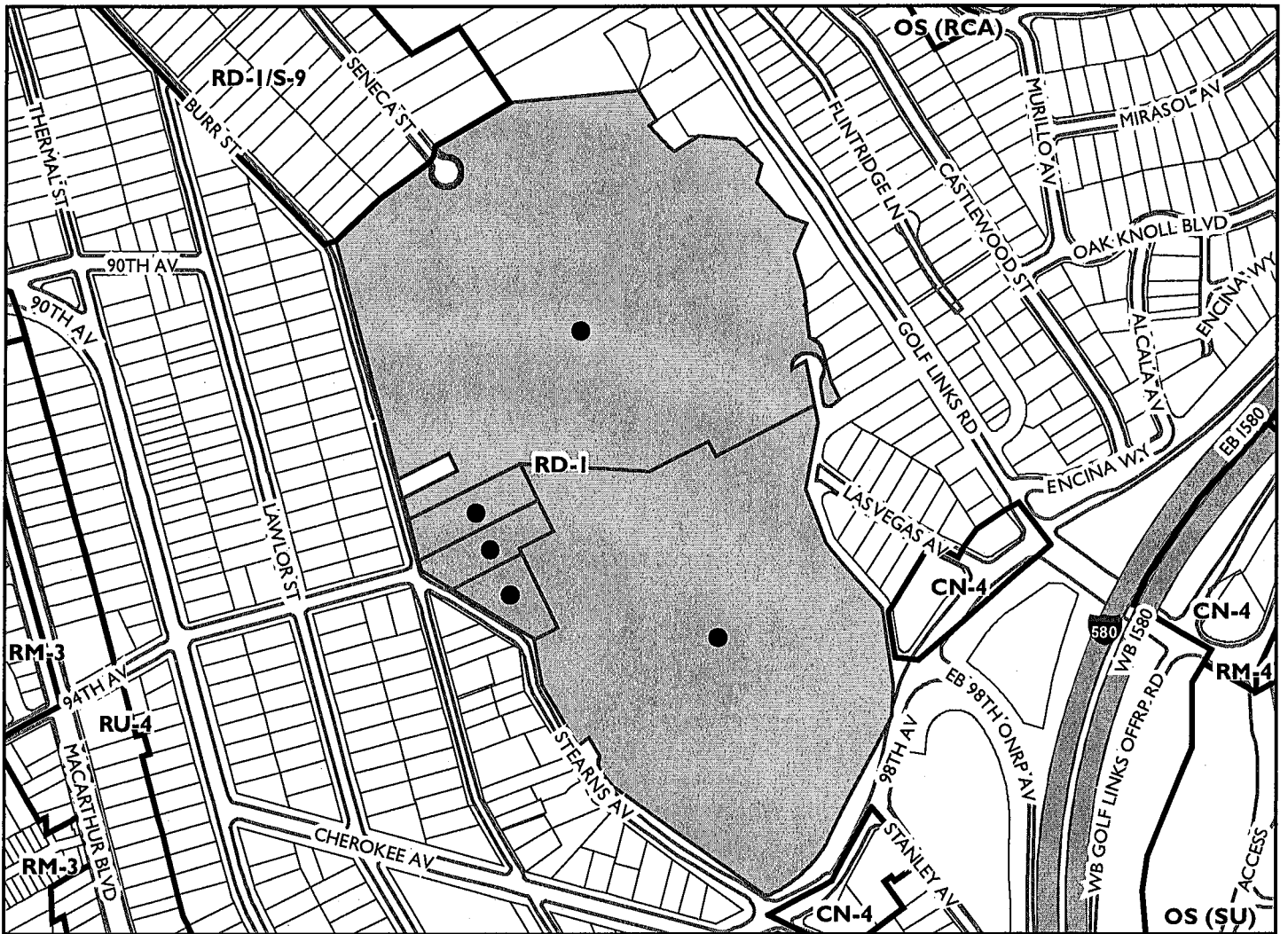


Project Location:	Bishop O'Dowd High School: 9500 Stearns Avenue; 0 Seneca Street. The property is bounded by 98 th Avenue, Burr Street and Seneca Street.
Assessor's Parcel Numbers:	043A467000106; 043A475500117; 043A475500107; 043A476000402; 043A476000300.
Proposal:	To construct a multi-use sports field, surface parking lot and access road. (The sports field and parking lot would be constructed on the former EBMUD water tank reservoir. The main access road for the project would be constructed on the Bishop O'Dowd High School property off 98 th Ave.)
Project Applicant/ Telephone:	Mark Knoerr, CSDA Design Group / (415) 689-9800
Property Owners:	Bishop O'Dowd High School / East Bay Municipal District (EBMUD)
Case File Number:	PLN17185
Planning Permits Required:	Major Conditional Use Permit for development over 1-acre in size; Minor Conditional Use Permit for expansion of school activities; Regular Design Review for new site and building construction; and Minor Variance for light poles exceeding the maximum allowed height.
General Plan:	Detached Residential
Zoning:	RD-1 Zone
Environmental Determination:	Under Review
Property Historic Status:	Non-Historic Property
City Council District:	7
Project Status:	Referral for Review to the Design Review Committee.
Action to be Taken:	Provide comments to applicant and staff.
For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417, or by email at mriviera@oaklandnet.com

SUMMARY

The applicant, Bishop O'Dowd High School, proposes to construct a multi-use sports field with light poles and surface parking lot to the rear of the school on an adjacent parcel. The project also includes the construction of an access road off 98th Avenue. The proposed road will be the primary access to the new parking lot and sports field. The existing sports fields will remain. The proposal does not increase student enrollment or include expansion of the primary school facilities.

CITY OF OAKLAND PLANNING COMMISSION



0 250 500 1,000 1,500 2,000 Feet



Case File: PLN17185
Applicant: Mark Knoerr, CSDA Design Group
Address: 9500 Stearns Ave/0 Seneca St
(bounded by 98th Ave, Stearns Ave, Burr St, & Seneca St)
Zone: RD-1

The proposal requires two Conditional Use Permits, Regular Design Review, Minor Variance and CEQA determination by the Planning Commission at a future public meeting. An environmental analysis is under review for CEQA conformance and will be available once is completed. The project also includes a Tree Permit to remove 196 trees. The Public Works-Tree Services Division is reviewing this permit and will be the final decision making body. Planning staff is seeking comments and direction from the Design Review Committee, based on design plans, City's General Plan Polices, and zoning development standards.

PROJECT SITE AND SURROUNDING NEIGHBORHOOD

The existing Bishop O'Dowd High School is located west of I-580 at the intersection of Stearns Avenue and 98th Avenue. The private high school sits on an approximately 20-acre property and contains a mix of one and two-story buildings, outdoor areas, football/soccer and baseball fields, parking lots, maintenance yards and mature vegetation. The main pedestrian and vehicle access to the school campus is from Stearns Avenue, an upslope two-way road, located off 98th Avenue. A security guard cabin is located at the entry of the driveway.

The proposed expansion site is a former EBMUD reservoir located on a 19-acre hillside property, north of and adjacent to the school campus, and is accessed at the end of Seneca Street. A downslope asphalt driveway provides access to the site and a chain-link security fence surrounds the property. The partially sunken water tank reservoir is in the middle of the site and is surrounded by an asphalt maintenance road. The site contains trees along the northeast of the property that will be preserved. The property also contains an active telecommunications monopole, operated by a wireless carrier that will remain.

The two properties are in a residential zone, mostly surrounded by single-family residences in a hillside setting, and by a neighborhood commercial zone near 98th Avenue and Golf Links Road. The school campus is located near cafes, convenience markets and gas stations along 98th Avenue and Golf Links Road. The entry and exit freeway ramps for I-580 are located approximately one block southeast of the school. AC Transit buses provide services to and from the school site.

PROJECT PROPOSAL

Sports Field-

Bishop O'Dowd High school proposes to add a new sports facility for football, soccer, lacrosse, rugby, track & field and other physical education classes for the students. The turf field will be built within the footprint of the reservoir after is removed by EBMUD. The field will measure approximately 300' x 150' in area. A 25-foot high bleacher building with 825 seats is proposed west of the field and will have a press box, upper deck, team rooms, bathrooms, concession room, office, storage, bicycle racks and solar panels. A second bleacher with approximately 790 seats will be located east of the field. The field will contain four light poles. The plans do not show a score board sign or amplified speakers for the proposed field. A 6-foot tall fence is proposed along the edge of the new sports field, parking lot, and access road.

Light Poles-

The sports field includes the installation of four 80-foot tall light poles, located near the corners of the track and field. Each of the light poles will contain 10 LED heads. The plans do not provide illustrative detail elevations to determine the size and shape of the light poles. However, a 3D view color plan shows renderings of the light poles with the sports field on the background. The project includes photometric plans showing the absolute amount of illumination coverage, but is not clear the extent of light casting over the property lines. The applicant states that the light poles will be used for school practice from 3:30pm to 6:00pm, Monday thru Thursday. Scheduled school games will be from 4:00pm to 9:30pm on Fridays and Saturdays.

Parking Lot-

The proposal includes the construction of a 195-space surface parking lot, located northwest of the new field. The main entry and exit to the parking lot is from the proposed access road, located south of the property. The existing asphalt driveway, located at the end of Seneca Street will be replaced and used as a second fire access only. The proposed asphalt parking lot has two driveways and a roundabout. The parking lot will operate during school game events. School faculty and students will utilize the parking lot during regular school days. At least eleven 22 foot tall light poles, and fifty 24-inch size London Plain trees are proposed. The light poles and trees will be placed along the edge and within the center of the parking lot. A photometric plan shows the extent of the lighting within the parking lot. The new trees will be placed in planter areas. The project includes three separate bioretention treatment areas to manage stormwater runoff from the parking lot and sports field. The stormwater will be directed to a new drainage system consisting of catch basins and detention pipes, and will be tied to the existing storm drainline, located on 98th Avenue.

Access Road-

A new access road is proposed along the southeast of the school campus. The new road will be the main access that will connect to the parking lot and sports field. The road will be accessed off 98th Avenue through the existing drop-off/pick-up parking area. A new security guard cabin is proposed in the center of the road. The 26 feet wide two-way road slopes between 2% to 15%, and 3 to 12 feet tall retaining walls are proposed on both sides of the road. The new road includes approximately eleven 30-foot tall light poles, located along the west side of the road. New landscaping such as trees, shrubs and vines are proposed to minimize visibility of the retaining walls and lights from surrounding areas.

Grading/Cut & Fill-

The proposed grading plan shows estimated earthwork for the sports field, parking lot and access road. Site and cross section plans show further details of existing and proposed grades. The required grading for the project will be approximately 3,000 cubic yards of cut and 2,500 cubic yards of fill. The grade for the new sports field will be raised by approximately eight feet. To the west of the sports field, the downslope grade will be filled and raised to extend the new parking lot. The parking lot and access road will require retaining walls that measure between 3 to 12 feet tall.

Tree Removal & Planting-

The proposal includes removal of 195 trees for the proposed access road and parking lot. The tree permit is under review and a final decision will be made by the Public Works-Tree Services Division at the same time as any decision related to the proposed project. The proposal shows a tree survey and mitigation plan detailing the trees to be removed and replaced including size and species. An arborist report provides further analysis of the surveyed trees. The plan calls for the installation of 259 new trees on the north, west and south of the new sports field, within the parking lot, and on both sides of the access road. The landscaping plan includes new shrubs and vines along the sides of the access road, and stormwater planting in the parking lot.

Building Design-

The proposed development includes a sports field, building bleachers, light poles and retaining walls. The two-story bleachers is a concrete building with pilasters, cement plaster finish, CMU cement plaster, concrete caps and steel pipe painted guardrails. The 80-foot tall light poles with ten LED heads in the sports field is light gray. The 22-foot tall light poles in the parking lot contain a mix of single, double and triple head light fixtures, and is also light gray. The retaining walls measuring from 3 to 12 feet high will be concrete and finished with a compatible color to blend in with the hillside setting.

Creekside Property-

The proposed development is located within a creek side property, but no construction will occur within 100 feet from the creek. The Arroyo creek is located northeast of the property and approximately 285 feet from the development site. The plans show the new stormwater runoff will be directed to the west of the property, and into a new drainage system that will connect to the existing drainage line, located on 98th Avenue. The plan also shows a creek protection management plan that would be installed on site to prevent pollution during construction activities.

The table below shows existing, proposed and compared project information:

Facility	Existing	Proposed	Change/ Delta
Site Area	17.46 acres	19.76 acres	+2.3 acres
Sports Field Area	72,000-sf	68,000-sf	140,000-sf
Building Floor Area	158,953-sf	14,164-sf	173,117-sf / 9%
Parking Spaces	321 spaces	195 spaces	516 spaces/ 60%

GENERAL PLAN POLICIES

The project proposal is located within the Detached Unit Residential Classification of the Oakland General Plan Land Use and Transportation Element (LUTE). The intent of the Detached Unit Residential is to maintain residential areas characterized by detached single-family dwellings. The desired character and uses for future development should remain residential in character with appropriate allowances for schools and other small scale civic institutions. The proposal is an expansion of the existing high school activity and facilities. School activities such as sport fields are appropriate because they would improve and enhance the operation of the school facilities. The proposed project is not consistent with the desired character and uses for the site and area; however, the project is consistent with the existing high school use and facilities. The proposal would meet the intent of the applicable General Plan policies for designing, maintaining and supporting institutional facilities.

The policy framework basis for this neighborhood classification sets goals and objectives. The following in italics are the applicable policies for the project, and staff responses are in normal type:

Policy N2.1 / Designing and Maintaining Institutions: As institutional uses are among the most visible activities in the City and can be sources of community pride, high quality design and maintenance should be encouraged. The facilities should be designed and operated in a manner that is sensitive to surrounding residential and other uses.

The proposed sports field, parking lot and access road would be minimally visible from the surrounding area. The location of these facilities is at a distance and screened from neighboring properties and public view. However, the 80 foot tall light poles and light exposure during evenings and nighttime activity may be of concern from neighboring residential and public areas.

Policy N2.3 / Supporting Institutional Facilities: The City should support many uses occurring in institutional facilities where they are compatible with surrounding activities and where the facility site adequately supports the proposed uses.

The project is in a residential neighborhood. The desired character and uses under the General Plan classification is for residential and conditionally allows schools as a civic use. The existing school has been in operation since the 1950s. The proposed expansion is a conditionally permitted activity in the designated RD-1 zone. The new sports field and related structures are an expansion of the high school athletic facilities. The site can accommodate the development, and would improve the operation of the school's sports program.

ZONING ANALYSIS

The project is located in the RD-1 Detached Unit Residential Zone, and has regulations intended to create, maintain, and enhance areas with detached, single unit structures. A limited number of commercial uses will be permitted or conditionally permitted in existing Nonresidential Facilities. The proposal is a conditionally permitted civic activity under the Community Education classification, and is subject to Conditional Use Permit Findings. The proposal also includes a minor variance for exceeding the maximum height allowed for accessory structures. In the RD-1 Zone, the maximum height for accessory buildings or structures is 15 foot. In this case, the proposed sports field, parking lot and access road light poles will require a variance.

The proposed use would be compatible with the existing school operations, but not with the underlying zoning district. The proposed use is an expansion to the school activity, and requires a Conditional Use Permit in the RD-1 zone.

The table below shows the applicable development standards for the project in the RD-1 Zone:

Development Standards	Requirement	Proposed	Comments
Civic Activity-Community Education	Minor CUP	Minor CUP	CUP Needed
Max. FAR for lots over an acre with a footprint slope over 20%	0.20	0	Meets Code
Max. lot coverage	15%	10%	Meets Code
Min. Front Setback (field light pole)	20 ft.	300 (+) ft.	Meets Code
Min. Side Setback (field light pole)	5 ft.	375 (+) ft.	Meets Code
Min. Rear Setback (field light pole)	15 ft.	225 (+) ft.	Meets Code
Max. Building Height (field, parking & road light poles)	15 ft.	80 ft.	Variance Needed
Off-Street Parking-Civic (high schools)	No Minimum	192 spaces	Meets Code

Minor Variance

The applicant requests for a minor variance for structures exceeding the maximum height allowed. The RD-1 zone allows a maximum of 15 feet high for accessory structures. The variance proposal is for the installation of light poles in the sports field, parking lot and access road. The height of these structures measure 80 foot, 30 foot and 22 foot tall. Accessory buildings or structures are typically considered secondary facilities to the principal building. In this case, the proposal is for the light poles (accessory structure) to service the new sports field, parking lot and access road during evening and nighttime school games and practices. To show the proposal will not adversely affect the surrounding area, findings are required to support the requested variance. An environmental analysis is underway to determine if the location, size and light exposure will or not have an impact in the surrounding areas.

ISSUES / ANALYSIS

Field Light Poles:

Four 80 foot tall LED light poles are proposed around the sports field. The photometric plans show technical data, but do not show clearly whether the light exposure extends over the property line or into the adjacent properties. The plans also lack elevation details of the light poles to assess height and visibility from surrounding areas. Staff anticipates further light analysis will be provided for review when the environmental study is completed.

Staff suggests that at least schematic plans demonstrate site, elevation and 3D view plans or images of the light poles and source projecting into the proposed field.

Parking Lot:

The 195 space parking lot will be used for sport events, and by school faculty and students. The applicant states that the new parking lot would be used by spectators and students and reduce, but may not eliminate parking from the school in the surrounding residential neighborhood. Given that the school holds at least nine games during the football season, staff has concerns for the need to build a large parking lot that requires the removal of protected trees. Staff believes that at least 1/3 of the trees along the west of the parking lot could be

retained by reducing and reconfiguring the size of the parking area.

Staff recommends the applicant study the feasibility to reconfigure the parking lot to reduce the size and number of parking spaces in the portion of the parking area, located along the west. It is recommended that a portion of the proposed parking is moved instead to the north side of the sports field.

Access Road:

The two-way 26 feet wide access road, located off 98th Avenue would be built on the side of the school property. The proposed road gradually slopes up and curbs along the rear side of the school to connect with the proposed parking lot and sports field. The new road contains retaining walls up to 12 foot high. Staff believes the retaining walls will not be visible from public view because they will be screened by existing and new landscaping. The proposal also includes 30 foot tall single-head light poles, placed along the inner side of the road. The photometric plans do not clearly show if the light poles will be installed at grade or on top of the retaining walls to prevent damages by moving vehicles.

Staff suggests that the light poles are mounted on top of the inner side retaining walls if feasible to prevent damages by vehicles.

Project Noise:

The proposal includes the use of amplified sound directed into the new sports field. Typically, high school football events generate the most noise levels, then soccer or lacrosse. The school plans to use amplified speakers for football games including other events such as track and field. Football games will be held on Friday evenings and occasionally on Saturdays during the daytime. The applicant states that football games would be the event that attracts the most spectators, and may generate increased levels of noise. The proposal would use amplified system announcement, and will stop by 9:45 pm. A noise study is expected to be completed later as part of the CEQA analysis that is under review. Staff believes that the proposed sports field and parking lot would be the facilities that generate the most significant level of noise. Staff recommends the following are considered for the sports field and parking lot:

- Reduce and reconfigure the proposed parking lot, so it is located farther from the surrounding residences.
- Provide alternative design options such as hardscape/landscaping to reduce noise.

Traffic Patterns:

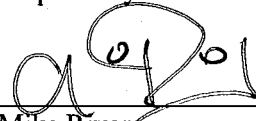
The project proposes an access road off 98th Avenue, next to the existing drop-off/pick-up parking lot. An existing driveway within the school will connect to the new access road. The existing access at the end of Seneca Street will remain, but will not be used except for emergency fire access. The proposal would alter the pattern of traffic due to the increase of auto trip generation, circulation and queuing, especially at 98th Avenue and the parking lot. It is expected that the project traffic engineer will provide recommendations for the school operator to apply. Staff believes that traffic patterns will be altered, but managed through a traffic plan to be included on the project. The plan should provide alternatives to address events such as football games, during peak hours which could range from 6 to 9 games a year.

Staff recommends that all the applicable traffic recommendations by the project consultant and City should be applied and incorporated on plans and documents.

RECOMMENDATION

Staff recommends that the Design Review Committee consider the proposal and provide comments to the applicant and staff before the proposal is considered by the Planning Commission on a future public hearing.

Prepared by:



Mike Rivera
Major Projects Development
Bureau of Planning

Approved for forwarding to the
Design Review Committee:



Catherine Payne
Acting Development Planning Manager
Bureau of Planning

ATTACHMENT

Project Design Plans, dated June 8, 2018

BISHOP O'DOWD HIGH SCHOOL

9500 STEARNS AVENUE, OAKLAND, CA 94605

SENECA SITE

APN 43A-4760-1-6

RECEIVED

JUN 08 2018

CITY OF OAKLAND
BUREAU OF PLANNING

PROJECT DIRECTORY

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T: (510) 275-3000 | F: 510.275.3002
TONY MORTERA, PE

VICINITY MAP



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SK E-201	SINGLE LINE DIAGRAM

ATTACHMENT A

COVER

BISHOP O'DOWD HIGH SCHOOL - SENECA SITE

ORIGINAL SCALE: 1" = 100'-0"

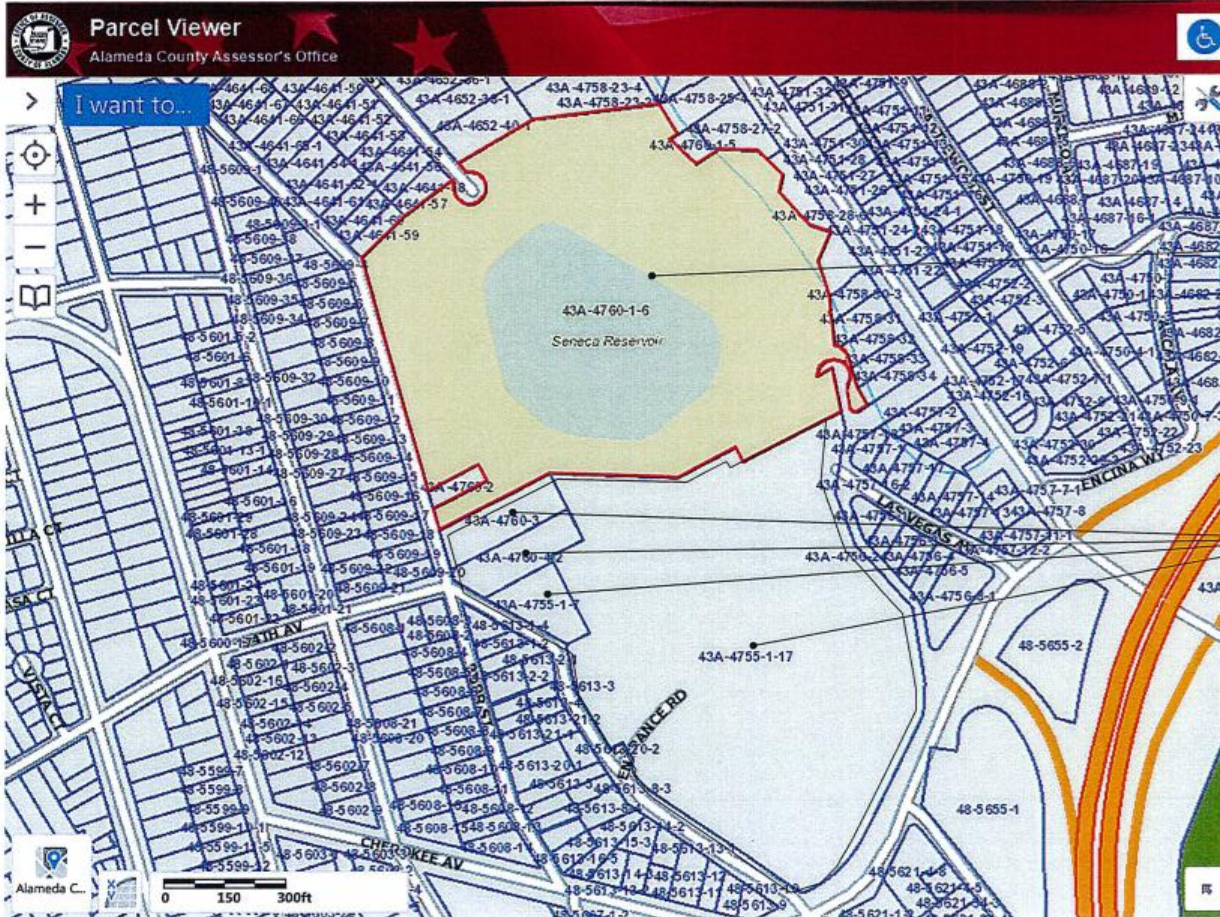
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SHEET NO. SK G-001



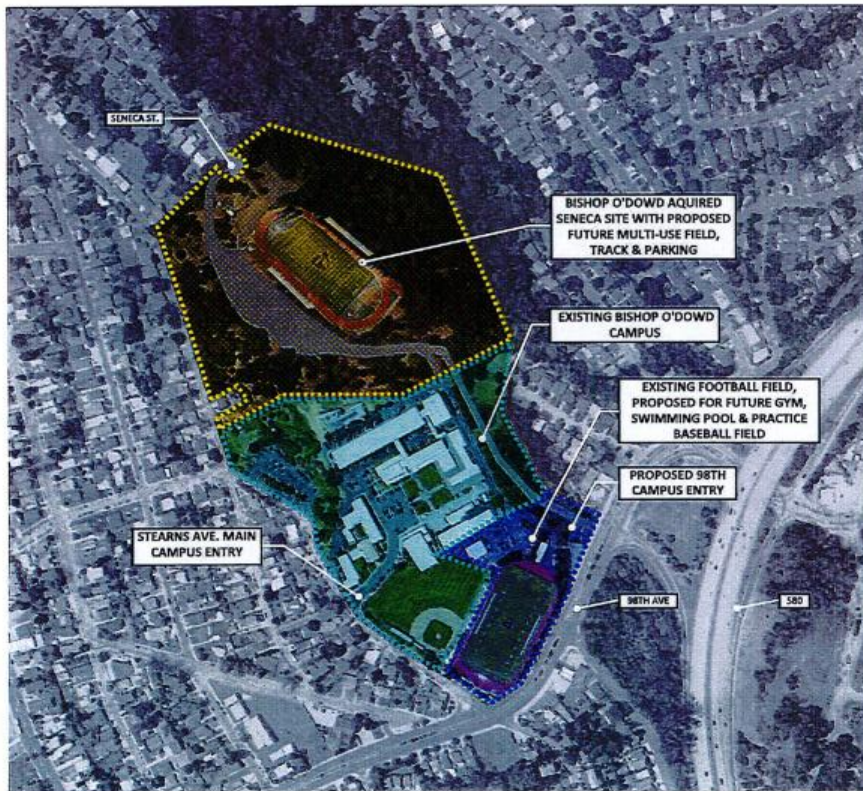
475 Sansome Street, Suite 800
San Francisco, CA 94111
T: 415.692.9800
F: 415.693.9830
www.csdadesigngroup.com



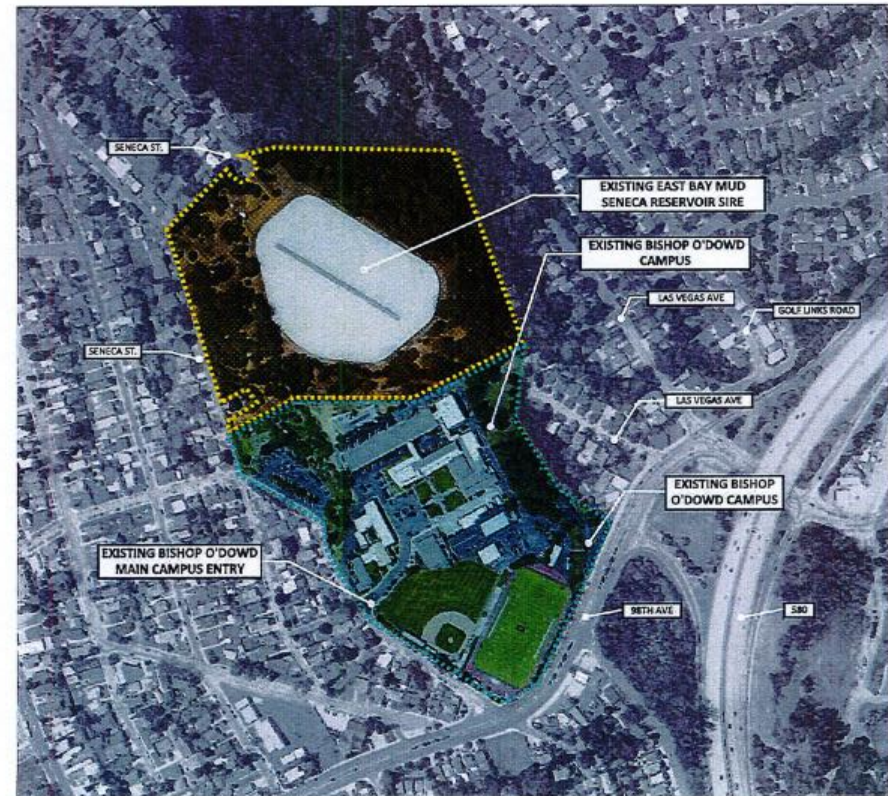


SENECA RESERVOIR
APN 43A-4670-1-6

BISHO O'DOWD HIGH SCHOOL
APN 43A-4755-1-7
APN 43A-4755-1-7
APN 43A-4760-4-2
APN 43A-4760-3

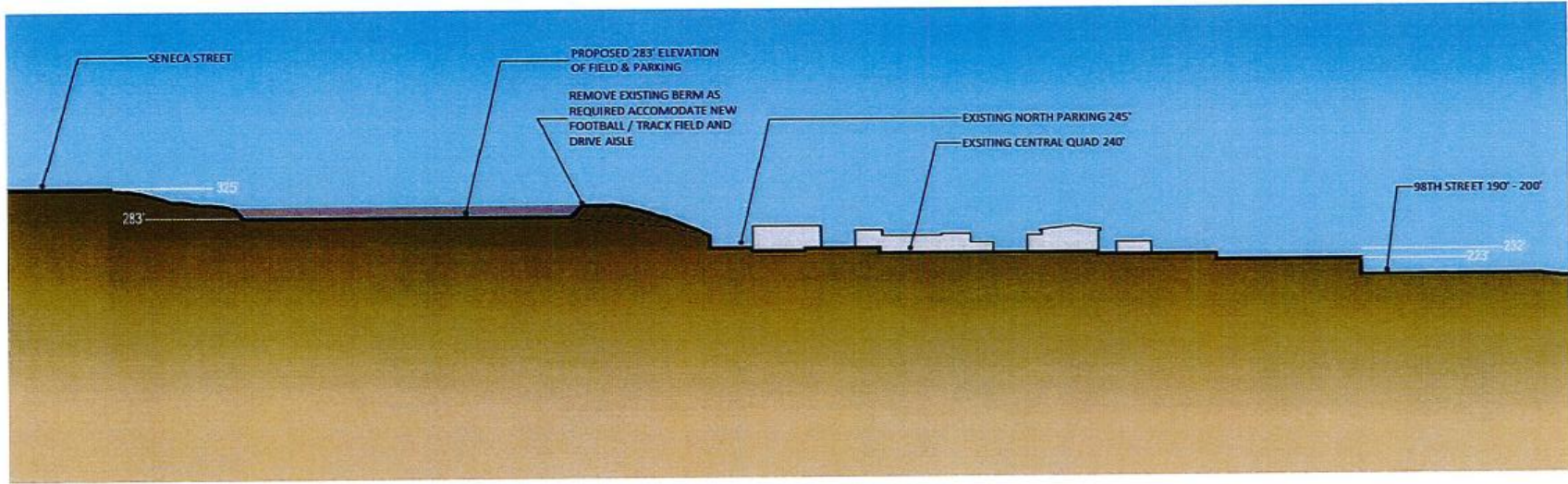


② SITE PLAN - PROPOSED FOOTBALL / SOCCER / TRACK FIELD
NOT TO SCALE

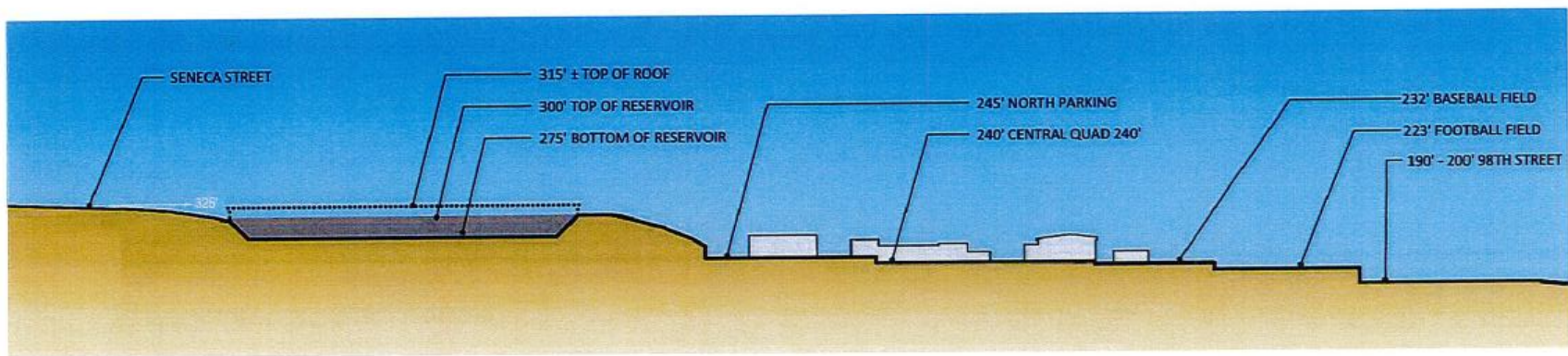


① SITE PLAN - EXISTING CONDITIONS
NOT TO SCALE





2 PROPOSED SITE SECTION
NOT TO SCALE



1 EXISTING SITE SECTION
NOT TO SCALE



BIRD'S EYE VIEW - EXISTING

CSDA | DESIGN GROUP
 LISTEN COLLABORATE CREATE

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 San Francisco, CA 94111
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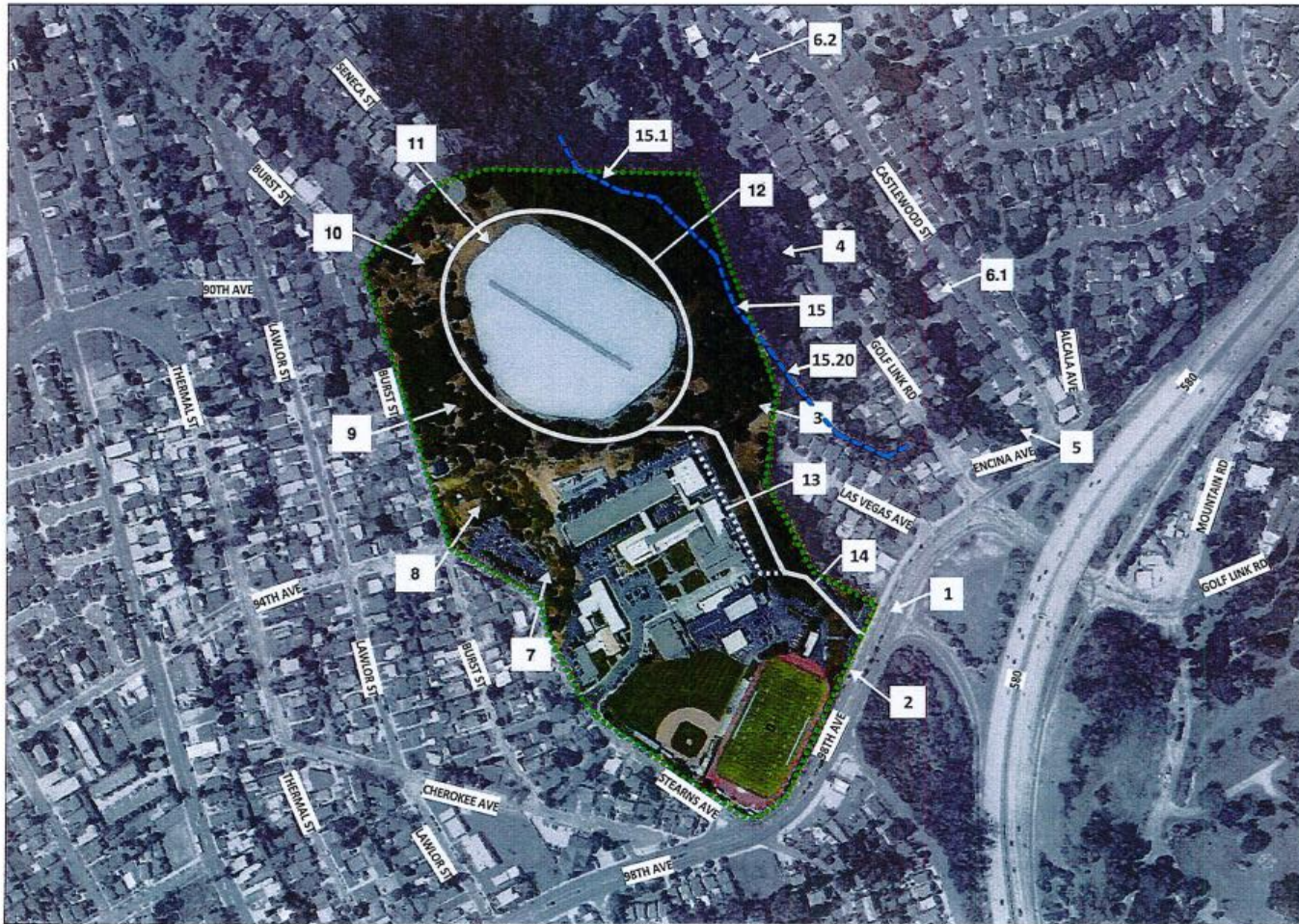
BISHOP O'DOWD HIGH SCHOOL - SENECA SITE

ORIGINAL SCALE: _____
 DATE: 6/08/18

SHEET NO. SK G-104A





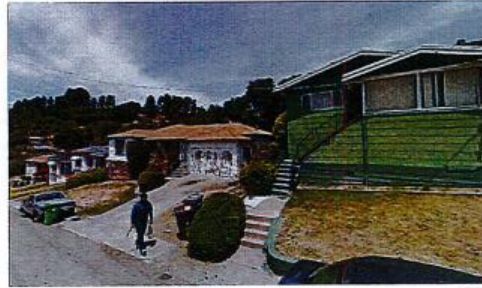


LEGEND

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- 13 EXISTING ACCESS ROAD ON THE EAST SIDE OF CAMPUS
- 14 PATH OF THE PROPOSED ENTRY DRIVE FROM 98TH AVENUE
- 15 EXISTING CREEK CORRIDOR
- 15.1 EXISTING CREEK CORRIDOR - DOWNSTREAM
- 15.20 EXISTING CREEK CORRIDOR - UPSTREAM



8



7



6.2



6.1



5



4



3



2



1

SITE PHOTOS #1 - #8

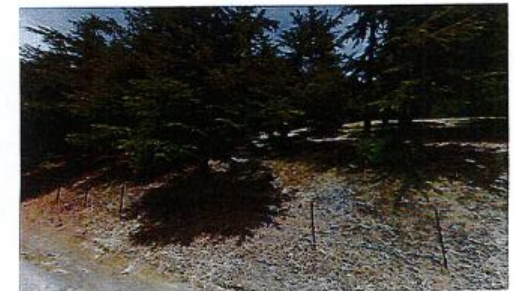
BISHOP O'DOWD HIGH SCHOOL - SENECA SITE



11

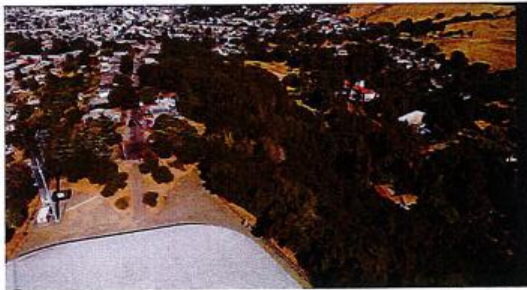


10



9

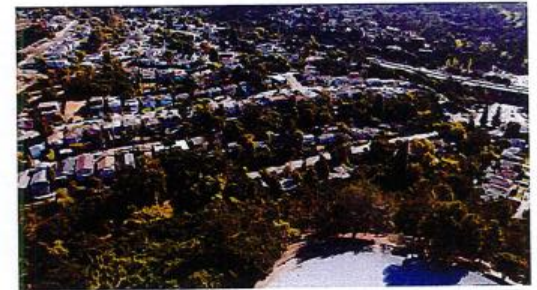
SITE PHOTOS #11



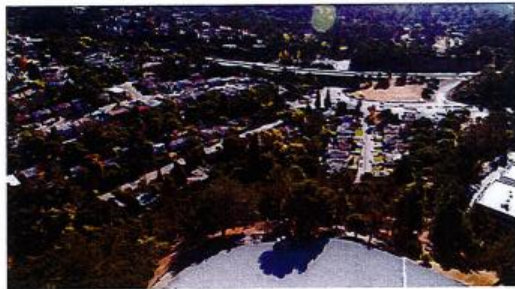
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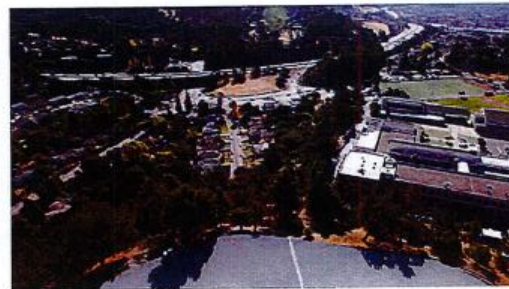
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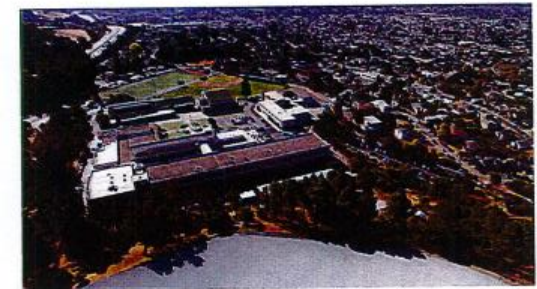
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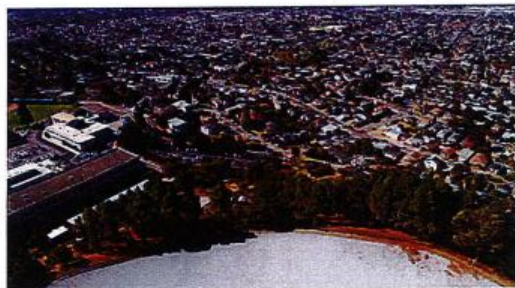
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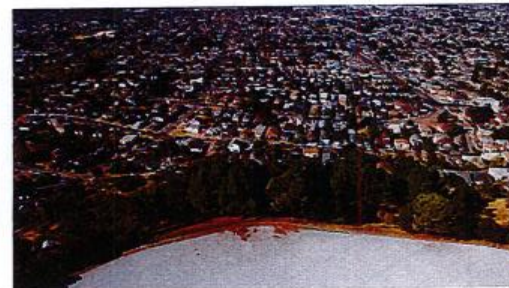
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12.04



12.03



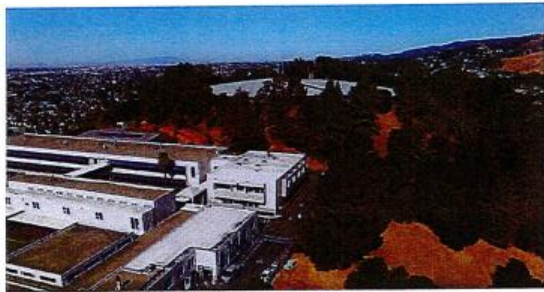
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12.01

SITE PHOTOS #12

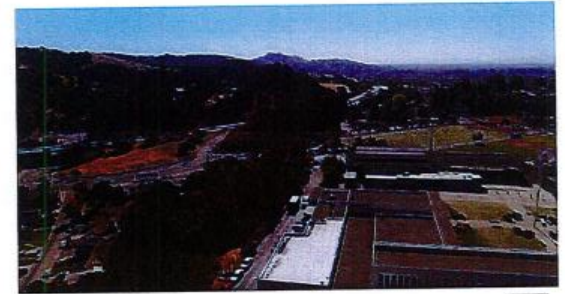
BISHOP O'DOWD HIGH SCHOOL - SENECA SITE



13.3



13.2



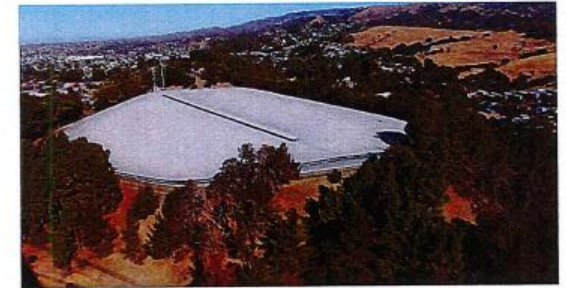
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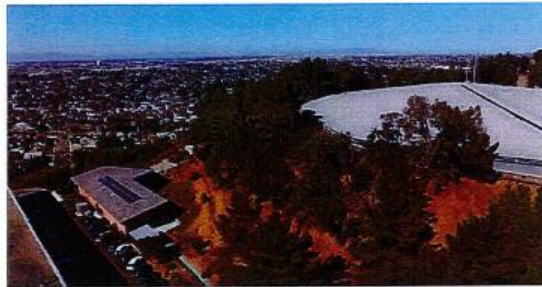
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SITE PHOTOS #13

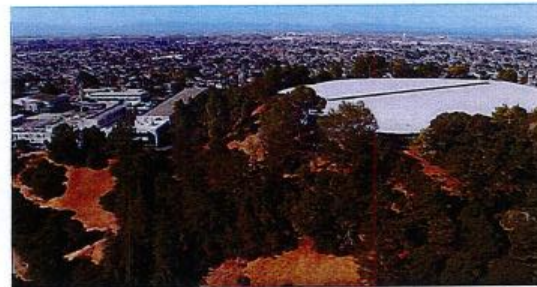
BISHOP O'DOWD HIGH SCHOOL - SENECA SITE



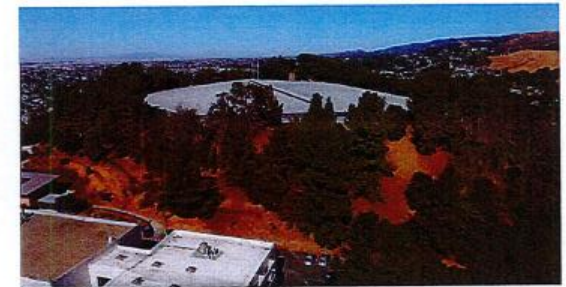
14.7



14.6



14.5



14.4



14.3



14.2



14.1

SITE PHOTOS #14

ORIGINAL SCALE: _____
DATE: 4/05/17

SHEET NO. SK G-110



15.12



15.11



15.10



15.9



15.8



15.7



15.6



15.5



15.4



15.3



15.2



15.1

SITE PHOTOS #15 - EXISTING CREEK FROM DOWNSTREAM

BISHOP O'DOWD HIGH SCHOOL - SENECA SITE

ORIGINAL SCALE: _____
DATE: 4/05/17

SHEET NO. SK G-111

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15.20



15.19



15.18



15.17



15.16



15.15



15.14



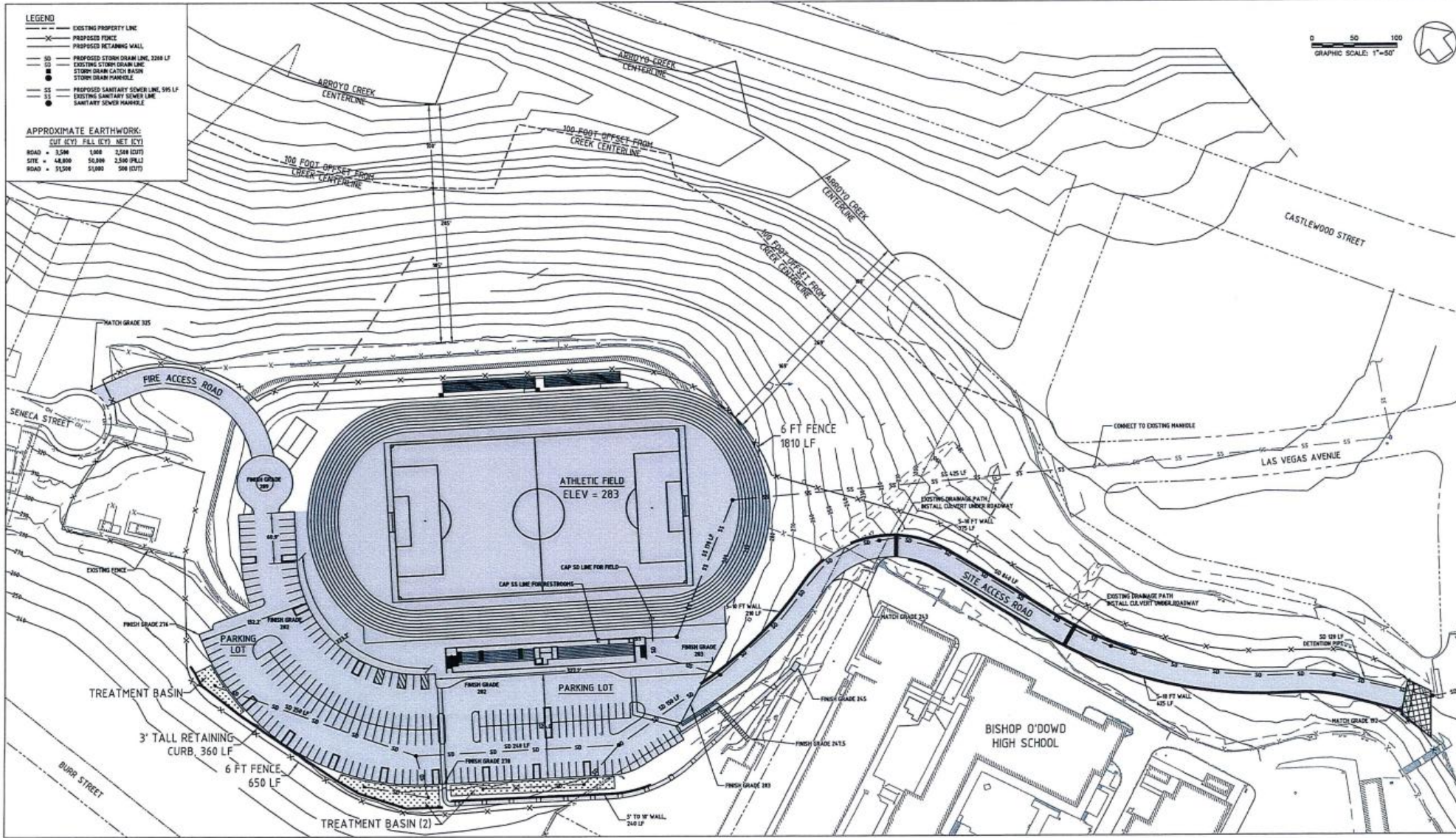
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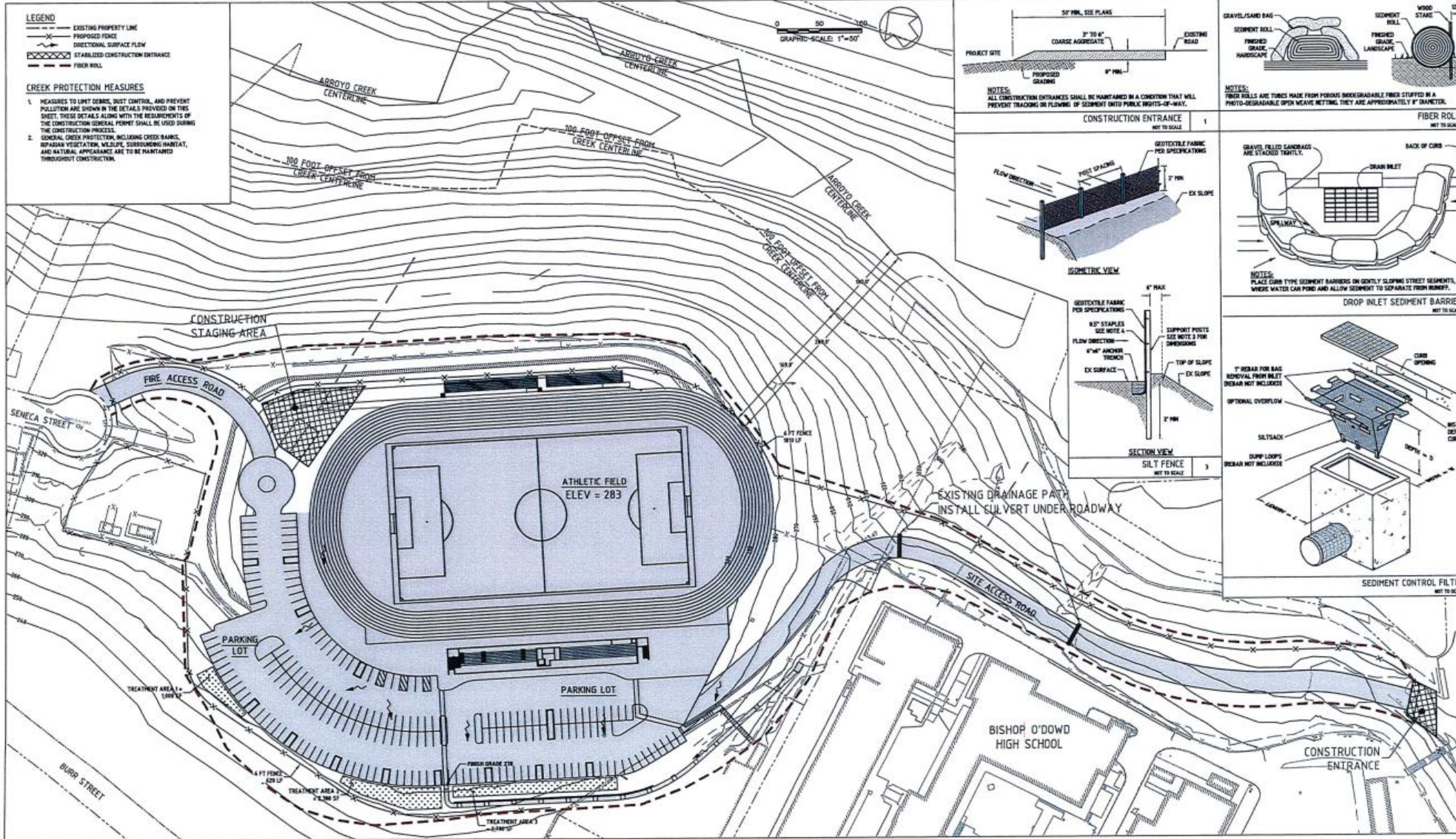
LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED FENCE
- - - PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN LINE, 24" LF
- EXISTING STORM DRAIN LINE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER LINE, 9" LF
- EXISTING SANITARY SEWER LINE
- SANITARY SEWER MANHOLE

APPROXIMATE EARTHWORK:

	CUT (CY)	FILL (CY)	NET (CY)
ROAD	3,596	1,068	2,528 (107)
SITE	48,809	56,899	2,590 (962)
ROAD	51,304	51,000	304 (107)





LEGEND

- EXISTING PROPERTY LINE
- DIRECTIONAL SURFACE FLOW
- PROPOSED STORMWATER TREATMENT AREA (DMA) SFI
- PROPOSED STORM DRAIN LINE, 200S LF
- EXISTING STORM DRAIN LINE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- STORM INLET SCOURING BARRIERS (PLACE AROUND ALL EXISTING AND PROPOSED)
- STABILIZED CONSTRUCTION ENTRANCE
- FIBER ROLL

SITE DESIGN MEASURES

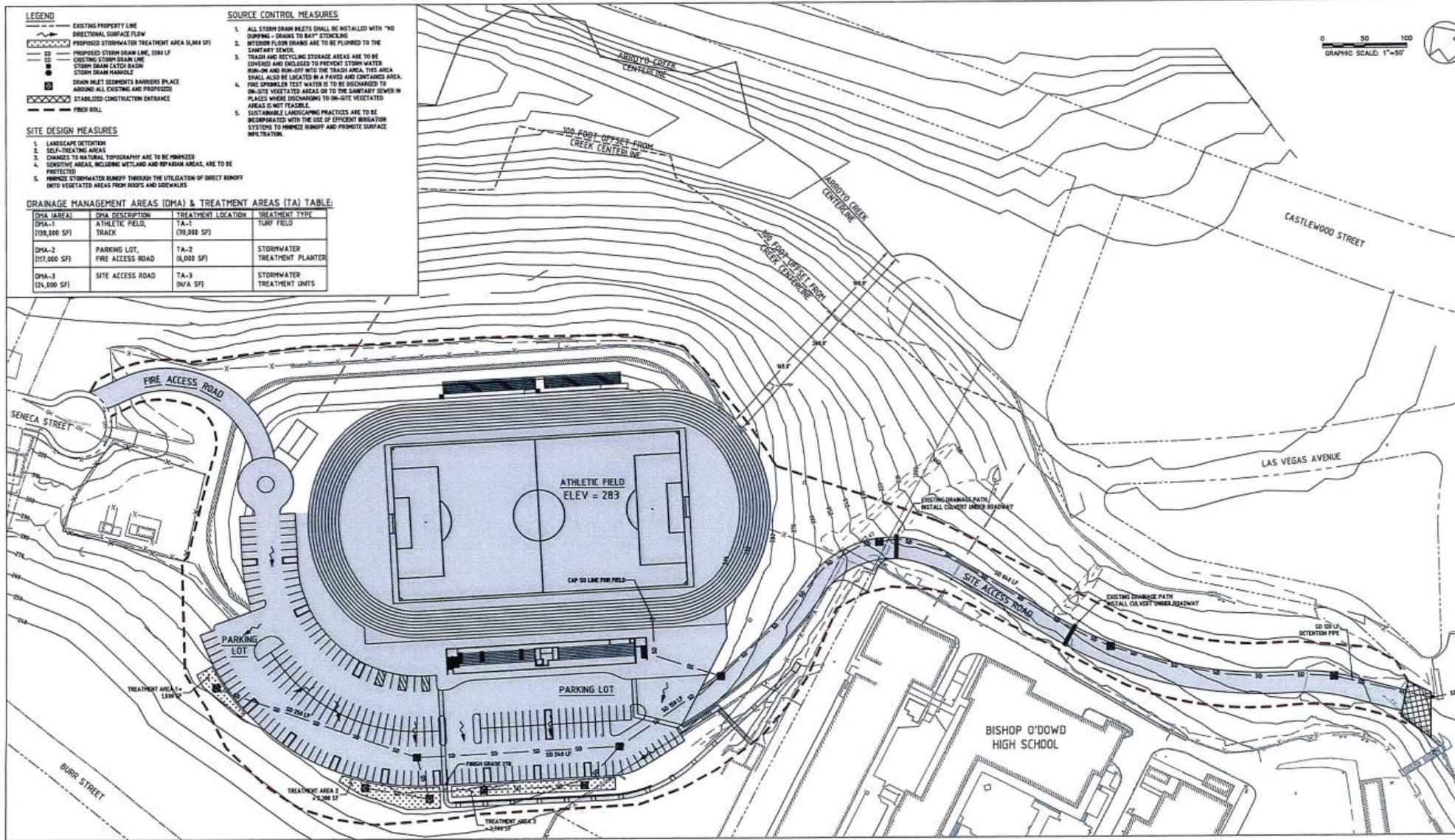
- LANDSCAPE DETENTION
- SELF-TREATING AREAS
- CHANGES TO NATURAL TOPOGRAPHY ARE TO BE MINIMIZED
- SENSITIVE AREAS, INCLUDING WETLAND AND SPRAWN AREAS, ARE TO BE PROTECTED
- MINIMIZE STORMWATER RUNOFF THROUGH THE UTILIZATION OF DIRECT RUNOFF INTO VEGETATED AREAS FROM ROOFS AND SIDEWALKS

SOURCE CONTROL MEASURES

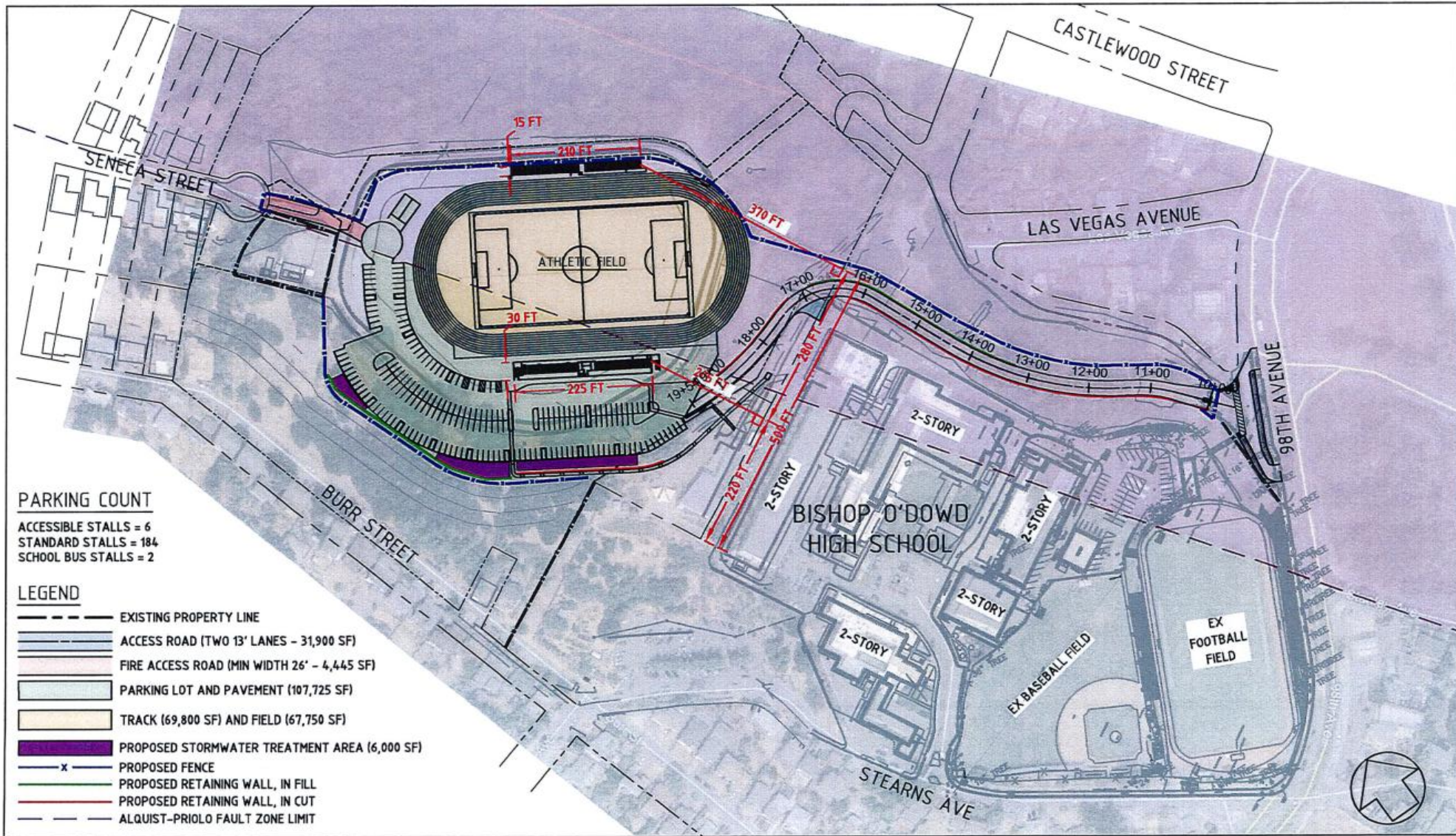
- ALL STORM DRAIN INLETS SHALL BE INSTALLED WITH "NO SWEEPING - DRAINS TO MAT" STORAGE
- INDOOR FLOOR DRAINS ARE TO BE PLUMBED TO THE SANITARY SEWER
- TRASH AND RECYCLING STORAGE AREAS ARE TO BE COVERED AND ENCLOSED TO PREVENT STORM WATER RUN-OFF AND RUN-OFF INTO THE TRASH AREA. THIS AREA SHALL ALSO BE LOCATED IN A PAVED AND CONTAINED AREA
- FIRE SPRAWLER TEST WATER IS TO BE DISCHARGED TO ON-SITE VEGETATED AREAS OR TO THE SANITARY SEWER IN PLACES WHERE DISCHARGING TO ON-SITE VEGETATED AREAS IS NOT FEASIBLE
- SUSTAINABLE LANDSCAPING PRACTICES ARE TO BE INCORPORATED WITH THE USE OF EFFICIENT IRRIGATION SYSTEMS TO MINIMIZE RUNOFF AND PROMOTE GROUND INFILTRATION

DRAINAGE MANAGEMENT AREAS (DMA) & TREATMENT AREAS (TA) TABLE:

DMA (AREA)	DMA DESCRIPTION	TREATMENT LOCATION	TREATMENT TYPE
DMA-1 (108,000 SFI)	ATHLETIC FIELD, TRACK	TA-1 (70,000 SFI)	TURF FIELD
DMA-2 (117,000 SFI)	PARKING LOT, FIRE ACCESS ROAD	TA-2 (58,000 SFI)	STORMWATER TREATMENT PLANTER
DMA-3 (24,000 SFI)	SITE ACCESS ROAD	TA-3 (20A SFI)	STORMWATER TREATMENT UNITS



0 50 100
GRAPHIC SCALE: 1"=50'



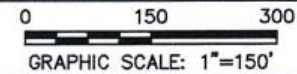
PARKING COUNT

ACCESSIBLE STALLS = 6
 STANDARD STALLS = 184
 SCHOOL BUS STALLS = 2

LEGEND

- EXISTING PROPERTY LINE
- ACCESS ROAD (TWO 13' LANES - 31,900 SF)
- FIRE ACCESS ROAD (MIN WIDTH 26' - 4,445 SF)
- PARKING LOT AND PAVEMENT (107,725 SF)
- TRACK (69,800 SF) AND FIELD (67,750 SF)
- PROPOSED STORMWATER TREATMENT AREA (6,000 SF)
- PROPOSED FENCE
- PROPOSED RETAINING WALL, IN FILL
- PROPOSED RETAINING WALL, IN CUT
- ALQUIST-PRIOLO FAULT ZONE LIMIT

SITE PLAN



SCALE: 1" = 150'

DATE: 06/06/18

SHEET NO.

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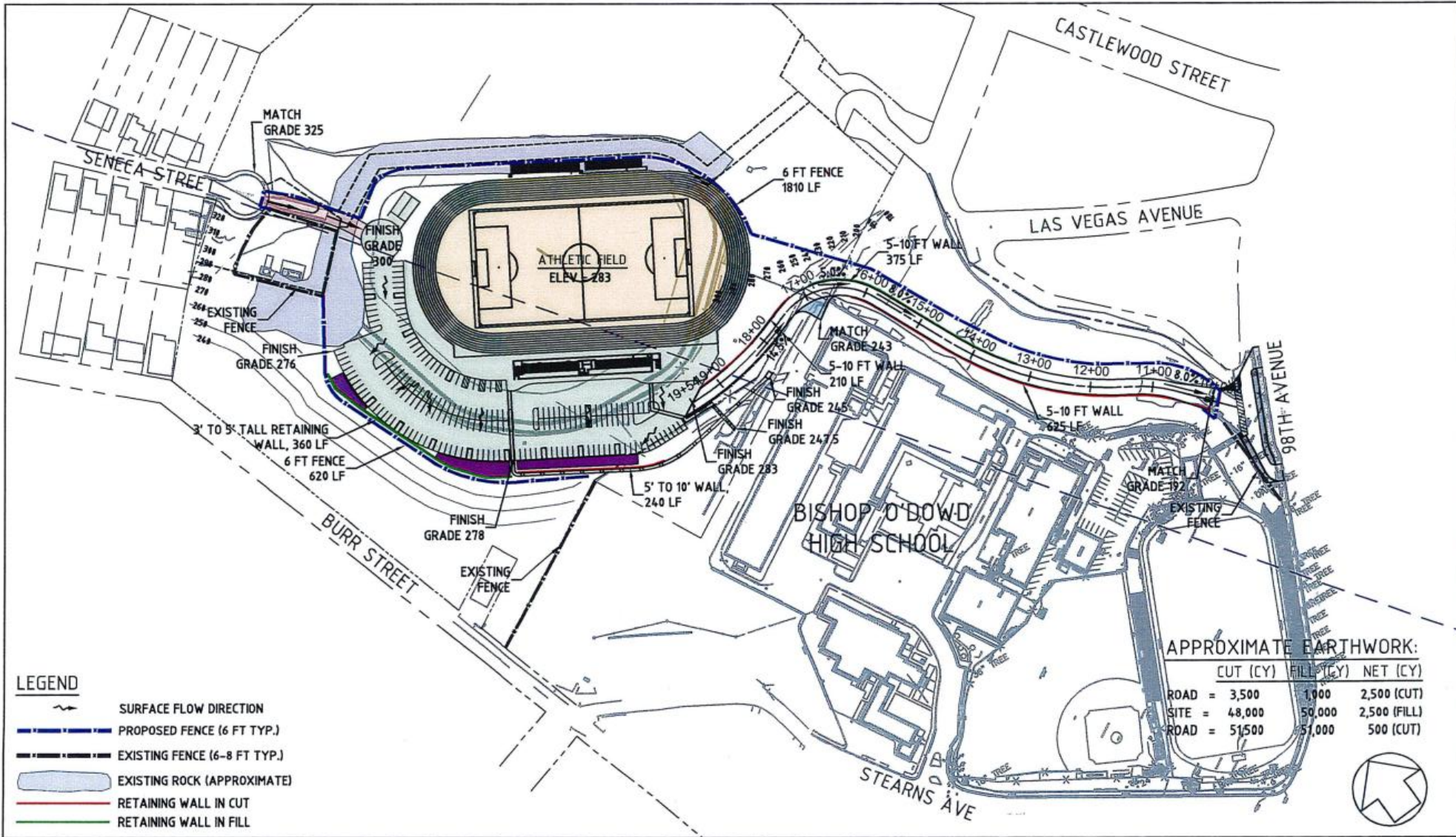
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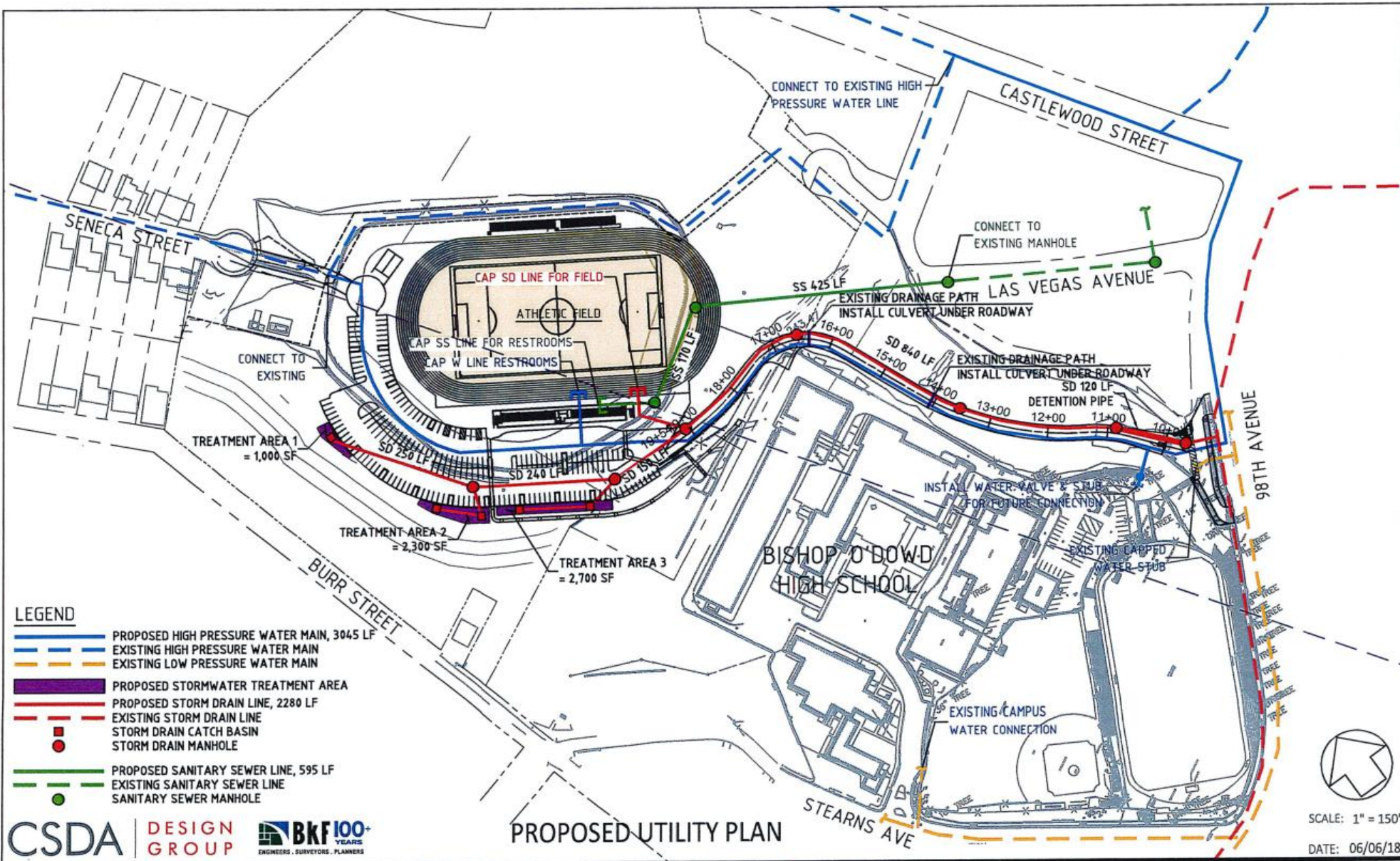
BISHOP O'DOWD HIGH SCHOOL

SK C-101



PRELIMINARY GRADING PLAN

BISHOP O'DOWD HIGH SCHOOL



LEGEND

- PROPOSED HIGH PRESSURE WATER MAIN, 3045 LF
- - - EXISTING HIGH PRESSURE WATER MAIN
- - - EXISTING LOW PRESSURE WATER MAIN
- PROPOSED STORMWATER TREATMENT AREA
- PROPOSED STORM DRAIN LINE, 2280 LF
- - - EXISTING STORM DRAIN LINE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- PROPOSED SANITARY SEWER LINE, 595 LF
- - - EXISTING SANITARY SEWER LINE
- SANITARY SEWER MANHOLE

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PROPOSED UTILITY PLAN

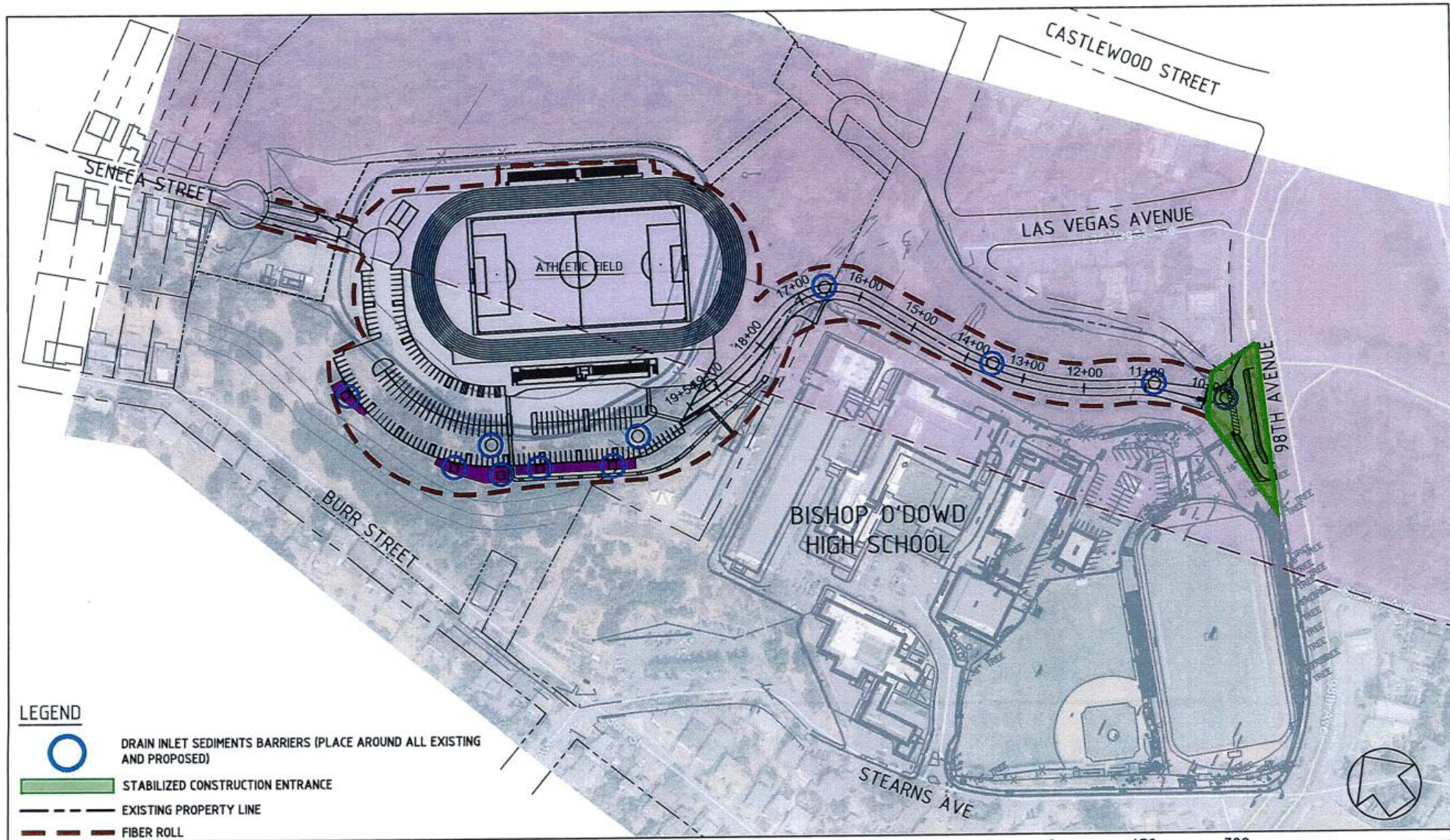
BISHOP O'DOWD HIGH SCHOOL

0 150 300
GRAPHIC SCALE: 1"=150'





SCALE: 1" = 150'

DATE: 06/06/18

SHEET NO.
SK C-103



LEGEND

-  DRAIN INLET SEDIMENTS BARRIERS (PLACE AROUND ALL EXISTING AND PROPOSED)
-  STABILIZED CONSTRUCTION ENTRANCE
-  EXISTING PROPERTY LINE
-  FIBER ROLL

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EROSION AND SEDIMENT CONTROL PLAN



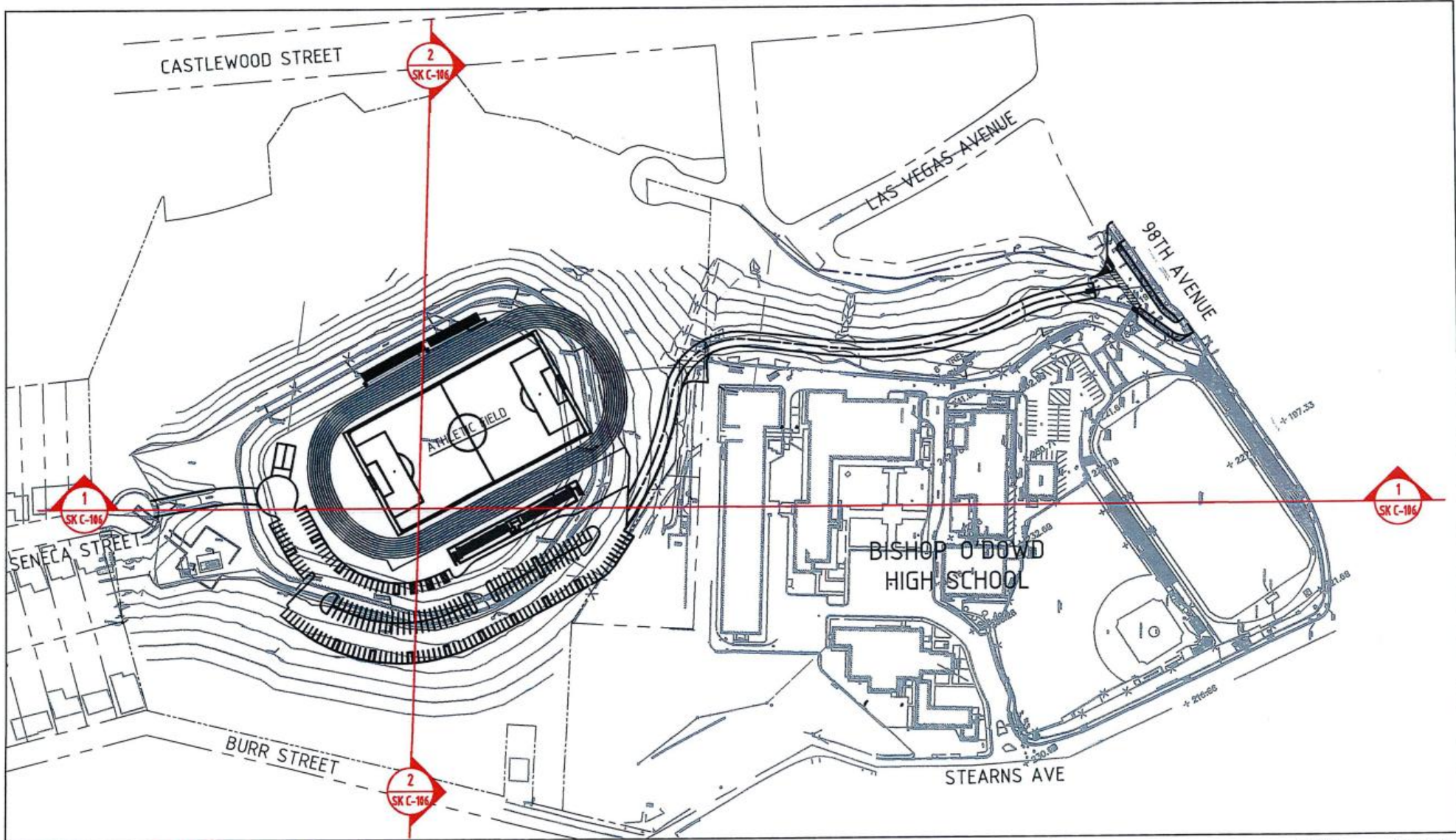
SCALE: 1" = 150'

DATE: 06/01/18

SHEET NO.

BISHOP O'DOWD HIGH SCHOOL

SK C-104



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SITE OVERVIEW

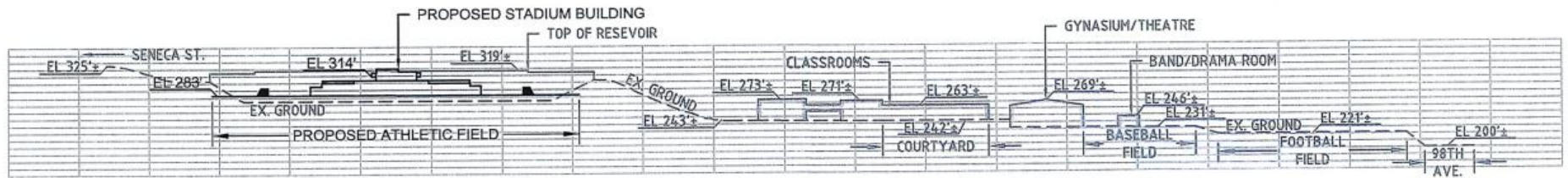
BISHOP O'DOWD HIGH SCHOOL

SCALE: AS NOTED

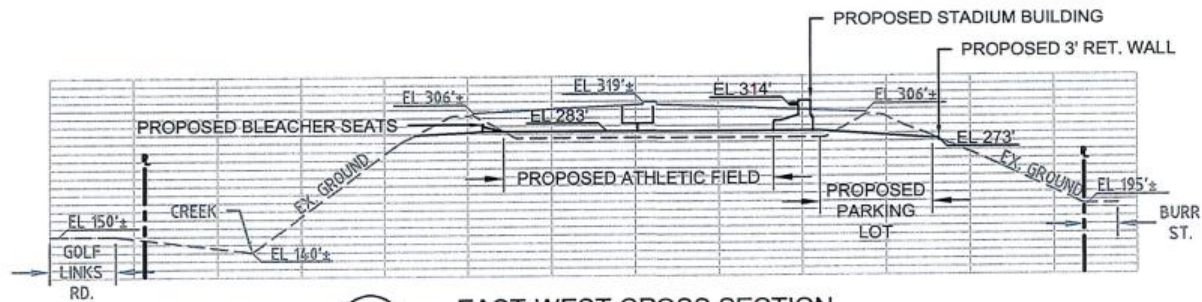
DATE: 06/06/18

SHEET NO.

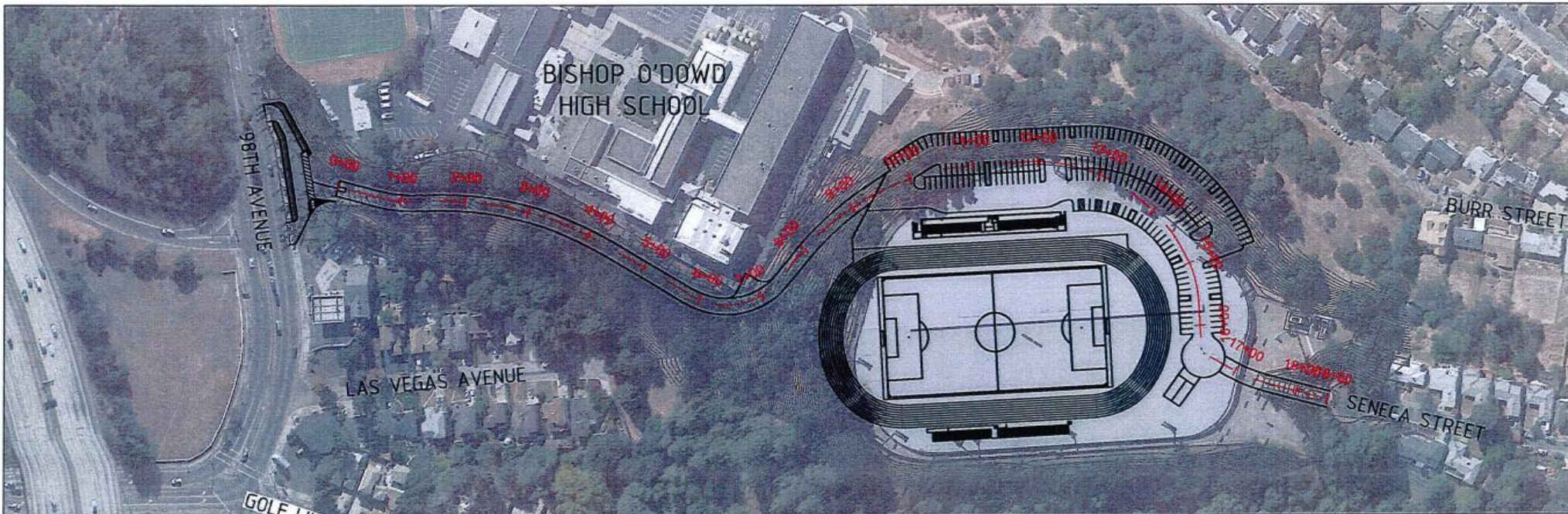
SK C-105



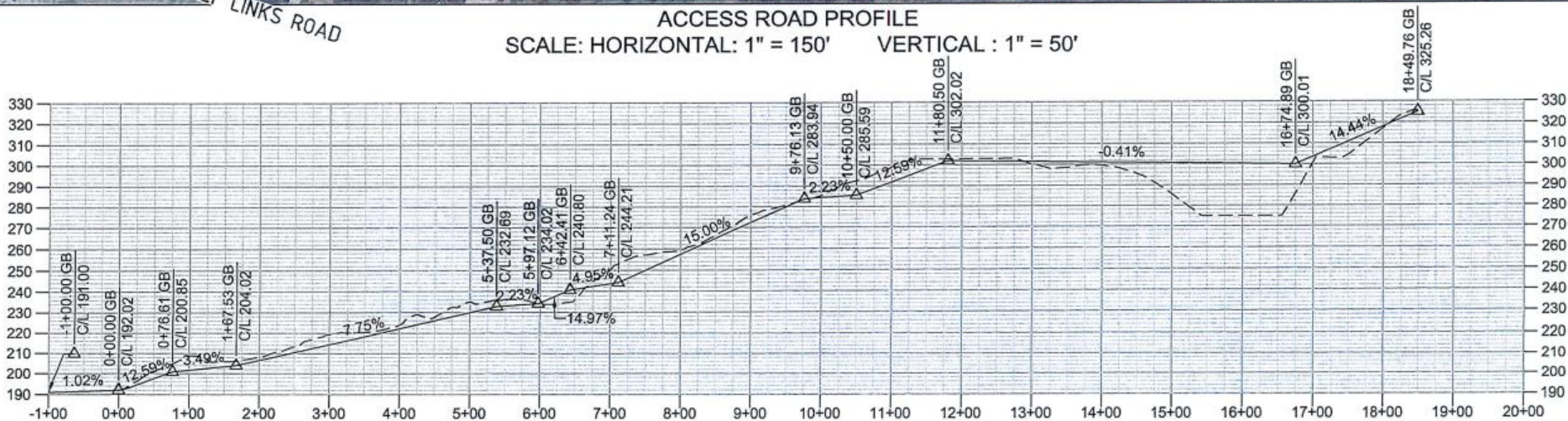
1
-
NORTH-SOUTH CROSS SECTION
SCALE: HORIZONTAL 1" = 150'
VERTICAL 1" = 150'



2
-
EAST-WEST CROSS SECTION
SCALE: HORIZONTAL 1" = 150'
VERTICAL 1" = 150'



ACCESS ROAD PROFILE
 SCALE: HORIZONTAL: 1" = 150' VERTICAL: 1" = 50'



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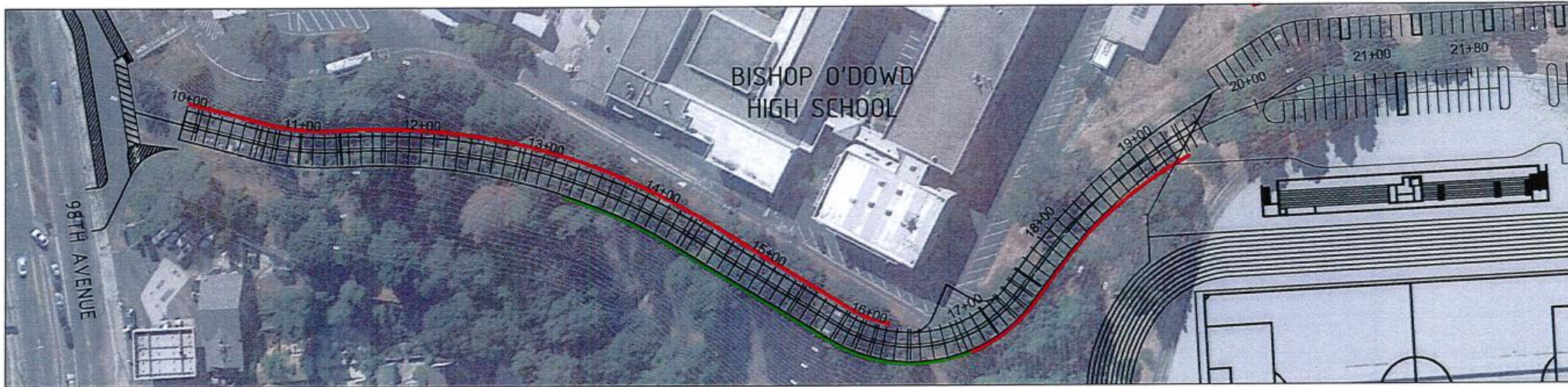
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ACCESS ROAD
 PLAN AND PROFILE

SK C-200

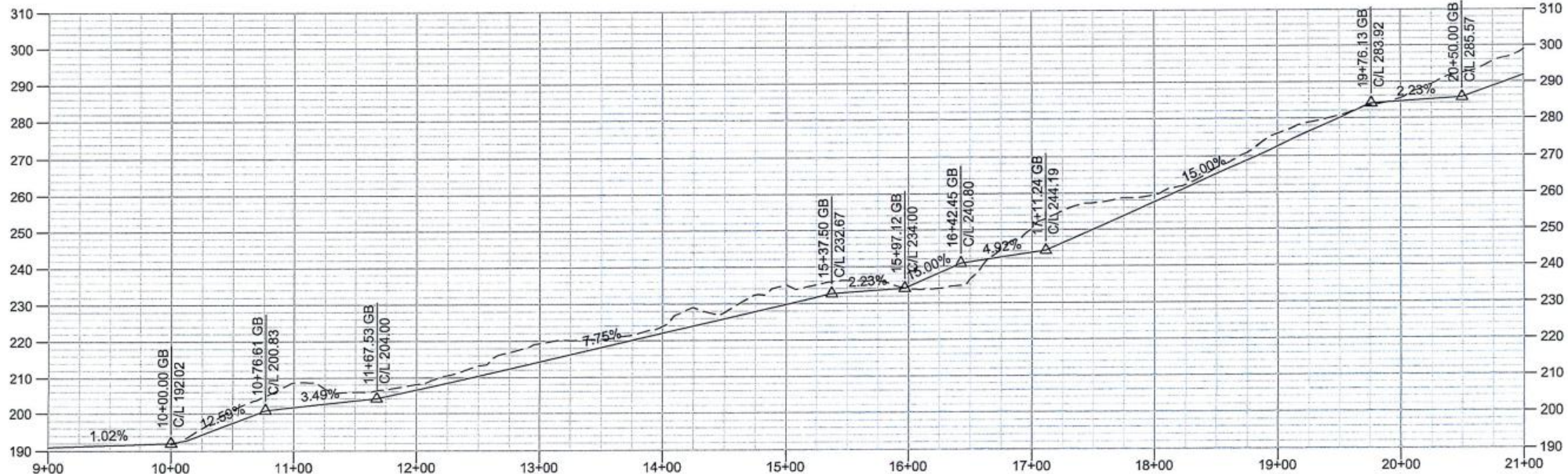


0 150
 GRAPHIC SCALE: 1"=150'



BISHOP O'DOWD
HIGH SCHOOL

98TH AVENUE



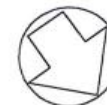
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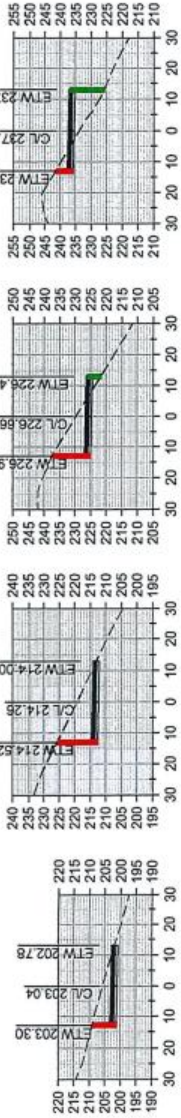
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ACCESS ROAD PLAN AND PROFILE

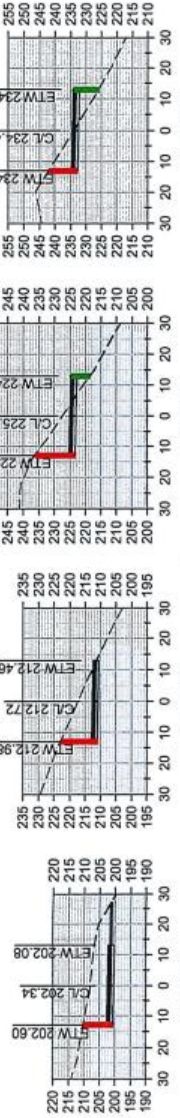
SK C-201



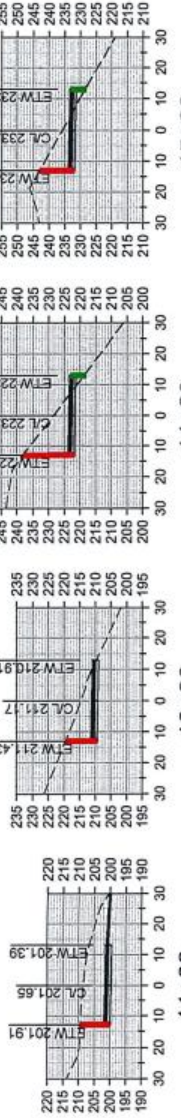
0 80
GRAPHIC SCALE: 1"=80'



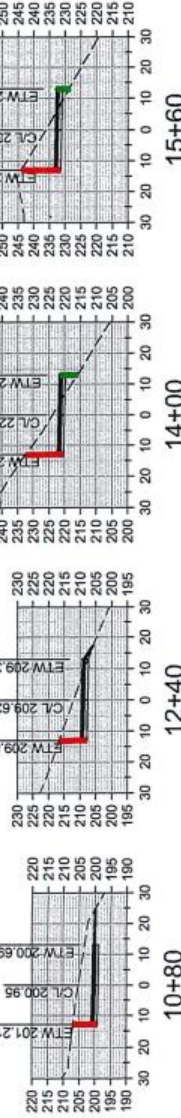
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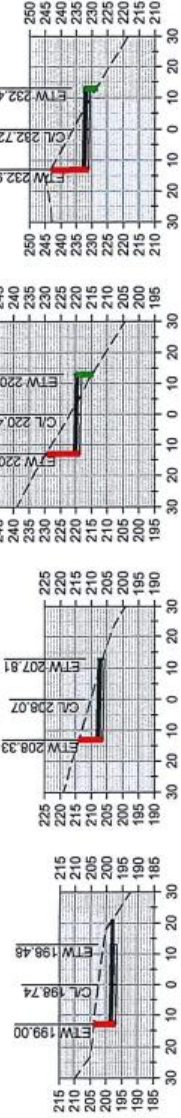
11+20



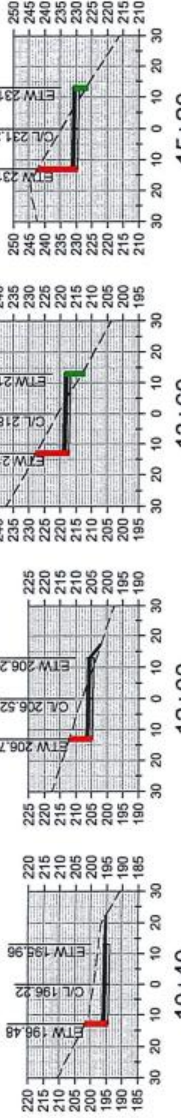
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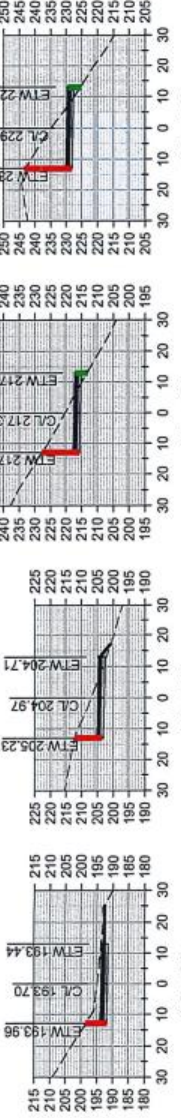
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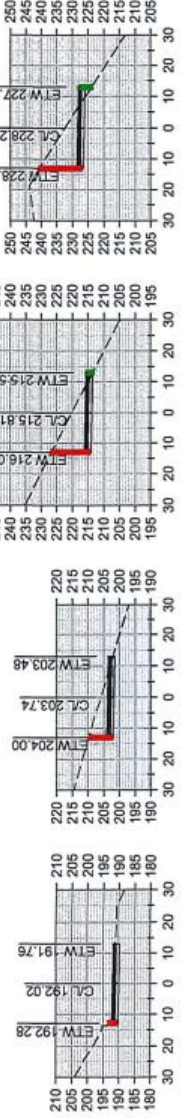
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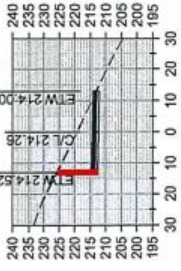
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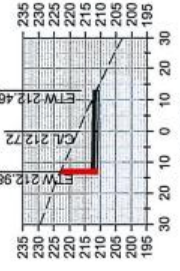
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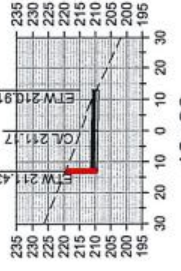
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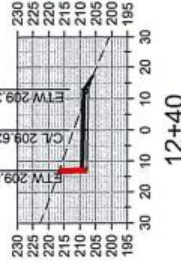
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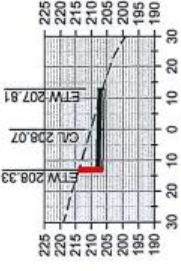
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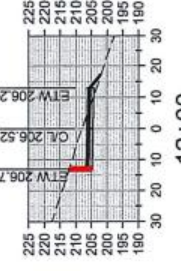
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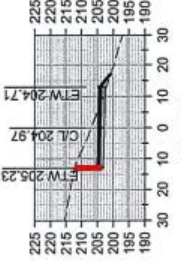
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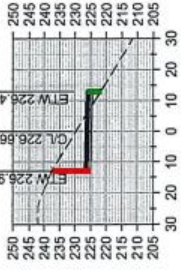
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12+00



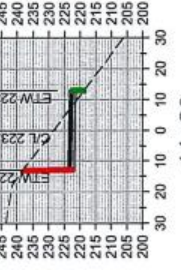
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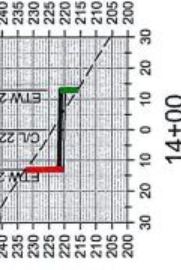
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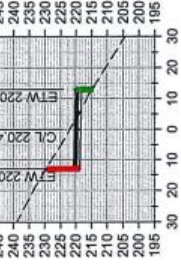
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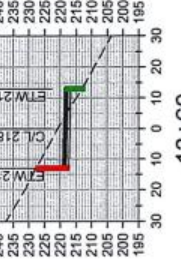
14+20



14+00



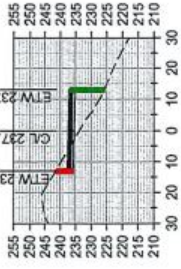
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13+60



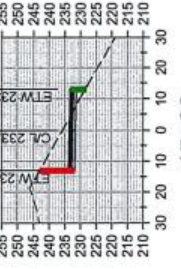
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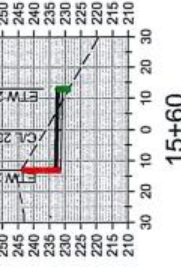
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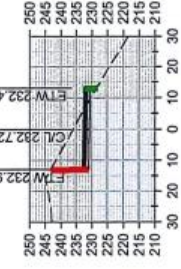
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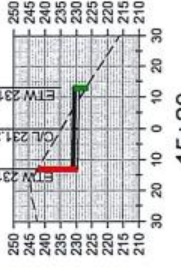
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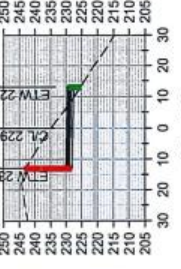
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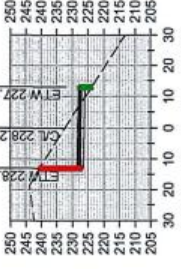
15+40



15+20



15+00



14+80



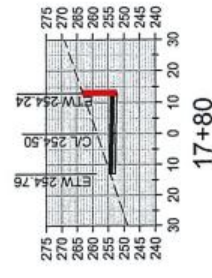
SK C-202
[PAGE 1 OF 2]

ACCESS ROAD
CROSS SECTIONS

BKF100+
YEARS
ENGINEERS, SURVEYORS, PLANNERS
300 Frank Ogawa Plaza, Suite 380
Oakland, CA 94612
T: 510.895.7300
F: 510.895.7319
www.bkf.com

CSDA | DESIGN | GROUP
475 Sansome Street, Suite 800
San Francisco, CA 94111
T: 415.689.5900
F: 415.693.9830
www.csdadesigngroup.com

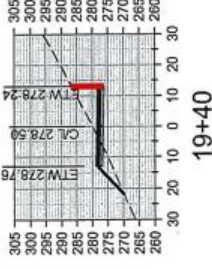
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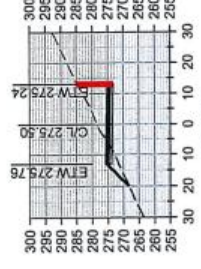
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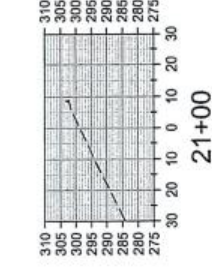
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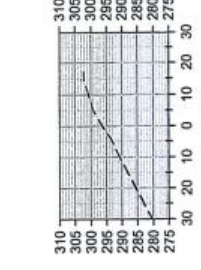
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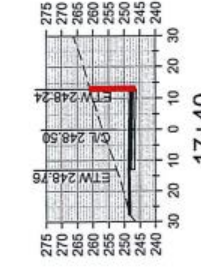
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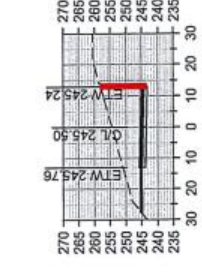
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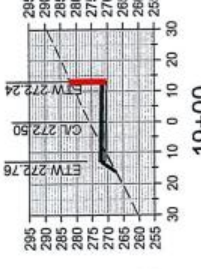
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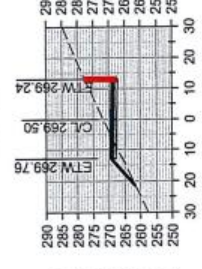
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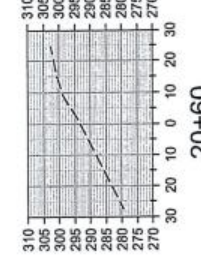
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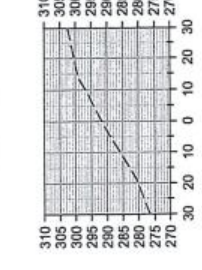
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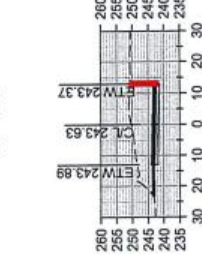
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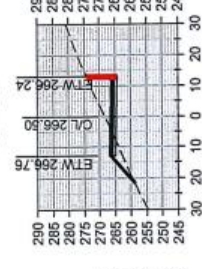
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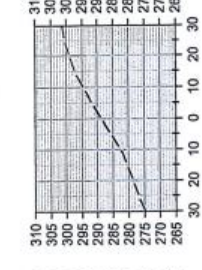
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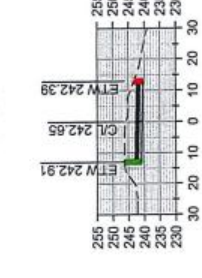
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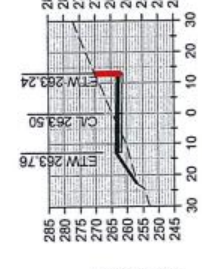
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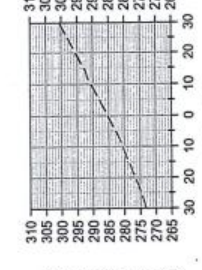
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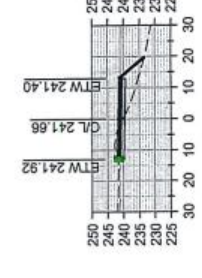
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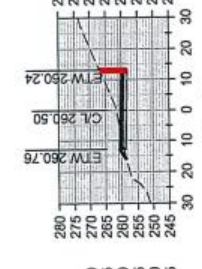
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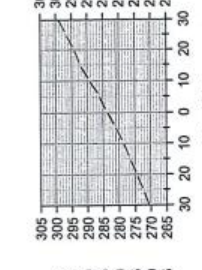
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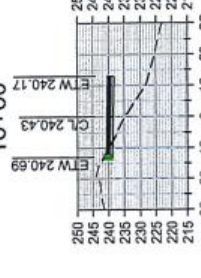
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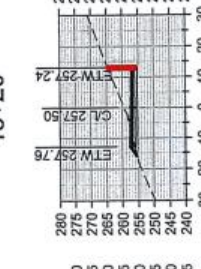
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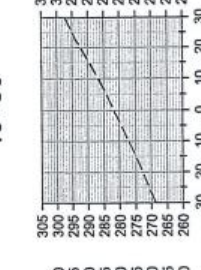
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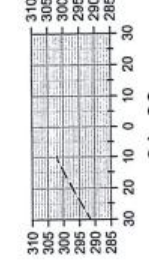
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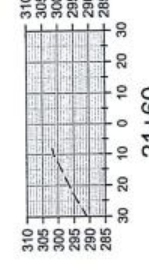
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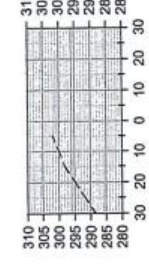
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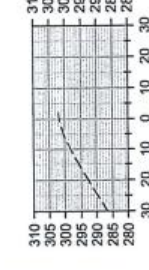
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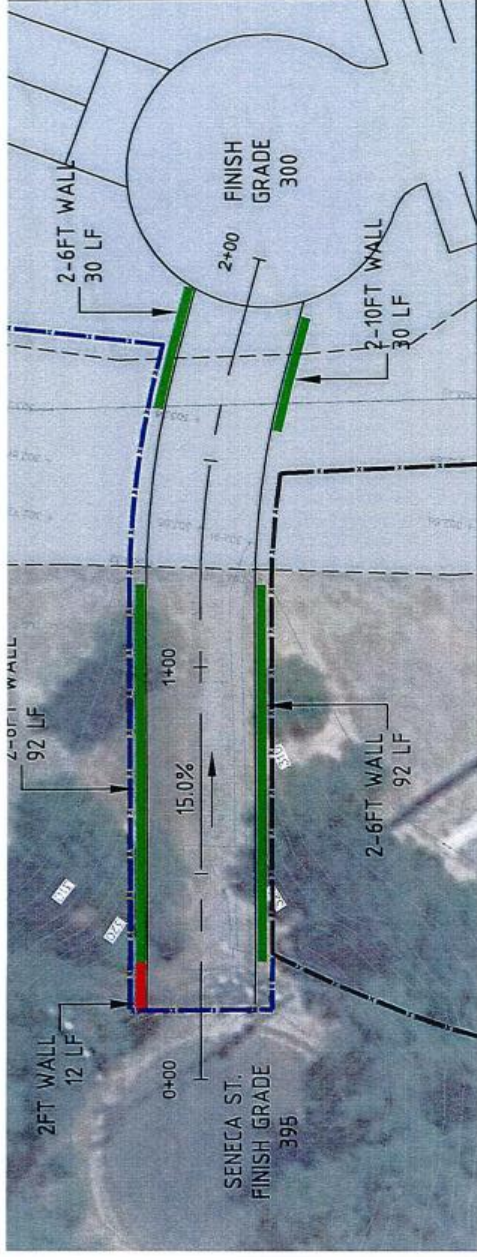
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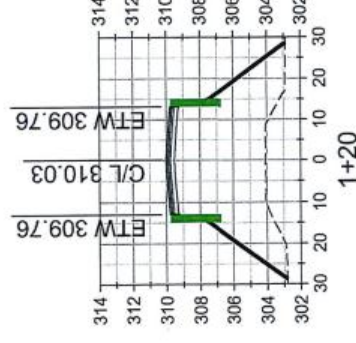
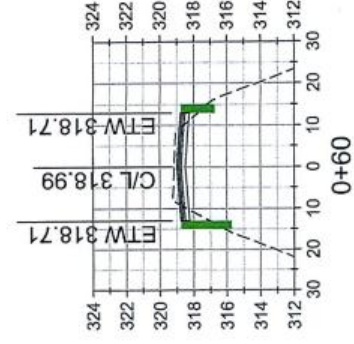
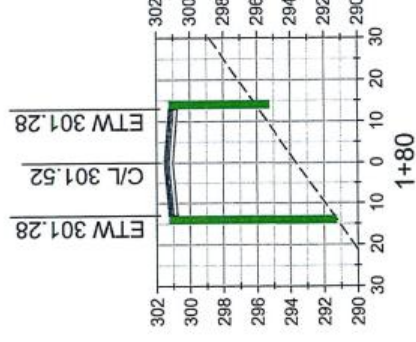
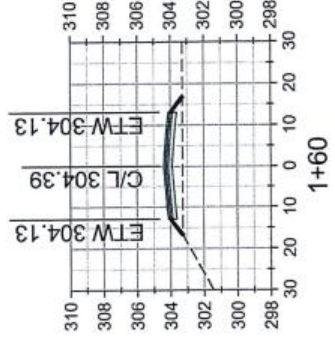
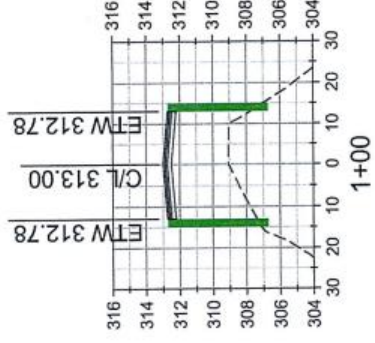
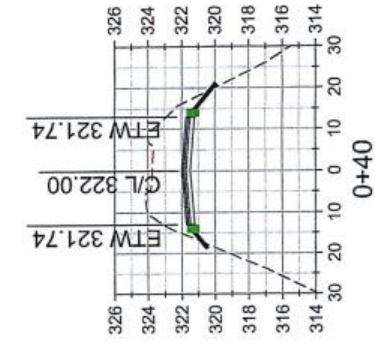
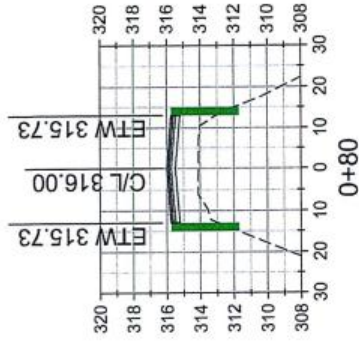
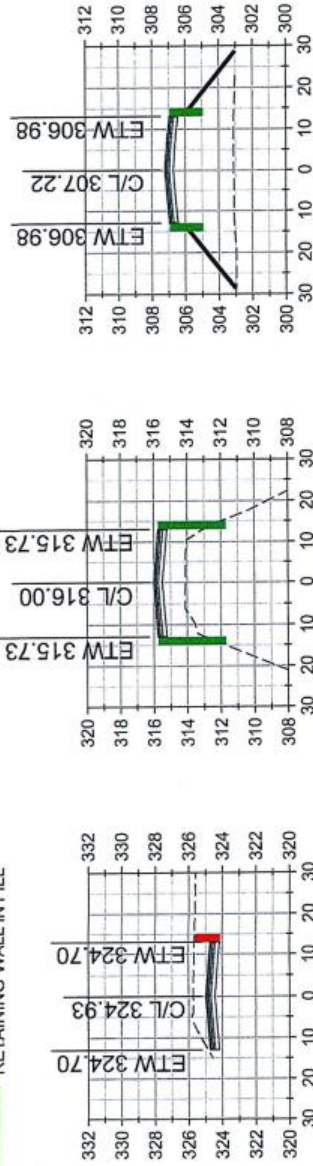


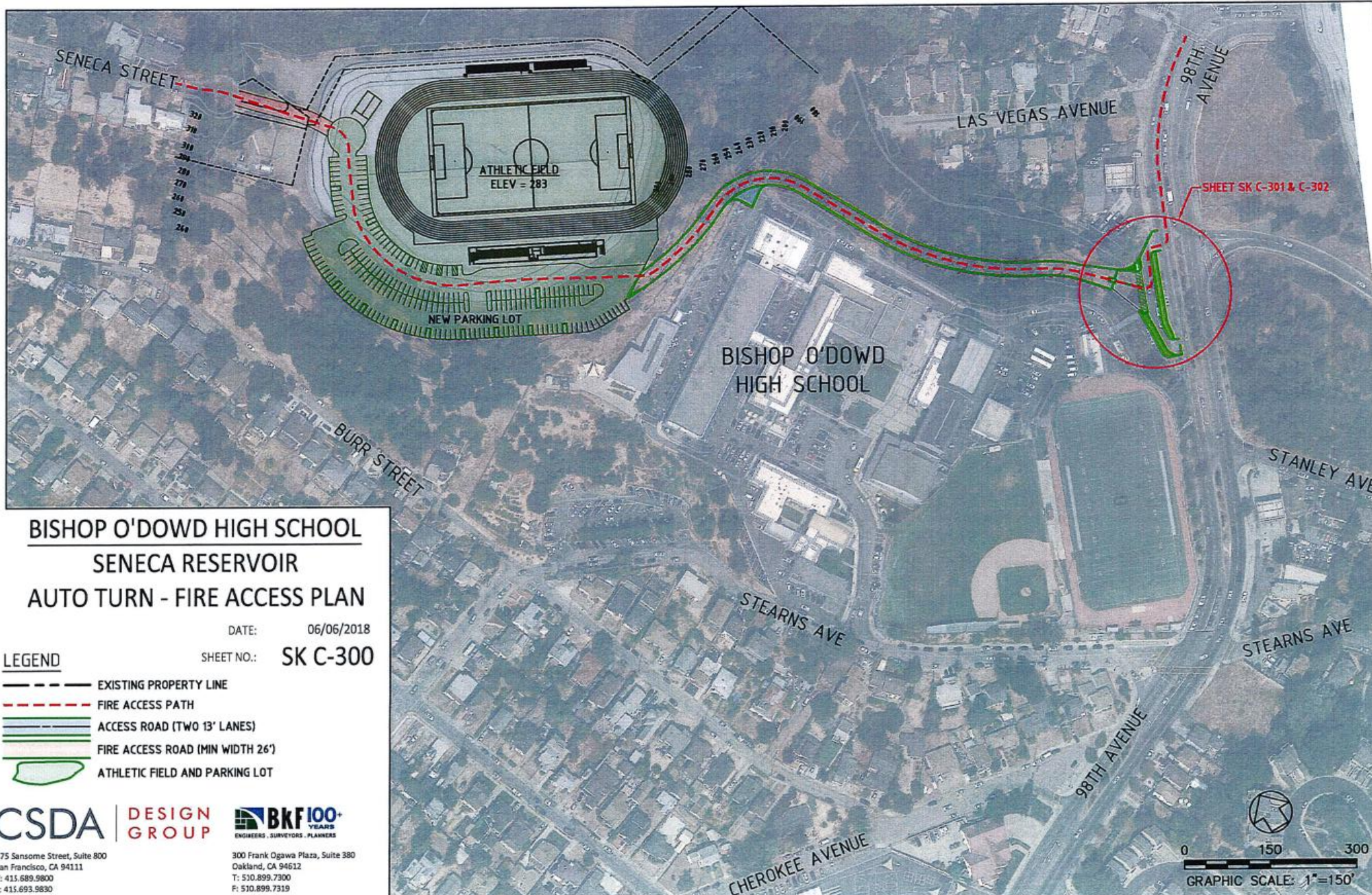
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LEGEND

- PROPOSED FENCE (6 FT TYP.)
- EXISTING FENCE (6-8 FT TYP.)
- EXISTING ROCK (APPROXIMATE)
- RETAINING WALL IN CUT
- RETAINING WALL IN FILL









**BISHOP O'DOWD HIGH SCHOOL
SENECA RESERVOIR
AUTO TURN - FIRE ACCESS PLAN**

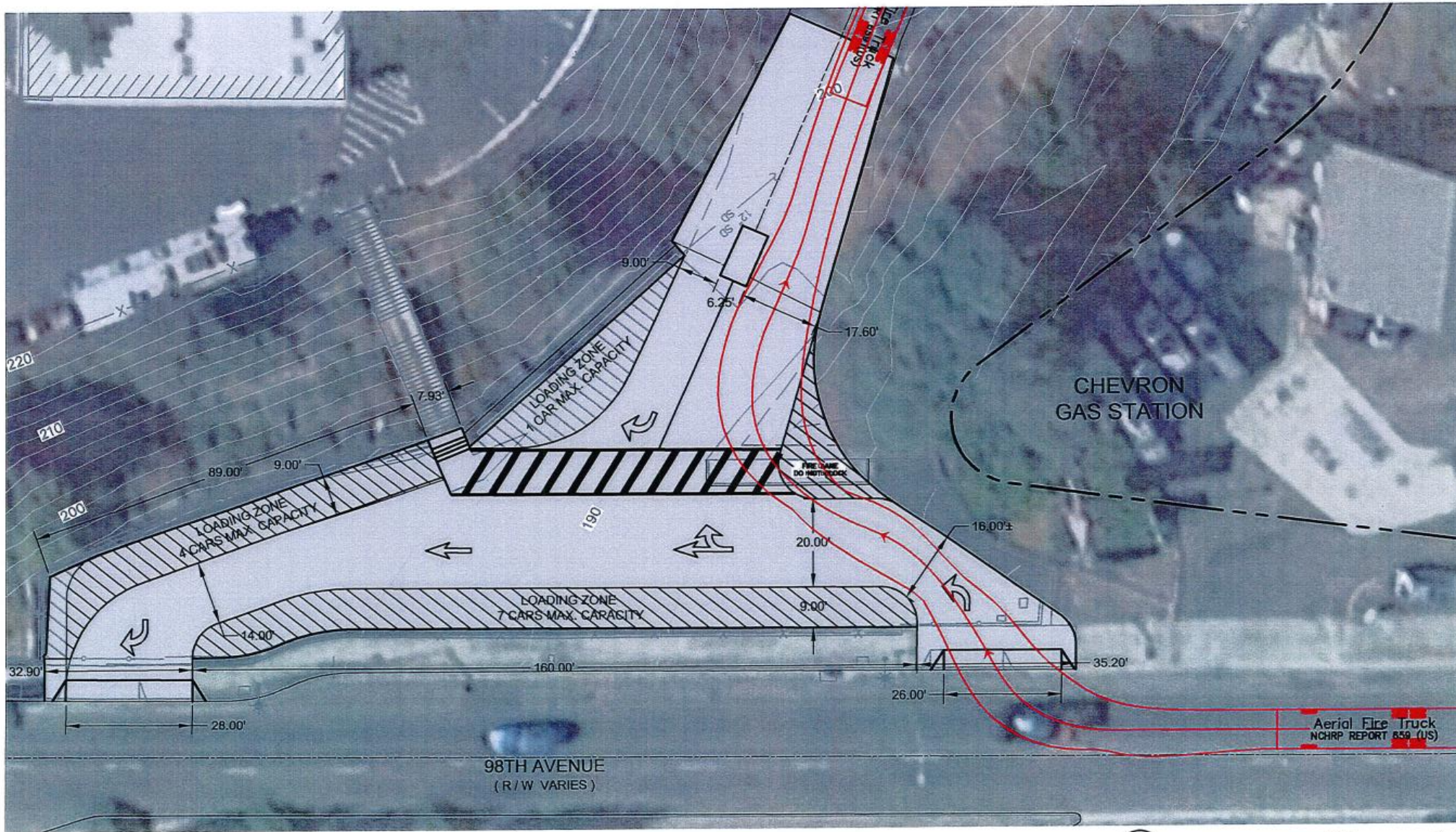
DATE: 06/06/2018

SHEET NO.: SK C-300

- LEGEND**
-  EXISTING PROPERTY LINE
 -  FIRE ACCESS PATH
 -  ACCESS ROAD (TWO 13' LANES)
 -  FIRE ACCESS ROAD (MIN WIDTH 26')
 -  ATHLETIC FIELD AND PARKING LOT

<p>CSDA DESIGN GROUP</p> <p>475 Sansome Street, Suite 800 San Francisco, CA 94111 T: 415.689.9800 F: 415.693.9830</p>	<p>BKF100+ YEARS ENGINEERS, SURVEYORS, PLANNERS</p> <p>300 Frank Ogawa Plaza, Suite 380 Oakland, CA 94612 T: 510.899.7300 F: 510.899.7319</p>
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Aerial Fire Truck
NCHRP REPORT 859 (US)

CSDA | DESIGN GROUP

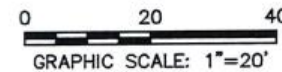
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Oakland, CA 94612
T: 510.899.7300
F: 510.899.7319

BISHOP O'DOWD HIGH SCHOOL
SENECA RESERVOIR

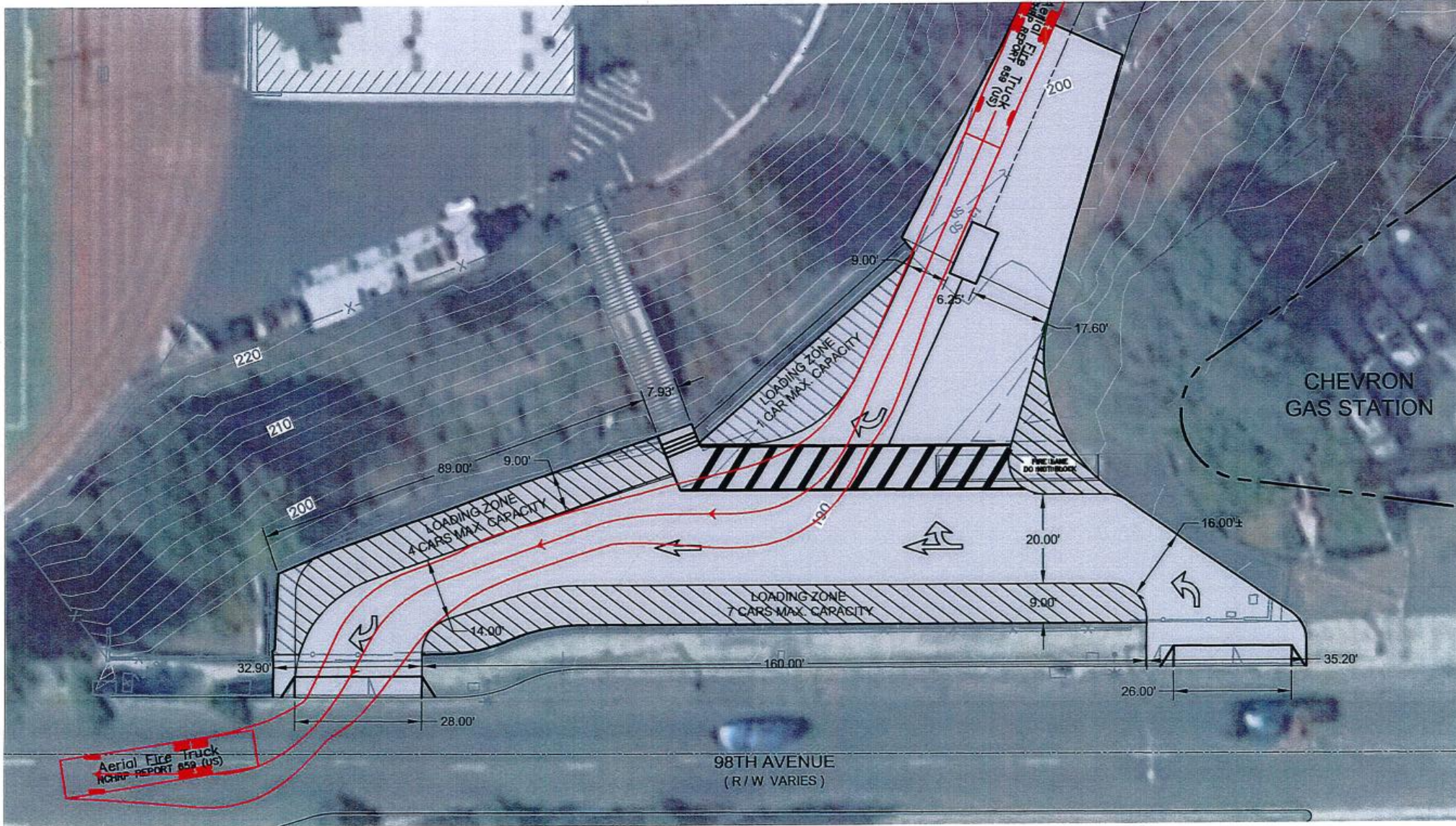
98th AVENUE CONNECTION - FIRE TRUCK ENTRY



SCALE: 1" = 20'

DATE: 06/06/20

SHEET NO. SK C-30



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BISHOP O'DOWD HIGH SCHOOL

SENECA RESERVOIR

98th AVENUE CONNECTION - FIRE TRUCK EXIT



0 20 40

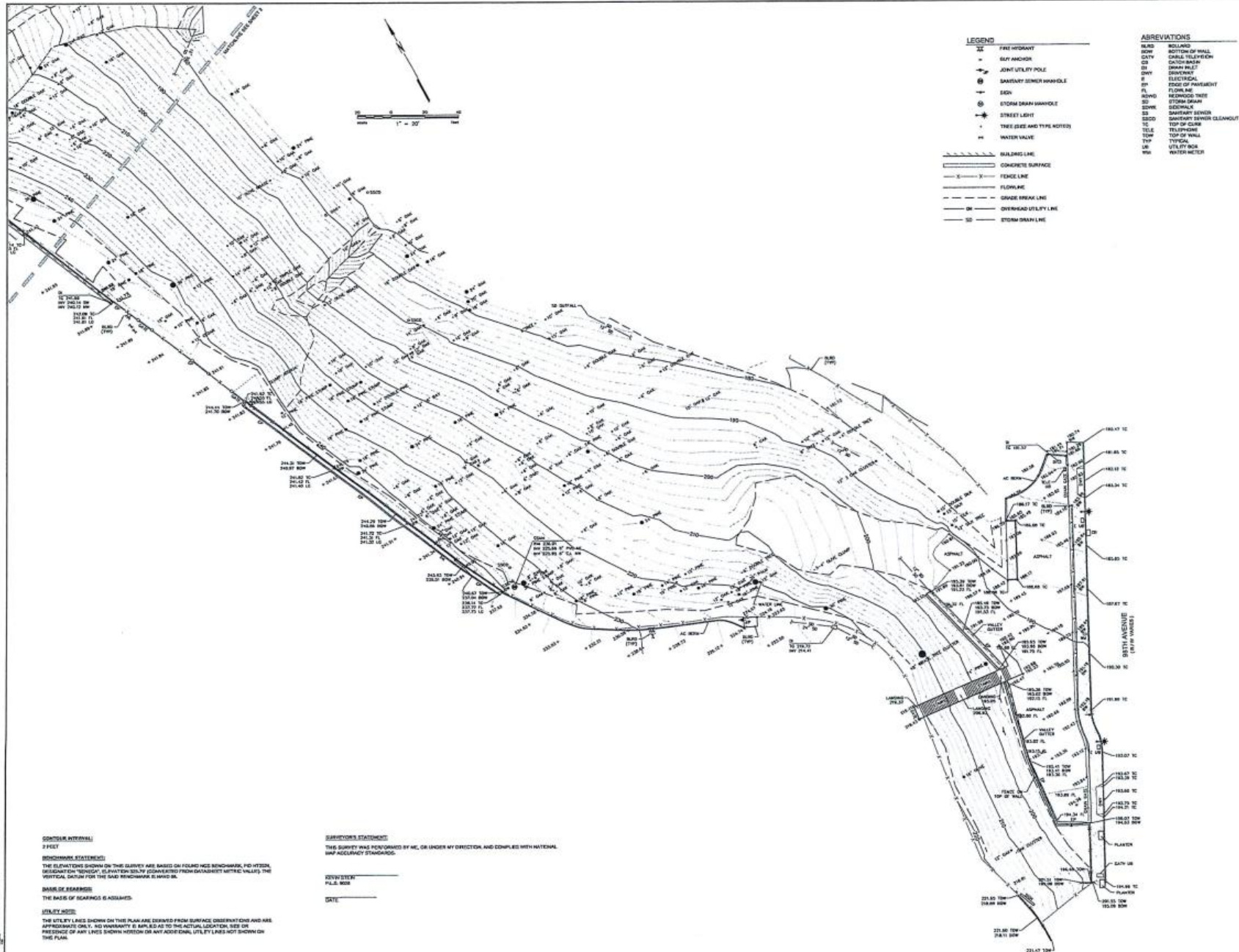
GRAPHIC SCALE: 1"=20'

SCALE: 1" = 20'

DATE: 06/06/20

SHEET NO.

SK C-30



LEGEND		ABBREVIATIONS	
⊕	FIRE HYDRANT	BLND	BOLLARD
⊙	FLY ANCHOR	BDW	BOTTOM OF WALL
⊕	JOINT UTILITY POLE	CLTY	CURB TILE TOP
⊕	SAWNEY SEWER MANHOLE	CS	CURB SIDE
⊕	EGN	DMY	DRAIN PILE
⊕	STORM DRAIN MANHOLE	EL	ELECTRICAL
⊕	STREET LIGHT	EP	EDGE OF PARADEWAY
⊕	TREE (SIZE AND TYPE NOTED)	FL	FLOW LINE
⊕	WATER VALVE	HMWD	MEADOW MARK
---	BUILDING LINE	SD	STORM DRAIN
---	CONCRETE SURFACE	SS	SEWER
---	FENCE LINE	SS	SAWNEY SEWER
---	FLOWLINE	SSC	SAWNEY SEWER CLEANOUT
---	GRADE BREAK LINE	TE	TOP OF CURB
---	OVERHEAD UTILITY LINE	TEL	TELEPHONE
---	STORM DRAIN LINE	TOW	TOP OF WALL
		TYP	TYPICAL
		UB	UTILITY BOX
		WM	WATER METER

SOUTHLINE INTERVAL
 2 FEET

BENCHMARK STATEMENT
 THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON FOUND BENCHMARK, PD 4732A, (EASTMONTAIN "MOUNTAIN" 22.79' ELEVATION) FROM (GANNETT WHITE) VALLEY. THE VERTICAL DATUM FOR THE SAID BENCHMARK IS NAVD 83.

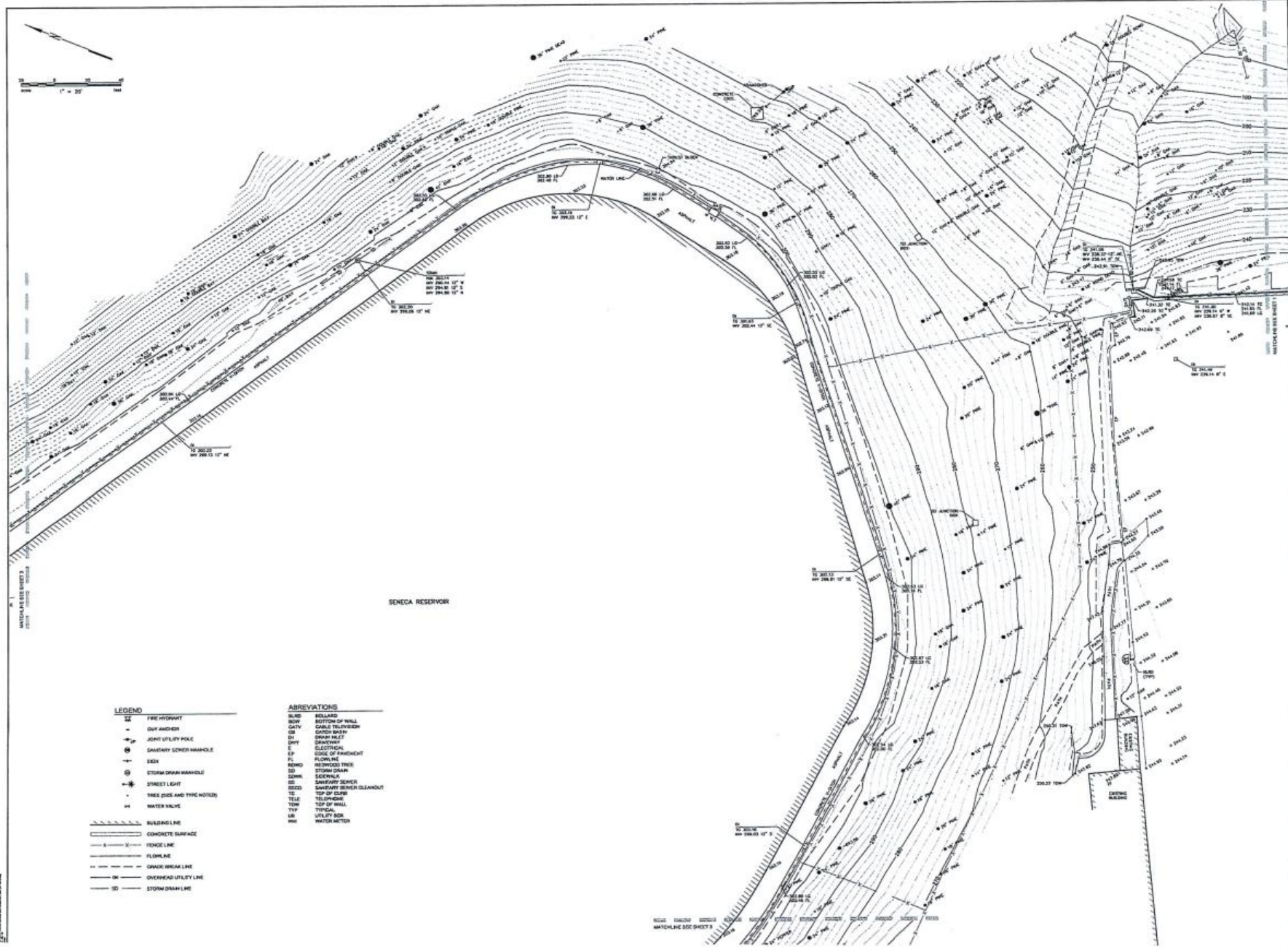
BASE OF BEARING
 THE BASE OF BEARING IS ASSUMED.

UTILITY NOTES
 THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTIES OR WARRANTIES ARE MADE AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

SURVEYOR'S STATEMENT
 THIS SURVEY WAS PERFORMED BY ME, OR UNDER MY DIRECTION, AND COMPLES WITH NATIONAL MAP ACCURACY STANDARDS.

EXAMINER: _____
 P.L.S. NO. _____

DATE: _____



LEGEND

- ☼ FIRE HYDRANT
- GUY ANCHOR
- ⊕ JOINT UTILITY POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊕ SEWER
- ⊙ STORM DRAIN MANHOLE
- ⊕ STREET LIGHT
- TREE (SIDE AND TYPE NOTED)
- WATER VALVE
- BUILDING LINE
- CONCRETE SURFACE
- FENCE LINE
- FLOWLINE
- GRADE BREAK LINE
- OVERHEAD UTILITY LINE
- STORM DRAIN LINE

ABBREVIATIONS

- BLND BOLLARD
- BRFT BOTTOM OF WALL
- CAVY CABLE TELEVISION
- CBY CATCH BASIN
- DI DRAIN INLET
- DRY DRAINAGE
- EL ELECTRICAL
- ESL EDGE OF FINISHMENT
- FLW FLOWLINE
- FRD REDWOOD TREE
- SD STORM DRAIN
- SCR SCRUB
- SS SANITARY SEWER
- SSB SANITARY SEWER CLEANOUT
- SCS TOP OF CURB
- TEL TELEPHONE
- TOP TOP OF WALL
- TRF TYPICAL
- UB UTILITY BOX
- WTN WATER METER

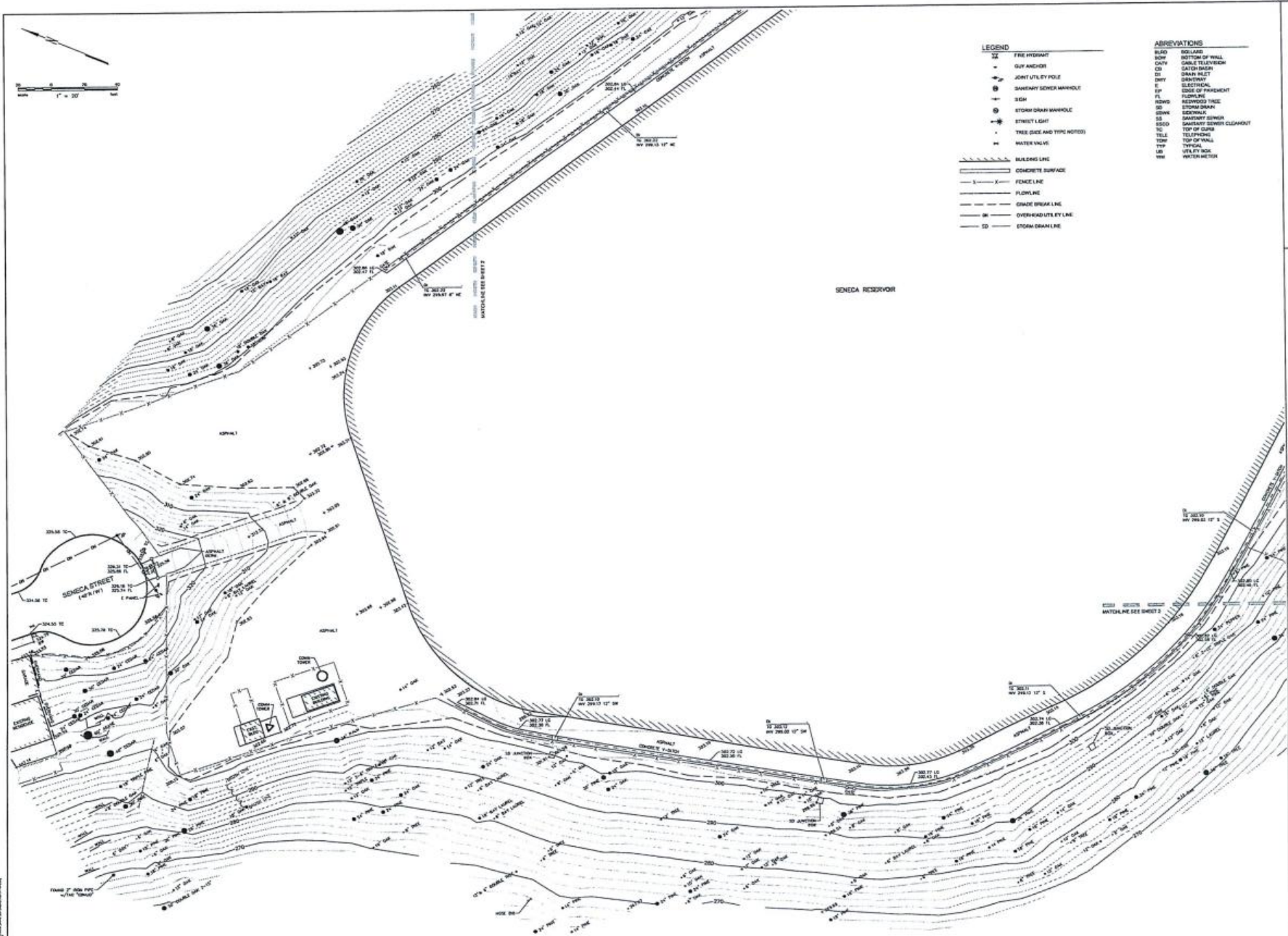
1845 NORTH WIND STREET
 SUITE 200
 BOSTON, MASSACHUSETTS 02116
 617-552-1100



TOPOGRAPHIC SURVEY
 LANDS OF

DATE	NO.	BY

TO



LEGEND

- FIRE HYDRANT
- GUY ANCHOR
- JOINT UTILITY POLE
- SAVERSARY SINKER MANHOLE
- SSM
- STORM DRAIN MANHOLE
- STREET LIGHT
- TREE (SIZE AND TYPE NOTED)
- WATER VALVE
- BUILDING LINE
- CONCRETE SURFACE
- FENCE LINE
- FLOWLINE
- GRADE BREAK LINE
- OVERHEAD UTILITY LINE
- CD — STORM DRAIN LINE

ABBREVIATIONS

- BLAD — BOLLARD
- BOF — BOTTOM OF WALL
- CB — CABLE TELEVISION
- CD — CATCH BASIN
- CD — DRAIN PILE
- CD — DRAINAGE
- CD — ELECTRICAL
- CD — SOLE OF PAVEMENT
- FL — FLOWLINE
- FR — FRESHWATER TRAIL
- SD — STORM DRAIN
- SD — SEWER
- SS — SAVERSARY SINKER
- SSC — SAVERSARY SINKER CLEANOUT
- TC — TOP OF CURB
- TE — TELEPHONE
- TOP — TOP OF WALL
- TR — TYPICAL
- UB — UTILITY BOX
- WB — WATER METER

148 W. MAIN STREET
SALT LAKE CITY, UT 84143
313-241-2100



TOPOGRAPHIC SURVEY
LANDS OF

DATE: 11/15/2011
SCALE: 1" = 30'
PROJECT: SENeca RESERVOIR

TC

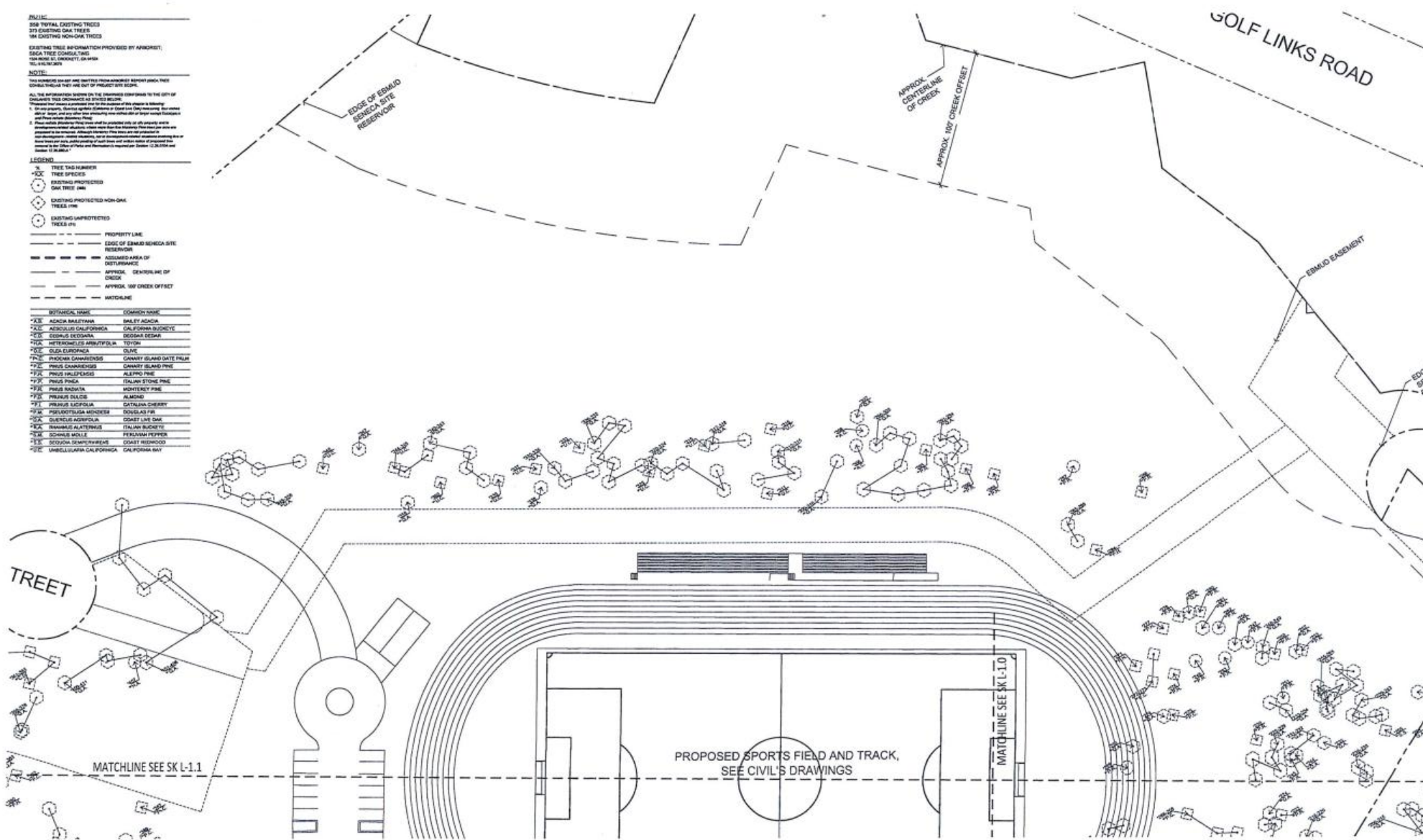
EXISTING TREES:
 558 TOTAL EXISTING TREES
 373 EXISTING OAK TREES
 184 EXISTING NON-OAK TREES

EXISTING TREE INFORMATION PROVIDED BY APPROXIMATE:
 SCAI TREE CONSULTING
 124 RUISE ST. DUNKNETT, CA 94528
 TEL: 925-885-9499

NOTE:
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- LEGEND:**
- 1- TREE TAG NUMBER
 - 2- TREE SPECIES
 - 3- EXISTING PROTECTED OAK TREE (184)
 - 4- EXISTING PROTECTED NON-OAK TREE (174)
 - 5- EXISTING UNPROTECTED TREES (58)
 - 6- PROPERTY LINE
 - 7- EDGE OF ERMALD SENECA SITE RESERVOIR
 - 8- ASSIGNED AREA OF DISTURBANCE
 - 9- APPROX. CENTERLINE OF CREEK
 - 10- APPROX. 100' CREEK OFFSET
 - 11- MATCHLINE

ABBREVIATION	COMMON NAME
AK	ACER BALSAMIFOLIA
AL	ALNUS CALIFORNICA
CA	CALIFORNIA REDWOOD
CE	CESTRUM DECCA
CH	CHENOPodium AMBROSIOIDES
CL	CLEOME SPINOSA
CO	CORONILLA VARIEGATA
CR	CROTON CALYPTROGLOBA
CU	CUNILA
DA	DALYIA
DE	DEODAREX
DI	DICENTELLA
DR	DRACOPANACEAE
EA	EUCALYPTUS
EL	ELAEAGNUS
EM	EMULGUM
ER	ERICACEAE
ES	ERUICACEAE
EU	EUPHORBIA
EV	EVONYMUS
FA	FICUS
FE	FELICIA
FR	FRAXINUS
GA	GALIA
GE	GEOPHYLLUM
GL	GLADIOLUS
GR	GRASS
GU	GUARDIAN
HA	HABER
HE	HELIOPSIS
HI	HIBISCUS
HO	HOLCONEACEAE
HU	HUMULUS
IA	IMPATIENS
IB	IBIDAN
IC	ICARIA
ID	IDEA
IE	IEVA
IF	IFLORINIA
IG	IGNEA
IH	IHLEA
IL	ILICACEAE
IM	IMBELLIFERA
IN	INULA
IO	IOXYS
IP	IPOMOEACEAE
IR	IRIDIACEAE
IS	ISOPHYLLUM
IT	ITHEA
IU	IUNONIA
IV	IVY
JA	JACARANDA
JE	JEROMEA
JF	JEROMEA
JG	JEROMEA
JH	JEROMEA
JL	JEROMEA
JM	JEROMEA
JN	JEROMEA
JO	JEROMEA
JP	JEROMEA
JQ	JEROMEA
JR	JEROMEA
JS	JEROMEA
JT	JEROMEA
JU	JEROMEA
JV	JEROMEA
JW	JEROMEA
JX	JEROMEA
JY	JEROMEA
JZ	JEROMEA



CSDA DESIGN GROUP
 LISTEN COLLABORATE CREATE

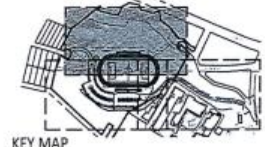
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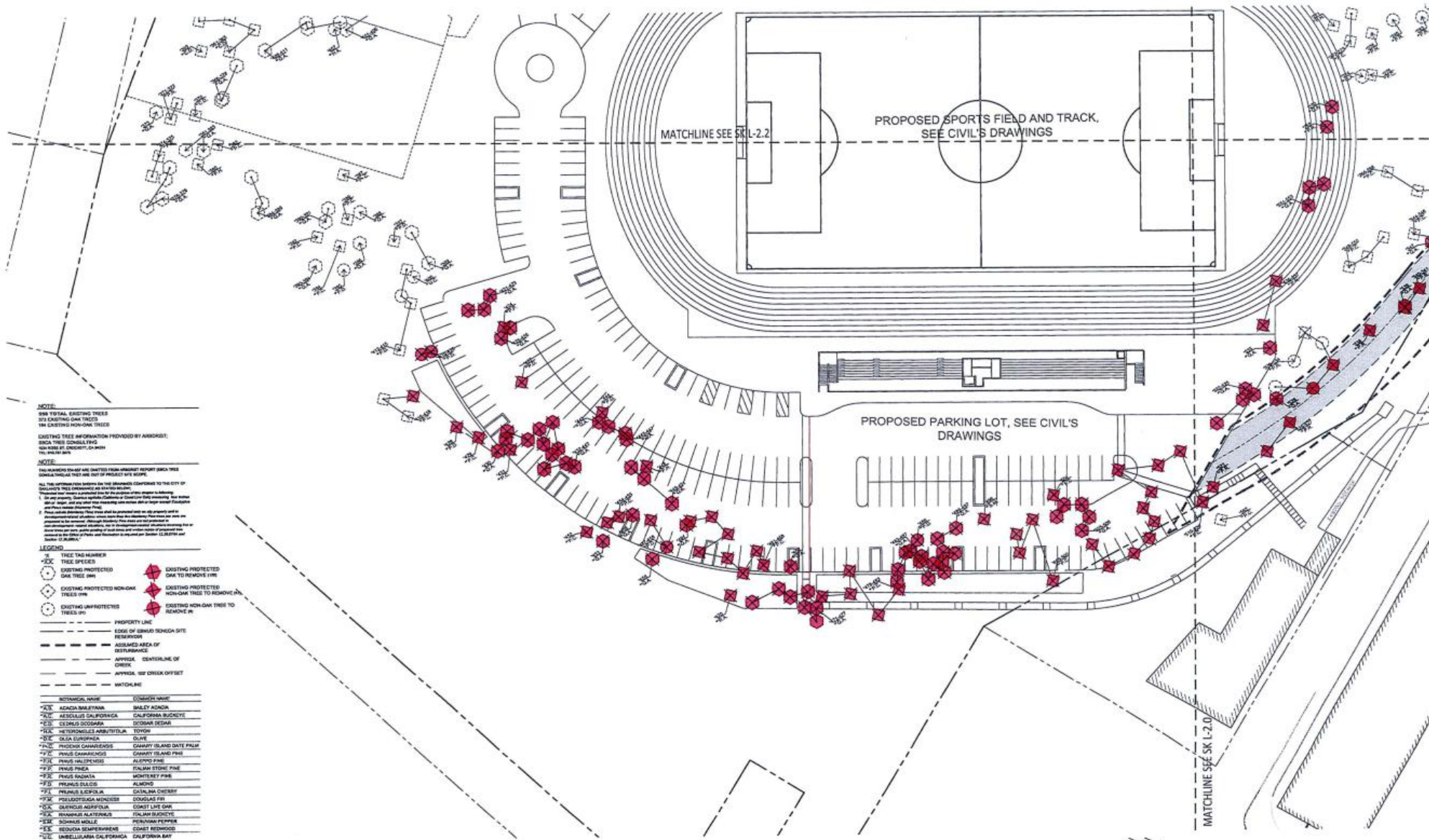


EXISTING TREES

BISHOP O'DOWD HIGH SCHOOL - SENECA SITE



ORIGINAL SCALE: _____
 DATE: 12/28/17
 SHEET NO. SK L-1.2



NOTE:
 SHW TOTAL EXISTING TREES
 324 EXISTING OAK TREES
 134 EXISTING NON-OAK TREES

EXISTING TREE INFORMATION PROVIDED BY ARBORIST:
 BIRCH TREE CONCENTRATION
 100% MOISTURE BY WEIGHT
 100% MOISTURE BY VOLUME

NOTE:
 ALL TREES SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF BISHOP O'DOWD. ANY TREES NOT SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF BISHOP O'DOWD. ANY TREES NOT SHOWN ON THIS PLAN ARE THE PROPERTY OF THE CITY OF BISHOP O'DOWD.

LEGEND:

- TREE TAG NUMBER
- TREE SPECIES
- EXISTING PROTECTED OAK TREE (SH)
- EXISTING PROTECTED NON-OAK TREE (SP)
- EXISTING UNPROTECTED TREE (SU)
- EXISTING PROTECTED OAK TREE TO REMOVE (SR)
- EXISTING PROTECTED NON-OAK TREE TO REMOVE (SN)
- EXISTING NON-OAK TREE TO REMOVE (NR)

PROPERTY LINE
 EDGE OF BISHOP SENeca SITE
 PERIMETER
 ASSUMED AREA OF DISTURBANCE
 APPRISAL CENTERLINE OF DRIVE
 APPRISAL 100' DRIVE OFFSET
 MATCHLINE

ABBREVIATION	SCIENTIFIC NAME	COMMON NAME
*AC	ACACIA SALICIFERA	SALICY ACACIA
*AL	ALBUQUERQUE CALIFORNICA	CALIFORNIA BUCKEYE
*CE	CESTRUM TOCOTARIA	TOCOTARIA (SEAM)
*EK	ELAEAGNUS AMBLYOTYLUS	TOYON
*EU	EUROPAEA	OLIVE
*GA	GALEA CALIFORNICA	GALEA (SLATE DATE PALM)
*GR	GRACILIS CALIFORNICA	GRACILIS (SLATE DATE PALM)
*HA	HAEMODORUS	HAEMODORUS
*MA	MAHONIA	MAHONIA
*PA	PANICUM	PANICUM
*PR	PRUNUS	ALMOND
*SC	SCOTLANDIA	SCOTLANDIA
*SI	SILICULA	SILICULA
*SP	SPERMATOPHYTES	SPERMATOPHYTES
*ST	STYRACIS	STYRACIS
*TE	TEUCRIUM	TEUCRIUM
*TR	TRIFOLIUM	TRIFOLIUM
*UN	UNIDENTIFIED	UNIDENTIFIED
*VA	VANILLA	VANILLA
*VI	VITIS	VITIS
*WE	WEINMANNIA	WEINMANNIA
*YU	YUCCA	YUCCA

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EXISTING TREES TO BE REMOVED
BISHOP O'DOWD HIGH SCHOOL - SENECA SITE



ORIGINAL SCALE: 1" = 40'
 DATE: 12/28/17
 SHEET NO. SK L-2.1

288 TOTAL PROPOSED NEW TREES
 196 TOTAL TREES TO BE REMOVED
 161 PROTECTED TREES TO BE REMOVED
 TREES TO BE REMOVED ARE IN ASSUMED AREA OF DISTURBANCE
 128 PROPOSED NEW OAK TREES
 26 PROPOSED NEW REDWOOD TREES
 26 PROPOSED NEW MADROSE TREES
 27 PROPOSED NEW BAY TREES

EXISTING TREE INFORMATION PROVIDED BY ANBORST:
 SIDA TREE CONSULTING
 164 BIRCH ST. SHERWOOD, CA 94604
 TEL: 925.237.2011

LEGEND

- TREE TAG NUMBER
- TREE SPICES
- EXISTING PROTECTED OAK TREE (PM)
- EXISTING PROTECTED MADROSE TREES (PM)
- EXISTING UNPROTECTED TREES (U)
- PROPERTY LINE
- EDGE OF EMBUDO SENECA SITE RESERVOIR
- ASSUMED AREA OF DISTURBANCE
- APPROX. CENTERLINE OF CREEK
- APPROX. 100' CREEK OFFSET
- APPROX. 160' CREEK OFFSET
- MATCHLINE
- PROPOSED RETAINING WALL, SEE CIVIL'S DRAWINGS

SCHEMATIC PLANT LIST

BOTANICAL NAME	COMMON NAME	COUNT
OPEN SPACE TREES		
ACERULUS CALIFORNICA	SLADEY	26
QUERCUS MOBILE	REDWOOD TREE	26
AMELANEA CALIFORNICA	CALIFORNIA BAY	27
QUERCUS AGARICOLA	COAST LIVE OAK	129

FRUITING LOG GROUP TREE		COUNT
PLATANUS ACERIFOLIA COLUMBIENSIS	LONDON PLANE	31

SHRUBS AND GROUNDCOVERS

SABOTA ELLIPTICA	COAST SILK TASSER
NEPENTHELES ANDRIFOLIA	TOTEM
MYRTA CALIFORNICA	PAWED WAX MYRTLE
PRUNUS LACINIA	HOLLY LEAF CHERRY
ARTOCARPUS LANCEOLATUS	DOWNY HOOPEA WANDERER
BOCCONIA P. VISION POINT	SAGEVARD
CELANOTHUS T. YONCHAI	BLUE WILD LEAF
LARIX ALBERTIENSIS	SILVER BURSH LUMBER
RYNANUS CALIFORNICA	COFFEE BERRY
MOUND SAN BRUNO	

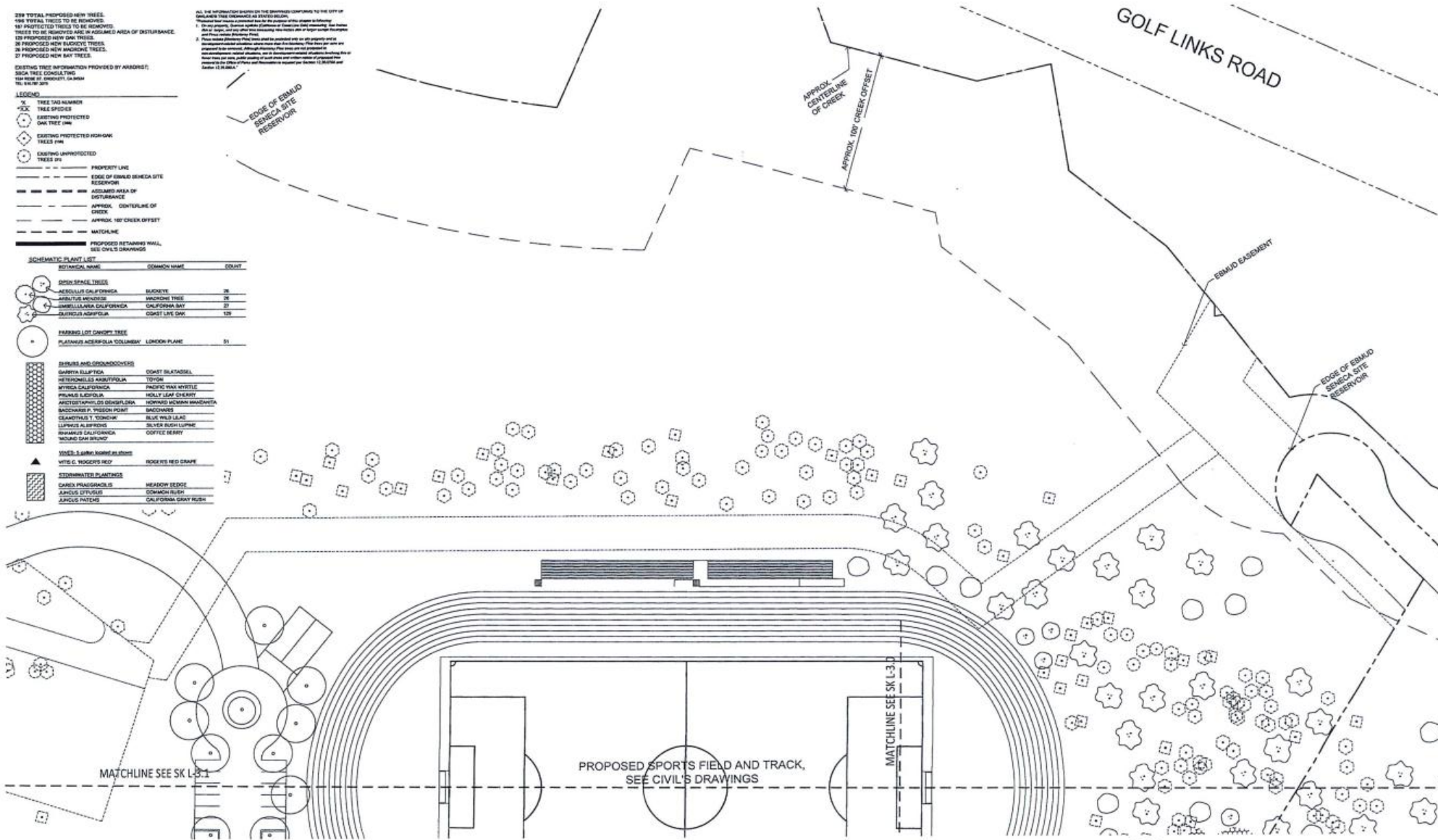
VINES & LARIX BERRY PLANTS

VITIS C. HODGERS KEY	RODGERS RED GRAPE
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STORMWATER PLANTS

SAEPIA PRANSINGENS	MEADOW SEDGE
ARIZONA LETTUCE	COMMON BLUE
ARIZONA PATENS	CALIFORNIA GRAY RUSH

ALL THE INFORMATION SHOWN ON THE DRAWINGS COMPLIES TO THE CITY OF SHERWOOD TREE ORDINANCE AND OTHER REGULATIONS.
 1. Do not remove, damage, or alter any tree or shrub on the site.
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CSDA DESIGN GROUP

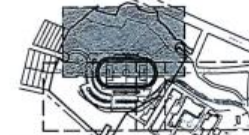
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REVEGETATION PLAN

BISHOP O'DOWD HIGH SCHOOL - SENECA SITE



ORIGINAL SCALE: 1" = 40'

DATE: 12/28/17

SHEET NO. SK L-3.2

COMMON TREE SPECIFICATIONS

Tag# - Indicates the number tag attached to tree
Species - Scientific name
Common Name - Vernacular name
DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated; Poles are measured by feet of clear trunk (feet of trunk from ground level to first branch)
Practical Tree - Trees qualifying as "Protected" by the City of Oakland
Health - Tree Health: B is Excellent, G is Good, F is Fair, P is Poor, G is Dead or Dying
Structure - Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Suitability for Retention - based on Tree Condition and/or value to the woodlot: G is Good, F is Fair, P is Poor
Not Located in Survey - Trees located within the survey area and not shown on the survey plan that qualify as PROTECTED TREES
Notes - See below

ABBREVIATIONS AND DEFINITIONS

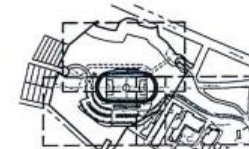
Unlabeled Bark (U) - Add indicator Bark, U to a structural defect where bark is included between the branch attachment and the wood column. Such defects have a higher propensity for failure.
Condition (C) - A condition where a tree has one or more stems which are of equal diameter and similar amount of leaf area. Trees with stem(s) primary scaffolding stems are inherently under that stem, which are of unequal diameter and/or form.

SIGN

Condition (C) - Unlabeled Bark (UB) - When bark is embedded between stem(s) stems, failure potential is very high and pruning to mitigate the defect is recommended.
Dead Wood (DW) - Interior dead branches noted in notes.
Special Notes (SN) - Healthier standing with a visible or subtle condition/pruning wounds.
Small (SM) - Multiple trunks, stems measure from below breast height (3.5' above soil grade).

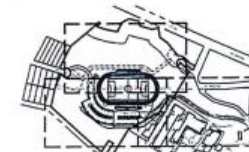
Tag#	Species	Common Name	DBH	Health	Structure	Practical Tree	Retain	Notes	MIG	MIG Approach	MIG Description
1	Quercus agrifolia	Coast Live Oak	4.5, 4.4, 3.4	G	P	G	Retain	CDB, MUJ			
2	Quercus agrifolia	Coast Live Oak	4	G	F	G	Retain				
3	Quercus agrifolia	Coast Live Oak	4, 4.9	G	F	G	Retain	Multi			
4	Olea europaea	Olive	6, 7	F	F	G	Retain				
5	Prunus alata	Almond	4.5, 3, 3.2, 2	G	F	G	Retain	Previously labeled, dead			
6	Pinus radiata	Monterey Pine	16	F	F	F	Retain	Dieback, Lean			
7	Acacia dealbata	Balboy Acacia	8.5	F	F	F	Retain	Lean			
8	Acacia dealbata	Balboy Acacia	12	F	F	F	Retain	Lean			
9	Acacia dealbata	Balboy Acacia	12	F	F	F	Retain	Lean			
10	Acacia dealbata	Balboy Acacia	12, 13	F	F	F	Retain				
11	Pinus radiata	Monterey Pine	23.5	F	F	F	Retain	CD, Dieback			
12	Quercus agrifolia	Coast Live Oak	8	G	G	G	Retain	Growing under pine			
13	Olea europaea	Olive	2, 2.3	G	F	G	Retain	Multi			
14	Quercus agrifolia	Coast Live Oak	14	G	F	G	Retain	Large limb removed			
15	Pinus radiata	Embury Island Pine	8' at CP	G	G	G	Retain				
16	Pinus radiata	Monterey Pine	13	F	F	F	Retain	Dieback			
17	Quercus agrifolia	Coast Live Oak	8.5	G	G	G	Retain				
18	Quercus agrifolia	Coast Live Oak	9.8	G	G	G	Retain				
19	Quercus agrifolia	Coast Live Oak	28.5	G	G	G	Retain				
20	Pinus radiata	Monterey Pine	25.5	F	F	F	Retain	Spruce, Dieback, Dead pine adjacent			
21	Quercus agrifolia	Coast Live Oak	7	G	G	G	Retain				
22	Pinus radiata	Monterey Pine	13	F	F	F	Retain	Spruce, Dieback, No pine adjacent			
23	Pinus radiata	Monterey Pine	17.5	F	F	F	Retain	Spruce, Dieback			
24	Pinus radiata	Monterey Pine	11	F	F	F	Retain	Spruce, Dieback			
25	Olea europaea	Olive	4.5, 4.3, 3.5	G	F	G	Retain	Multi			
26	Quercus agrifolia	Coast Live Oak	4	G	G	G	Retain				
27	Quercus agrifolia	Coast Live Oak	7	G	F	G	Retain	Under canopy of pine, Lean			
28	Pinus radiata	Monterey Pine	17	F	F	F	Retain	Bad vegetative health, away from, Dieback			
29	Quercus agrifolia	Coast Live Oak	5.5	G	G	G	Retain				
30	Quercus agrifolia	Coast Live Oak	9	G	G	G	Retain	Lean			
31	Quercus agrifolia	Coast Live Oak	7	G	G	G	Retain				
32	Quercus agrifolia	Coast Live Oak	4	G	F	G	Retain	Topped			
33	Quercus agrifolia	Coast Live Oak	8.5	G	F	G	Retain	CDB			
34	Quercus agrifolia	Coast Live Oak	4.9	G	F	G	Retain	CB			
35	Quercus agrifolia	Coast Live Oak	5.3	G	F	G	Retain	Lean, Multi			
36	Quercus agrifolia	Coast Live Oak	3.3, 3.5, 4.5, 4.3	G	F	G	Retain	CDB, Pine stem adjacent			
37	Quercus agrifolia	Coast Live Oak	12.9	G	F	G	Retain				
38	Quercus agrifolia	Coast Live Oak	11	G	F	G	Retain	Lean			
39	Quercus agrifolia	Coast Live Oak	10.9	G	F	G	Retain	Lean			
40	Quercus agrifolia	Coast Live Oak	11	G	F	G	Retain				
41	Quercus agrifolia	Coast Live Oak	2.5	G	F	G	Retain	Large pruning wounds			
42	Quercus agrifolia	Coast Live Oak	4	G	F	G	Retain	Pine stump adjacent			
43	Quercus agrifolia	Coast Live Oak	5	G	G	G	Retain				

Tag#	Species	Common Name	DBH	Health	Structure	Practical Tree	Retain	Notes	MIG	MIG Approach	MIG Description
44	Quercus agrifolia	Coast Live Oak	5	G	F	G	Retain				
45	Quercus agrifolia	Coast Live Oak	4	G	F	G	Retain				
46	Quercus agrifolia	Coast Live Oak	3.2	G	G	G	Retain				
47	Quercus agrifolia	Coast Live Oak	5.5, 3, 2.3	G	F	G	Retain				
48	Quercus agrifolia	Coast Live Oak	4	G	F	G	Retain	Lean			
49	Pinus radiata	Monterey Pine	11, 17	F	F	F	Retain	Top leaning towards, Dieback			
50	Pinus radiata	Monterey Pine	17.5	F	F	F	Retain	Dieback			
51	Pinus radiata	Monterey Pine	25	F	F	F	Retain	Arbutus reserved	24" BOE		
52	Pinus radiata	Monterey Pine	28	F	F	F	Retain				
53	Quercus agrifolia	Coast Live Oak	10, 11.5	G	G	G	Retain	Lean			24" BOE
54	Quercus agrifolia	Coast Live Oak	5	G	G	G	Retain	Lean			24" BOE
55	Quercus agrifolia	Coast Live Oak	3.5, 3	G	F	G	Retain				24" BOE
56	Quercus agrifolia	Coast Live Oak	3.5, 4	G	F	G	Retain				24" BOE
57	Quercus agrifolia	Coast Live Oak	5.5	G	G	G	Retain				24" BOE
58	Quercus agrifolia	Coast Live Oak	4.5	G	F	G	Retain				24" BOE
59	Quercus agrifolia	Coast Live Oak	6, 6.5	G	F	F	Retain	CDB splitting apart			24" BOE
60	Quercus agrifolia	Coast Live Oak	6.5	G	F	G	Retain	EDC			24" BOE
61	Quercus agrifolia	Coast Live Oak	3.5, 3	G	F	G	Retain	CD			24" BOE
62	Quercus agrifolia	Coast Live Oak	3.5	G	G	G	Retain				24" BOE
63	Quercus agrifolia	Coast Live Oak	3.5	G	F	G	Retain	Lean			24" BOE
64	Quercus agrifolia	Coast Live Oak	4	G	G	G	Retain				24" BOE
65	Quercus agrifolia	Coast Live Oak	5	G	G	G	Retain	Lean, No pine adjacent			24" BOE
66	Quercus agrifolia	Coast Live Oak	7.5	F	F	G	Retain	Dieback, No pine adjacent			24" BOE
67	Quercus agrifolia	Coast Live Oak	4.5	F	F	G	Retain	Dieback			24" BOE
68	Quercus agrifolia	Coast Live Oak	8.5	G	G	G	Retain				
69	Quercus agrifolia	Coast Live Oak	13 @ 7'	G	G	G	Retain	CD			
70	Quercus agrifolia	Coast Live Oak	6.5, 4.5	G	F	G	Retain	CB			
71	Quercus agrifolia	Coast Live Oak	4	G	G	G	Retain				
72	Quercus agrifolia	Coast Live Oak	5.5, 5, 2.5	G	F	G	Retain	Multi, CB			24" BOE
73	Quercus agrifolia	Coast Live Oak	5	G	F	G	Retain	CD			24" BOE
74	Quercus agrifolia	Coast Live Oak	4.5	G	G	G	Retain				24" BOE
75	Quercus agrifolia	Coast Live Oak	4.5, 3	G	F	G	Retain	Lean branching			24" BOE
76	Quercus agrifolia	Coast Live Oak	6.5	G	F	G	Retain	CDB			24" BOE
77	Quercus agrifolia	Coast Live Oak	4, 2.2	G	F	G	Retain	Separated from rest of tree			24" BOE
78	Quercus agrifolia	Coast Live Oak	3.5, 3.3, 2.5	G	F	G	Retain				
79	Quercus agrifolia	Coast Live Oak	4	G	G	G	Retain				
80	Pinus radiata	Monterey Pine	24	F	F	F	Retain	Not supportive branch, tree will likely be dead soon			24" BOE
81	Quercus agrifolia	Coast Live Oak	5	F	G	G	Retain	Spruce			24" BOE
82	Quercus agrifolia	Coast Live Oak	5.4	F	F	G	Retain	CDB			24" BOE
83	Pinus radiata	Monterey Pine	24	F	F	F	Retain	Not supportive branch, tree will likely be dead soon			24" BOE
84	Pinus radiata	Monterey Pine	11, 5.5, 4	F	F	F	Retain	Multi			24" BOE
85	Quercus agrifolia	Coast Live Oak	7.5	G	G	G	Retain				
86	Quercus agrifolia	Coast Live Oak	8, 6, 6, 30	G	F	F	Retain	Multi			
87	Prunus alata	Almond	4.5, 3	G	F	F	Retain				
88	Quercus agrifolia	Coast Live Oak	8.5	G	F	G	Retain	Lean			
89	Pinus Balfourii	California Cherry	5.5, 4.5, 3	G	F	F	Retain	Multi, Growing in between other trees, MUJ, CDB, Multiple offshoot sprouts in canopy			
90	Quercus agrifolia	Coast Live Oak	7.5, 8.5	G	F	G	Retain				
91	Quercus agrifolia	Coast Live Oak	6	G	F	G	Retain	Lean			
92	Quercus agrifolia	Coast Live Oak	37.5	G	G	G	Retain				
93	Quercus agrifolia	Coast Live Oak	4.5, 5.5, 5.5, 3	G	F	F	Retain	EB, MUJ			
94	Quercus agrifolia	Coast Live Oak	4, 4, 3.5, 3	G	F	G	Retain	Multi			
95	Quercus agrifolia	Coast Live Oak	7	G	F	G	Retain				
96	Quercus agrifolia	Coast Live Oak	6, 6, 5.5	G	F	G	Retain	MUJ, CDB			
97	Quercus agrifolia	Coast Live Oak	12.5, 12.5, 8.5, 7.8	G	F	G	Retain	MUJ, CDB			



ID#	Species	Caliper	DBH	Height	Condition	Remarks	Location	Notes	Tree ID	Remarks	Notes
98	Quercus agrifolia	Coast Live Oak	7.5	2	G	G				Remain	
99	Quercus agrifolia	Coast Live Oak	4.3	3	G	F	G	1	Leaf	Remain	
100	Prunus nigra	California Cherry	6.3	3	G	F	G	1		Remain	
101	Quercus agrifolia	Coast Live Oak	7	3	G	G	G	1		Remain	
102	Quercus agrifolia	Coast Live Oak	10	3	G	F	G	1	CEB	Remain	
103	Quercus agrifolia	Coast Live Oak	15.5	3	G	F	G	1	EB	Remain	
104	Quercus agrifolia	Coast Live Oak	11.5	3	G	F	G	1	Leaf	Remain	
105	Quercus agrifolia	Coast Live Oak	6.5	3	G	F	G	1	Leaf, CEB	Remain	
106	Quercus agrifolia	Coast Live Oak	10.5	3	G	F	G	1	CEB	Remain	
107	Quercus agrifolia	Coast Live Oak	10.5	3	G	G	G	1		Remain	
108	Quercus agrifolia	Coast Live Oak	4.5	3	G	F	G	1		Remain	
109	Umbellularia californica	California Elm	7	0	G	G	F	1		Remain	
110	Quercus agrifolia	Coast Live Oak	7.0	3	G	G	G	1	CEB top	Remain	
111	Quercus agrifolia	Coast Live Oak	5.5	3	G	F	G	1		Remain	
112	Quercus agrifolia	Coast Live Oak	5.5	3	G	F	G	1		Remain	
113	Quercus agrifolia	Coast Live Oak	4	3	G	F	G	1		Remain	
114	Quercus agrifolia	Coast Live Oak	4.5	3	G	F	G	1		Remain	
115	Quercus agrifolia	Coast Live Oak	13.3	3	G	F	G	1	CEB	Remain	
116	Quercus agrifolia	Coast Live Oak	5.8	3	G	G	G	1		Remain	
117	Quercus agrifolia	Coast Live Oak	5.5	3	G	G	G	1		Remain	
118	Quercus agrifolia	Coast Live Oak	5.5	3	G	G	G	1		Remain	
119	Umbellularia californica	California Elm	11.5	30	3	G	P	F		Remain	Umbellularia californica 24" BOD
120	Pinus radiata	Monterey Pine	10.10	2	F	F	F		CEB, Disturb on area, Red suspension beams	Remain	Abolish removal 24" BOD
121	Pinus radiata	Monterey Pine	16	1	F	F	F			Remain	Abolish removal 24" BOD
122	Quercus agrifolia	Coast Live Oak	5.5	3	G	G	G	1	Leaf	Remain	Quercus agrifolia 24" BOD
123	Pinus radiata	Monterey Pine	17	1	F	F	F	1	Top dieback	Remain	Abolish removal 24" BOD
124	Pinus radiata	Monterey Pine	15.5	1	F	F	F		Top dieback	Remain	
125	Quercus agrifolia	Coast Live Oak	5.5, 5.5, 5.5	3	G	F	G		CEB	Remain	Quercus agrifolia 24" BOD
126	Quercus agrifolia	Coast Live Oak	5.5	3	G	G	G			Remain	Quercus agrifolia 24" BOD
127	Quercus agrifolia	Coast Live Oak	4.3	3	G	G	G			Remain	Quercus agrifolia 24" BOD
128	Quercus agrifolia	Coast Live Oak	6	3	G	G	G	1		Remain	
129	Quercus agrifolia	Coast Live Oak	8.8	3	G	F	G		CEB	Remain	
130	Quercus agrifolia	Coast Live Oak	11.5	4	1	G	G	1		Remain	
131	Quercus agrifolia	Coast Live Oak	14.5	3	G	G	G		Near tree	Remain	
132	Quercus agrifolia	Coast Live Oak	4.5	3	F	G	G		In understory	Remain	
133	Quercus agrifolia	Coast Live Oak	6.5	3	G	G	G			Remain	
134	Quercus agrifolia	Coast Live Oak	7.5, 5, 5.5	3	G	F	G		CEB	Remain	
135	Quercus agrifolia	Coast Live Oak	6.5	4	2	G	F	G	CEB, EB	Remain	
136	Quercus agrifolia	Coast Live Oak	12.10	3	G	F	G		Leaf, Flaking wounds	Remain	
137	Quercus agrifolia	Coast Live Oak	8, 13.5	3	G	F	G		CEB	Remain	
138	Quercus agrifolia	Coast Live Oak	10, 10, 13.5, 14	3	G	F	G		Multi, Iron, EB	Remain	
139	Quercus agrifolia	Coast Live Oak	5, 7.5, 9	3	F	F	G		Multi, DW, In understory	Remain	
140	Quercus agrifolia	Coast Live Oak	11, 14.5	3	G	F	G		Iron, DW, Flaking on trunk	Remain	
141	Quercus agrifolia	Coast Live Oak	14.7	3	G	F	G		EB	Remain	
142	Quercus agrifolia	Coast Live Oak	6.5	3	F	F	G		In understory	Remain	
143	Quercus agrifolia	Coast Live Oak	6	3	F	F	G		In understory	Remain	
144	Quercus agrifolia	Coast Live Oak	6.5	3	F	F	G		In understory	Remain	
145	Quercus agrifolia	Coast Live Oak	5.5	3	F	F	G		In understory	Remain	
146	Other specimen	Other	3.5, 3, 2.5, 2.5, 3.5	3	F	F	F		Multi	Remain	
147	Pinus ponderosa	Douglas Fir	8	0	G	F	G		Leaf	Remain	
148	Quercus agrifolia	Coast Live Oak	5.5, 9, 6, 11	3	G	F	G		Multi, EB	Remain	Quercus agrifolia 24" BOD
149	Pinus radiata	Monterey Pine	11	1	F	F	F		Topcut	Remain	
150	Quercus agrifolia	Coast Live Oak	7, 3.5	3	G	F	G		EB	Remain	
151	Pinus radiata	Monterey Pine	28	3	G	G	F			Remain	Abolish removal 24" BOD
152	Pinus radiata	Monterey Pine	8	0	D	F	F		Dead	Remain	

ID#	Species	Caliper	DBH	Height	Condition	Remarks	Location	Notes	Tree ID	Remarks	Notes
153	Quercus agrifolia	Coast Live Oak	4.3	3	G	F	G	1		Remain	Quercus agrifolia 24" BOD
154	Quercus agrifolia	Coast Live Oak	4.5	3	G	G	G	1		Remain	Quercus agrifolia 24" BOD
155	Quercus agrifolia	Coast Live Oak	6.5, 7.5	3	G	F	G		Multi, EB	Remain	Quercus agrifolia 24" BOD
156	Quercus agrifolia	Coast Live Oak	5.5	3	G	G	G			Remain	Quercus agrifolia 24" BOD
157	Quercus agrifolia	Coast Live Oak	4	3	G	F	G		Corved trunk, Leaf	Remain	Quercus agrifolia 24" BOD
158	Quercus agrifolia	Coast Live Oak	7	3	G	F	G		EB	Remain	Quercus agrifolia 24" BOD
159	Quercus agrifolia	Coast Live Oak	6, 4.5, 4	3	G	F	G		CEB	Remain	
160	Quercus agrifolia	Coast Live Oak	6.5, 4.5, 5.4	3	G	F	G		Multi	Remain	
161	Quercus agrifolia	Coast Live Oak	6.5	3	G	G	G			Remain	
162	Quercus agrifolia	Coast Live Oak	6.5	3	G	G	G			Remain	
163	Quercus agrifolia	Coast Live Oak	7, 7.5, 6.5	3	G	F	G	1	EB	Remain	
164	Quercus agrifolia	Coast Live Oak	9, 9, 9	3	G	F	G		EB	Remain	
165	Quercus agrifolia	Coast Live Oak	5, 5.5, 6, 4	3	G	F	G		CEB	Remain	
166	Quercus agrifolia	Coast Live Oak	5	3	G	F	G		Leaf	Remain	
167	Quercus agrifolia	Coast Live Oak	6.5, 6.5, 10.5	3	G	F	G		EB	Remain	
168	Quercus agrifolia	Coast Live Oak	10	3	G	G	G			Remain	
169	Quercus agrifolia	Coast Live Oak	7	3	G	F	G		Understory	Remain	
170	Quercus agrifolia	Coast Live Oak	4	3	G	G	G	1		Remain	
171	Quercus agrifolia	Coast Live Oak	10	3	G	G	G	1		Remain	
172	Quercus agrifolia	Coast Live Oak	4.5	3	G	G	G	1		Remain	
173	Quercus agrifolia	Coast Live Oak	8.5, 4	3	G	F	G		CEB	Remain	
174	Other specimen	Other	4.5, 3.5	0	G	F	G			Remain	
175	Quercus agrifolia	Coast Live Oak	5.5	3	G	F	G		Leaf	Remain	
176	Quercus agrifolia	Coast Live Oak	6.5	3	G	G	G		Leaf	Remain	
177	Quercus agrifolia	Coast Live Oak	5.5, 5.5	3	G	G	G			Remain	
178	Quercus agrifolia	Coast Live Oak	6.5	3	F	G	G		Leaf, Understory	Remain	
179	Pinus radiata	Monterey Pine	27	3	F	F	F			Remain	
180	Quercus agrifolia	Coast Live Oak	6, 7.5, 4.5, 6.5	3	G	F	G		CEB	Remain	
181	Pinus radiata	Monterey Pine	18	1	F	F	F			Remain	
182	Pinus radiata	Monterey Pine	20.5, 15	3	F	F	F		Disturb, EB	Remain	Abolish removal 24" BOD
183	Pinus radiata	Monterey Pine	20.5	3	F	F	F			Remain	
184	Quercus agrifolia	Coast Live Oak	6.5, 5.5	3	G	G	G	1		Remain	Quercus agrifolia 24" BOD
185	Quercus agrifolia	Coast Live Oak	11.5, 4.5, 5, 3	3	G	F	G		Multi, CEB	Remain	Quercus agrifolia 24" BOD
186	Pinus radiata	Monterey Pine	20	1	F	F	F		Spore, Disturb	Remain	
187	Pinus radiata	Monterey Pine	36	1	F	F	F		Spore, Disturb, EB	Remain	Abolish removal 24" BOD
188	Quercus agrifolia	Coast Live Oak	6.5, 5	3	G	F	G		CEB	Remain	Quercus agrifolia 24" BOD
189	Quercus agrifolia	Coast Live Oak	6.5	3	G	G	G			Remain	Quercus agrifolia 24" BOD
190	Quercus agrifolia	Coast Live Oak	6.5	3	G	F	G		EB	Remain	Quercus agrifolia 24" BOD
191	Quercus agrifolia	Coast Live Oak	10	3	G	F	G		Leaf	Remain	Quercus agrifolia 24" BOD
192	Quercus agrifolia	Coast Live Oak	10, 10	3	G	F	G		CEB	Remain	Quercus agrifolia 24" BOD
193	Quercus agrifolia	Coast Live Oak	46.3	3	G	G	G			Remain	Quercus agrifolia 24" BOD
194	Quercus agrifolia	Coast Live Oak	8.5	3	G	G	G			Remain	Quercus agrifolia 24" BOD
195	Quercus agrifolia	Coast Live Oak	7, 4, 4	3	G	G	G			Remain	Quercus agrifolia 24" BOD
196	Quercus agrifolia	Coast Live Oak	5.5	3	G	G	G			Remain	Quercus agrifolia 24" BOD
197	Quercus agrifolia	Coast Live Oak	9.5	3	G	F	G		CEB	Remain	Quercus agrifolia 24" BOD
198	Quercus agrifolia	Coast Live Oak	5.5	3	G	G	G		Leaf	Remain	Quercus agrifolia 24" BOD
199	Quercus agrifolia	Coast Live Oak	5.5	3	G	F	G		Trunk damage by deer	Remain	Quercus agrifolia 24" BOD
200	Quercus agrifolia	Coast Live Oak	5.5, 3	3	G	F	G		Trunk damage by deer	Remain	
201	Quercus agrifolia	Coast Live Oak	4.3	3	G	F	G		Understory	Remain	
202	Other specimen	Other	19.5, 22.5	3	F	F	F		Leaf of distub, likely through ground, see redwood habitat	Remain	
203	Quercus agrifolia	Coast Live Oak	8	3	G	G	G		Slight lean	Remain	
204	Quercus agrifolia	Coast Live Oak	19.5	3	G	F	G		EB	Remain	
205	Quercus agrifolia	Coast Live Oak	12	3	G	F	F	1	Dead, see located correctly on map	Remain	
206	Quercus agrifolia	Coast Live Oak	7.5, 4, 15, 8	3	G	F	G		Multi, EB	Remain	
207	Quercus agrifolia	Coast Live Oak	8, 4, 3	3	G	F	G		CEB in upper canopy	Remain	

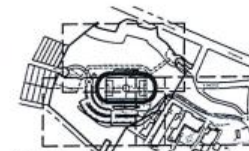


ID	Species	DBH	Health	Location	Notes	Remarks	Mig	Remarks		
208	Quercus agrifolia	Coast Live Oak	18	1	G	F	G	CEB&J	Remain	
209	Quercus agrifolia	Coast Live Oak	20, 7	1	G	G	G	1	Remain	
210	Quercus agrifolia	Coast Live Oak	15, 11, 11	1	G	F	G	CEB	Remain	
211	Quercus agrifolia	Coast Live Oak	6	1	G	F&G	G	Lean	Remain	
212	Quercus agrifolia	Coast Live Oak	4.5, 3	1	G	F&G	G	Lean	Remain	
213	Quercus agrifolia	Coast Live Oak	13, 11, 11, 3.5	1	G	F&F	G	Multi, EB&J	Remain	
214	Quercus agrifolia	Coast Live Oak	7, 8, 4	1	G	F	F	CEB = internal trunk	Remain	
215	Quercus agrifolia	Coast Live Oak	8.5	1	F&G	G	G	More open than other oak	Remain	
216	Quercus agrifolia	Coast Live Oak	4	1	F	F	G	Over damage to trunk	Remove	
217	Quercus agrifolia	Coast Live Oak	3.5, 2	1	F	F	G	Over damage to trunk	Remove	
218	Quercus agrifolia	Coast Live Oak	5.5, 7.5	1	G	F	G	Over damage to trunk	Remove	
219	Quercus agrifolia	Coast Live Oak	4, 3.5	1	F&G	F	G	Damage to scaffold stem, CD	Remain	
220	Quercus agrifolia	Coast Live Oak	4.5, 5, 3.5	1	G	F&G	G	CD, Damage to upper scaffold, Center?	Remain	
221	Quercus agrifolia	Coast Live Oak	4, 4, 3	1	G	F	G	1	CEB&J	Remain
222	Quercus agrifolia	Coast Live Oak	5, 2	1	F	F	G	1	Over damage to trunk, Under canopy of pine	Remain
223	Pinus radiata	Monterey Pine	24	1	F	G	F&F	1	Scars, Ad Bark	Remain
224	Quercus agrifolia	Coast Live Oak	4.5, 7.5	1	G	F	G	1	EB	Remain
225	Quercus agrifolia	Coast Live Oak	18	1	G	F&F	G	CEB	Remain	
226	Quercus agrifolia	Coast Live Oak	6, 4.5, 4	1	G	F	G	CEB	Remain	
227	Quercus agrifolia	Coast Live Oak	6.5	1	G	G	G	Lean, Dead pine adjacent	Remain	
228	Quercus agrifolia	Coast Live Oak	3.5	1	G	G	G	1	Remain	
229	Quercus agrifolia	Coast Live Oak	6	1	G	G	G		Remain	
230	Pinus radiata	Monterey Pine	18.5	1	F	F	F	CEB, Spine foliage	Remain	
231	Quercus agrifolia	Coast Live Oak	5, 1	1	G	F	G	1	Dead pine adjacent	Remain
232	Quercus agrifolia	Coast Live Oak	6, 6	1	G	F&F	G	EB	Remain	
233	Quercus agrifolia	Coast Live Oak	22.5	1	G	G	G	1	Remain	
234	Quercus agrifolia	Coast Live Oak	8	1	G	G	G	Dead pine #215 adjacent	Remain	
235	Quercus agrifolia	Coast Live Oak	8.5, 11, 8, 5.5, 11.5, 7	1	G	F&F	G	Multi, EB&J, Lean	Remain	
236	Quercus agrifolia	Coast Live Oak	18.5	1	G	F	G	CEB&J	Remain	
237	Quercus agrifolia	Coast Live Oak	18.5	1	G	F	G	EB	Remain	
238	Quercus agrifolia	Coast Live Oak	8	1	G	F	G	CEB	Remain	
239	Quercus agrifolia	Coast Live Oak	7, 7.5, 3	1	G	F	G	CEB	Remain	
240	Quercus agrifolia	Coast Live Oak	6.5	1	G	G	G		Remain	
241	Quercus agrifolia	Coast Live Oak	7.5, 8	1	G	F	G	CEB	Remain	
242	Quercus agrifolia	Coast Live Oak	8.5	1	F	G	G		Remain	
243	Quercus agrifolia	Coast Live Oak	12	1	G	F	G	EB	Remain	
244	Quercus agrifolia	Coast Live Oak	8.5, 3	1	F	F	G	Wound on trunk, Adjacent to #227	Remain	
245	Pinus radiata	Monterey Pine	31	0	D	F	F	Dead, Adjacent to #227	Remain	
246	Pinus radiata	Monterey Pine	31	0	D	F	F	Dead, in between #278 and #283	Remain	
247	Pinus radiata	Monterey Pine	18	0	D	F	F	1	Dead	Remain
248	Quercus agrifolia	Coast Live Oak	5	1	G	F	G	1	CD, Trunk wound	Remain
249	Quercus agrifolia	Coast Live Oak	4, 7	1	G	G	G	1		Remain
250	Pinus radiata	Monterey Pine	17	1	F&F	F	F	Spine foliage	Remain	
251	Pinus radiata	Monterey Pine	18	0	D	F	F	Dead	Remain	
252	Quercus agrifolia	Coast Live Oak	6	1	G	G	G		Remain	
253	Pinus radiata	Monterey Pine	17	1	F&F	F	F	Spine foliage	Remain	
254	Quercus agrifolia	Coast Live Oak	4	1	G	G	G	1	Slight lean	Remain
255	Quercus agrifolia	Coast Live Oak	8	1	G	G	G	Dead pine in tree	Remain	
256	Quercus agrifolia	Coast Live Oak	18.5	1	G	G	G		Remain	
257	Quercus agrifolia	Coast Live Oak	6	1	G	G	G	1		Remain
258	Quercus agrifolia	Coast Live Oak	8, 3.5, 2.8	1	G	F	G	CEB&J	Remain	
259	Quercus agrifolia	Coast Live Oak	11, 6	1	G	F&G	G	Lean, EB	Remain	
260	Quercus agrifolia	Coast Live Oak	3, 4, 2	1	F	G	G		Remain	
261	Quercus agrifolia	Coast Live Oak	3	1	F&G	G	G		Remain	
262	Quercus agrifolia	Coast Live Oak	3, 3	1	F	F	G	Lean	Remain	

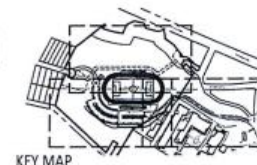
ID	Species	DBH	Health	Location	Notes	Remarks	Mig	Remarks		
263	Quercus agrifolia	Coast Live Oak	7.5	1	G	G	G	1	Remain	
264	Quercus agrifolia	Coast Live Oak	7, 5	1	G	F	G	CEB, EB	Remain	
265	Quercus agrifolia	Coast Live Oak	3, 4, 4.5	1	F&G	F&G	G	Bark in trunk	Remain	
266	Pinus contorta	Canary Island Pine	15, 18	1	F	F	F&G	CEB	Remain	
267	Pinus contorta	Canary Island Pine	8, 17	1	F	F	F&G	EB	Remain	
268	Pinus contorta	Canary Island Pine	26.5	1	G	F&G	G	CD	Remain	
269	Pinus radiata	Monterey Pine	24.5	0	D	F	F	Dead	Remove	
270	Quercus agrifolia	Coast Live Oak	8, 8, 8, 7.5, 4, 2.5	1	G	F	G	CEB&J, EB	Remove	
271	Pinus halimifolia	Alagoa Pine	28	1	F&F	F&G	F&G	Lean, EB, CD	Remain	
272	Pinus contorta	Canary Island Pine	22.5	1	F	F	F&G		Remain	
273	Pinus contorta	Canary Island Pine	13	1	F	F	F&G		Remain	
274	Quercus agrifolia	Coast Live Oak	4.5	1	G	F	G		Remain	
275	Pinus contorta	Canary Island Pine	18.5	1	F	G	G		Remain	
276	Pinus halimifolia	Alagoa Pine	13.5	1	G	G	G		Remain	
277	Pinus halimifolia	Alagoa Pine	24	1	G	F	G	Trunk wound, One side close to adjacent tree near #278	Remain	
278	Pinus radiata	Monterey Pine	15, 11	1	F	F	F	Spine	Remain	
279	Quercus agrifolia	Coast Live Oak	7	1	G	F	G	Trunk wounds	Remain	
280	Pinus radiata	Monterey Pine	15.5	1	F&F	F	F	Spine	Remain	
281	Quercus agrifolia	Coast Live Oak	5	1	G	G	G		Remain	
282	Pinus radiata	Monterey Pine	29.5	0	D	F	F	Dead	Remain	
283	Pinus radiata	Monterey Pine	30	0	D	F	F	Dead	Remain	
284	Pinus halimifolia	Alagoa Pine	43.5	1	G	F	G		Remain	
285	Quercus agrifolia	Coast Live Oak	5	1	G	G	G		Remain	
286	Quercus agrifolia	Coast Live Oak	4.5	1	G	G	G		Remain	
287	Pinus radiata	Monterey Pine	18	1	F	F	F	Large break(s), Missed?	Remain	
288	Pinus radiata	Monterey Pine	19	1	F	F	F	Missed?	Remain	
289	Pinus halimifolia	Alagoa Pine	15, 15	1	F&G	F	F&G	SH, EB	Remain	
290	Pinus radiata	Monterey Pine	20	1	F&F	F&F	F	Wound in upper canopy, Lean, Deadish	Remain	
291	Quercus agrifolia	Coast Live Oak	8, 6, 7.5	1	G	F	G	CEB&J	Remain	
292	Quercus agrifolia	Coast Live Oak	5.5	1	G	F	G	1	Lean	Remain
293	Quercus agrifolia	Coast Live Oak	18, 6.5, 6	1	F	F	G	Spine foliage, CEB	Remain	
294	Quercus agrifolia	Coast Live Oak	6.5	1	F	G	G	1	Under canopy of #293	Remain
295	Pinus radiata	Monterey Pine	28	1	F&G	F&G	F		Remain	
296	Quercus agrifolia	Coast Live Oak	11, 7, 9	1	G	F	G	CEB&J	Remain	
297	Quercus agrifolia	Coast Live Oak	8, 6, 9	1	G	F&G	G	1		Remain
298	Quercus agrifolia	Coast Live Oak	27	1	G	F	G	CEB	Remain	
299	Quercus agrifolia	Coast Live Oak	41	1	G	F	G		Remain	
300	Quercus agrifolia	Coast Live Oak	6, 3.5	1	G	F	G		Some trunk damage	Remain
301	Quercus agrifolia	Coast Live Oak	28	1	G	F	G		Large break(s), internal decay	Remain
302	Quercus agrifolia	Coast Live Oak	8, 3.5, 4	1	G	F&F	G	EB&J	Remain	
303	Quercus agrifolia	Coast Live Oak	10.5, 5	1	G	F&F	G	EB	Remain	
304	Quercus agrifolia	Coast Live Oak	7, 3	1	F	F	G		Internal decay, large cavity center	Remain
305	Quercus agrifolia	Coast Live Oak	13.5	1	G	G	G		Blue line	Remain
306	Arbutus menziesii	California Buckeye	7.5	0	D	G	G	1	Remain	
307	Quercus agrifolia	Coast Live Oak	15, 16.5	1	G	F	G	EB	Remain	
308	Arbutus menziesii	California Buckeye	7	0	F	F	G	1	Lean, Understory	Remain
309	Quercus agrifolia	Coast Live Oak	13, 12.5	1	G	F&G	G	Break(s), CD	Remain	
310	Quercus agrifolia	Coast Live Oak	18	1	G	F	G		Internal decay	Remain
311	Umbellularia californica	California Bay	28	1	F&G	G	G		Yellowing foliage	Remain
312	Quercus agrifolia	Coast Live Oak	18	1	G	F	G		Large break(s) on two sides, Trunk wounds, internal decay. Poor retention capability with a target	Remain
313	Quercus agrifolia	Coast Live Oak	11, 18	1	G	F	G		Large break(s), internal decay, EB in upper canopy. Poor retention capability with a target	Remain

ID	Notes	Species	Location	DBH	Height	Condition	Health	Quality	Tree Retention	Remarks	Tree	Proposed Action	Comments	Significance
314		Quercus agrifolia	Coast Live Oak	12.5	3	G	F	G		Significant tree	Remain			
315		Quercus agrifolia	Coast Live Oak	12.4	3	G	G	G			Remain			
316		Umbellularia californica	California Bay	17, 18, 12	1	F	F,P	G		The smallest, large landmark	Remain			
317		Quercus agrifolia	Coast Live Oak	13	3	G	F,G	G	1	Lean	Remain			
318		Quercus agrifolia	Coast Live Oak	10	1	G	G	G		Minor tree	Remain			
319		Umbellularia californica	California Bay	14, 4, 15, 3.5, 5.5	1	G	F	G		Small	Remain			
320		Quercus agrifolia	Coast Live Oak	13.5, 5.5	1	F	G	G			Remain			
321		Quercus agrifolia	Coast Live Oak	12.5	1	G	G	G			Remain			
322		Quercus agrifolia	Coast Live Oak	14.5, 14	1	G	G	G			Remain			
323		Quercus agrifolia	Coast Live Oak	15, 13.5	1	G	G	G			Remain			
324		Quercus agrifolia	Coast Live Oak	10	1	F	F	G			Remain			
325		Umbellularia californica	California Bay	11	1	F	G	G		Species, Minis identified as oak	Remain			
326		Quercus agrifolia	Coast Live Oak	13.5	1	G	F	G		Trunk rot	Remain			
327		Quercus agrifolia	Coast Live Oak	23	1	G	G	G		Lean	Remain			
328		Quercus agrifolia	Coast Live Oak	21.5, 11	1	G	G	G			Remain			
329		Quercus agrifolia	Coast Live Oak	6	1	F	F	G	1	Understory, Lean	Remain			
330		Quercus agrifolia	Coast Live Oak	12	1	G	G	G		Lean	Remain			
331		Quercus agrifolia	Coast Live Oak	13.5	1	G	G	G		CD	Remain			
332		Quercus agrifolia	Coast Live Oak	9, 14	1	G	G	G		Lean, New tree	Remain			
333		Umbellularia californica	California Bay	14, 11.5	1	G	G	G			Remain			
334		Quercus agrifolia	Coast Live Oak	14	1	G	G	G			Remain			
335		Quercus agrifolia	Coast Live Oak	18	1	G	F,G	G		Internal decay	Remain			
336		Quercus agrifolia	Coast Live Oak	13	1	F	F	F		Internal decay, Some rot	Remain			
337		Umbellularia californica	California Bay	14, 12	1	F,P	F	F		Species, Misidentified as oak	Remain			
338		Quercus agrifolia	Coast Live Oak	26	1	G	F,P	G		CD	Remain			
339		Umbellularia californica	California Bay	3, 8.5, 14.3	1	F	F,G	G		Diagnosed, Offshore, CD, Misidentified as oak	Remain			
340		Quercus agrifolia	Coast Live Oak	14.5, 17	1	G	G	G		New tree	Remain			
341		Quercus agrifolia	Coast Live Oak	13	1	F,G	G	G			Remain			
342		Quercus agrifolia	Coast Live Oak	14	1	F,G	G	G			Remain			
343		Quercus agrifolia	Coast Live Oak	14	1	G	F,G	G		Significant tree	Remain			
344		Umbellularia californica	California Bay	8, 7	1	G	F	G		Creeping main stems, Misidentified as oak	Remain			
345		Umbellularia californica	California Bay	25	1	F,G	F	F		Young, Misidentified as oak	Remain			
346		Umbellularia californica	California Bay	44	1	F	F,P	F		Diagnosed, Internal decay, One limb dead	Remain			
347		Quercus agrifolia	Coast Live Oak	13	1	F,G	F	G			Remain			
348		Umbellularia californica	California Bay	12, 12	1	F	F	F		Lean, Struck	Remain			
349		Quercus agrifolia	Coast Live Oak	16.5	1	G	G	G		Minis identified as bay	Remain			
350		Quercus agrifolia	Coast Live Oak	22	1	G	F,G	G		Diagnosed as bay	Remain			
351		Quercus agrifolia	Coast Live Oak	8	1	F,P	F,P	G	1	Lean, Misidentified with Palmer Oak	Remain			
352		Quercus agrifolia	Coast Live Oak	9	1	F,P	F,P	G		Misidentified with Palmer Oak	Remain			
353		Quercus agrifolia	Coast Live Oak	11	1	F	G	G		Diagnosed	Remain			
354		Quercus agrifolia	Coast Live Oak	15	1	G	G	G		Minor tree	Remain			
355		Quercus agrifolia	Coast Live Oak	11	0	F	F	G		CD, In understory	Remain			
356		Quercus agrifolia	Coast Live Oak	28	1	G	F	F,G		Large trunk rot, Significant internal decay, Poor retention suitability with target	Remain			
357		Quercus agrifolia	Coast Live Oak	15.5, 15.5, 15.5	1	G	G	G			Remain			
358		Quercus agrifolia	Coast Live Oak	11.5	1	G	F	G		Significant tree, Pruning wounds, No fire scar on trunk	Remain			
359		Quercus agrifolia	Coast Live Oak	19	1	G	G	G		Large pruning wounds, Check out	Remain			
360		Umbellularia californica	California Bay	14.5, 10	1	F	F	F		CD, Off color, Misidentified as oak	Remain			
361		Quercus agrifolia	Coast Live Oak	17	1	G	F	F		Minor in getting branch	Remain			
362		Quercus agrifolia	Coast Live Oak	27	1	G	F	F		CD	Remain			
363		Quercus agrifolia	Coast Live Oak	17	1	G	G	G			Remain			

ID	Notes	Species	Location	DBH	Height	Condition	Health	Quality	Tree Retention	Remarks	Tree	Proposed Action	Comments	Significance
364		Quercus agrifolia	Coast Live Oak	28	1	G	F,G	G			Remain			
365		Quercus agrifolia	Coast Live Oak	11.5, 18	1	G	F	G			Remain			
366		Quercus agrifolia	Coast Live Oak	8	1	G	G	G		Lean	Remain			
367		Quercus agrifolia	Coast Live Oak	9	1	G	F	G		CD	Remain			
368		Quercus agrifolia	Coast Live Oak	3, 3.5, 3	1	G	G	G		Creeping main stems	Remain			
369		Quercus agrifolia	Coast Live Oak	11.5, 13.5, 12, 11.5, 16, 15.5	1	G	F,P	G		Small	Remain			
370		Quercus agrifolia	Coast Live Oak	12, 17	1	F	F,G	G	1	Lean	Remain			
371		Pinus radiata	Monterey Pine	6, 11.5	1	F,P	F	F			Remain			
372		Pinus radiata	Monterey Pine	15, 14	1	F	F	F,P		CD, occasional due to palm oak, sparse foliage	Remain			
373		Quercus agrifolia	Coast Live Oak	6.5, 7	1	G	F,G	G		Lean	Remain			
374		Pinus radiata	Monterey Pine	18	1	F,P	F	F		Species foliage	Remain			
375		Pinus radiata	Monterey Pine	12.5	1	F,P	F	F		Species foliage	Remain			
376		Quercus agrifolia	Coast Live Oak	5, 9	1	G	G	G			Remain			
377		Quercus agrifolia	Coast Live Oak	4	1	G	G	G			Remain			
378		Quercus agrifolia	Coast Live Oak	14, 10	1	G	F	G		CD	Remain			
379		Quercus agrifolia	Coast Live Oak	7, 4.3	1	G	F,G	G		In understory	Remain			
380		Pinus halepensis	Knicker Pine	33	1	F	G	F		Lean of canopy including tree stems	Remain			
381		Quercus agrifolia	Coast Live Oak	5.5, 1	1	G	F	G	1	CD	Remain			
382		Pinus ponderosa	Canary Island Pine	22	1	F	F	F		Trapped	Remain			
383		Quercus agrifolia	Coast Live Oak	12.5	1	F	F,G	G	1	Understory	Remain			
384		Quercus agrifolia	Coast Live Oak	7, 12, 11.5	1	G	F	G		Lean, Not near tree	Remain			
385		Quercus agrifolia	Coast Live Oak	4, 5.5	1	G	F	G	1	Significant tree	Remain			
386		Quercus agrifolia	Coast Live Oak	12.5, 15.5, 11.5, 14, 3.5	1	G	F	G	1		Remain			
387		Pinus ponderosa	Canary Island Pine	17' of 12'	1	G	G	G			Remain			
388		Quercus agrifolia	Coast Live Oak	13.5	1	G	F,G	G		Lean	Remain			
389		Pinus ponderosa	Canary Island Pine	25	1	G	G	G			Remain			
390		Quercus agrifolia	Coast Live Oak	4, 5, 5.5, 5	1	G	F	G		Understory, In canopy of #331	Remain			
391		Quercus agrifolia	Coast Live Oak	12	1	G	F,G	G		Lean	Remain			
392		Pinus ponderosa	Canary Island Pine	22	1	G	G	G			Remain			
393		Quercus agrifolia	Coast Live Oak	9	1	G	F,G	G		Lean	Remain			
394		Pinus ponderosa	Canary Island Pine	71	1	G	G	G			Remain			
395		Pinus albicaulis	Almond	8.5 @ 2'	0	G	F	G			Remain			
396		Quercus agrifolia	Coast Live Oak	12, 13.5	1	G	F	G		CD	Remain			
397		Pinus albicaulis	Almond	4, 4.5, 5.5, 3, 4.5, 5.5	1	G	F	G	1		Remain			
398		Quercus agrifolia	Coast Live Oak	7, 8.5, 9	1	G	G	G			Remain			
399		Quercus agrifolia	Coast Live Oak	35	1	G	F	G		Trunk rot, CD	Remain			
400		Umbellularia californica	California Bay	4.5	0	G	F	G		Lean	Remain			
401		Quercus agrifolia	Coast Live Oak	10, 14	1	F	F	G		Some branch work only, Pruning wounds	Remain			
402		Quercus agrifolia	Coast Live Oak	5.5, 2.5	1	F	F,G	G	1		Remain			
403		Quercus agrifolia	Coast Live Oak	4.5, 5.5, 7, 5.5, 1.5	1	F	F	G		Small	Remain			
404		Quercus agrifolia	Coast Live Oak	15.5, 6.5	1	G	F,P	F		CD	Remain			
405		Quercus agrifolia	Coast Live Oak	8.5	1	F,G	F	G		Dead lower around oak	Remain			
406		Quercus agrifolia	Coast Live Oak	8	1	G	F	G		Lean, Pruning wounds	Remain			
407		Quercus agrifolia	Coast Live Oak	5.5	0	F	F	F		Significant (to #243)	Remain			
408		Quercus agrifolia	Coast Live Oak	11.5, 11.7	1	G	F,G	G		Lean	Remain			
409		Quercus agrifolia	Coast Live Oak	14, 14	1	G	G	G			Remain			
410		Quercus agrifolia	Coast Live Oak	8	1	F,P	F	F		In canopy of #109	Remain			
411		Quercus agrifolia	Coast Live Oak	23	1	G	F	G		Internal decay, Large limb rot, Pruning wounds	Remain			
412		Pinus albicaulis	Almond	5.5, 4	1	G	F	G		PP	Remain			
413		Pinus albicaulis	Almond	6.5	0	G	F	G		CD, Misidentified species in canopy	Remain			
414		Pinus albicaulis	Almond	7, 13	1	G	G	G		Misidentified species in canopy	Remain			
415		Pinus albicaulis	Almond	4, 7, 3.5, 3.5	1	G	F	G			Remain			

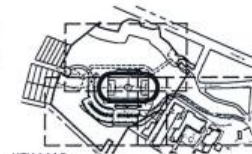


Tag #	Species	Location	Tag	DBH	Height	Condition	Notes	Remarks	Tree ID	Tree Status	Mig Recommendation	Notes
523	Quercus agrifolia	Coast Live Oak	6.5, 7, 4	1	G	P	G		C2B	Remove	Quercus agrifolia	24" NOK
524	Quercus agrifolia	Coast Live Oak	4.5, 3.5, 3	1	F	F	G	1	Deadback	Remove	Quercus agrifolia	24" NOK
525	Quercus agrifolia	Coast Live Oak	4.5, 4.5, 7.5, 8	1	G	F	G		Fast	Remove	Quercus agrifolia	24" NOK
526	Pinus radiata	Monterey Pine	18	1	F	F	F		Multi tap	Remove	Underbark confidence	24" NOK
527	Pinus radiata	Monterey Pine	15.5	1	F	F	F		Tap removed, lost temperature handle, 2016 #23	Remove	Underbark confidence	24" NOK
528	Quercus agrifolia	Coast Live Oak	5, 4, 6	1	F	F	G	1	SB, table saw	Remove	Quercus agrifolia	24" NOK
529	Pinus radiata	Monterey Pine	18	0	D	F	F		Dead	Remove		
530	Pinus radiata	Monterey Pine	11, 11.5	0	D	F	F		Dead	Remove		
531	Pinus radiata	Monterey Pine	13	1	F	G	G	F		Remove	Underbark confidence	24" NOK
532	Pinus radiata	Monterey Pine	17	0	D	F	F		Dead	Remove		
533	Pinus radiata	Monterey Pine	18	1	F	G	F	F		Remove		
534	Pinus radiata	Monterey Pine	18	0	D	F	F		Dead	Remove		
535	Quercus agrifolia	Coast Live Oak	5.5, 5.8	1	G	F	F	1	C2B	Remove	Quercus agrifolia	24" NOK
536	Pinus radiata	Monterey Pine	24.5	1	F	F	F		Doing, lost temperature handle	Remove	Underbark confidence	24" NOK
537	Pinus radiata	Monterey Pine	19	1	F	F	F		Under, Doing, lost temperature handle	Remove	Underbark confidence	24" NOK
538	Pinus radiata	Monterey Pine	18	1	G	G	F			Remove	Underbark confidence	24" NOK
539	Quercus agrifolia	Coast Live Oak	5.5, 5.5, 4	1	G	F	F		Growing around #340	Remove	Quercus agrifolia	24" NOK
540	Pinus radiata	Monterey Pine	18.5	1	F	G	F	F		Remove	Underbark confidence	24" NOK
541	Pinus radiata	Monterey Pine	25, 16.3	1	F	F	F		CD	Remove	Underbark confidence	24" NOK
542	Pinus ponderosa	Canary Island Pine	12	1	F	F	F		Removal ready for light, significant neck rotch	Remove	Underbark confidence	24" NOK
543	Quercus agrifolia	Coast Live Oak	6.5	1	G	G	G	1		Remove	Quercus agrifolia	24" NOK
544	Pinus ponderosa	Canary Island Pine	17	1	G	G	G			Remove	Underbark confidence	24" NOK
545	Pinus ponderosa	Canary Island Pine	15, 13	1	G	F	F		C2B	Remove	Underbark confidence	24" NOK
546	Pinus ponderosa	Canary Island Pine	13.5, 14	1	G	F	F		C2B	Remove		
547	Quercus agrifolia	Coast Live Oak	7	1	G	G	G			Remove	Quercus agrifolia	24" NOK
548	Pinus ponderosa	Canary Island Pine	15	1	G	G	G			Remove		
549	Pinus ponderosa	Canary Island Pine	23	1	G	G	G		Broken branch	Remove		
550	Pinus ponderosa	Canary Island Pine	29.5	1	G	F	F	1	Flowering, around CD 100	Remove		
551	Quercus agrifolia	Coast Live Oak	4.5, 3, 3	1	G	F	G	1		Remove	Quercus agrifolia	24" NOK
552	Quercus agrifolia	Coast Live Oak	6.5, 4.5, 4.5	1	G	F	G	1		Remove	Quercus agrifolia	24" NOK
553	Quercus agrifolia	Coast Live Oak	4.5, 2.5	1	G	F	G	1		Remove	Quercus agrifolia	24" NOK
Tag Numbers 554, 555, 556, and 557 were omitted from report since they were deemed to be out of project scope by SBCA Consulting												
558	Pinus ponderosa	Canary Island Pine	17.5, 18	1	G	F	F		C2B	Remove	Underbark confidence	24" NOK
559	Quercus agrifolia	Coast Live Oak	5.5, 3	1	G	F	G	1	Understory	Remove	Quercus agrifolia	24" NOK
560	Quercus agrifolia	Coast Live Oak	7.5	1	G	G	G			Remove	Quercus agrifolia	24" NOK
561	Quercus agrifolia	Coast Live Oak	5.5	1	F	G	G			Remove	Quercus agrifolia	24" NOK
562	Pinus ponderosa	Canary Island Pine	9.5	1	F	F	G	F		Yellowing foliage	Remove	

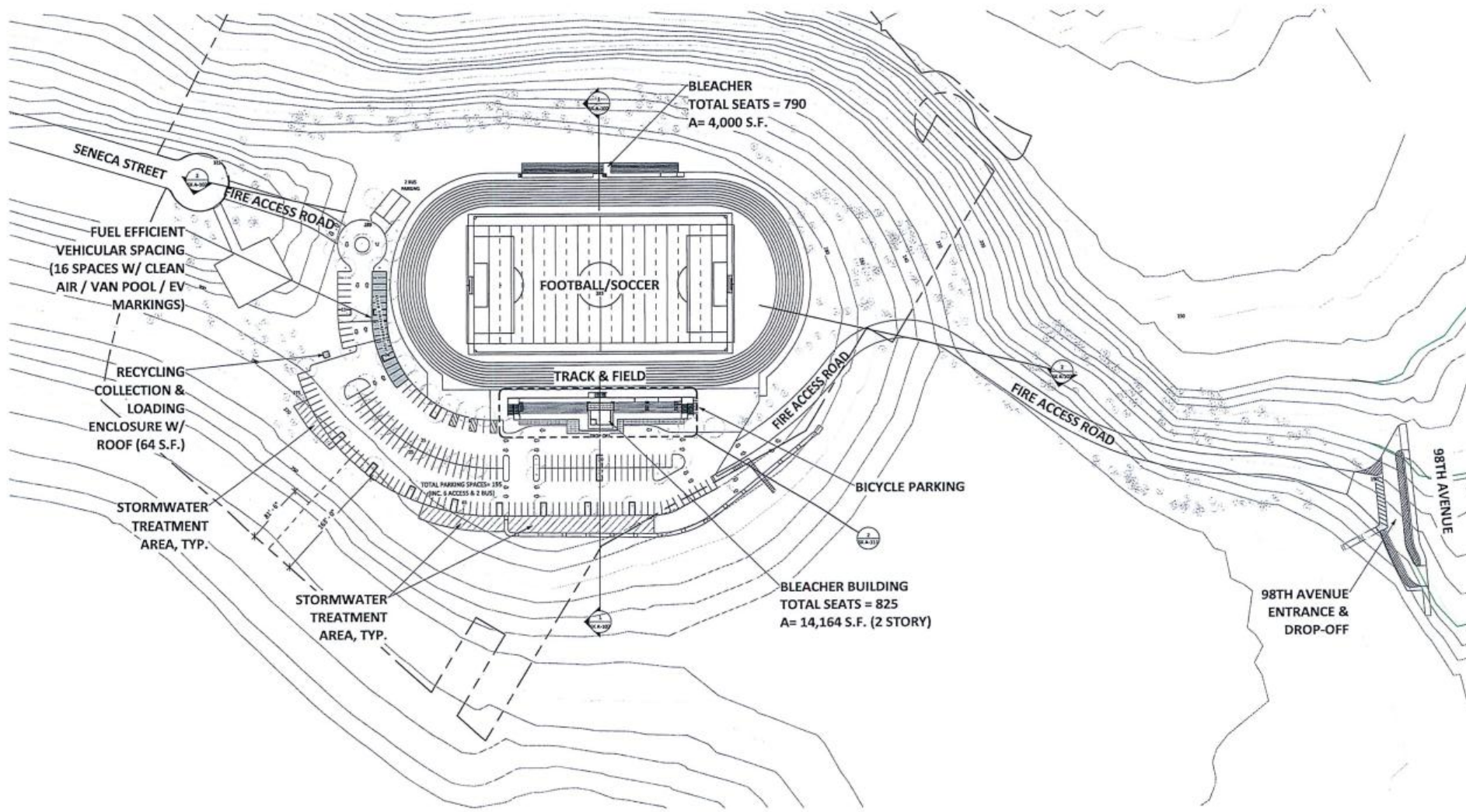




	Species	Common Name	Total Amount	Protected Tree Amount	Overall Retention Suitability	Comments
1	<i>Acacia baobabiae</i>	Bailey Acacia	4	4	F	Nice stand of acacia. Non-native species considered a weed.
2	<i>Acacia californica</i>	California Buckeye	3	0	G	Native California woodland species
3	<i>Quercus dumosa</i>	Deodar Cedar	7	7	G	All cedars are located in a stand north of the reservoir. The trees appear to be thriving.
4	<i>Metrosideros orbiculata</i>	Toyon	3	0	F	One Toyon was surveyed within the reservoir basin and is doing poorly.
5	<i>Olea europaea</i>	Olive	5	4	G	Sparsely located on east side of high school. Most are well stemmed and in fair-good condition.
6	<i>Phoenix canariensis</i>	Canary Island Date Palm	2	2	G	No issues
7	<i>Pinus canariensis</i>	Canary Island Pine	50	16	G	Species is drought tolerant and less susceptible to beetle attack. Pines are located around the reservoir, and appear to be thriving. Some have problematic branch attachments which can be removed with pruning. Since the survey, some pines have been removed north west of the school.
8	<i>Pinus insignis</i>	Aliso Pine	7	7	F-G	Another drought tolerant pine. Tree #448 is experiencing decline. Others are doing well. Some specimens on the east side of the reservoir are very large.
9	<i>Pinus pinea</i>	Italian Stone Pine	1	1	F	Italian Stone Pine #24 is located on the west side of the reservoir in exhibiting signs of decline.
10	<i>Pinus resinosa</i>	Monterey Pine	64	52	P	12 are dead, 22 more are in Fair-Poor or Poor health. The species is not a long term player in the Bay Area due to poor drought tolerance and resulting susceptibility to Red Turpentine Beetle attack and Pine Pitch Canker.
11	<i>Prunus alata</i>	Almond	16	9	G	Predominantly located on southwest side of reservoir. Wild almond species that has naturalized on site. Also spring blossoms.
12	<i>Prunus BiJabala</i>	California Cherry	2	1	F	Two specimens growing in oak woodland north of reservoir.
13	<i>Parrotia persica</i>	Douglas Fir	1	0	G	Likely someone planted their Christmas tree
14	<i>Quercus agrifolia</i>	Coast Live Oak	372	368	G	All trees were given good retention suitability, regardless of health and structural conditions, due to the natural woodland setting and individual trees' reliance on one another. Small oaks with defective branch attachments (included bark) can be pruned to mitigate future branch failure potential. Poor attachment of larger specimens located at the top of the hill adjacent to the reservoir can mitigate if there will be a significant target.
15	<i>Thuja occidentalis</i>	Italian Buckthorn	1	1	F	No issues
16	<i>Schinus molle</i>	Peruvian Pepper	1	1	G	Located south of the reservoir. Observed with some dieback but otherwise nice specimen
17	<i>Sapindus saponariformis</i>	Coast Redwood	3	2	F-P	One redwood is dead and not located correctly on survey. Species is ill-suited for dry bay area hills. More redwoods just outside boundary of survey north of reservoir; none are thriving. Vector for Sudden Oak Death.
18	<i>Umbellularia californica</i>	California Bay	16	13	F-G	Vector for Sudden Oak Death. One large oak tree north of the reservoir was dead and could have been killed by disease. Some old specimens at the top of the reservoir are off color and likely drought stressed.
			560	528		



KEY MAP



1 SITE PLAN
1" = 60'-0"

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ENGINEERS. SURVEYORS. PLANNERS

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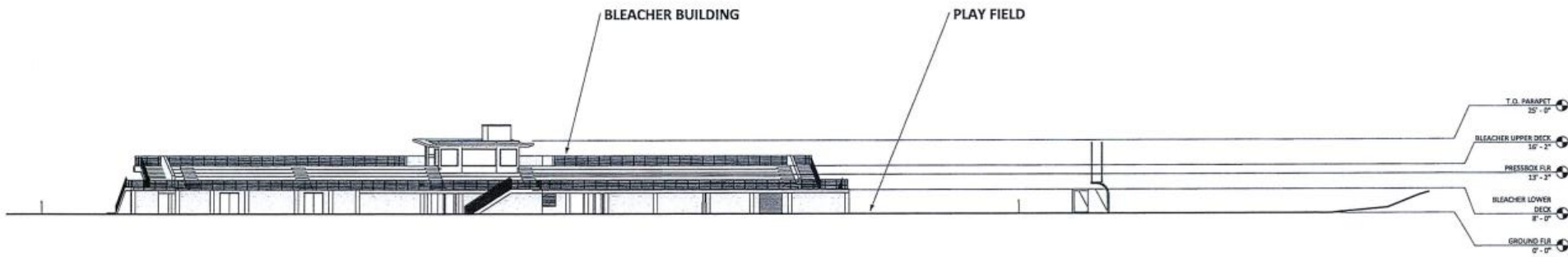
SITE PLAN - TRACK & FIELD

BISHOP O'DOWD HIGH SCHOOL - SENECA SITE

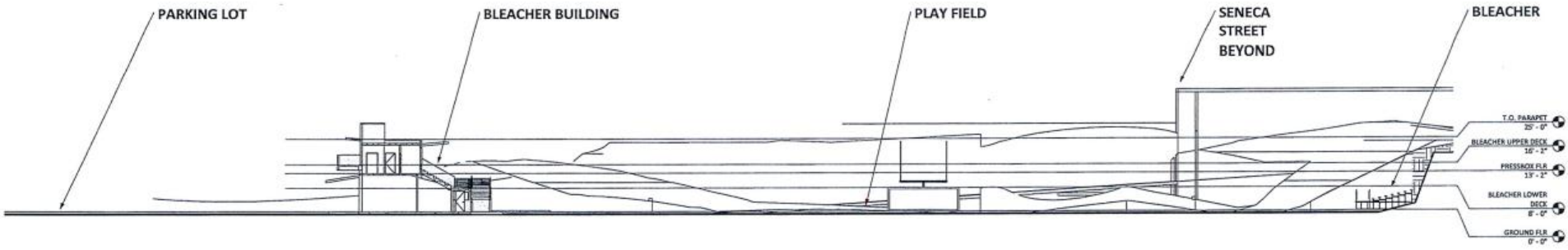


ORIGINAL SCALE: _____
DATE: 6/08/18

SHEET NO. SK A-101



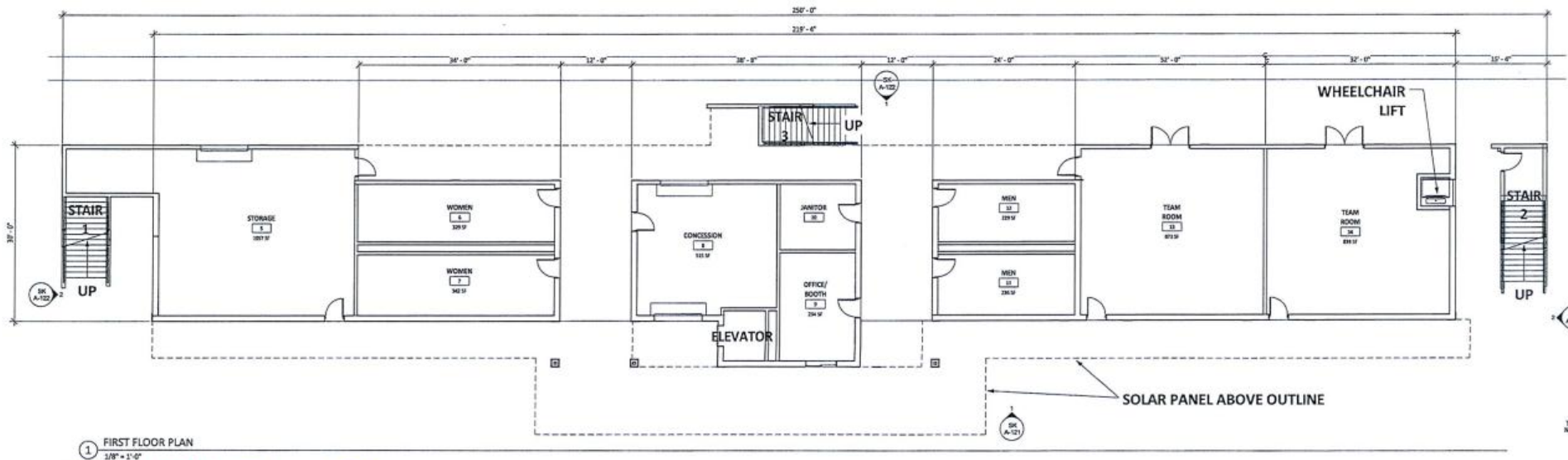
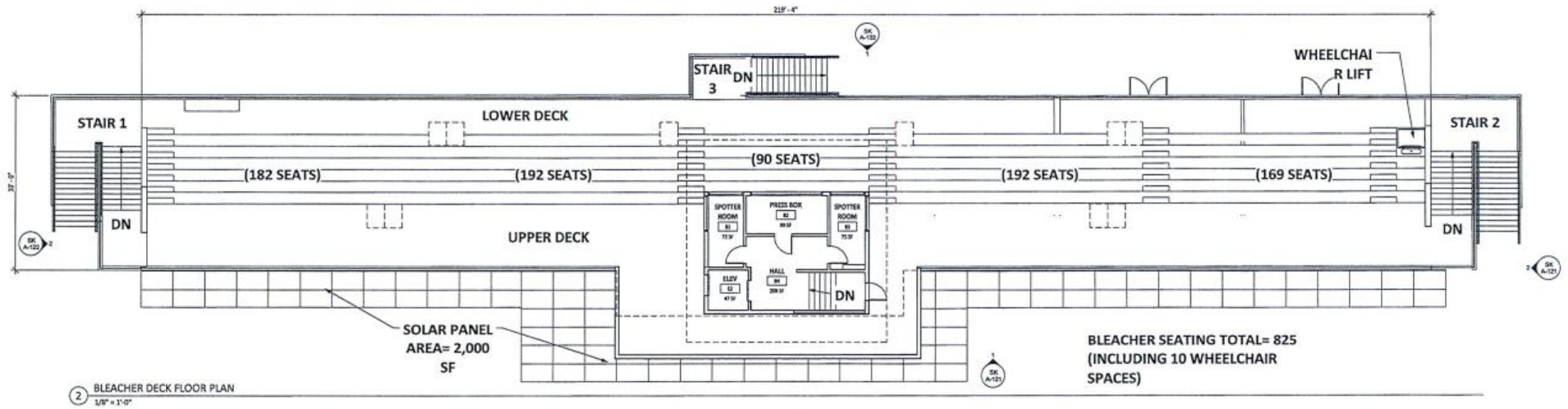
2 SITE SECTION - NORTH SOUTH (FACING PARKING LOT)
 3/16" = 1'-0"



1 SITE SECTION - EAST WEST (FACING SENECA STREET)
 3/16" = 1'-0"

SITE SECTIONS

BISHOP O'DOWD HIGH SCHOOL - SENECA SITE



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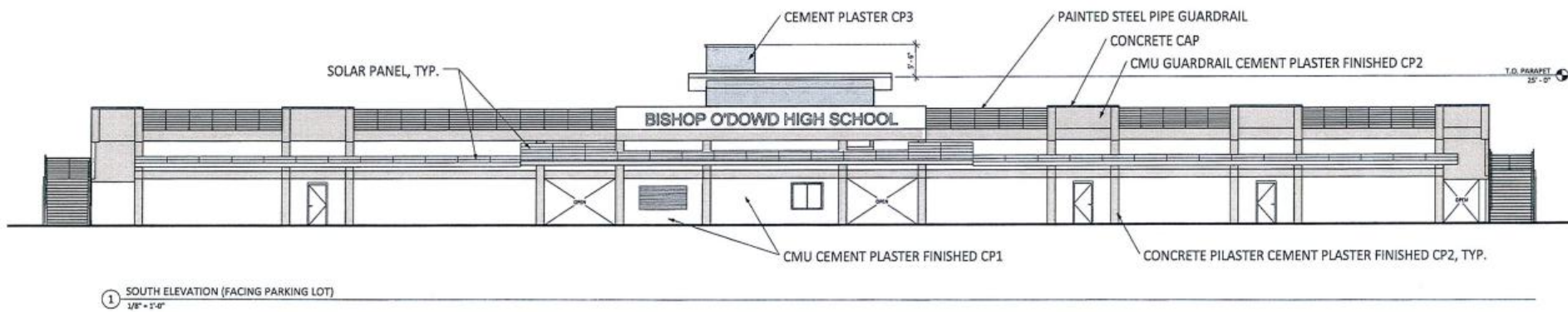
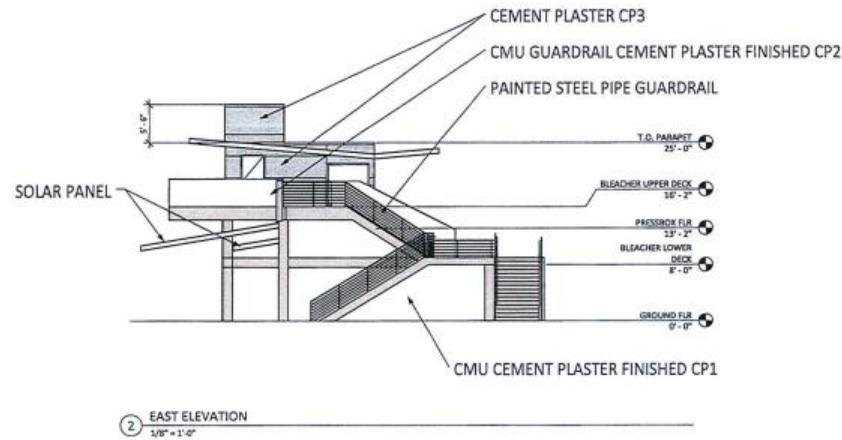


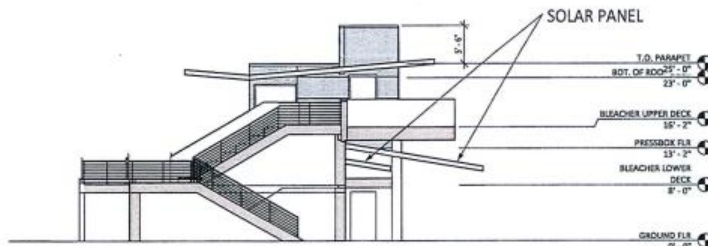
BLEACHER BUILDING FLOOR PLANS

BISHOP O'DOWD HIGH SCHOOL - SENECA SITE

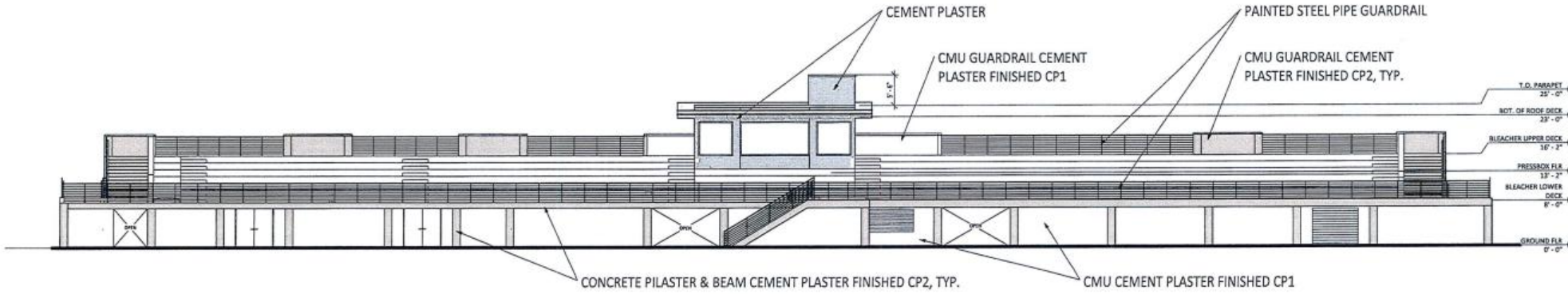
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DATE: 4/05/17

SHEET NO. SK A-111

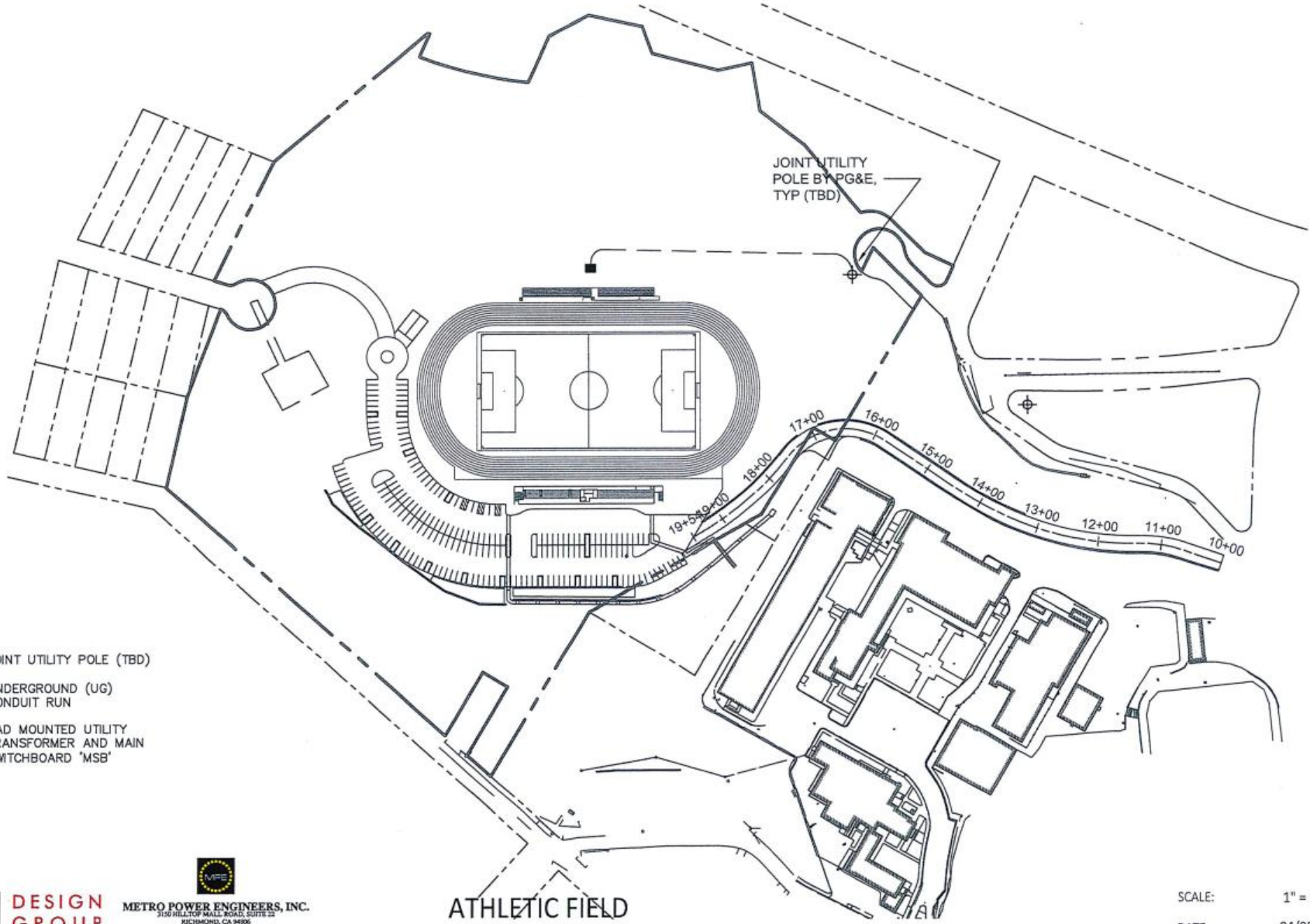




2 WEST ELEVATION
3/8" = 1'-0"



1 NORTH ELEVATION (FACING PLAY FIELD)
1/8" = 1'-0"



- ⊕ JOINT UTILITY POLE (TBD)
- UNDERGROUND (UG) CONDUIT RUN
- PAD MOUNTED UTILITY TRANSFORMER AND MAIN SWITCHBOARD 'MSB'



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ATHLETIC FIELD

BISHOP O'DOWD HIGH SCHOOL

SCALE: 1" = 150'
 DATE: 04/05/17
 SHEET NO.

SKEC-101

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SPORTS FIELD LIGHTING

Table 1: General High School Football

Item	Quantity	Unit	Notes
1. Floodlights	12	ftc	150W, 120V, 1200lm
2. Floodlights	12	ftc	150W, 120V, 1200lm
3. Floodlights	12	ftc	150W, 120V, 1200lm
4. Floodlights	12	ftc	150W, 120V, 1200lm
5. Floodlights	12	ftc	150W, 120V, 1200lm
6. Floodlights	12	ftc	150W, 120V, 1200lm
7. Floodlights	12	ftc	150W, 120V, 1200lm
8. Floodlights	12	ftc	150W, 120V, 1200lm
9. Floodlights	12	ftc	150W, 120V, 1200lm
10. Floodlights	12	ftc	150W, 120V, 1200lm
11. Floodlights	12	ftc	150W, 120V, 1200lm
12. Floodlights	12	ftc	150W, 120V, 1200lm



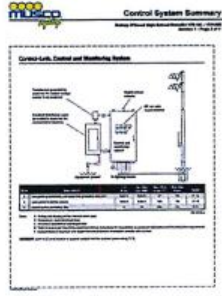
Control System Summary

Project Information:

- Project Name: Bishop O'Dowd High School
- Location: San Francisco, CA
- Client: Bishop O'Dowd High School
- Contract No: 15-0000000000000000

Equipment Listing:

Item	Quantity	Unit	Notes
1. Floodlights	12	ftc	150W, 120V, 1200lm
2. Floodlights	12	ftc	150W, 120V, 1200lm
3. Floodlights	12	ftc	150W, 120V, 1200lm
4. Floodlights	12	ftc	150W, 120V, 1200lm
5. Floodlights	12	ftc	150W, 120V, 1200lm
6. Floodlights	12	ftc	150W, 120V, 1200lm
7. Floodlights	12	ftc	150W, 120V, 1200lm
8. Floodlights	12	ftc	150W, 120V, 1200lm
9. Floodlights	12	ftc	150W, 120V, 1200lm
10. Floodlights	12	ftc	150W, 120V, 1200lm
11. Floodlights	12	ftc	150W, 120V, 1200lm
12. Floodlights	12	ftc	150W, 120V, 1200lm



Control System Summary

Equipment Listing:

Item	Quantity	Unit	Notes
1. Floodlights	12	ftc	150W, 120V, 1200lm
2. Floodlights	12	ftc	150W, 120V, 1200lm
3. Floodlights	12	ftc	150W, 120V, 1200lm
4. Floodlights	12	ftc	150W, 120V, 1200lm
5. Floodlights	12	ftc	150W, 120V, 1200lm
6. Floodlights	12	ftc	150W, 120V, 1200lm
7. Floodlights	12	ftc	150W, 120V, 1200lm
8. Floodlights	12	ftc	150W, 120V, 1200lm
9. Floodlights	12	ftc	150W, 120V, 1200lm
10. Floodlights	12	ftc	150W, 120V, 1200lm
11. Floodlights	12	ftc	150W, 120V, 1200lm
12. Floodlights	12	ftc	150W, 120V, 1200lm

Control System Summary

Equipment Listing:

Item	Quantity	Unit	Notes
1. Floodlights	12	ftc	150W, 120V, 1200lm
2. Floodlights	12	ftc	150W, 120V, 1200lm
3. Floodlights	12	ftc	150W, 120V, 1200lm
4. Floodlights	12	ftc	150W, 120V, 1200lm
5. Floodlights	12	ftc	150W, 120V, 1200lm
6. Floodlights	12	ftc	150W, 120V, 1200lm
7. Floodlights	12	ftc	150W, 120V, 1200lm
8. Floodlights	12	ftc	150W, 120V, 1200lm
9. Floodlights	12	ftc	150W, 120V, 1200lm
10. Floodlights	12	ftc	150W, 120V, 1200lm
11. Floodlights	12	ftc	150W, 120V, 1200lm
12. Floodlights	12	ftc	150W, 120V, 1200lm

CITY STANDARD LIGHTING FIXTURE

City Standard Lighting Fixture

Equipment Listing:

Item	Quantity	Unit	Notes
1. Floodlights	12	ftc	150W, 120V, 1200lm
2. Floodlights	12	ftc	150W, 120V, 1200lm
3. Floodlights	12	ftc	150W, 120V, 1200lm
4. Floodlights	12	ftc	150W, 120V, 1200lm
5. Floodlights	12	ftc	150W, 120V, 1200lm
6. Floodlights	12	ftc	150W, 120V, 1200lm
7. Floodlights	12	ftc	150W, 120V, 1200lm
8. Floodlights	12	ftc	150W, 120V, 1200lm
9. Floodlights	12	ftc	150W, 120V, 1200lm
10. Floodlights	12	ftc	150W, 120V, 1200lm
11. Floodlights	12	ftc	150W, 120V, 1200lm
12. Floodlights	12	ftc	150W, 120V, 1200lm

SITE PARKING LIGHT FIXTURE

Site Parking Light Fixture

Equipment Listing:

Item	Quantity	Unit	Notes
1. Floodlights	12	ftc	150W, 120V, 1200lm
2. Floodlights	12	ftc	150W, 120V, 1200lm
3. Floodlights	12	ftc	150W, 120V, 1200lm
4. Floodlights	12	ftc	150W, 120V, 1200lm
5. Floodlights	12	ftc	150W, 120V, 1200lm
6. Floodlights	12	ftc	150W, 120V, 1200lm
7. Floodlights	12	ftc	150W, 120V, 1200lm
8. Floodlights	12	ftc	150W, 120V, 1200lm
9. Floodlights	12	ftc	150W, 120V, 1200lm
10. Floodlights	12	ftc	150W, 120V, 1200lm
11. Floodlights	12	ftc	150W, 120V, 1200lm
12. Floodlights	12	ftc	150W, 120V, 1200lm

SOLAR CANOPY LIGHT FIXTURE

Solar Canopy Light Fixture

Equipment Listing:

Item	Quantity	Unit	Notes
1. Floodlights	12	ftc	150W, 120V, 1200lm
2. Floodlights	12	ftc	150W, 120V, 1200lm
3. Floodlights	12	ftc	150W, 120V, 1200lm
4. Floodlights	12	ftc	150W, 120V, 1200lm
5. Floodlights	12	ftc	150W, 120V, 1200lm
6. Floodlights	12	ftc	150W, 120V, 1200lm
7. Floodlights	12	ftc	150W, 120V, 1200lm
8. Floodlights	12	ftc	150W, 120V, 1200lm
9. Floodlights	12	ftc	150W, 120V, 1200lm
10. Floodlights	12	ftc	150W, 120V, 1200lm
11. Floodlights	12	ftc	150W, 120V, 1200lm
12. Floodlights	12	ftc	150W, 120V, 1200lm

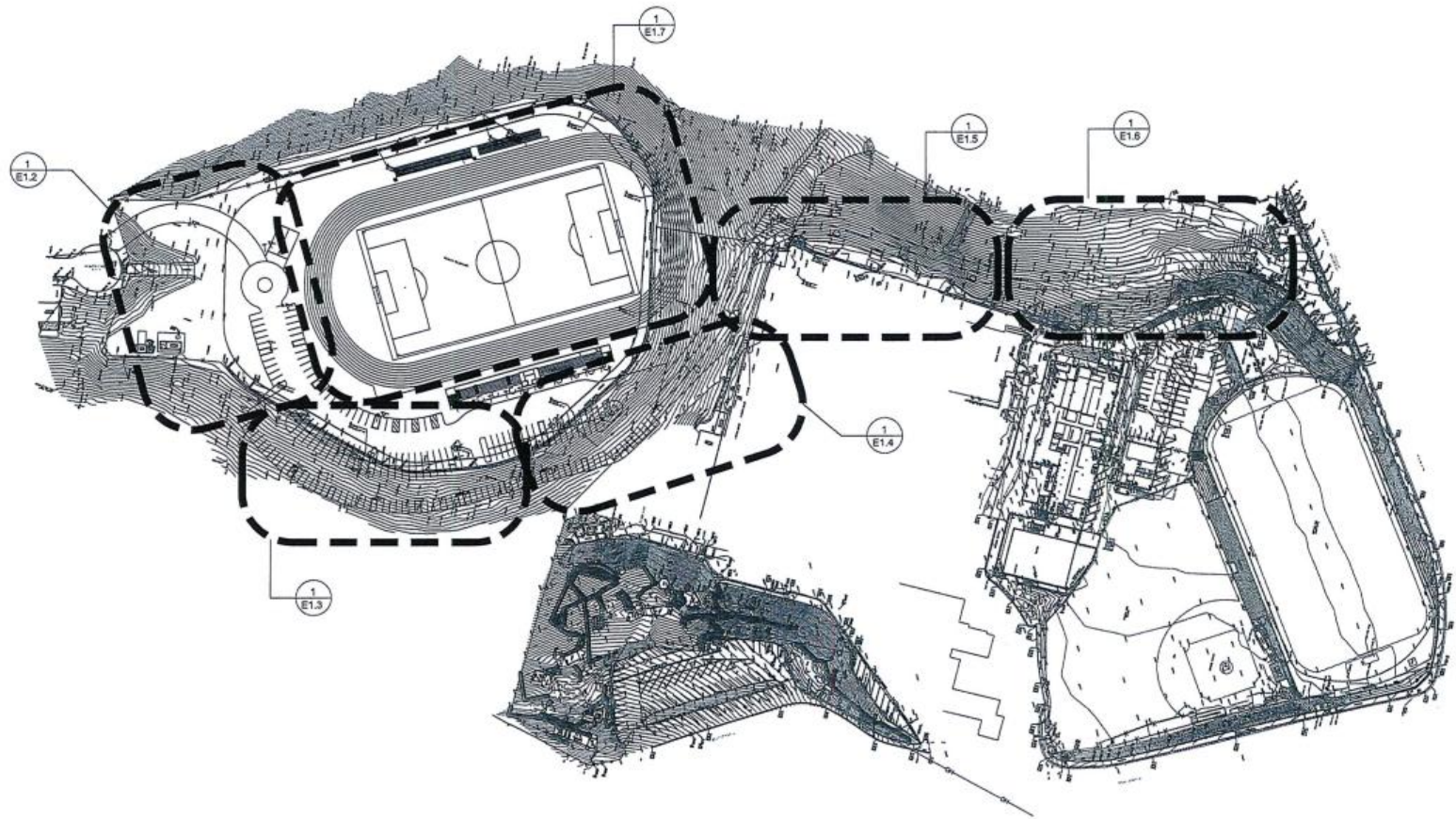
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75% PRO

PROJECT: BISHOP O'DOWD HIGH SCHOOL - SENECA SITE

SHEET CONTENT: FIXTURE INFO

scale: AS
drawn by:
checked by:
date:
job number:



rev	date	iss
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-	06.04.18	75%

75% PROC

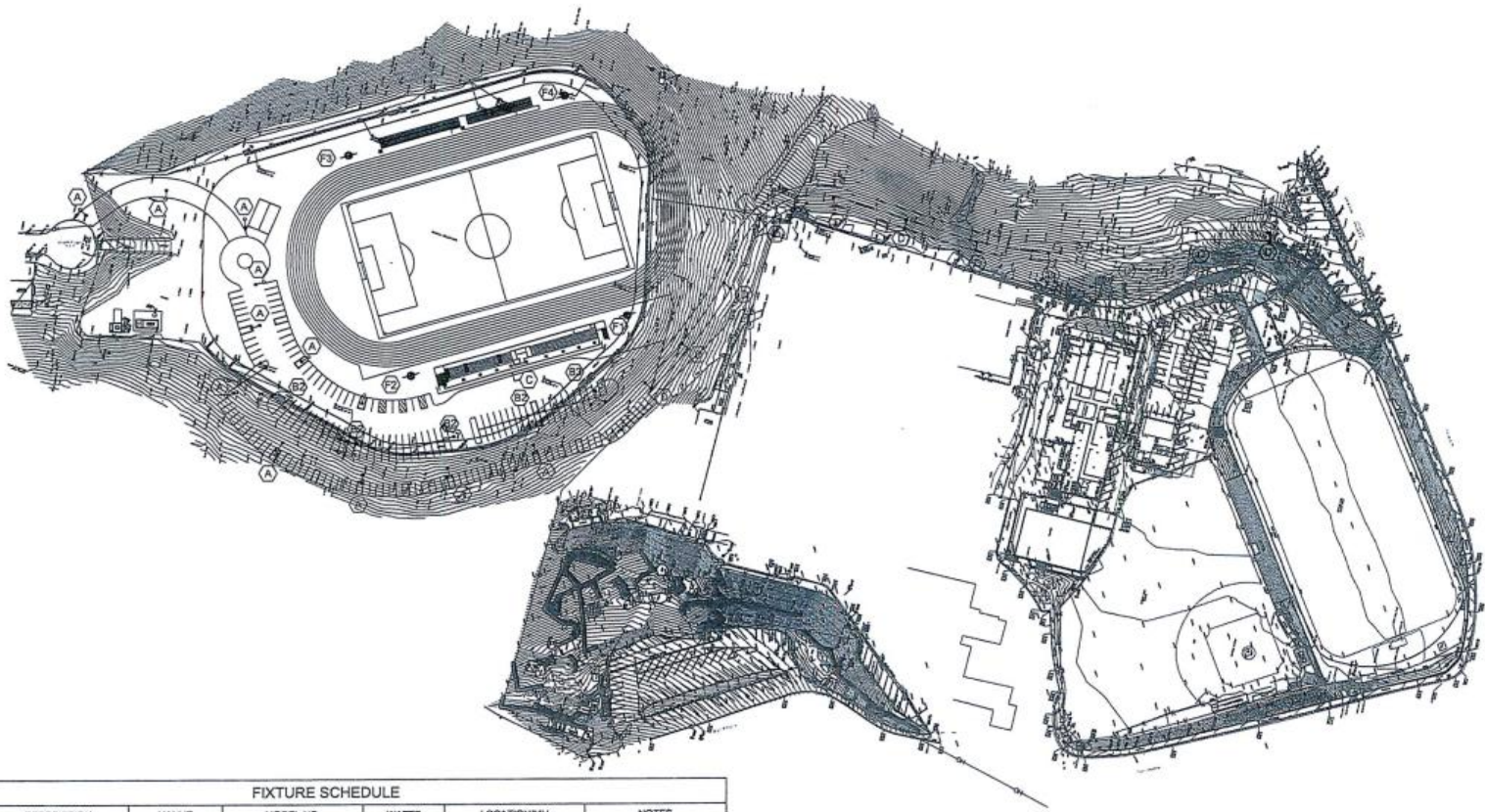
PROJECT:
BISHOP O'DOWD HIGH
SCHOOL - SENECA SITE

SHEET CONTENT:
SITE PLAN

scale: AS
drawn by: W
checked by: T
date: C
job number: -

E1.1

sheet nu



FIXTURE SCHEDULE						
TAG	DESCRIPTION	MANUF	MODEL NO.	WATTS	LOCATION/WH	NOTES
A	SINGLE HEAD	CREE	OSO-2ME-K-40K	130	PARKING LOT/22'	
B2	DOUBLE HEAD	CREE	OS1-5SH0-K-40K	260	PARKING LOT/22'	
B3	TRIPLE HEAD	CREE	OS1-5SH0-K-40K	390	PARKING LOT/22'	
C	SURFACE	PHILIPS	GC-40-NW-G1-5-8	37	SOLAR CANOPY/TB0	
D	SINGLE HEAD	GE	ERJH-11D340	98	ACCESS ROAD/30'	
F1	HIGH LIGHTING MAST WITH 10 LED HEADS	MUSCO	LL580, TLC LED SERIES	9.6KW	TRACK AND FIELD, 80' POLE PER VENDOR	TYP TO F2-F4 SPORTS FIELD LIGHTING, SEE E1.9

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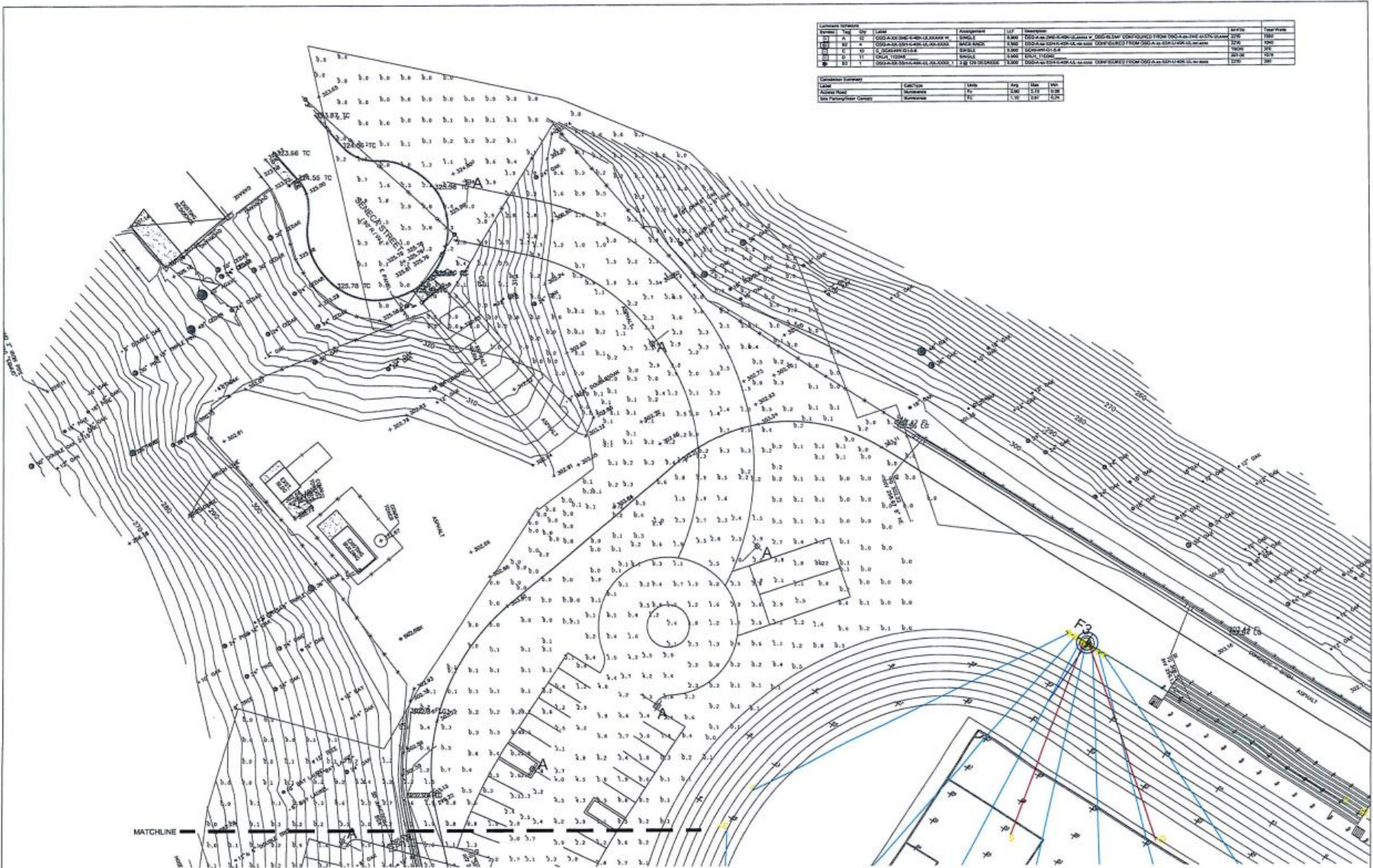
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PROJECT:
BISHOP O'DOWD HIGH SCHOOL - SENECA SITE

SHEET CONTENT:
SITE PLAN

scale: AS
drawn by:
checked by:
date:
job number:

rev	date	iss
1	06.04.18	ISS



Quantity	Unit	Description	Assignment	EST	Remarks	Scale	Foot Note
1	SF	CONCRETE FLOOR SLAB	SM-1	1,500	CONCRETE FLOOR SLAB	1/8"	1,500
1	SF	CONCRETE FLOOR SLAB	SM-2	1,500	CONCRETE FLOOR SLAB	1/8"	1,500
1	SF	CONCRETE FLOOR SLAB	SM-3	1,500	CONCRETE FLOOR SLAB	1/8"	1,500
1	SF	CONCRETE FLOOR SLAB	SM-4	1,500	CONCRETE FLOOR SLAB	1/8"	1,500
1	SF	CONCRETE FLOOR SLAB	SM-5	1,500	CONCRETE FLOOR SLAB	1/8"	1,500
1	SF	CONCRETE FLOOR SLAB	SM-6	1,500	CONCRETE FLOOR SLAB	1/8"	1,500
1	SF	CONCRETE FLOOR SLAB	SM-7	1,500	CONCRETE FLOOR SLAB	1/8"	1,500
1	SF	CONCRETE FLOOR SLAB	SM-8	1,500	CONCRETE FLOOR SLAB	1/8"	1,500
1	SF	CONCRETE FLOOR SLAB	SM-9	1,500	CONCRETE FLOOR SLAB	1/8"	1,500
1	SF	CONCRETE FLOOR SLAB	SM-10	1,500	CONCRETE FLOOR SLAB	1/8"	1,500

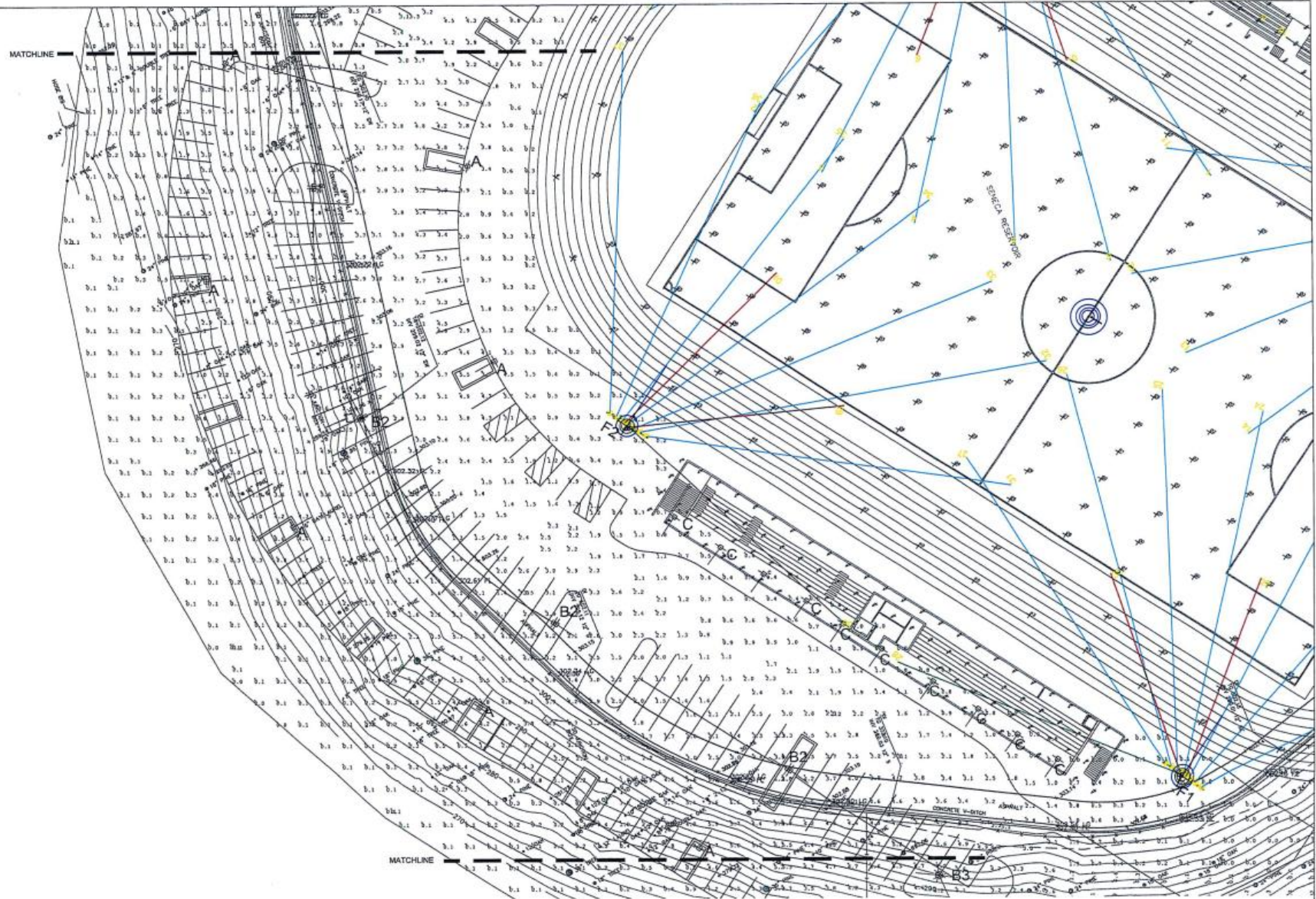
Label	Location	Units	Arg	Max	Min
Station Name	Station	Fe	1.00	1.00	1.00
Station Name	Station	Fe	1.00	1.00	1.00

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PROJECT:
BISHOP O'DOWD HIGH
SCHOOL - SENECA SITE

SHEET CONTENT:
PHOTOMETRICS -
ENLARGED

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date:
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1	06.04.18	ISS

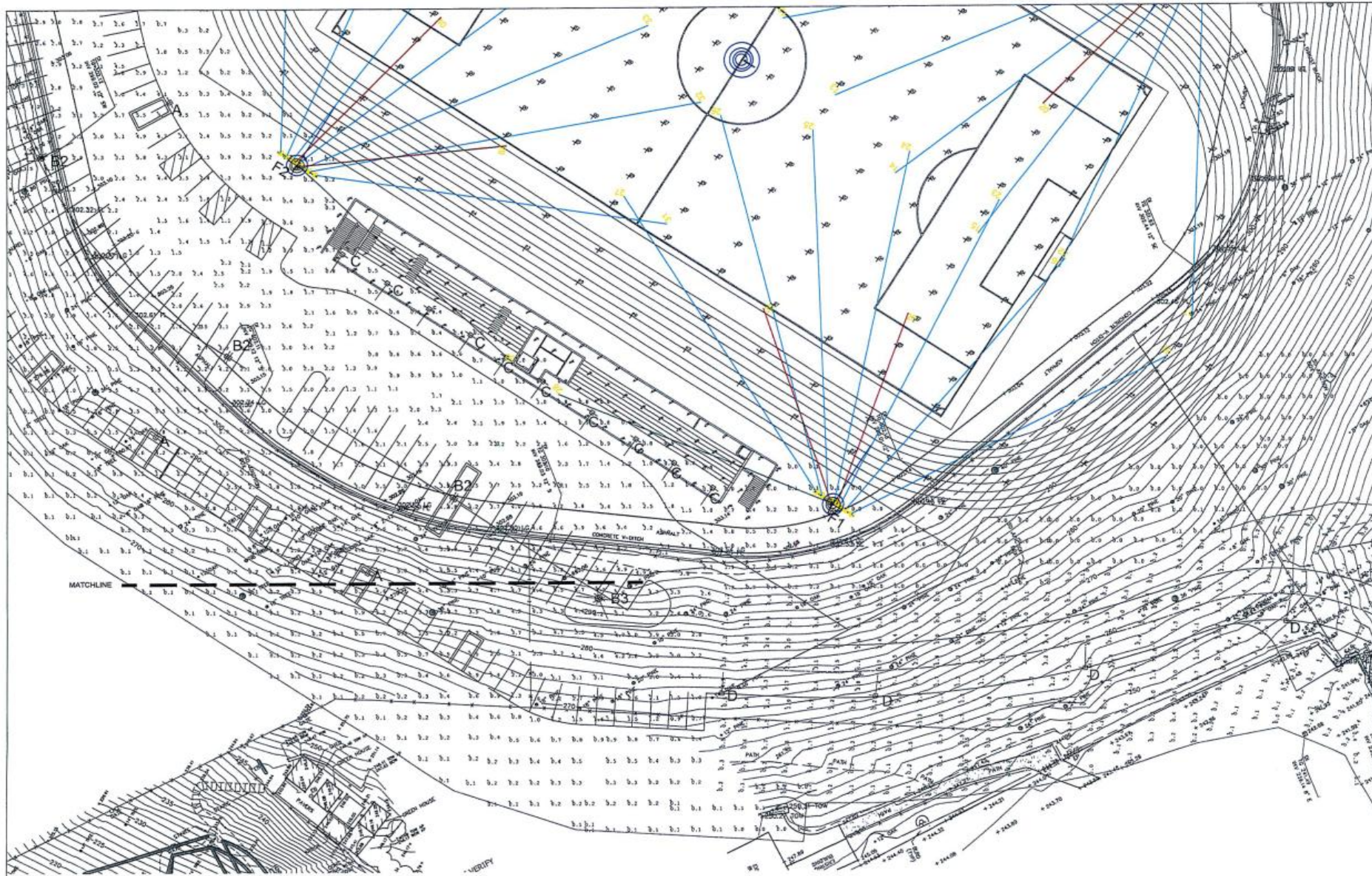
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PROJECT:
 BISHOP O'DOWD HIGH
 SCHOOL - SENECA SITE

SHEET CONTENT:
 PHOTOMETRICS -
 ENLARGED

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1	06.04.18	7818

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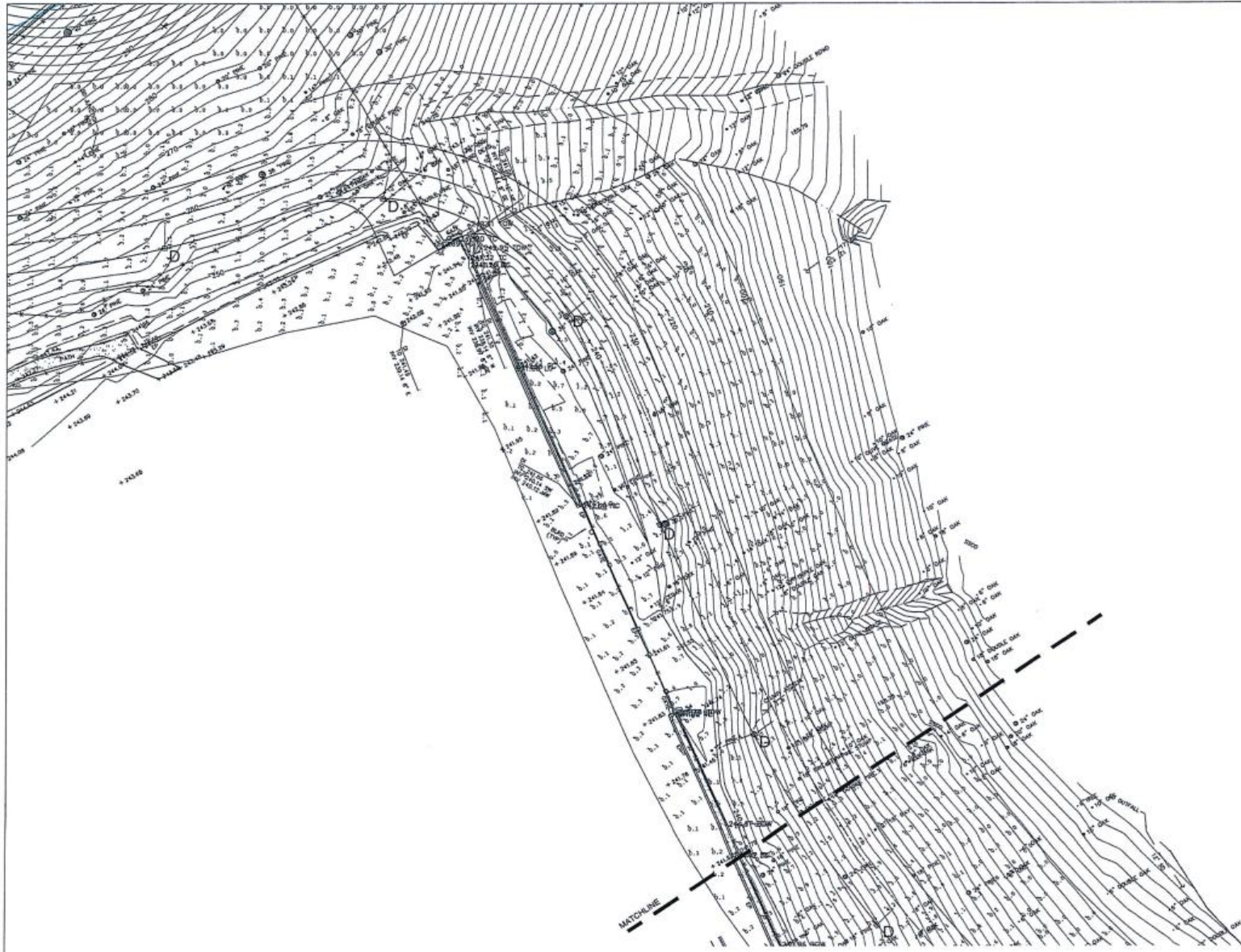
PROJECT:
BISHOP O'DOWD HIGH
SCHOOL - SENECA SITE

SHEET CONTENT:
PHOTOMETRICS -
ENLARGED

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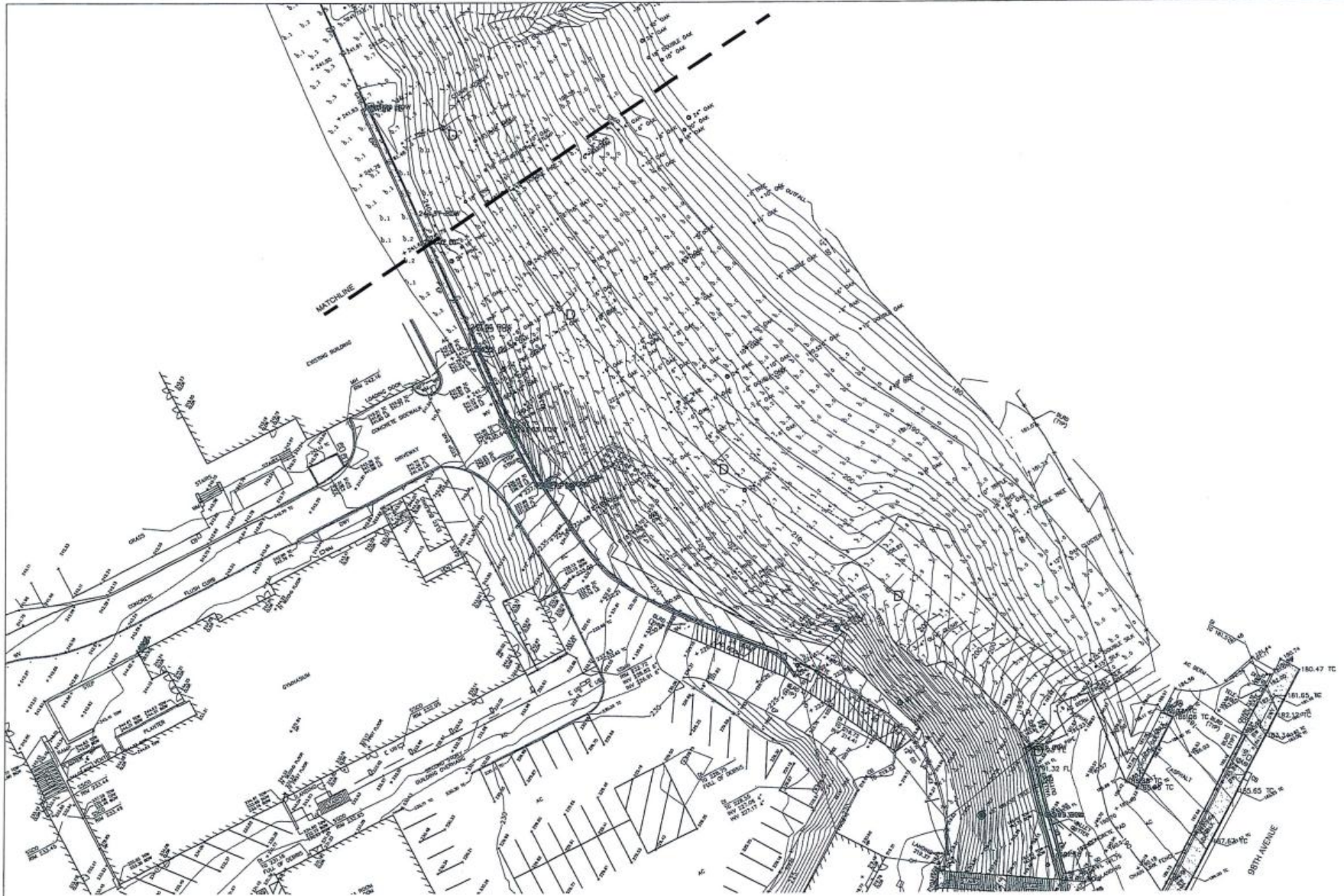
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PROJECT:
BISHOP O'DOWD HIGH
SCHOOL - SENECA SITE

SHEET CONTENT:
PHOTOMETRICS -
ENLARGED
A. GARDNER, P.E.

scale: AS
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E1.5
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1	10.04.1875	

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PROJECT:
BISHOP O'DOWD HIGH
SCHOOL - SENECA SITE

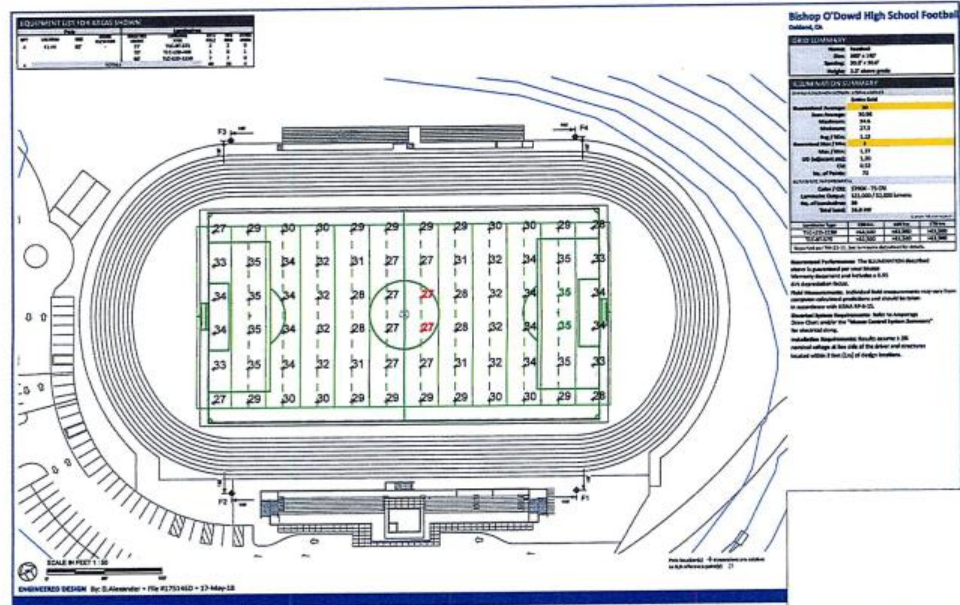
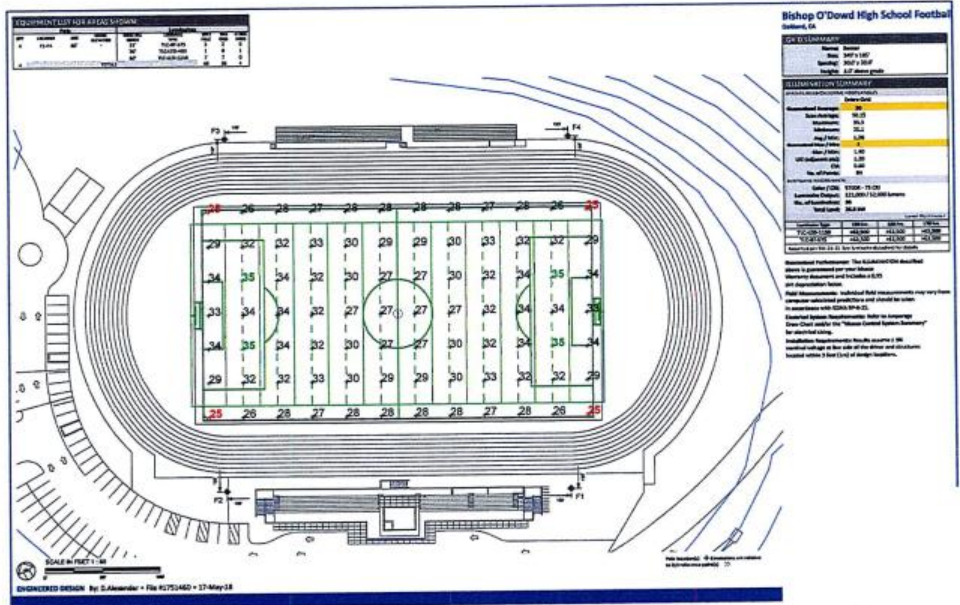
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PHOTOMETRICS -
ENLARGED ACCESS

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date:
job number:

E1.1

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06.04.18	18.7.18	

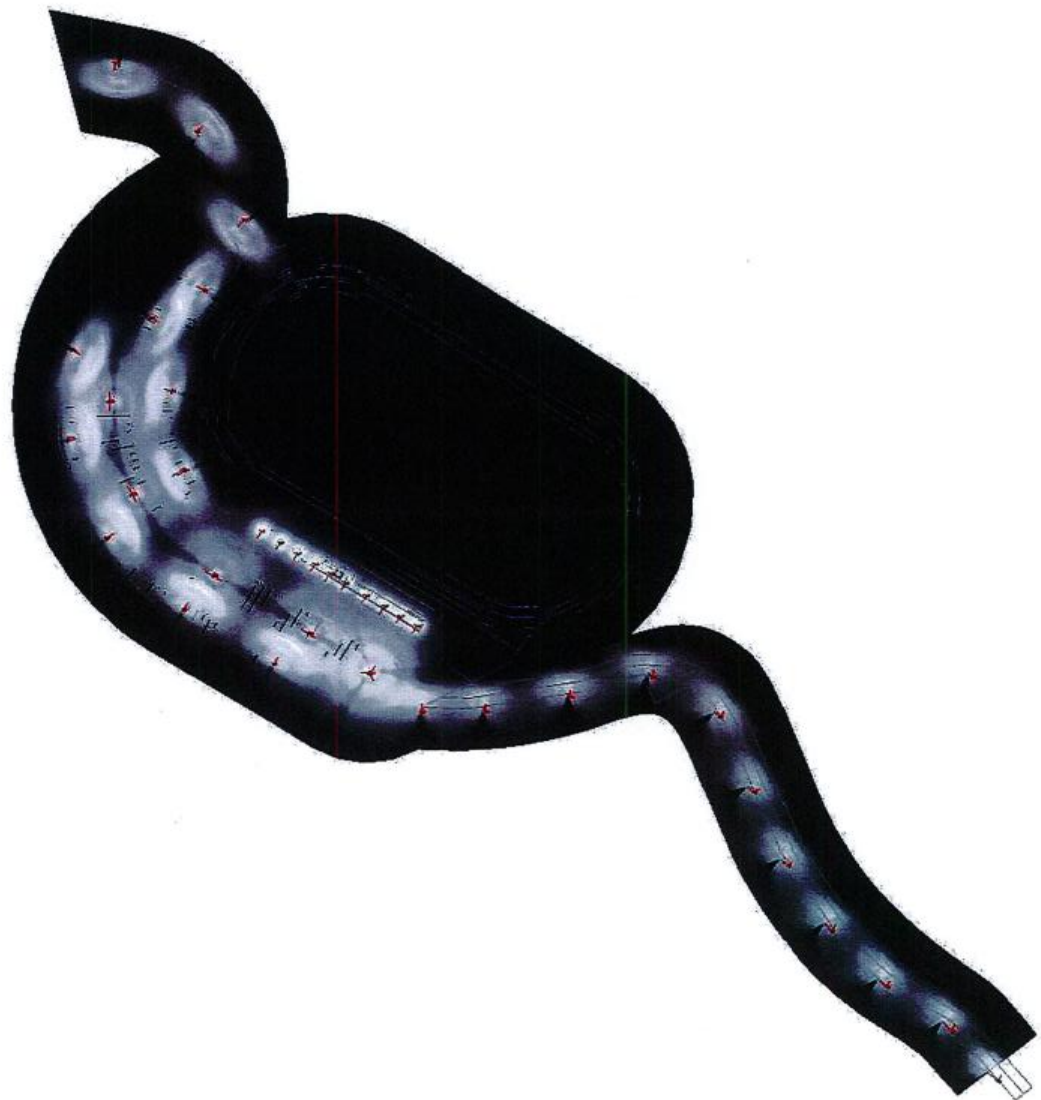


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PROJECT:
BISHOP O'DOWD HIGH SCHOOL - SENECA SITE

SHEET CONTENT:
PHOTOMETRICS - FIELD

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checked by:
date:
job number



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PROJECT:
BISHOP O'DOWD HIGH
SCHOOL - SENECA SITE

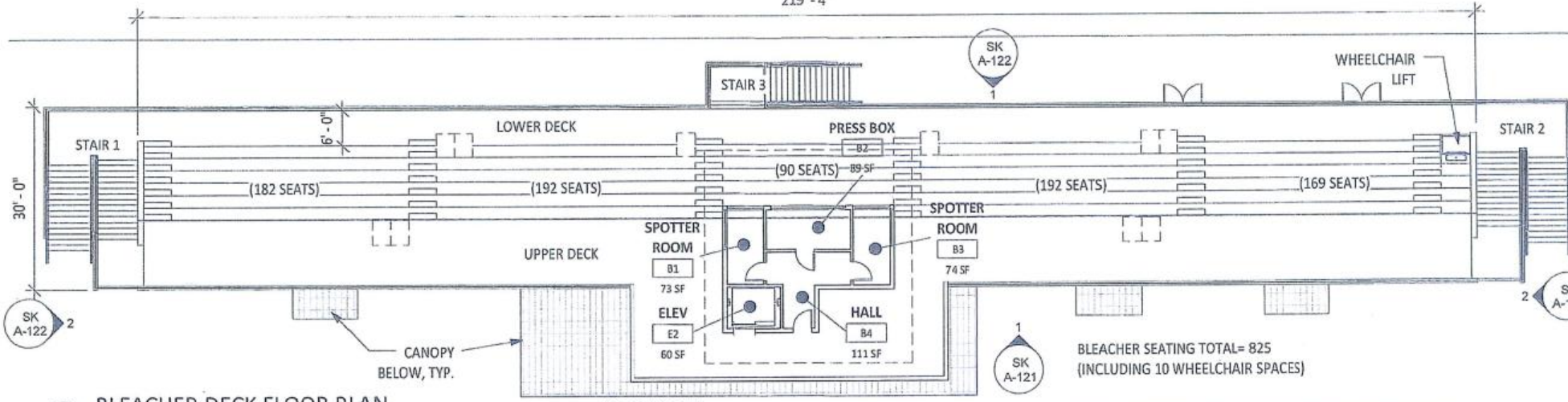
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PHOTOMETRICS-
RENDERED OVERALL

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E2.

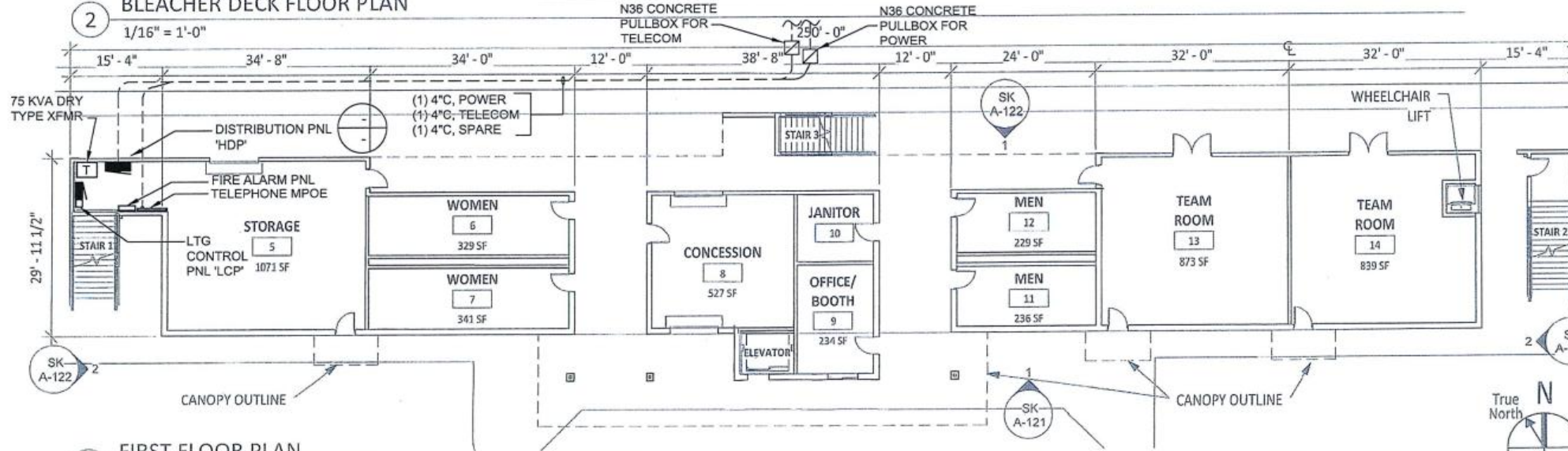
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219 - 4



2 BLEACHER DECK FLOOR PLAN

1/16" = 1'-0"



1 FIRST FLOOR PLAN

1/16" = 1'-0"

CSDA DESIGN GROUP

METRO POWER ENGINEERS, INC.
 3100 W. HALL ROAD, SUITE 100
 RICHMOND, CA 94804
 TEL: 510.735.3000 FAX: 510.735.3002

BLEACHER BUILDING FLOOR PLANS

ORIGINAL SCALE: 0 1" 2"

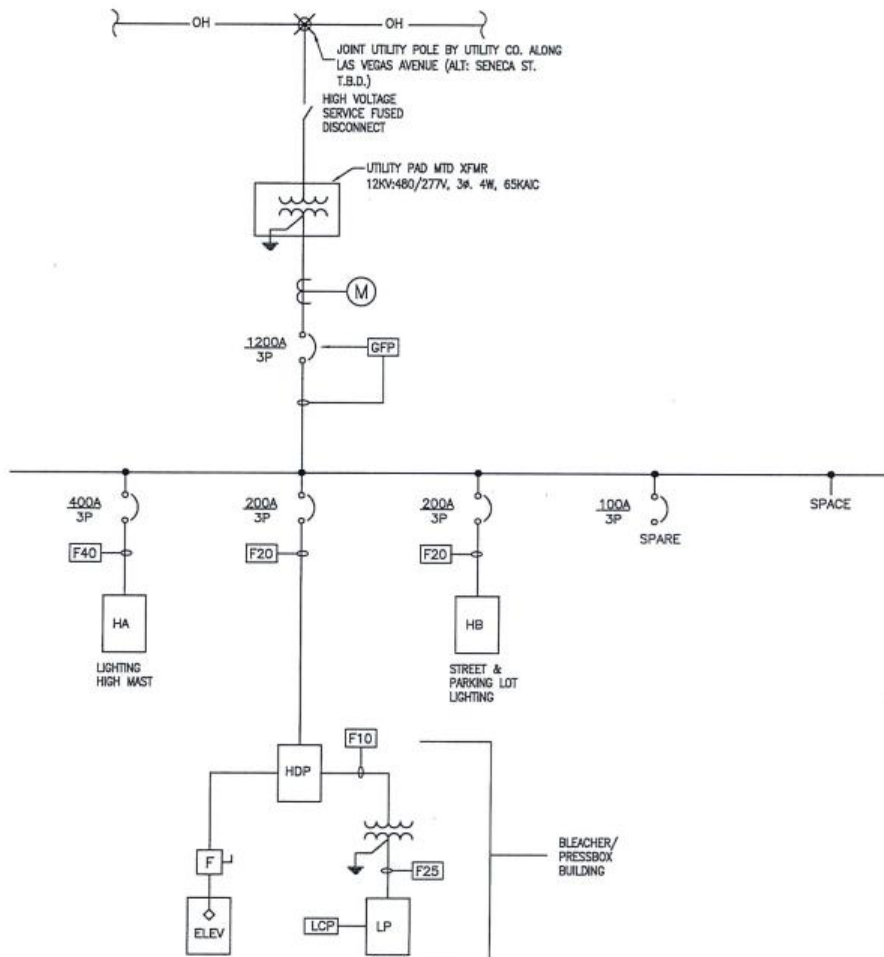
DATE: 10/07/16

SHEET NO.

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 San Francisco, CA 94111
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 F: 415.693.9830
 www.csddesigngroup.com

BISHOP O'DOWD HIGH SCHOOL - SENECA SITE

SKE-111



① SINGLE LINE DIAGRAM
N/S

CSDA | **DESIGN GROUP**

METRO POWER ENGINEERS, INC.
3150 HILLTOP MALL ROAD, SUITE 22
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www.csddesigngroup.com

ATHLETIC FIELD - SINGLE LINE

BISHOP O'DOWD HIGH SCHOOL

SCALE: NTS

DATE: 04/05/17

SHEET NO.

SKE 201