

Appendix C

Arborist Report



ARBOR RESOURCES

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ARBORIST REPORT

THE CROSSWINDS AT MORGAN HILL

1105 HALF ROAD

MORGAN HILL, CALIFORNIA

(APNs 728-30-001, -002, -003, -004, -006, -009)

Submitted to:

The Crosswinds at Morgan Hill, LLC
c/o Dividend Homes
385 Woodview Avenue, Suite 100
Morgan Hill, CA 95037

Prepared by:

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

February 12, 2021

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EXHIBITS

<u>EXHIBIT</u>	<u>TITLE</u>
A	TREE INVENTORY TABLE (two sheets)
B	SITE MAP (one sheet)
C	PHOTOGRAPHS (three sheets)

1.0 INTRODUCTION

The Crosswinds at Morgan Hill, LLC (owner) are planning a residential development on vacant land comprised of six parcels located along the northwest side of Half Road, between Mission View Drive and DePaul Drive, Morgan Hill (the APNs are 728-30-001, -002, -003, -004, -006, -009, and the project address is regarded as 1105 Half Road, Morgan Hill). To facilitate development, eight existing trees require removal, and I have been retained by the owner to prepare this *Arborist Report* as part of their planning submittal. Specific tasks assigned to execute are as follows:

- Review the following documents: [1] *Vesting Tentative Map* set, dated 6/8/20, prepared by RJA, and [2] a Tree Removal Permit application, not dated, prepared by the applicant.
- Visit the site on 2/3/21 to identify and photograph the 8 trees.
- Measure each tree's trunk diameter pursuant to the Morgan Hill Municipal Code. Diameters are rounded to the nearest inch, and trees listed with more than diameter one are formed by multiple trunks. Circumferences for Ordinance-size trees are provided on the table in Exhibit B (denoted as "C=" within the 10th column).
- Identify which trees are defined by the Morgan Hill Code as being of Ordinance-size,¹ as well as whether any are defined as being indigenous² to the Morgan Hill region.
- Estimate each tree's height and average canopy spread (rounded to the nearest fifth).
- Ascertain each tree's health, structural integrity and form, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Document any health, structure and/or hardscape issues.
- Assign numbers to the trees, and plot each onto the *Conceptual Tree Removal Exhibit*, dated 1/10/20, prepared for the referenced Tree Removal Permit application.
- Nail round metal tags with corresponding, engraved numbers onto each tree (do not confuse with older tags found on 7 and 8).
- Prepare this report, and submit via email as a PDF document.

¹ Section 12.32.020(G) of the Morgan Hill Code defines an Ordinance-size tree as having a single trunk with a diameter of 12.73" (40" circumference) for nonindigenous species, and 5.73" (18" circumference) for indigenous species (see footnote 2 below) measured 54" above ground or immediately below the lowest branch, whichever is lower. Commercial tree farms and nonindigenous trees in residential zones and orchards (including fruit trees) are exempt.

² Section 12.32.020(I) of the Morgan Hill Municipal Code defines indigenous trees to the Morgan Hill region as oaks (all types), California bays, madrones, sycamores and alders.

2.0 TREE COUNT AND COMPOSITION

Eight (8) trees of six various species were inventoried for this report. They are sequentially numbered and tagged as 1 thru 8, and the table below identifies their common names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
California buckeye	1	1	13%
Monterey pine	2	1	13%
Pepper tree	3	1	13%
Carolina laurel cherry	4 & 5	2	25%
Chaste tree	6	1	13%
Ponderosa pine	7 & 8	2	25%
Total		8	100%

Specific information regarding each tree is presented within the table in Exhibit A. The trees' numbers and approximate locations can be viewed on the site map in Exhibit B, and photographs are presented in Exhibit C.

Trees #1 thru 6 are situated within the property address of 1105 Half Road, Morgan Hill (APN 728-30-004). Trees #7 and 8 are located adjacent to Half Road, situated immediately northeast of the driveway leading to the 1105 property address. All are within direct conflict with the proposed development and require removal.

All are defined by the Morgan Hill Code as being nonindigenous (i.e. not native to the Morgan Hill region).

Four (4) are defined by the Morgan Hill Code as being of Ordinance-size; they include #2, 3, 7 and 8. Their trunk circumferences are as follows: 82 inches for #2, 138 inches for #3, 79 inches for #7, and 101 inches for #8.

3.0 TREE CONDITIONS

Each tree has been assigned an overall condition rating based on their health and structural condition. These ratings include good, fair, poor or dead, and descriptions and assigned trees are presented below. Regarding those of Ordinance-size, #2 and 3 are regarded as being fair condition, and #7 and 8 poor condition.

Good: Applies to none.

These trees appear relatively healthy and structurally stable; have no apparent, significant health issues or structural defects; present a good potential for contributing long-term to the site; and seemingly require only periodic or regular care and monitoring to maintain their longevity and structural integrity.

Fair: Applies to #2 and 3.

These trees appear in reasonably viable condition, although have health and/or structural issues which may or may not be reasonably addressed and properly mitigated, and frequent care is typically required for their remaining lifespan. They can potentially contribute to the site, but do require regular and more frequent care compared to those appearing in good condition.

Poor: Applies to #1, 6, 7 and 8.

These trees have significant health and/or structural issues expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery). As a general guideline, they are not suitable for incorporating into the future landscape, regardless of future site improvements.

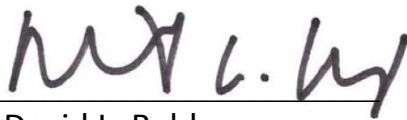
Dead: Applies to #4 and 5.

These two are small ornamental trees which have been dead for some time. They cannot recover and should be removed before the site becomes occupied.

4.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein covers only the inventoried trees, and reflects their size, condition, and areas viewed from the ground on 2/3/21.
- The documented condition and suitability ratings of dormant trees are subject to change once the trees can be observed following their seasonal regrowth of leaves.
- Observations were performed visually without probing, coring, dissecting or excavating.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- Information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Numbers shown on the site map in Exhibit B are solely intended to represent a tree's approximate trunk location and should not be construed as surveyed points.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:



David L. Babby

Registered Consulting Arborist® #399

Board-Certified Master Arborist® #WE-4001B

CA Licensed Tree Service Contractor #796763 (C61/D49)

Date: February 12, 2021



EXHIBIT A:

TREE INVENTORY TABLE

(two sheets)



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Ordinance-size Tree	Indigenous Tree
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		

1	California buckeye (<i>Aesculus californica</i>)	8, 7, 6, 5, 4	20	30	60%	20%	30%	Poor		
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Comments: Dormant. Multiple trunks represent stump sprouts and form weak attachments. Top has been reduced in past at varying heights between 6 to 9'. Grows SW away from existing structure. Asphalt surrounding base is raised and buckled.

2	Monterey pine (<i>Pinus radiata</i>)	26	45	50	40%	50%	70%	Fair	X (C=82")	
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Comments: Tree is partly surrounded by a treehouse. Large girdling root along the trunk's east side. Minor infestation of red turpentine beetles and pitch moth larvae. Large deadwood throughout. Branch dieback is abundant most likely due to pine pitch canker. Branching begins at 4.5' high. A few older, large limbs/branches were cut from the lower trunk.

3	Pepper tree (<i>Schinus molle</i>)	44	40	45	60%	30%	40%	Fair	X (C=138")	
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Comments: Structure is formed by three codominant leaders emerging at 10' high. Large deadwood throughout, and has a 17" tall by 6" wide by 2+' deep hollow along the trunk's east side at 4'. Has excessive limb weight and some dieback along canopy's top.

4	Carolina laurel cherry (<i>Prunus caroliniana</i>)	6	20	-	0%	0%	0%	Dead		
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Comments: Dead.

5	Carolina laurel cherry (<i>Prunus caroliniana</i>)	7	20	-	0%	0%	0%	Dead		
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Comments: Dead.



TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE			CONDITION				Ordinance-size Tree	Indigenous Tree
		Trunk Diameter (in.)	Height (ft.)	Canopy Spread (ft.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		

6	Chaste tree (<i>Vitex agnus-castus</i>)	10, 10, 7	30	40	60%	30%	30%	Poor		
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Comments: Dormant. Low crown, and the 7" trunk grows horizontal within a few feet above ground. Irregular, asymmetrical and broad form. Bark is missing along the lower sections of all three trunks, some with decay. Grows with a pronounced lean away from the existing home. Ivy grows within the canopy's NE portion.

7	Ponderosa pine (<i>Pinus ponderosa</i>)	25	50	30	40%	30%	40%	Poor	X (C=79")	
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Comments: Asymmetrical, mostly one-sided canopy away from #8. History of limb failure. Has a very thin, sparse canopy with deadwood and dieback. There is a dead, decaying stump at base (of prior tree). Has an old tag #125.

8	Ponderosa pine (<i>Pinus ponderosa</i>)	32	60	35	50%	70%	40%	Poor	X (C=101")	
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Comments: Asymmetrical, mostly one-sided canopy away from #7, and its dominant limb structure extends towards SE. Large deadwood and excessive branch weight. Has three competing, multiple tops. Has an old tag #124.

EXHIBIT B:

SITE MAP

(one sheet)

W:\Jobs\1820232\Depaul_Cochrane\Drawings\Prelim\Applications\2020 Tentative Map1 - Tree Removal Exhibit.dwg



PROPERTY INFORMATION:

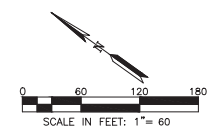
APPLICANT/OWNER: THE CROSSWINDS AT MORGAN HILL, 385 WOODVIEW AVENUE, SUITE 100, MORGAN HILL, CA 95037
 SUBJECT ASSESSOR PARCEL NUMBERS: 728-30-001, -002, -003, -004, -006, -009

NOTES:

1. THIS EXHIBIT WAS PREPARED BY RJA, IS CONCEPTUAL IN NATURE, AND REPRESENTS GENERAL OBSERVATIONS DURING MULTIPLE SITE VISITS. INFORMATION SHOWN HEREON SHOULD BE CONFIRMED BY A CERTIFIED PROFESSIONAL ARBORIST OR OTHER QUALIFIED PROFESSIONAL.
2. A LICENSED ARBORIST SHALL PROVIDE CITY OF MORGAN HILL WITH THE FOLLOWING INFORMATION:
 - METHOD FOR MARKING THE PROPOSED TREE TO BE REMOVED.
 - DESCRIPTION OF METHOD TO REMOVE THE PROPOSED TREE.
 - GENERAL HEALTH OF PROPOSED TREES TO BE REMOVED.
3. TREE REPLACEMENT OF SIGNIFICANT TREES (ORDINANCE SIZE TREES) SHALL BE REPLACED AT A RATIO OF 2:1 PER CITY OF MORGAN HILL RESIDENTIAL DEVELOPMENT DESIGN AND DEVELOPMENT STANDARDS.
4. THIS EXHIBIT IS A COMPANION TO THE CROSSWINDS VESTING TENTATIVE MAP.
5. PER MORGAN HILL MUNICIPAL CODE CHAPTER 12.32, THREE (3) ORDINANCE SIZED TREES ARE PROPOSED TO BE REMOVED ON-SITE. THE BALANCE OF ON-SITE TREES ARE EXEMPT FROM THE TREE REMOVAL ORDINANCE (BEING ORCHARD TREES, BOXED NURSERY TREES, AND/OR NON-INDIGENOUS TREES).
6. AERIAL IMAGE PREPARED BY TETRATECH ON DECEMBER 23, 2019.

NOTES

- #1: California buckeye (8, 7, 6, 5, 4")
- #2: Monterey pine (26"), Ordinance-size
- #3: Pepper tree (44"), Ordinance-size
- #4 & 5: Carolina cherry trees (6 & 7", respectively)
- #6: Chaste tree (10, 10, 7")
- #7: Ponderosa pine (25"), Ordinance-size
- #8: Ponderosa pine (32"), Ordinance-size



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DIVIDEND
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 MORGAN HILL, CA 95037

CONCEPTUAL TREE REMOVAL EXHIBIT
THE CROSSWINDS
 MORGAN HILL, CALIFORNIA

DATE: 1/13/2020
 SHEET REVISIONS

NO.	DATE	DESCRIPTION
1	1/13/2020	PROGRESS SET DATE

EXHIBIT C:
PHOTOGRAPHS
(three sheets)

Photo Index

Page C-1: Trees #1 and 2

Page C-2: Trees #3 thru 6

Page C-3: Trees #7 and 8

