposed impacts and provides mitigation. It also serves as a tree protection plan to avoid damage during the construction.

Project Description

The commercial structure is to be converted to a school and landscaping upgraded with sports facilities.

Tree Inventory

Site evaluation was conducted on January 24, 2025, to include all trees 3-inches diameter or greater measured at 4.5-feet above grade, located within or directly adjacent to the property.

The field analysis was conducted to document the following:

- Unique identifying tree number consistent with numbering shown on the tree site plan/map;
- Tree species;
- Trunk diameter/ DBH;
- Health and structural condition with brief description of relevant characteristics;
- Suitability for preservation based on existing conditions and reason for removal (when recommended);



During the site visits, a visual inspection of the Roots, Trunk, Scaffold (Large) Branches, Small Branches & Twigs as well as Foliage & Buds was conducted using the following health, structure, and form determinations:

Scoring System:

1. **Poor:** Extreme problems, decay and/or structural defects present, potential for future removal
2. **Fair:** Minor to Major problems present; Problems treatable and/or correctable
3. **Good:** No apparent problems, tree is in overall good health and vigor

Inventory Map



Figure 1: the existing structure and trees at 3450 Broad Street with tree locations numbered 1 through 40.



Inventory Data

ID	Tag	Common Name	Species	DBH (Inches)	Condition	Suitability for Preservation	Notes
1	2401	Evergreen Pear	<i>Pyrus kawakamii</i>	6	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
2	2402	Evergreen Pear	<i>Pyrus kawakamii</i>	3	Fair	Remove	Flowering At Time Of Survey; Small Fireblight Lesions; Guyed With Rope
3	2403	Evergreen Pear	<i>Pyrus kawakamii</i>	8	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions; Crown Dieback
4	2404	Ornamental Pear	<i>Pyrus calleryana</i>	8	Poor	Remove	Marginal Structure; Unbalanced Crown; Seasonal Leafdrop
5	2405	Ornamental Pear	<i>Pyrus calleryana</i>	8	Poor	Remove	Marginal Structure; Adventitious Shoot Growth; Seasonal Leafdrop
6	2406	Evergreen Pear	<i>Pyrus kawakamii</i>	9	Fair	Remove	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
7	2407	Evergreen Pear	<i>Pyrus kawakamii</i>	9	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions; Crown Dieback
8	2408	--	--	--	--	--	Stump
9	2409	Evergreen Pear	<i>Pyrus kawakamii</i>	10	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions; Crown Dieback
10	2410	Evergreen Pear	<i>Pyrus kawakamii</i>	7	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions; Crown Dieback
11	2411	Evergreen Pear	<i>Pyrus kawakamii</i>	10	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions; Crown Dieback
12	2412	Evergreen Pear	<i>Pyrus kawakamii</i>	11	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions; Crown Dieback
13	2413	Evergreen Pear	<i>Pyrus kawakamii</i>	6	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions; Crown Dieback
14	2414	Ornamental Pear	<i>Pyrus calleryana</i>	9	Poor	Remove	Marginal Structure; Adventitious Shoot Growth; Seasonal Leafdrop; Growing Too Close To Structure
15	2415	Evergreen Pear	<i>Pyrus kawakamii</i>	4	Fair	Remove	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
16	2416	Evergreen Pear	<i>Pyrus kawakamii</i>	8	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions; Crown Dieback
17	2417	Evergreen Pear	<i>Pyrus kawakamii</i>	6	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
18	2418	Evergreen Pear	<i>Pyrus kawakamii</i>	6	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
19	2419	Evergreen Pear	<i>Pyrus kawakamii</i>	7	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
20	2420	Evergreen Pear	<i>Pyrus kawakamii</i>	7	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown; Leaning In Small Growing Space
21	2421	Evergreen Pear	<i>Pyrus kawakamii</i>	5	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
22	2422	Australian Willow	<i>Geijera parviflora</i>	7	Poor	Protect	Advanced Dieback In Crown; Waterstressed; Leaning
23	2423	Evergreen Pear	<i>Pyrus kawakamii</i>	9, 16	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown; Marginal Structure
24	2424	Australian Willow	<i>Geijera parviflora</i>	6	Good	Protect	Full Crown; Multidominant Stems; Mild Waterstress
25	2425	Evergreen Pear	<i>Pyrus kawakamii</i>	12	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
26	2426	Evergreen Pear	<i>Pyrus kawakamii</i>	9, 16	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
27	2427	Australian Willow	<i>Geijera parviflora</i>	8, 10, 12	Good	Protect	Full Crown; Multidominant Stems; Mild Waterstress
28	2428	Coast Live Oak	<i>Quercus agrifolia</i>	6, 6	Fair	Protect	Thin Crown Due to Pre-Leaf/Flower Emergence; Stress From Overwatering
29	2429	Coast Live Oak	<i>Quercus agrifolia</i>	12, 12	Good	Protect	Thin Crown Due to Pre-Leaf/Flower Emergence
30	2430	Evergreen Pear	<i>Pyrus kawakamii</i>	3	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions In Crown; Stunted Growth
31	2431	Evergreen Pear	<i>Pyrus kawakamii</i>	11	Fair	Remove	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
32	2432	Evergreen Pear	<i>Pyrus kawakamii</i>	10	Poor	Remove	Flowering At Time Of Survey; Small Fireblight Lesions In Crown; Dieback; Overcrowded
33	2433	Coast Live Oak	<i>Quercus agrifolia</i>	3	Good	Protect	Thin Crown Due to Pre-Leaf/Flower Emergence
34	2434	California Sycamore	<i>Platanus racemosa</i>	3	Good	Protect	Large Native Tree
35	2435	Ornamental Pear	<i>Pyrus calleryana</i>	8	Fair	Remove	Marginal Structure; Adventitious Shoot Growth; Seasonal Leafdrop
36	2436	Australian Willow	<i>Geijera parviflora</i>	12, 10, 8, 6	Fair	Protect	Full Crown; Multidominant Stems; Waterstress
37	2437	Evergreen Pear	<i>Pyrus kawakamii</i>	8	Fair	Remove	Flowering At Time Of Survey; Small Fireblight Lesions In Crown
38	2438	Australian Willow	<i>Geijera parviflora</i>	8, 8, 8, 6	Fair	Protect	Full Crown; Multidominant Stems; Waterstress
39	2439	Ornamental Pear	<i>Pyrus calleryana</i>	6	Poor	Protect	Marginal Structure; Adventitious Shoot Growth; Seasonal Leafdrop; Growing Too Close To Structure
40	2440	Evergreen Pear	<i>Pyrus kawakamii</i>	12	Fair	Protect	Flowering At Time Of Survey; Small Fireblight Lesions In Crown

Table 1: the tree information for the existing trees at 3450 Broad Street.



Site Description

3450 Broad Street is an occupied, single-level commercial property. The southern parking lot along the frontage contains many ornamental trees. There is a steep berm up to Sacramento Drive. The northern parking lot has several sitting areas and is bounded by a creek.

Site Plan Review

The landscape design plans A1.0-4.0, dated 12/20/24, showing the proposed building footprint and landscape upgrades were issued to me.

Impacts to Trees

The following are potential impacts to trees from the proposed construction activities:

Trees 1, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 36, 38, 39, & 40 – The existing root zone and canopy footprint will be protected with tree protection fencing (see Size and Type of Fence section). Impacts are not likely to the critical root zone and pruning is not anticipated. Existing ground cover should be removed and replaced with mulch. Any work performed within proximity to these trees will need to be done so under the supervision of the Project Arborist.

Trees 28, 28, & 33 – The existing root zone and canopy footprint will be protected with tree protection fencing (see Size and Type of Fence section). There may be impacts to the critical root zone with the construction of raised wood decks. Pruning may be needed (Fig. 3). Existing ground cover should be removed and replaced with mulch. Any work performed within proximity to these trees will need to be done so under the supervision of the Project Arborist.

Trees 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 30, 31, 32, 35, & 37 – these trees will be removed based as will be close to footprint of the proposed construction.

Tree 34 —I do not foresee any impacts to this tree from any proposed construction activities including grading, excavation for utility installation, retaining walls, drainage, landscaping, or any other aspects of the project so long as construction activities remain out of their tree protection zones

Replacement Trees

The proposed removals are proposed to be replaced with the following quantities, species, and sizes:

Four (4) 24-inch box *Angophora costata* (Sydney Red Gum)
 Two (2) 24-inch box *Chitalpa taskentensis* (Chitalpa)
 Six (6) 36-inch box *Quercus agrifolia* (Coast Live Oak)
 Four (4) 60-inch box *Quercus engelmannii* (Engelman Oak)
 Fourteen (14) 24-inch box *Quercus tomentella* (Island Oak)



Ten (10) 24-inch box *Tristaniopsis laurina* (Swamp Myrtle)

Two (2) 48-inch box *Ulmus parvifolia* (Chinese Elm)

Tree Protection Guidelines

The objective of this section is to reduce the negative impacts of construction on trees to a less than significant level. Trees vary in their ability to adapt to altered growing conditions, while mature trees have established stable biological systems in the preexisting physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes, causing depletion of energy reserves and a decline in vigor. This sometime is exhibited as death. Typically, this reaction may develop several years or more after disruption.

The tree protection regulations are intended to guide a construction project to ensure that appropriate practices will be implemented in the field to eliminate undesirable consequences that may result from uninformed or careless acts and preserve both trees and property values.

The following a required to be implemented along with the TPP:

The project arborist or contractor shall verify, in writing, that all preconstruction conditions have been met (tree fencing, erosion control, pruning, etc.)

The demolition, grading and underground contractors, construction superintendent and other pertinent personnel are required to meet with the project arborist at the site prior to beginning work to review procedures, tree protection measures and to establish haul routes, staging, areas, contacts, watering, etc.

Tree Protection shall be erected around trees to be protected to achieve three primary goals:

To keep the foliage crowns and branching structure of the trees to be preserved clear from contact by equipment, materials, and activities;

Preserve roots intact and maintain proper soil conditions in a non-compacted state and; To identify the tree protection zone (TPZ) in which no soil disturbance is permitted, and activities are restricted.

Tree Protection Zone (TPZ)

Each tree to be preserved shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots from disturbance.

Activities prohibited within the TPZ include:

Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material which may be deleterious to tree health.

The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts, or other similar function.



Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the project arborist.

Activities Allowed

Activities allowed or required within the TPZ include:

Mulching: During construction, wood chips shall be spread within the TPZ to a six (6) inch depth, leaving the trunk clear of mulch to help inadvertent compaction and moisture loss from occurring. The mulch may be removed if improvements or other landscaping is required. Mulch material shall be two (2) inch unpainted, untreated wood chip mulch or approved equal.

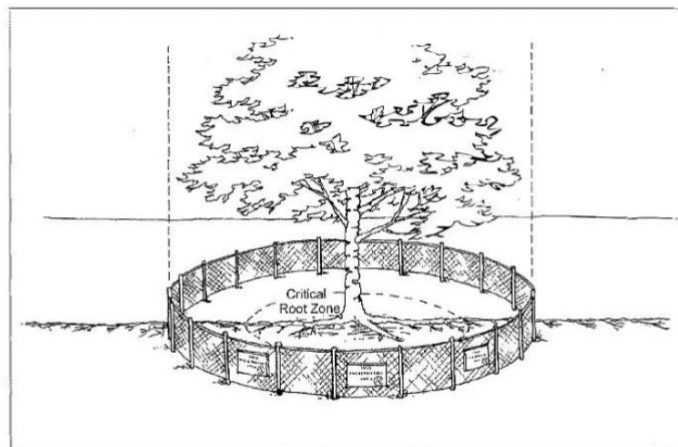
Root Buffer: When areas under the tree canopy cannot be fenced, a temporary buffer is required and shall cover the root zone and remain in place at the specified thickness until final grading stage.

Irrigation, aeration, fertilizing or other beneficial practices that have been specifically approved for use within the TPZ.

Size and type of fence

Trees shall be protected with the following specifications:

Six (6)-foot-tall chain link fencing shall be installed around the landscaped dripline of the trees. Fence posts shall be 1.5 inches in diameter, driven 2 feet into the ground, at most 10 feet apart. Signage (in both English and Spanish) should be printed on an 11" x 17" yellow-colored paper and secured in a prominent location on each protection fence. Signage shall include the Project Arborist's contact information. Fencing may only be moved to within the TPZ if authorized by the Project Arborist and City Arborist. The fence must remain at least 1.5 times the diameter of the tree from its trunk (i.e. The fence must remain at least 30-inches from the trunk of a 20-inch tree). The builder may not move the fence without authorization from the Project Arborist or City Arborist.



Matheny, N., Smiley, E. T., Gilpin, R., & Hauer, R. (2023). Managing trees during construction (3rd ed.). International Society of Arboriculture.



Duration of Tree Protection Fencing

Tree fencing shall be erected prior to demolition, grading or construction and remain in place until final inspection or under the direction of the Project Arborist.

Tree protection fencing, if required to be moved, must be moved under the direction of the Project Arborist. All tree protection zones need to be clear of debris and construction materials and cleared of weeds regardless of if fencing is present or not.

"Warning" Signage

Warning signs a minimum of 8.5x11-inches shall be prominently displayed on each fence. The sign shall clearly state the following in both English and Spanish:

<p style="text-align: center;">WARNING TREE PROTECTION AREA</p> <p style="text-align: center;">ONLY AUTHORIZED PERSONNEL MAY ENTER THIS AREA</p> <p>No excavation, trenching, material storage, cleaning, equipment access, or dumping is allowed behind this fence.</p> <p>Do not remove or relocate this fence without approval from the project arborist. This fencing must remain in its approved location throughout demolition and construction.</p> <p style="text-align: center;">Project Arborist contact information:</p> <p style="text-align: center;">Name: Business: Phone number:</p>
<p style="text-align: center;">ADVERTENCIA: ÁREA DE PROTECCIÓN DE ÁRBOLES</p> <p style="text-align: center;">SÓLO EL PERSONAL AUTORIZADO PUEDE INGRESAR A ESTA ÁREA</p> <p>No se permite la excavación, zanjas, almacenamiento de materiales, limpieza, acceso de equipos, o vertido de residuos detrás de esta cerca.</p> <p>No retire ni reubique esta cerca sin la aprobación del arborista del proyecto. Esta cerca debe permanecer en su ubicación aprobada durante todo el proceso de demolición y construcción.</p> <p style="text-align: center;">Información de contacto del arborista de este proyecto:</p> <p style="text-align: center;">Nombre: Empresa: Número de teléfono:</p>



Pruning, Surgery & Removal

Any pruning shall occur prior to construction, pruning to clear from structures, activities, building encroachment or may need to be strengthened by means of mechanical support (cabling) or surgery. Such pruning, surgery or the removal of trees shall adhere to the following standards:

Pruning limitations:

- **Minimum Pruning:** If the project arborist recommends that trees be pruned, and the type of pruning is left unspecified, the standard pruning shall consist of 'crown cleaning' as defined by ISA Pruning Guidelines. Trees shall be pruned to reduce hazards and develop a strong, safe framework.
- **Maximum Pruning:** Maximum pruning should only occur in the rarest situation approved by the project arborist. No more than one-fourth (1/4) of the functioning leaf and stem area may be removed within one (1) calendar year of any tree, or removal of foliage to cause the unbalancing of the tree. It must be recognized that trees are individual in form and structure, and that pruning needs may not always fit strict rules. The project arborist shall assume all responsibility for special pruning practices that vary from the standards outlined in this TPP.

Tree Workers: Pruning shall not be attempted by construction or contractor personnel but shall be performed by a qualified tree care specialist or certified tree worker.

The Project Arborist shall provide a follow-up letter documenting the pruning has been completed to specification.

Activities During Construction & Demolition Near Trees

Soil disturbance or other injurious and detrimental activity within the TPZ is prohibited unless approved by the project arborist. If an injurious event inadvertently occurs, or soil disturbance has been specifically conditioned for project approval, then the following mitigation is required:

Soil Compaction: If compaction of the soil occurs, it shall be mitigated as outlined in Soil Compaction Damage, and/or Soil Improvement.

Grading Limitations within the Tree Protection Zone:

- Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
- Grade changes within the TPZ are not permitted.
- Grade changes under specifically approved circumstances shall not allow more than six (6) inches of fill soil added or allow more than four (4) inches of existing soil to be removed from natural grade unless mitigated.

Trenching, Excavation & Equipment Use

No trenching, excavation, and heavy equipment used is permitted for this project unless specifically approved by the Project Arborist.



Root Severance

No cutting and removal of roots is permitted for this project unless specifically approved by the Project Arborist.

Irrigation Program

Irrigate to wet the soil within the TPZ to a depth of twenty-four to thirty (24-30) inches at least once a month, preferably twice a month. Ten (10) gallons per inch DBH is enough. Begin irrigating immediately prior to any construction activity. Alternatively, sub-surface irrigation may be used at regular specified intervals by injecting on approximate three (3) foot centers, ten (10) gallons of water per inch trunk diameter within the TPZ. Duration shall be until project completion plus monthly until seasonal rainfall totals at least eight (8) inches of rain, unless specified otherwise by the project arborist.

Damage to Trees - Reporting

Any damage or injury to trees shall be reported within 6-hours to the project arborist and job superintendent or City Arborist so that mitigation can take place. Remedial action should be taken within 48-hours.

All mechanical or chemical injury to branches, trunk or to roots over two (2) inches in diameter shall be reported in the monthly inspection report. In the event of injury, the following mitigation and damage control measures shall apply:

Root injury: If trenches are cut and tree roots two (2) inches or larger are encountered they must be cleanly cut back to a sound wood lateral root. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band or be coated with latex paint. All exposed root areas within the TPZ shall be backfilled or covered within one (1) hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper three (3) feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.

Bark or trunk wounding: Current bark tracing and treatment methods shall be performed by a qualified tree care specialist within two (2) days.

Scaffold branch or leaf canopy injury: Remove broken or torn branches back to an appropriate branch capable of resuming terminal growth within five (5) days. If leaves are heat scorched from equipment exhaust pipes, consult the project arborist within six (6) hours.

Any damage any tree's canopy will need to be restoratively pruned effective immediately after the damage occurs and no later than 48 hours after the damage occurs.

Any tree on-site protected by the City's Municipal Code will require replacement according to its appraised value if it is damaged beyond repair because of construction activities.

The Project Arborist shall provide a follow-up letter documenting the mitigation has been completed to specification.



Inspection Schedule

The project arborist retained by the applicant shall conduct the following required inspections of the construction site:

At least once every four (4) weeks;

Monitor the effectiveness of the Tree Protection Plan;

Provide recommendations for any necessary additional care or treatment; and

Will be followed by monthly construction monitoring reports emailed directly to the City Arborist.

The Project Arborist shall provide a follow-up letter documenting any mitigation has been completed to specification.

A required final inspection is to be completed by the City Arborist at the end of the project. This is to be done before the tree protection fencing is taken down. Replacement trees should be planted at this time as well (before the tree protection fencing is taken down).

Maintenance of Trees After Construction

All trees to remain will need to be irrigated post-construction. Each tree should be inspected annually to monitor for disease or external stress and treated accordingly.

Conclusion

It is the nature of trees exposed to construction that some do not survive, and mortality cannot be predicted. If due care is exercised, all the trees on the project are expected to remain healthy and alive.



Figure 2: Trees 1 (top left), 2 (top right), 3 (bottom left), and 4 (bottom right).



Figure 3: Trees 5 (top left), 6 (top right), 7 (bottom left), and 8 (bottom right).



Figure 4: Trees 9 (top left), 10 (top right), 11 (bottom left), and 12 (bottom right).



Figure 5: Trees 13 (top left), 14 (top right), 15 (bottom left), and 16 (bottom right).



Figure 6: Trees 17 (top left), 18 (top right), 19 (bottom left), and 20 (bottom right).



Figure 7: Trees 21 (top left), 22 (top right), 23 (bottom left), and 24 (bottom right).



Figure 8: Trees 25 (top left), 26 (top right), 27 (bottom left), and 28 (bottom right).



Figure 9: Trees 29 (top left), 30 (top right), 31 (bottom left), and 32 (bottom right).



Figure 10: Trees 33 (top left), 34 (top right), 35 (bottom left), and 36 (bottom right).



Figure 11: Trees 37 (top left), 38 (top right), 39 (bottom left), and 40 (bottom right).



Certification

I, Sam Oakley, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this plant appraisal are true and correct.
2. That the analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plants that are the subject of this analysis and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my appraisal is based on the information known to me at this time. If more information is disclosed, I may have further opinions.