



Appendix B-2

**Tree Inventory Report for the Chacon Farms Property
City of San Jacinto, California**

Psomas

April 28, 2023

April 28, 2023

Richard Michael
Ramon Dairy, LLC
2452 Ramona Expressway
San Jacinto, California 92582

VIA EMAIL
richard@homealaska.net

Subject: Tree Inventory Report for the Chacon Farms Property, City of San Jacinto, California

Dear Mr. Michael:

Psomas is pleased to provide this Tree Inventory Report for the Chacon Farms Property (hereinafter referred to as the "Project") located in the City of San Jacinto in Riverside County, California. The Project site is located north of Esplanade Avenue, west of Cawston Avenue North, South of 7th Street, and east of an unimproved road through agricultural land (Odell Avenue) (Exhibit 1).

SITE DESCRIPTION

The Project site includes approximately 75.6-acres consisting of Assessor Parcel Numbers (APNs) 432-260-009, 432-260-026, and 432-260-027 and is located on the U.S. Geological Survey's (USGS') Lakeview 7.5-minute quadrangle of the San Bernardino Meridian at Township 4 South, Range 1 West, Section 31 and 32. Topography on the Project site is relatively flat with an elevation of approximately 1,500 to 1,510 feet above mean sea level. Surrounding land uses include dairies, agricultural, residential, and rural residential. Active construction was occurring on the property to the west at the time of the field survey.

The Project proposes to build residential housing; it is assumed that the entire Project site would be impacted.

REGULATORY AUTHORITY

The City of San Jacinto Municipal Code prohibits removal of trees from public streets or parkways; authorization must be obtained from the City Council (Section 12.20). Any trees removed for the convenience of construction require replacement at the expense of the entity requesting their removal. The replacement tree must be approved by the parks and recreation commission.

There is no restriction on the removal of trees located on private property; however, tentative tract maps must show the location of all trees having a diameter of 9.5 inches or greater. Oak trees of having a diameter of 4 inches or greater are also required to be shown.

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Richard Michael
April 28, 2023
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METHODS

Psomas' Certified Arborist Trevor Bristle (International Society of Arboriculture Certificate No. WE-10233A) visited the Project site on March 22, 2023, to document the type, quantity, and condition of existing trees on the Project site. Each tree was assigned an individual identifier (i.e., number), and the trunk, branches, and foliage were carefully examined. During the site visit, the following data were recorded: tree species, number of trunks, trunk diameter at breast height (dbh), tree height, canopy diameter, and qualitative assessment ratings on aesthetics and health. Tree locations were recorded on an aerial image of the Project site.

RESULTS

A total of 22 trees were identified that are subject to the above referenced regulatory requirements (Exhibit 2). These include one tree of heaven (*Ailanthus altissima*), one lemon tree (*Citrus limon*), two Mondell pine (*Pinus eldarica*), one peach tree (*Prunus persica*), four Peruvian pepper trees (*Schinus molle*), four California fan palms (*Washingtonia filifera*), and nine Mexican fan palms (*Washingtonia robusta*).

The majority of the trees on the Project site are located in the northeast corner of the Project site surrounding existing structures. The trees' conditions are generally good with few defects (e.g., minor necrotic foliage, small dead branches, wilting). Most trees showed no conspicuous signs of stress or decay (e.g., trunk cavities, bleeding sap, signs of defoliation, or general lack of vigor); however, Tree No. 16 and 17 exhibited severe defects and appear to be in decline.

One Peruvian pepper tree is located along the southwest boundary (Tree No. 22). This tree is rooted outside of the Project boundary, but it has a canopy extending into the Project site. Therefore, this tree was included in this report.

Please contact Trevor Bristle at Trevor.Bristle@psomas.com or 626.351.2000 with any questions related to this report.

Sincerely,

P S O M A S



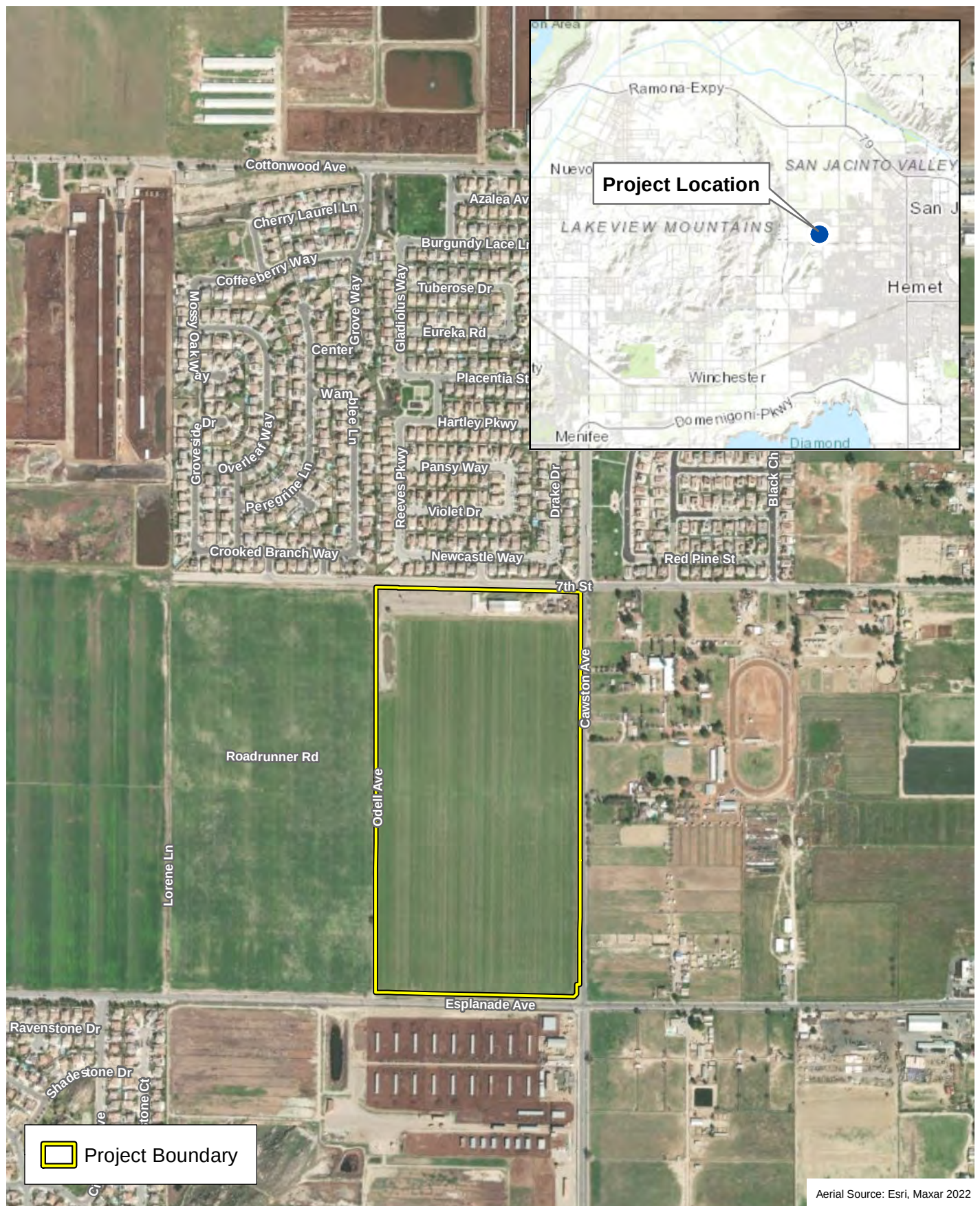
Amber O. Heredia
Senior Project Manager, Resource Management



Trevor Bristle
Certified Arborist
International Society of Arboriculture
Certificate No. WE-10233A

Attachments: Exhibits 1 and 2
A – Tree Data Summary

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Project Location

Chacon Farms



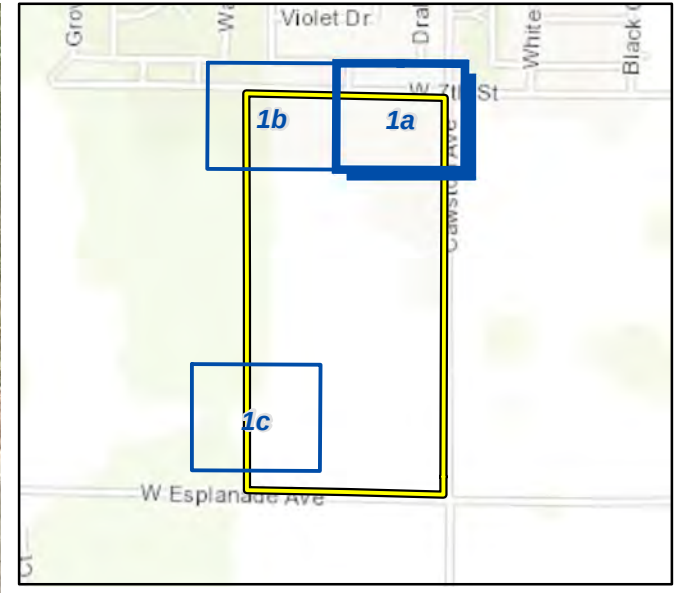
1,000 500 0 1,000 Feet

Exhibit 1

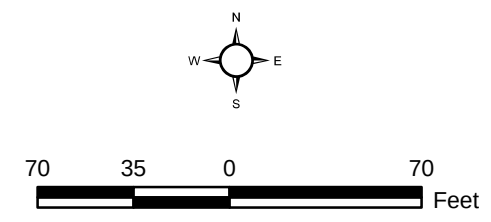


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Matchline - Exhibit 1b



-  Project Boundary
- Tree Types**
-  California fan palm (*Washingtonia filifera*)
 -  Lemon (*Citrus limon*)
 -  Mexican fan palm (*Washingtonia robusta*)
 -  Mondell pine (*Pinus eldarica*)
 -  Peach (*Prunus persica*)
 -  Peruvian peppertree (*Schinus molle*)
 -  Tree of heaven (*Ailanthus altissima*)



Aerial Source: Nearmap, 2023

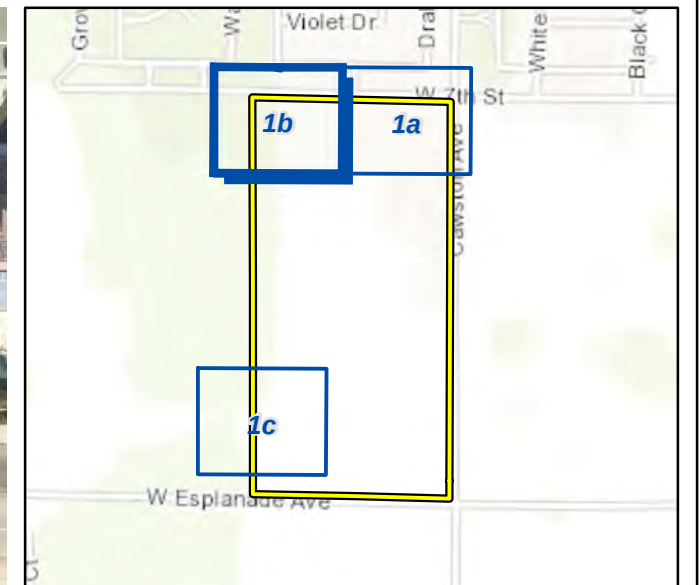
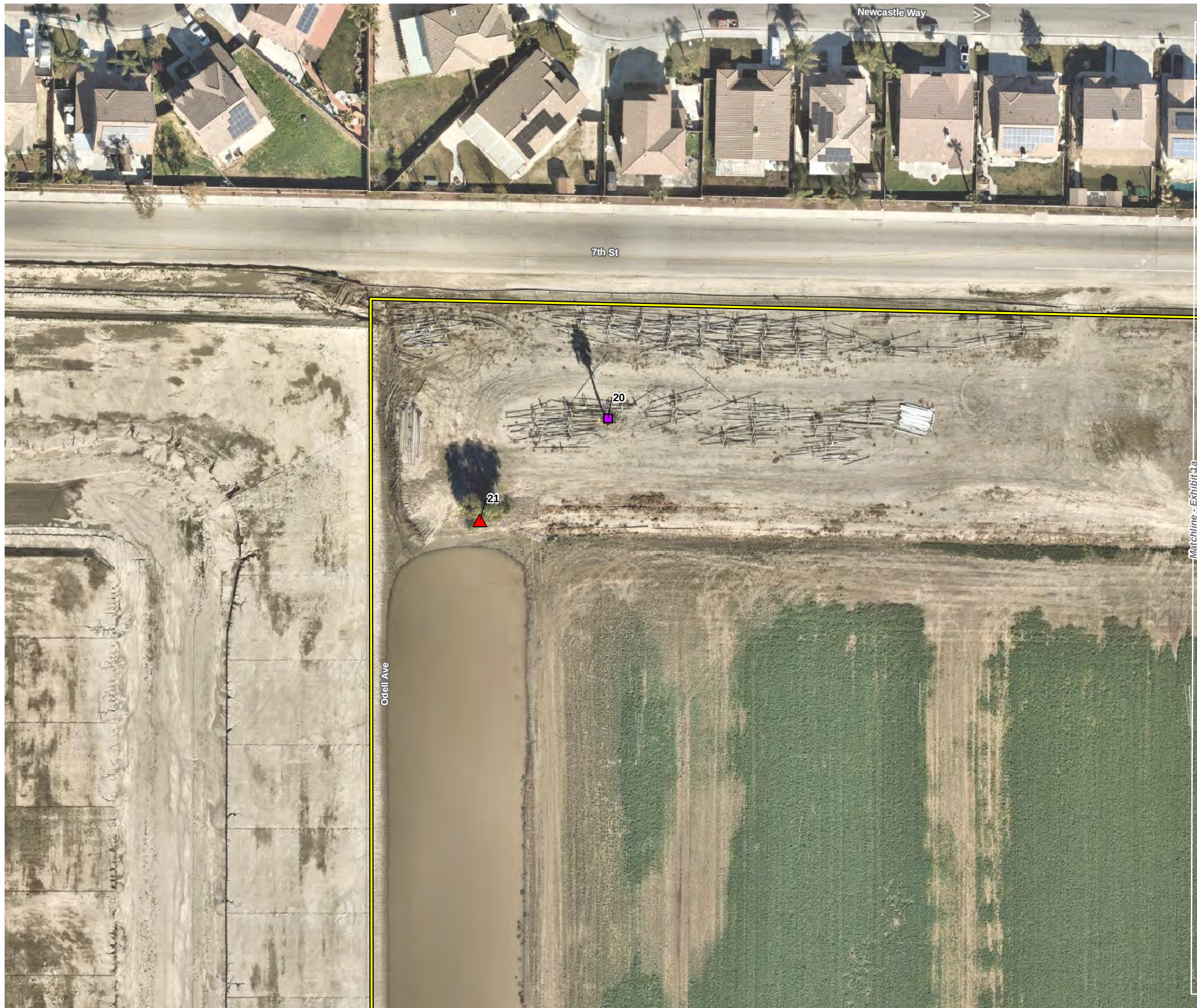
Tree Locations

Chacon Farms

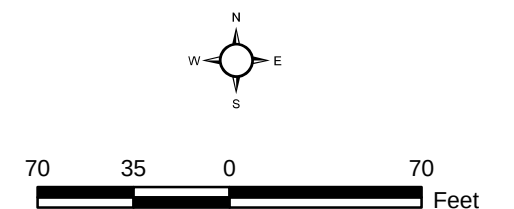
Exhibit 2a



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-  Project Boundary
- Tree Types**
-  Mexican fan palm (*Washingtonia robusta*)
 -  Peruvian peppertree (*Schinus molle*)



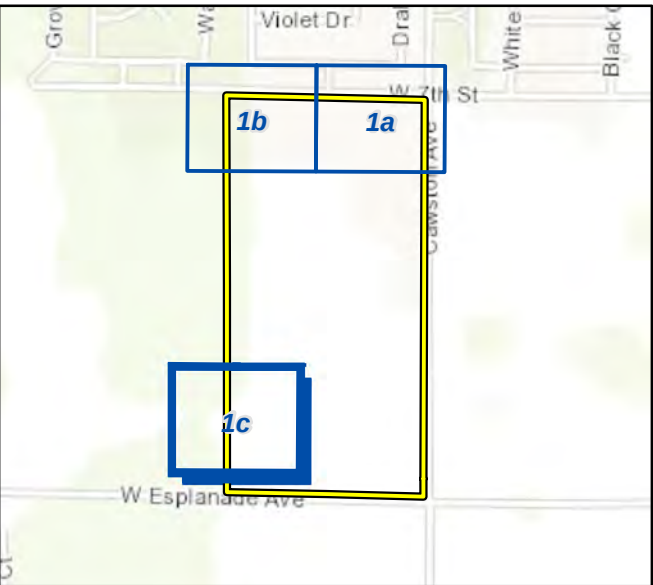
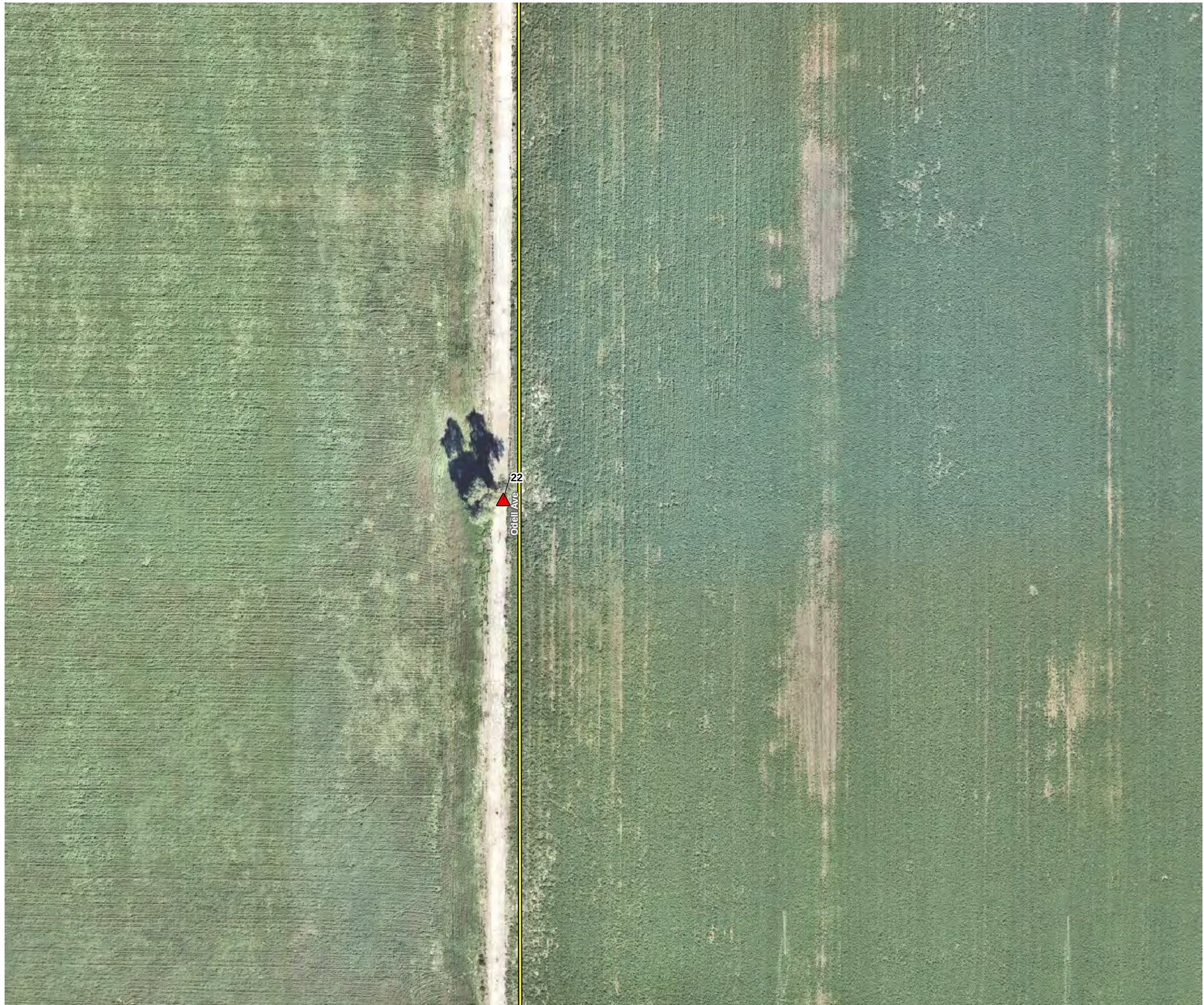
Aerial Source: Nearmap, 2023

Tree Locations

Exhibit 2b

Chacon Farms

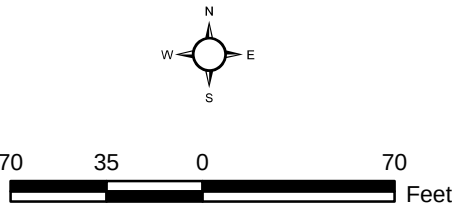




 Project Boundary

Tree Types

 Peruvian peppertree (*Schinus molle*)



Aerial Source: Nearmap, 2023

Tree Locations
Chacon Farms

Exhibit 2c



ATTACHMENT A
TREE DATA SUMMARY

TREE DATA SUMMARY

Tree Tag #	Common Name	Species	# Main Trunks	dbh (in)	Total DBH	Height (ft)	Canopy Diameter (ft)	Health Rating	Aesthetic Rating
1	Mondell pine	<i>Pinus eldarica</i>	1	11.9	11.9	25	20	4	4
2	California fan palm	<i>Washingtonia filifera</i>	1	34.1	34.1	35	10	4	4
3	California fan palm	<i>Washingtonia filifera</i>	1	34.1	34.1	35	10	4	4
4	California fan palm	<i>Washingtonia filifera</i>	1	31.5	31.5	35	8	4	4
5	California fan palm	<i>Washingtonia filifera</i>	1	33.5	33.5	35	10	4	4
6	Mexican fan palm	<i>Washingtonia robusta</i>	1	18.5	18.5	50	8	4	4
7	Mexican fan palm	<i>Washingtonia robusta</i>	1	19.0	19.0	35	8	4	4
8	lemon	<i>Citrus limon</i>	3	4.0, 3.5, 2.0	9.5	10	10	4	3
9	Peruvian peppertree	<i>Schinus molle</i>	2	7.0, 6.8	13.8	30	25	4	4
10	Mexican fan palm	<i>Washingtonia robusta</i>	1	18.3	18.3	55	10	4	4
11	Mexican fan palm	<i>Washingtonia robusta</i>	2	13.8, 13.5	27.3	50	20	4	4
12	Mexican fan palm	<i>Washingtonia robusta</i>	1	14.3	14.3	50	8	4	4
13	Mexican fan palm	<i>Washingtonia robusta</i>	1	18.7	18.7	55	10	4	4
14	peach	<i>Prunus persica</i>	1	9.5	9.5	12	6	4	3
15	Mexican fan palm	<i>Washingtonia robusta</i>	3	13.0, 13.0, 12.0	38.0	50	25	4	4
16	Peruvian peppertree	<i>Schinus molle</i>	1	12.0	12.0	25	15	2	2
17	Mondell pine	<i>Pinus eldarica</i>	1	18.6	18.6	40	45	1	1
18	tree of heaven	<i>Ailanthus altissima</i>	1	16.4	16.4	30	20	4	3
19	Mexican fan palm	<i>Washingtonia robusta</i>	1	15.0	15.0	25	10	4	4
20	Mexican fan palm	<i>Washingtonia robusta</i>	1	19.0	19.0	35	10	4	4
21	Peruvian peppertree	<i>Schinus molle</i>	1	19.6	19.6	30	35	4	3
22	Peruvian peppertree	<i>Schinus molle</i>	1	22.6	22.6	35	30	4	3
dbh: diameter at breast height; ft: feet									
Aesthetics/Health Rating: 1=Very Poor, 2=Poor, 3=Fair, 4=Good, and 5=Excellent									