ARBORIST REPORT

June 27, 2024
6866.00

PROJECT
Residence at Newtown
15495 Los Gatos Blvd.
Los Gatos, CA

PREPARED FOR
Swenson Builders

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

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Date: 2024.07.01 10:17:53-07'00'

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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 and B. The project site encompasses a parcel totaling approximately 3.85 acres. The parcel is currently a commercial center with surface parking. There are commercial parcels to the north, east and south of the site, and residential parcels to the west. 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 96 trees located within the limit of work outlined in Exhibit A. Ninety-five (95) of the trees inventoried are classified as protected-sized trees under the Town of Los Gatos Municipal Code.

A protected 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 kellogii);

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).

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 & B 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.
See Table 3 for Tree Valuation for valuations done using the Council of Tree and Landscape Appraisers Trunk Formula method.

GENERAL OBSERVATIONS AND RECOMMENDATIONS

Species: *Cedrus deodara* (Deodar Cedar)
Quantity: 1
Tree Numbers: 72
Observations / Recommendations:
There is one deodar cedar that is in moderate shape and health. It is in a low planting area with a railing around it and the parking lot on one side and building on the other side. It was not tagged because there was no access to get into the planting area. It has signs of stress such as some browning foliage.

Species: *Cinnamomum camphora* (Camphor Tree)
Quantity: 11
Tree Numbers: 9-10, 20-21, 24, 87-88, 90-92, 94
Observations / Recommendations:
The camphor trees are within the parking area and along the frontage. They are all in moderate shape and health. The trees in the parking area, 9-10, 20-21, 24, many have surface roots due to the small planting islands. The parking area and frontage trees have signs of stress and crown die back.

Species: *Fraxinus sp.* (Ash)
Quantity: 2
Tree Numbers: 11-12
Observations / Recommendations:
There are 2 ash trees that are in moderate shape and health. Tree 11 had one of its two main branches removed, so it is uneven. It is crowded by tree 12, has a lean, crown dieback and signs of stress. Tree 12 is much larger but the crown is fairly thin and has signs of stress.

Species: *Lagerstroemia indica* (Crape Myrtle)
Quantity: 3
Tree Numbers: 8, 27-28
Observations / Recommendations:
The three crape myrtles are in moderate shape and health. Tree 8 is growing next to a row of redwoods and seems to have a tall crown because of the shading from the redwoods. Trees 27 and 28 are both crowded next to a building and have some branch die back. Tree 27 has a section of exposed heartwood that looks like it was damaged.

Species: *Liquidambar styraciflua* (Sweetgum)
Quantity: 1
Tree Numbers: 68
Observations / Recommendations:
There is a sweetgum toward the back of the property. It is in good health and shape. Sweetgums can be considered messy or a nuisance when planted near a walkway because of the seed pods that can be a tripping hazard.

Species: *Pinus canariensis* (Canary Island Pine)
Quantity: 6
Tree Numbers: 80-85
Observations / Recommendations:
There are six Canary Island Pine trees that may or may not be on the property. Tree 80 is in good shape and condition. Trees 81-85 are closer to each other and are in moderate shape and health. Tree 81 is a smaller tree that is being crowded and has a slight lean. Trees 82 and 83 have uneven canopies, probably due to the crowding.

Species: *Pinus halepensis* (Aleppo Pine)
Quantity: 1
Tree Numbers: 76
Observations / Recommendations:
There is a large Aleppo Pine in the parking area which is in moderate shape and health. Because of the restrictive size of the planting area, the tree has surface roots.

Species: *Platanus x hispanica* (London Plane Tree)
Quantity: 20
Tree Numbers: 13-19, 22-23, 25-26, 29, 58, 69-70, 74, 89, 93, 95-96
Observations / Recommendations:
The London Plane tree is the main parking lot tree as well as the adjacent street tree. All of the London Plane trees are in moderate health and shape. Many of the trees have signs of stress, branch die back, crown die back, thinning canopy as well as some surface roots. They do not seem to be thriving. Trees 95 and 96 also have powdery mildew that should be treated if the trees are to be retained. The street trees, trees 89 and 93 have damage due to the tree grates.

Species: *Quercus agrifolia* (Coast Live Oak)
Quantity: 3
Tree Numbers: 71, 75, 79
Observations / Recommendations:
There are three coast live oaks that are in moderate health and shape. Tree 71 is leaning away from the adjacent building, has a large branch missing which has allowed for an area of decay. Tree 75 has codominant stems and included bark, both of which can increase the risk of failure. Tree 79 has developed an unusual structure with two branches that have remain connected together for quite a ways.

Species: *Sequoia sempervirens* (Coast Redwood)
Quantity: 48
Tree Numbers: 1-7, 30-57, 59-67, 73, 77-78, 86
Observations / Recommendations:
The coast redwoods are the most common tree on the site comprising 50% of all the trees. Trees 1-7 are near a vehicular entrance at the edge of the property which are in good health and shape. Trees 30-57 and 59-67 line the west side of the property and the northwest corner. They are all in good to moderate health and shape. Tree 32 has signs of stress, thinning and branch die back. There is some concrete at the base of the tree, which may have affected it's development. The trees on either side of it have some canopy missing towards it. Trees 53 – 56 are somewhat crowded next to each other. Trees 60 – 65 and 73 are growing crowded next to a building and have uneven canopies. In general most of the trees have signs of stress, but are in fair condition. It is common for coast redwoods to have signs of stress in this area because they thrive near the coast where they get regular fog. They don't handle drought well and require large amounts of water.

RECOMMENDATIONS FOR TREE PROTECTION DURING CONSTRUCTION

Site preparation: All existing trees shall be fenced within or at the drip line (foliar spread) of the tree. Depending on the location of the tree the fencing may not be able to be at the dripline. Examples of this would be public right of way, near property lines or around existing structures to remain. Where complete drip line fencing is not possible, the addition of straw waddles and orange snow fencing wrapping the trunk shall be installed per the tree protection detail. The fence should be a minimum of six feet high, made of galvanized 11-gauge wire mesh with galvanized posts or any material superior in quality. A tree protection zone (TPZ) sign shall be affixed to fencing at appropriate intervals as determined by the arborist on site. If the fence is within the drip line of the trees, the foliar fringe shall be raised to offset the chance of limb damage from active construction.

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 and 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

Existing Tree Map
Exhibit B

TABLE 1 - TREE QUANTITY SUMMARY

Tree Quantity by Species		
Species	**Quantity**	**% of Site**
Cedrus deodara	1	1%
Cinnamomum camphora	11	11%
Fraxinus sp.	2	2%
Lagerstroemia indica	3	3%
Liquidambar styraciflua	1	1%
Pinus canariensis	6	6%
Pinus halepensis	1	1%
Platanus x hispanica	20	21%
Quercus agrifolia	3	3%
Sequoia sempervirens	48	50%
Total Trees	**96**	**100%**

TABLE 2 - TREE EVALUATION SUMMARY

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

DBH MEASUREMENT HEIGHT: 54"

Date of Evaluation:6/20/2024

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 an 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.
H	Hazardous	A tree that in it's current condition, presents a hazard.
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.
PT	Phototropism	Tree exhibits phototropic growth habits. Reduced trunk taper, misshapen trunk and canopy growth are examples of this growth habit.
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.
SE	Severe	Indicates the severity of the following term.
SL	Slight	Indicates the mildness of the following term.
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.
WU	Weak Union	Weak union or fork in tree branching structure.

	Protected Tree	(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 kellogii); 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).

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	PROTECTED TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
1	*Sequoia sempervirens*	Coast Redwood	29.0	91	YES	22	63	4	Good	
2	*Sequoia sempervirens*	Coast Redwood	19.0	60	YES	18	60	4	Good	
3	*Sequoia sempervirens*	Coast Redwood	16.8	53	YES	15	55	4	Good	
4	*Sequoia sempervirens*	Coast Redwood	14.4	45	YES	15	55	4	Good	
5	*Sequoia sempervirens*	Coast Redwood	14.8	46	YES	15	52	4	Good	
6	*Sequoia sempervirens*	Coast Redwood	14.6	46	YES	15	48	4	Good	
7	*Sequoia sempervirens*	Coast Redwood	20.4	64	YES	15	55	4	Good	
8	*Lagerstroemia indica*	Crape Myrtle	2.2, 2.2, 2.2, 2.7, 2, 2.6, 2.7, 2.3	59	NO	12	27	3	Moderate	SL PT
9	*Cinnamomum camphora*	Camphor Tree	10.6	33	YES	18	25	3	Moderate	CDB, SD
10	*Cinnamomum camphora*	Camphor Tree	12.8	40	YES	27	27	3	Moderate	SR
11	*Fraxinus sp.*	Ash	11.6	36	YES	15	28	3	Moderate	ST, LN, CDB, CR #12, 1/2 tree removed
12	*Fraxinus sp.*	Ash	19.4	61	YES	33	35	3	Moderate	ST, thin
13	*Platanus x hispanica*	London Plane Tree	7.4	23	YES	19	33	3	Moderate	BDB, SR, thin
14	*Platanus x hispanica*	London Plane Tree	9.0	28	YES	20	30	3	Moderate	CDB, thin, BDB, SR, ST
15	*Platanus x hispanica*	London Plane Tree	10.4	33	YES	22	31	3	Moderate	CDB, thin, BDB, ST
16	*Platanus x hispanica*	London Plane Tree	8.8	28	YES	21	30	3	Moderate	BDB, ST
17	*Platanus x hispanica*	London Plane Tree	11.9	37	YES	26	33	3	Moderate	BDB, ST
18	*Platanus x hispanica*	London Plane Tree	8.3	26	YES	24	25	3	Moderate	BDB, CDB, ST, thin
19	*Platanus x hispanica*	London Plane Tree	10.5	33	YES	30	38	3	Moderate	SR, BDB, ST
20	*Cinnamomum camphora*	Camphor Tree	4.2	13	YES	8	13	3	Moderate	CDB, ST
21	*Cinnamomum camphora*	Camphor Tree	8.3	26	YES	15	27	3	Moderate	CDB, ST

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	PROTECTED TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
22	*Platanus x hispanica*	London Plane Tree	11.3	35	YES	26	28	3	Moderate	CDB, ST, thin
23	*Platanus x hispanica*	London Plane Tree	8.0	25	YES	15	25	3	Moderate	ST, thin
24	*Cinnamomum camphora*	Camphor Tree	11.0	35	YES	24	28	3	Moderate	SR, ST, CDB
25	*Platanus x hispanica*	London Plane Tree	16.2	51	YES	30	42	3	Moderate	ST, SR, EHW
26	*Platanus x hispanica*	London Plane Tree	13.3	42	YES	33	41	3	Moderate	SR
27	*Lagerstroemia indica*	Crape Myrtle	9.8	31	YES	22	25	3	Moderate	CR building, BDB, EHW
28	*Lagerstroemia indica*	Crape Myrtle	10.6	33	YES	22	29	3	Moderate	CR building, BDB
29	*Platanus x hispanica*	London Plane Tree	14.6	46	YES	36	40	3	Moderate	
30	*Sequoia sempervirens*	Coast Redwood	17.5	55	YES	18	48	4	Good	
31	*Sequoia sempervirens*	Coast Redwood	17.2	54	YES	18	52	3	Moderate	ST, uneven canopy
32	*Sequoia sempervirens*	Coast Redwood	10.4	33	YES	13	40	3	Moderate	ST, thin, BDB, EG, concrete at base
33	*Sequoia sempervirens*	Coast Redwood	22.7	71	YES	20	60	3	Moderate	ST, uneven canopy
34	*Sequoia sempervirens*	Coast Redwood	20.0	63	YES	22	57	4	Good	
35	*Sequoia sempervirens*	Coast Redwood	24.0	75	YES	22	62	4	Good	
36	*Sequoia sempervirens*	Coast Redwood	26.4	83	YES	22	63	4	Good	
37	*Sequoia sempervirens*	Coast Redwood	22.1	69	YES	22	62	4	Good	ST
38	*Sequoia sempervirens*	Coast Redwood	24.2	76	YES	22	68	4	Good	ST
39	*Sequoia sempervirens*	Coast Redwood	19.7	62	YES	22	65	4	Good	ST
40	*Sequoia sempervirens*	Coast Redwood	21.8	68	YES	22	64	4	Good	ST
41	*Sequoia sempervirens*	Coast Redwood	22.1	69	YES	22	57	4	Good	ST
42	*Sequoia sempervirens*	Coast Redwood	29.4	92	YES	24	62	4	Good	ST

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	PROTECTED TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
43	*Sequoia sempervirens*	Coast Redwood	29.7	93	YES	20	67	4	Good	ST
44	*Sequoia sempervirens*	Coast Redwood	27.3	86	YES	20	65	4	Good	ST
45	*Sequoia sempervirens*	Coast Redwood	23.5	74	YES	20	65	4	Good	ST
46	*Sequoia sempervirens*	Coast Redwood	23.2	73	YES	20	62	4	Good	ST
47	*Sequoia sempervirens*	Coast Redwood	19.3	61	YES	20	61	4	Good	ST
48	*Sequoia sempervirens*	Coast Redwood	14.4	45	YES	20	68	4	Good	CR
49	*Sequoia sempervirens*	Coast Redwood	12.5	39	YES	20	45	4	Good	CR
50	*Sequoia sempervirens*	Coast Redwood	22.9	72	YES	20	45	4	Good	
51	*Sequoia sempervirens*	Coast Redwood	25.5	80	YES	20	65	4	Good	
52	*Sequoia sempervirens*	Coast Redwood	26.2	82	YES	20	68	4	Good	
53	*Sequoia sempervirens*	Coast Redwood	29.0	91	YES	20	75	4	Good	CR
54	*Sequoia sempervirens*	Coast Redwood	25.9	81	YES	20	70	4	Good	CR
55	*Sequoia sempervirens*	Coast Redwood	22.8	72	YES	20	72	4	Good	CR
56	*Sequoia sempervirens*	Coast Redwood	27.6	87	YES	20	68	4	Good	CR
57	*Sequoia sempervirens*	Coast Redwood	28.5	89	YES	20	68	4	Good	
58	*Platanus x hispanica*	London Plane Tree	11.0	35	YES	15	40	3	Moderate	thin, CDB, ST
59	*Sequoia sempervirens*	Coast Redwood	29.2	92	YES	15	72	4	Good	
60	*Sequoia sempervirens*	Coast Redwood	28.0	88	YES	15	70	4	Good	
61	*Sequoia sempervirens*	Coast Redwood	20.1	63	YES	12	65	3	Moderate	ST, CR building, uneven canopy
62	*Sequoia sempervirens*	Coast Redwood	15.0	47	YES	12	55	3	Moderate	ST, CR building, uneven canopy
63	*Sequoia sempervirens*	Coast Redwood	11.9	37	YES	12	45	3	Moderate	ST, CR building, uneven canopy

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	PROTECTED TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
64	*Sequoia sempervirens*	Coast Redwood	10.3	32	YES	12	30	3	Moderate	ST, CR building, uneven canopy
65	*Sequoia sempervirens*	Coast Redwood	8.1	25	YES	12	30	3	Moderate	ST, CR building, uneven canopy
66	*Sequoia sempervirens*	Coast Redwood	22.0	69	YES	15	65	4	Good	
67	*Sequoia sempervirens*	Coast Redwood	21.9	69	YES	15	68	4	Good	
68	*Liquidambar styraciflua*	Sweetgum	12.9	41	YES	24	41	4	Good	
69	*Platanus x hispanica*	London Plane Tree	16.2	51	YES	30	53	3	Moderate	
70	*Platanus x hispanica*	London Plane Tree	11.9	37	YES	24	33	3	Moderate	Powdery mildew
71	*Quercus agrifolia*	Coast Live Oak	34.5	108	YES	40	37	3	Moderate	LN, SD, large branch missing, decay
72	*Cedrus deodara*	Deodor Cedar	35.0	110	YES	30	52	3	Moderate	not tagged, ST
73	*Sequoia sempervirens*	Coast Redwood	11.5	36	YES	15	55	3	Moderate	EHW
74	*Platanus x hispanica*	London Plane Tree	8.0	25	YES	15	35	3	Moderate	CDB, ST, thin
75	*Quercus agrifolia*	Coast Live Oak	14, 14.5	89	YES	27	33	3	Moderate	IB, CD
76	*Pinus halepensis*	Aleppo Pine	29.5	93	YES	36	60	3	Moderate	SR
77	*Sequoia sempervirens*	Coast Redwood	18.8	59	YES	18	50	3	Moderate	EG, uneven canopy
78	*Sequoia sempervirens*	Coast Redwood	18.4	58	YES	18	52	3	Moderate	
79	*Quercus agrifolia*	Coast Live Oak	16.1	51	YES	20	28	3	Moderate	SD
80	*Pinus canariensis*	Canary Island Pine	23.1	73	YES	30	60	4	Good	
81	*Pinus canariensis*	Canary Island Pine	12.2	38	YES	18	33	3	Moderate	SL LN, CR
82	*Pinus canariensis*	Canary Island Pine	25.2	79	YES	20	85	3	Moderate	uneven canopy
83	*Pinus canariensis*	Canary Island Pine	27.1	85	YES	20	90	3	Moderate	uneven canopy
84	*Pinus canariensis*	Canary Island Pine	26.4	83	YES	20	85	3	Moderate	

TREE #	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	CIRCUMF-ERENCE (INCHES)	PROTECTED TREE	CANOPY (APX FEET)	HEIGHT (APX FEET)	HEALTH	PRESERVATION SUITABILITY	NOTES
85	*Pinus canariensis*	Canary Island Pine	30.5	96	YES	25	85	3	Moderate	SL CR
86	*Sequoia sempervirens*	Coast Redwood	6.7	21	YES	12	20	3	Moderate	ST, thin
87	*Cinnamomum camphora*	Camphor Tree	12.6	40	YES	22	32	3	Moderate	CDB, ST
88	*Cinnamomum camphora*	Camphor Tree	20.6	65	YES	30	35	3	Moderate	CDB, ST
89	*Platanus x hispanica*	London Plane Tree	17.1	54	YES	30	30	3	Moderate	Street tree, tree grate damage
90	*Cinnamomum camphora*	Camphor Tree	11.7	37	YES	20	27	3	Moderate	Canker at base, ST, BDB
91	*Cinnamomum camphora*	Camphor Tree	9.7	30	YES	15	24	3	Moderate	CDB
92	*Cinnamomum camphora*	Camphor Tree	17.5	55	YES	30	40	3	Moderate	
93	*Platanus x hispanica*	London Plane Tree	20.1	63	YES	36	40	3	Moderate	Street tree, tree grate damage
94	*Cinnamomum camphora*	Camphor Tree	12.8	40	YES	22	26	3	Moderate	CDB, ST
95	*Platanus x hispanica*	London Plane Tree	15.3	48	YES	38	40	3	Moderate	SR, powdery mildew
96	*Platanus x hispanica*	London Plane Tree	16.5	52	YES	44	43	3	Moderate	SR, powdery mildew

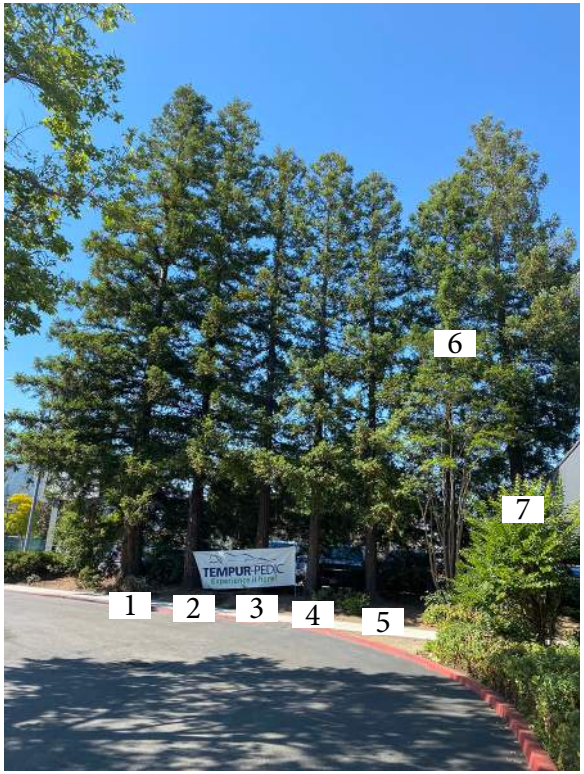
TABLE 3 - TREE VALUATION TABLE

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CONDITION %	LOCATION %	SPECIES RATING %	REPLACEMENT TREE DIAMETER (IN)	REPLACEMENT TREE TRUNK AREA (IN^2/CM^2)	REPLACEMENT TREE COST	INSTALLATION COST	INSTALLED TREE COST	UNIT TREE COST	APPRAISED TRUNK AREA (IN^2/CM^2)	APPRAISED TREE TRUNK INCREASE (IN^2/CM^2)	BASIC TREE COST	APPRAISED VALUE
1	*Sequoia sempervirens*	Coast Redwood	29.0	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	660.185	647.625	$ 10,912.50	$ 24,444.00
2	*Sequoia sempervirens*	Coast Redwood	19.0	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	283.385	270.825	$ 4,912.50	$ 11,004.00
3	*Sequoia sempervirens*	Coast Redwood	16.8	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	221.5584	208.9984	$ 3,928.00	$ 8,798.72
4	*Sequoia sempervirens*	Coast Redwood	14.4	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	162.7776	150.2176	$ 2,992.00	$ 6,702.08
5	*Sequoia sempervirens*	Coast Redwood	14.8	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	171.9464	159.3864	$ 3,138.00	$ 7,029.12
6	*Sequoia sempervirens*	Coast Redwood	14.6	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	167.3306	154.7706	$ 3,064.50	$ 6,864.48
7	*Sequoia sempervirens*	Coast Redwood	20.4	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	326.6856	314.1256	$ 5,602.00	$ 12,548.48
8	*Lagerstroemia indica*	Crape Myrtle	18.9	0.6	0.6	1	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	280.40985	267.84985	$ 4,865.13	$ 1,751.45
9	*Cinnamomum camphora*	Camphor Tree	10.6	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	88.2026	75.6426	$ 1,804.50	$ 1,299.24
10	*Cinnamomum camphora*	Camphor Tree	12.8	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	128.6144	116.0544	$ 2,448.00	$ 1,762.56
11	*Fraxinus sp.*	Ash	11.6	0.6	0.5	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	105.6296	93.0696	$ 2,082.00	$ 2,498.40
12	*Fraxinus sp.*	Ash	19.4	0.6	0.5	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	295.4426	282.8826	$ 5,104.50	$ 6,125.40
13	*Platanus x hispanica*	London Plane Tree	7.4	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	42.9866	30.4266	$ 1,084.50	$ 1,171.26
14	*Platanus x hispanica*	London Plane Tree	9.0	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	63.585	51.025	$ 1,412.50	$ 1,525.50
15	*Platanus x hispanica*	London Plane Tree	10.4	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	84.9056	72.3456	$ 1,752.00	$ 1,892.16
16	*Platanus x hispanica*	London Plane Tree	8.8	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	60.7904	48.2304	$ 1,368.00	$ 1,477.44
17	*Platanus x hispanica*	London Plane Tree	11.9	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	111.16385	98.60385	$ 2,170.13	$ 2,343.74
18	*Platanus x hispanica*	London Plane Tree	8.3	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	54.07865	41.51865	$ 1,261.13	$ 1,362.02
19	*Platanus x hispanica*	London Plane Tree	10.5	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	86.54625	73.98625	$ 1,778.13	$ 1,920.38
20	*Cinnamomum camphora*	Camphor Tree	4.2	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	13.8474	1.2874	$ 620.50	$ 446.76
21	*Cinnamomum camphora*	Camphor Tree	8.3	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	54.07865	41.51865	$ 1,261.13	$ 908.01
22	*Platanus x hispanica*	London Plane Tree	11.3	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	100.23665	87.67665	$ 1,996.13	$ 2,155.82
23	*Platanus x hispanica*	London Plane Tree	8.0	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	50.24	37.68	$ 1,200.00	$ 1,296.00
24	*Cinnamomum camphora*	Camphor Tree	11.0	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	94.985	82.425	$ 1,912.50	$ 1,377.00
25	*Platanus x hispanica*	London Plane Tree	16.2	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	206.0154	193.4554	$ 3,680.50	$ 3,974.94
26	*Platanus x hispanica*	London Plane Tree	13.3	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	138.85865	126.29865	$ 2,611.13	$ 2,820.02
27	*Lagerstroemia indica*	Crape Myrtle	9.8	0.6	0.6	1	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	75.3914	62.8314	$ 1,600.50	$ 576.18
28	*Lagerstroemia indica*	Crape Myrtle	10.6	0.6	0.6	1	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	88.2026	75.6426	$ 1,804.50	$ 649.62
29	*Platanus x hispanica*	London Plane Tree	14.6	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	167.3306	154.7706	$ 3,064.50	$ 3,309.66
30	*Sequoia sempervirens*	Coast Redwood	17.5	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	240.40625	227.84625	$ 4,228.13	$ 9,471.00
31	*Sequoia sempervirens*	Coast Redwood	17.2	0.6	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	232.2344	219.6744	$ 4,098.00	$ 6,884.64
32	*Sequoia sempervirens*	Coast Redwood	10.4	0.6	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	84.9056	72.3456	$ 1,752.00	$ 2,943.36
33	*Sequoia sempervirens*	Coast Redwood	22.7	0.6	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	404.50265	391.94265	$ 6,841.13	$ 11,493.09
34	*Sequoia sempervirens*	Coast Redwood	20.0	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	314	301.44	$ 5,400.00	$ 12,096.00
35	*Sequoia sempervirens*	Coast Redwood	24.0	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	452.16	439.6	$ 7,600.00	$ 17,024.00
36	*Sequoia sempervirens*	Coast Redwood	26.4	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	547.1136	534.5536	$ 9,112.00	$ 20,410.88
37	*Sequoia sempervirens*	Coast Redwood	22.1	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	383.40185	370.84185	$ 6,505.13	$ 14,571.48

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CONDITION %	LOCATION %	SPECIES RATING %	REPLACEMENT TREE DIAMETER (IN)	REPLACEMENT TREE TRUNK AREA (IN^2/CM^2)	REPLACEMENT TREE COST	INSTALLATION COST	INSTALLED TREE COST	UNIT TREE COST	APPRAISED TRUNK AREA (IN^2/CM^2)	APPRAISED TREE TRUNK INCREASE (IN^2/CM^2)	BASIC TREE COST	APPRAISED VALUE
38	*Sequoia sempervirens*	Coast Redwood	24.2	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	459.7274	447.1674	$ 7,720.50	$ 17,293.92
39	*Sequoia sempervirens*	Coast Redwood	19.7	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	304.65065	292.09065	$ 5,251.13	$ 11,762.52
40	*Sequoia sempervirens*	Coast Redwood	21.8	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	373.0634	360.5034	$ 6,340.50	$ 14,202.72
41	*Sequoia sempervirens*	Coast Redwood	22.1	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	383.40185	370.84185	$ 6,505.13	$ 14,571.48
42	*Sequoia sempervirens*	Coast Redwood	29.4	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	678.5226	665.9626	$ 11,204.50	$ 25,098.08
43	*Sequoia sempervirens*	Coast Redwood	29.7	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	692.44065	679.88065	$ 11,426.13	$ 25,594.52
44	*Sequoia sempervirens*	Coast Redwood	27.3	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	585.05265	572.49265	$ 9,716.13	$ 21,764.12
45	*Sequoia sempervirens*	Coast Redwood	23.5	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	433.51625	420.95625	$ 7,303.13	$ 16,359.00
46	*Sequoia sempervirens*	Coast Redwood	23.2	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	422.5184	409.9584	$ 7,128.00	$ 15,966.72
47	*Sequoia sempervirens*	Coast Redwood	19.3	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	292.40465	279.84465	$ 5,056.13	$ 11,325.72
48	*Sequoia sempervirens*	Coast Redwood	14.4	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	162.7776	150.2176	$ 2,992.00	$ 6,702.08
49	*Sequoia sempervirens*	Coast Redwood	12.5	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	122.65625	110.09625	$ 2,353.13	$ 5,271.00
50	*Sequoia sempervirens*	Coast Redwood	22.9	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	411.66185	399.10185	$ 6,955.13	$ 15,579.48
51	*Sequoia sempervirens*	Coast Redwood	25.5	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	510.44625	497.88625	$ 8,528.13	$ 19,103.00
52	*Sequoia sempervirens*	Coast Redwood	26.2	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	538.8554	526.2954	$ 8,980.50	$ 20,116.32
53	*Sequoia sempervirens*	Coast Redwood	29.0	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	660.185	647.625	$ 10,912.50	$ 24,444.00
54	*Sequoia sempervirens*	Coast Redwood	25.9	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	526.58585	514.02585	$ 8,785.13	$ 19,678.68
55	*Sequoia sempervirens*	Coast Redwood	22.8	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	408.0744	395.5144	$ 6,898.00	$ 15,451.52
56	*Sequoia sempervirens*	Coast Redwood	27.6	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	597.9816	585.4216	$ 9,922.00	$ 22,225.28
57	*Sequoia sempervirens*	Coast Redwood	28.5	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	637.61625	625.05625	$ 10,553.13	$ 23,639.00
58	*Platanus x hispanica*	London Plane Tree	11.0	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	94.985	82.425	$ 1,912.50	$ 2,065.50
59	*Sequoia sempervirens*	Coast Redwood	29.2	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	669.3224	656.7624	$ 11,058.00	$ 24,769.92
60	*Sequoia sempervirens*	Coast Redwood	28.0	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	615.44	602.88	$ 10,200.00	$ 22,848.00
61	*Sequoia sempervirens*	Coast Redwood	20.1	0.6	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	317.14785	304.58785	$ 5,450.13	$ 9,156.21
62	*Sequoia sempervirens*	Coast Redwood	15.0	0.6	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	176.625	164.065	$ 3,212.50	$ 5,397.00
63	*Sequoia sempervirens*	Coast Redwood	11.9	0.6	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	111.16385	98.60385	$ 2,170.13	$ 3,645.81
64	*Sequoia sempervirens*	Coast Redwood	10.3	0.6	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	83.28065	70.72065	$ 1,726.13	$ 2,899.89
65	*Sequoia sempervirens*	Coast Redwood	8.1	0.6	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	51.50385	38.94385	$ 1,220.13	$ 2,049.81
66	*Sequoia sempervirens*	Coast Redwood	22.0	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	379.94	367.38	$ 6,450.00	$ 14,448.00
67	*Sequoia sempervirens*	Coast Redwood	21.9	0.8	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	376.49385	363.93385	$ 6,395.13	$ 14,325.08
68	*Liquidambar styraciflua*	Sweetgum	12.9	0.8	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	130.63185	118.07185	$ 2,480.13	$ 2,380.92
69	*Platanus x hispanica*	London Plane Tree	16.2	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	206.0154	193.4554	$ 3,680.50	$ 3,974.94
70	*Platanus x hispanica*	London Plane Tree	11.9	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	111.16385	98.60385	$ 2,170.13	$ 2,343.74
71	*Quercus agrifolia*	Coast Live Oak	34.5	0.6	0.7	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	934.34625	921.78625	$ 15,278.13	$ 19,250.44
72	*Cedrus deodara*	Deodor Cedar	35.0	0.6	0.7	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	961.625	949.065	$ 15,712.50	$ 19,797.75
73	*Sequoia sempervirens*	Coast Redwood	11.5	0.6	0.7	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	103.81625	91.25625	$ 2,053.13	$ 3,449.25
74	*Platanus x hispanica*	London Plane Tree	8.0	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	50.24	37.68	$ 1,200.00	$ 1,296.00
75	*Quercus agrifolia*	Coast Live Oak	28.5	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	637.61625	625.05625	$ 10,553.13	$ 11,397.38

TREE #	BOTANICAL NAME	COMMON NAME	DBH (IN)	CONDITION %	LOCATION %	SPECIES RATING %	REPLACEMENT TREE DIAMETER (IN)	REPLACEMENT TREE TRUNK AREA (IN^2/CM^2)	REPLACEMENT TREE COST	INSTALLATION COST	INSTALLED TREE COST	UNIT TREE COST	APPRAISED TRUNK AREA (IN^2/CM^2)	APPRAISED TREE TRUNK INCREASE (IN^2/CM^2)	BASIC TREE COST	APPRAISED VALUE
76	*Pinus halepensis*	Aleppo Pine	29.5	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	683.14625	670.58625	$ 11,278.13	$ 12,180.38
77	*Sequoia sempervirens*	Coast Redwood	18.8	0.6	0.6	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	277.4504	264.8904	$ 4,818.00	$ 6,937.92
78	*Sequoia sempervirens*	Coast Redwood	18.4	0.6	0.6	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	265.7696	253.2096	$ 4,632.00	$ 6,670.08
79	*Quercus agrifolia*	Coast Live Oak	16.1	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	203.47985	190.91985	$ 3,640.13	$ 3,931.34
80	*Pinus canariensis*	Canary Island Pine	23.1	0.8	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	418.88385	406.32385	$ 7,070.13	$ 10,180.98
81	*Pinus canariensis*	Canary Island Pine	12.2	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	116.8394	104.2794	$ 2,260.50	$ 2,441.34
82	*Pinus canariensis*	Canary Island Pine	25.2	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	498.5064	485.9464	$ 8,338.00	$ 9,005.04
83	*Pinus canariensis*	Canary Island Pine	27.1	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	576.51185	563.95185	$ 9,580.13	$ 10,346.54
84	*Pinus canariensis*	Canary Island Pine	26.4	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	547.1136	534.5536	$ 9,112.00	$ 9,840.96
85	*Pinus canariensis*	Canary Island Pine	30.5	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	730.24625	717.68625	$ 12,028.13	$ 12,990.38
86	*Sequoia sempervirens*	Coast Redwood	6.7	0.6	0.6	4	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	35.23865	22.67865	$ 961.13	$ 1,384.02
87	*Cinnamomum camphora*	Camphor Tree	12.6	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	124.6266	112.0666	$ 2,384.50	$ 1,716.84
88	*Cinnamomum camphora*	Camphor Tree	20.6	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	333.1226	320.5626	$ 5,704.50	$ 4,107.24
89	*Platanus x hispanica*	London Plane Tree	17.1	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	229.54185	216.98185	$ 4,055.13	$ 4,379.54
90	*Cinnamomum camphora*	Camphor Tree	11.7	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	107.45865	94.89865	$ 2,111.13	$ 1,520.01
91	*Cinnamomum camphora*	Camphor Tree	9.7	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	73.86065	61.30065	$ 1,576.13	$ 1,134.81
92	*Cinnamomum camphora*	Camphor Tree	17.5	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	240.40625	227.84625	$ 4,228.13	$ 3,044.25
93	*Platanus x hispanica*	London Plane Tree	20.1	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	317.14785	304.58785	$ 5,450.13	$ 5,886.14
94	*Cinnamomum camphora*	Camphor Tree	12.8	0.6	0.6	2	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	128.6144	116.0544	$ 2,448.00	$ 1,762.56
95	*Platanus x hispanica*	London Plane Tree	15.3	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	183.76065	171.20065	$ 3,326.13	$ 3,592.22
96	*Platanus x hispanica*	London Plane Tree	16.5	0.6	0.6	3	4	12.56	$ 200.00	$ 400.00	$ 600.00	$ 15.92	213.71625	201.15625	$ 3,803.13	$ 4,107.38

The valuations were done using the Council of Tree and Landscape Appraisers Trunk Formula method.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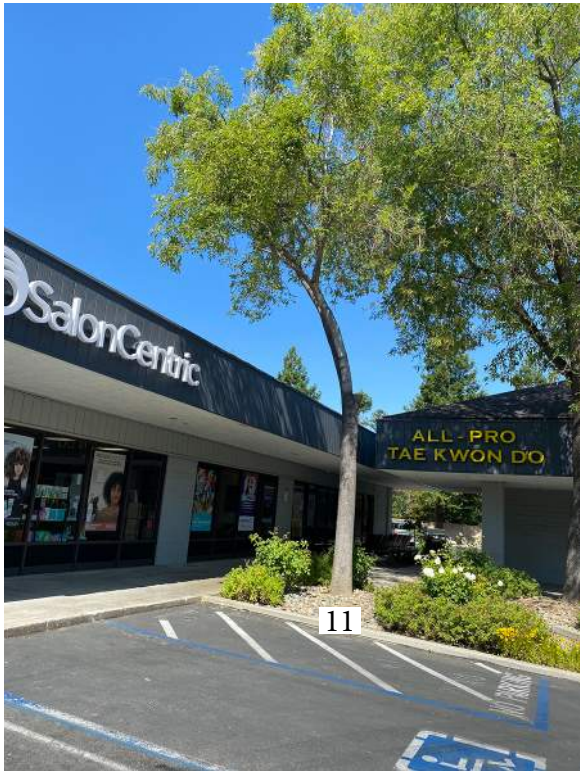
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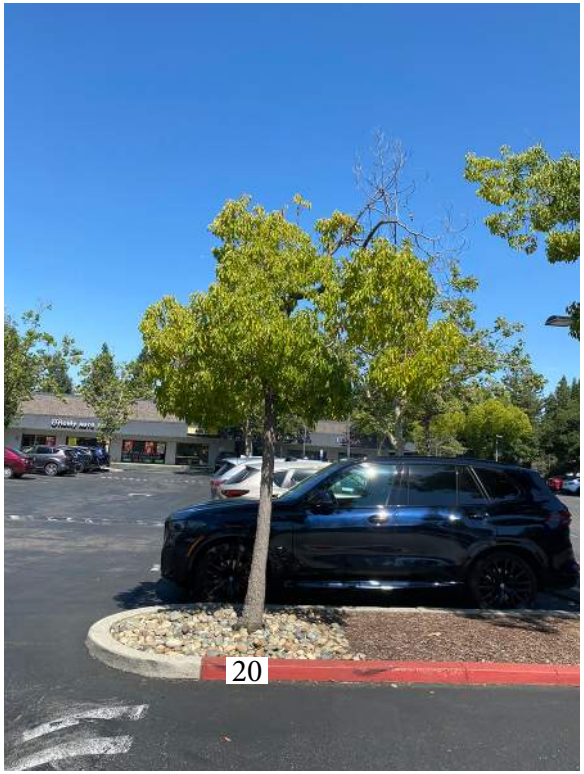
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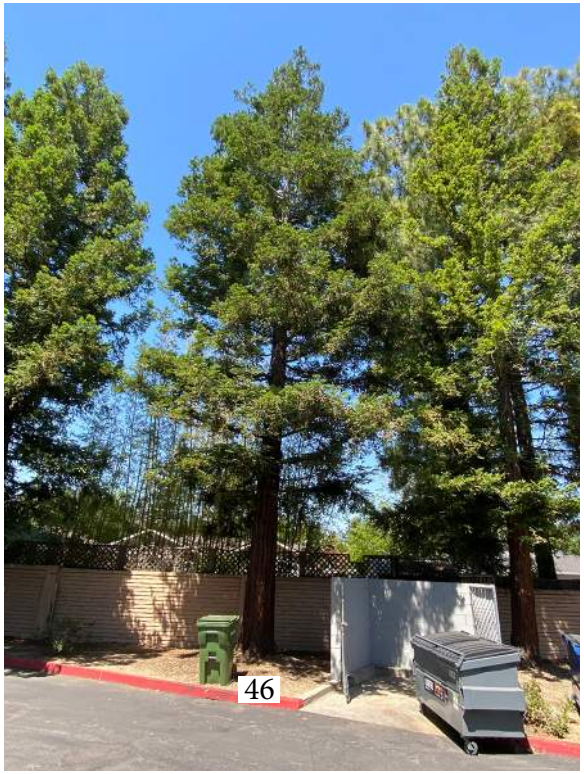
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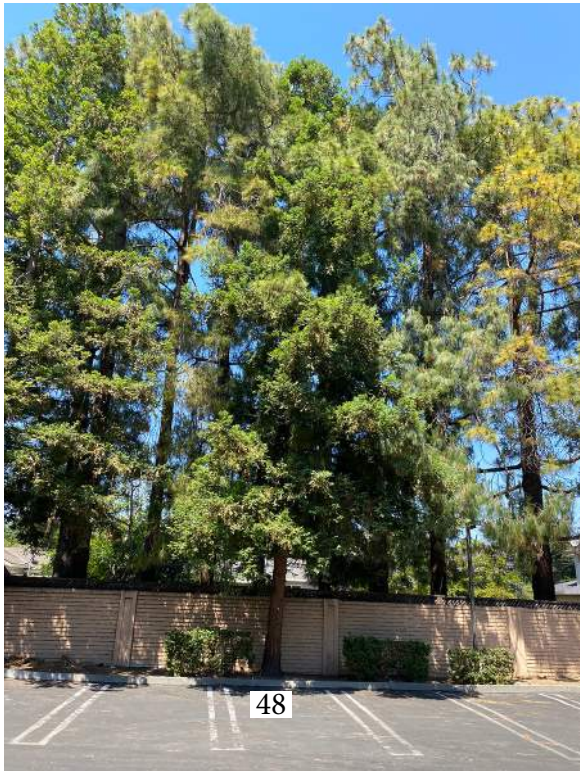
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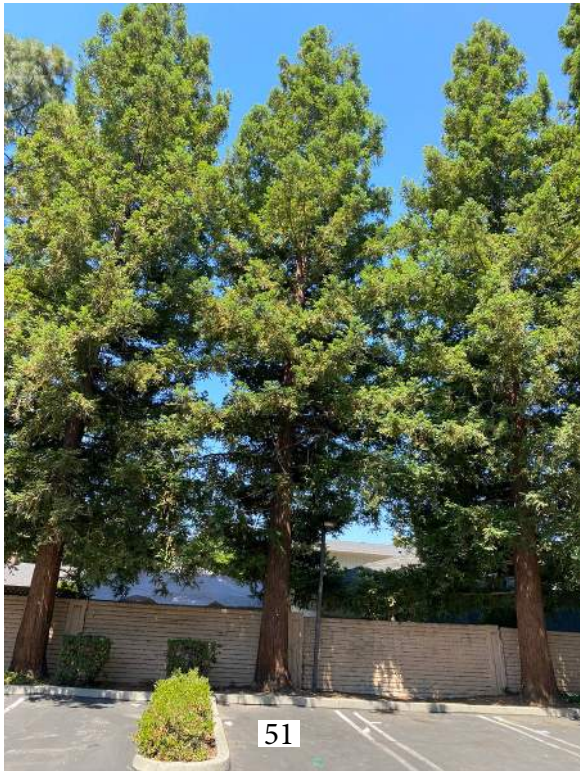
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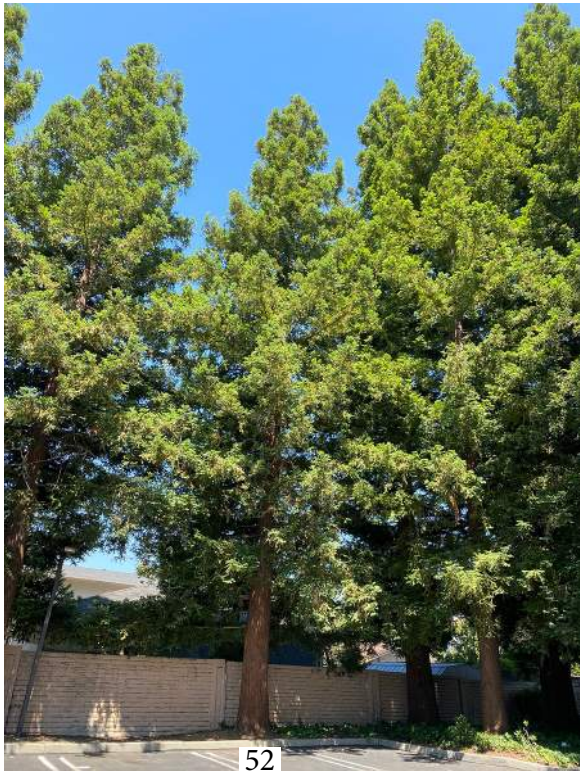
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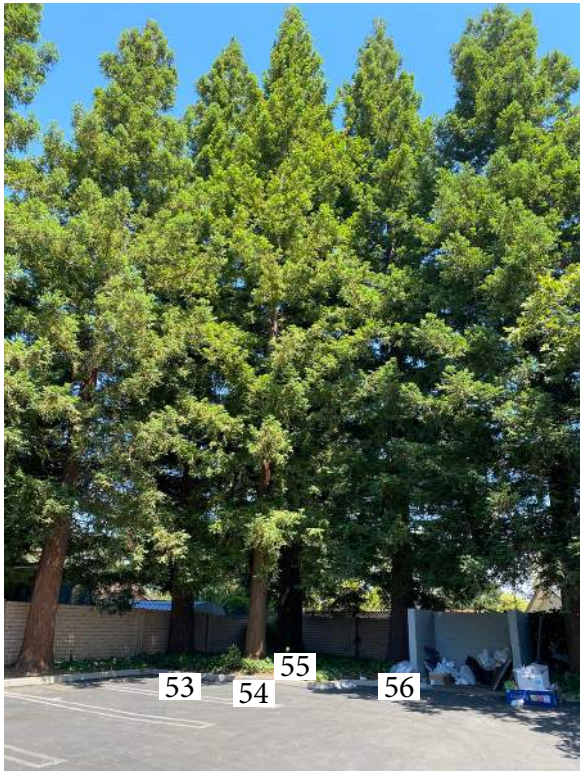
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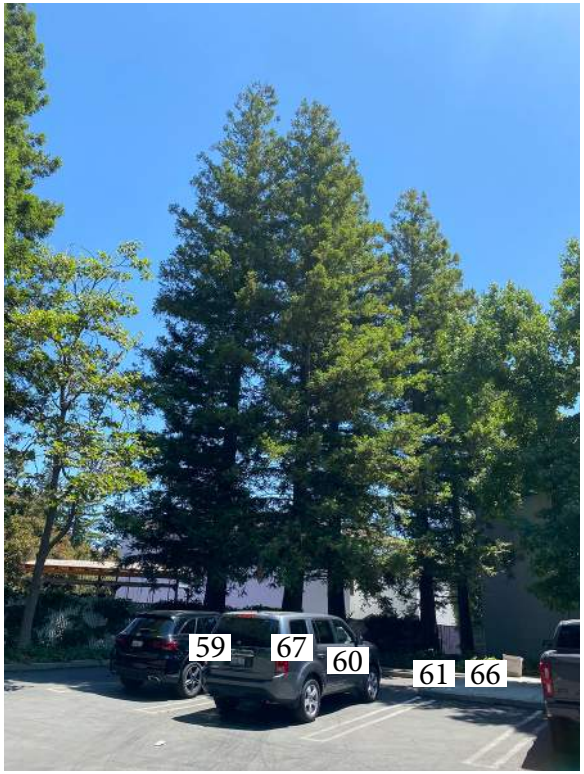
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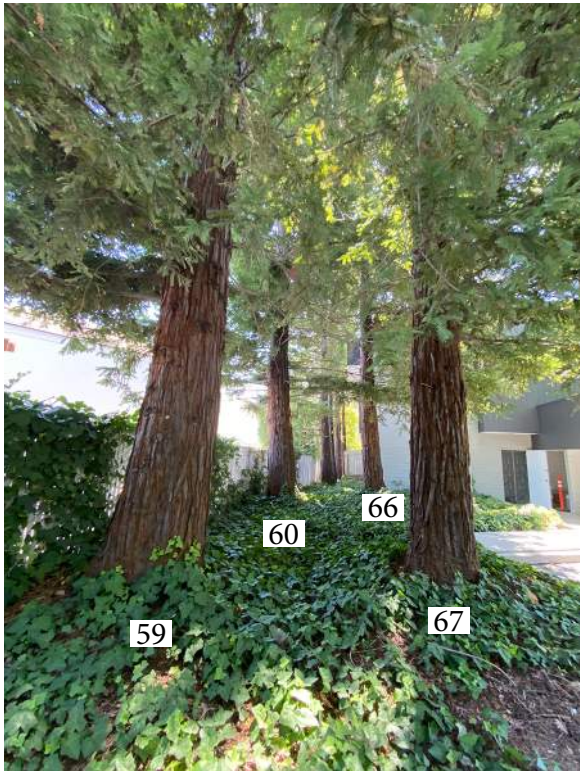
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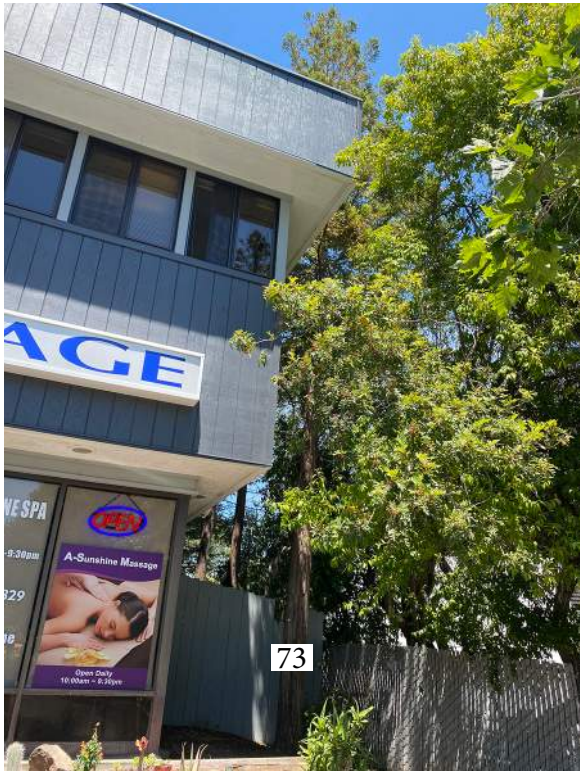

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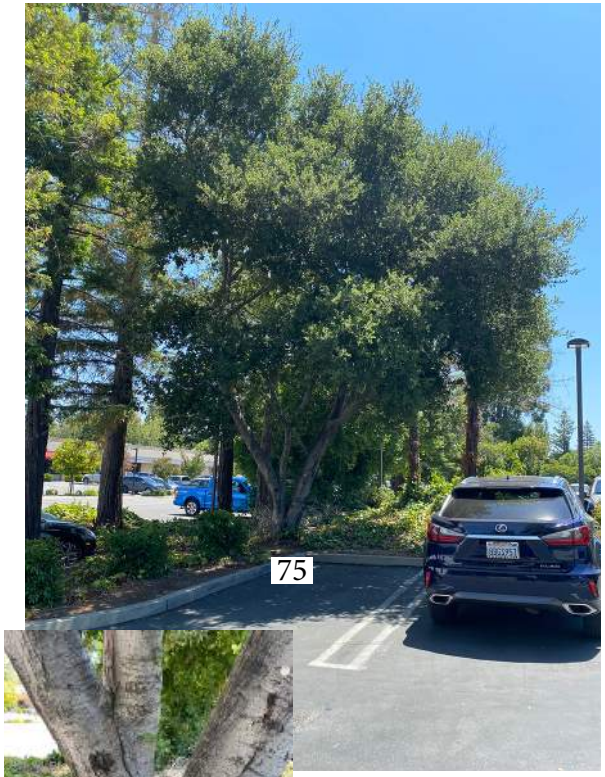
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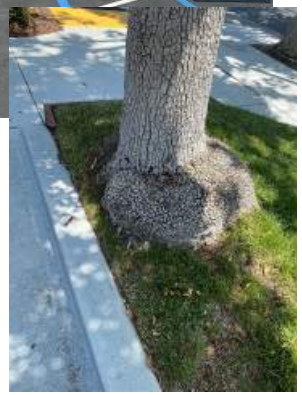


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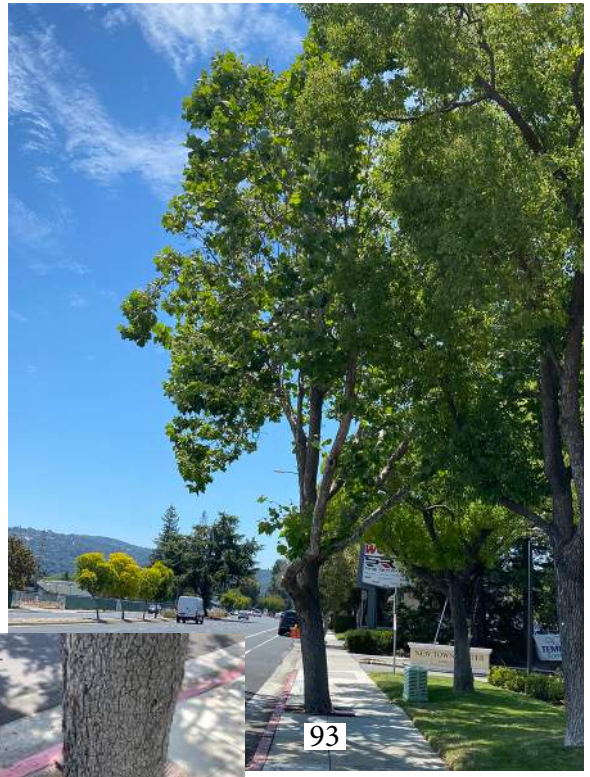
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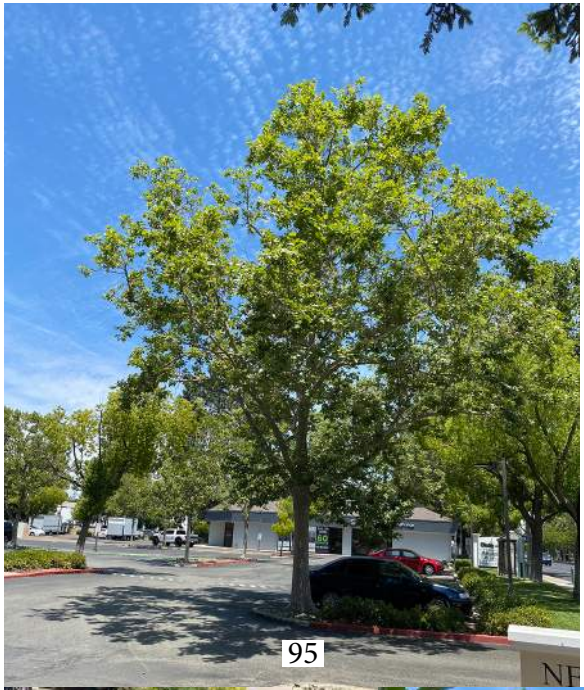
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