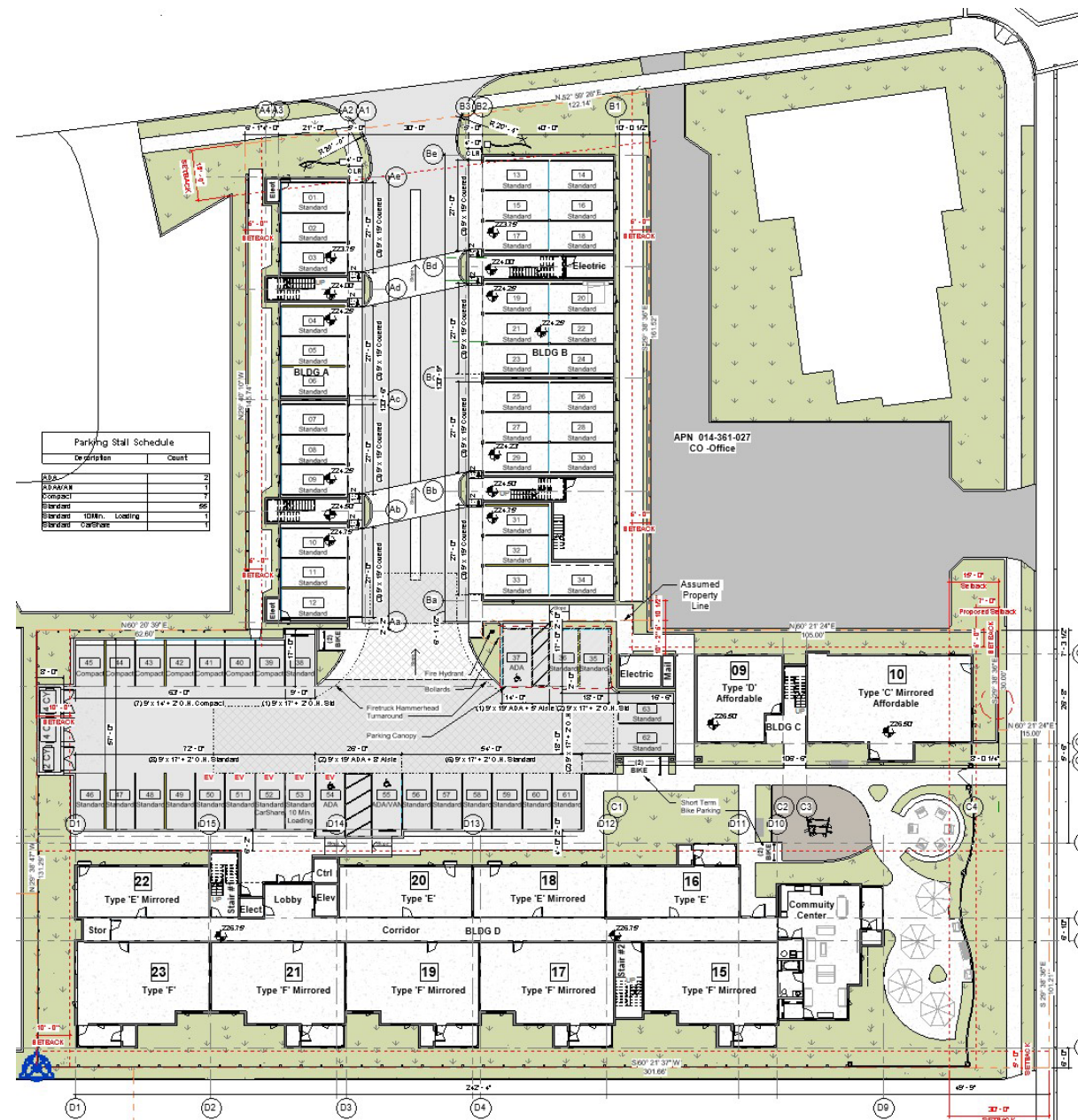
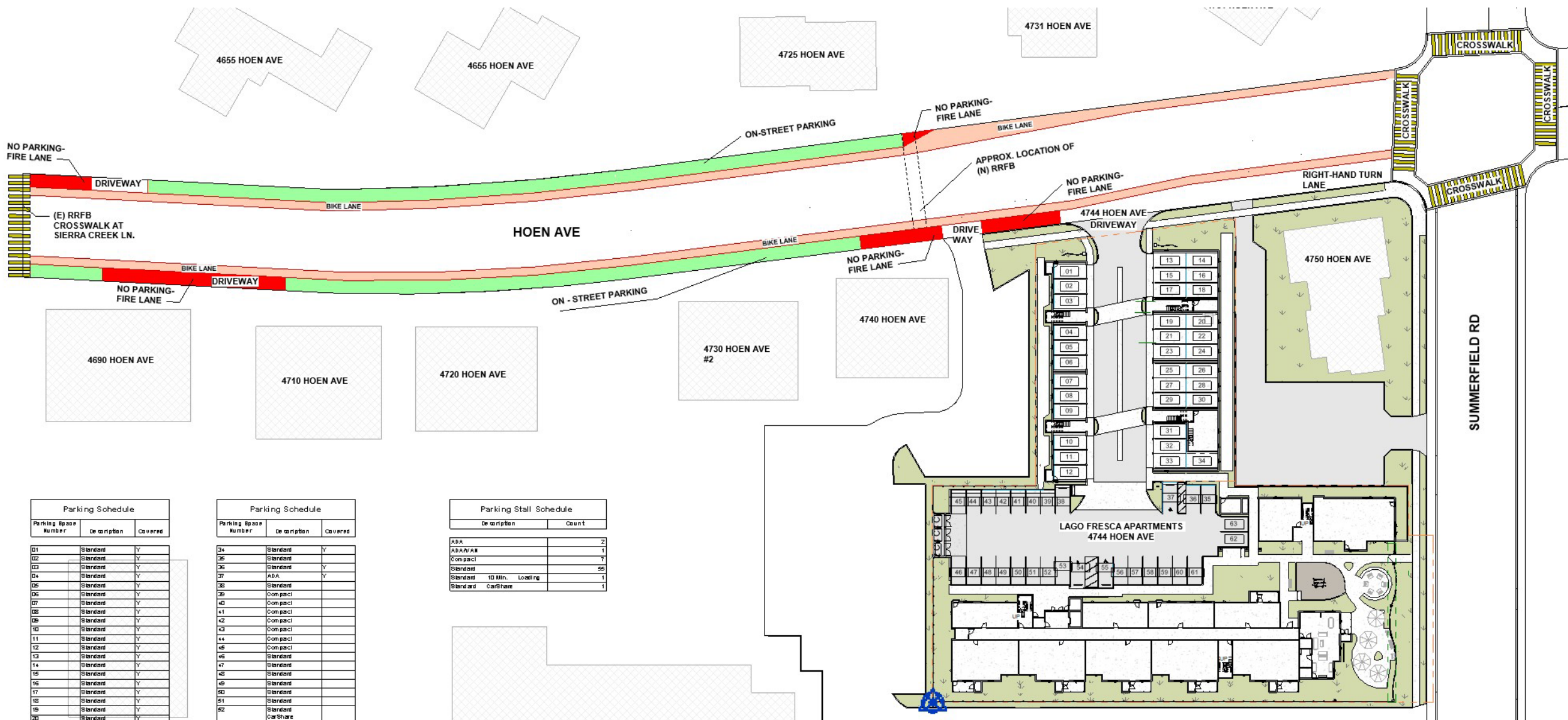




Lago Fresco Apartments Site Plan



Parking Schedule

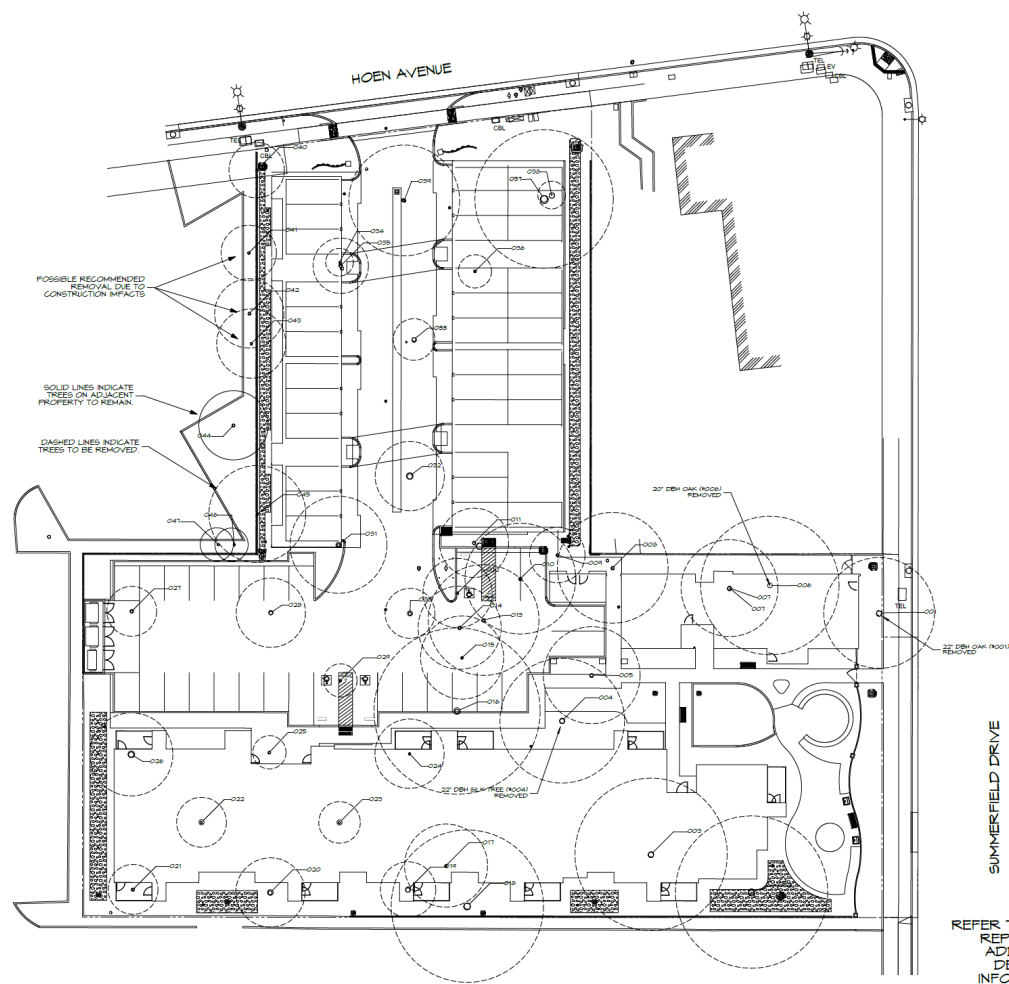
Parking Space Number	Description	Covered
01	Standard	Y
02	Standard	Y
03	Standard	Y
04	Standard	Y
05	Standard	Y
06	Standard	Y
07	Standard	Y
08	Standard	Y
09	Standard	Y
10	Standard	Y
11	Standard	Y
12	Standard	Y
13	Standard	Y
14	Standard	Y
15	Standard	Y
16	Standard	Y
17	Standard	Y
18	Standard	Y
19	Standard	Y
20	Standard	Y

Parking Schedule

Parking Space Number	Description	Covered
34	Standard	Y
35	Standard	Y
36	Standard	Y
37	ADA	Y
38	Standard	Y
39	Compact	Y
40	Compact	Y
41	Compact	Y
42	Compact	Y
43	Compact	Y
44	Compact	Y
45	Compact	Y
46	Standard	Y
47	Standard	Y
48	Standard	Y
49	Standard	Y
50	Standard	Y
51	Standard	Y
52	Standard	Y

Parking Stall Schedule

Description	Count
ADA	2
ADA/AM	1
Compact	7
Standard	58
Standard 10 Min. Loading	1
Standard CarShare	1



TREE REMOVAL MITIGATION PLAN
Scale: 1" = 20'-0"

SUMMERFIELD DRIVE

REFER TO ARBORIST REPORT FOR ADDITIONAL DETAILED INFORMATION.

Existing Tree Report								
ID	Botanical Name	Common Name	Average Spread	Height	DBH	No. of Trunks	Significant	Action
001	Quercus lobata	valley oak	40	40	22"	1	Heritage	Remove
002	Moronea glaberrima	oak	55	55	28"	1	Heritage	Remove
003	Quercus agrifolia	coast live oak	55	55	23"	1	Heritage	Remove
004	Abies balsamea	fir tree	45	40	22"	1	Dead	Remove
005	Acer negundo	box elder	35	40	14"	1	None	Remove
006	Quercus lobata	valley oak	50	50	20"	1	Heritage	Remove
007	Quercus agrifolia	coast live oak	35	35	16 1/2"	2	Heritage	Remove
008	Quercus lobata	valley oak	40	40	12 1/2"	1	Heritage	Remove
009	Quercus agrifolia	coast live oak	20	20	11"	4	Not protected	Remove
010	Quercus lobata	valley oak	40	40	12"	1	Heritage	Remove
011	Pinus caroliniana	juniper	25	18	14 1/2"	6	Exempt	Remove
012	Quercus agrifolia	coast live oak	25	30	10"	1	Not protected	Remove
013	Quercus lobata	valley oak	40	40	13"	1	Heritage	Remove
014	Quercus agrifolia	coast live oak	30	40	13 1/2"	1	Not protected	Remove
015	Quercus lobata	valley oak	30	40	8"	1	Heritage	Remove
016	Quercus agrifolia	coast live oak	40	40	28 1/2"	2	Heritage	Remove
017	Quercus agrifolia	coast live oak	30	25	10"	1	Not protected	Remove
018	Quercus agrifolia	coast live oak	55	45	28 1/2"	2	Heritage	Remove
019	Juglans regia	English walnut	20	20	22 1/2"	2	Not protected	Remove
020	Juglans regia	English walnut	25	20	25"	2	Not protected	Remove
021	Juglans regia	English walnut	18	15	10"	1	Not protected	Remove
022	Juglans regia	English walnut	18	12	22"	1	Not protected	Remove
023	Juglans regia	English walnut	15	12	22"	1	Not protected	Remove
024	Juglans regia	black walnut	25	20	10"	5	Not protected	Remove
025	Juglans regia	black walnut	12	12	11 1/2"	2	Not protected	Remove
026	Juglans regia	black walnut	30	25	20"	1	Not protected	Remove
027	Juglans regia	English walnut	18	15	16"	1	Not protected	Remove
028	Juglans regia	English walnut	25	25	10"	1	Not protected	Remove
029	Quercus agrifolia	coast live oak	12	18	6"	1	Not protected	Remove
030	Juglans regia	English walnut	18	18	22"	1	Not protected	Remove
031	Juglans regia	English walnut	35	18	22"	1	Not protected	Remove
032	Juglans regia	English walnut	25	25	20"	1	Not protected	Remove
033	Juglans regia	English walnut	15	15	16"	1	Not protected	Remove
034	Quercus lobata	valley oak	10	20	6"	1	Heritage	Remove
035	Juglans regia	English walnut	20	20	10"	1	Not protected	Remove
036	Juglans regia	English walnut	12	12	12"	1	Not protected	Remove
037	Juglans regia	black walnut	50	55	27"	2	Not protected	Remove
038	Quercus lobata	valley oak	10	20	6"	1	Heritage	Remove
039	Quercus lobata	valley oak	40	45	13 1/2"	1	Heritage	Remove
040	Quercus lobata	valley oak	20	35	7"	1	Heritage	Remove
041	Pinus californica	Bradford flowering pear	20	25	10"	1	Not protected	Remove
042	Pinus californica	Bradford flowering pear	25	25	10"	1	Not protected	Remove
043	Pinus californica	Bradford flowering pear	25	25	10"	1	Not protected	Remove
044	Linum catharticum	hemp	25	30	12"	1	Protected	Retain
045	Linum catharticum	hemp	30	40	10"	1	Not protected	Remove
046	Quercus agrifolia	coast live oak	12	18	5 1/2"	3	Protected	Retain
047	Quercus agrifolia	coast live oak	12	18	7 1/2"	3	Protected	Retain
Total Mitigation Inches					697 1/2"	Trees #001 and #002 not included		
Adjusted Total Mitigation Inches (includes reductions of exempt, dead, and other trees to be removed)					634"			
Mitigation Trees (2-15 gallon trees for each six inches of trunk DBH)					212			
Add penalty (4-15 gallon trees for each six inches of trunk DBH) for trees #001 and #002 removed without a permit.					32			
Total number of trees required for mitigation					244			
Less eighteen 24" box mitigation trees per landscape plan*					54			
Less twenty-two 36" box mitigation trees per the landscape plan*					110			
Less seven 48" box mitigation trees per the landscape plan*					56			
Total #15 Size Mitigation Trees Required:					24			
*One 24" box tree is equal to three 15-gallon trees. One 36" box tree is equal to five 15-gallon trees. One 48" box tree is equal to eight 15-gallon trees.								

Tree Mitigation

Key Points

- All onsite trees (forty-two total) are proposed to be removed. This does not include Trees #001 and #002.
- Forty-seven replacement trees are proposed.
- Due to landscape area space restraints, replacement trees will not include tree species removed.
- Mitigation includes a penalty for unpermitted removal of trees #001 and #002 (22" valley oak and 20" valley oak) at four #15 size trees per six-inch dbh.
- Due to construction impacts, three off-site trees are proposed for removal (#041, #042, and #043).
- Tree mitigation calculations are based on two - #15 size trees per six-inch dbh of all trees to be removed.
- Per the Planning Department recommendation, the following tree quantities are used to determine mitigation values using up-sized trees.
- Three 15-gallon trees per one 24" box tree.
- Five 15-gallon trees per one 36" box tree.
- Eight 15-gallon trees per one 48" box tree.

Total Number of trees inventoried	47 Trees
Total Number of trees to be removed	42 Trees
Cumulative DBH of all trees removed	697.5 inches
Deduct Exempt Tree (#011)	<14.5 inches>
Deduct Dead Tree (#004)	<22.0 inches>
Deduct Offsite Trees to Remain (#041, #042, #043)	<12.0 inches>
	< 5.5 inches>
	< 7.5 inches>
Mitigation Total dbh in inches	636.5 inches
Mitigation Tree Quantity Subtotal (=(dbh)/2)	212 - #15 size replacement trees
Add penalty for unpermitted tree removal (#001)	16 - #15 size replacement trees
	16 - #15 size replacement trees
Total number of trees required for mitigation	244 - #15 size replacement trees
Deduct for eighteen - 24" boxed trees (3 X 18)	<54>
Deduct for twenty-two - 36" boxed trees (5 X 22)	<110>
Deduct for seven - 48" boxed trees (3 X 7)	<56>
Total Number for in-lieu mitigation payment	24 - #15 size trees
In-lieu fee @ \$100.00 per tree	\$2,400.00

REV	NO	DATE
1	A	10/1/20
2	B	11/1/20
3	C	12/1/20



Lago Fresco Apartments Perspective View from East