

ARBORIST REPORT

February 29, 2024
Rev. August 19, 2024
Rev. July 17, 2025
6794.00

PROJECT

980 University Ave.
Los Gatos, CA

PREPARED FOR

Boccardo Management Company

PREPARED BY

HMH
1570 Oakland Road
San Jose, CA 95131
William Sowa
ISA Certified Arborist #WE-12270A



TABLE OF CONTENTS

	<u>Page</u>
Table of Contents	1
Introduction and Overview	2
Methodology	2
Summary of Findings	2
General Observations and Recommendations	5
Recommendations for Tree Protection During Construction	9
Maintenance Recommendations for Trees to Remain	10
Terms and Conditions	13
Exhibit A – Existing Tree Map	14
Table 1 - Tree Quantity Summary	15
Table 2 - Tree Evaluation Summary	16
Table 3 – Tree Appraisal Table	22
Tree Photographs	23

INTRODUCTION AND OVERVIEW

HMH was contracted to complete a survey, assessment and arborist report for trees located within the limit of work illustrated on Exhibit A. The project site encompasses two adjacent parcels, totaling approximately 4.2 acres. There is a large building and surface parking currently on the project site and Los Gatos Creek is to the east of the site. Our scope of services includes locating, measuring DBH, assessing, and photographing the condition of all trees within the limit of work. Disposition and health recommendations are based on current site conditions. Site development/design may affect the preservation suitability. In addition, trees located outside the limit of work may be included if they may potentially be impacted by development of the site. These trees will not be measured, nor health assessed due to limited access. Tree locations are approximate, and their exact location should be determined by a licensed land surveyor. It should not be assumed that all trees inventoried are owned by the property owner. Check city and/or county codes for regulations regarding trees in the public right of way, setbacks, and/or easements.

METHODOLOGY

Our tree survey work is a deliberate and systematic methodology for cataloging trees on site:

1. Identify each tree species.
2. Note each tree's location on a site map.
3. Measure each trunk circumference at 4.5' above grade per ISA standards.
4. Evaluate the health and structure of each tree using the following numerical standard:
5 - A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
4 - A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
3 - A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may be mitigated with care.
2 - A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
1 - A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.
0 - Tree is dead.

SUMMARY OF FINDINGS

HMH conducted a tree inventory of 83 trees located within the limit of work outlined in Exhibit A. Seventy-nine (79) of the trees inventoried are classified as protected-sized trees, five (5) are classified as large protected, and 1 is exempt under the Town of Los Gatos Municipal Code. For this project, protected trees included those which have a four-inch or greater diameter (twelve and one half-inch circumference).

A protected-size tree is:

(1) All trees which have a twelve-inch or greater diameter (thirty-seven and one-half-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eighteen inches or greater diameter (fifty-six and one-half-inch circumference) of the sum of all trunks, where such trees are located on developed residential property.

(2) All trees which have an eight-inch or greater diameter (twenty-five-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eight inches or greater diameter (twenty-

five-inch circumference) of the sum of all trunks, where such trees are located on developed Hillside residential property.

(3) All trees of the following species which have an eight-inch or greater diameter (twenty-five-inch circumference) located on developed residential property:

- a. Blue Oak (*Quercus douglasii*);
- b. Black Oak (*Quercus kelloggii*);
- c. California Buckeye (*Aesculus californica*);
- d. Pacific Madrone (*Arbutus menziesii*).

(4) All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required.

(5) Any tree that existed at the time of a zoning approval or subdivision approval and was a specific subject of such approval or otherwise covered by subsection (6) of this section (e.g., landscape or site plans).

(6) Any tree that was required by the Town to be planted or retained by the terms and conditions of a development application, building permit or subdivision approval in all zoning districts, tree removal permit or code enforcement action.

(7) All trees, which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk and are located on property other than developed residential property.

(8) All publicly owned trees growing on Town lands, public places or in a public right-of-way easement, which have a four-inch or greater diameter (twelve and one-half-inch circumference) of any trunk.

(9) A protected tree shall also include a stand of trees, the nature of which makes each dependent upon the other for the survival of the stand.

(10) The following trees shall also be considered protected trees and shall be subject to the pruning permit requirements set forth in section 29.10.0982 and the public noticing procedures set forth in section 20.10.0994:

- a. Heritage trees;

Heritage tree means a tree or grouping of trees specifically designated by action of the Town Council, upon the recommendation of the Historic Preservation Commission, that possess exceptional aesthetic, biological, cultural, or historic value and is expected to have a continuing contribution to the community,

- b. Large protected trees.

Large protected tree means any oak (*Quercus*), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24-inch or greater diameter (75-inch

circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).

Exempt (Sec. 29.20.0970).

The following trees are excepted from the provisions of this division and may be removed or severely pruned without Town approval or issuance of a tree removal permit:

- (1) A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).
- (2) Any of the following trees that are less than twenty-four (24) inches in diameter (seventy-five (75) inches in circumference):
 - a. Black Acacia (*Acacia melanoxylon*)
 - b. Tulip Tree (*Liriodendron tulipifera*)
 - c. Tree of Heaven (*Ailanthus altissima*)
 - d. Blue Gum Eucalyptus (*E. globulus*)
 - e. Red Gum Eucalyptus (*E. camaldulensis*)
 - f. Other Eucalyptus (*E. spp.*) - Hillsides only
 - g. Palm (except *Phoenix canariensis*)
 - h. Privet (*Ligustrum lucidum*)

(3) Any removal or maintenance of a tree to conform with the implementation and maintenance of Defensible Space per Chapter 9 - Fire Prevention and Protection with the exception of any tree listed in subcategories (3) and (10) of Section 29.10.0960 - Scope of Protected Trees.

Table 1 - Tree Quantity Summary summarizes tree quantities by both species and size. Each species that was inventoried as part of this scope is included. This is a useful tool for analyzing the mixture of trees as part of the project. The size table is useful when calculating mitigation requirements in the case of tree removal as well as aiding in determining tree maturity.

Table 2 - Tree Evaluation Summary lists each tree number, botanical name, common name, DBH, circumference, ordinance trees, health rating, preservation suitability, general notes and observations and recommendations.

See Exhibit A for Existing Tree Locations

See Table 1 for Tree Quantity Summary by species and size.

See Table 2 for Tree Evaluation Summary for sizes, notes and recommendations regarding each tree.

GENERAL OBSERVATIONS AND RECOMMENDATIONS

Plan set reviewed include The Architecture & Site Review and Tentative Map (Revision dated 2/12/25), Site Plan, Grading and Drainage Plan, and Utility Plan as well as the Landscape Plan (Revision dated 1/16/25).

After review of the plans, the planned development, buildings, driveways and parking occupy most of the property. The remaining area will require grading that would extend into the critical root zone which necessitates the removal of the trees.

Per the Town of Los Gatos: Required Finding (4) The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the Director or deciding body that there are no reasonable alternatives to preserve the tree. (Sec. 29.10.0992)

The two trees to be retained, Tree 81 and 83 are off-site. Tree Protection Type I is recommended. Some of the root zone may be impacted by construction activities on site. Project should follow the Tree Protection notes (Sec. 29.10.1005). In addition, if roots are present, the Grading/Excavation section gives guidance, such as trenching to be performed by hand, roots 2" or larger shall be tunneled under, etc.

See updated T series Sheets for Tree Preservation Instructions for additional information.

Species: *Cedrus atlantica* (Atlas Cedar)

Quantity: 2

Tree Numbers: 81 – 82

Observations / Recommendations:

There are 2 Atlas Cedars on site that are in moderate health and shape. They are both at the southeast corner of the property adjacent to the Los Gatos Creek area.

Species: *Eucalyptus sideroxylon* (Red Ironbark)

Quantity: 11

Tree Numbers: 70 – 80

Observations / Recommendations:

There are 11 Red Ironbarks that are in moderate health and shape. They are on the east side of the property adjacent to the Los Gatos Creek area. Some of the trees are very large and close to adjacent trees. Tree 80 is very close to a power pole and is recommended for removal.

Species: *Fraxinus uhdei* (Shamel Ash)

Quantity: 2

Tree Numbers: 24 & 57

Observations / Recommendations:

There are 2 Shamel Ash trees on the property in moderate health and shape. Tree 24 is fairly close to the existing building and if the building is to be removed, the root system would be damaged. Tree 57 is in the northeast corner of the parking lot adjacent to the Los Gatos Creek area.

Species: *Heteromeles arbutifolia* (Toyon)

Quantity: 1

Tree Numbers: 27

Observations / Recommendations:

Toyon is typically considered a large shrub, but this plant has grown to a large size. The tree is in poor shape and health. It is multi-trunk with codominant stems, which increases the risk of failure. The tree is leaning with structural defects and exposed heartwood. It appears to have been shaded by a tree that was removed and developed a lanky form searching for sunlight. This tree is recommended for removal.

Species: *Lagerstroemia indica* (Crape Myrtle)

Quantity: 32

Tree Numbers: 17 – 22, 25 – 26, 44 – 55, 58 – 69

Observations / Recommendations:

The Crape Myrtles are generally all in good health and shape. Most are located in parking areas. Trees 44 – 55 are at the north side of the property and some have a little damage from cars.

Species: *Ligustrum lucidum* (Glossy Privet)

Quantity: 1

Tree Numbers: 2

Observations / Recommendations:

The Glossy Privet is in moderate health and shape. It has some exposed heartwood and structural defects. Glossy Privets are considered invasive by the California Invasive Plants Council, so this tree is recommended for removal.

Species: *Liquidambar styraciflua* (Sweetgum)

Quantity: 6

Tree Numbers: 35 – 37, 40 - 42

Observations / Recommendations:

There are six Sweetgums that are in moderate health and shape. They are growing in a lawn area and the surface roots have been damaged by the mower. Some of the trees were planted close to each other and are crowded, developing an uneven canopy.

Species: *Melaleuca quinquenervia* (Paperbark)

Quantity: 1

Tree Numbers: 23

Observations / Recommendations:

There is one Paperbark tree that is in moderate health and shape. The tree is leaning towards the adjacent building. If the building is being removed it would be difficult to retain this tree.

Species: *Olea europaea* (Olive)

Quantity: 4

Tree Numbers: 9 – 10, 13, 43

Observations / Recommendations:

There are 4 olive trees that are in moderate health and shape. They are all multi-trunk which is common for the species. Several of the trees are crowded by other adjacent trees.

Species: *Pinus canariensis* (Canary Island Pine)

Quantity: 14

Tree Numbers: 3 – 7, 28 – 30, 32 – 34, 38 – 39, 56

Observations / Recommendations:

There are 14 Canary Island Pine trees that are in moderate health and shape. They are very large mature trees. Some were planted too close to each other and are crowded and/or have an uneven canopy. Some of the trees that were planted in a lawn area have mower damage to the surface roots. Tree 56 is a small tree that is growing through the perimeter fence. This tree is recommended for removal.

Species: *Pinus jeffreyi* (Jeffrey Pine)

Quantity: 1

Tree Numbers: 8

Observations / Recommendations:

There is one Jeffrey Pine that is in moderate health and shape. It has had the lower limbs removed and the small canopy appears to be somewhat thin due to stress.

Species: *Quercus agrifolia* (Coast Live Oak)

Quantity: 4

Tree Numbers: 11 – 12, 31, 83

Observations / Recommendations:

The Coast Live Oaks are in moderate health and shape. Trees 11 & 12 have included bark, which can weaken branch connections. Tree 12 is multi-trunk with codominant stems, which also creates a risk of failure. Tree 12 is a large tree that is crowding Tree 11 and 13. Tree 31 is a smaller Coast Live Oak that is growing fairly close to the building and it has a slight lean and some branch dieback. The proximity to the building will create a problem as the tree grows larger. Tree 83 is adjacent to the Los Gatos Creek area. It is multi-trunk with included bark and is crowded by the nearby fence.

Species: *Quercus lobata* (Valley Oak)

Quantity: 2

Tree Numbers: 14 – 15

Observations / Recommendations:

There are two large Valley Oaks on the property that are in moderate health and shape. Tree 14 has some structural defects. Tree 15 has a slight lean, included bark and oak galls, which are unsightly, but overall do not harm the health of the tree. Tree 15 is in a raised planter and if this tree is to be retained, the current ground level in the root area needs to remain the same.

Species: *Schinus molle* (Peruvian Peppertree)

Quantity: 1

Tree Numbers: 16

Observations / Recommendations:

The Peruvian peppertree is in moderate health and shape. It has some cankers on the trunk which could be a sign of an internal problem.

Species: *Sequoia sempervirens* (Coast Redwood)

Quantity: 1

Tree Numbers: 1

Observations / Recommendations:

There is one Coast Redwood that is in moderate shape and health. It has a slight lean at the base that straightens out. It has signs of stress and slight thinning which is fairly typical of Coast Redwoods in the area that don't receive adequate water. They are high water use trees and require large amounts of irrigation water.

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

Tree Protection: Per Sec. 29.10.1005 – Protection of trees during construction:

(a) Protective tree fencing shall specify the following:

(1) Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.

(2) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

(3) Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

(4) Warning sign. Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."

(b) All persons, shall comply with the following precautions:

(1) Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

(2) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.

(3) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

(4) Prohibit the attachment of wires, signs or ropes to any protected tree.

(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

(6) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.

(7) The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Active Construction: All contractors, subcontractors and other personnel shall be warned that encroachment within the fenced area and dripline is prohibited without the consent of the certified arborist on the job. This includes, but is not limited to, storage of lumber and other materials, disposal of paints, solvents or other noxious materials, parked cars, grading equipment or other heavy equipment. If construction activity needs to happen in the TPZ the fence can be moved temporarily for delivery of construction materials. The contractor should make accommodations to off load items such as trusses, timber, plasterboard, wallboard, concrete, gypsum board,

flooring, roofing or any other heavy construction material outside the foliar spread of the tree so there is no heavy equipment needed that could cause damage to the canopy of the tree or compact the root zone. The tree protection fencing should be reestablished per the plans and details immediately after any activity through the TPZ. Penalties, based on the cost of remedial repairs and the evaluation guide published by the International Society of Arboriculture, shall be assessed for damages to the trees.

Grading/excavating: All grading plans that specify grading within the drip line of any tree, or within the distance from the trunk as outlined in the site preparation section above when said distance is outside the drip line, shall first be reviewed by a certified arborist. Provisions for aeration, drainage, pruning, tunneling beneath roots, root pruning or other necessary actions to protect the trees shall be outlined by an arborist. If trenching is necessary within the area as described above, said trenching shall be undertaken by hand labor and dug directly beneath the trunk of the tree. All roots 2 inches or larger shall be tunneled under and other roots shall be cut smoothly to the trunk side of the trench. The trunk side should be draped immediately with two layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is back filled to the original level. An arborist shall examine the trench prior to back filling to ascertain the number and size of roots cut, so as to suggest the necessary remedial repairs.

Remedial repairs: An arborist shall have the responsibility of observing all ongoing activities that may affect the trees and prescribing necessary remedial work to ensure the health and stability of the trees. This includes, but is not limited to, all arborist activities brought out in the previous sections. In addition, pruning, as outlined in International Society of Arboriculture Best Management Practices: Pruning and ANSI A300 Part 1 Standard Practices: Pruning, shall be prescribed as necessary. Fertilizing, aeration, irrigation, pest control and other activities shall be prescribed according to the tree needs, local site requirements, and state agricultural pest control laws. All specifications shall be in writing. For pest control operations, consult the local county agricultural commissioner's office for individuals licensed as pest control advisors or pest control operators.

Final inspection: Upon completion of the project, the arborist shall review all work undertaken that may impact the existing trees. Special attention shall be given to cuts and fills, compacting, drainage, pruning and future remedial work. An arborist should submit a final report in writing outlining the ongoing remedial care following the final inspection.

MAINTENANCE RECOMMENDATIONS FOR TREES TO REMAIN

Regular maintenance, designed to promote plant health and vigor, ensures longevity of existing trees. Regular inspections and the necessary follow-up care of mulching, fertilizing, and pruning, can detect problems and correct them before they become damaging or fatal.

Tree Inspection: Regular inspections of mature trees at least once a year can prevent or reduce the severity of future disease, insect, and environmental problems. During tree inspection, four characteristics of tree vigor should be examined: new leaves or buds, leaf size, twig growth, and absence of crown dieback (gradual death of the upper part of the tree). A reduction in the extension of shoots (new growing parts), such as buds or new leaves, is a fairly reliable cue that the tree's health has recently changed. Growth of the shoots over the past three years may be compared to determine whether there is a reduction in the tree's typical growth pattern. Further signs of poor tree health are trunk decay, crown dieback, or both. These symptoms often indicate problems that began several years before. Loose bark or deformed growths, such as trunk conks

(mushrooms), are common signs of stem decay. Any abnormalities found during these inspections, including insect activity and spotted, deformed, discolored, or dead leaves and twigs, should be noted and observed closely.

Mulching: Mulch, or decomposed organic material, placed over the root zone of a tree reduces environmental stress by providing a root environment that is cooler and contains more moisture than the surrounding soil. Mulch can also prevent mechanical damage by keeping machines such as lawn mowers and string trimmers away from the tree's base. Furthermore, mulch reduces competition from surrounding weeds and turf. To be most effective, mulch should be placed 2 to 4 inches deep and cover the entire root system, which may be as far as 2 or 3 times the diameter of the branch spread of the tree. If the area and activities happening around the tree do not permit the entire area to be mulched, it is recommended that as much of the area under the drip line of the tree is mulched as possible. When placing mulch, care should be taken not to cover the actual trunk of the tree. This mulch-free area, 1 to 2 inches wide at the base, is sufficient to avoid moist bark conditions and prevent trunk decay. An organic mulch layer 2 to 4 inches deep of loosely packed shredded leaves, pine straw, peat moss, or composted wood chips is adequate. Plastic should not be used as it interferes with the exchange of gases between soil and air, which inhibits root growth. Thicker mulch layers, 5 to 6 inches deep or greater, may also inhibit gas exchange.

Fertilization: Trees require certain nutrients (essential elements) to function and grow. Urban landscape trees may be growing in soils that do not contain sufficient available nutrients for satisfactory growth and development. In certain situations, it may be necessary to fertilize to improve plant vigor. Fertilizing a tree can improve growth; however, if fertilizer is not applied wisely, it may not benefit the tree at all and may even adversely affect the tree. Mature trees making satisfactory growth may not require fertilization. When considering supplemental fertilizer, it is important to consider nutrients deficiencies and how and when to amend the deficiencies. Soil conditions, especially pH and organic matter content, vary greatly, making the proper selection and use of fertilizer a somewhat complex process. To that end, it is recommended that the soil be tested for nutrient content. A soil testing laboratory can give advice on application rates, timing, and the best blend of fertilizer for each tree and other landscape plants on site. Mature trees have expansive root systems that extend from 2 to 3 times the size of the leaf canopy. A major portion of actively growing roots is located outside the tree's drip line. Understanding the actual size and extent of a tree's root system before applying fertilizer is paramount to determine quantity, type and rate at which to best apply fertilizer. Always follow manufacturer recommendations for use and application.

Pruning: Pruning is often desirable or necessary to remove dead, diseased, or insect-infested branches and to improve tree structure, enhance vigor, or maintain safety. Because each cut has the potential to change the growth of (or cause damage to) a tree, no branch should be removed without reason. Removing foliage from a tree has two distinct effects on growth: (1) it reduces photosynthesis and, (2) it may reduce overall growth. Pruning should always be performed sparingly. Caution must be taken not to over-prune as a tree may not be able to gather and process enough sunlight to survive. Pruning mature trees may require special equipment, training, and experience. Licensed and insured tree maintenance companies are equipped to provide a variety of services to assist in performing the job safely and reducing risk of personal injury and property damage and should be consulted for this type of work. (See also ANSI A300 Part 1 *Pruning Standards*- <https://www.tcia.org>).

Planting and Irrigation: Any new planting and irrigation that is to occur under the drip line of an existing tree should be conducted with care to avoid the root system. Generally installation of an irrigation mainline should be avoided under the dripline of the existing tree. Refer to the

Grading/Excavating section for installation of any irrigation lines to be installed under the drip line of an existing tree. Any new planting should match the water use of the existing tree (as defined by WUCOLS). The irrigation hydro zone for the new planting should also match the requirements of the existing tree.

Removal: There are circumstances when removal is necessary. An arborist can help decide whether or not a tree should be removed. Professionally trained arborists have the skills and equipment to safely and efficiently remove trees. Removal is recommended when a tree: (1) is dead, dying, or considered irreparably hazardous; (2) is causing an obstruction or is crowding and causing harm to other trees and the situation is impossible to correct through pruning; (3) is to be replaced by a more suitable specimen, and; (4) should be removed to allow for construction. Pruning or removing trees, especially large trees, can be dangerous work. It should be performed only by those trained and equipped to work safely in trees.

TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of HMH.

1. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. HMH assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. HMH assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
2. No tree described in this report was climbed, unless otherwise stated. HMH does not take responsibility for any defects, which could have only been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed unless otherwise stated. HMH does not take responsibility for any root defects, which could only have been discovered by such an inspection.
3. HMH shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal or report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by HMH or in the schedule of fees or contract.
4. HMH guarantees no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any reason. It is the responsibility of the client to determine applicability to his/her case.
5. Any report and the values, observations and recommendations expressed therein represent the professional opinion of HMH, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
6. Any photographs, diagrams, graphs, sketches or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work produced by other persons, is intended solely for clarification and ease of reference. Inclusion of said information does not constitute a representation by HMH as to the sufficiency or accuracy of that information.
7. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Existing Tree Map
Exhibit A



TABLE 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	Quantity	% of Site
<i>Cedrus atlantica</i>	2	2%
<i>Eucalyptus sideroxylon</i>	11	13%
<i>Fraxinus uhdei</i>	2	2%
<i>Heteromeles arbutifolia</i>	1	1%
<i>Lagerstroemia indica</i>	32	39%
<i>Ligustrum lucidum</i>	1	1%
<i>Liquidambar styraciflua</i>	6	7%
<i>Melaleuca quinquenervia</i>	1	1%
<i>Olea europaea</i>	4	5%
<i>Pinus canariensis</i>	14	17%
<i>Pinus jeffreyi</i>	1	1%
<i>Quercus agrifolia</i>	4	5%
<i>Quercus lobata</i>	2	2%
<i>Schinus molle</i>	1	1%
<i>Sequoia sempervirens</i>	1	1%
Total Trees	83	100%

TABLE 2 - TREE EVALUATION SUMMARY

Prepared By: William Sowa ISA Certified Arborist WE-12270A

PROJECT NUMBER: 6794.00

PROJECT NAME: 980 University Ave.

CITY: Los Gatos, CA

DBH MEASUREMENT HEIGHT: 54"

Date of Evaluation: 2/15/2024

Suitability for Preservation is based on the following

Good - Trees with good health and structural stability that have the potential for longevity at the site.

Moderate - Trees in somewhat declining health and/or exhibits structural defects that cannot be abated with treatment. Trees will require more intense management and will have a shorter lifespan than those in the 'Good' category.

Poor - Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to decline, regardless of treatment.

Health Rating

- 5 A healthy, vigorous tree, reasonably free of disease, with good structure and form typical of the species.
- 4 A tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
- 3 A tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that may that might be mitigated with care.
- 2 A tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
- 1 A tree in severe decline, dieback of scaffold branches and or trunk, mostly epicormic growth; extensive structural defects that cannot be abated.
- 0 Tree is dead.

Abbreviations and Definitions

BDB	Branch dieback	Condition where branch tips or entire sections of branches die off. Typically indicative of tree stress.
CD	Codominant branches	Forked branches nearly the same size in diameter, arising from a common junction and lacking a normal branch union.
CDB	Dieback in Crown	Condition where branches in the tree crown die from the tips toward the center.
CR	Crowded	Tree is bounded closely by one or more of the following: structure, tree, Etc.
D	Decline	Tree shows obvious signs of decline, which may be indicative of the presence of multiple biotic and abiotic disorders.
DBH	Diameter at Breast Height	Measurement of tree diameter in inches. Measurement height varies by City and is noted above.
EG	Epicormic Growth	Watersprouting on trunk and main leaders or suckers, sprouts arising out of roots. Typically indicative of tree stress.
EH	Exposed Heartwood	Exposure of the tree's heartwood is typically seen as an open wound that leaves a tree more susceptible to pathogens, disease or infection.
GR	Girdling Roots	Roots that grow around or across other roots. Can cause restriction of nutrient and water uptake, swelling, dieback or structural instability.
HD	Headed	Poor pruning practice of cutting back branches. Often practiced under utility lines to limit tree height.
IB	Included Bark	Structural defect where bark is included between the branch attachment so the wood can't join. Such defect can have a higher probability of failure.
LN	Leaning Tree	Tree leaning, see notes for severity.
MT	Multi Trunk	Multiple central leaders originating below the DBH measurement.
SD	Structural Defects	Naturally or secondary conditions including cavities, poor branch attachments, cracks, or decayed wood in any part of the tree that may contribute to structural failure.
SR	Surface Roots	Roots visible at finished grade.
ST	Stress	Environmental factor inhibiting regular tree growth. Includes drought, salty soils, nitrogen and other nutrient deficiencies in the soil.

Protected Tree	<ul style="list-style-type: none"> (1) All trees which have a twelve-inch or greater diameter (thirty-seven and one-half-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eighteen inches or greater diameter (fifty-six and one-half-inch circumference) of the sum of all trunks, where such trees are located on developed residential property. (2) All trees which have an eight-inch or greater diameter (twenty-five-inch circumference) of any trunk or in the case of multi-trunk trees, a total of eight inches or greater diameter (twenty-five-inch circumference) of the sum of all trunks, where such trees are located on developed Hillside residential property. (3) All trees of the following species which have an eight-inch or greater diameter (twenty-five-inch circumference) located on developed residential property: <ul style="list-style-type: none"> a. Blue Oak (<i>Quercus douglasii</i>); b. Black Oak (<i>Quercus kelloggii</i>); c. California Buckeye (<i>Aesculus californica</i>); d. Pacific Madrone (<i>Arbutus menziesii</i>). (4) All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required. (5) Any tree that existed at the time of a zoning approval or subdivision approval and was a specific subject of such approval or otherwise covered by subsection (6) of this section (e.g., landscape or site plans). (6) Any tree that was required by the Town to be planted or retained by the terms and conditions of a development application, building permit or subdivision approval in all zoning districts, tree removal permit or code enforcement action. (7) All trees, which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk and are located on property other than developed residential property. (8) All publicly owned trees growing on Town lands, public places or in a public right-of-way easement, which have a four-inch or greater diameter (twelve and one-half-inch circumference) of any trunk. (9) A protected tree shall also include a stand of trees, the nature of which makes each dependent upon the other for the survival of the stand. (10) The following trees shall also be considered protected trees and shall be subject to the pruning permit requirements set forth in section 29.10.0982 and the public noticing procedures set forth in section 20.10.0994: <ul style="list-style-type: none"> a. Heritage trees; <p>Heritage tree means a tree or grouping of trees specifically designated by action of the Town Council, upon the recommendation of the Historic Preservation Commission, that possess</p>
----------------	---

Large Protected Tree	<p>b. Large protected trees.</p> <p>Large protected tree means any oak (<i>Quercus</i>), California buckeye (<i>Aesculus californica</i>), or Pacific madrone (<i>Arbutus menziesii</i>) which has a 24-inch or greater diameter (75-inch circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).</p>
Exempt	<p>Exempt</p> <p>The following trees are excepted from the provisions of this division and may be removed or severely pruned without Town approval or issuance of a tree removal permit:</p> <p>(1) A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).</p> <p>(2) Any of the following trees that are less than twenty-four (24) inches in diameter (seventy-five (75) inches in circumference):</p> <ul style="list-style-type: none"> a. Black Acacia (<i>Acacia melanoxylon</i>) b. Tulip Tree (<i>Liriodendron tulipifera</i>) c. Tree of Heaven (<i>Ailanthus altissima</i>) d. Blue Gum Eucalyptus (<i>E. globulus</i>) e. Red Gum Eucalyptus (<i>E. camaldulensis</i>) f. Other Eucalyptus (<i>E. spp.</i>)-Hillsides only g. Palm (except <i>Phoenix canariensis</i>) h. Privet (<i>Ligustrum lucidum</i>) <p>(3) Any removal or maintenance of a tree to conform with the implementation and maintenance of Defensible Space per Chapter 9 - Fire Prevention and Protection with the exception of any tree listed in subcategories (3) and (10) of Section 29.10.0960 - Scope of Protected Trees.</p>

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	PROTECTED TREE	LARGE PROTECTED TREE	EXEMPT	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES	RETAIN OR REMOVE	REASON FOR REMOVAL*	TREE PROTECTION REQUIREMENT **
1	<i>Sequoia sempervirens</i>	Coast Redwood	23.4	73	YES	NO		24	61	3	Moderate	uneven canopy	Remove	4	
2	<i>Ligustrum lucidum</i>	Glossy Privet	9.0	28	YES	NO	EXEMPT	16	14	3	Moderate	uneven canopy	Remove	4	
3	<i>Pinus canariensis</i>	Canary Island Pine	21.7	68	YES	NO		18	89	3	Moderate	limbed up, ST	Remove	4	
4	<i>Pinus canariensis</i>	Canary Island Pine	19.9	62	YES	NO		20	80	3	Moderate	MT, CR by #11	Remove	4	
5	<i>Pinus canariensis</i>	Canary Island Pine	17.5, 16.7	107	YES	NO		20	75	3	Moderate	CR by #11	Remove	4	
6	<i>Pinus canariensis</i>	Canary Island Pine	25.9	81	YES	NO		24	60	3	Moderate	IB, CR by #12, uneven canopy	Remove	4	
7	<i>Pinus canariensis</i>	Canary Island Pine	22.4	70	YES	NO		24	60	3	Moderate	CD, MT, IB	Remove	4	
8	<i>Pinus jeffreyi</i>	Jeffrey Pine	13.0	41	YES	NO		12	50	3	Moderate	MT, CR by #12	Remove	4	
9	<i>Olea europaea</i>	Olive	4.7, 4.1, 3.2, 3.7, 3.4, 2.9, 5	85	YES	NO		18	50	3	Moderate	SD	Remove	4	
10	<i>Olea europaea</i>	Olive	4.3, 7, 4.4, 6, 1.6	73	YES	NO		15	20	3	Moderate	IB, LN, galls	Remove	4	
11	<i>Quercus agrifolia</i>	Coast Live Oak	24.0	75	YES	YES		23	48	3	Moderate	Cankers	Remove	4	
12	<i>Quercus agrifolia</i>	Coast Live Oak	14.1, 14	88	YES	YES		25	50	3	Moderate	needs stakes removed	Remove	4	
13	<i>Olea europaea</i>	Olive	5.5, 4.7, 3.8	44	YES	NO		15	15	3	Moderate	needs stakes removed	Remove	4	
14	<i>Quercus lobata</i>	Valley Oak	25.0	79	YES	YES		42	45	3	Moderate		Remove	4	
15	<i>Quercus lobata</i>	Valley Oak	36.9	116	YES	YES		48	41	3	Moderate		Remove	4	
16	<i>Schinus molle</i>	Peruvian Peppertree	17.4	55	YES	NO		27	29	3	Moderate		Remove	4	
17	<i>Lagerstroemia indica</i>	Crape Myrtle	3.1	10	NO	NO		8	11	4	Good		Remove	4	
18	<i>Lagerstroemia indica</i>	Crape Myrtle	2.5	8	NO	NO		7	10	4	Good	LN, CR by building, SD	Remove	4	
19	<i>Lagerstroemia indica</i>	Crape Myrtle	3.6	11	NO	NO		10	10	4	Good		Remove	4	
20	<i>Lagerstroemia indica</i>	Crape Myrtle	4.3	14	YES	NO		11	15	4	Good	MT	Remove	4	
21	<i>Lagerstroemia indica</i>	Crape Myrtle	2.2	7	NO	NO		4	8	3	Moderate	MT	Remove	4	
22	<i>Lagerstroemia indica</i>	Crape Myrtle	4.3	14	YES	NO		8	14	4	Good	MT, LN, SD, EHW, CD	Remove	4	
23	<i>Melaleuca quinquenervia</i>	Paperbark	29.3	92	YES	NO		33	32	3	Moderate	CR by #29, SD	Remove	4	
24	<i>Fraxinus uhdei</i>	Shamel Ash	26.2	82	YES	NO		33	42	3	Moderate	CR by #30, CDB	Remove	4	

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	PROTECTED TREE	LARGE PROTECTED TREE	EXEMPT	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES	RETAIN OR REMOVE	REASON FOR REMOVAL*	TREE PROTECTION REQUIREMENT **
25	<i>Lagerstroemia indica</i>	Crape Myrtle	1, 1.3, 1.4, 1.4, 1.2, 1.2, 1.1, 1.2, 1	34	YES	NO		10	10	4	Good	CR by #29	Remove	4	
26	<i>Lagerstroemia indica</i>	Crape Myrtle	1, 1, 2.4, 2, 1.5, 2.4, 1.7, 1.2, 1.7, 1.4, 2.2, 1.1	62	YES	NO		12	13	4	Good	CR by building, LN, BDB, ST	Remove	4	
27	<i>Heteromeles arbutifolia</i>	Toyon	5.7, 5.1	34	YES	NO		12	11	2	Poor	SR, mower damage	Remove	4	
28	<i>Pinus canariensis</i>	Canary Island Pine	31.2	98	YES	NO		25	74	3	Moderate	SR, mower damage	Remove	4	
29	<i>Pinus canariensis</i>	Canary Island Pine	34.5	108	YES	NO		18	70	3	Moderate	SR, LN, mower damage	Remove	4	
30	<i>Pinus canariensis</i>	Canary Island Pine	34.1	107	YES	NO		20	75	3	Moderate	SR, IB, MT, mower damage	Remove	4	
31	<i>Quercus agrifolia</i>	Coast Live Oak	14.7	46	YES	NO		14	25	3	Moderate	SR, CR by #35, uneven canopy, mower damage	Remove	4	
32	<i>Pinus canariensis</i>	Canary Island Pine	28.9	91	YES	NO		32	80	3	Moderate	SR, mower damage	Remove	4	
33	<i>Pinus canariensis</i>	Canary Island Pine	28.0	88	YES	NO		30	78	3	Moderate	CR by #39, SR, mower damage	Remove	4	
34	<i>Pinus canariensis</i>	Canary Island Pine	27.6	87	YES	NO		25	75	3	Moderate	CR by #38, SR, mower damage	Remove	4	
35	<i>Liquidambar styraciflua</i>	Sweetgum	10.3, 16.1	83	YES	NO		21	44	3	Moderate	LN, CR by #41, SR, mower damage	Remove	4	
36	<i>Liquidambar styraciflua</i>	Sweetgum	16.8	53	YES	NO		16	44	3	Moderate	SR, mower damage	Remove	4	
37	<i>Liquidambar styraciflua</i>	Sweetgum	23.4	73	YES	NO		30	50	3	Moderate	CR by #41, SR, mower damage	Remove	4	
38	<i>Pinus canariensis</i>	Canary Island Pine	32.7	103	YES	NO		33	90	3	Moderate	MT	Remove	4	
39	<i>Pinus canariensis</i>	Canary Island Pine	25.4	80	YES	NO		24	90	3	Moderate		Remove	4	
40	<i>Liquidambar styraciflua</i>	Sweetgum	14.1	44	YES	NO		26	47	2	Moderate		Remove	4	
41	<i>Liquidambar styraciflua</i>	Sweetgum	16.5	52	YES	NO		24	48	4	Moderate		Remove	4	
42	<i>Liquidambar styraciflua</i>	Sweetgum	15.2	48	YES	NO		24	46	3	Moderate		Remove	4	
43	<i>Olea europaea</i>	Olive	8, 7.2, 7.7, 7.5, 6.7	116	YES	NO		30	17	3	Moderate		Remove	4	
44	<i>Lagerstroemia indica</i>	Crape Myrtle	7.2	23	YES	NO		14	21	4	Good		Remove	4	
45	<i>Lagerstroemia indica</i>	Crape Myrtle	8.0	25	YES	NO		18	19	4	Good		Remove	4	
46	<i>Lagerstroemia indica</i>	Crape Myrtle	9.0	28	YES	NO		20	21	4	Good		Remove	4	

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	PROTECTED TREE	LARGE PROTECTED TREE	EXEMPT	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES	RETAIN OR REMOVE	REASON FOR REMOVAL*	TREE PROTECTION REQUIREMENT **
47	<i>Lagerstroemia indica</i>	Crape Myrtle	10.6	33	YES	NO		21	20	4	Good		Remove	4	
48	<i>Lagerstroemia indica</i>	Crape Myrtle	7.4	23	YES	NO		18	21	4	Good		Remove	4	
49	<i>Lagerstroemia indica</i>	Crape Myrtle	8.8	28	YES	NO		19	20	4	Good		Remove	4	
50	<i>Lagerstroemia indica</i>	Crape Myrtle	7.6	24	YES	NO		16	20	4	Good		Remove	4	
51	<i>Lagerstroemia indica</i>	Crape Myrtle	9.4	30	YES	NO		17	21	4	Good	growing through fence	Remove	4	
52	<i>Lagerstroemia indica</i>	Crape Myrtle	7.6	24	YES	NO		15	20	4	Good		Remove	4	
53	<i>Lagerstroemia indica</i>	Crape Myrtle	8.3	26	YES	NO		16	23	4	Good		Remove	4	
54	<i>Lagerstroemia indica</i>	Crape Myrtle	6.5	20	YES	NO		16	20	4	Good		Remove	4	
55	<i>Lagerstroemia indica</i>	Crape Myrtle	7.0	22	YES	NO		18	20	4	Good		Remove	4	
56	<i>Pinus canariensis</i>	Canary Island Pine	10.4	33	YES	NO		15	27	3	Moderate		Remove	4	
57	<i>Fraxinus uhdei</i>	Shamel Ash	17.7	56	YES	NO		24	32	3	Moderate		Remove	4	
58	<i>Lagerstroemia indica</i>	Crape Myrtle	5.3	17	YES	NO		11	12	4	Good		Remove	4	
59	<i>Lagerstroemia indica</i>	Crape Myrtle	6.3	20	YES	NO		10	13	4	Good		Remove	4	
60	<i>Lagerstroemia indica</i>	Crape Myrtle	6.0	19	YES	NO		12	12	4	Good		Remove	4	
61	<i>Lagerstroemia indica</i>	Crape Myrtle	5.5	17	YES	NO		12	11	4	Good		Remove	4	
62	<i>Lagerstroemia indica</i>	Crape Myrtle	6.0	19	YES	NO		12	11	4	Good		Remove	4	
63	<i>Lagerstroemia indica</i>	Crape Myrtle	6.0	19	YES	NO		12	10	4	Good		Remove	4	
64	<i>Lagerstroemia indica</i>	Crape Myrtle	6.5	20	YES	NO		12	12	4	Good		Remove	4	
65	<i>Lagerstroemia indica</i>	Crape Myrtle	6.9	22	YES	NO		13	13	4	Good	LN, CR by #71	Remove	4	
66	<i>Lagerstroemia indica</i>	Crape Myrtle	6.3	20	YES	NO		12	14	4	Good		Remove	4	
67	<i>Lagerstroemia indica</i>	Crape Myrtle	5.6	18	YES	NO		10	13	4	Good		Remove	4	
68	<i>Lagerstroemia indica</i>	Crape Myrtle	6.6	21	YES	NO		12	12	4	Good		Remove	4	
69	<i>Lagerstroemia indica</i>	Crape Myrtle	6.0	19	YES	NO		12	12	4	Good		Remove	4	
70	<i>Eucalyptus sideroxylon</i>	Red Ironbark	9.5	30	YES	NO		16	35	3	Moderate		Remove	4	
71	<i>Eucalyptus sideroxylon</i>	Red Ironbark	27.6	87	YES	NO		36	52	3	Moderate		Remove	4	

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	PROTECTED TREE	LARGE PROTECTED TREE	EXEMPT	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES	RETAIN OR REMOVE	REASON FOR REMOVAL*	TREE PROTECTION REQUIREMENT **
72	<i>Eucalyptus sideroxylon</i>	Red Ironbark	13.0	41	YES	NO		24	27	3	Moderate		Remove	4	
73	<i>Eucalyptus sideroxylon</i>	Red Ironbark	18.7	59	YES	NO		21	41	3	Moderate		Remove	4	
74	<i>Eucalyptus sideroxylon</i>	Red Ironbark	21.1	66	YES	NO		18	36	3	Moderate	MT, sap leak	Remove	4	
75	<i>Eucalyptus sideroxylon</i>	Red Ironbark	23.2	73	YES	NO		18	56	3	Moderate	CR by powerpole	Remove	4	
76	<i>Eucalyptus sideroxylon</i>	Red Ironbark	15.3	48	YES	NO		12	35	3	Moderate		Remove	4	
77	<i>Eucalyptus sideroxylon</i>	Red Ironbark	33.6	106	YES	NO		40	56	3	Moderate		Remove	4	
78	<i>Eucalyptus sideroxylon</i>	Red Ironbark	17.7	56	YES	NO		18	28	3	Moderate	MT, IB, CR by fence	Remove	4	
79	<i>Eucalyptus sideroxylon</i>	Red Ironbark	26.7, 15.4	132	YES	NO		22	35	3	Moderate		Remove	4	
80	<i>Eucalyptus sideroxylon</i>	Red Ironbark	7.0	22	YES	NO		9	28	3	Moderate		Remove	4	
81	<i>Cedrus atlantica</i>	Atlas Cedar	20.7	65	YES	NO		22	54	3	Moderate		Retain		I
82	<i>Cedrus atlantica</i>	Atlas Cedar	18.7	59	YES	NO		21	56	3	Moderate		Remove	4	
83	<i>Quercus agrifolia</i>	Coast Live Oak	9, 16.5, 4.6	95	YES	YES		21	28	3	Moderate		Retain		I

*Reason for Removal (Sec. 29.10.0992) (4) The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the Director or deciding body that there are no reasonable alternatives to preserve the tree.

**Tree Protection Requirement (Sec. 29.10.1005) Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.

TABLE 3 - TREE APPRAISAL TABLE
REPRODUCTION METHOD - TRUNK FORMULA TECHNIQUE

SUBJECT TREE											REPLACEMENT TREE			CALCULATIONS			ADDITIONAL COSTS	TOTAL	
TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CROSS-SECTIONAL AREA =(DBH^2)*0.7854	HEALTH %	STRUCTURE %	FORM %	CONDITION %	FUNCTIONAL LIMITATIONS %	EXTERNAL LIMITATIONS %	LCANT	(RTD) REPLACEMENT TREE DIAMETER (IN)	CROSS-SECTIONAL AREA =(RTD^2)*0.7854	REPLACEMENT TREE COST	UNIT TREE COST	BASIC REPRODUCTION COST	DEPRECIATED REPRODUCTION COST	TOTAL ADDITIONAL COSTS	TOTAL REPRODUCTION COST - ROUNDED
81	<i>Cedrus atlantica</i>	Atlas Cedar	20.7	336.54	50	50	80	60%	70%	90%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 8,902.15	\$ 3,365	\$ 600.00	\$ 4,000
83	<i>Quercus agrifolia</i>	Coast Live Oak	9, 16.5, 4.6	711.58	50	50	80	60%	70%	90%	24" Box	3.8	11.34	\$ 300.00	\$ 26.45	\$ 18,822.92	\$ 7,115	\$ 600.00	\$ 7,700
Total appraised value of protected trees being retained																			

Appraisal method - Guide for Plant Appraisal, 10th Edition - Council of Tree and Landscape Appraisers

Reproduction Method - Trunk Formula Technique

LCANT - Largest Commonly Available Nursery Tree Selectree

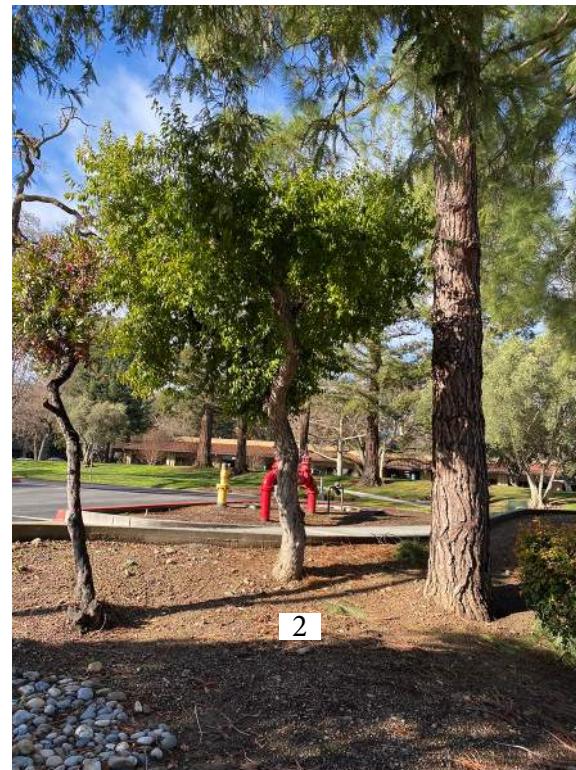
Source for replacement tree cost for like species listed above-Online, Devil Mountain Wholesale Nursery, GDNC Nursery, Central Wholesale Nursery

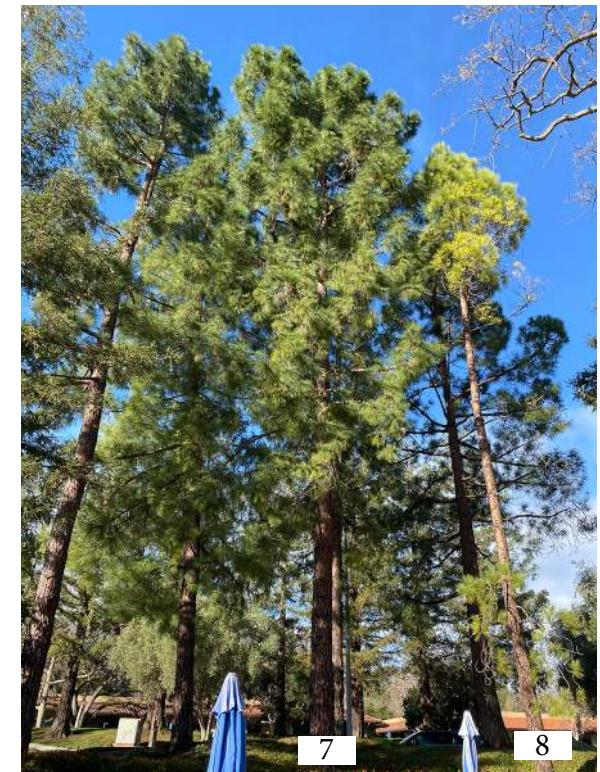
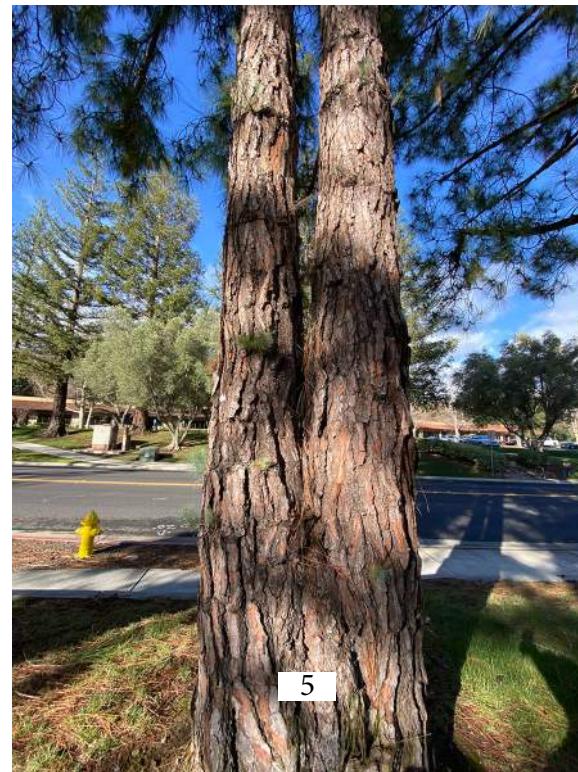
Methodology:

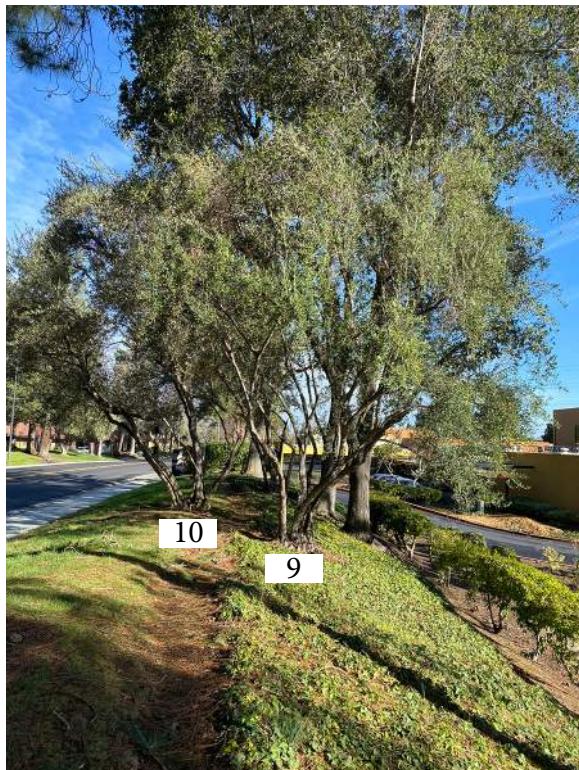
To convert Health and Structure Ratings: Dead = 0%, 1 = 10%, 2 = 30%, 3 = 50%, 4 = 70%, 5 = 90%.

Form ratings are interpreted from field notes and other ratings.

Functional limitations are considered generally good for the site, ie. available growing space, etc. Some considerations are species characteristics such as disease susceptibility, invasiveness, proximity to External limitations are considered generally good for the site. Some considerations are proximity to powerlines, etc.









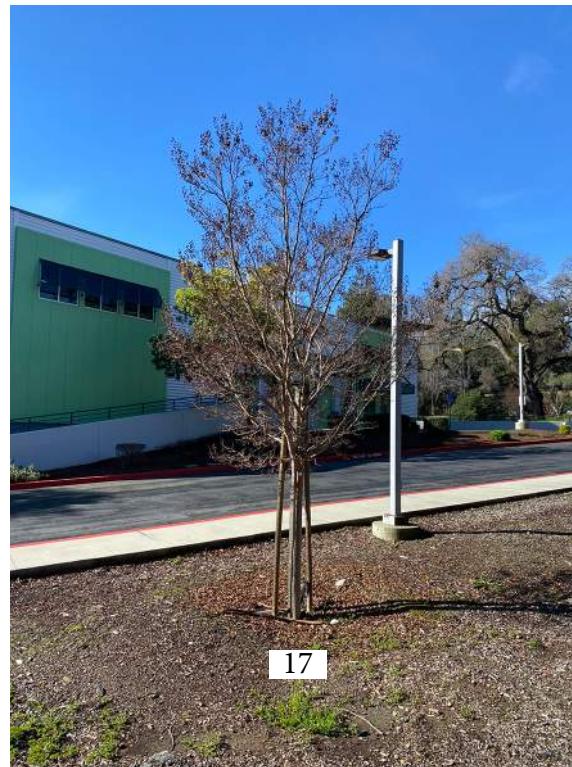
13



14

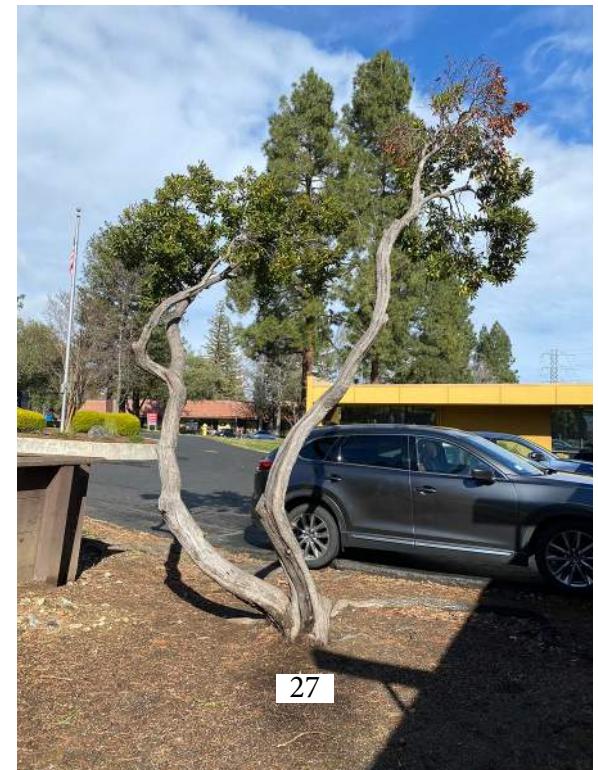


15



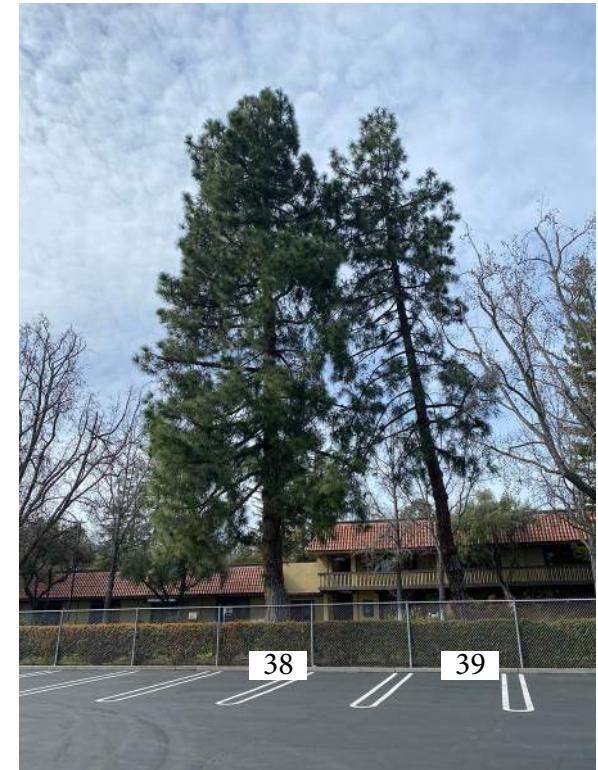


























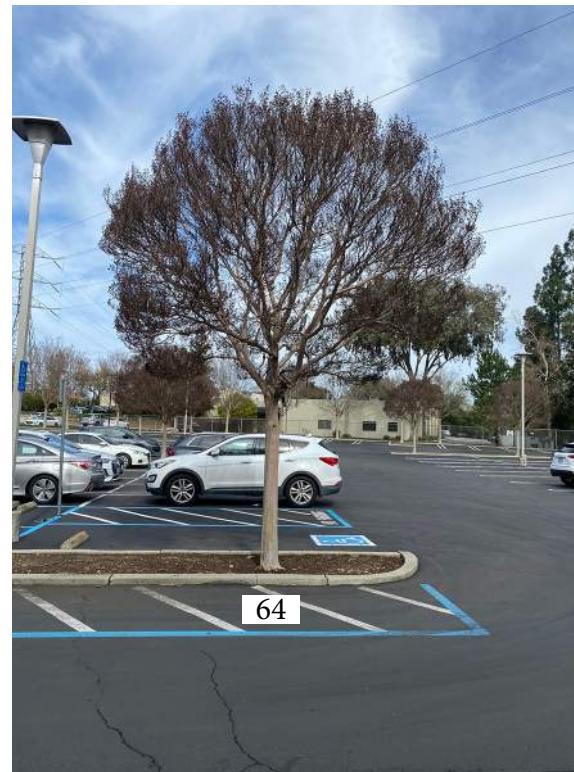
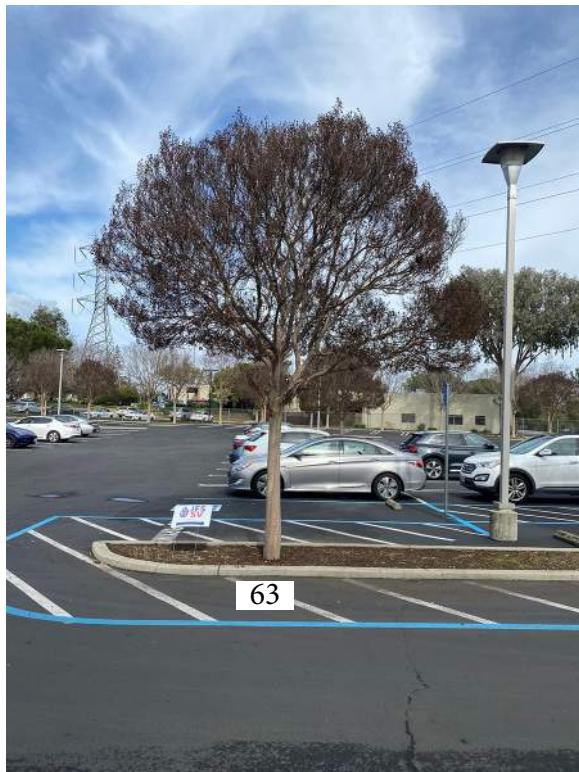
60



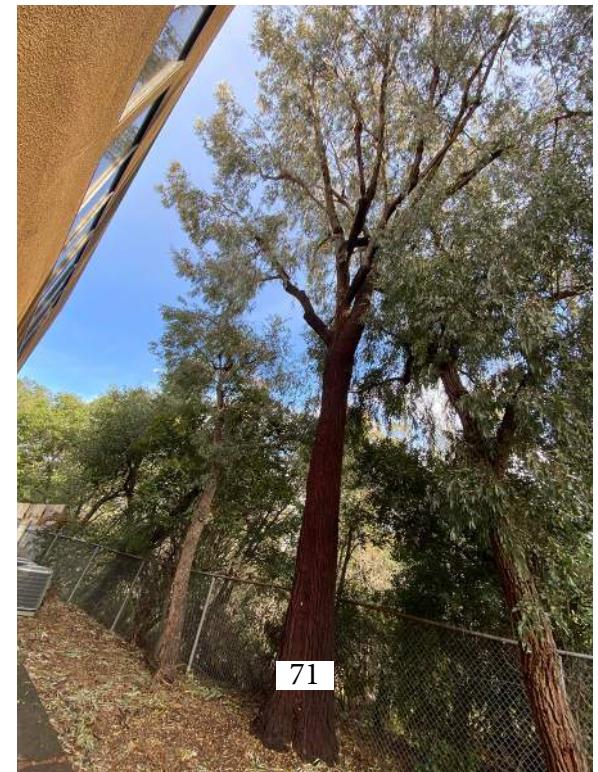
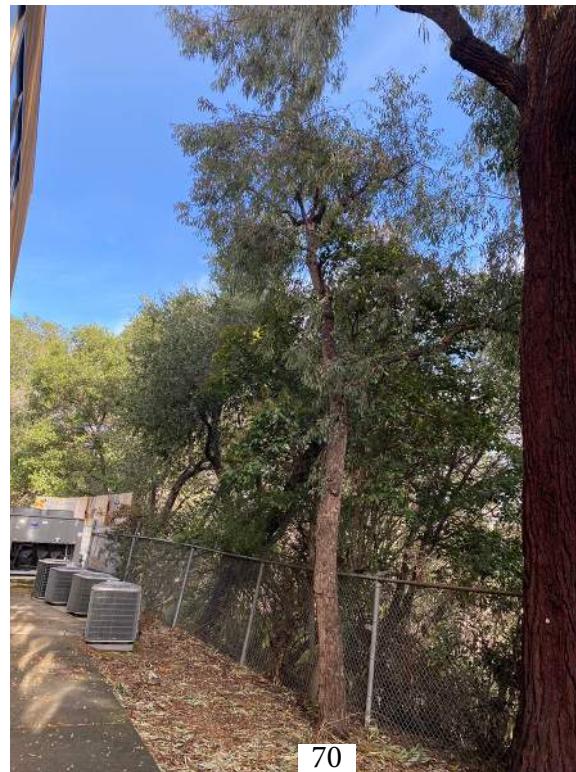
61

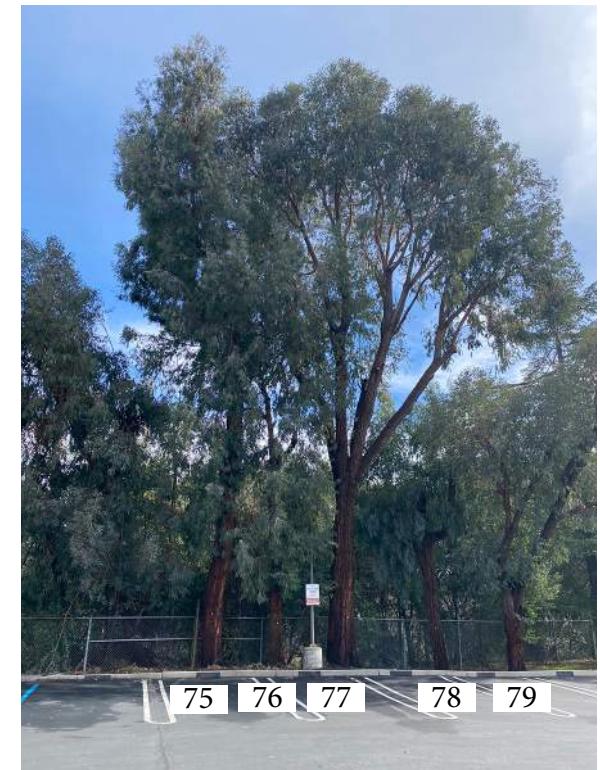


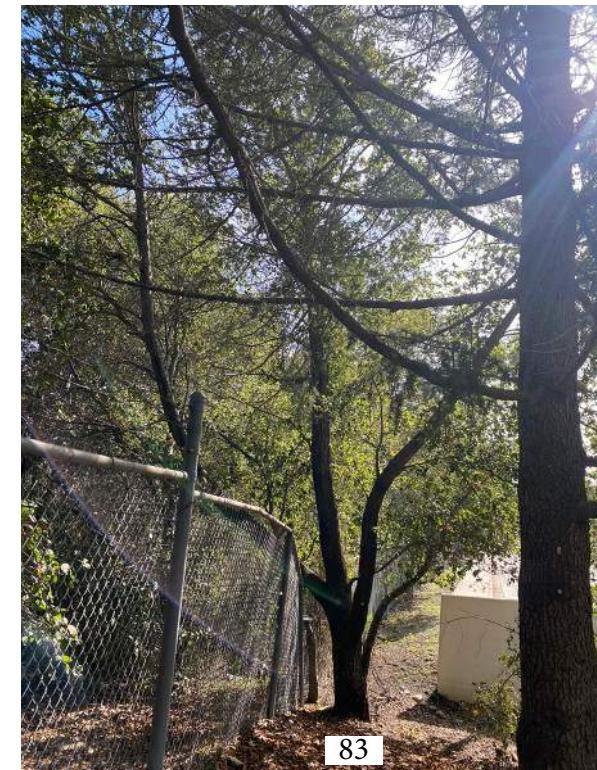
62













TREES
PREVIOUSLY
REMOVED