RESOLUTION NO. 17-008

A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF EL PASO DE ROBLES
APPROVING AN OAK TREE REMOVAL (OTR 16-009)
FOR DESTINO PASO RESORT
3350 AIRPORT ROAD, APN'S: 025-436-029 & 025-436-030

WHEREAS, in conjunction with Planned Development Amendment 08-002, Conditional Use Permit Amendment 08-002, and Vesting Tentative Tract Map 2962, an Oak Tree Removal (OTR 16-009) application has been filed by Karen Stier for the Destino Paso Resort, with four (4) hotels and up to 291 rooms and ancillary site improvements; and

WHEREAS, the application for OTR 16-009 includes a request to remove six (6) oak trees; and

WHEREAS, the applicant submitted an Arborist Report and Oak Tree Protection Plan (Exhibit A and B) for the project, which includes an inventory of 156 oak trees on the project site. The report indicates that the majority of oak trees (which are included in an oak woodland area would not be impacted by the project, but that the proposed oak tree removals are necessary to facilitate property frontage improvements and parking lots; and

WHEREAS, the Arborist Report indicates that the condition of the oak trees proposed for removal range between poor = 1, to good = 9 as follows:

Tree Number	Size (inches at dbh)	Rank/Tree Condition
1	30"	1 - poor
2	30"	2 - poor
18	46"	2 - poor
19	18"	5 - average
20	6"	9 - good
156	7"	5 - average

WHEREAS, oak tree protection measures are also incorporated into the plan to reduce potential impacts to oak trees that are located near areas proposed for development; and

WHEREAS, the Arborist Report also includes oak tree replacement mitigation measures in compliance with the City's adopted Oak Tree Protection Ordinance (Ordinance No. 835 N.S.); and

WHEREAS, the City's Oak Tree Preservation Ordinance establishes factors to consider for requests to remove healthy oak trees, and compensatory mitigation, should oak trees be approved for removal.

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA),and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project; and

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on October 11, 2016 and on December 13, 2016, and by the City Council on January 17, 2017 on this project to accept public testimony on the Mitigated Negative Declaration and the project; and

WHEREAS, at the conclusion of the December 13, 2016 Planning Commission meeting, the Commission recommended that the City Council adopt the Mitigated Negative Declaration, and approve Planned Development Amendment 08-002, Conditional Use Permit Amendment 08-002, Vesting Tentative Tract Map 2962, and Oak Tree Removal 16-009; and

WHEREAS, any oak tree removals requested to accommodate the proposed development site plan shall be approved by the City Council at a future meeting, with oak tree replacements established in compliance with the City's Oak Tree Preservation Ordinance; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EL PASO DE ROLBES HEREBY RESOLVES AS FOLLOWS:

Section 1. The above recitals are true and correct and are hereby incorporated herein by reference.

Section 2. In accordance with the requirements of the City's Oak Tree Ordinance, the City Council hereby makes the following findings and determinations:

1. *The condition of the oak tree(s) with respect to its general health, status as a public nuisance, danger of falling, proximity to existing or proposed structures, interference with utility services, and its status as host for a plant, pest or disease endangering other species of trees or plants with infection or infestation;*

   Trees #1, #2, #18, #19 & #156 are in poor to average condition of health, and tree #20 is in good condition.

2. *The necessity of the requested action to allow construction of improvements or otherwise allow reasonable use of the property for the purpose for which it has been zoned. In this context, it shall be the burden of the person seeking the permit to demonstrate to the satisfaction of the director that there are no reasonable alternatives to the proposed design and use of the property. Every reasonable effort shall be made to avoid impacting oak trees, including but not limited to use of custom building design and incurring extraordinary costs to save oak trees;*

   The location of the trees conflict with the ability to complete street frontage improvements on Airport Road, and/or are located in areas proposed proposed for hotel parking lots. The trees in the parking lots are in average condition, and the tree in good health (#20) is within the public right-of-way necessary for frontage improvements on Airport Road.

3. *The topography of land, and the potential effect of the requested tree removal on soil retention, water retention, and diversion or increased flow of surface waters. The director shall consider how either the preservation or removal of the oak tree(s) would relate to grading and drainage. Except as specifically authorized by the planning commission and city council, ravines, stream beds and other natural watercourses that provide a habitat for oak trees shall not be disturbed:*

   There are no water features, soil conditions or drainage patterns on the site that would be disrupted by the removal of the oak trees.

4. *The number, species, size and location of existing trees in the area and the effect of the requested action on shade areas, air pollution, historic values, scenic beauty and the general welfare of the city as a whole;*

   The quality of the oak trees proposed for removal are mostly poor to average, and would not significantly impact scenic values to the general welfare of the City.

5. *Good forestry practices such as, but not limited to, the number of healthy trees the subject parcel of land will support.*

The other existing oak trees located on the site will be preserved with development of the property. The landscape plan includes planting oak tree replacements on the site.

WHEREAS, pursuant to the Statutes and Guidelines of the California Environmental Quality Act (CEQA), and the City's Procedures for Implementing CEQA, an Initial Study was prepared for the project; and

WHEREAS, based on the information and analysis contained in the Initial Study, staff determined that the proposed project as designed, and with appropriate mitigation measures added as conditions of approval, will not result in significant environmental impacts, and a Mitigated Negative Declaration was prepared and circulated for public review and comment in full compliance with CEQA; and

WHEREAS, a duly noticed public hearing was conducted by the Planning Commission on October 11, 2016 and on December 13, 2016, and by the City Council on January 17, 2017 on this project to accept public testimony on the Mitigated Negative Declaration and the project; and

WHEREAS, at the conclusion of the December 13, 2016 Planning Commission meeting, the Commission recommended that the City Council adopt the Mitigated Negative Declaration, and approve Planned Development Amendment 08-002, Conditional Use Permit Amendment 08-002, Vesting Tentative Tract Map 2962, and Oak Tree Removal 16-009; and

WHEREAS, any oak tree removals requested to accommodate the proposed development site plan shall be approved by the City Council at a future meeting, with oak tree replacements established in compliance with the City's Oak Tree Preservation Ordinance; and

Section 3. Based on all of the above and subject to the specified conditions, the City Council of the City of El Paso de Robles does hereby approve of OTR 16-009.

PASSED AND ADOPTED THIS 17th day of January, 2017 by the following Roll Call Vote:

AYES: Strong, Gregory, Hamon, Reed, Martin
NOES:
ABSENT:
ABSTAIN:

Steven W. Martin, Mayor

ATTEST:

Kristen L. Buxkemper, Deputy City Clerk

Exhibits:

A. Nov. 2016 - Updated Arborist Report
B. 6/2/16 Project Arborist Report
C. Tree Condition Survey

Exhibit A

Oak Tree Protection Plan

Destino Paso Resort Hotel, Airport Road

Prepared By

Chip Tamagni
Certified Arborist #WE 6436-A
Certified Hazard Risk Assessor #1209

Steven Alvarez
Certified Arborist #WE 0511-A

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Templeton, CA 93465
(805) 434-0131

As consulting arborists, we have been hired to inform and educate how to protect trees both during the design phase and construction. Different species can adapt to more impacts than others just as young trees can sustain more root disturbance that older trees. All individuals and firms involved in the planning stages should be made completely aware of the limitations regarding setbacks from critical root zones that are recommended to protect the trees. When we are given a plan, it should show **all** possible disturbances within the critical root zone areas. This includes all cuts, fills, over-excavation limits, building clearances, and all utilities. We will suggest changes if we feel the impacts are too great and it is up to the owner or their designee to follow our recommendations. If the plan we receive is not complete with potential impacts, we will fairly assume any additions will fall completely out of the critical root zone areas. It is the burden of the property owner or their designee to inform us of any changes, omissions, or deletions that may impact the critical root zone area of the trees in any way.

It is the responsibility of the **owner** to provide a copy of this tree protection plan to any and all contractors and subs that work within the critical root zone of any native tree. We recommend making it mandatory that the grading/trenching operator have all of his/her employees sign that they have read this plan plans. It is highly recommended that all other contractors sign and acknowledge this tree protection plan as well. In addition, each their respective employees shall be made aware of this tree plan.

The term "critical root zone" is often referred to in this report. The CRZ is an imaginary circle around the trunk of the tree with a radius in feet equal to the tree's diameter in inches. Therefore, a 10 inch diameter tree would have a critical root zone with a 10 foot radius.

This tree evaluation and protection plan is in regard to Destino Paso on Airport Road. Plans are to construct four new hotels with parking. During the original tree inventory for a previous project, we inventoried 155 oak trees that may have had the potential to be impacted during construction. The species on site include both blue oaks (*Quercus douglasii*) and valley oaks (*Quercus lobata*). There are literally twice that many trees on the property with the majority being completely out of the impact areas. There are seven trees being proposed for removal at this time. Tree #1 is a 30" blue oak that is in major decline. It is located at the edge of the planned parking lot for one of the hotels. In the last 8 years, this tree has steadily declined to a point where only about 10% of its live canopy remains. The plans originally called for this tree to be saved, however, its useful life expectancy is probably less than three years at best. Tree #2 is located in the middle of the same parking lot. This tree is also a 30" blue oak. It is also showing signs of decline such as excessive dieback. Trees #18 (46"), #19 (18"), #20 (9"), and tree #156 (7") are all valley oaks located directly adjacent to Airport Road and will be in the way of improvements in that area. The large tree in this section is in poor condition with major deadwood beginning to fail from the upper canopy. Tree #155 was originally

slated to be removed. Due to the fact it is a quality tree, North Coast Engineering has redesigned the roadway and parking lot sections to save the tree. The critical root zone encroachment will be approximately 15% that will include some cut to accommodate re-compaction at the bottom of the slope. The other blue oak in this area is tree #154 (31") which was slated to have soil cut away from the critical root zone on the downslope side and the hotel on the south side. The engineer has slightly shifted the road to reduce impacts to this tree. The storm drain has also been designed to run down the center of the roadway.

In addition to the standard mitigation measures listed later in this report, the following items are of significant importance. There is a planned deck that will encroach into the CRZ of tree #48. Due to the ideal shape of the canopy, very minor trimming will have to occur to accommodate the deck. Deck shall be constructed using pier/post or similar to minimize impacts to the CRZ of this tree. Tree #60 has some simple dg paths passing through the CRZ which should pose no problem. Other than the previous concerns regarding trees #154 and #155, there do no appear to be any other impacts to the trees.

Projects usually require an on-site pre-construction meeting with the city, owner, grading contractor and the arborist. Topics will include fencing, monitoring and requirements for a positive final occupancy letter. It is the owner's responsibility to adequately inform us prior to any meetings where we need to be present.

All trees potentially impacted by this project are numbered and identified on both the grading plan and the spreadsheet. Trees whose CRZ edges are greater than 50 feet from site disturbance will generally not be tagged and inventoried. Trees that are inherently protected by other saved trees will also not be tagged. Trees are numbered on the grading plans and in the field with an aluminum tag. Tree protection fencing is shown on the grading plan.

Tree Rating System

A rating system of 1-10 was used for visually establishing the overall condition of each tree on the spreadsheet.

Determining factors include:

- Previous impacts to tree root zone
- Observation of cavities, conks or other structurally limiting factors
- Pest, fungal, or bacterial disorders
- Past failures
- Current growth habit

The rating system is defined as follows:

Rating	Condition
0	Deceased
1	Evidence of massive past failures, extreme disease and is in severe decline.
2	May be saved with attention to class 4 pruning, insect/pest eradication and future monitoring.
3	Some past failures, some pests or structural defects that may be mitigated by class IV pruning.
4	May have had minor past failures, excessive deadwood or minor structural defects that can be mitigated with pruning.
5	Relatively healthy tree with little visual structural and or pest defects.
6	Healthy tree that probably can be left in its natural state. Future pruning may be required.
7-9	The tree has had proper arboricultural pruning and attention or have no apparent structural defects.
10	Specimen tree with perfect shape, structure and foliage in a protected setting (i.e. park, arboretum).

The following mitigation measures/methods must be fully understood and followed by anyone working within the drip line of any native tree. Any necessary clarification will be provided by us (the arborists) upon request.

Fencing: The proposed fencing shall be shown in orange ink on the grading plan. It must be a minimum of 4' high chain link, snow or safety fence staked at the edge of the CRZ or line of encroachment for each tree or group of trees. The fence shall be up before any construction or earth moving begins. The owner or their designee shall be responsible for maintaining an erect fence throughout the construction period. The arborist(s), upon notification, will inspect the fence placement once it is erected. After this time, fencing shall not be moved without arborist inspection/approval. If the orange plastic fencing is used, a minimum of four zip ties shall be used on each stake to secure the fence. All efforts shall be made to maximize the distance from each saved tree. The fencing must be constructed prior to the city pre-construction meeting for inspection by the city and the arborists. Fence maintenance is an issue with many job sites. Windy conditions and other issues can cause the fence to sage and fall. Keeping it erect should be a part of any general contractor's bid for a project. Down fencing is one of the causes for a stop work notice to be placed on a project.

Soil Aeration Methods: Soils within the CRZ that have been compacted by heavy equipment and/or construction activities must be returned to their original state before all work is completed. Methods include adding specialized soil conditioners, water jetting, adding organic matter, and boring small holes with an auger (18" deep, 2-3' apart with a 2-4" auger) and the application of moderate amounts of nitrogen fertilizer. The arborist(s) shall advise.

Chip Mulch: All areas within the CRZ of the trees that cannot be fenced shall receive a 4-6" layer of chip mulch to retain moisture, soil structure and reduce the effects of soil compaction.

Trenching Within CRZ: All trenching/excavation for foundations within the CRZ of native trees shall be **hand dug**. All major roots shall be avoided whenever possible. All exposed roots larger than 1" in diameter shall be clean cut with sharp pruning tools and not left ragged. A **Mandatory** meeting between the arborists and grading/trenching contractor(s) shall take place prior to work start. This activity shall be monitored by the arborist(s) to insure proper root pruning is talking place. Any landscape architects and contractors involved shall not design any irrigation or other features within any drip line unless previously approved by the project arborist.

Grading Within CRZ: Grading shall not encroach within the drip line unless approved by the project arborist. Grading should not disrupt the normal drainage pattern around the trees. Fills should not create a ponding condition and excavations should not leave the tree on a rapidly draining mound.

Exposed Roots: Any exposed roots shall be re-covered the same day they were exposed. If they cannot, they must be covered with burlap or another suitable material and wetted down 2x per day until re-buried.

Paving Within The CRZ: The preferred method on paving within the drip line consists of placing base material on existing grade. Any grade lowering removes important surface roots. Pavers can be used with limitations. The base material must be above natural grade and the curbing to retain the pavers shall not be trenched any deeper than six inches into the natural grade.

Equipment Operation: Vehicles and all heavy equipment shall not be driven under the trees, as this will contribute to soil compaction. Also there is to be no parking of equipment or personal vehicles in these areas. All areas behind fencing are off limits unless pre-approved by the arborist. All soil compaction within drip line areas shall be mitigated as described previously.

Existing Surfaces: The existing ground surface within the CRZ of all native trees shall not be cut, filled, compacted or pared, unless shown on the grading plans **and** approved by the arborist.

Construction Materials And Waste: No liquid or solid construction waste shall be dumped on the ground within the CRZ of any native tree. The CRZ areas are not for storage of materials either. Any violations shall be remedied through proper cleanup approved by the project arborist at the expense of the owner.

Arborist Monitoring: An arborist shall be present for selected activities (trees identified on spreadsheet and items bulleted below). The monitoring does not necessarily have to be continuous but observational at times during these activities. It is the responsibility of the owner(s) or their designee to inform us prior to these events so we can make arrangements to be present. It is the responsibility of the owner to contract (prior to construction) a locally licensed and insured arborist that will document all monitoring activities.

- pre-construction fence placement
- any utility or drainage trenching within any CRZ
- All grading and trenching near trees requiring monitoring on the spreadsheet

Pre-Construction Meeting: An on-site pre-construction meeting with the Arborist(s), Owner(s), Planning Staff, and all contractors and subs is highly recommended prior to the start of any work. At a minimum, the grading contractor shall be present. It is the sole responsibility of the owner that all topics covered during the preconstruction meeting are appropriately passed on to non-present contractors. Prior to final occupancy, a letter from the arborist(s) shall be required verifying the health and condition of all impacted trees and providing any recommendations for any additional mitigation. The letter shall verify that the arborist(s) were on site for all grading and/or trenching activity that encroached into the CRZ of the selected native trees, and that all work done in these areas was completed to the standards set forth above.

Pruning: All native tree pruning shall be completed by a licensed and insured D49 tree trimming contractor that has a valid city business license. Class 4 pruning includes: Crown reduction pruning consisting of reduction of tops, sides or individual limbs. A trained arborist shall perform all pruning. No pruning shall take more than 25% of the live crown of any native tree. Any trees that may need pruning for road/home clearance shall be pruned **prior** to any grading activities to avoid any branch tearing.

Landscape: All landscape under the CRZ shall be drought tolerant or native varieties. Lawns shall be avoided. All irrigation trenching shall be routed around drip lines; otherwise above ground drip-irrigation shall be used. It is the owner's responsibility to notify the landscape architect and contractor regarding this mitigation. The project arborist shall approve all landscape materials and irrigation within the CRZ of any oak tree.

Utility Placement: All utilities and sewer/storm drains shall be placed down the roads/driveways and when possible outside of the CRZ. If roads exist between two trees, the utilities shall be routed down the middle of the road or completely hand dug. The arborist shall supervise trenching within the CRZ. **All trenches in these areas shall be exposed by air spade or hand dug with utilities routed under/over the roots**. Roots greater than 2 inches in diameter shall **not** be cut.

Fertilization and Cultural Practices: As the project moves toward completion, the arborist(s) may suggest fertilization, insecticide, fungicide, soil amendments, and/or mycorrhiza applications that will benefit tree health.

The included spreadsheet includes trees listed by number, species and multiple stems if applicable, diameter and breast height (4.5'), condition (scale from poor to excellent), status (avoided, impacted, removed, exempt), percent of drip line impacted, mitigation required (fencing, root pruning, monitoring), construction impact (trenching, grading), recommended pruning and individual tree notes.

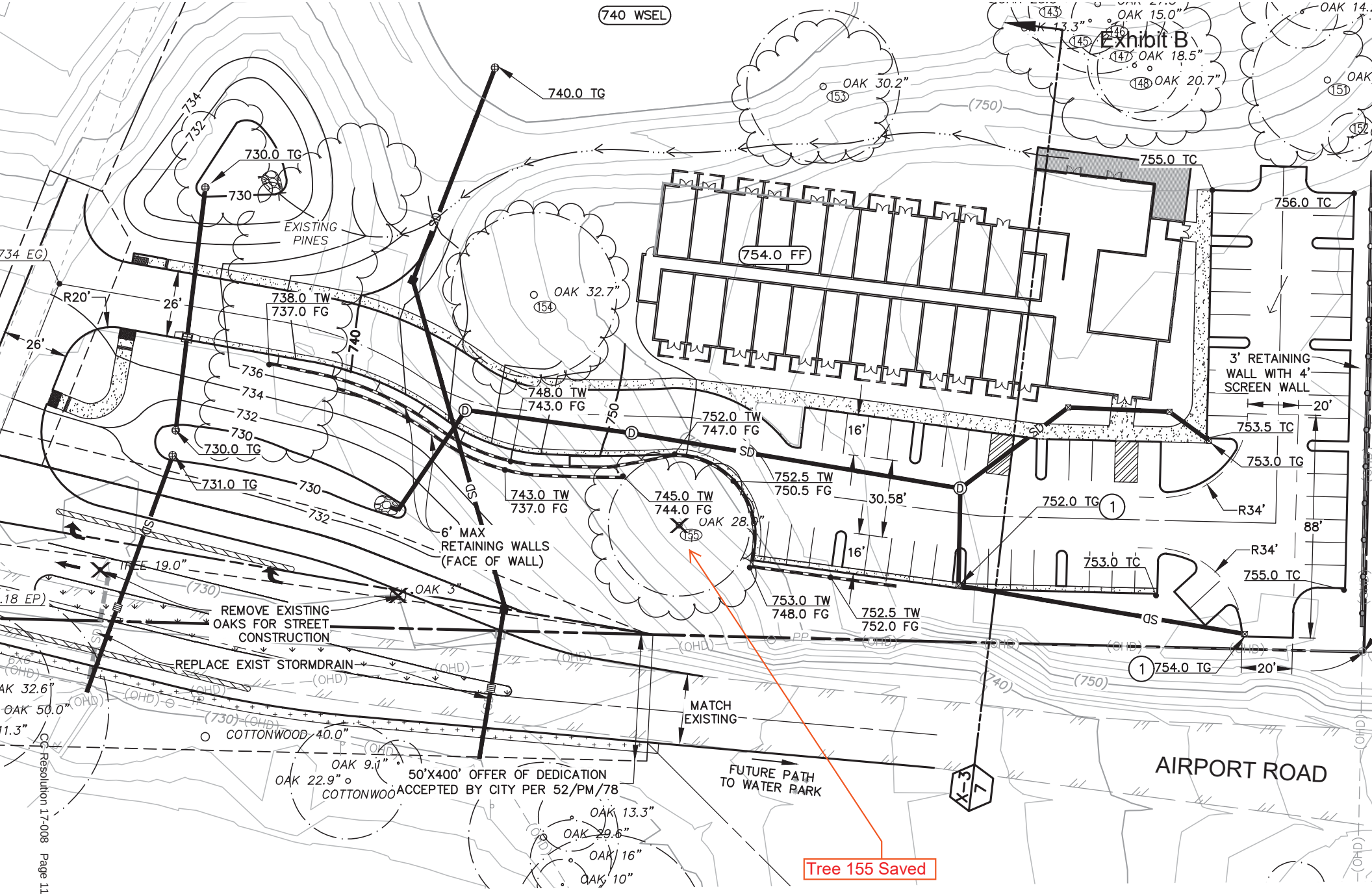
If **all** the above mitigation measures are followed, we feel there will be no additional long-term significant impacts to the remaining native trees.

A & T Arborists strongly suggests that the responsible party (owner of their designee) make copies of this report. Any reproduction by A & T Arborists or changes to this original report will require an additional charge.

Please let us know if we can be of any future assistance to you for this project.

Steven G. Alvarez
Certified Arborist #WC 0511

Chip Tamagni
Certified Arborist #WE 6436-A



DATE SUBMITTED: 11/21/2016

Exhibit C

TREE PROTECTION SPREAD SHEET

1	2	3	4	5	6	7	8	9	10	11	12	13	14
TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW
1	BO	*Q. doug.*	30	1	R	40%	GR	None	NO		POOR	severe decline	75/80
2	BO	*Q. doug.*	30	2	R	100%	GR	None	NO		POOR	dieback	50/49
3	BO	*Q. doug.*	16	4	A	0%		fencing	NO		GOOD	embeded wire	20 w
4	BO	*Q. doug.*	17	5	A	0%		fencing	NO		GOOD	embeded wire	22 w
5	BO	*Q. doug.*	13	5	A	0%		fencing	NO		GOOD		10 w
6	BO	*Q. doug.*	5	4	A	0%		fencing	NO		FAIR		9 w
7	BO	*Q. doug.*	6	4	A	0%		fencing	NO		GOOD		8 w
8	BO	*Q. doug.*	9	5	A	0%		fencing	NO		GOOD		5 w
9	BO	*Q. doug.*	8	4	A	0%		fencing	NO		GOOD		4 w
10	BO	*Q. doug.*	4	5	A	0%		fencing	NO		GOOD		3 w
11	BO	*Q. doug.*	2	4	A	0%		fencing	NO		GOOD		2 w
12	BO	*Q. doug.*	22	6	A	0%		fencing	NO		EXCEL.		25 w
13	BO	*Q. doug.*	14	2	A	0%		fencing	NO		FAIR	split trunk	25 w
14	BO	*Q. doug.*	8	5	A	0%		fencing	NO		GOOD		16 w
15	BO	*Q. doug.*	17	5	A	0%		fencing	NO		EXCEL.		12 w
16	VO	Q. lobata	40	2	A	0%		fencing	NO		FAIR	hollow cavity	25/33
17	BO	Q.doug.	38	6	I	5%	GR	F,RP,M	YES		EXCEL.		63/59
18	VO	Q. lobata	46	2	R	100%	GR	None	NO		POOR	declining	22 e
19	VO X 4	Q. lobata	18	5	R	100%	GR	None	NO		GOOD		10/12
20	VO	Q. lobata	6	9	R	100%	GR	None	NO		GOOD		8/7

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
2 = TREE TYPE: COMMON NAME IE.W.O.= WHITE OAK
3= SCIENTIFIC NAME
4 = TRUNK DIAMETER @ 4'6"
5 = TREE CONDITION: 1 = POOR, 10 = EXCELLENT
6 = CONSTRUCTION STATUS: AVOIDED, IMPACTED, REMOVAL
7 = CRZ: PERCENT OF IMPACTED CRITICAL ROOT ZONE
8 = CONSTRUCTION IMPACT TYPE: **G**RADING, **C**OMPACTION, **TR**ENCHING
9 = MITIGATION REQUIREMENTS: **F**ENCING, **M**ONITORING, **R**OOT**P**RUNING,
10 = ARBORIST MONITORING REQUIRED: YES/NO
11 = PERSCRIBED PRUNING: CLASS 1-4
12= AESTHETIC VALUE
12 = FIELD NOTES
13= NORTH SOUTH/ EAST WEST CANOPY SPREAD

12/07/2016

Exhibit C

TREE PROTECTION SPREAD SHEET

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TREE #	TREE SPECIES	SCIENTIFIC NAME	TRUNK DBH	TREE CONDITION	CONST STATUS	CRZ % IMPACT	CONST IMPACT	MITIGATION PROPOSAL	MONT REQUIRED	PRUNING CLASS	AESTH. VALUE	FIELD NOTES	NS EW
21	BO	*Q. doug.*	29	2	A	0%			NO		GOOD	cavity	41/18
22	BO	*Q. doug.*	23	5	A	0%			NO		GOOD		30 n
23	BO X 2	*Q. doug.*	14	4	A	0%			NO		GOOD		12 n
24	BO	*Q. doug.*	14	5	A	0%			NO		EXCEL.		15 n
25	BO	*Q. doug.*	8	4	A	0%			NO		GOOD		8 n
26	BO	*Q. doug.*	16	5	A	0%			NO		GOOD		19 n
27	BO	*Q. doug.*	10	4	A	0%			NO		FAIR	suppressed	22 n
28	BO	*Q. doug.*	16	3	A	0%			NO		FAIR	major deadwood	28 n
29	BO	*Q. doug.*	6	3	A	0%			NO		FAIR		6 n
30	BO	*Q. doug.*	17	4	A	0%			NO		GOOD		21 n
31	BO	*Q. doug.*	13	4	A	0%			NO		GOOD		27 n
32	BO	*Q. doug.*	13	4	A	0%			NO		FAIR		20 n
33	BO	*Q. doug.*	18	4	A	0%			NO		FAIR		20 n
34	BO	*Q. doug.*	12	4	A	0%			NO		FAIR		19 n
35	BO	*Q. doug.*	15	5	A	0%			NO		GOOD		21 n
36	BO	*Q. doug.*	25	6	A	0%			NO		GOOD		15 n
37	BO	*Q. doug.*	28	5	A	0%			NO		GOOD		22 n
38	BO	*Q. doug.*	6	3	A	0%			NO		FAIR		16 n
39	BO	*Q. doug.*	6	3	A	0%			NO		FAIR	suppressed	8 n
40	BO	*Q. doug.*	16	4	A	0%			NO		GOOD		26 n

1 = TREE #: MOSTLY CLOCKWISE FROM DUE NORTH
2 = TREE TYPE: COMMON NAME IE.W.O.= WHITE OAK
3= SCIENTIFIC NAME
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8 = CONSTRUCTION IMPACT TYPE: **G**RADING, **C**OMPACTION, **TR**ENCHING
9 = MITIGATION REQUIREMENTS: **F**ENCING, **M**ONITORING, **R**OOT**P**RUNING,
10 = ARBORIST MONITORING REQUIRED: YES/NO
11 = PERSCRIBED PRUNING: CLASS 1-4
12= AESTHETIC VALUE
12 = FIELD NOTES
13= NORTH SOUTH/ EAST WEST CANOPY SPREAD

12/07/2016

Exhibit C

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41	BO	*Q. doug.*	12	3	A	0%			NO		FAIR	suppressed	22 n
42	BO	*Q. doug.*	14	4	A	0%			NO		GOOD		20 n
43	BO	*Q. doug.*	14	4	A	0%			NO		GOOD		20 n
44	BO	*Q. doug.*	10	4	A	0%			NO		FAIR		15 n
45	BO	*Q. doug.*	12	4	A	0%			NO		GOOD		15 n
46	BO	*Q. doug.*	27	4	A	0%			NO		EXCEL.		25 n
47	BO	*Q. doug.*	10	4	A	0%		fencing	NO	I	GOOD		15/18
48	BO	*Q. doug.*	25	4	I	15%	GR	F,M	YES	I	GOOD		25/33
49	BO	*Q. doug.*	22	5	A	0%			NO		EXCEL.		50/45
50	BO	*Q. doug.*	14	5	A	0%		fencing	NO	I	EXCEL.		30/30
51	BO	*Q. doug.*	6	4	A	0%			NO		GOOD		8/10
52	BO	*Q. doug.*	5	4	A	0%			NO		GOOD		6/10
53	BO	*Q. doug.*	18	5	A	0%			NO		EXCEL.		25/28
54	BO	*Q. doug.*	20	4	A	0%			NO		FAIR		26/30
55	BO	*Q. doug.*	7	5	A	0%			NO		GOOD		5/5
56	BO	*Q. doug.*	9	4	A	0%			NO		GOOD		15/15
57	BO	*Q. doug.*	2	4	A	0%			NO		GOOD		4/4
58	BO	*Q. doug.*	8	6	A	0%		fencing	NO	I	GOOD		20/18
59	BO	*Q. doug.*	17	5	I	10%	GR	F,M	YES	I	GOOD	mistletoe	25/27
60	BO	*Q. doug.*	35	2	I	15%	GR	F,M	YES	IV	GOOD	past failures	35/40

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12/07/2016

Exhibit C

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61	BO	*Q. doug.*	12	5	A	0%			NO	I	EXCEL.		22 n
62	BO	*Q. doug.*	12	3	A	0%			NO		FAIR	suppressed	18 n
63	BO	*Q. doug.*	7	3	A	0%			NO		FAIR	suppressed	16 n
64	BO	*Q. doug.*	19	5	A	0%			NO		FAIR		24 n
65	BO	*Q. doug.*	14	5	A	0%			NO		FAIR		20 n
66	BO	*Q. doug.*	5	5	A	0%			NO		FAIR		8 n
67	BO	*Q. doug.*	17	6	A	0%			NO		GOOD		20/20
68	BO	*Q. doug.*	7	4	A	0%			NO		FAIR		10 n
69	BO	*Q. doug.*	15	4	A	0%			NO		GOOD		19 n
70	BO	*Q. doug.*	15	4	A	0%			NO		GOOD		19 n
71	BO	*Q. doug.*	26	3	A	0%			NO		FAIR		25 n
72	BO	*Q. doug.*	30	4	A	0%			NO		FAIR		15 n
73	BO	*Q. doug.*	13	3	A	0%			NO		FAIR		12 n
74	BO	*Q. doug.*	14	4	A	0%			NO		GOOD		18 n
75	BO	*Q. doug.*	13	4	A	0%			NO		GOOD		18 n
76	BO	*Q. doug.*	23	3	A	0%			NO		FAIR		10 n
77	BO	*Q. doug.*	15	4	A	0%			NO		GOOD		12 n
78	BO	*Q. doug.*	15	4	A	0%			NO		GOOD		15 n
79	BO	*Q. doug.*	15	4	A	0%			NO		GOOD		15 n
80	BO	*Q. doug.*	15	4	A	0%			NO		GOOD		22 n

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12/07/2016

Exhibit C

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81	BO	*Q. doug.*	24	5	A	0%			NO		GOOD		17 s
82	BO	*Q. doug.*	15	5	A	0%			NO		GOOD		20 s
83	BO	*Q. doug.*	13	5	A	0%			NO		GOOD	mistletoe	18 s
84	BO	*Q. doug.*	18	5	A	0%			NO		GOOD	mistletoe	20 s
85	BO	*Q. doug.*	11	3	A	0%			NO		FAIR		13 s
86	BO	*Q. doug.*	17	4	A	0%			NO		GOOD		14 s
87	BO	*Q. doug.*	7	3	A	0%			NO		FAIR	suppressed	6 s
88	BO	*Q. doug.*	20	4	A	0%			NO		FAIR	suppressed	8 s
89	BO	*Q. doug.*	14	3	A	0%			NO		GOOD		10 s
90	BO	*Q. doug.*	19	4	A	0%			NO		FAIR		15 s
91	BO	*Q. doug.*	8	3	A	0%			NO		FAIR		12 s
92	BO	*Q. doug.*	12	5	A	0%			NO		GOOD		17 s
93	BO	*Q. doug.*	6	4	A	0%			NO		GOOD		6 s
94	BO	*Q. doug.*	18	4	A	0%			NO		GOOD		12 s
95	BO	*Q. doug.*	14	4	A	0%			NO		GOOD		12 s
96	BO	*Q. doug.*	8	2	A	0%			NO		POOR		5 s
97	BO	*Q. doug.*	22	4	A	0%			NO		FAIR		15 s
98	BO	*Q. doug.*	8	3	A	0%			NO		FAIR		12 s
99	BO	*Q. doug.*	22	5	A	0%			NO		GOOD		18 s
100	BO	*Q. doug.*	5	4	A	0%			NO		GOOD		6 s

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12/07/2016

Exhibit C

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101	BO	*Q. doug.*	4	2	A	0%			NO		FAIR	suppressed	6 s
102	BO	*Q. doug.*	8	3	A	0%			NO		FAIR		10 s
103	BO	*Q. doug.*	10	3	A	0%			NO		FAIR		12 s
104	BO	*Q. doug.*	14	4	A	0%			NO		GOOD		15 s
105	BO	*Q. doug.*	16	5	A	0%			NO		GOOD		12 s
106	BO	*Q. doug.*	15	6	A	0%			NO		GOOD		15 s
107	BO	*Q. doug.*	18	5	A	0%			NO		GOOD		15 s
108	BO	*Q. doug.*	10	3	A	0%			NO		FAIR		18 s
109	BO	*Q. doug.*	12	4	A	0%			NO		FAIR		15 s
110	BO	*Q. doug.*	9	3	A	0%			NO		FAIR		8 s
111	BO	*Q. doug.*	12	4	A	0%			NO		FAIR		10 s
112	BO	*Q. doug.*	10	4	A	0%			NO		FAIR		8 s
113	BO	*Q. doug.*	15	4	A	0%			NO		FAIR		12 s
114	BO	*Q. doug.*	14	3	A	0%			NO		FAIR		13 s
115	BO	*Q. doug.*	13	5	A	0%			NO		FAIR		17 s
116	BO	*Q. doug.*	9	3	A	0%			NO		FAIR	suppressed	5 s
117	BO	*Q. doug.*	12	4	A	0%			NO		FAIR		10 s
118	BO	*Q. doug.*	14	5	A	0%			NO		GOOD		12 s
119	BO	*Q. doug.*	8	2	A	0%			NO		FAIR		6 s
120	BO	*Q. doug.*	18	5	A	0%			NO		GOOD		22 s

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Exhibit C

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121	BO	*Q. doug.*	36	4	A	0%			NO		EXCEL.		55/60
122	BO	*Q. doug.*	29	7	A	0%			NO		GOOD		45/55
123	BO	*Q. doug.*	9	4	A	0%			NO		FAIR		10 s
124	BO	*Q. doug.*	9	4	A	0%			NO		FAIR		18 s
125	BO	*Q. doug.*	16	4	A	0%			NO		GOOD	embedded wire	20 s
126	BO	*Q. doug.*	7	4	A	0%			NO		FAIR		12 s
127	BO	*Q. doug.*	13	4	A	0%			NO		FAIR		16 s
127	BO	*Q. doug.*	6	3	A	0%			NO		FAIR	suppressed	10 s
129	BO	*Q. doug.*	13	3	A	0%			NO		FAIR	mistletoe	10 s
130	BO	*Q. doug.*	12	4	A	0%			NO		FAIR		18 s
131	BO	*Q. doug.*	13	5	A	0%			NO		GOOD		18 s
132	BO	*Q. doug.*	16	5	A	0%			NO		GOOD		25 s
133	BO	*Q. doug.*	15	1	A	0%			NO		POOR	declining	6 s
134	BO	*Q. doug.*	26	5	A	0%			NO		GOOD		25 s
135	BO	*Q. doug.*	18	4	A	0%			NO		FAIR	suppressed	18 s
136	BO	*Q. doug.*	33	5	A	0%			NO		EXCEL.		56/60
137	BO	*Q. doug.*	32	4	A	0%			NO		GOOD		40 45
138	BO	*Q. doug.*	32	4	A	0%			NO		GOOD		35/37
139	BO	*Q. doug.*	26	4	A	0%			NO		FAIR	mistletoe	30/45
140	BO	*Q. doug.*	26	3	A	0%			NO		FAIR	mistletoe	30/45

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141	VO	*Q. lobata*	13	3	A	0%			NO		FAIR	suppressed	15/10
142	VO	*Q. lobata*	7	3	A	0%			NO		FAIR	suppressed	10/12
143	VO	*Q. lobata*	26	4	A	0%			NO		GOOD		40/45
144	VO	*Q. lobata*	26	4	A	0%			NO		GOOD		60/55
145	VO	*Q. lobata*	13	4	A	0%			NO		FAIR		20/22
146	VO	*Q. lobata*	13	4	A	0%			NO		FAIR		23/20
147	VO	*Q. lobata*	13	4	A	0%		fencing	NO		GOOD		25/30
148	VO	*Q. lobata*	22	4	A	0%		fencing	NO		GOOD		25/30
149	VO	*Q. lobata*	13	3	A	0%			NO		FAIR		12/12
150	VO	*Q. lobata*	25	4	A	0%		fencing	NO		GOOD		25/25
151	VO	*Q. lobata*	30	4	A	0%		fencing	NO		EXCEL.		50/60
152	VO	*Q. lobata*	12	4	A	0%		fencing	NO		GOOD		11/15
153	VO	*Q. lobata*	30	5	I	20%	GR	F,M	YES	II	GOOD		60/50
154	BO	*Q. doug.*	31	6	I	15%	GR	F,RP,M	YES	II	EXCEL.		60/50
155	BO	*Q. doug.*	39	6	I	15%	GR	F,RP,M	YES	II	EXCEL.		50/50
156	VO	*Q. lobata*	7	5	R	100%	GR	NONE	NO		GOOD		10/8

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