

Certified Arborist's Tree Inventory & Pre-Construction Report –

Tree Inventory Data: August 19, 2023
Report - original: September 20, 2023
Report - revamped: January 24, 2024 ... & April 29, 2024 ... & July 24, 2024... & Oct. 21, 2024
... & Oct 24, 2024... & Oct. 25, 2024

N.B.: teal highlighting is used to spotlight my October changes; yellow highlight for 7/24 changes.

Prepared for:

Josh Vrotsos
Dividend Homes

APNs

161-05-003, 161-05-004, 161-05-005,
161-05-006, 161-05-007

Site:

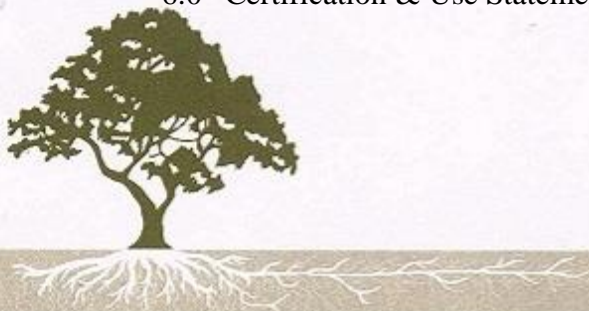
Dividend Homes
317 Moorpark Way
Mountain View, CA 94043

Prepared by:

Ray Morneau

ISA Certified Arborist #WE-0132A
ISA Tree Risk Assessment Certified

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1.0 Assignment & Introduction

I have been retained by Dividend Homes to provide the pre-construction tree inventory and Arborist's Report for contiguous properties in Mountain View, including APNs 161-05-006, 161-05-007, 161-05-003, 161-05-004, 161-05-005,...

I have reviewed the BKF/Dahlin plan set ("EXISTING CONDITIONS & TREE REMOVAL" and include Sheet C-1.0 "Existing Conditions & Tree Removals" (dated 04/09/2024) (received 4/29) which I have pasted into this report as my tree locations map.

I have continued to review the project email thread(s), often containing updated drawing(s), and chime in where appropriate ... and reviews go on.

As needed, as plans continue to develop, I can incorporate plan updates here as an addendum to my report – or, if there are major changes, I can revise my report to reflect the plan.

2.0 Discussion with leading summary

2.1 Summary

Summary:

Sixty-three (63) trees are associated with this property as site trees and street trees.

The footprint of the new homes for this site (and the associated required construction design details [driveways, drainage, utilities, and such] fill in the entire land area. But the owners and design team have applied exceptional effort to save trees, aye, even transplant (relocate on site) ... Now nine (9) of the existing trees can be retained. [See chart below in next section. To offset the losses, the Project Landscape Architect is providing his planting plan, as usual.

2.2 Information: Tree Frequency Charts/Tables, Definitions, Neighbors' Trees

My summary tables and charts are included below. This report follows the "Landscape Guidelines" published by the City of Mountain View.

Tree Frequency Charts / Tables

Overall Condition Chart		
Percentage Range	Text Description	Quantity
0%	DEAD	1
1% to 25%	Very Poor	1
26% to 49%	Poor	28
50 % to 70%	Fair	21
71% to 90%	Good	12
91% to 100%	Excellent	0
		63

Overall Tree Frequency Chart (63)	
Heritage-size Trees (HT) =	33
Municipal Street Trees (ST) =	12
Both HT as well as ST =	7
Neither HT nor ST =	25



Keep &/or Relo (Relocate, Transplant, Move) Summary

Heritage-size tree	Municipal Street tree	T #	Genus species /Name, Common	DSH (inches)	Av. Crown Radius	Keep?	Comments
HT		1	<i>Sequoia sempervirens</i> / Redwood, Coastal	65.8"	26'	Keep	Three ~28" trunks from ground level, 15' to property corner.
	St Tr	2	<i>Olea europaea</i> / Olive	7.1", 8.0"	16'	Keep	Street tree, 36' to property corner.
HT		8	<i>Quercus agrifolia</i> / Oak, Coast Live	12.1"	13'	Move	8' to property line fence.
HT		9	<i>Sequoia sempervirens</i> / Redwood, Coastal	8.2"	7'	Move	8' to property line fence.
HT		10	<i>Sequoia sempervirens</i> / Redwood, Coastal	6.9"	8'	Move	8' to property line fence.
HT	St Tr	12	<i>Quercus agrifolia</i> / Oak, Coast Live	17.0"	15'	Keep	2' to EP (Edge of Pavement) Moorpark; 4' to JP (joint pole); in dense thicket.
HT	St Tr	28	<i>Quercus agrifolia</i> / Oak, Coast Live	14.3"	25'	Keep	Street tree under power lines; 4' to property line fence (309); 2' to EP.
HT	St Tr	29	<i>Quercus agrifolia</i> / Oak, Coast Live	14.7"	22'	Keep	Street tree overhangs sidewalk; 3' to property line fence (309).
	St Tr	35	<i>Pistacia chinensis</i> / Pistache, Chinese	14.2"	15'	Keep	Street tree ... 11' BOC in planter area with juniper shrubs.

Definitions: ST (Street Tree) and HT (Heritage Tree)

ST = [appears to be] "Planted in public right of way (ROW)"

HT = any tree ≥48" circumference (15.27" diameter) ...

... measured at 56" above grade (or just below the first branch)

and any Quercus, Sequoia, Cedrus ≥12" circumference (3.8" diameter).

Trees on adjacent neighbors' properties

No neighbors' trees are included in this inventory report tables or discussion since there are none large enough and/or close enough that they will be significantly impacted by normal construction work on this parcel.

Nevertheless clearance pruning ("raising") may be required and shall be performed to ANSI A-300 Standards by ISA Certified Arborists &/or Tree Workers.

Mere "de minimis" tree/shrub stress can be expected.



Text box per Planning Department's request for revision in this report to "evaluate the impact of undergrounding t..."

The Utility Cabinets have been relocated outside of Tree #35's canopy and root zone. Proposed underground utilities have been relocated 8' from tree #35's center. All work within 10' of existing trees will require the contractor to follow the tree preservation guidelines and tree roots will be protected where possible from sidewalk or utility excavation damage.



Sort by Frequency		
<i>Quercus agrifolia</i>	12	Oak, Coast Live
<i>Prunus armeniaca</i>	6	Apricot
<i>Cedrus deodara</i>	6	Cedar, Deodar
<i>Sequoia sempervirens</i>	4	Redwood, Coastal
<i>Citrus limon</i>	3	Lemon
<i>Citrus sinensis</i>	3	Orange
<i>Schinus molle</i>	3	Pepper, California
<i>Photinia serrulata</i>	3	Photinia, Chinese
<i>Ligustrum lucidum</i>	3	Privet, Glossy
<i>Prunus domestica 'French petit'</i>	2	Plum, French
<i>Arbutus 'Marina'</i>	2	Strawberry Tree
<i>Acacia melanoxylon</i>	1	Acacia, Blackwood
<i>Prunus amygdalus</i>	1	Almond
<i>Fraxinus velutina 'Modesto'</i>	1	Ash, Modesto.
<i>Persea americana</i>	1	Avocado
<i>Umbellularia californica</i>	1	California Bay
<i>Camellia japonica</i>	1	Camellia shrub
<i>Prunus persica nucipersica</i>	1	Nectarine
<i>Quercus ilex</i>	1	Oak, Holly
<i>Olea europaea</i>	1	Olive
<i>Citrus reticulata</i>	1	Orange, Mandarin
<i>Phoenix canariensis</i>	1	Palm, Date, Canary Island
<i>Diospyros kaki</i>	1	Persimmon, Kaki
<i>Pinus halepensis</i>	1	Pine, Aleppo
<i>Pistacia chinensis</i>	1	Pistache, Chinese
<i>Prunus communis</i>	1	Plum
<i>Prunus cerasifera</i>	1	Plum, Purpleleaf
	63	



Sort by Common Name		
<i>Acacia melanoxylon</i>	1	Acacia, Blackwood
<i>Prunus amygdalus</i>	1	Almond
<i>Prunus armeniaca</i>	6	Apricot
<i>Fraxinus velutina 'Modesto'</i>	1	Ash, Modesto.
<i>Persea americana</i>	1	Avocado
<i>Umbellularia californica</i>	1	California Bay
<i>Camellia japonica</i>	1	Camellia shrub
<i>Cedrus deodara</i>	6	Cedar, Deodar
<i>Citrus limon</i>	3	Lemon
<i>Prunus persica nucipersica</i>	1	Nectarine
<i>Quercus agrifolia</i>	12	Oak, Coast Live
<i>Quercus ilex</i>	1	Oak, Holly
<i>Olea europaea</i>	1	Olive
<i>Citrus sinensis</i>	3	Orange
<i>Citrus reticulata</i>	1	Orange, Mandarin
<i>Phoenix canariensis</i>	1	Palm, Date, Canary Island
<i>Schinus molle</i>	3	Pepper, California
<i>Diospyros kaki</i>	1	Persimmon, Kaki
<i>Photinia serrulata</i>	3	Photinia, Chinese
<i>Pinus halepensis</i>	1	Pine, Aleppo
<i>Pistacia chinensis</i>	1	Pistache, Chinese
<i>Prunus communis</i>	1	Plum
<i>Prunus domestica 'French petit'</i>	2	Plum, French
<i>Prunus cerasifera</i>	1	Plum, Purpleleaf
<i>Ligustrum lucidum</i>	3	Privet, Glossy
<i>Sequoia sempervirens</i>	4	Redwood, Coastal
<i>Arbutus 'Marina'</i>	2	Strawberry Tree
	63	



Sort by Botanical Name		
<i>Acacia melanoxylon</i>	1	Acacia, Blackwood
<i>Arbutus 'Marina'</i>	2	Strawberry Tree
<i>Camellia japonica</i>	1	Camellia shrub
<i>Cedrus deodara</i>	6	Cedar, Deodar
<i>Citrus limon</i>	3	Lemon
<i>Citrus reticulata</i>	1	Orange, Mandarin
<i>Citrus sinensis</i>	3	Orange
<i>Diospyros kaki</i>	1	Persimmon, Kaki
<i>Fraxinus velutina 'Modesto'</i>	1	Ash, Modesto
<i>Ligustrum lucidum</i>	3	Privet, Glossy
<i>Olea europaea</i>	1	Olive
<i>Persea americana</i>	1	Avocado
<i>Phoenix canariensis</i>	1	Palm, Date, Canary Island
<i>Photinia serrulata</i>	3	Photinia, Chinese
<i>Pinus halepensis</i>	1	Pine, Aleppo
<i>Pistacia chinensis</i>	1	Pistache, Chinese
<i>Prunus amygdalus</i>	1	Almond
<i>Prunus armeniaca</i>	6	Apricot
<i>Prunus cerasifera</i>	1	Plum, Purpleleaf
<i>Prunus communis</i>	1	Plum
<i>Prunus domestica 'French petit'</i>	2	Plum, French
<i>Prunus persica nucipersica</i>	1	Nectarine
<i>Quercus agrifolia</i>	12	Oak, Coast Live
<i>Quercus ilex</i>	1	Oak, Holly
<i>Schinus molle</i>	3	Pepper, California
<i>Sequoia sempervirens</i>	4	Redwood, Coastal
<i>Umbellularia californica</i>	1	California Bay
	63	

2.3 Discussion

As project plans are always a work-in-progress, we address tree protection/preservation as specific as up to this point in time. It is good to keep the project arborist involved, so thoughtful decisions can be made about tree preservation requisites as on one hand trees are assets. But, on another, some often need to be removed, like the trees here, because of issues like structure, location, and/or longevity problems – or per conflicts with project or City objectives.

I have had good success on similar projects on Bay Area sites working with Josh Vrotsos’s project team (Dividend+BKF+Dahlin+Arnone) – I look forward to success working on this one, too. We discussed by email that saving trees requires saving roots ... whether retaining them in place on a site or transplanting/relocating them.

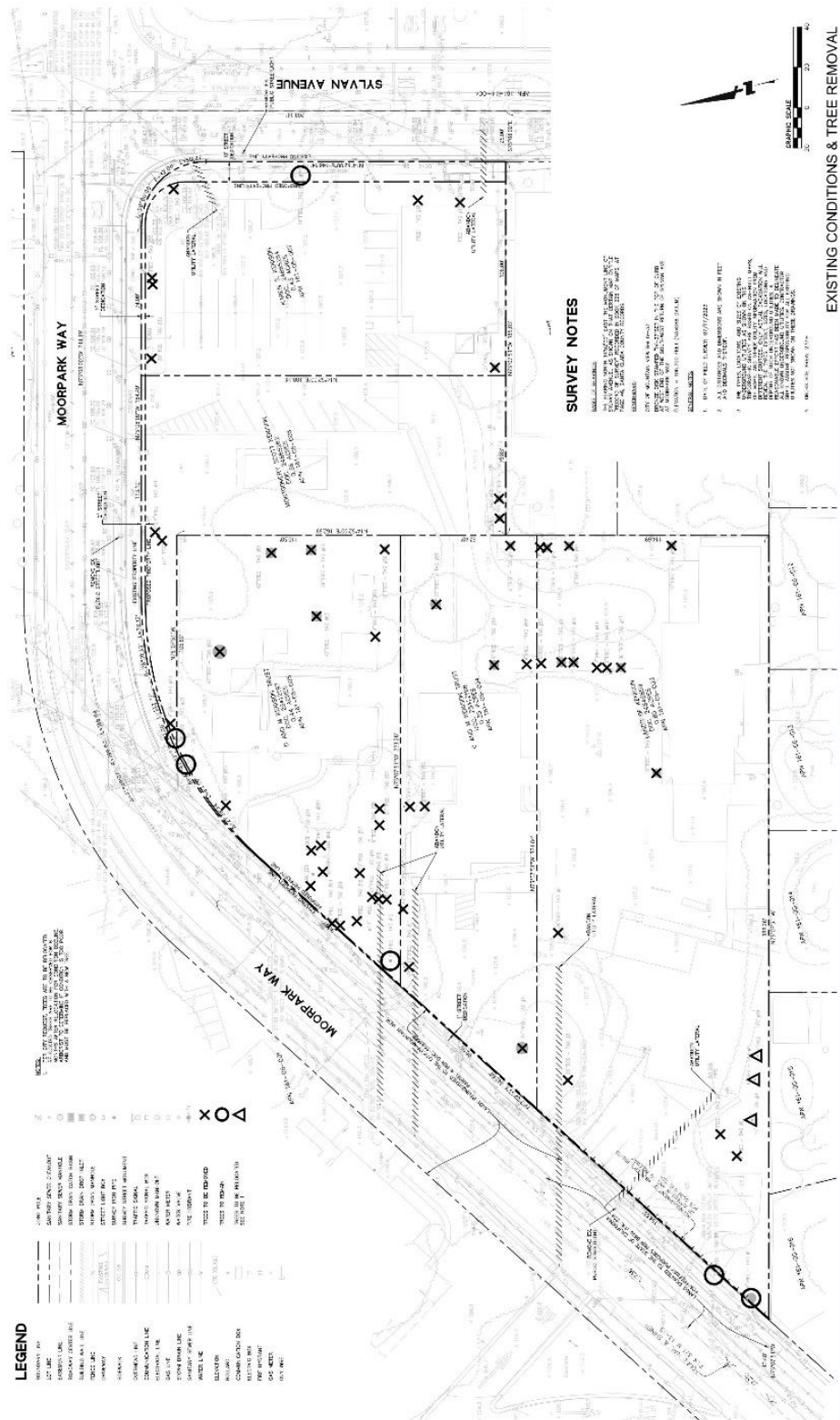
I envision helping make logical decisions about this site’s trees as the project progresses. Nevertheless, I am merely an arborist – I am neither trained nor qualified like the schooled engineers and architects on the team to decide infrastructure issues ... the how/why/where of footings, utilities, hardscape, and/or landscaping.



3.0 Tree Locations Maps, Tree Data, & Data Legend

3.1 Tree Locations Map using the BKF-Dahlin Sheet C-1.0 "EXISTING CONDITIONS & TREE REMOVAL: ...RECEIVED 7/24/2024 8:30pm

[I am confident the best (most well-focused) copy will be included in the submittal set by the engineers-architects-owner].



EXISTING CONDITIONS & TREE REMOVAL
 JOB NO. 297-5900
 DATE 04/26/2024
 C1.0



MILLER STARR
 REGALIA
 Michael Aronson Associates
 LANDSCAPE ARCHITECTURE



317 MOORPARK WAY- MOUNTAIN VIEW, CA
 MOORPARK SYLVAN INVESTORS LLC.



3.2 Tree Data:

Ray Morneau, Arborist (ISA Certified Arborist #WE-0132A) 650.964.7664 TREE INVENTORY: 317+ Moorpark Way, Mountain View, California. ... a Dividend Homes project. Data date: August 19, 2023													
Heritage-size tree	Municipal Street tree	T #	Genus species /Name, Common	DSH (inches)	Av. Crown Radius	Height	Vigor	Form	Overall Condition	Species' Tolerance	Age / Longevity	Keep?	Comments
HT		1	<i>Sequoia sempervirens</i> / Redwood, Coastal	65.8"	26'	90'	60%	66%	63% Fair	Mod.	Mature	Keep	Three ~28" trunks from ground level, 15' to property corner ... large basal burl and root flare suckergrowth in all directions (and into chain link fence).
	St Tr	2	<i>Olea europaea</i> / Olive	7.1", 8.0"	16'	30'	50%	35%	47% Poor	Good	Over-mature	Keep	Street tree, 36' to property corner; 2 trunks from ground level against chain link fence; joint pole at 7'; at edge of pavement; line clearance pruned.
HT		3	<i>Sequoia sempervirens</i> / Redwood, Coastal	13.1", 18.9", 19.5", 25.3"	33'	90'	45%	60%	57% Fair	Mod.	Mature	Remove	Multiple trunks on ~60" base with extensive basal suckergrowth; surface roots already disrupting parking lot asphalt.
HT		4	<i>Pinus halepensis</i> / Pine, Aleppo	67.3" @ 0'	45'	75'	40%	20%	30% Poor	Poor	Over-mature	Remove	On base of 30" + 43" trunks from ground level; extensive foliage branch endweights; major needle yellowing; much lifting of parking lot asphalt by surface roots.
HT		5	<i>Phoenix canariensis</i> / Palm, Date, Canary Island	34.3"	17'	38'	66%	75%	71% Good	Good	Mature	Remove	18' CBT (clear brown trunk).
		6	<i>Arbutus 'Marina'</i> / Strawberry Tree	5.7"	18'	22'	60%	40%	50% Fair	Poor	Young	Remove	trunk leans 20°.
		7	<i>Arbutus 'Marina'</i> / Strawberry Tree	8.9"	22'	25'	70%	55%	62% Fair	Poor	Young	Remove	14' to parking lot asphalt.
HT		8	<i>Quercus agrifolia</i> / Oak, Coast Live	12.1"	13'	28'	70%	80%	75% Good	Mod.	Semi-mature	Move	8' to property line fence.
HT		9	<i>Sequoia sempervirens</i> / Redwood, Coastal	8.2"	7'	15'	75%	90%	77% Good	Mod.	Young	Move	8' to property line fence.
HT		10	<i>Sequoia sempervirens</i> / Redwood, Coastal	6.9"	8'	18'	75%	90%	77% Good	Mod.	Young	Move	8' to property line fence.
HT		11	<i>Quercus agrifolia</i> / Oak, Coast Live	18.5"	18'	40'	66%	85%	75% Good	Mod.	Mature	Remove	12' to EP (Edge of Pavement) Moorpark; crowded into dense, overgrown thicket between 317 & 309 with ivy.



HT	St Tr	12	<i>Quercus agrifolia</i> / Oak, Coast Live	17.0"	15'	40'	66%	85%	75% Good	Mod.	Mature	Keep	2' to EP (Edge of Pavement) Moorpark; 4' to JP (joint pole); crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT		13	<i>Cedrus deodara</i> / Cedar, Deodar	26.1"	20'	65'	55%	15%	30% Poor	Poor	Over-mature	Remove	#13-#18 all crowded to share a common root plate of about 10' diameter with touching trunks. Crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT		14	<i>Cedrus deodara</i> / Cedar, Deodar	12.8"	17'	68'	55%	15%	30% Poor	Poor	Over-mature	Remove	#13-#18 all crowded to share a common root plate of about 10' diameter with touching trunks. Crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT		15	<i>Cedrus deodara</i> / Cedar, Deodar	27.4"	18'	75'	55%	15%	30% Poor	Poor	Over-mature	Remove	#13-#18 all crowded to share a common root plate of about 10' diameter with touching trunks. Crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT		16	<i>Cedrus deodara</i> / Cedar, Deodar	22.8"	19'	65'	55%	15%	30% Poor	Poor	Over-mature	Remove	#13-#18 all crowded to share a common root plate of about 10' diameter with touching trunks. Crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT		17	<i>Cedrus deodara</i> / Cedar, Deodar	15.1"	17'	53'	55%	15%	30% Poor	Poor	Over-mature	Remove	#13-#18 all crowded to share a common root plate of about 10' diameter with touching trunks. Crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT		18	<i>Cedrus deodara</i> / Cedar, Deodar	8.8"	12'	50'	55%	15%	30% Poor	Poor	Over-mature	Remove	#13-#18 all crowded to share a common root plate of about 10' diameter with touching trunks. Crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT	St Tr	19	<i>Quercus agrifolia</i> / Oak, Coast Live	6.6"	7'	23'	40%	30%	35% Poor	Poor	Over-mature	Remove	~4' to EP, leans over Moorpark Way; only ~3' between #19 & #20; crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT	St Tr	20	<i>Quercus agrifolia</i> / Oak, Coast Live	5.0"	9'	28'	40%	30%	35% Poor	Poor	Over-mature	Remove	~4' to EP, leans over Moorpark Way; only ~3' between #19 & #20; crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT		21	<i>Quercus agrifolia</i> / Oak, Coast Live	13.7"	18'	40'	60%	55%	57% Fair	Mod.	Mature	Remove	Crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT		22	<i>Quercus agrifolia</i> / Oak, Coast Live	7.5"	20'	40'	55%	50%	52% Fair	Mod.	Mature	Remove	Crowded into dense, overgrown thicket between 317 & 309 with ivy.



HT		23	<i>Quercus agrifolia</i> / Oak, Coast Live	12.2"	20'	38'	60%	55%	57% Fair	Mod.	Mature	Remove	Crowded into dense, overgrown thicket between 317 & 309 with ivy.
HT		24	<i>Quercus agrifolia</i> / Oak, Coast Live	5.3"	18'	33'	55%	50%	52% Fair	Mod.	Mature	Remove	Crowded into dense, overgrown thicket between 317 & 309 with ivy.
		25	<i>Prunus communis</i> / Plum	multi	15'	18'	0%	0%	00% DEAD	N/A	N/A	Remove	Very DEAD, on 22" base; ~8 stems ~5" diameters. Crowded into dense, overgrown thicket in "front yard" of 309 with ivy.
		26	<i>Ligustrum lucidum</i> / Privet, Glossy	4.4"	8'	17'	40%	10%	25% V.Pr.	Poor	Over-mature	Remove	At edge of "front yard" of 309; crowded, lop-sided in heavy ivy.
		27	<i>Ligustrum lucidum</i> / Privet, Glossy	27.3" @ 0'	20'	38'	55%	5%	30% Poor	Poor	Over-mature	Remove	Three 10" trunks with substantial foliage branch endweights at edge of "front yard" of 309 with ivy.
HT	St Tr	28	<i>Quercus agrifolia</i> / Oak, Coast Live	14.3"	25'	40'	66%	75%	70% Good	Mod.	Mature	Keep	Street tree under power lines; 4' to property line fence (309); 2' to EP; ~10; to existing culvert.
HT	St Tr	29	<i>Quercus agrifolia</i> / Oak, Coast Live	14.7"	22'	35'	66%	75%	70% Good	Mod.	Mature	Keep	Street tree overhangs sidewalk; 3' to property line fence (309).
HT	St Tr	30	<i>Quercus ilex</i> / Oak, Holly	8.1"	18'	30'	55%	55%	55% Fair	Mod.	Mature	Remove	Street tree 6" to sidewalk; root flare against #29; lanky; trunk=20° lean over sidewalk.
	St Tr	31	<i>Prunus amygdalus</i> / Almond	12.5" @ 2'	17'	18'	50%	30%	40% Poor	Poor	Over-mature	Remove	Street tree; 10' to property line fence; 15' to existing street light; 17' BOC; weak v-crotch at 3'.
HT	St Tr	32	<i>Prunus ameniaca</i> / Apricot	28.8" @ 1'	15'	20'	50%	20%	35% Poor	Mod.	Over-mature	Remove	Street tree 5' to sidewalk; 11' BOC.
	St Tr	33	<i>Prunus cerasifera</i> / Plum, Purpleleaf	9.0"	12'	19'	60%	40%	50% Poor	Mod.	Over-mature	Remove	Street tree 5' to sidewalk; 11' BOC.
	St Tr	34	<i>Photinia serrulata</i> / Photinia, Chinese	multi	28'	33'	45%	10%	27% Poor	Poor	Over-mature	Remove	Street tree ... typical wreck from history of severe pruning; 15' BOC.
	St Tr	35	<i>Pistacia chinensis</i> / Pistache, Chinese	14.2"	15'	28'	58%	60%	59% Fair	Mod.	Mature	Keep	Street tree ... 11' BOC in planter area with juniper shrubs.
		36	<i>Photinia serrulata</i> / Photinia, Chinese	multi	10'	10'	60%	10%	35% Poor	Poor	Over-mature	Remove	... maintained with hedge shears against end of old 7-11 building.



		37	<i>Photinia serrulata</i> / Photinia, Chinese	multi	10'	10'	60%	10%	35% Poor	Poor	Over-mature	Remove	... maintained with hedge shears against end of old 7-11 building.
H		38	<i>Acacia melanoxylon</i> / Acacia, Blackwood	26.8"	33'	58'	65%	55%	60% Fair	Poor	Mature	Remove	... at back of old 7-11 building; 1' to property line fence; substantial v-crotches and foliage branch endweights.
		39	<i>Prunus armeniaca</i> / Apricot	8.1" @ 1'	9'	16'	50%	30%	40% Poor	Mod.	Over-mature	Remove	2' to property line fence; dieback / diseased.
		40	<i>Prunus armeniaca</i> / Apricot	7.0" @ 1'	7'	12'	50%	40%	45% Poor	Mod.	Over-mature	Remove	2' to property line fence; dieback / diseased.
		41	<i>Prunus domestica</i> 'French petit' / Plum, French	5.5" @ 1'	7'	12'	60%	25%	45% Poor	Mod.	Over-mature	Remove	4' to back fence of 317; branch breakage due to loading with ripe plums.
		42	<i>Prunus domestica</i> 'French petit' / Plum, French	3.4" @ 1'	6'	9'	50%	25%	40% Poor	Mod.	Over-mature	Remove	4' to back fence of 317; branch breakage due to loading with ripe plums.
		43	<i>Prunus armeniaca</i> / Apricot	7.3" @ 1'	7'	12'	60%	45%	52% Fair	Mod.	Mature	Remove	4' to back fence of 317; moderate disease dieback.
		44	<i>Prunus armeniaca</i> / Apricot	7.8" @ 1'	8'	12'	60%	55%	57% Fair	Mod.	Mature	Remove	4' to back fence of 317; minor disease dieback.
		45	<i>Prunus persica nucipersica</i> / Nectarine	10.7" @ 1'	7'	14'	65%	50%	57% Fair	Mod.	Mature	Remove	4' to back fence of 317; weak embedded bark crotch at 1'.
		46	<i>Citrus sinensis</i> / Orange	7.6" @ 1'	10'	16'	70%	80%	75% Good	Mod.	Mature	Remove	7' to old workshop wall; loaded with great oranges!
H		47	<i>Umbellularia californica</i> / California Bay	28.8" @ 1'	22'	38'	85%	70%	77% Good	Poor	Mature	Remove	at 25' from old workshop wall; multiple v-crotches at 1'-2'.
		48	<i>Citrus limon</i> / Lemon	3.2" @ 1'	4'	7'	25%	30%	27% Poor	Mod.	Over-mature	Remove	... in a little citrus row; chlorotic leaves.
		49	<i>Citrus limon</i> / Lemon	3.5" @ 6"	4'	10'	30%	40%	35% Poor	Mod.	Over-mature	Remove	... in a little citrus row; very chlorotic leaves.
		50	<i>Citrus sinensis</i> / Orange	6.1" @ 6"	5'	11'	40%	50%	45% Poor	Mod.	Mature	Remove	... in a little citrus row; minor chlorosis.



		51	<i>Citrus sinensis</i> / Orange	8.1" @ 0"	6'	12'	66%	55%	60% Fair	Mod.	Mature	Remove	... in a little citrus row; very green.
		52	<i>Citrus reticulata</i> / Orange, Mandarin	4.9" @ 6"	6'	8'	60%	55%	57% Fair	Mod.	Mature	Remove	... in a little citrus row.
		53	<i>Citrus limon</i> / Lemon	4.3" @ 6"	5'	5'	55%	55%	55% Fair	Mod.	Mature	Remove	... in a little citrus row.
		54	<i>Prunus armeniaca</i> / Apricot	8.6" @ 2'	12'	20'	55%	50%	52% Fair	Mod.	Mature	Remove	... in the citrus row.
HT		55	<i>Persea americana</i> / Avocado	27.4" @ 1'	18'	37'	70%	88%	74% Good	Mod.	Mature	Remove	Two trunks from groundlevel, 12" & 15"; between two existing out-buildings.
		56	<i>Camellia japonica</i> / Camellia shrub	7.6" @ 6"	9'	10'	60%	40%	50% Fair	Mod.	Over-mature	Remove	Crowded into corner of existing building; history of severe pruning-hedging.
		57	<i>Ligustrum lucidum</i> / Privet, Glossy	10.6" @ 1'	9'	20'	66%	25%	45% Poor	Poor	Over-mature	Remove	Existing fence at 1'; corner of existing building at 8'.
		58	<i>Diospyros kaki</i> / Persimmon, Kaki	8.5"	18'	20'	55%	40%	47% Poor	Mod.	Mature	Remove	25' to property line fence; foliage branch endweights and weak (v-shaped) crotches.
HT		59	<i>Quercus agrifolia</i> / Oak, Coast Live	19.3"	22'	40'	70%	85%	77% Good	Mod.	Mature	Remove	Moderate foliage branch endweights; moderate scattered deadwood.
HT		60	<i>Schinus molle</i> / Pepper, California	38.8" @ 6"	25'	47'	55%	35%	45% Poor	Poor	over-mature	Remove	Branches at 2' into three 20" trunks; substantial foliage branch endweights; notable deadwood scattered throughout foliage crown.
HT		62	<i>Schinus molle</i> / Pepper, California	46.5" @ 1'	23'	45'	60%	60%	60% Fair	Poor	Mature	Remove	Branches at 2' into three 20" trunks; substantial foliage branch endweights; moderate deadwood scattered throughout foliage crown.
HT		63	<i>Fraxinus velutina</i> 'Modesto' / Ash, Modesto	39.9"	28'	75'	70%	55%	60% Fair	Poor	Mature	Remove	Typical huge Modesto ash; major weak, v-shaped, branch attachments from near ground level (6'-10') on up through foliage crown.



Project-specific Note: 317 Moorpark Way, MV

April 29 2024 & July 24, 2024 & October 21, 2024

A. The tree protection discussion and guidelines for this report are minimized – only needed for trees #1, #2, #8, #9, #10, #12, #28, #29, and #35.

B. In the event that changes are made to try to preserve more trees, then the six points below can be considered your absolute minimum required drills:

1. After Planning approves the plan set but before construction commences, a site meeting shall be arranged with the Owner/Dividend, the General Contractor, the Project Arborist, and the Tree Moving Contractor/Arborist to be certain all tree preservation protective measures to be needed are on-track to be implemented.
2. That initial site meeting shall be the first in the series of monthly city-required site inspections with a documentation by the Project Arborist as an “After Visit Summary (AVS) Report”.
3. Install tree protective fencing (TPF) to enclose as much of these trees’ root zones as possible ... rolled 6-foot chain link on 8-foot driven galvanized posts no closer than 10’ away from the outer edge of the root flare bark.
4. Apply a root zone buffer of a minimum 4-6” layer of arborist chipper chips from the root flare out to the TPF.
5. Install additional root zone protection for any time traffic occurs over root zones – like another 6-inch-thick layer of arborist chipper chips, supplemented by plywood sheets or steel trench plates (depending on type of traffic).
6. Provide supplemental water to the redwood root zones and notify any other tree owners that it is advisable for them to provide ongoing supplemental water – a monthly deep soaking when there has been no significant rainfall during any prior 30-day period.
7. In case plans change (design and/or work methods) and enhanced tree protection is needed for adjacent trees (neighbors’ pines and/or other municipal street trees).
8. The sound wall installation in the vicinity of tree #12 (a 17” diameter oak) raises crucial concerns as to impacts ... and our team’s foresight to have already discussed this with the Wall Manufacturer is exceptionally commendable. The adjustments discussed as to column spacing shall be applied.
9. Impacts to trees’ root zones is so critical that any/all work above and/or down in existing root zones of trees to be preserved requires caution involving no less than respectful caution considering extra root zone protections and/or hand digging.
10. Notify any new owners that their tree(s) would have better long-term health/vigor [including looking better and shedding fewer branches] if irrigated and properly pruned.



4.0 Tree Preservation Guidelines: Pre-Construction Maintenance notes

- 4.1 Supplemental watering should be provided. A rule of thumb for construction site stressed trees is 10-20 gallons per trunk diameter inch per month, particularly critical during hot weather. This is modified by the Project Arborist on site with root zone inspections and monitoring as water demands will obviously be lower during cool, damp weather. Inspection should find soil between 3" and 18" below grade moist enough for roots to thrive.
- 4.2 No pruning is absolutely needed at this time, unless project design cannot avoid clearance issues. Nevertheless, deadwood removal and endweight reduction is commonly performed to improve existing site trees. And usually project trees benefit from "Crown Cleaning" for deadwood removal and "Crown Thinning" to lighten branch endweights) at some time before the close of the project. Then the owner has a benchmark against which to compare the future status of the trees. All work must conform to published ANSI A-300 Standards
- 4.3 Approaching project commencement, when the foundations, driveways, and other hardscape features (including trenches) have been staked/located, then some pruning may likely be needed. Raising/clearance can be minimized for space to work. Root pruning along the lines within 15-feet on either side of mature trees' trunks can sever roots cleanly, reducing shock to these trees' systems. Making grade for roadways, driveways, drive aisles, parking, utility trenches, piers, footings, building foundations – digging in a root zone by whatever name – can start out with a spotter and power equipment until 1-inch-diameter (about thumb-size) roots are encountered. At that point (1" diameter), the spotter must stop the equipment operator and proceed with hand tools (shovels, pick, mattock, etc.) to carefully expose roots 1- to 2-inch diameter and larger to be severed by hand (handsaw, Sawz-All®, or equivalent). Roots larger than 4-inch diameter must remain intact pending Project Arborist observation and consent. Roots to be severed shall be cut cleanly – no shatters, rips, tears, crushed or bruised root material. Misting, moist burlap curtains/covers, plywood overlay may be required to keep roots from drying out if backfill is delayed more than three hours after digging.
- 4.4 All project tree work performed before, during, or after construction is to be done by WCISA Certified Tree Workers under the supervision of an ISA Certified Arborist (or equivalents, if they possess sufficient skill for approval by Project Arborist). This includes all pruning, removals (including stump removals) within driplines of trees to be preserved, root pruning, and repair or remedial measures.

5.0 Tree Preservation Guidelines: Tree Protection Measures

- 5.1 Fencing and other root zone protection
 - Must be in place before demolition or any other project site work.
 - Though generally expected to extend to the dripline, here the TPF can be installed as close to that as possible.
 - One 24- to 36-inch opening or gate should be left for inspection access to each area.
 - Fence material is to be 6-foot-high chain link fence supported by 8-foot long, 2-inch diameter galvanized fence posts driven 2-feet into the soil.



Where no plant material root zone buffer is growing (e.g. ivy, shrubs, turf), a wood chip mulch is to be spread evenly to a 4-inch depth from the dripline to 6-inches from the base of the trunk. Taper to existing ground level at the base of the trunk with a slope of about 2:1.

Additional root zone areas requiring protection can be buffered as Project Arborist requires, e.g., if project scope changes. Commonly acceptable buffer materials often include wood chips, crushed rock, plywood, steel trench plates, and/or a combination of such materials. Consult Project Arborist for depth specifications (which vary depending on use of area and/or specific traffic).

Root zone areas to be protected may be modified by the Municipal Arborist or Project Arborist as plans develop.

5.2 Prohibited Acts & Admonishments/Requirements

- 5.2.1 No parking or vehicle traffic over any root zones, unless using buffers approved by Project Arborist.
- 5.2.2 Monitor root zone moisture and maintain as per above.
- 5.2.3 Have a certified arborist repair any damage promptly.
- 5.2.4 No pouring or storage of fuel, oil, chemicals, or hazardous materials under these foliage canopies.
- 5.2.5 No grade changes (cuts, fills, etc.) under these foliage crowns without prior Project Arborist approval. For instance, hand excavation and thinner base prep may be required in the redwood root zone areas.
- 5.2.6 Any additional pruning required must be performed under arborist supervision – including root pruning – clean, smooth cuts with no breaking, scraping, shattering, or tearing of wood tissue and/or bark.
- 5.2.7 No storage of construction materials under any foliage canopy without prior Project Arborist approval.
- 5.2.8 No trenching within the critical root zone area. Consult Project Arborist before any trenching or root cutting beneath any tree's foliage canopy. It is best to route all trenching out from under trees' driplines. Often trenches in root zones must be hand excavated to leave roots intact.
- 5.2.9 No cleaning out of trucks, tools, or other equipment over the critical root zone. Keep this debris outside of any existing or future root zone.
- 5.2.10 No attachment of signs or other construction apparatus to these trees.

5.3 Construction-time Maintenance

- 5.3.1 Monitor root zone moisture and maintain as per above (§4.1).
- 5.3.2 Maintain/repair tree protection fences and/or root zone mulch/buffer material.
- 5.3.3 Have a certified arborist promptly repair any damage to trees.



6.0 Certification & Use Statement

The instant report is applicable to this project at 317 Moorpark Way (Mountain View, CA) and may not be adopted without site-specific updates/revisions/adaptations by this Project Arborist.

I certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge, ability, and belief, and are made in good faith.

This report is valid for submittal and use upon my receipt of valid payment.

Respectfully submitted,

A handwritten signature in blue ink that reads "Raymond J. Morneau". The signature is written in a cursive style and is positioned above a light-colored rectangular background.

Raymond J. Morneau
ISA Certified Arborist #WE-0132
ISA Tree Risk Assessment Qualified