CITY OF MENLO PARK

STAFF REPORT

Planning Commission
Meeting Date: **6/20/2016**
Staff Report Number: **16-049-PC**

Public Hearing and Study Session: **Draft Environmental Impact Report (EIR) Public Hearing and Study Session/Hibiscus Properties, LLC/Facebook Campus Expansion Project (301-309 Constitution Drive)**

Recommendation

Staff recommends that the Planning Commission take the following actions for the Facebook Campus Expansion Project (addressed 301-309 Constitution Drive):

- Conduct a Public Hearing to receive public testimony on the Draft Environmental Impact Report (EIR); and
- Conduct a Study Session to provide feedback on the overall project, including the Draft Fiscal Impact Analysis (FIA).

The June 20 meeting will not include any project approval actions. The proposal will be subject to additional review at future Commission and City Council meetings. Staff recommends the following meeting procedure to effectively and efficiently move through the two items, allowing the public and the Planning Commission to focus comments on the specific project components.

Draft EIR Public Hearing

- Introduction by Staff
- Presentation by Consultant
- Public Comments on Draft EIR
- Commissioner Questions on Draft EIR
- Commissioner Comments on Draft EIR
- Close of Public Hearing

Project Proposal Study Session

- Introduction by Staff
- Presentation by Applicant
- Public Comments on Project
- Commissioner Questions on Project
- Commissioner Comments on Project

Policy Issues

Draft EIR public hearings provide an opportunity for Planning Commissioners and the public to comment on the completeness and accuracy of the Draft EIR document. Study sessions provide an opportunity for Planning Commissioners and the public to provide feedback on the overall project. Both Draft EIR public hearings and study sessions should be considered on a case-by-case basis, with comments used to inform future consideration of the project.

The proposed project will require the City Council to consider the requested land use entitlements, such as the merits of the proposed Zoning Ordinance text amendment, rezoning, conditional development permit (CDP), heritage tree removals, and below market rate (BMR) agreement, along with the public benefits associated with the Development Agreement. In addition, the Council will ultimately need to consider the potentially significant and unavoidable impacts and the accompanying statement of overriding considerations. After release of the Final Environmental Impact Report (EIR), the Planning Commission will provide a recommendation on the project entitlements and the Final EIR for the Council's consideration.

Background

On March 31, 2015, Hibiscus Properties, LLC, a wholly owned subsidiary of Facebook, Inc., submitted an application for the proposed redevelopment of the former TE Connectivity Campus. The campus is located at 301-309 Constitution Drive, along Bayfront Expressway, between Chilco Street and Building 23 (formerly identified as 300 Constitution Drive) and the recently completed Building 20 (formerly identified as the Facebook West Campus). The TE Connectivity campus was originally developed by Raychem through a Master Site Plan. Following the Master Site Plan approval, two Conditional Development Permits (X districts) were established for two areas of the campus to permit the heights of specific buildings to exceed the M-2 zoning district height limit of 35 feet. The campus was originally approximately 80 acres in area, but in 2006 General Motors purchased 22 acres of the site, which now contains the recently completed Facebook Building 20.

Previously, in December 2014, the Planning Commission approved a use permit to convert an existing approximately 180,000 square foot warehouse and distribution building to offices and ancillary employee amenities, located at 300 Constitution Drive (now Building 23), near the Constitution Drive entrance to the site along Chilco Street. Construction is almost complete and the building has received temporary occupancy from the City.

Site location

The subject site is located at 301-309 Constitution Drive, which extends from the corner of Chilco Street and Bayfront Expressway east toward Building 20 near Willow Road. Currently the sole external access point to the subject property is located along Chilco Street at the intersection of Constitution Drive; however, the applicant is proposing to install a signalized access along Bayfront Expressway. In addition to the main entrance along Chilco Street, there is currently an emergency vehicle access point between the eastern end of the site and the Building 20 property. Chilco Street wraps around the western side and a portion of the southern side of the property. There is an electric substation solely servicing this site located near the curve in Chilco Street. The campus is adjacent to Bayfront Expressway across from the

former salt ponds that are subject of a forthcoming restoration project and adjacent to Chilco Street. To the west are commercial and industrial uses within the M-2 (General Industrial) zoning district, and to the east is Facebook Building 20, located at the corner of Willow Road and Bayfront Expressway. To the south, across the Dumbarton Rail Corridor and Chilco Street, are the Onetta Harris Community Center and Menlo Park Senior Center, Beechwood School, Menlo Park Fire Protection District Station 77, single-family residences (R-1-U zoning district), and single-family residences in the Hamilton Park housing development (R-3-X zoning district). A location map is included as Attachment A.

Project description

The proposed project would redevelop the approximately 58-acre TE Connectivity campus, which currently consists of multiple buildings that include manufacturing, warehousing, office, and research and development uses. The existing site contains approximately 1.02 million square feet of gross floor area (GFA) for an FAR of 40 percent, inclusive of Building 23 (300 Constitution Drive). Building 23 is not part of the project, but is located on the project site and therefore, is included in the site analysis. While Building 20 is not currently part of the site, the project site would be merged with Building 20. For purposes of this staff report and project review, Building 20 is not included in the analysis.

The proposed project includes the construction of two new office buildings (Buildings 21 and 22), encompassing approximately 962,400 square feet of gross floor area. The two office buildings would increase the gross floor area of office uses at the site by 126,600 square feet. The project also includes a potential 200-room limited service hotel of approximately 174,800 square feet. With the hotel, the net increase in gross floor area for all uses at the site would be approximately 121,300 square feet for a total of 1,317,300 square feet, inclusive of Building 23. The following table summarizes the proposed square footage at the site by building:

Proposed Project Components	**Gross Floor Area (GFA)**	**Floor Area Ratio (FAR)**
Building 21 (Demolish Buildings 307-309)	512,900 sf	n/a
Building 22 (Demolish Buildings 301-306)	449,500 sf	n/a
Building 23 (Converted Building 300)	180,100 sf	n/a
Total Proposed Office Area	*1,142,500 sf*	*45%*
Hotel	174,800 sf	n/a
Total Proposed GFA	*1,317,300 sf*	*52%*

The proposed office buildings would be oriented east-to-west, similar to Building 20. Building 21 would be constructed in the first phase and would be connected to Building 20 through usable gross floor area. Building 22 and the hotel would be a second phase and Buildings 22 and 21 would be connected through an open air bridge. The hotel is anticipated to be located near the corner of Chilco Street and Bayfront Expressway. The project would include publicly accessible open space and a new pedestrian/bicycle bridge over Bayfront Expressway, providing a more direct connection from the campus and the Belle Haven neighborhood to the Bay Trail. The publicly accessible area would be located between Building 21 and 22, adjacent to the bend in Chilco Street near the Dumbarton Rail Corridor. The most recent version of the project plans is included in Attachment B and also available on the City-maintained project page

(http://menlopark.org/1001/Project-Plans).

The entitlement process for the Facebook Campus Expansion Project includes the following review and permit approvals:

- **Zoning Ordinance Text Amendment** to include hotels as conditional uses within the M-2 zoning district. The text amendment would be consistent with the Limited Industry Land Use Designation of the existing General Plan;
- **Rezone** entire site from M-2 (General Industrial) and M-2(X) (General Industrial, Conditional Development) to M-2(X) (General Industrial, Conditional Development) to allow for a Conditional Development Permit to permit the proposal to diverge from standard M-2 zoning district requirements;
- **Conditional Development Permit (CDP)** to redevelop the approximately 58 acre site with approximately 962,400 square feet of offices and a 200 room hotel of approximately 174,800 square feet. Including the existing Building 23 (approximately 180,108 square feet), the maximum gross floor area for offices would be approximately 1.143 million square feet, which is within maximum 45 percent floor area ratio (FAR) for offices. With the hotel, the maximum gross floor area would be approximately 1.318 million square feet, or 52 percent FAR, which is consistent with the FAR maximum of up to 55 percent for all other uses. The CDP would permit maximum building heights of up to 75 feet and allow building coverage to potentially exceed 50 percent of the site, as well as to define all other development standards, such as parking at the site. The CDP would also include the existing Building 20 (1 Facebook Way);
- **Development Agreement** for the provision of overall benefits to the City and adequate development controls in exchange for vested rights for the Facebook Campus Expansion Project;
- **Heritage Tree Removal Permits** to permit the removal of approximately 274 heritage trees associated with the proposed project;
- **Below Market Rate (BMR) Housing Agreement,** per the requirements of the City's Municipal Code, which would help increase the affordable housing supply by requiring the applicant to provide monies for the BMR fund or by procuring off-site BMR units;
- **Lot Reconfiguration** to modify the location of two legal lots or merge the legal lots that comprise the project site and the adjacent lot for Building 20; and
- **Draft Environmental Impact Report** to analyze the potential environmental impacts of the proposed project.

While not required by CEQA, the City has prepared a Draft Fiscal Impact Analysis (FIA) to inform decision makers and the public of the potential fiscal impacts of the project. Comments on the FIA would be reviewed and considered by the City and its consultant. A final FIA, if applicable, would be released along with the Final EIR to inform the Planning Commission and City Council reviews of the project. Comments on the Draft FIA should be made in writing to Kyle Perata, Senior Planner, 701 Laurel Street, Menlo Park, or via email at ktperata@menlopark.org. Verbal comments will be accepted at the study session item on June 20, 2016 Planning Commission meeting. The Draft FIA is discussed in the Analysis section. A displacement analysis is also being prepared for the project and is anticipated to be available by the Housing Commission's meeting on June 29, 2016.

CEQA review

The Draft EIR assesses potentially significant environmental impacts that could result from the project. A potentially significant effect is a potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. Potential impacts under CEQA are physical, not social or economic.

As stated in the State CEQA Guidelines, an EIR is an “informational document” that is intended to inform public agency decision-makers and the public of the potentially significant environmental effects of a project, identify possible ways to avoid or substantially lessen the significant effects, and describe reasonable alternatives to the project. The purpose of this Draft EIR is to provide the City, responsible and trustee agencies, other public agencies, and the public with detailed information about the environmental effects that could result from implementing the Project, examine and institute methods of mitigating any adverse environmental impacts should the Project be approved, and consider feasible alternatives to the Project, including the required No Project Alternative.

The members of the Planning Commission were previously provided a copy of the Draft EIR and a copy of the Draft EIR is located on the City website (http://menlopark.org/1012/Environmental-Impact-Report).

Analysis

Draft EIR

The Draft EIR analyzes the following topic areas:

- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Green House Gas Emissions
- Hazardous Materials
- Land Use
- Noise
- Population and Housing
- Public Services
- Transportation
- Utilities and Service Systems
- Hydrology and Water Quality

The following areas were scoped out of the analysis since the Project is not anticipated to result in significant environmental effects in these areas:

- Agricultural or Forestry Resources
- Mineral Resources

The Project site is fully developed in an urbanized area and located near Bayfront Expressway and US 101. As such, agricultural and mineral resources do not exist on the site, and a detailed analysis of these topics was not included in the Draft EIR.

Impact Analysis

For each of the analyzed topic areas, the Draft EIR describes the existing conditions (including regulatory and environmental settings), and analyzes the potential environmental impacts (noting the thresholds of significance and applicable methods of analysis). Impacts are considered both for the project individually, as well as for the project in combination with other projects and cumulative growth. The Draft EIR identifies and classifies the potential environmental impacts as:

- Potentially Significant
- Less than Significant
- No Impact

Where a potentially significant impact is identified, mitigation measures are considered to reduce, eliminate, or avoid the adverse effects. If a mitigation measure cannot eliminate/avoid an impact, or reduce the impact below the threshold of significance, it is considered a potentially significant and unavoidable impact.

The Draft EIR prepared for the project identifies less than significant effects in the following categories:

- Land Use
- Geology and Soils
- Population and Housing
- Public Services
- Utilities and Service Systems

The Draft EIR identifies potentially significant environmental effects that can be mitigated to a less than significant level in the following categories:

- Aesthetics
- Air Quality
- Noise
- Cultural Resources
- Biological Resources
- Hydrology and Water Quality
- Hazards and Hazardous Materials

The Draft EIR identifies potentially significant environmental effects that are significant and unavoidable in the following categories:

- Transportation
- Greenhouse Gas Emissions

Potentially Significant and Unavoidable Impacts

As stated previously the environmental analysis concluded that there could be potentially significant and

unavoidable impacts to transportation and greenhouse gas emissions (GHGs). The following discusses those potential impacts in more detail.

Transportation

The Draft EIR evaluated potential impacts of the Project on vehicular traffic conditions during the peak hours and daily, regional routes of significance, pedestrian and bicycle facilities, transit service and delay to transit vehicles, and vehicle miles traveled (VMT). This is the first environmental review document prepared by the City incorporating VMT analysis and thresholds of significance. VMT is simply the miles traveled by vehicles in a specified area in a specified time period. It is a key factor in determining greenhouse gas (GHG) emissions from transportation sources, and is also used as an input to the GHG and air quality analyses for environmental review purposes. Thresholds were developed following draft guidelines issued in January 2016 from the California Governor's Office of Planning and Research (OPR) which are anticipated to be adopted later this year.

The Transportation Analysis was prepared to be coordinated with the ConnectMenlo General Plan Update. A citywide travel demand model was developed for purposes of this Project and ConnectMenlo to forecast traffic volumes in the study area. The city model refines the regional travel model maintained by the Valley Transportation Authority (VTA) and San Mateo City/County Association of Governments (C/CAG) to add detail to the land use and circulation networks within the model. The new model has the appropriate level of detail to provide refined transportation forecasts within Menlo Park, and is responsive to congestion on corridors to provide a more realistic picture of traffic patterns during commute hours.

The Draft EIR determined that impacts to pedestrian conditions, bicycle facilities, transit service, and vehicle miles traveled would be less than significant, or less than significant with mitigation. However, the transportation impacts on intersections, roadway segments, and routes of regional significance have been determined to be potentially significant. Table 1 below summarizes the intersection impact findings and Table 2 summarizes the roadway segment and routes of regional significance findings. Mitigations have been specified for most intersections/segments routes, where noted by "LTS/M" (less than significant with mitigation). However, some impacts are considered significant and unavoidable due to factors such as the need to acquire additional rights-of-way, violation of existing policies, or a location outside of the City's jurisdiction.

Table 1: Intersection Impact Summary

Study Location		Scenario		
No.	Name	Background plus Project Conditions (TRA-1)	Cumulative 2040 Existing General Plan plus Project Conditions (TRA-10)	Cumulative 2040 Proposed General Plan plus Project Conditions (TRA-13)
1	Sand Hill Road/I-280 Northbound Off-Ramp	□ No impact	■ LTS/M	■ LTS/M
2	Sand Hill Road/I-280 Northbound On-Ramp	■ LTS/M	□ No impact	□ No impact

25	El Camino Real/Glenwood Avenue	□ No impact	■ LTS/M	□ No impact
28	El Camino Real/Ravenswood-Menlo Avenues	□ No impact	■ LTS/M	■ LTS/M
36	Willow Road/Hamilton Avenue	■ S/U	■ S/U	■ S/U
37	Willow Road/Bayfront Expressway	■ S/U	■ S/U	■ S/U
38	University Avenue/Bayfront Expressway	■ S/U	■ S/U	■ S/U
40	Bayfront Expressway/Chilco Street	■ LTS/M	□ No impact	□ No impact
45	Chilco Street/Constitution Drive	■ LTS/M	■ LTS/M	■ LTS/M
46	Chrysler Drive/Constitution Drive	□ No impact	■ LTS/M	■ LTS/M
47	University Avenue/Adams Drive	■ S/U	■ S/U	■ LTS/M
50	Jefferson Drive/Constitution Drive	■ LTS	□ No impact	□ No impact
51	University Avenue/Bay Road	□ No impact	■ LTS/M	■ LTS/M
54	University Avenue/Donohoe Street	□ No impact	■ S/U	■ S/U
56	University Avenue/US 101 Southbound Ramp	■ LTS/M	■ LTS/M	■ LTS/M
57	University Avenue/Woodland Avenue	■ LTS/M	■ LTS/M	□ No impact
60	Chilco Street/Hamilton Avenue	■ S/U	■ S/U	■ S/U
65	Bayfront Expressway/Building 20 Entrance	■ S/U	■ S/U	■ S/U
66	Bayfront Expressway/Proposed Building 20 Entrance	■ S/U	■ S/U	■ S/U

Table 2: Roadway Segment & Routes of Regional Significance Impact Summary

Study Location	Scenario		
	Background plus Project Conditions (TRA-3)	Cumulative 2040 Existing General Plan plus Project Conditions (TRA-10)	Cumulative 2040 Proposed General Plan plus Project Conditions (TRA-13)
Adams Drive	■ S/U	■ S/U	■ S/U
Alameda de las Pulgas	■ S/U	■ S/U	■ S/U
Alpine Road	■ S/U	■ S/U	■ S/U

Cambridge Avenue	■ S/U	■ S/U	■ S/U
Chilco Street	■ S/U	■ S/U	■ S/U
Constitution Drive	■ S/U	■ S/U	■ S/U
Hamilton Avenue	■ S/U	■ S/U	■ S/U
Ivy Drive	■ S/U	■ S/U	■ S/U
Marsh Road	■ S/U	■ S/U	■ S/U
Middlefield Road	■ S/U	■ S/U	■ S/U
Newbridge Street	■ S/U	■ S/U	■ S/U
Oak Grove Avenue	■ S/U	■ S/U	■ S/U
Sand Hill Road	■ S/U	■ S/U	■ S/U
Santa Cruz Avenue	■ S/U	■ S/U	■ S/U
Bayfront Expressway, US 101 to Marsh Road	■ S/U	■ S/U	■ S/U
Bayfront Expressway, Willow Road to University Avenue	■ S/U	■ S/U	■ S/U
Bayfront Expressway, University Avenue and the county line	■ S/U	■ S/U	■ S/U
US 101, north of Marsh Road	■ S/U	■ S/U	■ S/U
US 101, south of Willow Road	■ S/U	■ S/U	■ S/U

Partial mitigations are included for the planning and construction of neighborhood traffic calming and bicycle and pedestrian improvements, which would be required of the project. However, they are not expected to fully mitigate the impacts and therefore, the impacts would be considered significant and unavoidable.

Greenhouse Gas Emissions

The Draft EIR concludes that development of the proposed project would conflict with applicable plans and policies, or regulations adopted for the purposes of reducing the emissions of GHGs. Therefore, this impact is considered potentially significant and unavoidable. The proposed project would result in less than significant impacts with regard to consistency with the AB 32 Scoping Plan and the City's Climate Action Plan. However, the proposed project is not consistent with Executive Orders EO S-3-05 and EO B-30-15.

EO S-3-05 asserted that California is vulnerable to the effects of climate change. To combat this concern, the order established the following GHG emissions reduction targets:

- By 2010, reduce GHG emissions to 2000 levels
- By 2020, reduce GHG emissions to 1990 levels

- By 2050, reduce GHG emissions to 80 percent below 1990 levels

Executive Orders are legally binding only on state agencies. Accordingly, EO S-3-05 guides state agencies' efforts to control and regulate GHG emissions but has no direct binding effect on local government or private actions. The secretary of the California Environmental Protection Agency (CalEPA) is required to report to the governor and state legislature biannually regarding the impacts of global warming on California, mitigation and adaptation plans, and progress made toward reducing GHG emissions to meet the targets established in this EO.

EO B-30-15 established a medium-term goal for 2030 of reducing GHG emissions to 40 percent below 1990 levels. It also required the California Air Resources Board to update its current AB 32 Scoping Plan to identify measures to meet the 2030 target. The executive order supports EO S-3-05, described above, but currently is binding only on state agencies.

These executive orders establish long term goals for GHG reductions below 1990 levels by varying amounts and timeframes for reductions. The project is estimated to be consistent with the EO B-30-15's substantial progress target in 2030; however, it cannot be determined if the project is consistent with the long term 2050 goal in EO S-3-05. Since the systemic changes would require significant policy, technical, and economic changes to reach the reduction targets at both the state and federal level, the impact is conservatively assumed to be potentially significant and unavoidable.

Alternatives

Based on the significance conclusions of the Draft EIR, alternatives to the project were analyzed to reduce identified impacts. Section 15126.6(e) of the State CEQA Guidelines requires the evaluation of a No-Project Alternative. Other alternatives may be considered during preparation of the EIR and will comply with the State CEQA Guidelines, which call for a "range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project." The CEQA analysis includes the following alternatives:

- **No Project Alternative.** The No Project Alternative is provided in the Draft EIR to compare the impacts of the project with what would be reasonably expected to occur in the foreseeable future if the Project were not approved and development continued to occur in accordance with existing plans and consistent with available infrastructure and community services (CEQA Guidelines Section 15126.6(e)(2)).
- **Reduced Intensity Alternative.** The Reduced Intensity Alternative assumes a 30 percent reduction in gross floor area and the number of employees.

The Reduced Intensity Alternative is the Environmentally Superior Alternative. However, the Reduced Intensity Alternative would not eliminate all significant and unavoidable impacts of the project, although the severity of some impacts would be reduced.

Correspondence

As of the publication of the staff report, no correspondence on the Draft EIR had been received.

Study Session

The June 20 Planning Commission meeting will also serve as a study session to review the project proposal. This is an opportunity for the Planning Commission and the public to become more familiar with the project, and to ask questions and provide individual feedback on project aspects such as the building design or site layout. City staff and the project sponsor are currently negotiating the public benefits associated with the Development Agreement and the Planning Commission may wish to provide guidance on public benefits to be considered in the negotiations.

The applicant is proposing to redevelop the site under the existing M-2 (General Industrial) zoning district. However, to enable the applicant's proposed comprehensive redevelopment of the site, the applicant is proposing a conditional development permit (CDP). The CDP would define all development standards, and allow modification from the M-2 zoning standards for height, parking, and building coverage. The proposed development would be within the maximum building coverage for the site, but with the inclusion of Building 20 (after the lot reconfiguration), the building coverage would exceed the 50 percent maximum development standard. While the hotel is consistent with the existing general plan, a Zoning Ordinance text amendment would be necessary to conditionally permit hotels in the M-2 Zoning District. The Zoning Ordinance text amendment is consistent with the current General Plan.

Site Layout

The proposed project would continue the existing Building 20 (formerly West Campus) development westward toward the intersection of Chilco Street and Bayfront Expressway. Building 21 would be constructed in the first phase and would house approximately 512,900 square feet of gross floor area. Building 21 would be attached to Building 20 through usable gross floor area. In order to enable the construction of Building 21, the existing lot line between Building 20 and the project site would need to be relocated. It is anticipated that a lot line adjustment would be used to locate the hotel on its own individual parcel with Buildings 20, 21, 22, and 23 located on one parcel. Building 22 and the hotel are anticipated to be constructed in a second phase. Building 22 would be located to the west of Building 21 across from the publicly accessible open space. The publicly accessible open space would be accessed from the bend in Chilco Street, to the north of the Dumbarton Rail Corridor. The public open space is anticipated to include both passive and active recreation space and would connect with the mixed-use bicycle and pedestrian bridge over Bayfront Expressway. Buildings 21 and 22 would be connected through an open air bridge across the public open space. The hotel would be located to the west of Building 22, near the corner of Bayfront Expressway and Chilco Street.

Building Design

At this point, massing studies have been done for Building 22 and the hotel to define the general development proposal and enable the environmental review to analyze the proposed buildings. Building 21, the first phase, is more developed and the Planning Commission's recommendation on the project and the City Council's ultimate action on the project will include review of the design for Building 21. Building 21 (and it is anticipated Building 22) would be similar in design to Building 20. The proposed hotel and office buildings would extend to a maximum height of 75 feet, comparable to Building 20. Along the south side of Building 21 (at the connection with Building 20) would be a terraced area leading from grade to the main level and mezzanine level. Building 21 would contain a usable roof deck with landscaping.

In general, the building would be designed in a contemporary style and the proposed building would be clad in insulated metal panels in shades of white, grey, green, orange, and pink. In addition, the façade would contain exposed concrete and concrete masonry units (CMUs). There would be wood decking on the exterior entry walkway surfaces and corrugated stainless steel or corrugated polycarbonate awnings. The glass would be low-e fritted glazing. The applicant has submitted a color and materials board that will be available for the Planning Commission's review at the meeting.

Site Access and Circulation

The site is currently accessed via Constitution Drive at the intersection with Chilco Street. As part of the project, the applicant intends to construct a second access point along Bayfront Expressway, which would be located to the east of the publicly accessible open space and pedestrian bridge. Since Bayfront Expressway (Highway 84) is under Caltrans jurisdiction, Facebook has been working with Caltrans on the placement of the new signalized intersection. Within the project site, the applicant has identified vehicle, pedestrian, and bicycle circulation, along with emergency vehicle access routes that would link with Building 20 and ultimately Buildings 10-19, allowing employees and vehicles to easily circulate within the overall campus. The applicant is considering two emergency vehicle access points along Chilco Street between Building 23 and the bend in the road near the railroad tracks.

As a separate project, Facebook has been working with the City to install new pedestrian pathways and bike lanes along Chilco Street to create a pedestrian connection between the Belle Haven Neighborhood and the San Francisco Bay Trail and Bedwell Bayfront Park. The project includes a limit on the number of daily or peak period vehicle trips to and from the site, consistent with Building 20. The applicant proposes to continue to implement its Transportation Demand Management (TDM) program as part of the proposed project. The applicant's TDM program includes measures such as subsidized Caltrain Go-Passes and Caltrain station shuttles, employee commuter shuttle bus service/intern shuttles, campus bike share program, bicycle amenities, vanpools, educational and promotional events to encourage alternate modes of travel, and rideshare program.

Parking

The project would provide 3,533 parking spaces for both the office buildings and hotel. The office uses would have 3,288 spaces, which is a ratio of one space for every 348 square feet of gross floor area. The proposed parking ratio would deviate from the Zoning Ordinance standard of one space for every 300 square feet of gross floor area, which can be permitted through the conditional development permit for the Project. The hotel would have approximately 245 spaces, which according to the applicant represents one space per each room and employee. The parking ratio for the hotel would exceed the Planning Division's recommended use based guidelines, which is 1.1 spaces per hotel room. The parking would be located in surface parking lots and the proposed new office buildings would be located over the surface parking, consistent with the Building 20 design.

Trees and Landscaping

The applicant submitted an arborist report, included as Attachment C, for the project site as part of the environmental review process for the Facebook Campus Expansion Project. The arborist report details the species, size, and conditions of all trees on site. The arborist report identified a total of 770 trees, 274 of

which are identified as heritage trees. As is described in the arborist report and shown on the Tree Disposition Plan, the majority of the heritage trees (149 trees total) on the project site are in good health. The remainder of the trees are in fair-poor and poor-dead health. Under the proposed site plans, all trees would be removed. The tree disposition plan is included as Attachment D. However, as part of the proposal, heritage trees that are in good health (as determined by a certified arborist in the report) would be replaced at a ratio of 2:1; heritage trees with fair or poor health, or dead heritage trees, would be replaced at a ratio of 1:1. The Project Sponsor is proposing to replace the 274 heritage trees with a minimum of 423 trees throughout the Project site, which meets the Project Sponsor's proposed heritage tree replacement ratio requirement. The proposed heritage tree replacements would be located at grade. While additional trees and landscaping would be located on the mezzanine/terrace and roof deck levels, those trees would not be included in the calculation for heritage tree replacements.

Draft FIA

The City's independent economic consultant, BAE Urban Economics, has prepared a Draft FIA, assessing the fiscal impact of the project on the City and special districts, such as the Menlo Park Fire Protection District. The Draft FIA projects the potential changes in revenues and expenditures, and resulting net fiscal impact directly associated with development of the proposed project. In addition, the Draft FIA estimates the potential one-time/non-recurring revenues (such as impact fees). The Draft FIA explores the net fiscal impact of the project on the following:

- Menlo Park General Fund;
- Menlo Park Fire Protection District;
- Ravenswood Elementary School District and Sequoia Union High School District; and
- Other special districts serving the site.

The Draft FIA evaluates the potential net fiscal impact of the project based on the proposed development scenario and the reduced project alternative, which was evaluated in the Draft EIR. The table below identifies the annual fiscal impacts to the City of Menlo Park, the Menlo Park Fire Protection District, and the Sequoia Union High School District from the project. The Ravenswood Elementary District is not identified in the table below, since there is no net fiscal impact to the elementary school district. The district is a revenue limit school district, which is guaranteed a per-student funding amount determined by the state. As revenues within the district increase, the State's portion of the funding is reduced by a commensurate amount. Additional property tax revenue is not used to exceed the revenue limit per student.

Annual Impact (Project)	**City of Menlo Park**	**Menlo Park Fire Protection District**	**Sequoia Union High School District**
New Revenues	$2,319,900	$661,500	$717,100
New Expenditures	$1,249,800	$644,100	$0
Net Fiscal Impact	**$1,070,100**	**$17,400**	**$717,100**

The proposed project would result in a net positive fiscal impact for the City, the Fire District, and the Sequoia Union High School District. The City would receive approximately $1,070,100 annually (calculated in 2015 dollars), while the Fire District would annually receive a net of $17,400 after calculating in expenditures, and the Sequoia Union High School district would receive $717,100 annually. Since the

project does not contain dwelling units, no additional students are anticipated for the district. The table below summarizes the fiscal impact of the reduced intensity project alternative.

Annual Impact (Alternative)	**City of Menlo Park**	**Menlo Park Fire Protection District**	**Sequoia Union High School District**
New Revenues	$1,971,600	$486,900	$529,100
New Expenditures	$846,500	$436,300	$0
Net Fiscal Impact	**$1,125,100**	**$50,600**	**529,100**

The reduced intensity project alternative could potentially result in a higher net fiscal impact to the City and the Fire District. The potential net revenue generated from the reduced intensity alternative project would result in less revenue to the Sequoia Union High School District. The project and reduced intensity alternative would result in one time impact fees being paid to the City and various special districts. The table below highlights estimated impact fees associated with the project.

Impact Fees	**City of Menlo Park**	**Menlo Park Fire Protection District**	**Sequoia Union High School District**
Project	$13,627,300	TBD	$85,000
Project Alternative	$6,965,300	TBD	$3,600

At the time this Draft FIA was prepared, the Menlo Park Fire Protection District impact fee was not in effect. It is anticipated to be effective prior to issuance of a building permit for the Facebook Campus Expansion Project and therefore, the applicant would pay the impact fee. The Draft FIA includes analysis of fiscal impacts to other smaller special districts, which is included in the Draft FIA.

The Draft FIA is available for public review at City offices and on the City maintained Project web page. Comments on the Draft FIA may be made at the June 20, 2016 study session. Staff and the consultant will consider the comments and update the FIA accordingly. An updated FIA, if applicable, would be released along with the Final EIR to allow the Planning Commission and City Council to consider the FIA as part of the overall project review.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

As discussed in the Analysis section of this report, a Draft EIR has been prepared for the project. Following the close of the comment period, staff and the consultant will compile the responses to comments document, and will consider and respond to comments received on the Draft EIR. Repeat comments may be addressed in Master Responses, and portions of the EIR may be revised in ~~strikethrough~~ (deleted text) and <u>underline</u> (new text) format. Once the responses and revisions are complete, the Final EIR will be released, consisting of the Responses to Comments plus the Draft EIR.

The Final EIR will be considered by the Planning Commission and City Council concurrent with the final project actions.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of publishing a notice in the local newspaper and notification by mail of owners and occupants within a 300-foot radius of the subject property. Notice of the Draft EIR's availability and the holding of this public hearing was also provided to agencies and jurisdictions of interest (e.g., Caltrans, City of East Palo Alto, etc.).

Attachments

A. Location Map
B. Project Plans
C. Arborist Report by SBCA Tree Consulting, dated March 28, 2016
D. Tree Disposition Plan

Disclaimer

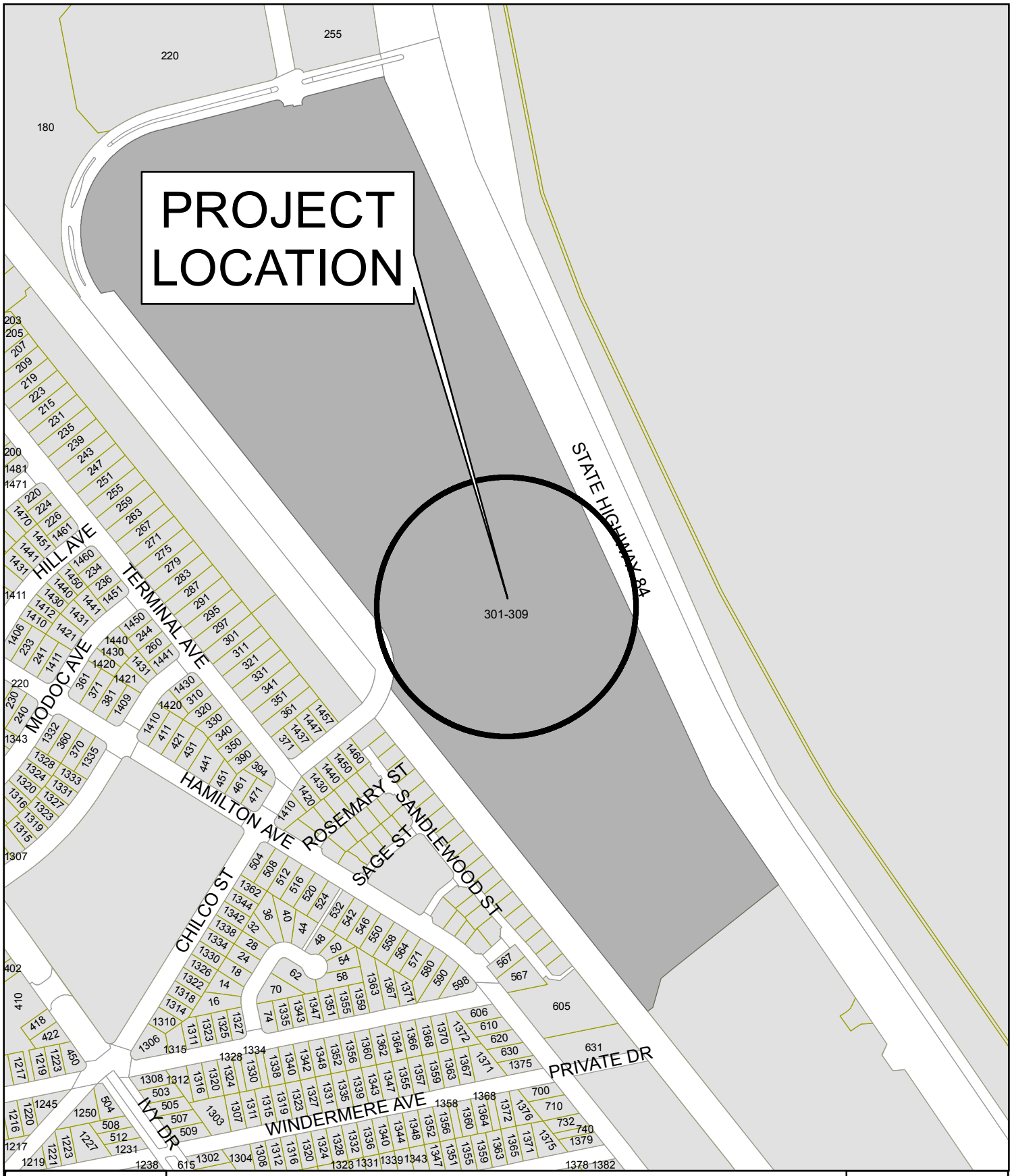
Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

Exhibits to Be Provided at Meeting

- Color and Materials Board
- Scale Model of Proposed Project

Report prepared by:
Kyle Perata, Senior Planner

Report reviewed by:
Deanna Chow, Principal Planner



CITY OF MENLO PARK

LOCATION MAP

301-309 CONSTITUTION DRIVE

DRAWN: TAS CHECKED: KTP DATE: 06/06/16 SCALE: 1" = 300' SHEET: 1

ARCHITECTURAL

SHEET #	DRAWING SHEET INDEX	SOURCE	SCALE	7/17/2015	7/28/2015	8/1/2015	8/7/2015	8/19/2015	8/31/2015	9/2/2015	9/14/2015	9/25/2015	9/28/2015	10/2/2015	10/9/2015	10/23/2015	11/4/2015	11/13/2015	2/23/2016	2/26/2016	3/1/2016	3/2/2016	3/8/2016	5/18/2016	6/6/2016
SHEET #	**SHEET TITLE**																								
A0	**PROJECT INFORMATION**																								
A0-01	PRELIMINARY DATA SHEET	GP	NTS	•																•		•			
A0-02	AERIAL REGIONAL SITE VIEW	GP	1"=300'	•																					
	PROGRAM																								
A0-20	PROGRAM AREAS BLDG 21 , BLDG 22, BLDG 23, & POTENTIAL HOTEL	GP	NTS						•			•					•								•
A0-21	PROGRAM: AMENITIES OF HOTEL	GP	NTS						•				•												
A0-22	MPK21 GFA CALCULATIONS		AS NOTED																						•
A0-23	MPK21 GFA CALCULATIONS		AS NOTED																						•
	ARCHITECTURAL																								
A1	**SITE**																								
A1-01	EXISTING REGIONAL PLAN	GP	1"=300'	•					•																
A1-02	PROPOSED REGIONAL PLAN	GP	1"=300'	•					•								•			•				•	
A2	**FLOOR PLAN**																								
A2-01	EXISTING SITE PLAN	GP	1"=150'	•					•								•								
A2-02	PROPOSED SITE PLAN	GP	1"=150'	•					•	•							•	•		•	•			•	
A2-03	GROUND LEVEL PLAN/ PARKING DATA	GP	1"=150'	•		•			•	•	•						•	•	•	•	•			•	
A2-04	LEVEL 01 OFFICE PLAN	GP	1"=150'	•					•	•							•	•	•	•	•			•	
A2-05	LEVEL 01 MEZZANINE PLAN	GP	1"=150'	•					•	•							•	•	•	•	•			•	
A2-06	ROOF PLAN/ LIGHTING PLAN / DECK INFORMATION	GP	1"=150'	•		•			•	•							•	•	•	•	•			•	
A3	**SECTIONS**																								
A3-01	SITE SECTIONS	GP	AS NOTED	•					•								•	•		•					
A3-02	SITE SECTIONS	GP	AS NOTED	•					•								•	•		•					
A3-03	SITE SECTIONS	GP	AS NOTED	•					•								•	•		•					
A3-21	MPK 21 ELEVATIONS	GP	AS NOTED																						•
A3-22	MPK 21 ELEVATIONS	GP	AS NOTED																						•
A3-23	MPK 21 ELEVATIONS	GP	AS NOTED																						•
A3-24	MPK 21 ELEVATIONS	GP	AS NOTED																						•
A3-31	MPK 21 CROSS SECTIONS	GP	AS NOTED																						•
A3-32	MPK 21 CROSS SECTIONS	GP	AS NOTED																						•
A4	**PARKING PHASING**																								
A4-01	EXISTING CONDITION: BUILDING 23 RENOVATION PARKING	GP	1"=150'	•					•								•							•	
A4-02	PHASE 1: BUILDING 21 CONSTRUCTION PARKING	GP	1"=150'	•					•								•							•	
A4-03	PHASE 2: BUILDING 22 & HOTEL CONSTRUCTION PARKING	GP	1"=150'	•					•								•			•				•	
A5	**UTILITIES**																								
A5-01	FIRE ACCESS PLAN	GP	1"=150'						•								•	•					•	•	
A5-02	BLDG 21 LADDER ACCESS SECTIONS	GP															•	•					•		
A5-02B	BLDG 22 LADDER ACCESS SECTIONS	GP																					•		
A5-10	MPK 21 TRASH AND RECYCLING COLLECTION PLAN	GP	AS NOTED																						•
A5-11	MPK 21 LOADING DOCK DELIVERY PLAN	GP	AS NOTED																						•
A6	**PHOTO SIMULATION**																								
A6-00	AERIAL REGIONAL SITE VIEW LOCATION	GP	NTS			•			•	•										•					
A6-01	HILL STREET VIEW 1	GP	NTS			•			•	•	•									•					
A6-02	MODOC AVE VIEW 2	GP	NTS			•			•	•										•					
A6-03	CHILCO STREET VIEW 3	GP	NTS			•			•	•										•					
A6-04	HAMILTON PARK VIEW 4	GP	NTS			•			•	•										•					
A6-05	BCDC PUBLIC SHORELINE TRAIL VIEW 5	GP	NTS			•			•	•										•					
A6-06	BAY TRAIL VIEW 6	GP	NTS			•			•	•										•					
A6-07	BEDWELL BAYFRONT PARK VIEW 7	GP	NTS			•			•	•										•					
A7	**SHADOW DIAGRAM**																								
A7-01	SHADOW DIAGRAM	GP	NTS			•				•										•					
A7-02	SHADOW DIAGRAM	GP	NTS			•														•					

PRELIMINARY DATA SHEET

LOCATION: 300-309 CONSTITUTION DRIVE, MENLO PARK, CALIFORNIA						
EXISTING USE: WAREHOUSE/OFFICE USE			**APPLICANT: HIBISCUS PROPERTIES, LLC**			
PROPOSED USE: OFFICE WITH AN OPTION FOR HOTEL			**PROPERTY OWNER(S):** HIBISCUS PROPERIES LLC			
ZONING: M2			**APPLICATION(S):** DEVELOPMENT APPLICATION			
DEVELOPMENT STANDARDS	**PROPOSED DEVELOPMENT**		**EXISTING PROJECT**		**M-2 ZONING ORDINANCE**	
LOT AREA	2,539,928	SF	2,539,928	SF	NA	SF MIN
AVERAGE LOT WIDTH	3,100	FT	3,100	FT	NA	FT MIN
AVERAGE LOT DEPTH	820	FT	820	FT	NA	FT MIN
SETBACKS						
FRONT (NORTH)	60	FT	60	FT	Min. 20	FT
REAR (SOUTH)	21	FT	21	FT	0	FT
SIDE (WEST)	46	FT	46	FT	Min. 10	FT
SIDE(East)	72	FT	81	FT	Min. 10	FT
BUILDING COVERAGE						
COVERAGE: BLDG 21, BLDG 22, BLDG 23 *	1,215,914 SF	SF	823,365	SF	1,142,968	SF MAX
	47.87%	SF	32%		50%	MAX
COVERAGE: BLDG 21, BLDG 22, BLDG 23 & POTENTIAL HOTEL	1,256,092 SF	SF	32%		50%	MAX
	49.45%	SF	32%		50%	MAX
FAR (FLOOR AREA RATIO) OFFICE USE	45%		40%		45%	
FAR (FLOOR AREA RATIO) OFFICE USE + HOTEL	52%					
BUILDING SQUARE FOOTAGE						
EXISTING BUILDINGS 301-309 CONSTITUTION AVE	NA		835,838	GFA		
BUILDING 23 - 300 CONSTITUTION RENOVATION	180,108	GFA	180,108	GFA		
BUILDING 21 - OFFICE BUILDING	512,900	GFA	NA			
BUILDING 22 - OFFICE BUILDING	449,500	GFA	NA			
POTENTIAL HOTEL	174,800	GFA	NA			
TOTAL SQUARE FOOTAGE FOR BUILDINGS	**1,317,308**	**GFA**	**1,015,946**	**GFA**		
BUILDING HEIGHT	75	FT	73	FT		
PARKING						
OFFICE PARKING PROVIDED ON SITE	3,288	SPACES	1,690	SPACES		
HOTEL PARKING PROVIDED ON SITE	245	SPACES	NA	NA		
TOTAL PARKING	3,533	SPACES	1,690	SPACES		

FLOOD ZONE - AE
BASE FLOOD ELEVATION (BFE) 10.3' NAVD '88
ALL ELEVATIONS REFER TO NAVD '88

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

Gehry Partners, LLP

AERIAL REGIONAL SITE VIEW | **A0-02**

SCALE : 1"= 300'

11X17 SCALE IS 1"= 600'

JULY 17, 2015

Program Areas by Building (approx. sf)							
BUILDING	Office	Support Rms	Amenities	Event Space	Hotel	Circulation, Walls, Structure, Stairs, etc.	GFA
MPK 21	195,900	50,400	60,165	31,100	0	175,307	512,872
MPK 22	168,800	42,000	56,400	1,200	0	181,100	449,500
POTENTIAL HOTEL	1,800	11,500	13,700	0	61,700	86,100	174,800

Level Areas by Building (approx. sf)					
BUILDING	Ground	Level 1	Level1 Mezz	Roof	GFA
MPK 21	16,444	389,140	81,509	25,779	512,872
MPK 22	13,800	419,900	7,800	8,000	449,500

BUILDING	Ground	Podium	Level 3	Level 4	Level 5	Level 6	Level 7	GFA
POTENTIAL HOTEL	13,700	39,400	22,300	25,000	25,000	25,000	24,400	174,800

NOTE:

1. THE PROGRAM INFORMATION CONTAINED IN THESE TABLES ARE DRAFT APPROXIMATIONS AS THEY STAND AT THIS POINT IN TIME. THE PROGRAM INFORMATION WILL CONTINUE TO BE REFINED AS THE DESIGN OF THE BUILDINGS EVOLVE.

SUPPORT ROOMS:

Support Rooms include Electrical & Machine Rooms, Shipping & Receiving Facilities, Storage Room, Security, Bicycle Storage, Restrooms, IT Rooms, Showers, Lockers.

AMENITIES:

Amenities include Cafeteria, Private Dining Rooms, Cafes, Microkitchens, Mother's/Wellness Room, Meditation Rooms

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(310) 482-3000

FACEBOOK
OWNER
1 HACKER WAY
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion
Facebook Building 21, 22 & Hotel Site
300-309 Constitution Drive

TITLE
PROGRAM AREAS
BLDG 21, BLDG 22, BLDG 23
& POTENTIAL HOTEL

PROJECT NUMBER
2015-007

SCALE

June 6, 2016

ORIGINAL SHEET SIZE:
24" x 36"

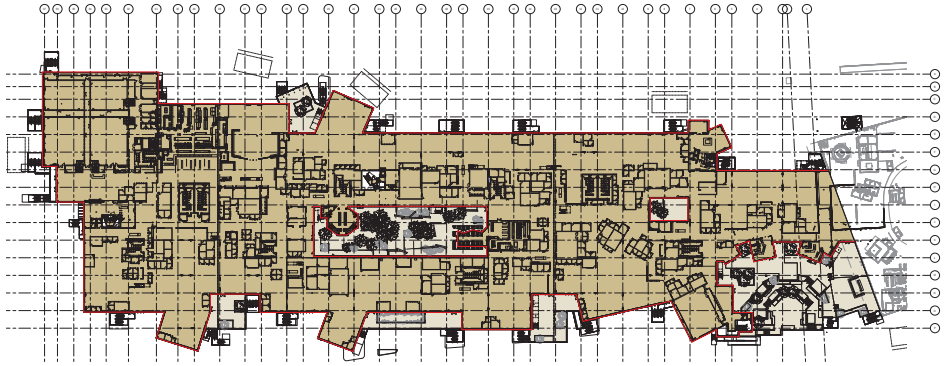
SHEET NUMBER
A0-20

© GEHRY PARTNERS, LLP

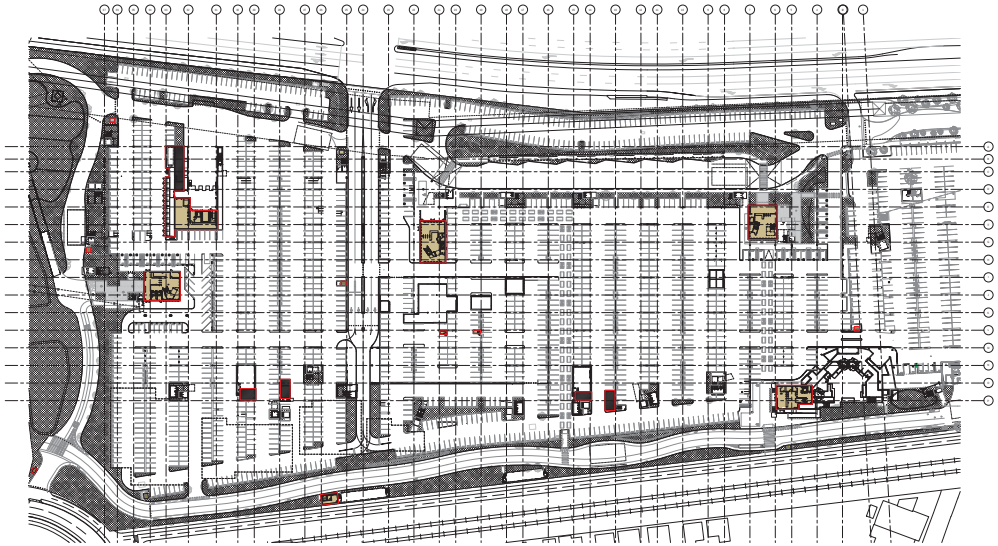
POTENTIAL HOTEL : FACEBOOK CAMPUS HOTEL					07/28/2015 V12
	NAME (DESIGN OCCUPANCY)	PROGRAM RM DIMS	PROGRAM AREA (SF)	PROGRAM QUANTITY	TOTAL PROGRAM AREA NSF
	AMENITIES			9	**13,700**
	FOOD + BEVERAGE			3	3,900
	FUNCTION SPACE			4	5,800
	FITNESS ROOM			1	1,500
	POOL AND DECK			1	2,500

NOTE:

1. THE PROGRAM INFORMATION CONTAINED IN THESE TABLES ARE DRAFT APPROXIMATIONS AS THEY STAND AT THIS POINT IN TIME. THE PROGRAM INFORMATION WILL CONTINUE TO BE REFINED AS THE DESIGN OF THE BUILDINGS EVOLVE.



FIRST LEVEL (OFFICE) 389,140 SF GFA



GROUND FLOOR 16,444 SF GFA

GFA CALCULATION

	GROUND FLOOR	LEVEL 01	MEZZANINE LEVEL	ROOF GARDEN LEVEL	TOTAL
SUB TOTAL GROSS AREA	21,089 SF	389,590 SF	81,831 SF	29,876 SF	522,386 SF
EXCLUSIONS TO GFA					
NON-OCCUPIABLE / INACCESSIBLE AREAS [2]	0 SF	407 SF	112 SF	458 SF	977 SF
AREAS FOR BUILDING SYSTEMS - GENERATORS, MECH. [3]	2,358 SF	0 SF	0 SF	2,865 SF	5,223 SF
SHAFTS - HVAC, PLUMBING [5]	0 SF	43 SF	210 SF	774 SF	1,027 SF
ENCLOSURES FOR TRASH & RECYCLING [6]	2,287 SF	0 SF	0 SF	0 SF	2,287 SF
TOTAL GFA EXCLUSIONS	4,645 SF	450 SF	322 SF	4,097 SF	9,514 SF
GFA CALCULATION (SUB-TOTAL GROSS AREA - TOTAL GFA EXCLUSIONS)	16,444 SF	389,140 SF	81,509 SF	25,779 SF	512,872 SF

Notes:
1. GROSS FLOOR AREA (GFA) DEFINITION 16.04.325. ADOPTED AND EFFECTIVE DECEMBER 7, 2010.
2. EXCEPTIONS TO GFA 16.04.325 C.1 : NON-USEABLE OR NON-OCCUPIABLE SPACES NOT TO EXCEED 3% OF MAXIMUM ALLOWED GFA. AREAS IDENTIFIED AS INACCESSIBLE ARE NON-USABLE/NON-OCCUPIABLE SPACE WITH UNFINISHED WALLS FLOORS AND CEILINGS AND HAVE LIMITED ACCESS, UNCONDITIONED AIR, NO WINDOWS OR SKYLIGHTS, AND NO ELECTRICITY.
3. EXCEPTIONS TO GFA 16.04.325 C.2: BUILDING AREAS WITH NOISE GENERATING EQUIPMENT - MECH + GENERATORS NOT TO EXCEED 1% OF GFA. AREA TOTALS LISTED ABOVE HAVE BEEN PROPORTIONALLY REDUCED SO AS NOT TO EXCEED THE MAXIMUM ALLOWABLE EXCLUSION OF 1% OF GFA.
4. EXCEPTIONS TO GFA 16.04.325 C.3: ALL AREAS DEVOTED TO COVERED PARKING AND RELATED CIRCULATION.
5. EXCEPTIONS TO GFA 16.04.325 C.5: VENT SHAFTS, SUCH AS BUILDING MECHANICAL AIR DUCTS. AREA OF VENT SHAFTS FOR MECHANICAL AIR DUCTS ARE INCLUDED IN NON-OCCUPIABLE/INACCESSIBLE AREA TABULATION.
6. TRASH ENCLOSURE AREA IS EXCLUDED FROM GFA CALCULATION PER CITY OF MENLO PARK ZONING ORDINANCE 16.04.325 C.6

LEGEND
- BUILDING ENCLOSURE
- EXTERIOR TERRACE
- SECURITY STATIONS
- ENCLOSURE AREA

NORTH

0 30' 60' 120'

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MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion

Facebook Building 21, 22 & Hotel Site
300-309 Constitution Drive

TITLE
MPK21
SQUARE FOOT
DIAGRAMS

PROJECT NUMBER
2015-007

SCALE
1" = 100' (24"X36")
1" = 200' (11"X17")

JUNE 6, 2016

ORIGINAL SHEET SIZE:
24" x 36"

SHEET NUMBER
A0-22

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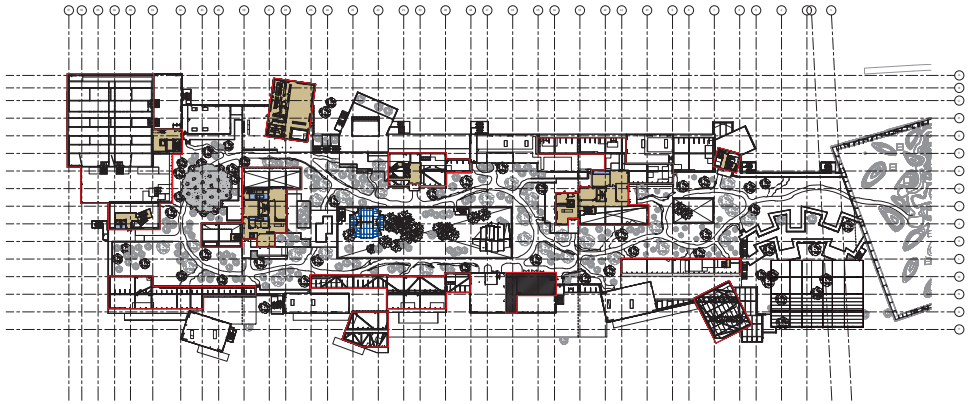
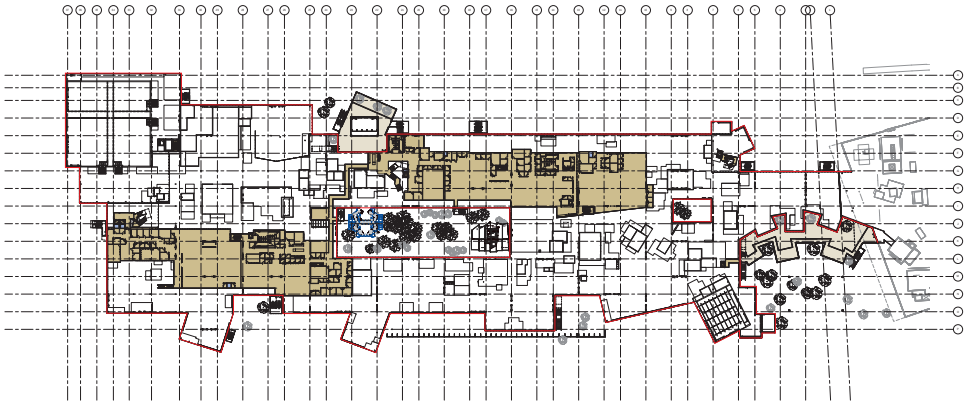


ROOF LEVEL 25,779 SF GFA



MEZZANINE LEVEL 81,509 SF GFA

LEGEND

- BUILDING ENCLOSURE
- EXTERIOR TERRACE
- SECURITY STATIONS
- ENCLOSURE AREA

NORTH

0 37' 67' 137'

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June 6, 2016

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SHEET NUMBER

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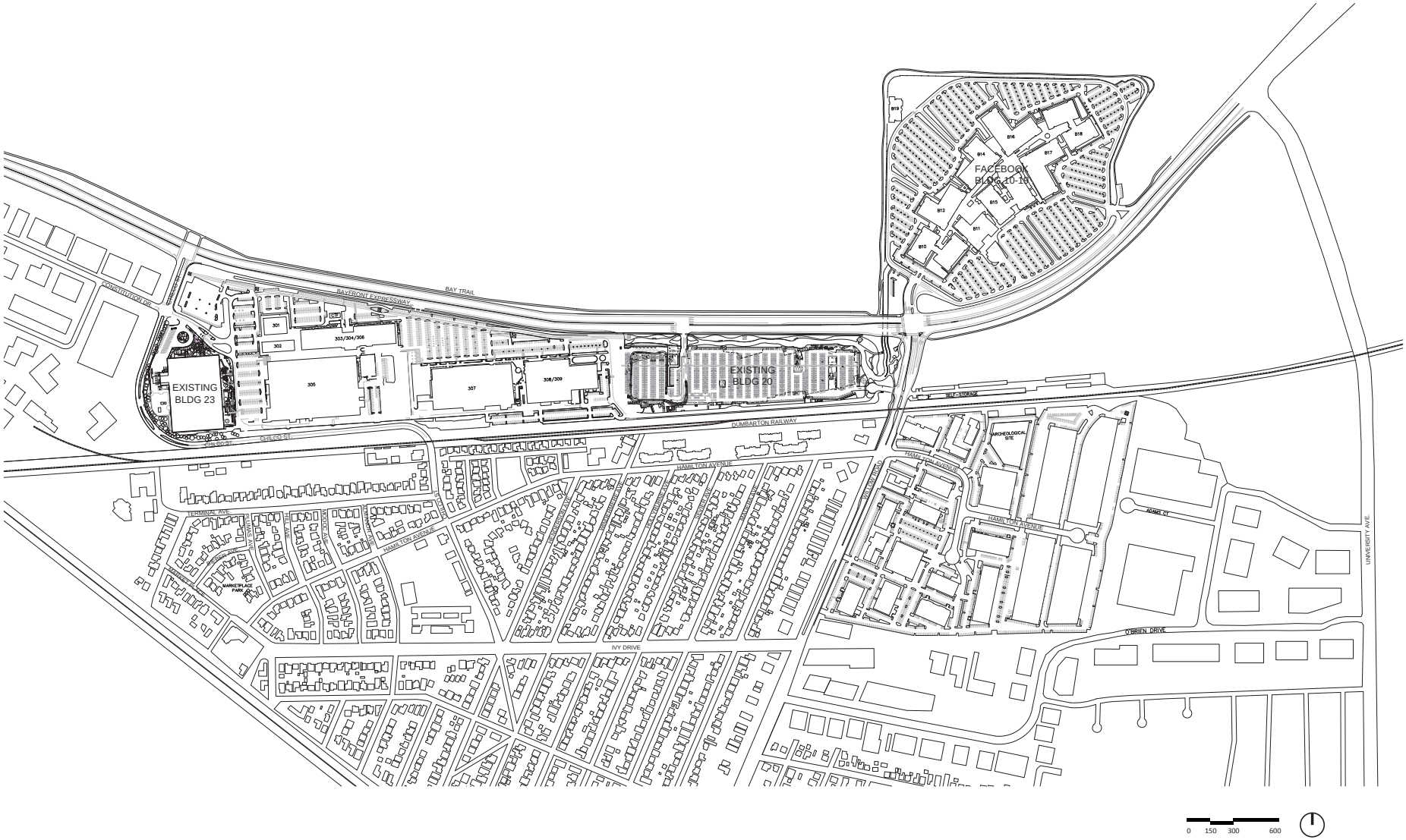


Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

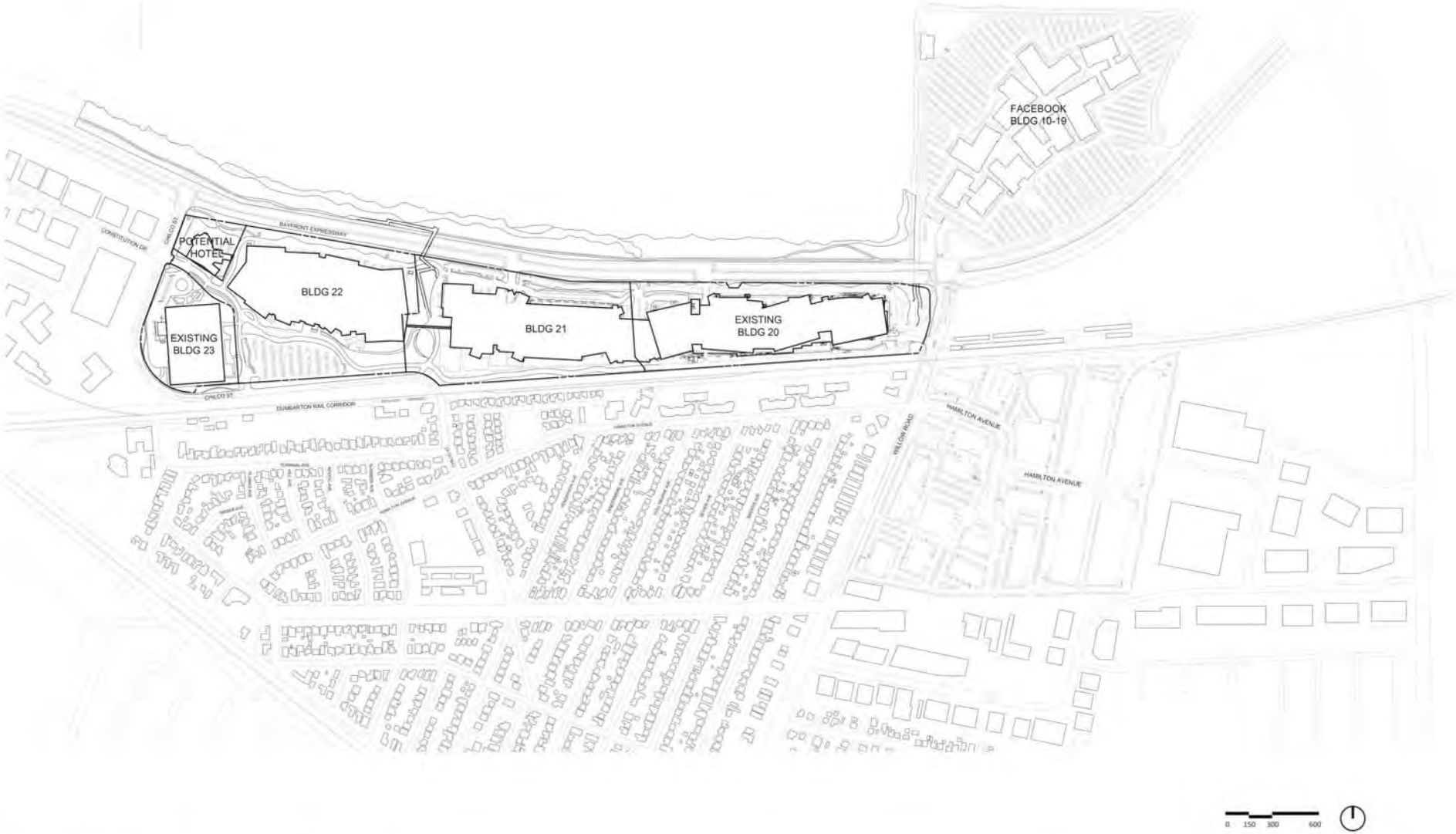
Gehry Partners, LLP

EXISTING REGIONAL PLAN | **A1-01**

SCALE : 1"= 300'

11X17 SCALE IS 1"= 600'

NOVEMBER 04, 2015



Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

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PROPOSED REGIONAL PLAN | **A1-02**

SCALE : 1"= 300'

11X17 SCALE IS 1"= 600'

FEBRUARY 26, 2016

AREA

58.31 ACRES

EXISTING PARKING COUNT

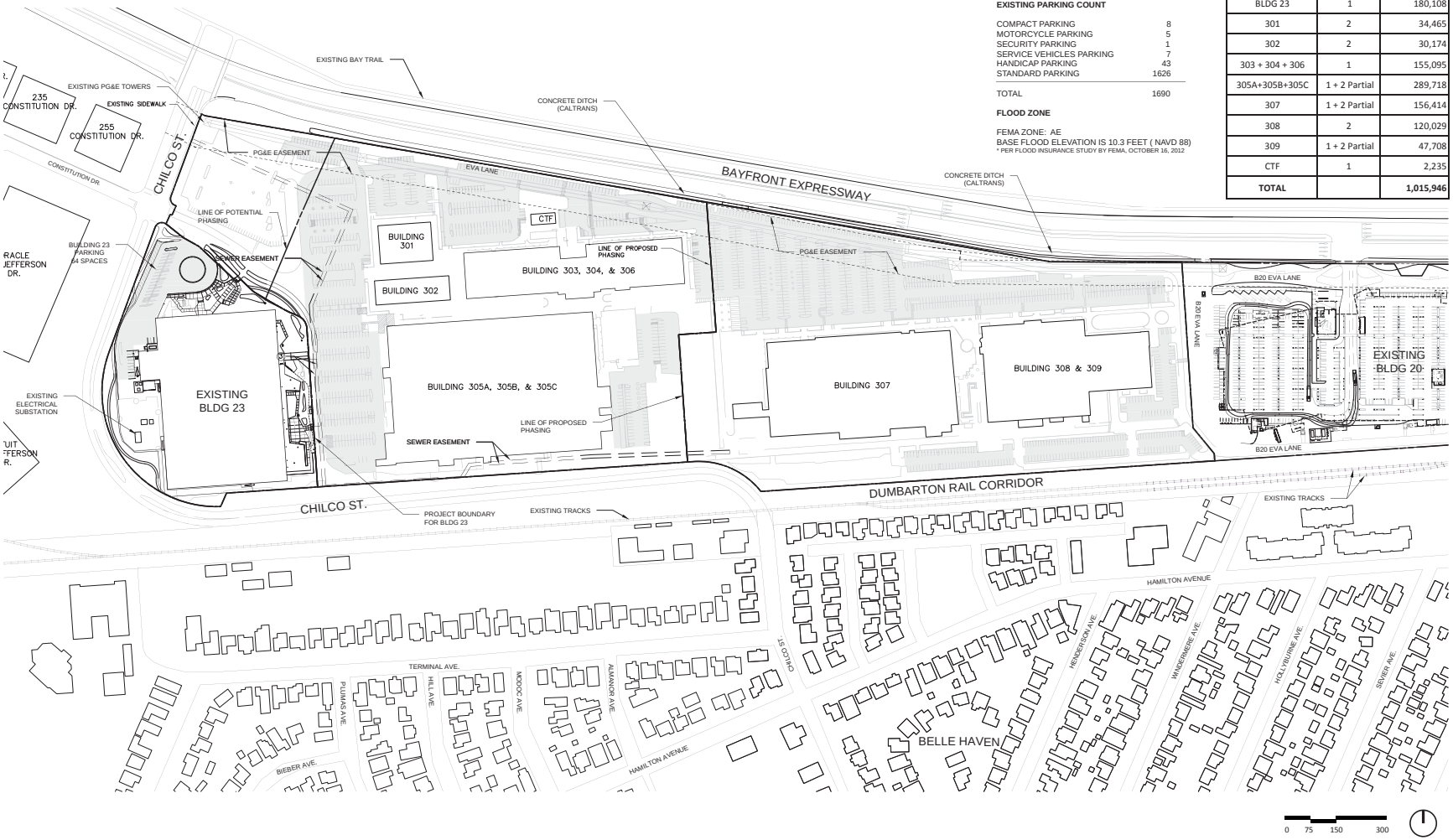
COMPACT PARKING	8
MOTORCYCLE PARKING	5
SECURITY PARKING	1
SERVICE VEHICLES PARKING	7
HANDICAP PARKING	43
STANDARD PARKING	1626
TOTAL	1690

FLOOD ZONE

FEMA ZONE: AE
BASE FLOOD ELEVATION IS 10.3 FEET (NAVD 88)
* PER FLOOD INSURANCE STUDY BY FEMA, OCTOBER 16, 2012

EXISTING SITE BUILDING AREAS

BUILDING	# OF LEVELS	BUILDING SF
BLDG 23	1	180,108
301	2	34,465
302	2	30,174
303 + 304 + 306	1	155,095
305A+305B+305C	1 + 2 Partial	289,718
307	1 + 2 Partial	156,414
308	2	120,029
309	1 + 2 Partial	47,708
CTF	1	2,235
TOTAL		**1,015,946**



Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

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EXISTING SITE PLAN | **A2-01**

SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

NOVEMBER 04, 2015

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

Gehry Partners, LLP

PROPOSED SITE PLAN | **A2-02**

SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

MAY 18, 2016

TOTAL VEHICLE PARKING	BLDG 21	BLDG 22	BLDG 23	POTENTIAL HOTEL	TOTAL
REGULAR STALLS : 8'-6" X 16' - 6"	1403	1228	490	230	3351
ENERGY EFFICIENT VEHICLE STALLS (EEV) : 8'-6" X 16' - 6"	44	39	16	7	106
ADA COMPLIANT VEHICLE STALLS : 9'-0" X 18' - 0" (W/ 5'-0" ACCESS AISLE)	25	23	10	7	65
ADA COMPLIANT VAN STALLS : 9'-0" X 18' - 0" (W/ 8'-0" ACCESS AISLE)	4	4	2	1	11
TOTAL VEHICLE PARKING	**1476**	**1294**	**518**	**245**	**3533**
BICYCLE PARKING	190	160	30	12	392

EXISTING BLDG
TERRACE
BUILDING
S SKYLIGHT
METAL ROOF
GLAZING
M MECHANICAL
OPEN TO BELOW
LANDSCAPE

0 75 150 300

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

Gehry Partners, LLP

GROUND LEVEL PLAN / PARKING DATA | **A2-03**

SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

MAY 18, 2016

NOTE: IMPROVEMENTS TO CHILCO WILL BE COMPLETED AS A SEPERATE PROJECT UNDER SEPERATE PERMITS. PROJ- ECT WILL INCLUDE FRONTAGE IMPROVEMENTS AS WELL AS ENHANCED PEDESTRIAN AND BICYCLE SAFETY

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

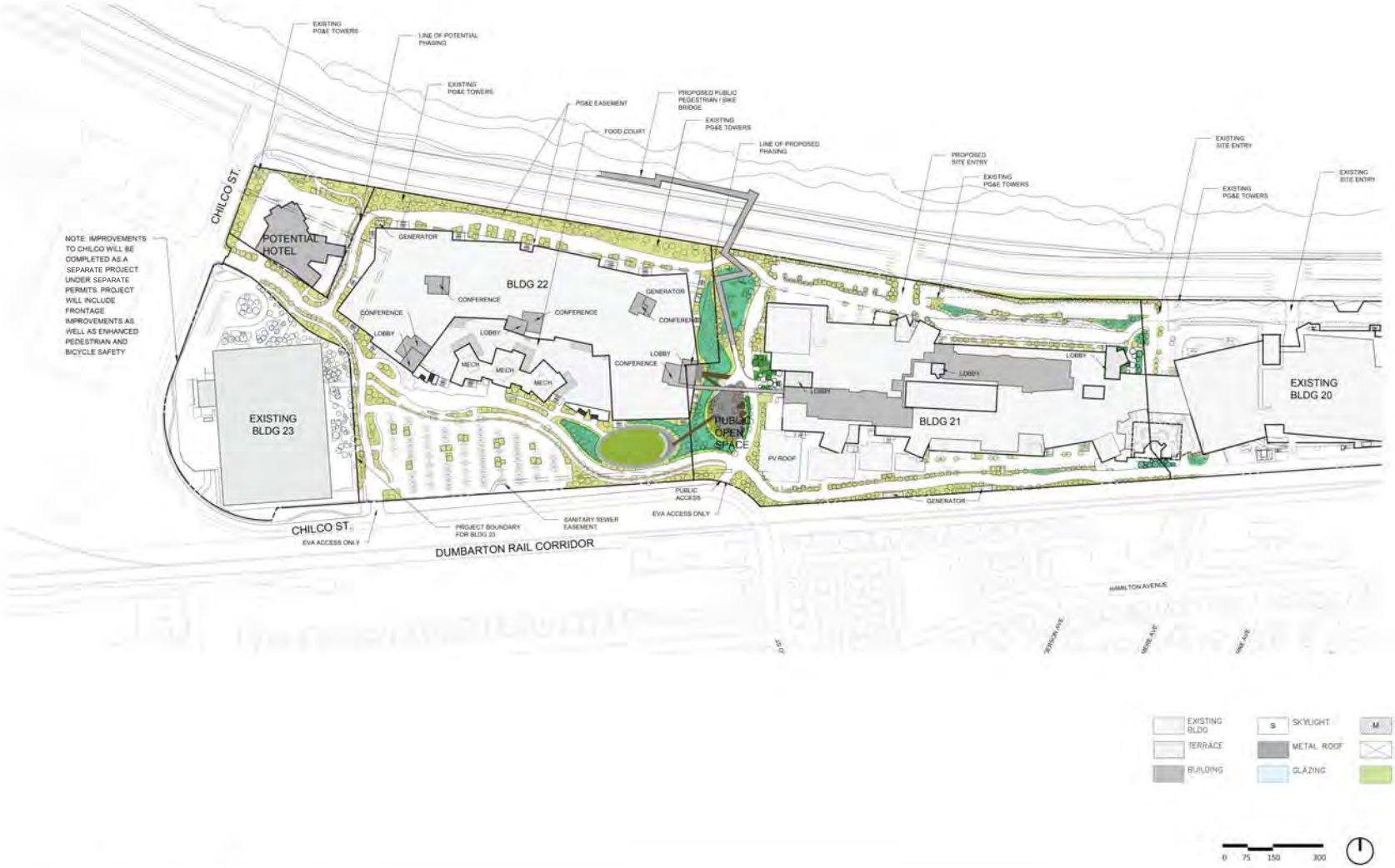
Gehry Partners, LLP

LEVEL 01 OFFICE PLAN | **A2-04**

SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

MAY 18, 2016



Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

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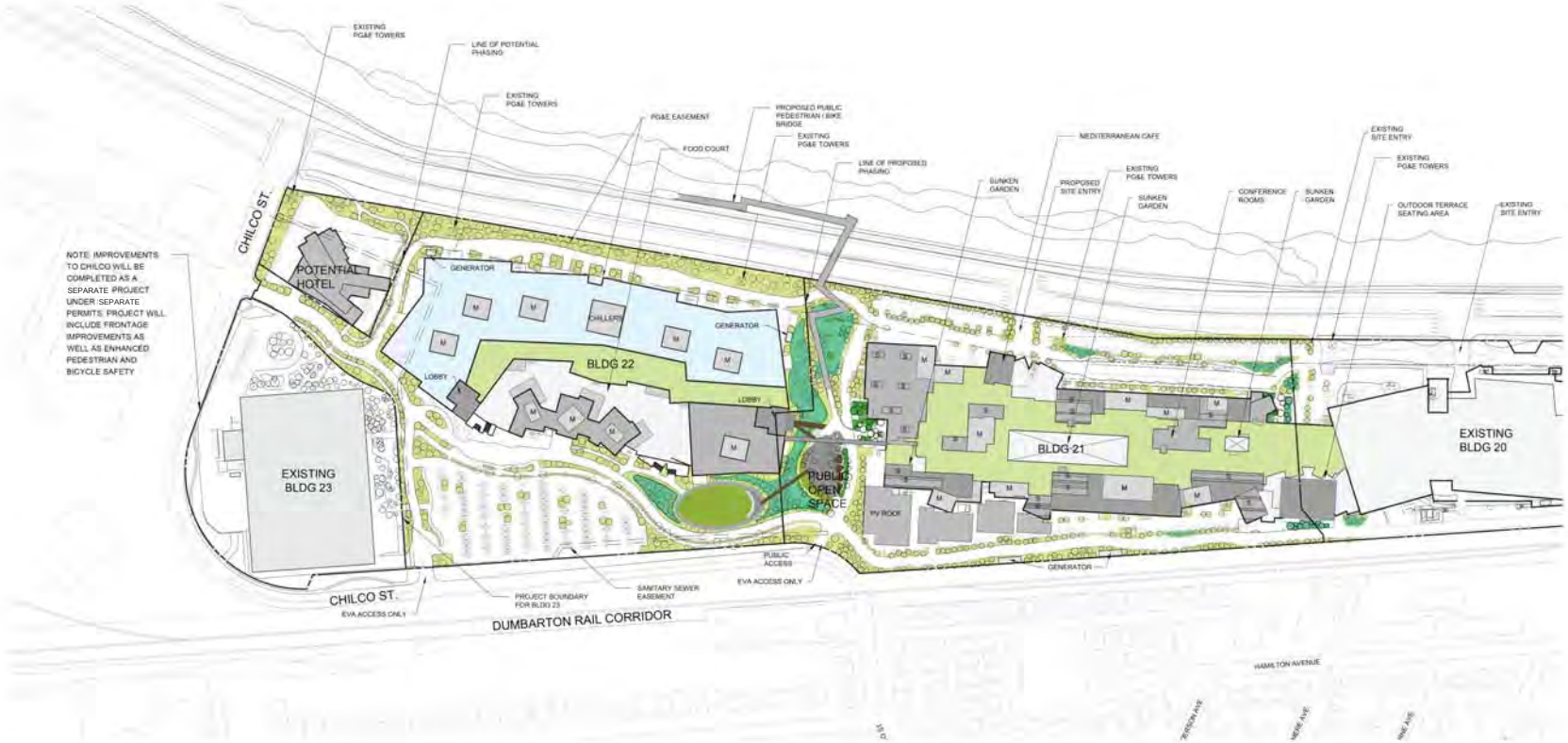
Gehry Partners, LLP

LEVEL 01 MEZZANINE PLAN | **A2-05**

SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

MAY 18, 2016



MINIMUM LIGHTING STANDARD

The lighting standards for the Facebook Campus Expansion Project shall comply with LEED & CAL Green performance standards designed to minimize light trespass from the buildings and site. The standard set by LEED, below, reflects the intent of the minimum lighting standard for the Facebook Campus Expansion Project site lighting: " Light areas only as required for safety and comfort Lighting power densities must not exceed ANSI/ ASHRAE/IESNA Standard 90.1-2007 9 with errata but without addenda) for classified zone. Design exterior lighting so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.20 horizontal and vertical foot-candles at the site boundary and no greater than 0.01 horizontal foot-candles 15 feet beyond the site. Document that no more than 5 % of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir. (Straight down) " The design will also comply with Cal Green Light Pollution Reduction Standards noted below.
Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 1&-4 as defined in Chapter 10 of the California Administrative Code; and –
2. Backlight, Uplight and Glare (BUG) ratings as defined in IESNA TM-15-11; and
3. Allowable BUG ratings not exceeding those shown in Table A5.106.8, or
4. Comply with a local ordinance lawfully enacted pursuant to section 101.7, whichever is more stringent.

EXCEPTIONS:

1. Luminaires that qualify as exceptions in Section 147 of the California Energy Code.
2. Emergency lighting

The design will also comply with San Francisco Planning Department Standard for Bird-Safe Buildings.

1. Interior lighting will be on motion sensors as much as possible
2. Perimeter interior lighting be minimized.
3. Rooms used regularly at night to have window coverings.
4. Exterior light fixtures to be designed to minimize light escaping upwards.

EXISTING BLDG
TERRACE
BUILDING
S SKYLIGHT
METAL ROOF
GLAZING
M MECHANICAL
OPEN TO BELOW
LANDSCAPE

0 75 150 300

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California
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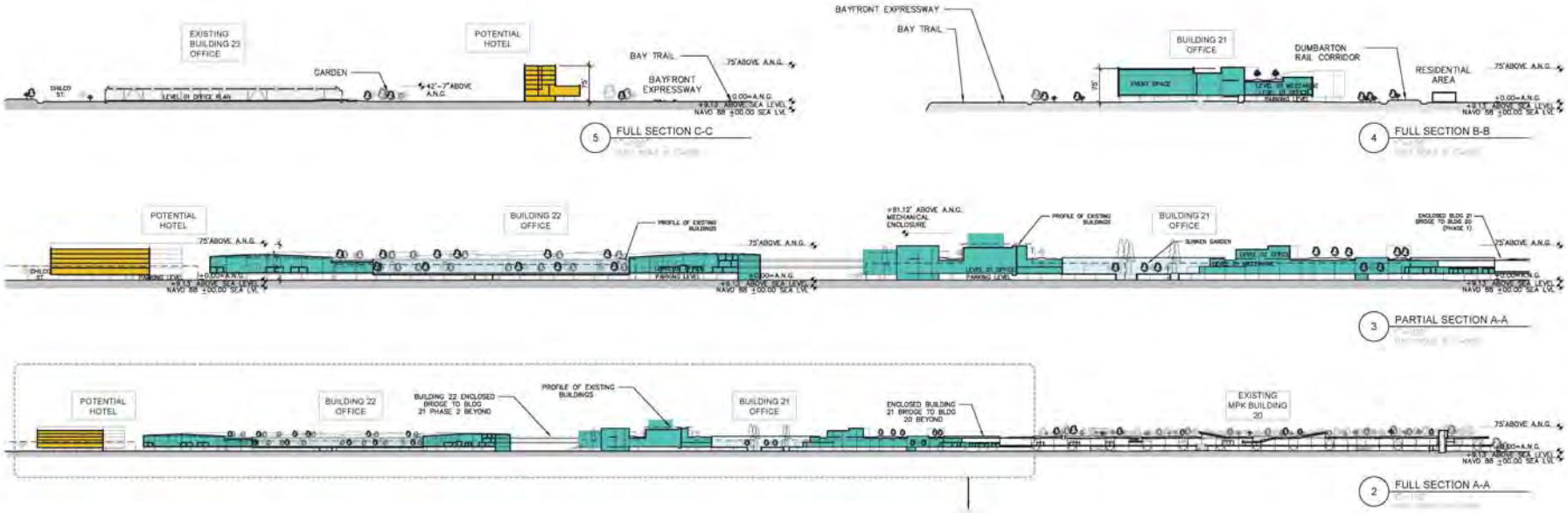
ROOF PLAN / LIGHTING DATA | **A2-06**
SCALE : 1"= 150'
11X17 SCALE IS 1"=300'
MAY 18, 2016



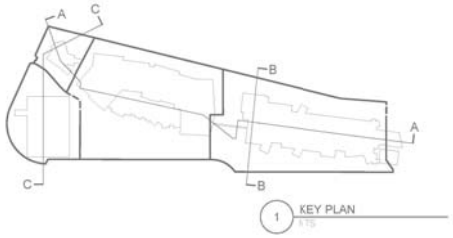
KEY:

OFFICE

HOSPITALITY

EXISTING BUILDINGS

BLDG. 23 IS NOT PART OF THE PROJECT



Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

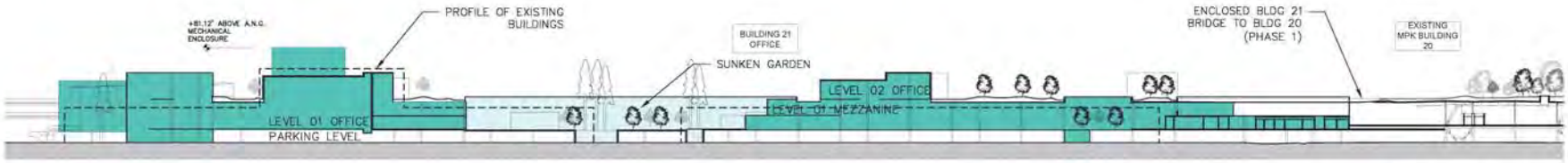
Gehry Partners, LLP

SITE SECTIONS | **A3-01**

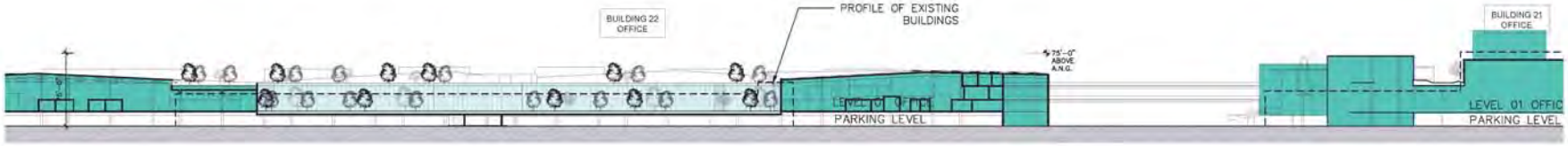
SCALE : AS NOTED

11X17 SCALE IS AS NOTED

FEBRUARY 26, 2016

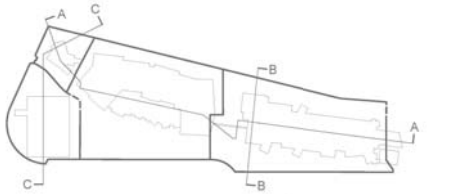


3B PARTIAL SECTION A-A



3A PARTIAL SECTION A-A

2 FULL SECTION A-A



1 KEY PLAN

KEY:

OFFICE

HOSPITALITY

EXISTING BUILDINGS

BLDG. 23 IS NOT PART OF THE PROJECT

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

Gehry Partners, LLP

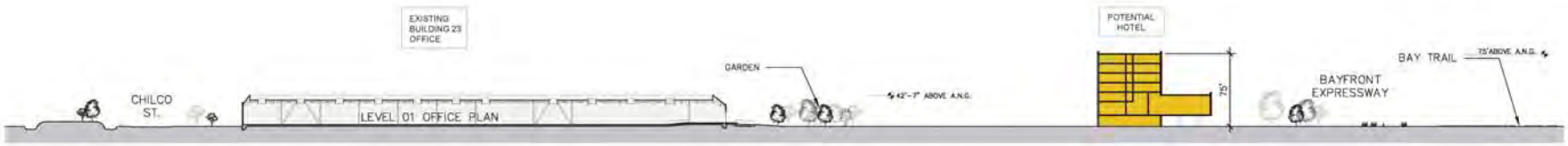
SITE SECTIONS | **A3-02**

SCALE : AS NOTED

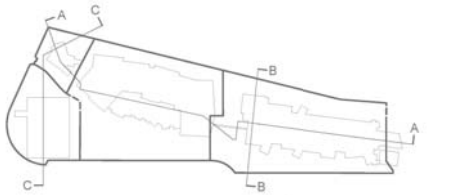
11X17 SCALE IS AS NOTED

FEBRUARY 26, 2016

4 FULL SECTION B-B



5 FULL SECTION C-C



1 KEY PLAN

KEY:

OFFICE

HOSPITALITY

EXISTING BUILDINGS

BLDG. 23 IS NOT PART OF THE PROJECT

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

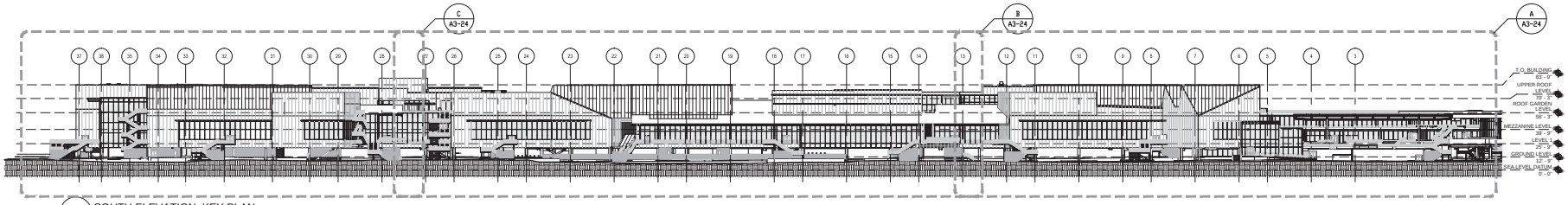
Gehry Partners, LLP

SITE SECTIONS | **A3-03**

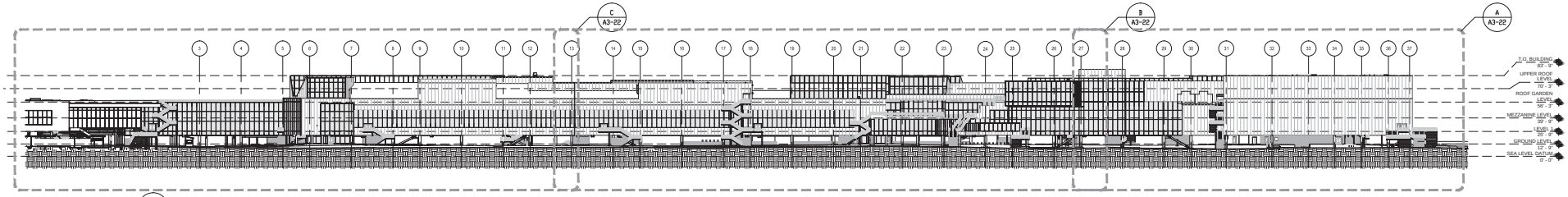
SCALE : AS NOTED

11X17 SCALE IS AS NOTED

FEBRUARY 26, 2016



B SOUTH ELEVATION KEY PLAN
SCALE: 1" = 50'



A NORTH ELEVATION KEY PLAN
SCALE: 1" = 50'

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(310) 482-3000

FACEBOOK
OWNER
1 HACKER WAY
MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion

Facebook Building 21, 22 & Hotel Site
300-309 Constitution Drive

TITLE

MPK21
NORTH & SOUTH
BUILDING ELEVATIONS

PROJECT NUMBER
2015-007

SCALE
1" = 50' 24" X 36" Sheet
1" = 100' 11" X 17" Sheet

JUNE 6, 2016

ORIGINAL SHEET SIZE:
24" x 36"

SHEET NUMBER
A3-21

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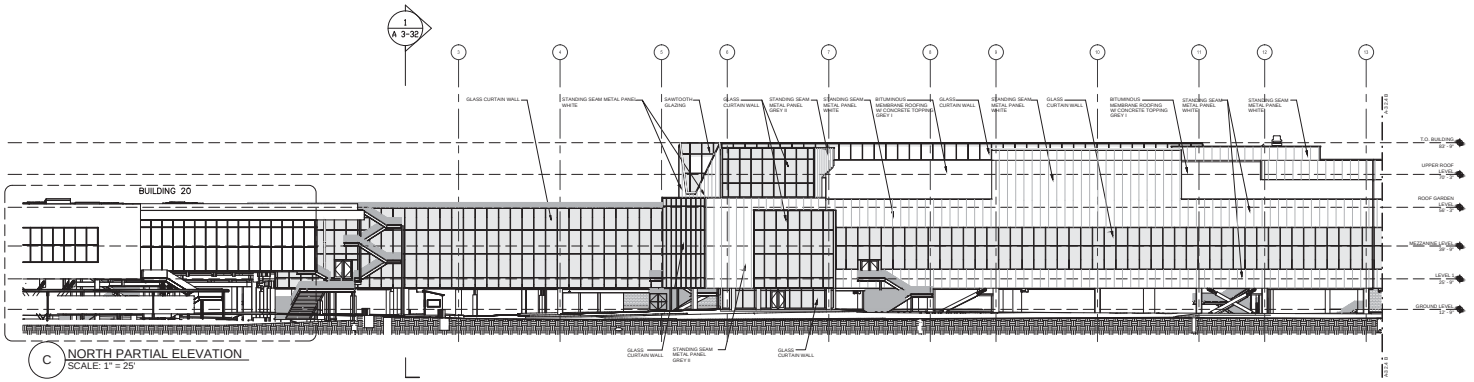
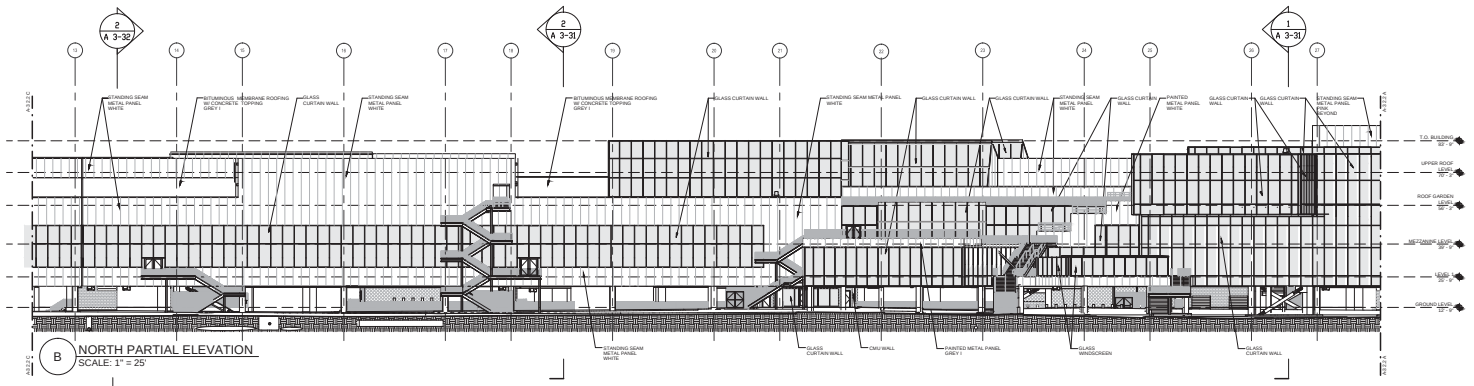
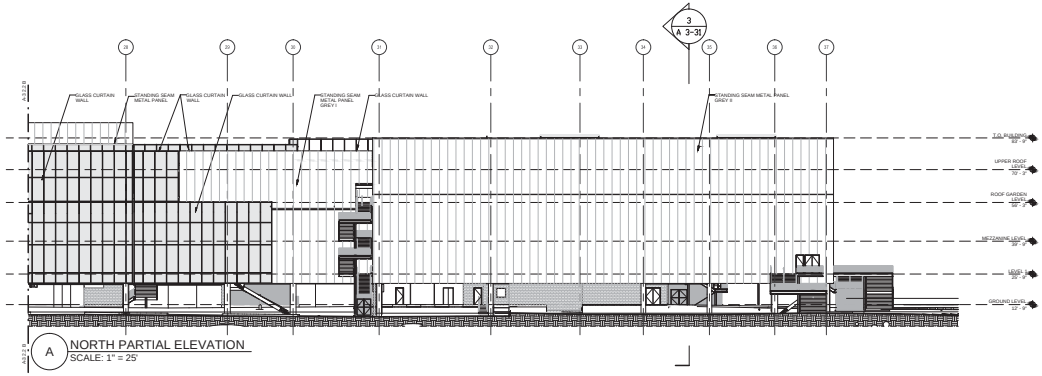


C NORTH PARTIAL ELEVATION
SCALE: 1" = 25'



B NORTH PARTIAL ELEVATION
SCALE: 1" = 25'



A NORTH PARTIAL ELEVATION
SCALE: 1" = 25'

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CONSULTANTS

Facebook Campus Expansion

Facebook Building 21, 22 & Hotel Site
300-309 Constitution Drive

TITLE

MPK21
NORTH
BUILDING ELEVATIONS

PROJECT NUMBER
2015-007

SCALE
1" = 50' 24" X 36" Sheet
1" = 100' 11" X 17" Sheet

JUNE 6, 2016

ORIGINAL SHEET SIZE:
24" x 36"

SHEET NUMBER
A3-22

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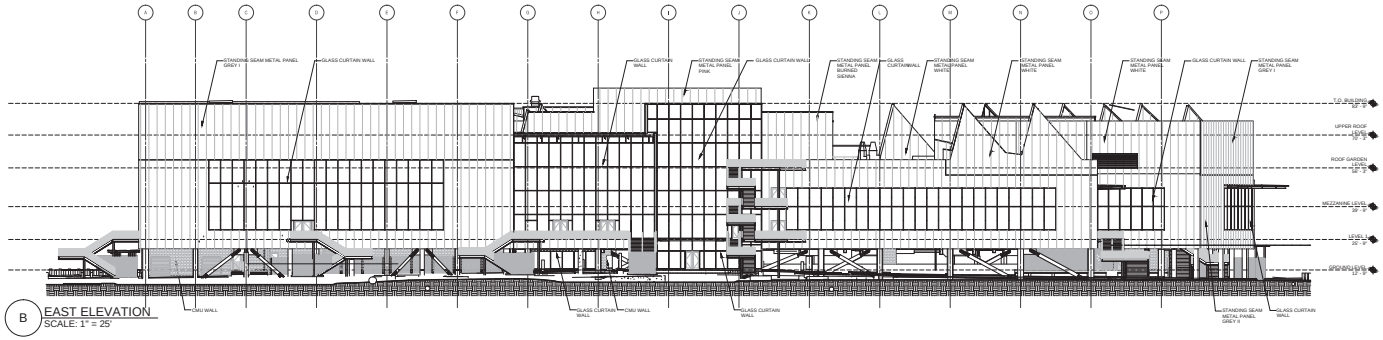
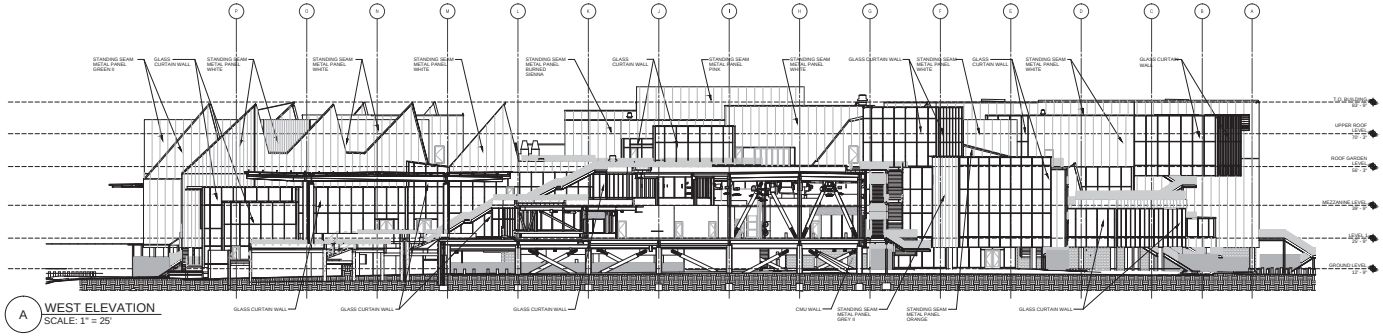


B EAST ELEVATION
SCALE: 1" = 25'



A WEST ELEVATION
SCALE: 1" = 25'

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MENLO PARK, CALIFORNIA 94025

CONSULTANTS

Facebook Campus Expansion

Facebook Building 21, 22 & Hotel Site
300-309 Constitution Drive

TITLE

MPK21
EAST & WEST
BUILDING ELEVATIONS

PROJECT NUMBER
2015-007

SCALE
1" = 50' 24" X 36" Sheet
1" = 100' 11" X 17" Sheet

JUNE 6, 2016

ORIGINAL SHEET SIZE:
24" x 36"

SHEET NUMBER
A3-23

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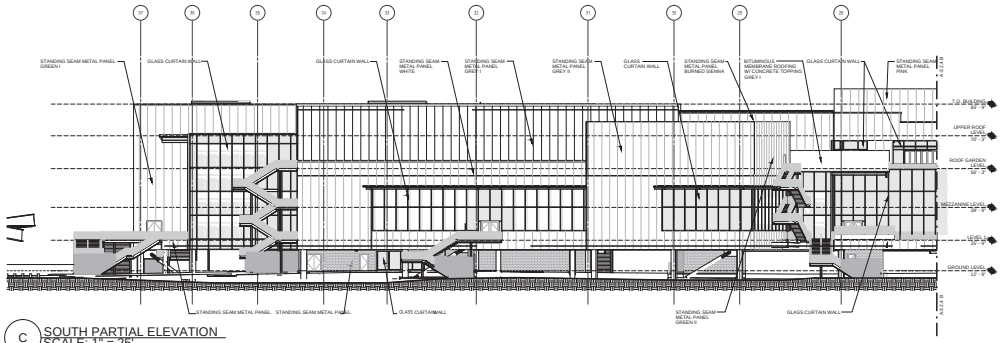
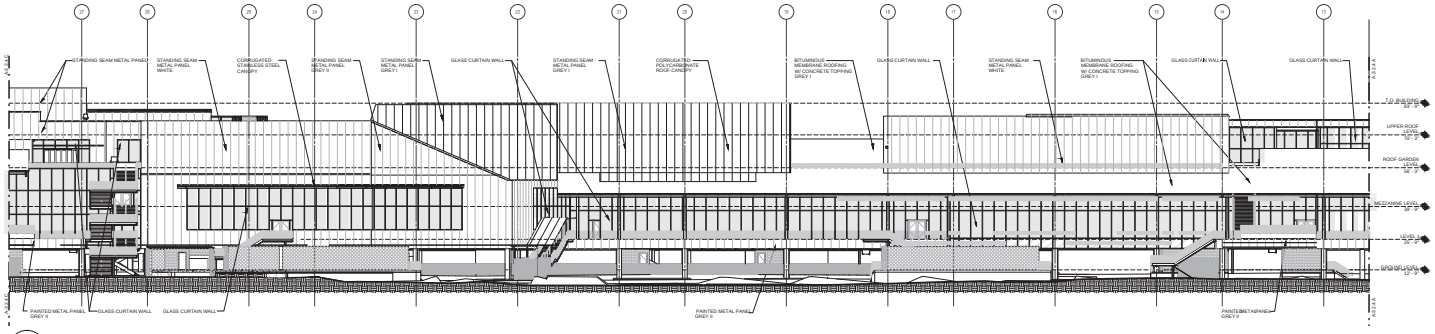
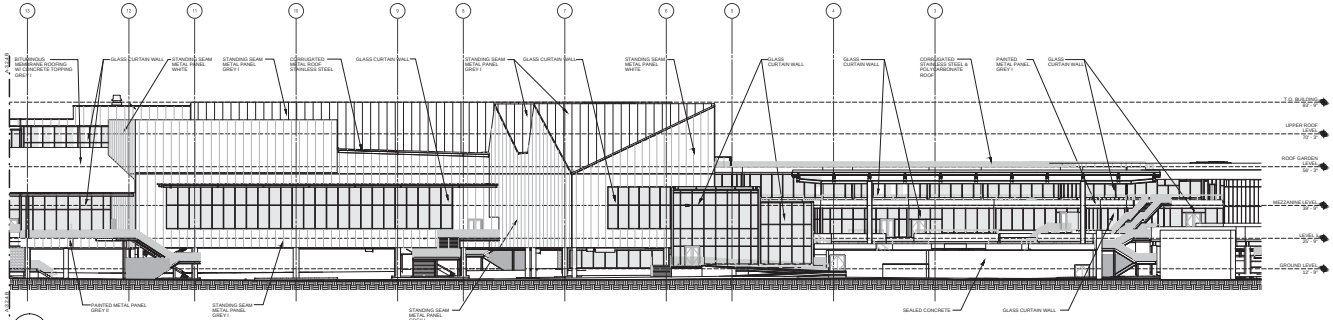


C SOUTH PARTIAL ELEVATION
SCALE: 1" = 25'



B SOUTH PARTIAL ELEVATION
SCALE: 1" = 25'



A SOUTH PARTIAL ELEVATION
SCALE: 1" = 25'

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CONSULTANTS

Facebook Campus Expansion

Facebook Building 21, 22 & Hotel Site
300-309 Constitution Drive

TITLE
MPK21
SOUTH
BUILDING ELEVATIONS

PROJECT NUMBER
2015-007

SCALE
1" = 50' 24" X 36" Sheet
1" = 100' 11" X 17" Sheet

JUNE 6, 2016

ORIGINAL SHEET SIZE:
24" x 36"

SHEET NUMBER
A3-24

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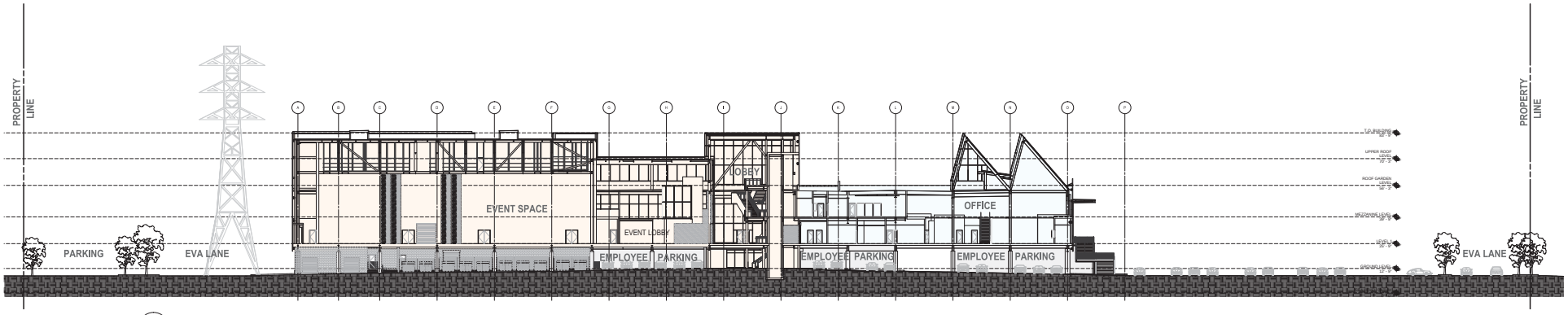
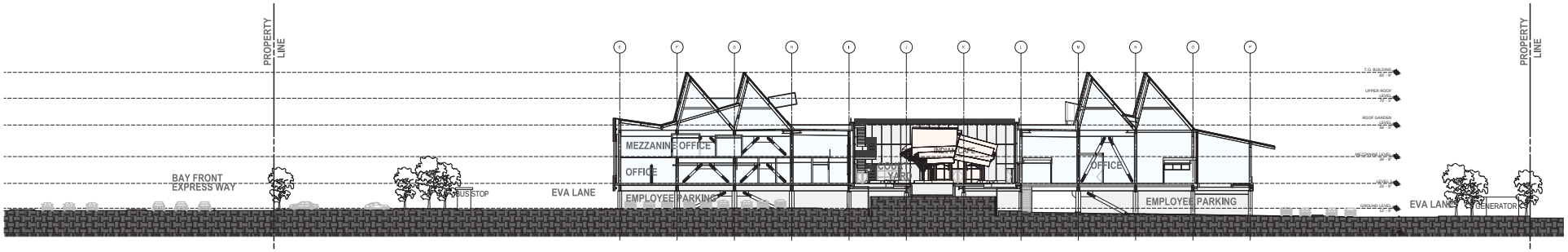
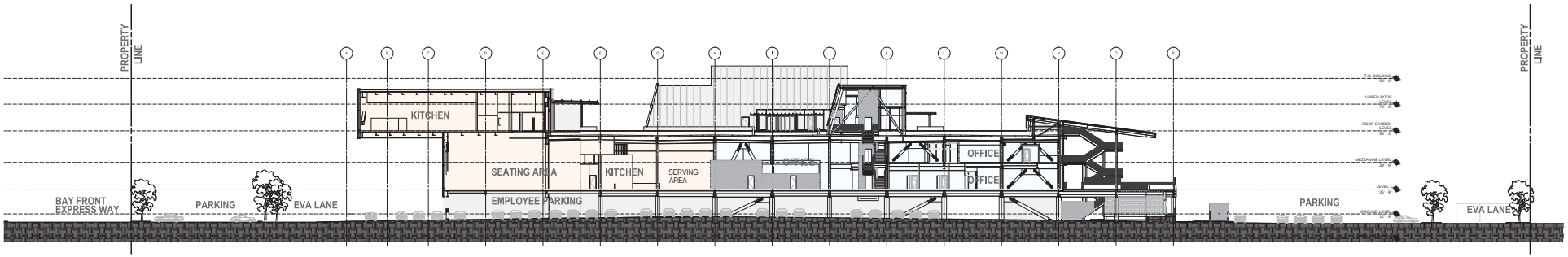


3 OVERALL SECTION - NORTH SOUTH
SCALE: 1" = 25'



2 OVERALL SECTION - NORTH SOUTH
SCALE: 1" = 25'



1 OVERALL SECTION - NORTH SOUTH
SCALE: 1" = 25'

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LEGEND

- OFFICE
- NON OFFICE - AMENITIES/MEETING ROOMS
- EXTERIOR ELEVATION SURFACES BEYOND

Facebook Campus Expansion

Facebook Building 21, 22 & Hotel Site
300-309 Constitution Drive

TITLE
MPK 21 NORTH SOUTH BUILDING SECTIONS

PROJECT NUMBER
2015-007

SCALE
1" = 25' 24" X 36" Sheet
1" = 50' 11" X 17" Sheet

JUNE 6, 2016

ORIGINAL SHEET SIZE: 24" x 36"

SHEET NUMBER
A3-31

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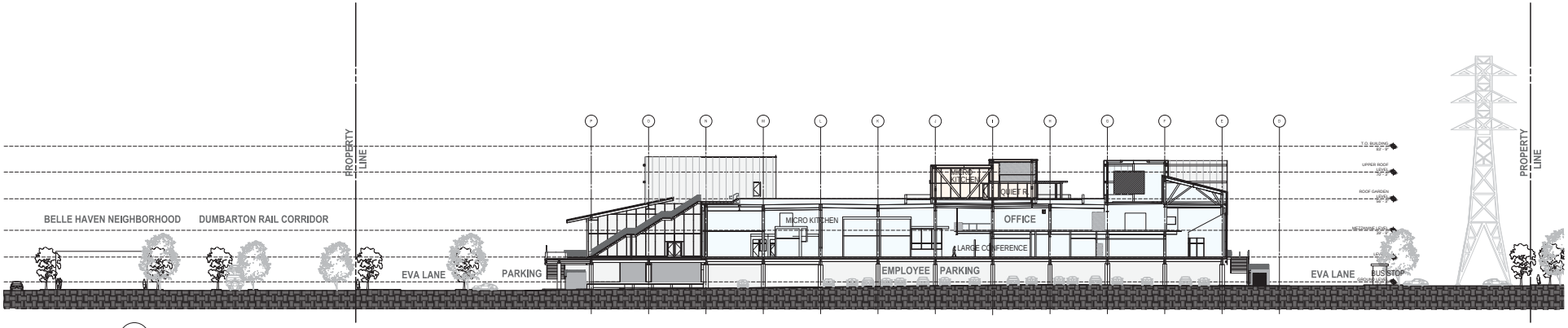
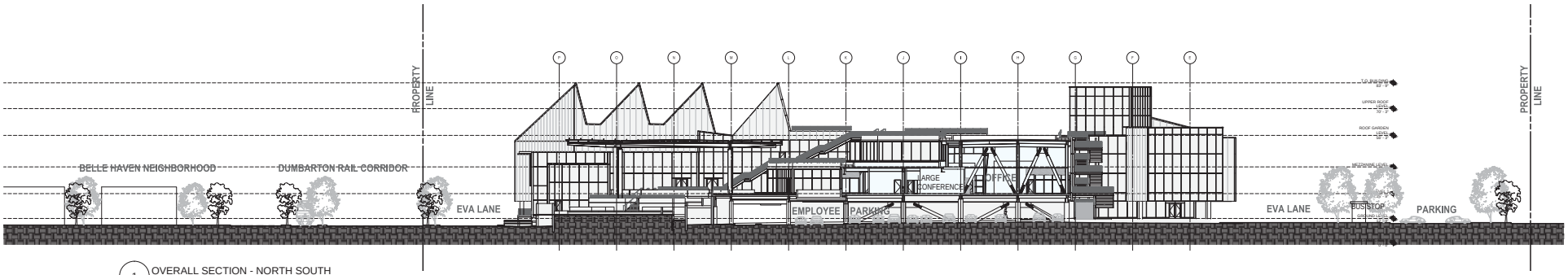


2 OVERALL SECTION - NORTH SOUTH
SCALE: 1" = 25'



1 OVERALL SECTION - NORTH SOUTH
SCALE: 1" = 25'

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MENLO PARK, CALIFORNIA 94025

LEGEND

- OFFICE
- NON OFFICE - AMENITIES/MEETING ROOMS
- EXTERIOR ELEVATION SURFACES BEYOND

Facebook Campus Expansion

Facebook Building 21, 22 & Hotel Site
300-309 Constitution Drive

TITLE
MPK 21 NORTH SOUTH BUILDING SECTIONS

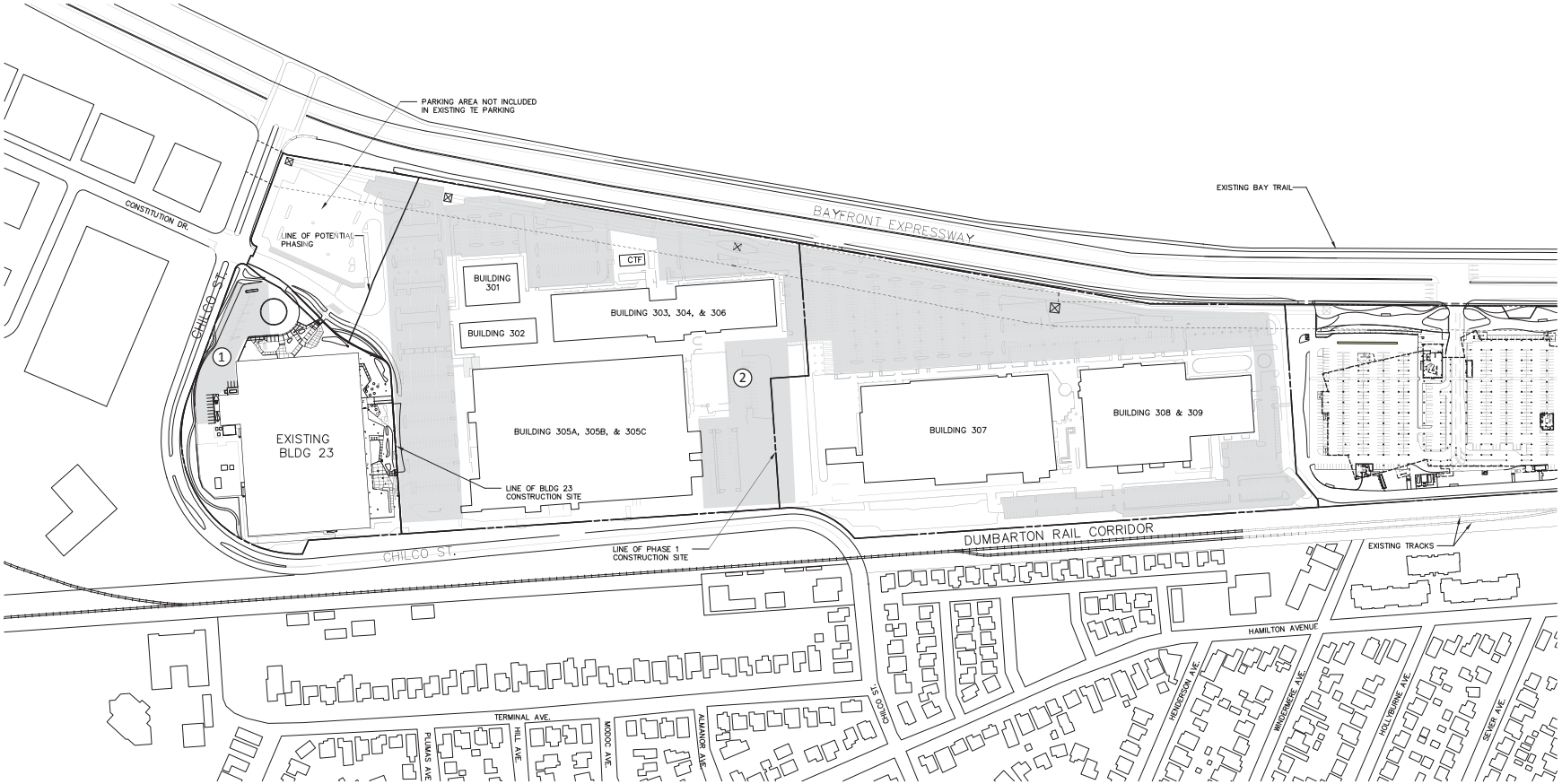
PROJECT NUMBER
2015-007

SCALE
1" = 25' 24" X 36" Sheet
1" = 50' 11" X 17" Sheet

ORIGINAL SHEET SIZE:
24" x 36"

SHEET NUMBER
A3-32

© GEHRY PARTNERS, LLP



EXISTING PARKING FOR BUILDING 23 AND T.E. TENANTS

	NUMBER OF SPACES
1. BUILDING 23 SITE	57
2. SITE EXISTING	1,626
TOTAL	1,690

EXISTING CONDITION: BUILDING 23 RENOVATION COMPLETION PARKING

The conditional use permit approved in December 2014 for Building 23 (Building 300) allows Facebook to accommodate the employees of Building 23 by utilizing the current existing parking spaces on the site which are also shared by the tenants of existing buildings of the site. This is an interim condition until the remainder of the project site is developed.

0 200 400

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

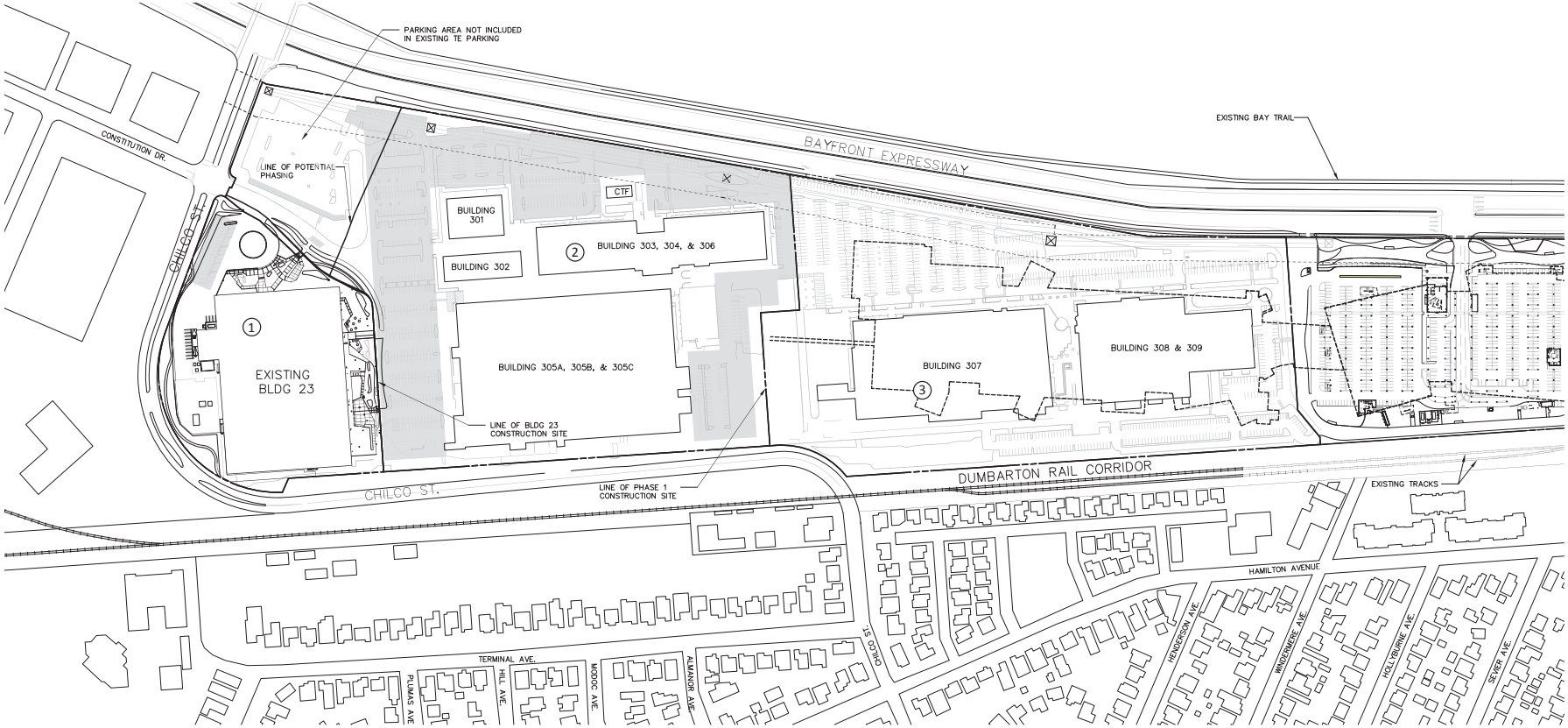
Gehry Partners, LLP

EXISTING CONDITION: BUILDING 23 RENOVATION PARKING | **A4-01**

SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

MAY 18, 2016



ROADWAYS BUILT IN PHASE 2

EXISTING PARKING FOR BUILDING 23 AND T.E. TENANTS

	NUMBER OF SPACES
1 - BUILDING 23	57
2 - EXISTING T.E. SITE SPACES	717
3 - BUILDING 21 CONSTRUCTION AREA	0
TOTAL	781

PHASE 1: BUILDING 21 CONSTRUCTION PARKING

During the construction of Phase 1, only one half of the site is being utilized by office employees. It is assumed that construction parking will be managed within the Phase 1 site boundary. The parking for the remaining T.E. tenants and Building 23 (Building 300) Facebook employees will be shared using the remaining parking spaces of the existing T.E. campus parking layout.

0 200 400

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

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PHASE 1: BUILDING 21 CONSTRUCTION PARKING | **A4-02**

SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

MAY 18, 2016

PARKING FOR BUILDING 23 DURING PHASE 2 CONSTRUCTION

	NUMBER OF SPACES
1 - BUILDING 23	57
2 - TEMPORARY BUILDING 23 PARKING	282
3 - BUILDING 21 SITE	1,476
TOTAL	1,822

PHASE 2 - BUILDING 22 & HOTEL CONSTRUCTION PARKING

During the construction of Phase 2, this site needs to accommodate the new building employees for Building 21 and Building 23 (Building 300). Phase 2 accommodates the code required parking spaces for the new office Building 21 square footage, a total of 1,710 spaces. This plan allocates a parking area for temporary parking of 536 spaces for Building 23 in a zone on the Phase 2 construction area. Phase 2, once completed, will accommodate the remaining code-required 536 parking spaces for Building 23 to the east of the building.

0 200 400

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

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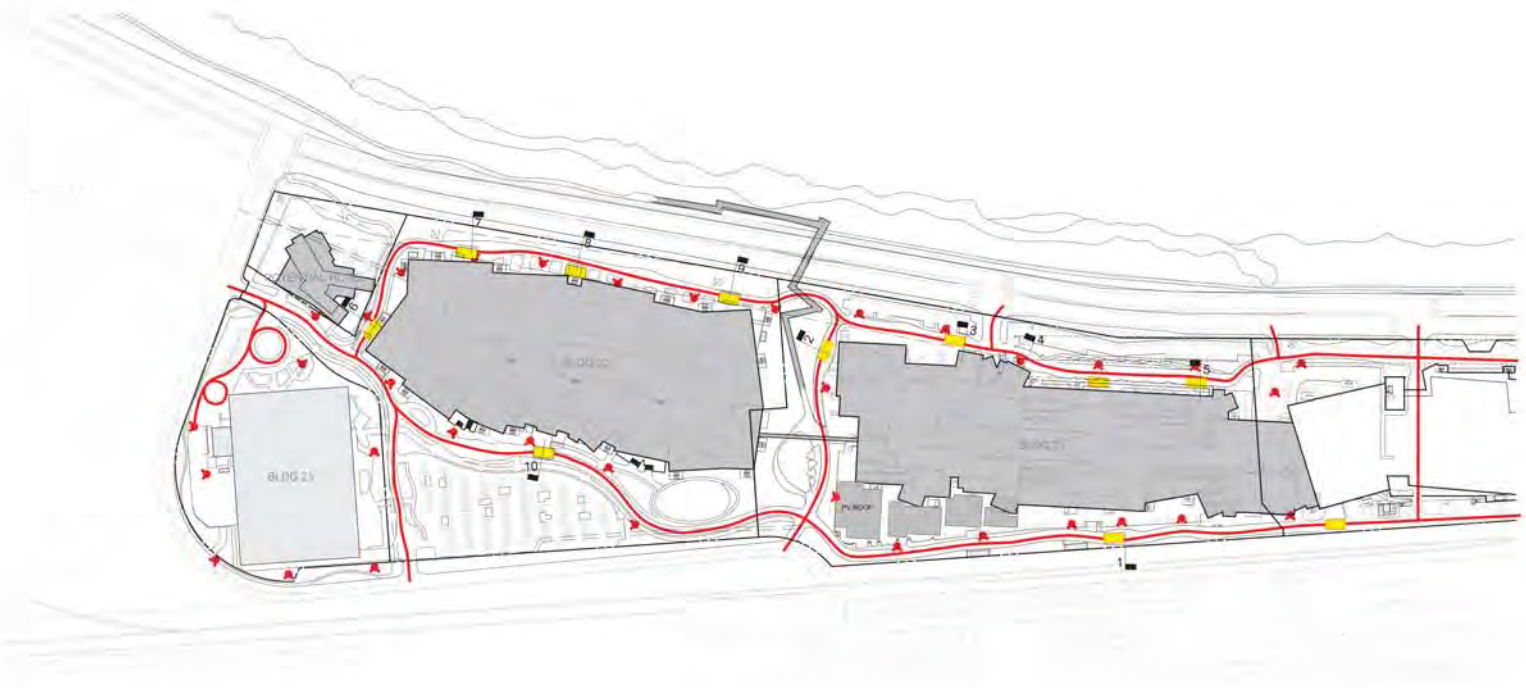
PHASE 2: BUILDING 22 & HOTEL CONSTRUCTION PARKING | **A4-03**

SCALE : 1"= 150'

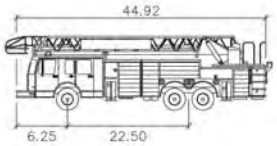
11X17 SCALE IS 1"=300'

MAY 18, 2016



LEGEND

- BUILDING ROOF
- FIRE TRUCK
- FIRE HYDRANT
- FIRE ACCESS - 26'-0" MINIMUM WIDTH
- FIRE STAGING AREA - 30' X 60'



MP Fire Truck feet

Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.0
Steering Angle	: 25.4

Note: Additional fire hydrants can be added during final design phase

Facebook Campus Expansion

Buildings 21, 22 & Hotel Site

301-309 Constitution Drive, Menlo Park, California

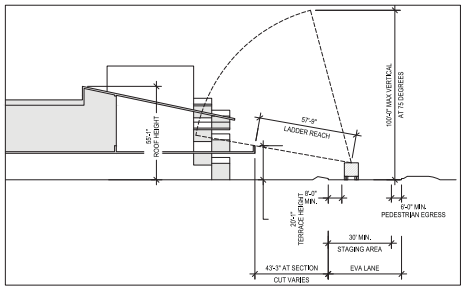
Gehry Partners, LLP

FIRE ACCESS PLAN | **A5-01**

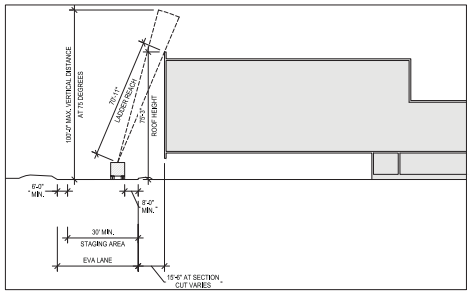
SCALE : 1"= 150'

11X17 SCALE IS 1"=300'

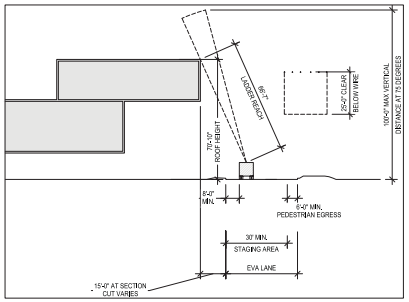
MARCH 08, 2016



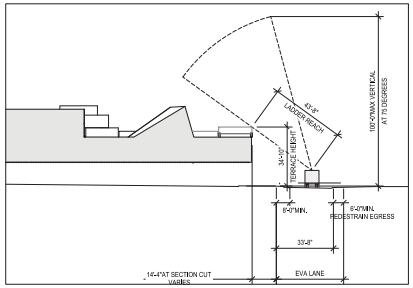
1 SECTION AT FD STAGING AREA 1
SCALE: 1/32" = 1'-0"



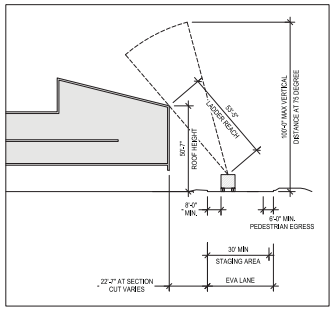
2 SECTION AT FD STAGING AREA 2
SCALE: 1/32" = 1'-0"



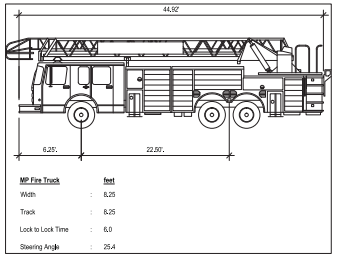
3 SECTION AT FD STAGING AREA 3
SCALE: 1/32" = 1'-0"



4 SECTION AT FD STAGGING AREA 4
SCALE: 1/32" = 1'-0"



5 SECTION AT FD STAGING AREA 5
SCALE: 1/32" = 1'-0"



MP Fire Truck		feet
Width	:	8.25
Track	:	8.25
Lock to Lock Time	:	6.0
Steering Angle	:	25.4

MP FIRE TRUCK
SCALE: 1/8" = 1'-0"

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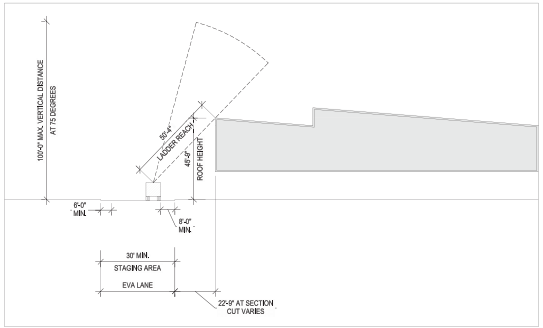
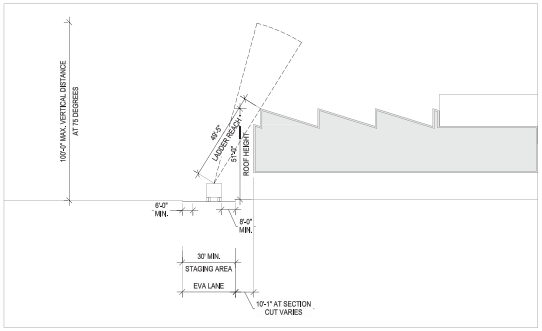
LADDER ACCESS SECTIONS | **A5-02**

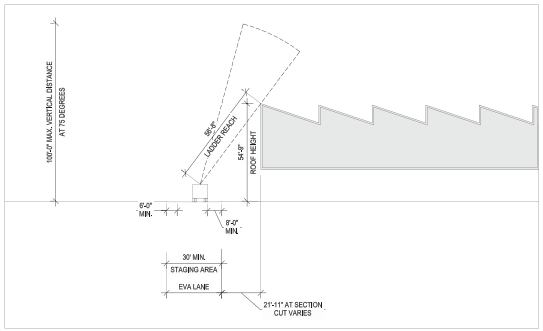
MARCH 08, 2016



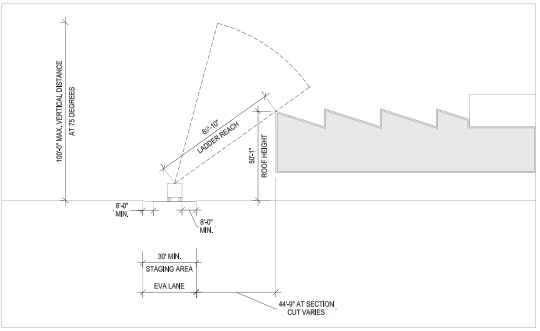
6 SECTION AT FD STAGING AREA 6
SCALE: 1/32" = 1'-0"



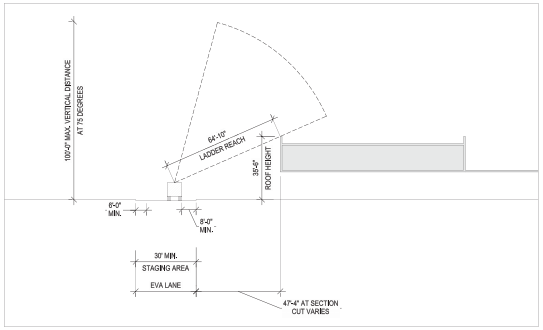
7 SECTION AT FD STAGING AREA 7
SCALE: 1/32" = 1'-0"



8 SECTION AT FD STAGING AREA 8
SCALE: 1/32" = 1'-0"



9 SECTION AT FD STAGING AREA 9
SCALE: 1/8" = 1'-0"



10 SECTION AT FD STAGING AREA 10
SCALE: 1/32" = 1'-0"

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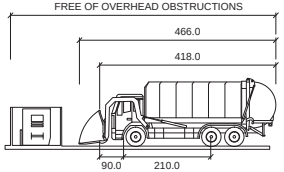
LADDER ACCESS SECTIONS | **A5-02B**

MARCH 08, 2016

LEGEND

- SITE SECURITY CONTROL STATION
- BUILDING SECURITY CONTROL STATION
- TRASH COLLECTION

50' LONG X 13' WIDE X 24' HIGH AREA
FREE OF OVERHEAD OBSTRUCTIONS

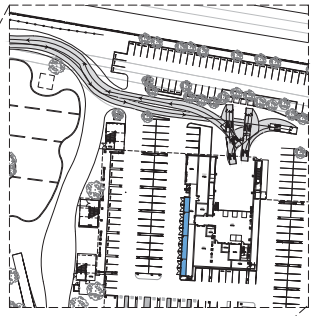


RECOLOGY GARBAGE TRUCK

	inches
Width	: 99.0
Track	: 99.0
Lock to Lock Time	: 6.0
Steering Angle	: 27.9

FACEBOOK MPK21 WASTE MANAGEMENT REQUIREMENTS:

- THREE (3) SIX YARD CONTAINERS FOR TRASH
- FOUR (4) FOUR YARD CONTAINERS FOR COMPOST
- FOUR(4) SIX YARD CONTAINERS FOR RECYCLING



2 DETAILED PLAN OF TRASH AND RECYCLING AREA NORTH
SCALE: 1" = 75'

1 TE SITE PLAN
SCALE: 1" = 150'

NOTE:
1. TRASH ENCLOSURES AND DUMPSTERS SHALL BE COVERED WITH A ROOF STRUCTURE AND PROTECTED FROM ROOF AND SURFACE DRAINAGE.
2. THE TRASH ENCLOSURE(S) SHALL BE SIZED TO ACCOMMODATE BINS/CONTAINERS FOR GARAGE, RECYCLABLES AND ORGANICS.
3. TRASH ENCLOSURES SHALL MEET THE APPROVAL OF RECOLOGY AND ENVIRONMENTAL PROGRAMS MANAGER OF THE CITY OF MENLO PARK.

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(310) 482-3000

FACEBOOK
OWNER
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CONSULTANTS

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Facebook Building 21, 22 & Hotel Site
300-309 Constitution Drive

TITLE
MPK 21
TRASH AND RECYCLING
COLLECTION PLAN

PROJECT NUMBER
2015-007

SCALE
1" = 150' 24" X 36" Sheet
1" = 300' 11" X 17" Sheet

JUNE 6, 2016

ORIGINAL SHEET SIZE:
24" x 36"

SHEET NUMBER
A5-10

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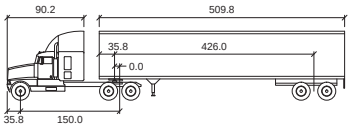
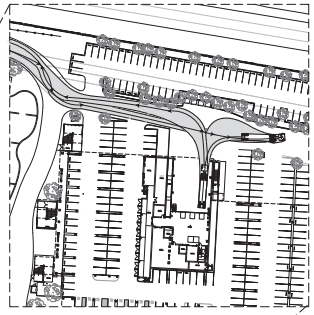


AASHTO WB-50 TRUCK

	inches		
Tractor Width	: 96.1	Lock to Lock Time	: 6.0
Trailer Width	: 102.0	Steering Angle	: 17.7
Tractor Track	: 96.1	Articulating Angle	: 70.0
Trailer Track	: 102.0		

NOTE:

1. WB-50 USED FOR TURN ANALYSIS FOR SERVICE TO NORTH DOCK
2. LOADING DOCK LOCATIONS AND CAPACITIES ARE PROVIDED PER FACEBOOK FACILITIES MANAGEMENT PROGRAM REQUIREMENTS FOR THE VOLUME AND NUMBER OF DAILY DELIVERIES ANDTICIPATED.



2 LOADING DOCK DELIVERY PLAN
SCALE: 1" = 75'

1 TE SITE PLAN
SCALE: 1" = 150'

LEGEND

PROPOSED DELIVERY ACCESS

SITE SECURITY CONTROL STATION

BUILDING SECURITY CONTROL STATION

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OWNER
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CONSULTANTS

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300-309 Constitution Drive

TITLE
MPK 21
LOADING DOCK DELIVERY PLAN

PROJECT NUMBER
2015-007

SCALE
1" = 150' 24" X 36" Sheet
1" = 300' 11" X 17" Sheet

JUNE 6, 2016

ORIGINAL SHEET SIZE:
24" x 36"

SHEET NUMBER
A5-11

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PHOTO SIMULATION: AERIAL REGIONAL SITE VIEW LOCATION | **A6-00**

SCALE : NTS

11X17 SCALE IS NTS

FEBRUARY 24, 2016

EXISTING

PROPOSED

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PHOTO SIMULATION: HILL AVE VIEW 1 | **A6-01**

FEBRUARY 24, 2016

EXISTING

PROPOSED

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PHOTO SIMULATION: MODOC AVE VIEW 2 | **A6-02**

FEBRUARY 24, 2016

EXISTING

PROPOSED

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PHOTO SIMULATION: CHILCO STREET VIEW 3 | **A6-03**

FEBRUARY 24, 2016

EXISTING

PROPOSED

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PHOTO SIMULATION: HAMILTON PARK VIEW 4 | **A6-04**

FEBRUARY 24, 2016

EXISTING

PROPOSED

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PHOTO SIMULATION: BCDC PUBLIC SHORELINE TRAIL VIEW 5 | **A6-05**

FEBRUARY 24, 2016

EXISTING

PROPOSED

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PHOTO SIMULATION: BAY TRAIL VIEW 6 | **A6-06**

FEBRUARY 24, 2016

EXISTING

PROPOSED

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PHOTO SIMULATION: BEDWELL BAYFRONT PARK VIEW 7 | **A6-07**

FEBRUARY 24, 2016

Spring Equinox (March 20) Shadows

March 20, 9 am

March 20, 12 pm

March 20, 3 pm

Summer Solstice (June 21) Shadows

June 21, 9 am

June 21, 12 pm

June 21, 3 pm

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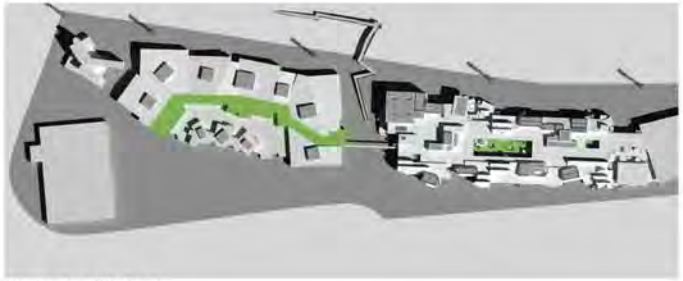
SHADOW DIAGRAMS | **A7-01**

SCALE : NTS

11X17 SCALE IS NTS

FEBRUARY 26, 2016

Fall Equinox (September 23) Shadows



September 23, 9 am

September 23, 12 pm

September 23, 3 pm

Winter Solstice (December 22) Shadows

December 22, 9 am

December 22, 12 pm

December 22, 3 pm

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SHADOW DIAGRAMS | **A7-02**

SCALE : NTS

11X17 SCALE IS NTS

FEBRUARY 26, 2016

SBCA TREE CONSULTING

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Website: www.sbcatree.com

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CUFC Certified Urban Forester #134
CA Contractor License #(C-27) 53367
E-mail: steve@sbcatree.com

Molly Batchelder, Consulting Arborist
WC ISA Certified Arborist #9613A
ISA Tree Risk Assessment Qualified
E-mail: molly@sbcatree.com

Date: March 28, 2016

To: Rayna DeNoird, CMG

Subject: Tree Survey

Location: 301-309 Constitution Drive

Assignment: Arborist was asked to tag and survey all trees located on site, and City trees along Chilco Ave.

City of Menlo Park Ordinance

Definitions of Heritage Tree:

1. Any tree having a trunk with a circumference of 47.1 inches (diameter of 15 inches) or more measured at 54 inches above natural grade.
2. Any oak tree native to California, with a circumference of 31.4 inches (diameter of 10 inches) or more measured at 54 inches above natural grade.
3. Any tree or group of trees specifically designated by the City Council for protection because of its historical significance, special character or community benefit.
4. Any tree with more than one trunk measured at the point where the trunks divide, with a circumference of 47.1 inches (diameter of 15 inches) or more, with the exception of trees that are under twelve (12) feet in height, which are exempt from the ordinance.[1]

Summary

- Scope of Survey – The tree survey recorded information on seven-hundred seventy (770) trees located on the grounds of 301-309 Constitution Drive and along the west end of Chilco St. Metal number tags were attached to all trees. Data was taken on Tree Size, Health and Structural Condition, Suitability for Retention, and Pertinent Notes.

- Two-hundred seventy-four (274) trees surveyed qualify as "Heritage Trees".

- Thirty-four (34) different species were noted in the survey. The species most represented on site include London Plane *(Platanus x hispanica)* with one-hundred twenty-nine (129) specimens

[1] http://www.menlopark.org/205/Heritage-Trees

surveyed; Olive *(Olea europea)* representing sixty-seven (67) specimens; Monterey Pine *(Pinus radiata)* with sixty-eight (68); and Silver Dollar Gum *(Eucalyptus polyanthemos)* with fifty-four (54) specimens.

- Twenty-five (25) trees surveyed were dead; most are London Plane located along the southern property line. One (1) qualifies in size as "Heritage".

- Trees given a "Poor" suitability for retention rating was based on severe health decline and resulting pathogen infestations, and/or poor past pruning often associated with poor tree placement. Soil conditions are considered limiting and the root cause of poor performance.

Summary of Tree Species

Table on following page provides information on the tree species surveyed and the number qualifying as Heritage Trees, with suitability for retention and pertinent notes. The survey data is provided in *Appendix 1* .

	Species	Common Name	Amount	Overall Condition	Amount of Heritage Trees	Suitability for Retention	Notes
1	*Acacia melanoxylon*	Black Wood Acacia	4	F	0	F	
2	*Acer palmatum*	Japanese Maple	3	F-P	0	P	Poorly pruned
3	*Alnus rhombifolia*	White Alder	8	F-P	1	F-P	On decline spiral
4	*Cedrus deodara*	Deodar Cedar	3	F	1	F	Located along southern perimeter
5	*Celtis sinensis*	Chinese Hackberry	3	P	0	P	Failure to thrive
6	*Eucalyptus conferruminata*	Bushy Yate	27	F-P	17	F-P	Poorly pruned; large heading cuts on almost all trees, Appropriate species for site
7	*Eucalyptus globulus 'Compacta'*	Dwarf Blue Gum	32	F	32	P	Most have been headed for high voltage lines
8	*Eucalyptus polyanthemos*	Silver Dollar Gum	54	F-P	8	P	Stressed, Lerp Psyllid
9	*Eucalyptus sideroxylon*	Red Iron Bark	14	F-P	1	P	No value
10	*Fraxinus udhei*	Shamel Ash	15	F	4	F	A few nice trees
11	*Gleditsia triacanthos inermis*	Honey Locust	2	P	0	P	Tip dieback, Located in courtyard

	Species	Common Name	Amount	Overall Condition	Amount of Heritage Trees	Suitability for Retention	Notes
12	*Leptospermum laevigatum*	Australian Tea Tree	37	F	33	F	Planted as screening around reservoir
13	*Liriodendron tulipifera*	Tulip Tree	29	F-P	1	P	Headed
14	*Malus sp.*	Apple	2	F	0	P	Seedling?
15	*Melaleuca citrina*	Bottlebrush	1	F	0	F	Located along southern perimeter
16	*Myoporum laetum*	Myoporum	43	P-D	18	P	Almost dead, Thrips
17	*Olea europaea*	Olive	67	P-G	64	P-G	Poorly pruned, Many doing poorly, Some worthy of retention
18	*Pinus halepensis*	Aleppo Pine	44	F-G	36	F	Some nice stands; Poor pruning,
19	*Pinus radiata*	Monterey Pine	68	F-P	43	F-P	Pine pitch canker evident on some, Poor pruning, Likely not a future player in landscape
20	*Pistacia chinensis*	Chinese Pistache	5	F	0	P	Newly planted
21	*Pinus thunbergiana*	Japanese Black Pine	1	F	0	P	Likely out of soil volume
22	*Pittosporum eugenioides*	Tarata	4	F	0	P	Poor to dead condition
23	*Pittosporum tobira*	Japanese Mock Orange	7	F	0	P	Poor condition
24	*Pittosporum undulatum*	Victorian Box	33	P-D	2	P	Soil volume limitations, Dieback
25	*Platanus x hispanica*	London Plane Tree	129	F-D	1	P	14 City trees located on Chilco, 19 trees dead along southern perimeter, Most headed
26	*Populus nigra 'Italica'*	Lombardy Poplar	32	P-D	0	P	Water stressed, Dieback
27	*Prunus cerasifera*	Plum	13	F-P	0	P	Some located in courtyard, Some are cherry plums, some of purple leaf
28	*Pyrus calleryana*	Callery Pear	58	P	2	P	Fire blight, Dieback
29	*Pyrus kawakamii*	Evergreen Pear	6	F-G	1	P	Located in courtyard
30	*Quercus agrifolia*	Coast Live Oak	4	G	1	G	All candidates for relocation

	Species	Common Name	Amount	Overall Condition	Amount of Heritage Trees	Suitability for Retention	Notes
31	*Schinus terebinthifolius*	Brazilian Pepper	16	P	9	P	Soil vol limitations, Dieback, Perimeter trees doing well
32	*Tristaniopsis laurina*	Water Gum	5	F	2	F	Poorly pruned
33	*Washingtonia robusta*	Mexican Fan Palm	1	P	0	P	No feet of clear trunk
		Totals:	**770**		**274**		

End Report

Appendices

1. *Tree Survey Data*

Submitted By:

Steve Batchelder, Consulting Arborist
ISA Certified Arborist WE 228A
CaUFC Certified Urban Forester #138
Calif. Contractor Lic. (C-27) 533675

COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree
Species - Scientific name
DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise inticated
Height- In feet
Structure- Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
Heritage Tree - (According to City Ordinance) Y is Yes, N is No, Highlighted in grey
Suitability for Retention - (Based on tree condition) G is Good, F is Fair, P is Poor
Notes - See below

ABBREVIATIONS AND DEFINITIONS

Notes	**Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.** **Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.** **Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.** **Poor Pruning (PP)- Past pruning practices considered unacceptable according to ANSI A300 Best Management Practices, Tree Pruning** **Internal Decay (ID) - Signs of internal decay observed** **Headed (H) - Generally considered poor pruning practice which removes the central leader and the internode.**

Total Existing Trees:	**770**

Heritage Trees				**274**
To Remove:		Total	Replacement Value	Replacement Totals
	Fair-Good health	149	2:1	298
	Fair-Poor health	66	1:1	66
	Poor-Dead health	59	1:1	59
	Total	**274**		**423**
To Remain:				
	Good Health	0		
	Total	**0**		

SBCA Tree Consulting
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Fax (510) 787-3065

Non Heritage Trees							496		
To Remove:			496						
To Remain:									
Tag #	**Species**	**DBH**	**Height**	**Structure**	**Health**	**Heritage Tree**	**Suitability for Retention**	**Heritage Tree Count**	**Notes**
1	*Schinus terebinthifolius*	25 @ base	15	F-P	F-P	Y	P	1	Multi, 12 stems, Ivy
2	*Platanus x hispanica*	9.5	20	F	F	N	P		H, Ivy
3	*Platanus x hispanica*	9.5	25	F	F	N	P		H, Ivy
4	*Platanus x hispanica*	8	20	P	D	N	P		Dead, Ivy, Oleander
5	*Platanus x hispanica*	7.5	20	F	F	N	P		H, Ivy, Oleander
6	*Platanus x hispanica*	7	15	P	D	N	P		Dead, Ivy, Oleander
7	*Platanus x hispanica*	8	20	P	D	N	P		Dead, Ivy, Oleander
8	*Platanus x hispanica*	7	20	P	D	N	P		Dead, Ivy, Oleander
9	*Platanus x hispanica*	8	20	P	D	N	P		Dead, Ivy, Oleander
10	*Platanus x hispanica*	6.5	15	P	D	N	P		Dead, Ivy, Oleander
11	*Platanus x hispanica*	6	10	P	D	N	P		Dead, Ivy, Oleander, Cotoneaster
12	*Platanus x hispanica*	6	10	P	D	N	P		Dead, Ivy, Oleander
13	*Platanus x hispanica*	5.5	10	P	D	N	P		Dead, Ivy, Oleander, Cotoneaster
14	*Platanus x hispanica*	7	15	P	D	N	P		Dead, Ivy, Oleander
15	*Platanus x hispanica*	6	20	P	D	N	P		Dead, Ivy, Oleander, Cotoneaster
16	*Platanus x hispanica*	5.5	20	P	D	N	P		Dead, Ivy, Oleander
17	*Platanus x hispanica*	5.5	20	P	D	N	P		Dead, Ivy, Oleander, Rhamnus
18	*Platanus x hispanica*	5	15	P	D	N	P		Dead, Oleander

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
19	*Platanus x hispanica*	4.5	15	P	D	N	P		Dead, Oleander
20	*Platanus x hispanica*	5.5	20	P	D	N	P		Dead, Oleander
21	*Platanus x hispanica*	5.5	15	P	D	N	P		Dead, Oleander
22	*Platanus x hispanica*	5	20	P	D	N	P		Dead, Oleander, Rhamnus
23	*Platanus x hispanica*	6	20	P	D	N	P		Dead, Oleander
24	*Eucalyptus polyanthemos*	8.5	35	F	P	N	P		Lerp Psyllid, CD, Dieback
25	*Eucalyptus polyanthemos*	13	40	F	P	N	P		Lerp Psyllid, Dieback, Breakouts
26	*Eucalyptus polyanthemos*	8.5	25	F	P	N	P		Lerp Psyllid, CD, Dieback
27	*Eucalyptus polyanthemos*	10	40	F-P	P	N	P		Lerp Psyllid, Breakouts
28	*Eucalyptus polyanthemos*	8.5	25	F	F-P	N	P		Lerp Psyllid, Dieback
29	*Eucalyptus sideroxylon*	5.5	25	P	F-P	N	P		Lean
30	*Eucalyptus polyanthemos*	12	40	F	F-P	N	P		Lerp Psyllid, Breakouts
31	*Eucalyptus polyanthemos*	9.5	30	P	P	N	P		Lerp Psyllid, Dieback, Breakouts
32	*Eucalyptus polyanthemos*	6	20	P	P	N	P		Lean Lerp, Psyllid, Dieback
33	*Eucalyptus sideroxylon*	5	15	G	F	N	P		
34	*Eucalyptus polyanthemos*	10.5	30	P	P	N	P		Mainstem breakout, Lerp Psyllid
35	*Eucalyptus sideroxylon*	9	35	G	P	N	P		CDEB
36	*Eucalyptus polyanthemos*	11.5	30	P	F-P	N	P		Lean, CDEB, EB
37	*Eucalyptus polyanthemos*	12	40	F	P	N	P		Lerp psyllid, Dieback, CD
38	*Eucalyptus polyanthemos*	13.5	40	G	F-P	N	P		CD
39	*Eucalyptus sideroxylon*	5	25	F	F	N	P		Significant bend in trunk

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
40	*Eucalyptus sideroxylon*	5.5, 2.5	25	P	F	N	P		EB
41	*Eucalyptus polyanthemos*	8.5	30	G	F-P	N	P		CD, Lerp psyllid
42	*Eucalyptus polyanthemos*	8.5	35	P	P-D	N	P		Almost dead
43	*Eucalyptus polyanthemos*	9.5	25	P	P	N	P		Terminal leader dead
44	*Eucalyptus polyanthemos*	11	30	P	P	N	P		CDEB
45	*Eucalyptus polyanthemos*	14	35	P	P	N	P		One stem dead
46	*Eucalyptus polyanthemos*	9.5, 5	30	F	F-P	N	P		CD
47	*Eucalyptus polyanthemos*	8	30	P	P	N	P		CD, Breakout
48	*Eucalyptus polyanthemos*	8	25	P	F-P	N	P		CDEB, EB
49	*Eucalyptus polyanthemos*	7.5	30	P	P	N	P		CDEB
50	*Eucalyptus polyanthemos*	12.5	40	P	P	N	P		CDEB
51	*Eucalyptus sideroxylon*	4.5	20	G	F	N	P		

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
52	*Eucalyptus polyanthemos*	8, 4.5	30	P	F-P	N	P		CDEB
53	*Eucalyptus polyanthemos*	7	35	F	F	N	P		CD
54	*Eucalyptus polyanthemos*	8	25	F	P	N	P		
55	*Eucalyptus sideroxylon*	3	15	F	F	N	P		
56	*Eucalyptus sideroxylon*	5, 2.5	25	F	F-G	N	P		S curve in trunk
57	*Eucalyptus polyanthemos*	13	40	F	F-P	N	P		CD
58	*Eucalyptus polyanthemos*	10	35	F	F-P	N	P		
59	*Eucalyptus sideroxylon*	20	4	F	F	N	P		Significant bend in trunk
60	*Eucalyptus polyanthemos*	12	30	F	F-P	N	P		CD
61	*Eucalyptus polyanthemos*	8	25	P	P	N	P		
62	*Eucalyptus polyanthemos*	12.5	40	F	F-P	N	P		CD
63	*Eucalyptus polyanthemos*	10.5	35	F	F-P	N	P		CD
76	*Eucalyptus globulus 'Compacta'*	21 @ base	20	P	F	Y	P	1	Headed for high voltage, Multi
77	*Eucalyptus globulus 'Compacta'*	32 @ base	20	P	G	Y	P	1	Headed for high voltage, Multi
78	*Eucalyptus globulus 'Compacta'*	25 @ base	20	P	P	Y	P	1	Headed for high voltage, Multi

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79	*Eucalyptus globulus 'Compacta'*	23 @ base	20	P	F	Y	P	1	Headed for high voltage, Multi
80	*Eucalyptus globulus 'Compacta'*	19 @ 3'	20	P	G	Y	P	1	Headed for high voltage, Multi
81	*Eucalyptus globulus 'Compacta'*	24 @ 2'	20	P	G	Y	P	1	Headed for high voltage, Multi
82	*Eucalyptus globulus 'Compacta'*	25 @ 1.5'	25	P	G	Y	P	1	Headed for high voltage, Multi
83	*Eucalyptus globulus 'Compacta'*	29.5 @ 2'	25	P	G	Y	P	1	Headed for high voltage, Multi
84	*Eucalyptus globulus 'Compacta'*	30.5 @ base	25	P	G	Y	P	1	Headed for high voltage, Multi
85	*Eucalyptus globulus 'Compacta'*	18	20	P	F	Y	P	1	CD, Headed for high voltage
86	*Eucalyptus globulus 'Compacta'*	16 @ 4'	20	P	F-P	Y	P	1	Headed for high voltage, Multi
87	*Eucalyptus globulus 'Compacta'*	27.5 @ 2'	25	P	F	Y	P	1	Headed for high voltage, Multi
88	*Eucalyptus globulus 'Compacta'*	36 @ base	25	P	G	Y	P	1	Headed for high voltage, Multi
89	*Eucalyptus globulus 'Compacta'*	17	20	P	F	Y	P	1	Lean
90	*Platanus x hispanica*	6.5	20	F	G	N	P		H
91	*Platanus x hispanica*	7	20	F	G	N	P		H
92	*Platanus x hispanica*	7	20	F	F	N	P		H, Lean
93	*Platanus x hispanica*	8	20	P	F	N	P		Mainstem breakout, H, Lean
94	*Platanus x hispanica*	8.5	20	F	F	N	P		H, Lean
95	*Platanus x hispanica*	8	20	F	F	N	P		H, Lean
96	*Platanus x hispanica*	8	20	F	F	N	P		H, Lean
97	*Platanus x hispanica*	6.5	20	F	F	N	P		H, Lean
98	*Platanus x hispanica*	7	20	F	F	N	P		H
99	*Platanus x hispanica*	7	20	F	F	N	P		H, Lean
100	*Platanus x hispanica*	6.5	20	F	F	N	P		H, Lean
101	*Platanus x hispanica*	7	20	F	F	N	P		H, Lean
102	*Platanus x hispanica*	7	25	F	F	N	P		H, Circling root

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
103	*Platanus x hispanica*	6.5	20	F	F	N	P		H
104	*Platanus x hispanica*	6.5	20	F	F	N	P		H, Lean
105	*Platanus x hispanica*	7	20	F	F	N	P		H, Lean
106	*Platanus x hispanica*	7.5	25	F	F	N	P		H, Lean
107	*Platanus x hispanica*	9	25	F	F	N	P		H
108	*Platanus x hispanica*	7.5	20	F	F	N	P		H, Lean
109	*Platanus x hispanica*	10	25	F	F	N	P		H, Lean
110	*Platanus x hispanica*	8.5	20	F	F	N	P		H
111	*Platanus x hispanica*	12.5	30	F	G	N	P		H
112	*Platanus x hispanica*	11.5	30	F	G	N	P		H, Lean
113	*Platanus x hispanica*	11.5	30	F	G	N	P		H
114	*Eucalyptus globulus 'Compacta'*	33 @ base	20	P	G	Y	P	1	Headed for high voltage, Multi
115	*Eucalyptus globulus 'Compacta'*	29 @ base	20	P	F	Y	P	1	Headed for high voltage, Multi
116	*Malus spp.*	6 @ base	10	F	F	N	P		Ivy
117	*Platanus x hispanica*	8	25	F	F	N	P		H, Ivy
118	*Platanus x hispanica*	11	30	F	G	N	F		H, Ivy
119	*Platanus x hispanica*	10	30	F	G	N	F		H, Ivy
120	*Platanus x hispanica*	8	25	P	F	N	P		Breakout, H, Rosemary
121	*Platanus x hispanica*	8.5	25	F	F	N	P		H, Ivy
122	*Platanus x hispanica*	7	25	F	G	N	P		H, Ivy
123	*Platanus x hispanica*	6	20	F	F	N	P		H, Ivy
124	*Platanus x hispanica*	7.5	25	F	F	N	P		H, Ivy
125	*Platanus x hispanica*	8	25	F	G	N	F-P		Sycamore Scale, H
126	*Platanus x hispanica*	8.5	25	F	F	N	P		Sycamore Scale, H
127	*Platanus x hispanica*	6.5	20	F	F	N	P		Sycamore Scale, H
128	*Platanus x hispanica*	7	20	F	F	N	P		Sycamore Scale, H
129	*Platanus x hispanica*	6	15	F	F-P	N	P		Sycamore Scale, H
130	*Platanus x hispanica*	7	20	F	F	N	P		Sycamore Scale, H
131	*Platanus x hispanica*	5.5	15	F	F-P	N	P		Sycamore Scale, H
132	*Platanus x hispanica*	6.5	20	F	F	N	P		Sycamore Scale, H
133	*Platanus x hispanica*	5.5	25	F	F	N	P		Lean, Sycamore Scale, H
134	*Platanus x hispanica*	6.5	25	F	F	N	P		Sycamore Scale, H
135	*Platanus x hispanica*	7	25	F	F	N	P		Sycamore Scale, H
136	*Platanus x hispanica*	6.5	20	F	F	N	P		Sycamore Scale, H

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137	*Platanus x hispanica*	7	25	F	F	N	F-P		Sycamore Scale, H
138	*Platanus x hispanica*	8	20	P	P-D	N	P		Almost dead
139	*Platanus x hispanica*	9	25	F	P	N	P		H
140	*Platanus x hispanica*	8.5	25	F	P	N	P		Sycamore Scale, H
141	*Platanus x hispanica*	6	20	P	P	N	P		Lean, Top dead, Sycamore Scale
142	*Platanus x hispanica*	7	25	P	P	N	P		Sycamore Scale, H
143	*Platanus x hispanica*	6.5	25	P	P	N	P		Sycamore Scale, H
144	*Pyrus calleryana*	6.5	25	F-P	P	N	P		FB, Dieback
145	*Pyrus calleryana*	5.5	15	F-P	P	N	P		Lean, FB, Dieback
146	*Pyrus calleryana*	8.5	25	F-P	P	N	P		FB, Dieback
147	*Pyrus calleryana*	6.5	20	F	P	N	P		FB, Dieback
148	*Pyrus calleryana*	6.5	25	F	P	N	P		FB, Dieback
149	*Pyrus calleryana*	5	20	F	P	N	P		FB, Dieback
150	*Pyrus calleryana*	7	25	F	P	N	P		FB, Dieback
151	*Pyrus calleryana*	6.5	25	F	P	N	P		FB, Dieback
152	*Pyrus calleryana*	7.5	20	P	P	N	P		CDEB, FB, Dieback
153	*Platanus x hispanica*	7	20	P	P	N	P		Top dead, Sycamore Scale
154	*Pyrus calleryana*	9	30	F	P	N	P		Dieback
155	*Pyrus calleryana*	7	15	F	P	N	P		FB, Dieback
156	*Pyrus calleryana*	6	15	F	P	N	P		FB, Dieback
157	*Pyrus calleryana*	6.5	20	F-P	P	N	P		FB, Dieback
158	*Platanus x hispanica*	8	25	F	F	N	P		Rosemary, Sycamore Scale, H
159	*Platanus x hispanica*	7	20	F	F	N	P		Lean, Rosemary, Sycamore Scale, H
160	*Populus nigra 'Italica'*	11	50	F	P	N	P		Dieback
161	*Populus nigra 'Italica'*	8	50	F	P	N	P		Ivy
162	*Populus nigra 'Italica'*	9	50	P	P	N	P		Top dead , Ivy
163	*Populus nigra 'Italica'*	9.5	50	P	P	N	P		Top dead, Ivy
164	*Populus nigra 'Italica'*	8.5	50	F	P	N	P		Ivy
165	*Populus nigra 'Italica'*	7.5	50	F	P	N	P		Ivy
166	*Populus nigra 'Italica'*	6	50	P	P	N	P		Top dead, Ivy
167	*Populus nigra 'Italica'*	7.5	50	P	P	N	P		Top dead, Ivy
168	*Populus nigra 'Italica'*	7	50	F	P	N	P		Ivy
169	*Populus nigra 'Italica'*	7.5	50	F	P	N	P		Ivy
170	*Populus nigra 'Italica'*	7	50	F	P	N	P		Ivy
171	*Populus nigra 'Italica'*	10.5	50	F	P	N	P		Ivy

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172	*Populus nigra 'Italica'*	7.5	50	F	P	N	P		Ivy
173	*Populus nigra 'Italica'*	10.5	50	F	P	N	P		Ivy
174	*Populus nigra 'Italica'*	11	50	F	P	N	P		Ivy
175	*Populus nigra 'Italica'*	9	50	P	P	N	P		Ivy, Top dead
176	*Populus nigra 'Italica'*	14.5	50	P	P	N	P		Ivy, Top dead
177	*Populus nigra 'Italica'*	10	50	P	P	N	P		Ivy, Top dead
178	*Populus nigra 'Italica'*	9.5	40	F	P	N	P		Ivy
179	*Populus nigra 'Italica'*	7	45	F	P	N	P		Top dead
180	*Populus nigra 'Italica'*	8	50	P	D	N	P		Dead
181	*Populus nigra 'Italica'*	5.5	40	F	P	N	P		Ivy
182	*Populus nigra 'Italica'*	8	50	F	P	N	P		Ivy
183	*Populus nigra 'Italica'*	9	50	F	P	N	P		Ivy
184	*Populus nigra 'Italica'*	8.5	50	F	P	N	P		Ivy
185	*Populus nigra 'Italica'*	10	50	F	P	N	P		Ivy
186	*Populus nigra 'Italica'*	8	50	F	P	N	P		Ivy
187	*Populus nigra 'Italica'*	8.5	50	F	F-P	N	P		Ivy
188	*Populus nigra 'Italica'*	8	50	F	P	N	P		Ivy
189	*Populus nigra 'Italica'*	10	50	P	P	N	P		Ivy, Top dead
190	*Populus nigra 'Italica'*	11	50	F	P	N	P		Ivy, Top dead
191	*Populus nigra 'Italica'*	10	50	P	P	N	P		Ivy, Top dead
192	*Platanus x hispanica*	4	15	P	P	N	P		Sycamore Scale, H
193	*Platanus x hispanica*	8.5	20	P	F-P	N	P		Sycamore Scale, H
194	*Pittosporum undulatum*	11 @ base	10	F	P	N	P		Dieback, Multi
195	*Pittosporum undulatum*	7 @ base	10	F	P	N	P		Dieback, Multi
196	*Pittosporum undulatum*	7.5 @ base	15	F	P	N	P		Star Jasmine, Dieback, Multi
197	*Pittosporum undulatum*	6 @ base	10	F	P	N	P		Star Jasmine, Dieback, Multi
198	*Pittosporum undulatum*	12 @ base	10	P	P	N	P		Breakout, Star Jasmine, Dieback, Multi
199	*Pittosporum undulatum*	4 @ base	10	P	P	N	P		Trunk wound, Star Jasmine, Dieback, Multi
200	*Pittosporum undulatum*	4.5 @ 1'	10	P	P	N	P		Star Jasmine, Dieback, Multi
201	*Pittosporum undulatum*	12 @ base	15	P	P	N	P		Star Jasmine, Dieback, Multi

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202	*Pittosporum undulatum*	12 @ base	10	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
203	*Pittosporum undulatum*	11 @ base	15	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
204	*Pittosporum undulatum*	6.5 @ 1'	5	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
205	*Pittosporum undulatum*	4.5 @ 1.5'	5	P	P	N	P		Headed, Star Jasmine, Dieback, Multi
206	*Pittosporum undulatum*	7 @ base	15	P	P	N	P		Dieback, Headed, Multi
207	*Pittosporum undulatum*	7 @ base	15	P	P	N	P		Dieback, Headed, Multi
208	*Liriodendron tulipifera*	11	25	F-P	F	N	P		Headed, Planted under roof
209	*Liriodendron tulipifera*	12	25	F-P	P	N	P		Off color, Sparse foliage, Headed, Planted under roof
210	*Liriodendron tulipifera*	10.5	25	F-P	P	N	P		Off color, Sparse foliage, Headed, Planted under roof
211	*Liriodendron tulipifera*	17	25	F-P	F	Y	P	1	Headed, Planted under roof
212	*Liriodendron tulipifera*	9	25	F-P	F	N	P		Headed, Planted under roof
213	*Liriodendron tulipifera*	8	20	F-P	P	N	P		Off color, Sparse foliage, Headed, Planted under roof
214	*Liriodendron tulipifera*	10.5	25	F-P	F	N	P		Headed, Planted under roof
215	*Liriodendron tulipifera*	9	20	F-P	F-P	N	P		Headed, Planted under roof
216	*Prunus cerasifera 'Krauter Vesuvius'*	8	20	F	G	N	P		Lean
217	*Prunus cerasifera 'Krauter Vesuvius'*	5.5	15	F	P	N	P		Dieback
218	*Prunus cerasifera 'Krauter Vesuvius'*	6	10	P	F	N	P		Lean, Sunscald
219	*Prunus cerasifera 'Krauter Vesuvius'*	6	20	F-P	G	N	P		Lean, EB
220	*Prunus cerasifera 'Krauter Vesuvius'*	7.5 @ 2'	15	P	F-P	N	P		Dieback, CDEB, Multi
221	*Prunus cerasifera 'Krauter Vesuvius'*	7 @ 3'	15	F-P	F-P	N	P		Dieback, Multi
222	*Prunus cerasifera 'Krauter Vesuvius'*	4 @ 3.5'	10	F	F	N	P		Multi

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223	*Prunus cerasifera 'Krauter Vesuvius'*	7.5 @ 2'	15	P	F-G	N	P		Lean, CDEB, Multi
224	*Eucalyptus polyanthemos*	10.5	30	P	F	N	P		Significant lean, Rootball raised on one side (indicating destabilization at one time, but now stabilized)
225	*Eucalyptus polyanthemos*	14.5	40	F	G	N	P		CD
226	*Eucalyptus polyanthemos*	14.5	45	F	F	N	P		H
227	*Eucalyptus polyanthemos*	7	25	F	F	N	P		Lean, Trunk girdled by wire
228	*Pyrus calleryana*	9	25	P	F	N	P		EB
229	*Pyrus calleryana*	7	20	P	F	N	P		Lean, EB
230	*Pyrus calleryana*	4.5	15	F	P	N	P		
231	*Pyrus calleryana*	5	15	F-P	F-P	N	P		Lean
232	*Pyrus calleryana*	4	10	P	P	N	P		Lean
233	*Pyrus calleryana*	4	15	F	P	N	P		Lean
234	*Pyrus calleryana*	8	25	G	G	N	P		FB
235	*Pyrus calleryana*	5	20	F	F	N	P		FB
236	*Pyrus kawakamii*	15.5 @ base	20	F-G	F-G	Y	P	1	H, FB, Multi
237	*Pyrus kawakamii*	10	15	F-G	F-G	N	P		H, FB
238	*Liriodendron tulipifera*	9	25	F-P	F	N	P		H
239	*Liriodendron tulipifera*	5	20	F-P	F-P	N	P		H, In contact w grate
240	*Liriodendron tulipifera*	4.5	25	F	F-P	N	P		
241	*Liriodendron tulipifera*	7	30	F	F	N	P		H
242	*Liriodendron tulipifera*	5.5	25	F	F-P	N	P		H, In contact w grate
243	*Liriodendron tulipifera*	5	25	F	F	N	P		H
244	*Liriodendron tulipifera*	5	25	F	F	N	P		H
245	*Liriodendron tulipifera*	8	30	P	G	N	P		H
246	*Liriodendron tulipifera*	9.5	30	P	F	N	P		CDEB, H
247	*Liriodendron tulipifera*	9	25	P	F	N	P		H
248	*Liriodendron tulipifera*	5	25	F	F-P	N	P		H
249	*Liriodendron tulipifera*	4	20	P	P	N	P		H, In contact w grate
250	*Liriodendron tulipifera*	8	25	F	G	N	P		H
251	*Liriodendron tulipifera*	7	25	P	F-G	N	P		H
252	*Liriodendron tulipifera*	7.5	20	P	P	N	P		H
253	*Pyrus kawakamii*	11	20	G	F	N	F		FB

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254	*Pyrus kawakamii*	13 @ base	15	G	F	N	P		FB, Multi
255	*Pyrus kawakamii*	9	10	G	F	N	P		FB
256	*Pyrus kawakamii*	3	10	P	P	N	P		FB
257	*Eucalyptus sideroxylon*	21	40	P	F	Y	P	1	H
258	*Eucalyptus sideroxylon*	7	20	P	P	N	P		H, Dying
259	*Eucalyptus sideroxylon*	13.5	30	P	F	N	P		CDEB, H
260	*Eucalyptus sideroxylon*	10.5	30	P	F-P	N	P		H
261	*Eucalyptus sideroxylon*	6	15	P	P	N	P		Lean, H
262	*Liriodendron tulipifera*	10.5	45	F-P	G	N	P		H, ID
263	*Liriodendron tulipifera*	11	35	F-P	G	N	P		H, ID
264	*Liriodendron tulipifera*	9	45	F-P	F	N	P		H, ID
265	*Liriodendron tulipifera*	11	40	F	F	N	P		H
266	*Liriodendron tulipifera*	12	45	F-P	G	N	P		H, ID
267	*Liriodendron tulipifera*	5	30	F	F	N	P		H, ID
268	*Schinus terebinthifolius*	22 @ base	15	F	F-P	Y	N	1	Lack of soil volume, Multi
269	*Schinus terebinthifolius*	19.5 @ base	15	F	P	Y	N	1	Lack of soil volume, Multi
270	*Schinus terebinthifolius*	24.5 @ base	15	F	F-P	Y	N	1	Lack of soil volume, Multi
271	*Pittosporum undulatum*	3	10	P	P-D	N	P		Almost dead
272	*Pittosporum undulatum*	5.5 @ base	10	P	P	N	P		Dieback, Multi
273	*Pittosporum undulatum*	7.5 @ base	15	F	P	N	P		Dieback, Multi
274	*Pittosporum undulatum*	3.5 @ base	5	P	P	N	P		Almost dead, Multi
275	*Pittosporum undulatum*	6.5 @ base	10	P	P	N	P		H, Almost dead, Multi
276	*Pittosporum undulatum*	7 @ base	10	F-P	F	N	P		H, ID, Multi
277	*Pittosporum undulatum*	14 @ base	10	F-P	P	N	P		H, ID, Multi
278	*Pittosporum undulatum*	13 @ base	10	P	P	N	P		H, ID, Multi

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
279	*Pittosporum undulatum*	1, 2, 2.5, 3 @ 1'	10	P	P	N	P		H, ID, Maybe 4 small trees
280	*Pittosporum undulatum*	5.5 @ base	10	P	P	N	P		H, ID, Multi
281	*Pittosporum undulatum*	13 @ base	10	P	P	N	P		H, Multi
282	*Pittosporum undulatum*	10.5 @ base	10	P	P	N	P		Multi
283	*Pittosporum undulatum*	5 @ base	10	P-D	P	N	P		Almost dead, Multi
284	*Pittosporum undulatum*	7 @ base	10	P	P	N	P		H, Multi
285	*Pittosporum undulatum*	4 @ 3'	10	P	P	N	P		H, ID, Multi
286	*Fraxinus udhei*	16.5	35	F	G	Y	F-P	1	EB, Surface roots, Dieback
287	*Fraxinus udhei*	10	30	F-G	F	N	F		Surface roots
288	*Fraxinus udhei*	14	40	F	G	N	F		Surface roots
289	*Pistacia chinensis*	2	15	G	G	N	F		
290	*Pistacia chinensis*	2.5	20	G	G	N	F		
291	*Pistacia chinensis*	2.5	15	G	F	N	F		
292	*Fraxinus udhei*	14	40	F	F	N	F		PP, Surface roots
293	*Fraxinus udhei*	13	40	F	F	N	F		Surface roots
294	*Fraxinus udhei*	12.5	40	P	F-P	N	P		CDEB, EB, Dieback
295	*Fraxinus udhei*	1	10	G	P	N	P		
296	*Fraxinus udhei*	3	20	G	G	N	F		
297	*Fraxinus udhei*	23	45	F	G	Y	F	1	CD, PP, Surface roots
298	*Fraxinus udhei*	15.5	35	F	F-G	Y	F	1	Lean, PP, Surface roots
299	*Alnus rhombifolia*	14.5	35	F	F-P	N	P		CD, EB
300	*Alnus rhombifolia*	13.5	30	F	F	N	F		
301	*Alnus rhombifolia*	16	40	G	F-G	Y	F	1	Some minor dieback
302	*Alnus rhombifolia*	11	25	F	F	N	F		EB? Some dieback
303	*Alnus rhombifolia*	14	30	G	P	N	P		Lean, Dieback
304	*Pistacia chinensis*	3	15	P	P	N	P		Lean, Disfunctional root system
305	*Alnus rhombifolia*	11	25	P	D	N	P		Dead
306	*Pistacia chinensis*	3.5	15	P	F-P	N	P		EB
307	*Alnus rhombifolia*	13	35	F-P	P	N	P		CD

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
308	*Fraxinus udhei*	4	25	G	G	N	F		CD
309	*Alnus rhombifolia*	11	30	F	P	N	P		Dieback
310	*Fraxinus udhei*	2	15	G	P	N	P		Planted too low
311	*Fraxinus udhei*	2.5	15	G	P	N	P		Planted too low
312	*Fraxinus udhei*	2.5	15	G	P	N	P		Planted too low
313	*Olea europaea*	15 @ 2'	20	P	P	Y	P	1	H, Top dieback, Multi
314	*Olea europaea*	17 @ 1'	20	P	P	Y	P	1	H, Top dieback, ID, Multi
315	*Myoporum laetum*	11.5 @ 1'	15	D	P-D	N	P		CD, Thrips, Almost dead
316	*Myoporum laetum*	8 @ base	10	P	P-D	N	P		Thrips, Multi, Almost Dead
317	*Myoporum laetum*	3.5 @ base	5	P	P	N	P		Thrips, CD
318	*Myoporum laetum*	5.5 @ 2.5'	5	P	P-D	N	P		Thrips, Almost dead
319	*Myoporum laetum*	7 @ 2'	10	P	P-D	N	P		
320	*Myoporum laetum*	10	5	P	P	N	P		H, One live branch
321	*Myoporum laetum*	5	10	P	D	N	P		Dead
322	*Myoporum laetum*	14	20	P	F-P	N	P		Thrips resistant? CDEB, H
323	*Myoporum laetum*	12 @ base	15	P	P	N	P		Thrips
324	Pinus halepensis	17	35	G	G	Y	G	1	Lean, Nice tree
325	Pinus halepensis	17.5	50	F	F	Y	F	1	Circling root, Slight lean
326	Pinus halepensis	28	25	F	G	Y	F	1	H, Powerlines
327	Pinus halepensis	19.5	40	F	G	Y	F	1	H, Powerlines
328	Pinus halepensis	20	50	F	P	Y	F	1	CDEB
329	Pinus halepensis	19.5	70	G	G	Y	G	1	Circling root, Lean
330	Pinus halepensis	18	70	G	P	Y	P	1	Barkbeetles
331	Pinus halepensis	26	60	P	G	Y	F	1	CDEB
332	*Acacia melanoxylon*	8.5	35	G	G	N	F		
333	*Quercus agrifolia*	8	30	G	G	N	G		Suitable for relocation, Nice tree
334	*Acacia melanoxylon*	8	30	P	G	N	P		CDEB
335	*Quercus agrifolia*	4	15	G	G	N	G		Suitable for relocation, Nice tree
336	*Myoporum laetum*	5.5	15	P	P-D	N	P		Almost dead
337	*Pittosporum undulatum*	7.5	25	G	P	N	P		

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
338	*Myoporum laetum*	8	15	P	P-D	N	P		Almost dead
339	*Myoporum laetum*	8.5	20	P	P-D	N	P		Almost dead
340	*Myoporum laetum*	12	20	P	P	N	P		Almost dead
341	*Myoporum laetum*	14	25	P	P	N	P		ID
342	*Eucalyptus polyanthemos*	21	65	F	F-P	Y	F	1	
343	*Eucalyptus polyanthemos*	10	35	F-P	P-D	N	P		Almost dead
344	*Eucalyptus polyanthemos*	8.5	35	F	P-D	N	P		Lean
345	*Eucalyptus polyanthemos*	12	40	F	P	N	F		
346	*Acacia melanoxylon*	13	30	G	G	N	F		CD top
347	*Eucalyptus polyanthemos*	11	35	F-G	F-P	N	F		Lean
348	*Eucalyptus polyanthemos*	8	25	P	P	N	P		CDEB, Lerp psyllid
349	*Eucalyptus polyanthemos*	14.5	40	G	P	N	F		
350	*Eucalyptus polyanthemos*	10.5	30	F	P	N	P		
351	*Eucalyptus polyanthemos*	11.5	30	P	P	N	P		CDEB
352	*Eucalyptus polyanthemos*	17	45	P	P-D	Y	P	1	Almost dead, Girdling root
353	Pinus halepensis	20	40	G	G	Y	G	1	CD, Surface roots
354	Pinus halepensis	19	40	G	G	Y	G	1	Lean, CD, Surface roots
355	Pinus halepensis	13.5	35	G	G	N	G		Lean
356	*Eucalyptus polyanthemos*	11, 3.5	30	F-P	P	N	P		Lean
357	*Eucalyptus polyanthemos*	22.5	60	P	F-P	Y	F-P	1	CDEB, H
358	*Eucalyptus polyanthemos*	12	40	P	D	N	P		H
359	*Eucalyptus polyanthemos*	14.5	35	F	F	N	F		CD
360	*Myoporum laetum*	6	10	P	P	N	P		Almost dead
361	*Eucalyptus polyanthemos*	17.5	50	F	P	Y	P	1	Dieback
362	*Eucalyptus polyanthemos*	18	40	F	F	Y	F	1	
363	*Eucalyptus polyanthemos*	17	35	F	F	Y	F	1	PP
364	*Eucalyptus polyanthemos*	15.5	30	F	F-P	Y	F	1	Significant lean, Broken branches
365	*Eucalyptus polyanthemos*	23	40	F	F-P	Y	F-P	1	PP
366	*Myoporum laetum*	10	15	P	P-D	N	P		Thrips, Almost dead
367	*Olea europaea*	16.5 @ 2'	20	F-P	P	Y	P	1	Tip dieback
368	*Olea europaea*	22 @ base	25	F	F-P	Y	F-P	1	4 main stems, Off color
369	*Olea europaea*	15 @ 1.5'	15	F-P	F-P	Y	P	1	CD, Mainstem breakout
370	*Eucalyptus conferruminata*	16	30	F	F	Y	F-P	1	Large pruning wounds, CD

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371	*Eucalyptus conferruminata*	11.5	30	P	F-P	N	F-P		H, Large pruning wounds, Sparse foliage
372	*Eucalyptus conferruminata*	15 @ 6"	25	P	F	Y	P	1	Old tag #263, H, CD
373	*Eucalyptus conferruminata*	13	25	P	F-P	N	P		Old tag #264, H, CD, Breakout
374	*Eucalyptus conferruminata*	10	25	P	F	N	P		Old tag #266, H, CD
375	*Eucalyptus conferruminata*	13 @ base	25	P	F	N	P		Old tag #267, H, CD
376	*Eucalyptus conferruminata*	8.5	25	P	F	N	P		#267, H
377	*Eucalyptus conferruminata*	11 @ 1.5'	25	P	F	N	P		Old tag #268, H, CD
378	*Eucalyptus conferruminata*	12.5	25	P	F	N	P		Lean, CD
379	*Eucalyptus conferruminata*	16	25	P	F	Y	P	1	#273, H
380	*Olea europaea*	20 @ base	20	P	P	Y	P	1	3 main stems, H, Tip dieback
381	*Olea europaea*	21 @ base	20	F	P	Y	P	1	CD, Tip dieback
382	*Olea europaea*	24.5 @ base	20	F	P	Y	P	1	PP, H, 3 main stems, Tip dieback
383	*Pinus halepensis*	24	25	F	G	Y	F-P	1	Old tag #272, Lean, PP, CD
384	*Pinus halepensis*	8	20	P	G	N	F-G		Seedling?, EB, SP
385	*Pinus halepensis*	29	45	F	G	Y	F-G	1	Old tag #540, CD, Stub cuts, Large pruning wounds
386	*Pinus halepensis*	18.5	25	F	G	Y	F	1	In canopy of #385, CD, H, Lean
387	*Pinus halepensis*	20	25	F	F-P	Y	F	1	Off color, H, Lean, CD
388	*Pinus halepensis*	23 @ 3'	30	F	F-P	Y	F	1	Off color, CD, PP
389	*Pinus radiata*	10.5	25	G	G	N	G		Irrigated, Sequoia pitch moth
390	*Pinus radiata*	21.5	30	F	F-P	Y	F-P	1	Top dead, DW, Off color, Irrigated
391	*Pinus radiata*	21	35	F	F	Y	F	1	DW, Off color, H, Irrigated
392	*Pinus radiata*	24.5	35	F	F	Y	F-P	1	Lean, Off color, Wounding at base
393	*Pinus radiata*	4	20	G	F	N	F-G		Seedling
394	*Pinus radiata*	2.5	15	G	F	N	P		Seedling, Too close to #393
395	*Pinus radiata*	27	40	F-P	F-P	Y	P	1	H, DW, Sparse /off color foliage
396	*Pinus radiata*	22	25	P	F-P	Y	P	1	H, DW, Sparse foliage, EB, Off color

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
398	*Pinus radiata*	31 @ 2'	40	F	F-P	Y	P	1	Lean, Multi, PP, Off color/sparse foliage
399	*Pinus radiata*	4	15	F	F	N	P		Seedling, In canopy of #398
400	*Olea europaea*	13	25	F-P	F	N	F-P		CD, Large pruning wounds
401	*Olea europaea*	18.5	25	F-G	F	Y	F	1	CD, Breakout
402	*Olea europaea*	16 @ 2'	25	P	F	Y	P	1	Old tag #286, Large mainstem breakout, CD, Lean
403	*Pinus radiata*	17	30	F-P	F-G	Y	F	1	Up against wall, PP, Pruned up one side, CD, H
404	*Tristaniopsis laurina*	13.5 @ base	20	F-P	F	N	F		3 main stems, Lean, PP, EB, Sparse/off color foliage, Ivy
405	*Tristaniopsis laurina*	15.5	30	F-P	F	Y	F	1	4 main stems; one removed
406	*Tristaniopsis laurina*	21 @ base	30	F-P	F	Y	F	1	Large pruning wounds
407	*Acer palmatum*	10	15	F-P	G	N	P		Large pruning wounds
408	*Eucalyptus conferruminata*	40 @ base	25	P	F	Y	F-P	1	Old tag #278, Large pruning wounds, Crossing branches, 3 main stems, DW
409	*Eucalyptus conferruminata*	35 @ base	25	P	P	Y	P	1	Old tag #279, Tip dieback, H, Large pruning wounds
410	*Eucalyptus conferruminata*	27 @ base	25	P	F	Y	P	1	Old tag #280, CW, Large pruning wound
411	*Acer palmatum*	9 @ 3'	25	F-P	G	N	F-P		Large pruning wound, CD
412	*Pittosporum undulatum*	20.5 @ base	30	P	F	Y	P	1	PP, H, Under canopy of #413
413	*Eucalyptus conferruminata*	18.5	35	F	G	Y	F	1	Large pruning wounds
414	*Eucalyptus conferruminata*	12	35	F	F	N	F		Dieback, PP, H
415	*Olea europaea*	15.5	25	F	P	Y	P	1	CD, H
416	*Olea europaea*	13.5	20	P	P	N	P		PP, Large pruning wounds, CD, Dieback
417	*Eucalyptus conferruminata*	40.5 @ base	35	F-P	F-P	Y	P	1	old tag #417, H, circling root, 3 main stems, lean
418	*Pinus radiata*	20	35	F	F	Y	F-P	1	Off color, PP, CD top
419	*Pinus radiata*	13	35	F-P	P	N	P		Crowded
420	*Pinus radiata*	16	35	F	P	Y	P	1	CD top
421	*Pinus radiata*	34.5 @ 2'	35	P	G	Y	P	1	CDEB

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422	*Pinus radiata*	18	30	F-P	P	Y	P	1	H
423	*Pinus radiata*	18	25	F	G	Y	F-P	1	CD, Large pruning wounds
424	*Pinus radiata*	17	30	P	P	Y	P	1	Lean, Sparse/off color foliage, H
425	*Pinus halepensis*	4.5	15	G	G	N	F		Seedling
426	*Pinus radiata*	18.5	35	G	F-G	Y	F	1	
427	*Pinus halepensis*	10.5	30	F	G	N	F		Lean
428	*Pinus radiata*	21.5	45	F	F	Y	F	1	Old tag #303, PP, CD, Large pruning wounds
429	*Pinus radiata*	21.5	40	F	F-P	Y	P	1	CD, Sparse foliage, DW, Large pruning wounds
430	*Pinus radiata*	14	40	F	F-P	N	P		Sparse foliage, Large pruning wounds
431	*Pinus radiata*	19.5	35	F	F-G	Y	F	1	Large pruning wound
432	*Pinus radiata*	16	40	F-G	F	Y	F	1	Old tag #299
433	*Pinus radiata*	14	35	F	F	N	F-P		Old tag #298, Large pruning wounds, PP, Limbed up
434	*Pinus radiata*	16.5	40	F	F-P	Y	P	1	Old tag #297, Lots of cones = declining
435	*Pinus radiata*	22	35	F	F-P	Y	P	1	Old tag #296, Lean, Large pruning wounds, Dead wood, EWR
436	*Pinus radiata*	20	30	F-P	F	Y	F-P	1	Old tag #295, Lean, CDEB?
437	*Pinus halepensis*	16.5	25	P	G	Y	P	1	Old tag #544, Significant lean, Large pruning wounds
438	*Pinus halepensis*	21	30	G	G	Y	G	1	Significant lean, CD
439	*Pinus halepensis*	27.5	40	P	G	Y	F	1	CDEB, CD
440	*Pinus halepensis*	29	40	F	F-G	Y	G	1	CD, DW
441	*Pinus halepensis*	20.5	25	F	F	Y	F	1	Cable in tree, CD
442	*Pinus halepensis*	21.5	40	F-P	G	Y	F-G	1	CDEB?, Large pruning wounds
443	*Olea europaea*	18 @ 1'	25	F-P	P	Y	P	1	Tip dieback, CDEB
444	*Olea europaea*	9.5	25	F	P	N	P		Tipdieback, CD
445	*Acer palmatum*	8 @ 2'	25	F	G	N	F		PP
446	*Pittosporum undulatum*	7	25	P	P	N	P		CD, PP, H, 1 stem removed
447	*Pittosporum undulatum*	15 @ base	20	P	P	Y	P	1	

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448	*Quercus agrifolia*	15 @ 2.5'	35	G	G	Y	G	1	Aphids, Nice tree!
449	*Olea europaea*	17 @ 2'	30	P	P	Y	P	1	CDEB, PP, Large pruning wounds
450	*Eucalyptus conferruminata*	35 @ base	30	F-P	G	Y	F	1	H, Pruning related internal decay, 3 main stems
451	*Eucalyptus conferruminata*	17	30	F-P	G	Y	F	1	Large pruning wounds, H
452	*Pinus radiata*	25 @ 2'	35	F	P	Y	P	1	Dieback, DW, CD
453	*Pinus radiata*	17	40	F	P	Y	P	1	Dieback, DW
454	*Pinus halepensis*	22	40	F	G	Y	G	1	CD top, Slight lean
455	*Pinus radiata*	17	25	F	P	Y	P	1	Dieback
456	*Olea europaea*	19.5 @ base	25	P	P	Y	P	1	Large pruning wounds, Dieback
457	*Pinus halepensis*	29 @ 2'	45	G	G	Y	G	1	CD
458	*Pinus halepensis*	16.5	30	F	F-G	Y	F	1	Crowded, DW
459	*Pinus halepensis*	15	30	F-P	G	Y	F	1	Significant lean, Large pruning wounds, Crowded
460	*Pinus halepensis*	22	30	F	G	Y	G	1	Old tag #555, CD, Lean, Large pruning wound
461	*Pinus halepensis*	14.5	25	F	G	N	F		Old tag #556, Lean
462	*Pinus halepensis*	26.5	25	F-P	G	Y	G	1	CD, Lean
463	*Pinus halepensis*	16	25	F	F	Y	F	1	Large pruning wounds, Crowded, Significant lean
464	*Pinus halepensis*	28.5 @ base	45	F-G	G	Y	G	1	Large pruning wound, Nice tree
465	*Pinus halepensis*	19	20	P	P	Y	P	1	H for high voltage power lines
466	*Pinus halepensis*	16	20	P	P	Y	P	1	H for high voltage power lines
467	*Pinus halepensis*	20	35	P	F-P	Y	P	1	Lean, H for high voltage power lines
468	*Pinus halepensis*	20	30	P	F	Y	P	1	Lean, Dieback, H for high voltage power lines
469	*Pinus halepensis*	9	25	F-P	F	N	P		Significant lean, Dieback, H for high voltage power lines
470	*Platanus x hispanica*	8.5	35	F-G	F-G	N	G		Anthracnose, CD, High voltage power lines
471	*Pinus radiata*	10	30	P	F-P	N	P		
472	*Pinus radiata*	11	30	F	F-P	N	P		

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473	*Pinus radiata*	10	25	P	F	N	P		Lean
474	*Pinus radiata*	7	30	F	F	N	F		Lean, DW
475	*Pinus radiata*	12	40	F	F	N	F		DW
476	*Pinus radiata*	6	25	F	F	N	F-P		
477	*Prunus cerasifera*	6	15	F-G	F-G	N	F		CD
478	*Platanus x hispanica*	5.5	20	F	F-P	N	F-P		Large pruning wounds
479	*Pinus radiata*	12.5	40	G	F-G	N	F		Lean
480	*Pinus radiata*	12.5	40	G	F-G	N	F		Lean
481	*Pinus radiata*	14	40	G	F	N	F		
482	*Platanus x hispanica*	5.5	25	P	P	N	P		Under pine canopy
483	*Platanus x hispanica*	6.5	25	F-P	P	N	P		Lean
484	*Pinus radiata*	14	40	F	F	N	F		Multi top
485	*Myoporum laetum*	17 @ base	15	P	P-D	Y	P	1	6 main stems, Thrips, Almost dead
486	*Pinus radiata*	10	40	F	F	N	F		DW
487	*Myoporum laetum*	13	20	P	P	N	P		Thrips, CD
488	*Myoporum laetum*	14	20	P	P	N	P		CD, Thrips
489	*Myoporum laetum*	5.5	20	P	P	N	P		Thrips
490	*Myoporum laetum*	12	25	P	P	N	P		Thrips
491	*Myoporum laetum*	5.5	25	P	P	N	P		Thrips
492	*Myoporum laetum*	4	10	P	P	N	P		Thrips, H
493	*Pinus halepensis*	13	30	F-P	G	N	F-P		Significant lean, CD top
494	*Pinus radiata*	11	40	F-G	F	N	F		
495	*Pinus halepensis*	15	30	F	G	Y	F	1	Significant lean, CD top
496	*Platanus x hispanica*	7	25	F	P	N	P		Large pruning wounds
497	*Pinus radiata*	12	40	F-G	F	N	F		
498	*Pinus radiata*	11	40	F	F-P	N	F-P		
499	*Pinus halepensis*	10	20	P	F	N	P		Significant lean
500	*Pinus radiata*	12.5	40	F-G	F	N	F		
501	*Platanus x hispanica*	6	20	G	P	N	P		
502	*Pinus halepensis*	17	40	F-G	G	Y	G	1	Lean
503	*Platanus x hispanica*	6.5	20	P	P	N	P		
504	*Pinus radiata*	17.5	40	F	F-G	Y	F	1	Lean, DW
505	*Pinus radiata*	11	25	P	F	N	P		In canopy, Crowded, CDEB
506	*Pinus radiata*	14	40	F	F-G	N	F		Lean
507	*Pinus radiata*	17	40	G	F	Y	F	1	

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
508	*Eucalyptus conferruminata*	9.5	25	F	G	N	F-P		Lean over parking lot, Vehicle damage
509	*Platanus x hispanica*	6	25	P	P	N	P		
510	*Myoporum laetum*	25.5 @ 1.5'	25	P	P-D	Y	P	1	Almost dead
511	*Pinus radiata*	14	45	F	F	N	F		
512	*Pinus radiata*	26	50	F	F-P	Y	P	1	Top dead
513	*Myoporum laetum*	11.5 @ 2'	20	P	P	N	P		Old tag #573, CD, Thrips
514	*Pinus radiata*	17	25	F	F	Y	P	1	Old tag #574, Lean, H for high voltage power lines
515	*Myoporum laetum*	12	25	P	P	N	P		Thrips, Lean, High voltage power lines
516	*Pinus radiata*	15	25	F-P	P	Y	P	1	Large pruning wounds, CD, High voltage power lines
517	*Pinus radiata*	30	60	G	F-P	Y	F	1	Old tag #70, Pine pitch canker, DW
518	*Olea europaea*	23 @ base	25	F-G	G	Y	F-G	1	CD, Large pruning wounds
519	*Pinus radiata*	23.5	35	F	F-G	Y	F	1	Large lateral branch, EWR, PP, DW
520	*Pinus radiata*	21	40	F-G	F	Y	F	1	Old tag #113, DW
521	*Pinus radiata*	21.5	40	F-G	F	Y	F	1	DW, Lean
522	*Pinus radiata*	18.5	35	F-P	P	Y	P	1	Top dead
523	*Pinus radiata*	16	35	F-P	F-P	Y	F-P	1	CD top, Pine pitch canker
524	*Pinus radiata*	20	40	F	F	Y	F	1	Lean, One sided foliage
525	*Pinus radiata*	15	25	P	P	Y	P	1	Old tag #116, Dieback, PP
526	*Pinus radiata*	15	30	F	F-P	Y	F-P	1	PP, Lean
527	*Pinus radiata*	18.5	45	P	F-P	Y	P	1	Sparse foliage, PP, H
528	*Pinus halepensis*	22.5	30	G	G	Y	G	1	Nice tree, Lean, CD
529	*Olea europaea*	16 @ 2'	30	F-G	P	Y	P	1	CD, Tip dieback
530	*Olea europaea*	19 @ base	25	P	P	Y	P	1	Recent mainstem breakout, CD
531	*Olea europaea*	22 @ base	30	P	F	Y	F	1	Tip dieback, CDEB
532	*Olea europaea*	31.5	25	F	F-P	Y	G	1	3 main stems, Large pruning wounds

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533	*Olea europaea*	22 @ 2'	30	G	F-G	Y	G	1	CD, PP
534	*Olea europaea*	26 @ 1'	30	F-G	F-G	Y	G	1	CD, PP
535	*Olea europaea*	22 @ 2'	30	F-G	F-G	Y	G	1	CD, PP
536	*Olea europaea*	22 @ 2'	25	F	F	Y	F-G	1	CD, PP, Tip dieback
537	*Myoporum laetum*	5 @ base	25	P	P	N	P		4 main stems, Thrips
538	*Myoporum laetum*	27 @ base	25	P	P	Y	P	1	Rhamnus, 5 main stems, Thrips
539	*Myoporum laetum*	15.5 @ base	25	P	P	Y	P	1	Rhamnus, Multi, Thrips
540	*Myoporum laetum*	20 @ base	30	P	P	Y	P	1	Thrips, Multi
541	*Myoporum laetum*	17 @ base	30	P	P	Y	P	1	7 main stems, Thrips
542	*Myoporum laetum*	28 @ base	25	P	P	Y	P	1	5 main stems, Thrips
543	*Myoporum laetum*	32 @ base	25	P	P	Y	P	1	CD, Multi, Thrips
544	*Myoporum laetum*	22 @ base	25	P	P	Y	P	1	Thrips, Multi
545	*Myoporum laetum*	44 @ base	25	P	P	Y	P	1	3 main stems, Thrips
546	*Myoporum laetum*	30 @ base	25	P	P	Y	P	1	4 main stems, Thrips
547	*Myoporum laetum*	21 @ base	25	P	P	Y	P	1	CD, Thrips
548	*Myoporum laetum*	17 @ base	25	P	P	Y	P	1	4 main stems, Thrips
549	*Myoporum laetum*	21.5 @ base	25	P	P	Y	P	1	5 main stems, Thrips
550	*Myoporum laetum*	26.5 @ base	25	P	P	Y	P	1	5 main stems, Thrips
551	*Pinus radiata*	31	35	F-G	F-P	Y	F-P	1	Old tag #99, Lean, Surface roots, Sparse foliage
552	*Pinus radiata*	33	40	F-G	F	Y	F	1	Old tag #100, Lean, Surface roots, PP

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553	*Olea europaea*	23 @ base	20	P	P	Y	P	1	3 main stems, H, PP
554	*Olea europaea*	19.5 @ 2'	20	P	P	Y	P	1	CD, PP, H
555	*Olea europaea*	15 @ 2'	25	F-P	F-P	Y	F-P	1	PP, H
556	*Olea europaea*	20.5 @ base	25	F	F	Y	F	1	CD
557	*Olea europaea*	24 @ base	25	F	F-G	Y	F-G	1	Lean, 3 main stems
558	*Olea europaea*	19.5 @ 2'	25	F	F-G	Y	F-G	1	Large pruning wounds, CD
559	*Olea europaea*	20.5 @ 2'	25	F	F-P	Y	F	1	Sparse foliage, CD
560	*Olea europaea*	22 @ 1'	25	F	F-G	Y	F-G	1	Crossing branches
561	*Olea europaea*	24.5 @ base	20	F	F	Y	F	1	Internal decay, PP, Tip dieback
562	Olea europaea	14 @ 2'	20	P	P	N	P	1	H, Tip dieback
563	*Olea europaea*	17.5 @ 1'	25	F	P	Y	F-P	1	H, Tip dieback
564	*Pyrus calleryana*	16	30	P	G	Y	P	1	Old tag #137, CDEB
565	*Pyrus calleryana*	18	30	P	G	Y	P	1	Old tag #140, Girdling root?, CDEB
566	*Pyrus calleryana*	6.5	20	P	P	N	P		Old tag #141, PP, CDEB
567	*Pyrus calleryana*	8	20	P	P	N	P		Old tag #136, Dieback
568	*Pyrus calleryana*	11.5	25	P	F-P	N	P		CDEB, Dieback
569	*Pyrus calleryana*	10.5	25	F-P	F-P	N	P		CD, Dieback
570	*Pyrus calleryana*	11	25	P	F-P	N	P		Old tag #143, Large pruning wounds, CDEB
571	*Pyrus calleryana*	10.5	25	F-P	F-P	N	P		Old tag #134, CD, Multi, Dieback, PP
572	*Pyrus calleryana*	10	25	P	F-P	N	P		CDEB
573	*Pyrus calleryana*	12	25	P	F-P	N	P		Old tag #144, CDEB
574	*Olea europaea*	16 @ 2'	20	F-P	F-P	Y	P	1	H
575	*Olea europaea*	19 @ base	20	F	F-P	Y	F-P	1	H
576	*Eucalyptus conferruminata*	30 @ base	30	F-P	F-G	Y	F	1	PP, H, CD

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577	*Eucalyptus conferruminata*	13	30	F-P	F-G	N	F		PP, H, CD
578	*Eucalyptus conferruminata*	19.5 @ base	30	P	F-G	Y	F	1	PP, CDEB
579	*Schinus terebinthifolius*	14	20	F	F-G	N	F		Old tag #201, Lean, Multi, PP, Flush cuts
580	*Schinus terebinthifolius*	14	30	F	F	N	F		Old tag #200, CD, Sparse/off color foliage
581	*Schinus terebinthifolius*	16.5	25	F	F	Y	F	1	Old tag #199, PP, Sparse foliage, Lean
582	*Schinus terebinthifolius*	15	20	F	F-G	Y	F	1	Lean, CD, PP, Off color foliage
583	*Gleditsia triacanthos inermis*	8	25	F	F-P	N	F-P		Old tag #197, PP, CD, Dieback
584	*Gleditsia triacanthos inermis*	8	25	F	F-P	N	F-P		Old tag #196, CD, Dieback
585	*Schinus terebinthifolius*	15	20	F-G	F	Y	F	1	Old tag #202, Tip dieback, PP
586	*Schinus terebinthifolius*	15	-	-	D	Y	P	1	Dead
587	*Schinus terebinthifolius*	10.5	15	P	P	N	P		Old tag #204, PP, H
588	*Eucalyptus conferruminata*	19	25	F	G	Y	F-G	1	Old tag #164, H, CD
589	*Olea europaea*	21.5 @ base	25	F	F	Y	F	1	H, Sparse foliage
590	*Eucalyptus conferruminata*	20 @ 2'	25	F	G	Y	F	1	Lean, CD, PP, One lateral branch w internal decay
591	*Pinus thunbergiana*	12.5	30	F	F	N	P		Old tag #205, No soil volume, Dieback, Sparse foliage
592	*Pittosporum tobira*	10.5 @ base	10	P	F	N	P		CD, Breakout, Internal decay
593	*Olea europaea*	18 @ base	25	F	F	Y	F	1	Internal decay, CDEB, H, 3 main stems
594	*Olea europaea*	20 @ base	30	F	F	Y	F	1	Old tag #206, Large pruning wounds, CD, H
595	*Pinus radiata*	20.5	35	F	F-P	Y	P	1	Old tag #207, CD, Pine pitch canker
596	*Pinus radiata*	17.5	30	F	P	Y	P	1	Pine pitch canker
597	*Pittosporum tobira*	5.5 @ base	15	F	F	N	P		Lean, CD
598	*Pittosporum tobira*	6.5 @ base	10	P	P	N	P		CDEB, Dieback
599	*Pittosporum tobira*	12.5 @ base	10	P	P	N	P		Internal decay, CDEB, Dieback

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600	*Olea europaea*	23 @ base	20	F	F-G	Y	F-G	1	Old tag @215, H, CD, PP
601	*Olea europaea*	21 @ base	30	F	F-G	Y	F-G	1	Internal decay, H, CD, PP
602	*Olea europaea*	22 @ base	25	F	F-P	Y	F	1	Old tag @217, Internal decay, PP
603	*Olea europaea*	16 @ base	25	P	F-P	Y	P	1	CDEB, Large pruning wounds
604	*Olea europaea*	24 @ base	25	F	F-P	Y	F	1	Old tag #219, Internal decay, H, Dieback, 4 stems
605	*Olea europaea*	39 @ base	25	F	F-G	Y	G	1	Old tag #220, H, 4 stems
606	*Eucalyptus conferruminata*	24.5 @ 2'	25	F	F-G	Y	F	1	Old tag #222, CD, H, Strange trunk girdling
607	*Olea europaea*	19 @ base	25	F	F-G	Y	F-G	1	Old tag #221, CD, H
608	*Pittosporum eugenioides*	9 @ base	15	P	F	N	P		PP
609	*Pittosporum eugenioides*	7 @ base	10	P	P	N	P		PP, Dieback
610	*Pittosporum eugenioides*	10 @ base	-	-	D	N	P		Dead
611	*Pittosporum eugenioides*	7 @ base	10	P	P-D	N	P		H, Almost dead
612	*Olea europaea*	30 @ base	20	F	F-G	Y	F-G	1	Old tag #223, CDEB, Large pruning wounds, Trunk dieback
613	*Olea europaea*	20.5 @ base	25	F	F	Y	F	1	Old tag #225, PP, Large pruning wounds,
614	*Olea europaea*	23 @ 1'	25	F	P	Y	F-P	1	Old tag #224, Multi, Large pruning wounds
615	*Olea europaea*	20 @ base	25	F-P	F-P	Y	F-P	1	Internal decay, Some tip dieback
616	*Pyrus calleryana*	7.5	15	P	P	N	P		Old tag #228, Large pruning wounds, Fireblight, CDEB
617	*Pyrus calleryana*	8	20	P	P	N	P		Old tag #231, Dieback, Fireblight, CDEB

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618	*Pyrus calleryana*	7.5	20	P	P	N	P		Old tag #241, cable, PP, Lean, CDEB
619	*Pyrus calleryana*	5	20	P	F-P	N	P		Old tag #242, Cable, Lean
620	*Pyrus calleryana*	6	20	P	P	N	P		Old tag #232, Lean, CDEB
621	*Pyrus calleryana*	8	25	P	P	N	P		CDEB, Dieback, Fireblight!
622	*Celtis sinensis*	5	25	P	P-D	N	P		Old tag #227
623	*Celtis sinensis*	5.5	20	P	P-D	N	P		Old tag #230, Dieback
624	*Pyrus calleryana*	6.5	20	P	P	N	P		CDEB, PP, Dieback, Fireblight
625	*Pyrus calleryana*	6	25	P	P	N	P		Old tag #243, Cable in tree, Lean, CDEB
626	*Pyrus calleryana*	7	25	P	P	N	P		Old tag #244, CDEB, Dieback
627	*Pyrus calleryana*	10	25	P	P	N	P		Old tag #234, Lean, CDEB, Dieback
628	*Pyrus calleryana*	8.5	25	P	P	N	P		Old tag #235, Dieback, CDEB
629	*Pyrus calleryana*	7.5	30	P	P	N	P		Old tag #245, EB
630	*Pyrus calleryana*	6	25	F-P	P	N	P		Old tag #236, Dieback
631	*Pyrus calleryana*	8	30	P	P	N	P		Old tag #246, CDEB, Dieback
632	*Pyrus calleryana*	6.5	25	P	P	N	P		Old tag #247, PP, Dieback, Lean
633	*Pyrus calleryana*	7.5	25	P	P	N	P		Old tag #237, CDEB, Lean
634	*Pyrus calleryana*	6.5	20	P	P	N	P		Old tag #248, PP, Dieback, CDEB, Lean
635	*Pyrus calleryana*	7.5	25	P	P	N	P		Old tag #238, CDEB, Lean, PP, Wounds at base
636	*Celtis sinensis*	6.5	25	F	P	N	P		Old tag #240, Dieback
637	*Pyrus calleryana*	7	25	P	P	N	P		Old tag #235, CDEB, PP
638	*Pyrus calleryana*	7	25	P	P	N	P		Old tag #249, Lean, CDEB, Dieback
639	*Pittosporum tobira*	5.5 @ base	15	F	F-P	N	P		Lean, CD
640	*Pittosporum tobira*	5.5 @ base	15	F	F	N	P		CD
641	*Quercus agrifolia*	4	25	G	G	N	G		Relocate?
642	*Pittosporum tobira*	4	15	P	G	N	P		Internal decay, Hollow
643	*Tristaniopsis laurina*	7.5	25	G	F-P	N	F		Old tag #250
644	*Leptospermum laevigatum*	13.5 @ base	15	F	F	N	F		Off color, Multi

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645	*Leptospermum laevigatum*	40 @ base	12	F	F	Y	F	1	Multi
646	*Leptospermum laevigatum*	20 @ base	15	F	F	Y	F	1	Multi
647	*Leptospermum laevigatum*	19 @ base	12	F	F	Y	F	1	Multi, Rhamnus understory
648	*Leptospermum laevigatum*	9 @ base	12	P	P	N	P		Vandalism w chain saw
649	*Leptospermum laevigatum*	20 @ base	12	F	F	Y	F	1	Multi
650	*Leptospermum laevigatum*	37 @ base	12	F	F	Y	F	1	Multi
651	*Leptospermum laevigatum*	35 @ base	12	F	F	Y	F	1	Multi
652	*Leptospermum laevigatum*	19 @ base	12	F	F	Y	F	1	Multi
653	*Leptospermum laevigatum*	15 @ base	12	F	F	Y	F	1	Multi
654	*Leptospermum laevigatum*	13 @ base	12	F	F	N	F		Multi
655	*Leptospermum laevigatum*	18.5 @ base	12	F	F	Y	F	1	Multi
656	*Leptospermum laevigatum*	18 @ base	12	F	F	Y	F	1	Multi
657	*Leptospermum laevigatum*	15 @ base	12	F	F	Y	F	1	Multi
658	*Leptospermum laevigatum*	15 @ base	12	F	F	Y	F	1	Multi
659	*Leptospermum laevigatum*	21 @ base	12	F	F	Y	F	1	Multi
660	*Leptospermum laevigatum*	17.5 @ base	12	F	F	Y	F	1	Multi
661	*Leptospermum laevigatum*	35 @ base	12	F	F	Y	F	1	Multi
662	*Leptospermum laevigatum*	23 @ base	12	F	F	Y	F	1	Multi

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663	*Leptospermum laevigatum*	21.5 @ base	12	F	F	Y	F	1	Multi
664	*Leptospermum laevigatum*	22 @ base	12	F	F	Y	F	1	Multi
665	*Leptospermum laevigatum*	30 @ base	12	F	F	Y	F	1	Multi
666	*Leptospermum laevigatum*	15 @ base	12	F	F	Y	F	1	Multi
667	*Leptospermum laevigatum*	17 @ base	12	F	F	Y	F	1	Multi
668	*Leptospermum laevigatum*	16 @ base	12	F	F	Y	F	1	Multi
669	*Leptospermum laevigatum*	17 @ base	12	F	F	Y	F	1	Multi
670	*Leptospermum laevigatum*	6 @ base	12	F	F	N	F		Multi
671	*Leptospermum laevigatum*	20 @ base	12	F	F	Y	F	1	Multi
672	*Leptospermum laevigatum*	22 @ base	12	F	F	Y	F	1	Multi
673	*Leptospermum laevigatum*	26 @ base	12	F	F	Y	F	1	Multi
674	*Leptospermum laevigatum*	14 @ base	12	F	F	Y	F	1	Multi
675	*Leptospermum laevigatum*	21.5 @ base	12	F	F	Y	F	1	Multi
676	*Leptospermum laevigatum*	17.5 @ base	12	F	F	Y	F	1	Multi
677	*Leptospermum laevigatum*	27 @ base	12	F	F	Y	F	1	Multi
678	*Leptospermum laevigatum*	23.5 @ base	12	F	F	Y	F	1	Multi
679	*Leptospermum laevigatum*	25 @ base	12	F	F	Y	F	1	Multi
680	*Leptospermum laevigatum*	28 @ base	12	F	F	Y	F	1	Multi
681	*Eucalyptus conferruminata*	25 @ 3'	30	F	F-G	Y	F	1	CD, 1 stem removed, Nice tree

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682	*Eucalyptus conferruminata*	30 @ base	30	F	F-G	Y	F	1	Large pruning wounds, Breakout, Nice tree
683	*Pyrus calleryana*	13	30	P	F	N	P		Old tag #253, CDEB, Dieback, Lean
684	*Pyrus calleryana*	13	35	P	F	N	P		Old tag #254, DB, CDEB, Lean
685	*Pyrus calleryana*	12	30	P	F	N	P		Old tag #255, Lean, CDEB, Dieback
686	*Pyrus calleryana*	11	30	P	F	N	P		Old tag #256, CDEB, Dieback
687	*Pyrus calleryana*	10	30	P	F	N	P		Old tag #257, CDEB
688	*Pyrus calleryana*	12	30	P	F	N	P		Old tag #258, CDEB
689	*Pyrus calleryana*	13	30	P	F	N	P		Old tag #259, CDEB
690	*Washingtonia robusta*	0' of CT	-	G	G	N	P		Seedling
691	*Tristaniopsis laurina*	5	15	F	P	N	P		CD
692	*Eucalyptus globulus 'Compacta'*	34 @ base	25	P	G	Y	P	1	Multi, H
693	*Eucalyptus globulus 'Compacta'*	30.5 @ base	25	P	F-G	Y	P	1	Tortoise shell beetle
694	*Prunus cerasifera*	13 @ base	20	F	G	N	P		Seeding, Sprouts
695	*Malus spp.*	8.5 @ base	10	F	G	N	F		CD
696	*Melaleuca citrina*	7	20	F	G	N	F		Multi
697	*Schinus terebinthifolius*	10.5	20	G	G	N	G		Lean, Nice tree
698	*Eucalyptus globulus 'Compacta'*	34	25	P	G	Y	P	1	Multi, PP, H for high voltage power lines
699	*Eucalyptus globulus 'Compacta'*	25.5	25	P	G	Y	P	1	Multi, PP, H for high voltage power lines
700	*Schinus terebinthifolius*	9	20	F	G	N	F-G		Sprouts, Crossing branches, Nice little grove
701	*Schinus terebinthifolius*	6.5	20	F	G	N	G		EB, Nice little grove
702	*Schinus terebinthifolius*	13.5	20	F-P	G	N	F-G		CD, Nice little grove
703	*Schinus terebinthifolius*	23 @ base	20	P	G	Y	F-G	1	CDEB, Nice little grove
704	*Eucalyptus globulus 'Compacta'*	46 @ base	25	F	G	Y	P	1	Multi, H for high voltage power lines

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
705	*Eucalyptus globulus 'Compacta'*	28 @ base	20	P	F	Y	P	1	Multi, H for high voltage power lines
706	*Fraxinus udhei*	19.5 @ base	25	P	G	Y	P	1	Multi, Seedling, Growing in fence
707	*Eucalyptus globulus 'Compacta'*	40 @ base	25	P	G	Y	P	1	Multi, H for high voltage power lines
708	*Cedrus deodara*	7	25	F-P	F	N	F		One sided
709	*Acacia melanoxylon*	11	25	P	G	N	P		CDEB
710	*Cedrus deodara*	16 @ base	25	F-P	G	Y	F-P	1	Significant lean, CD
711	*Eucalyptus globulus 'Compacta'*	34	25	P	G	Y	P	1	CD, H for high voltage power lines
712	*Eucalyptus globulus 'Compacta'*	31 @ base	35	P	F-G	Y	P	1	CD, H for high voltage power lines
713	*Eucalyptus globulus 'Compacta'*	30 @ base	25	P	F-G	Y	P	1	Multi, H for high voltage power lines
714	*Myoporum laetum*	21 @ base	20	P	P-D	Y	P	1	Thrips
715	*Eucalyptus globulus 'Compacta'*	23 @ base	25	P	F-G	Y	P	1	Multi, H for high voltage power lines
716	*Eucalyptus globulus 'Compacta'*	25 @ base	20	P	F	Y	P	1	CD, H for high voltage power lines
717	*Eucalyptus globulus 'Compacta'*	23.5 @ base	25	P	G	Y	P	1	Multi, H for high voltage power lines
718	*Eucalyptus globulus 'Compacta'*	28 @ base	25	P	G	Y	P	1	Inside closed fence, CD, H for high voltage power lines
719	*Eucalyptus globulus 'Compacta'*	21 @ base	25	P	G	Y	P	1	Inside closed fence, H for high voltage power lines
720	*Eucalyptus globulus 'Compacta'*	28 @ base	25	P	G	Y	P	1	Multi, H for high voltage power lines
721	*Cedrus deodara*	8	25	G	P	N	F-P		Lean
724	Olea europaea	13.5 @ 2'	20	F	F	N	F	1	PP, Multi
725	*Olea europaea*	17 @ base	15	P	P	Y	P	1	H, Multi
726	*Olea europaea*	21 @ base	20	P	F	Y	F	1	Large pruning wounds, Multi
727	*Olea europaea*	11 @ 2'	20	F	F	N	F		H, Multi

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728	Olea europaea	13.5	15	P	P	N	P	1	H, Multi
731	*Olea europaea*	14	20	P	F-P	N	F-P		Internal decay, Multi
732	*Olea europaea*	19 @ base	15	P	P	Y	P	1	Internal decay, Multi, Dieback, PP
733	*Olea europaea*	13.5 @ base	15	F	G	N	F		CD, PP
734	*Olea europaea*	21.5 @ 1'	25	F	F-P	Y	F	1	Dieback
735	*Olea europaea*	21 @ base	25	F	F	Y	F	1	Suckers, PP
736	*Olea europaea*	19	30	F	F	Y	F	1	Internal decay, Multi, CDEB
737	*Olea europaea*	17	25	F	F-G	Y	F-G	1	Multi
738	*Olea europaea*	23 @ base	25	F	F-G	Y	F-G	1	Multi
739	*Olea europaea*	19 @ base	25	F	G	Y	F-G	1	Breakout
740	*Myoporum laetum*	57.5 @ base	30	P	P	Y	P	1	Thrips, 3 main stems
741	*Myoporum laetum*	43 @ base	30	P	P	Y	P	1	Thrips, 3 main stems
742	*Platanus x hispanica*	8	35	P	P	N	P		
743	*Platanus x hispanica*	7.5	35	P	P	N	P		Old tag #68, Anthracnose
744	*Platanus x hispanica*	8	35	F	F-P	N	P		Old tag #39, Anthracnose
745	*Platanus x hispanica*	9.5	40	F	P	N	P		Old tag #66, Anthracnose
746	*Platanus x hispanica*	7	20	F	P	N	P		Old tag #65, Lean, Anthracnose
747	*Platanus x hispanica*	10	40	F	P	N	P		Old tag #64, Lean
748	*Platanus x hispanica*	3.5	10	P	P	N	P		Old tag #63, Anthracnose
749	*Platanus x hispanica*	10.5	40	F-G	P	N	P		Old tag #62, Lean, Anthracnose
750	*Platanus x hispanica*	12.5	40	F-G	F-P	N	P		Old tag #61, Anthracnose
751	*Platanus x hispanica*	16.5	50	F-G	F-P	Y	*F*	*1*	Old tag #60, Anthracnose
752	*Platanus x hispanica*	6.5	30	P	P	N	P		Old tag #59, Breakout, Anthracnose
753	*Platanus x hispanica*	5	30	P	P	N	P		Old tag #58, Anthracnose
754	*Platanus x hispanica*	7	25	F	P	N	P		Old tag #57, Anthracnose
755	*Platanus x hispanica*	6	30	F-P	P	N	P		Old tag #56, Anthracnose

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756	*Platanus x hispanica*	7	30	F	F-P	N	P		Old tag #55, Anthracnose
757	*Platanus x hispanica*	4.5	25	P	P	N	P		Old tag #54, Anthracnose
758	*Platanus x hispanica*	7.5	30	F	F-P	N	P		Old tag #53, Lean, Anthracnose
759	*Platanus x hispanica*	5	20	F	F-P	N	P		Old tag #52, Lean, Anthracnose
760	*Platanus x hispanica*	7	25	F	F	N	P		Old tag #51, Anthracnose
761	*Platanus x hispanica*	7.5	25	F	F	N	P		Old tag #50, Anthracnose
762	*Platanus x hispanica*	6	25	F	F-P	N	P		Old tag #49, Anthracnose
763	*Platanus x hispanica*	5	15	F	F-P	N	P		Old tag #48, Anthracnose
764	*Platanus x hispanica*	6	25	F	F	N	F		Old tag #47, Anthracnose
765	*Platanus x hispanica*	8	30	G	F	N	F-G		Old tag #46, Anthracnose
766	*Prunus cerasifera*	11.5	20	P	F-P	N	P		Old tag #22, Internal decay!, Multi, Dieback
767	*Prunus cerasifera*	9.5	20	P	G	N	P		Old tag #21, Internal decay!, Multi
768	*Prunus cerasifera*	10	15	P	F-P	N	P		Old tag #20, Internal decay, Multi
769	*Platanus x hispanica*	9.5	20	F	G	N	F		Old tag #11, Surface roots, H
770	*Platanus x hispanica*	8	10	P	G	N	P		Old tag #19, Surface roots, H
771	*Platanus x hispanica*	8.5	20	F	F	N	F		Old tag #10, Surface roots, H
772	*Platanus x hispanica*	9.5	10	P	G	N	P		Old tag #18, Surface roots, H
773	*Platanus x hispanica*	8.5	20	F	F	N	F		Old tag #9, Surface roots
774	*Platanus x hispanica*	9.5	10	P	G	N	P		Old tag #17, Surface roots
775	*Platanus x hispanica*	10.5	20	F	F	N	F		Old tag #8, Surface roots
776	*Platanus x hispanica*	9	10	P	G	N	P		Old tag #16, H, Surface roots
777	*Platanus x hispanica*	10.5	20	F	F	N	F		Old tag #7, Surface roots
778	*Platanus x hispanica*	9	10	P	G	N	P		Old tag #15, H, Surface roots
779	*Platanus x hispanica*	6	20	F	F	N	F		Surface roots
780	*Platanus x hispanica*	8	15	P	G	N	P		Surface roots
781	*Platanus x hispanica*	9	25	G	F	N	F-G		Surface roots
782	*Platanus x hispanica*	11.5	25	G	F	N	F-G		Old tag #4
783	*Platanus x hispanica*	8.5	25	G	F	N	F-G		Old tag #3
784	*Platanus x hispanica*	7.5	25	G	F	N	F-G		Old tag #2
785	*Platanus x hispanica*	8.5	15	P	G	N	P		Old tag #13, Internal decay, Headed
786	*Platanus x hispanica*	11	25	G	F	N	F-G		Old tag #5

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Tag #	Species	DBH	Height	Structure	Health	Heritage Tree	Suitability for Retention	Heritage Tree Count	Notes
787	*Platanus x hispanica*	10	30	F	P	N	F		Old tag #14, Anthracnose

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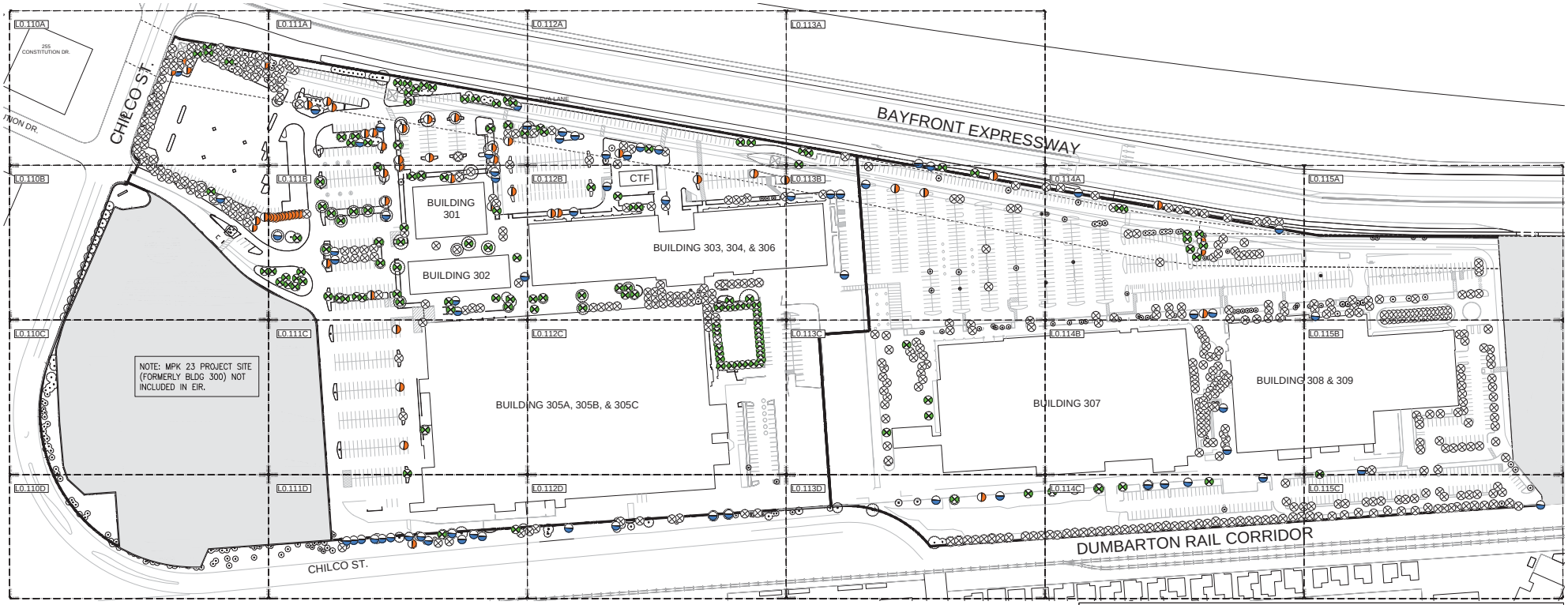

BLDG's 301-309 (Total Site Summary)

Tree Removal & Replacement: HERITAGE

REMOVAL TOTALS	SYM.	DESCRIPTION	REPLACEMENT VALUE	REPLACEMENT TOTALS
149		Heritage tree with GOOD health	2:1	298
66		Heritage tree with FAIR-POOR health	1:1	66
59		Heritage tree with POOR-DEAD health	1:1	59
274 TOTAL				**423**

Tree Removal: NON-HERITAGE

REMOVAL TOTALS	SYM.	DESCRIPTION	REPLACEMENT VALUE	REPLACEMENT TOTALS
496		Non-heritage tree	NA	NA

Trees to Remain: HERITAGE & NON-HERITAGE

TOTALS	SYM.	DESCRIPTION
0		Heritage tree
0		Non-Heritage tree
0 TOTAL		

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NORTH

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DATE
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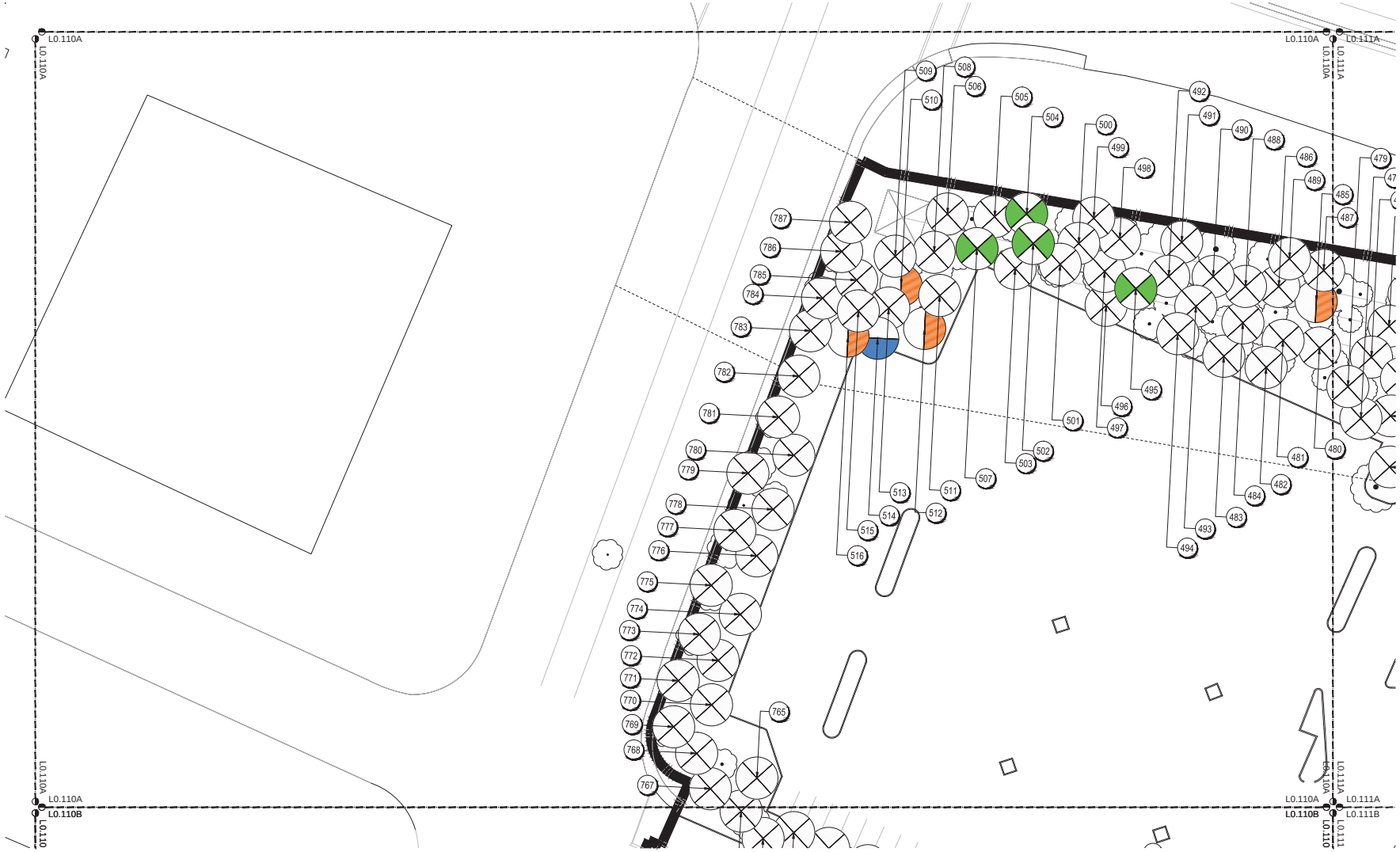

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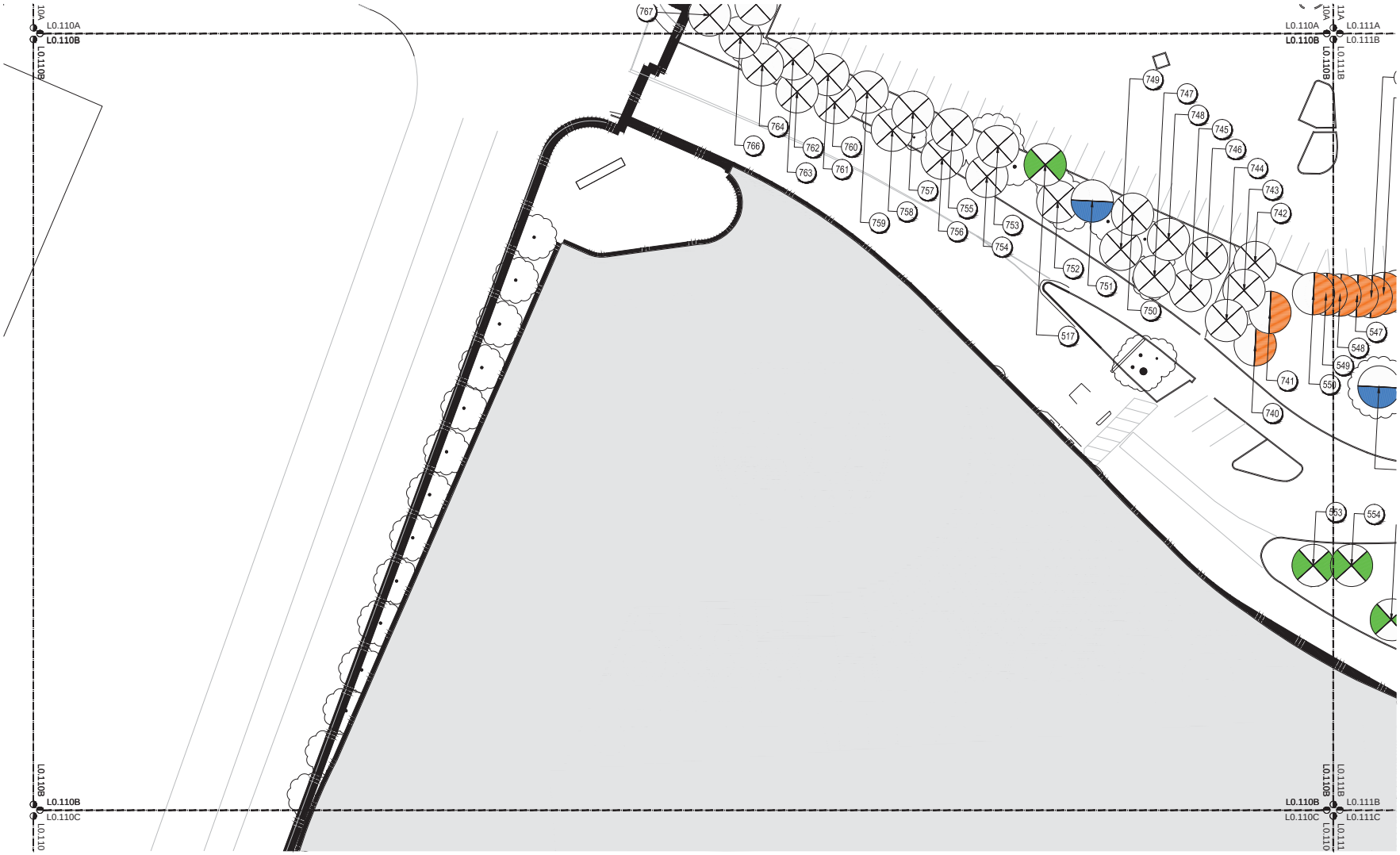

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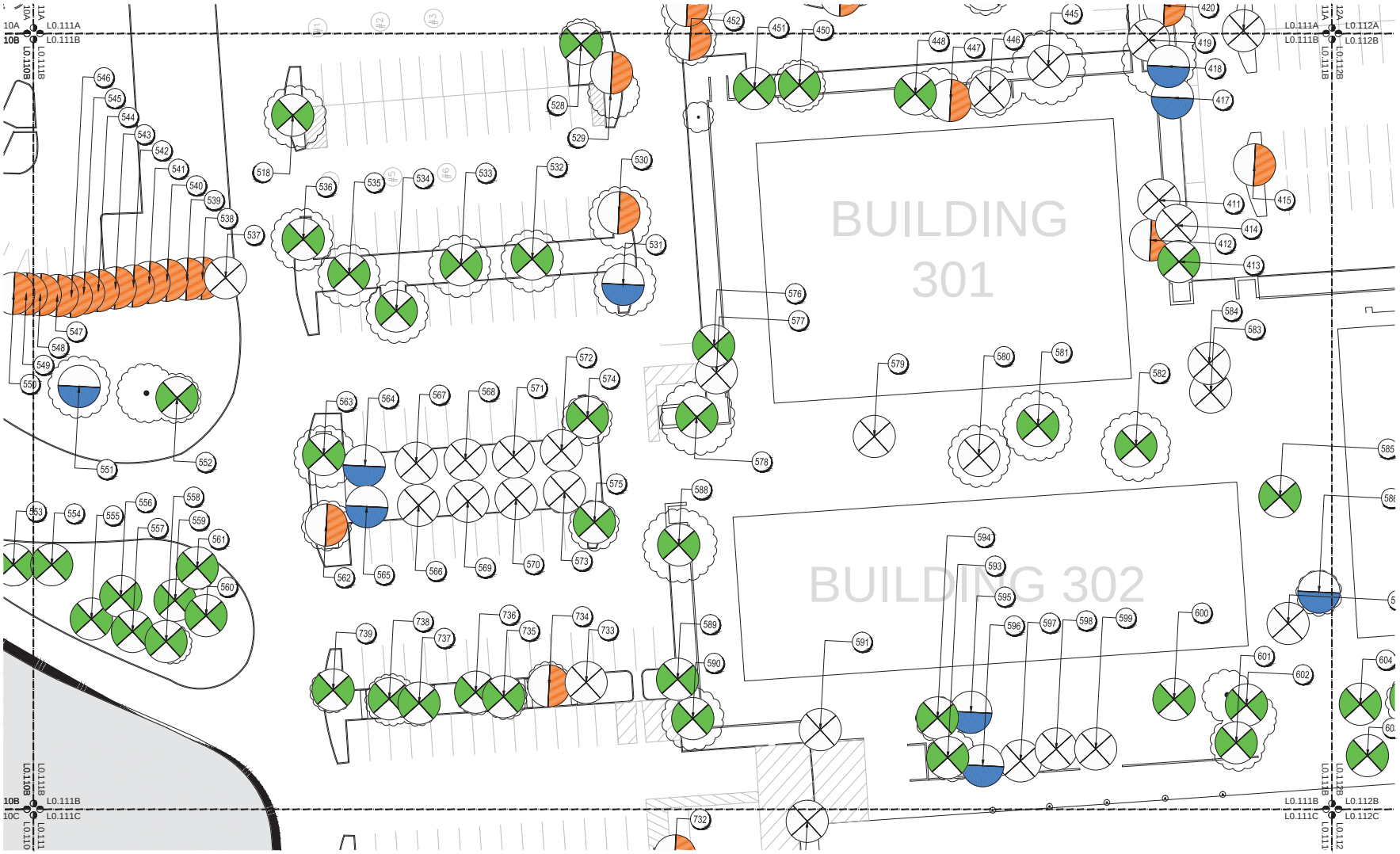

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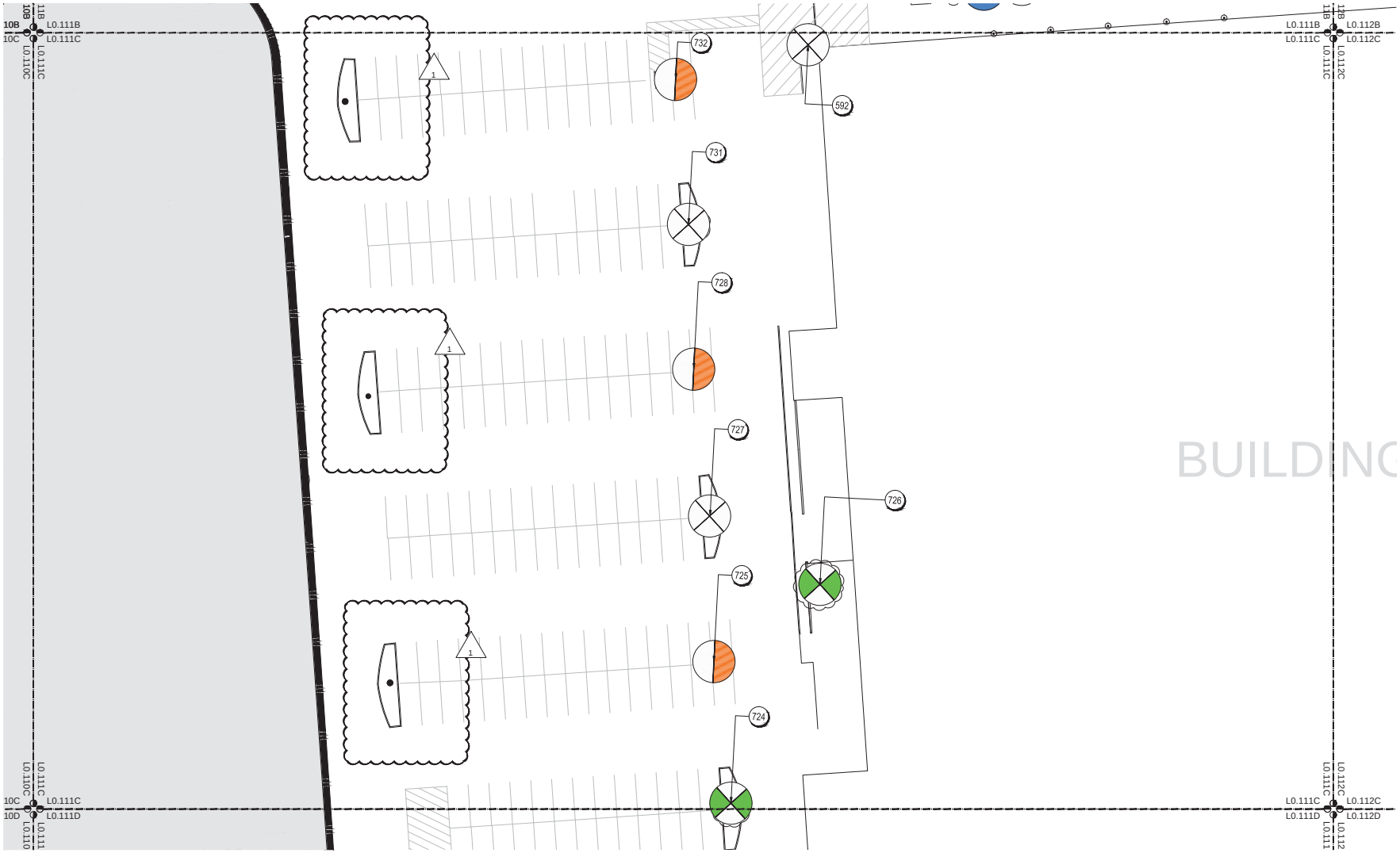

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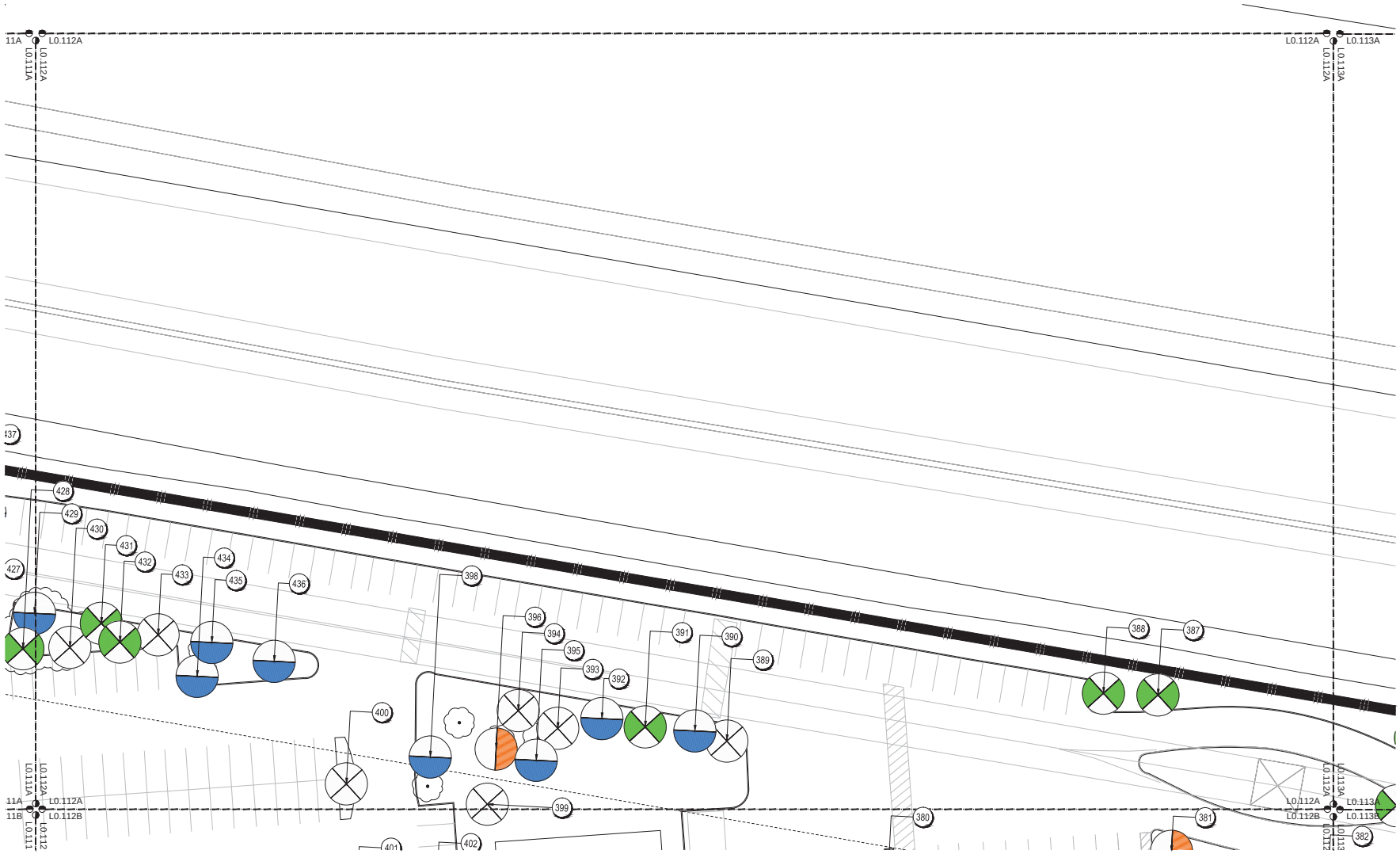

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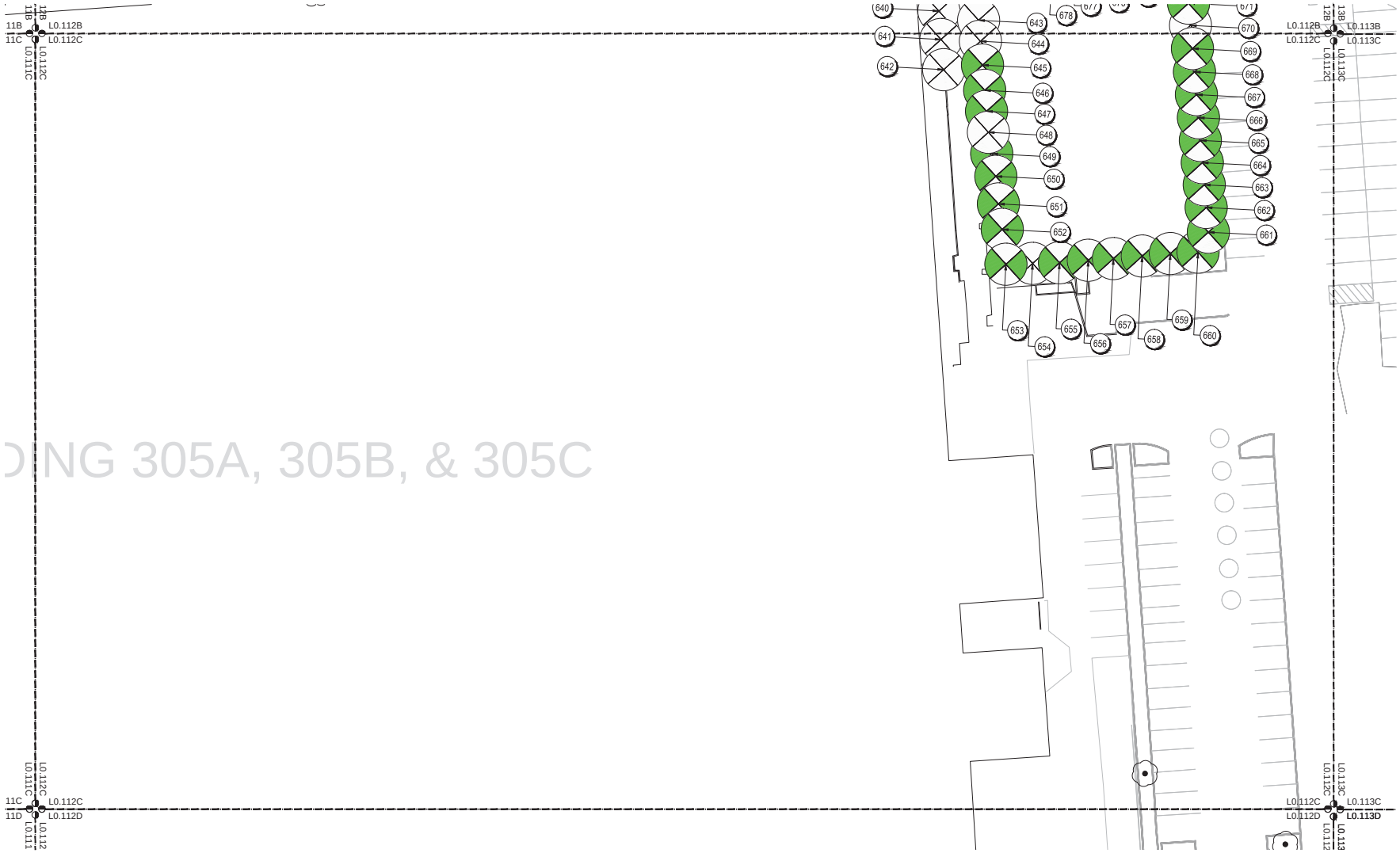

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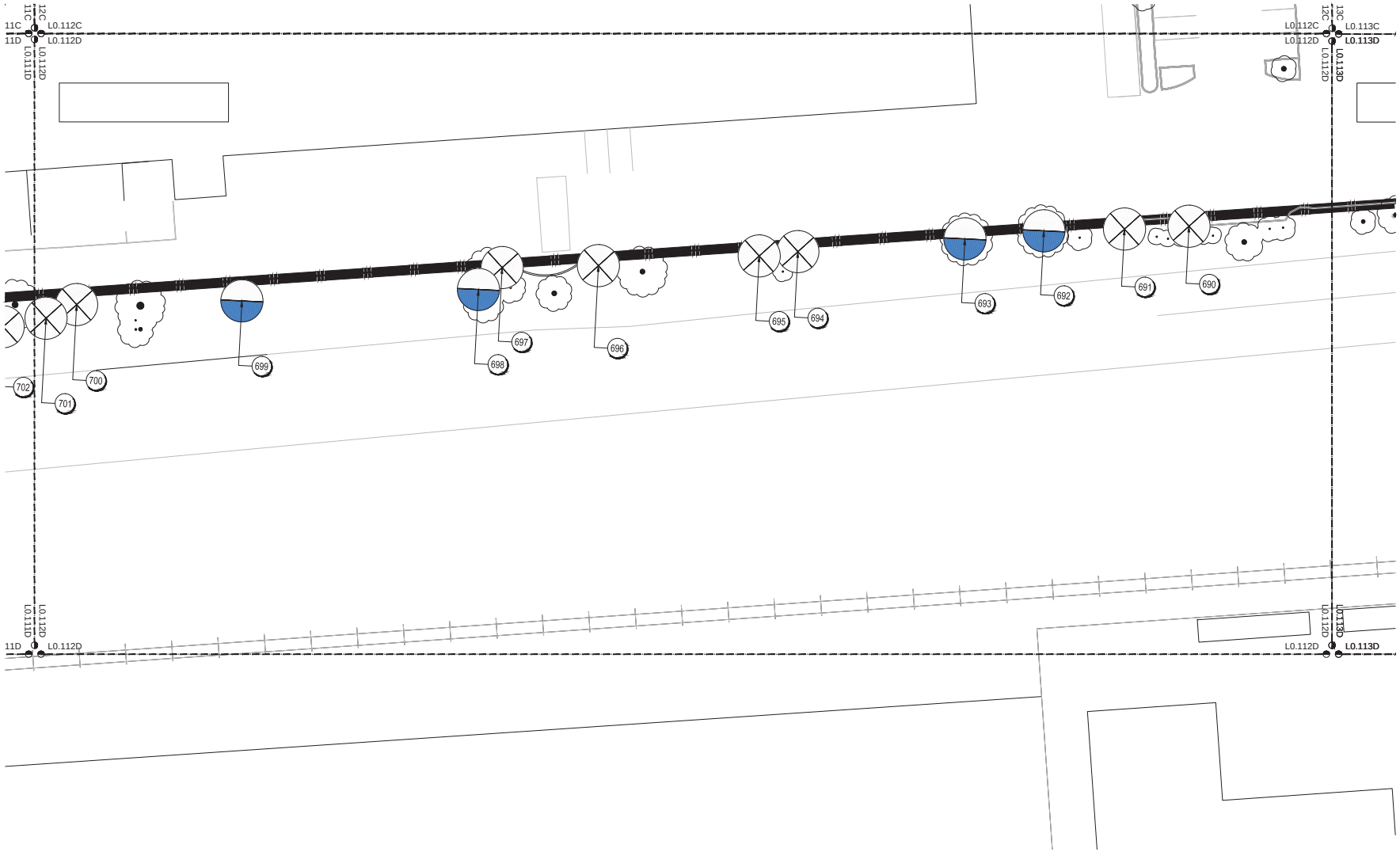

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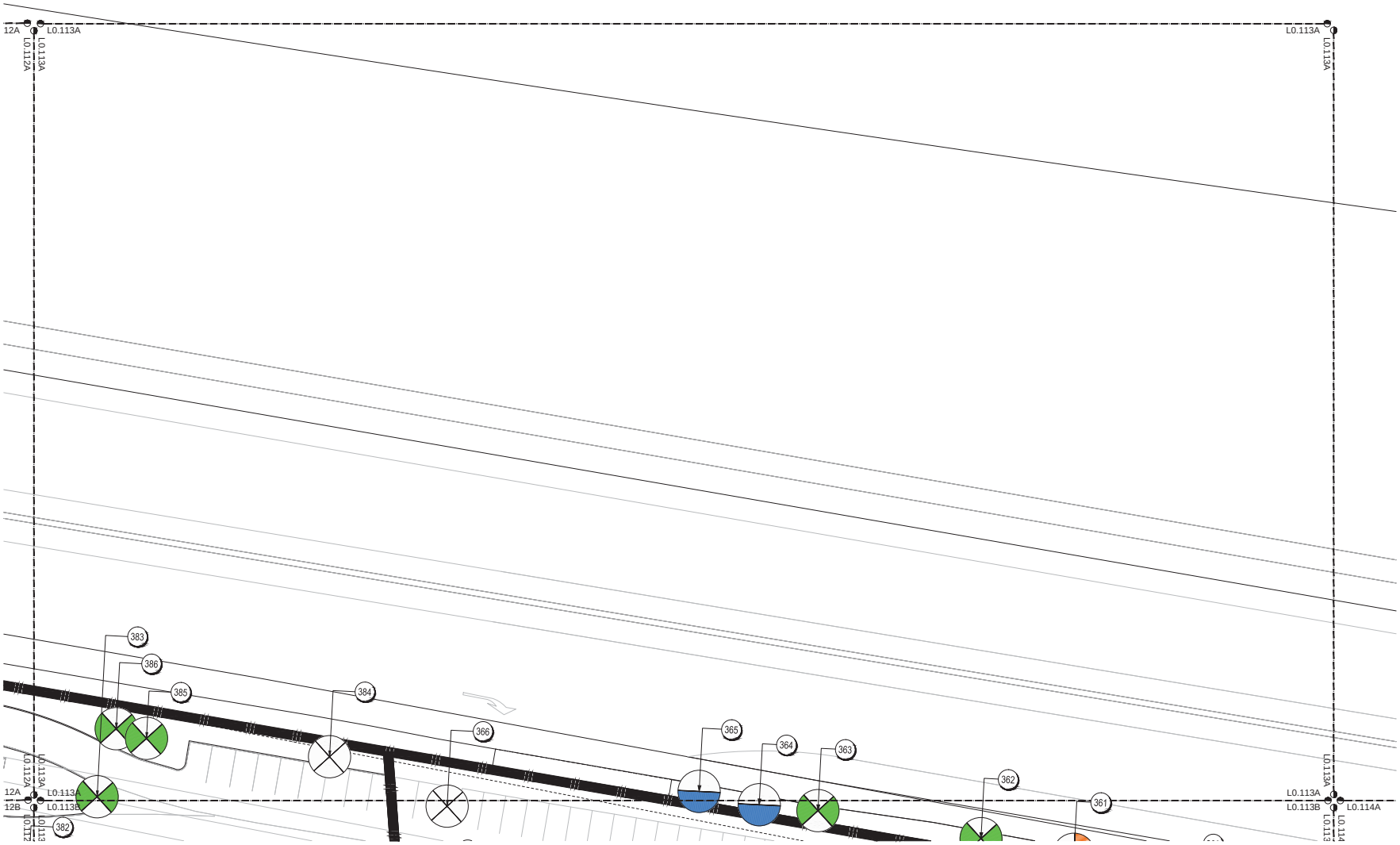

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