



**TREE**  
ASSOCIATES

September 29, 2022

Bill Brown  
EVP Development/Redevelopment  
Brixmor Property Group

RE: Arborist Report, The Davis Collection Project

Bill,

Attached is an Arborist Report for the Davis Collection project. Please do not hesitate to contact me should you have questions regarding this report.

Sincerely,

John M. Lichter, M.S.  
President, Principal Consulting Arborist, Tree Associates, Inc.  
ASCA Registered Consulting Arborist #375  
ISA Certified Arborist #863  
ISA Qualified Tree Risk Assessor  
ASCA Qualified Tree and Plant Appraiser





**ARBORIST REPORT  
THE DAVIS COLLECTION PROJECT  
DAVIS, CALIFORNIA**

**Prepared for  
BRIXMOR PROPERTY GROUP**

**Prepared by  
TREE ASSOCIATES  
John M. Lichter, M.S.  
President, Principal Consulting Arborist  
ASCA Registered Consulting Arborist #375  
ISA Certified Arborist #863  
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## Assignment

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A project, entitled The Davis Collection, is planned. The project is located at the site currently occupied by the University Mall, bounded by Anderson Road, Russell Boulevard and Sycamore Lane in Davis.

I previously prepared an arborist report for the project which was dated October 4, 2018. Bill Brown, Executive Vice President, Development/Redevelopment with Brixmor Property Group, requested that I prepare an updated arborist report for the project as approximately four years have passed.

This report includes an evaluation, development impact assessment, appraisal of value, and preservation guidelines for 1) all City of Davis protected trees<sup>1</sup> on site; 2) all palms on site; and 3) off site trees with trunks located within 15 feet of the subject property (off-site trees were not appraised).

## Limits of the Assignment

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- This evaluation reports on the condition of the subject trees at the time of my site visit. Tree conditions change over time and, as they change, this report may need to be revised.
- The result of the evaluations for trees for which more detailed examination and/or testing and risk assessment is recommended (including aerial inspection, decay mapping and/or root examination) is provisional, pending the outcome of these studies.
- This evaluation was based on and limited to a visual inspection from the visible above-ground portions of trees. In some cases, my access and vantage point to examine the trees was limited due to the location of the trees or the presence of vegetation covering the tree trunks.

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<sup>1</sup> The Davis Municipal Code defines a protected "tree of significance" as a tree with a trunk diameter of 5 inches or greater.

## Tree Evaluation

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I identified, measured, and evaluated the ordinance-protected trees, palms and off property trees with trunks located within 15 feet of the subject property between September 9, 2022 and September 16, 2022. For each of these trees, the following data were collected.

- Tree Number – corresponds to a round aluminum tag affixed to each protected tree. During the previous evaluation I utilized tags 501 through 609. I inspected these tags on the remaining trees and replaced them with new tags with the same number if they were damaged, grown over or nearly grown over. I tagged trees that had either been replaced or had not been included in the previous report using tag numbers 610 through 640 (for very small trees I affixed the tags with zip ties). Lettered trees A-P and trees 532-539 and 542-544 were located off-site and within 15 feet of the property. The lettered trees were not tagged.
- Protected – designation of whether the tree was protected by the Davis Municipal Code (Y for yes or N for no).
- Species – common and scientific name of the tree.
- Dia./Ht. – the diameter of the tree (in inches) at 4.5' above grade unless measurement at another location between 1 and 5 feet above grade provided a more accurate reflection of the size of the tree. For palms, the height in feet was provided.
- Drip. Radius – the approximate maximum distance from the trunk to the edge of the branches, in feet, expressed as a radius.
- Tree Protection Zone (TPZ) – the radius, in feet, of a circular tree protection zone (centered at the trunk) recommended by the author; typically, one foot per inch trunk diameter.
- Comments – comments regarding tree and landscape features that influenced health, structure, and condition ratings.
- Health – a rating of very poor through good concerning the health of the tree.
- Structure – a rating of very poor through good concerning the structure of the tree.
- Overall Condition Rating (for appraisal purposes, in exhibit 3)– a rating of poor through excellent indicating the overall condition of the tree considering tree health and structure.
- Recommendations – recommendations for tree work or treatments to improve tree structure or health or for further evaluation, where necessary. Note: I did not provide management recommendations for off-site trees.

Exhibit 1, entitled “Tree Evaluation” summarizes the results of the evaluation. The locations of the trees can be found on the attached tree location map.



## Summary of Tree Evaluation

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### *Location, Number of Trees, Protection Status, Size, Species Makeup:*

The project site contained a mall with various retail stores, a Trader Joes market, plazas, and parking, surrounded by sidewalks and planters with trees, shrubs and groundcover. A gas station was located to the southeast of the project site.

A total of 138 trees and 4 palms were included in this report (142 total). There were 111 trees and 4 palms on the project site (115 total) and 27 trees located within 15 feet of the project site on the adjacent apartment complex property to the north and Arco gas station to the southeast of the site. The off-site trees were indicated with beige shading in exhibits 1 and 2.

Ninety-three trees on the project site were considered trees of significance and, therefore, protected by the Davis city code (trees >5 inches in diameter). The remaining 22 individuals were either too small to be protected or they were palms.

The trees varied in size and age. Many of the trees that I had recommended be removed in my previous report had been removed and replaced with young trees, some of which were under 1 inch in diameter. The largest trees were those along Anderson Road, Russell Boulevard and Sycamore Lane. The largest tree was a 42-inch diameter Aleppo pine on Russell Boulevard.

There were 21 different tree species growing on the project site. Chinese hackberry and crepe myrtle were the most common (25 and 16% of the total population, respectively). Trident maple, cork oak and fruitless mulberry represented 8, 7 and 7% of the population. Aleppo pine, Chinese pistache and Chinese elm made up 6, 5 and 4% of the population. There were less than 5 individuals of all other species which made up 22% of the total (Figure 1).

### *Tree Health:*

Thirty-eight percent of the on-site trees exhibited no significant health concerns and were rated either good or fair-good. I gave fair and poor-fair health ratings to 24 and 26% of the trees, respectively. Eleven percent of the trees were given poor or very poor health ratings (Figure 2).

The health of the trees had been impacted by drought stress as many of the sites appear to either not be irrigated or the irrigation system was in disrepair. I suspect that the health of the trees in the parking lot planters, especially the trident maple and, to a lesser degree, the fruitless mulberry is also being compromised, at least in part, by either a soil sterilant (under the asphalt) or an herbicide.



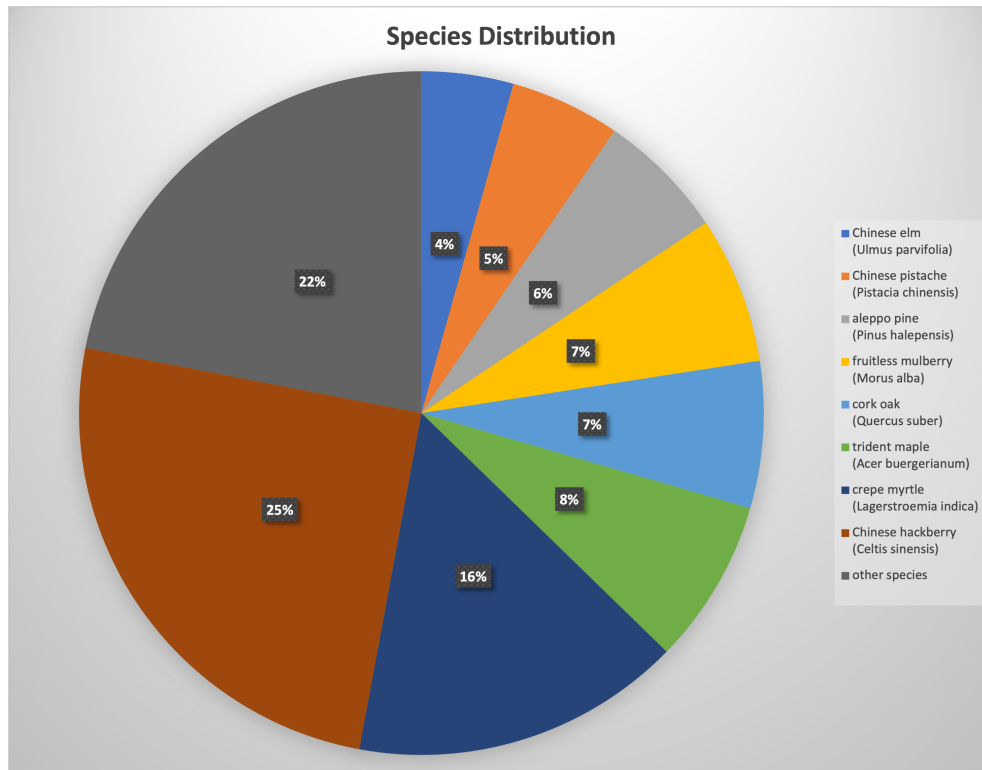


Figure 1. Species distribution of existing on-site trees.

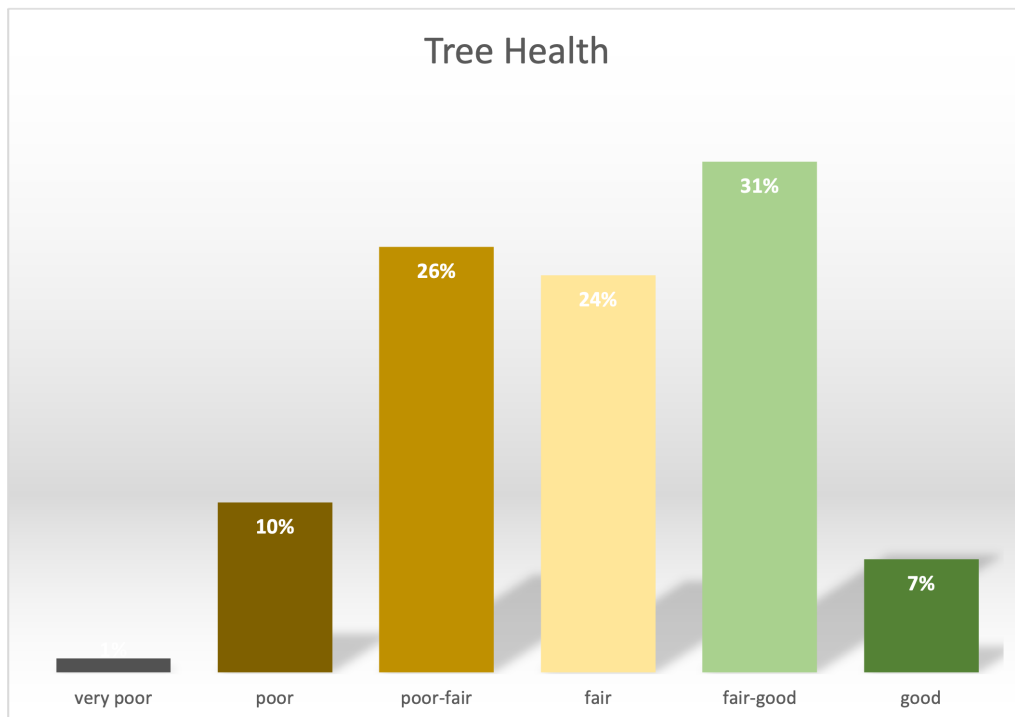


Figure 2. Health ratings for on-site trees.

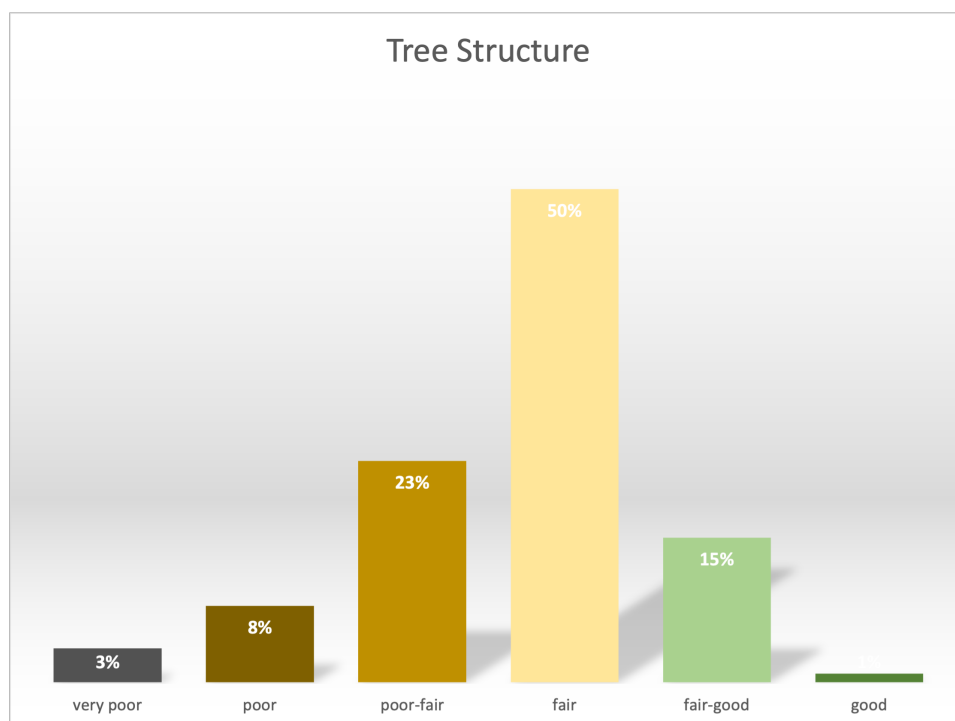
*Tree Structure:*

Only 16 percent of the trees had no significant structural concerns and were given a good or fair-good rating. Fifty and 23% of the trees exhibited fair and poor-fair structure, respectively. A total of 11% of the trees were given poor or very poor structural ratings (Figure 3).

Structural deficiencies were caused by root, trunk or limb decay, defective trunk or limb attachments, overextended limbs and/or dead wood. The pruning recommended in Exhibit 1 would significantly improve the structure of many of the trees.

*Tree Removal Recommendations:*

I recommended 15 trees (13% of the on-site trees) be removed due to their poor condition and lack of adequate treatment options. I recommended that removal be considered for an additional 16 trees (14% of the on-site trees). I gave this recommendation because either 1) the prognosis for the tree was uncertain and/or 2) the tree required further, costly investigation and/or tree work which may exceed the tree's value.



**Figure 3. Structural ratings for on-site trees.**

## Preliminary Development Impact Assessment

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I reviewed the project's preliminary grading, utility and landscape plans dated August 19, 2022, by Architecture Design Collaborative and Mission Landscape Architecture in order to 1) determine the potential impact of development on the trees and 2) to provide possible design modifications and/or construction techniques to lessen development impacts to the trees.<sup>2</sup> The following data was provided for the on and off-site trees and palms. The results may be found in Exhibit 2, attached. Note that the data for the off-site trees are shaded in beige.

- Tree Number, Species, TPZ, Drip. Radius – see description above.
- Proposed Construction Within TPZ – a description of infrastructure proposed within the TPZ.
- Impact Rating – a rating low, moderate, high or severe considering the *possible* impact to tree condition from construction of the proposed plan.<sup>3</sup> Impact ratings assumed that 1) my description of construction was accurate; 2) the extent of excavation was limited to 5' off buildings and 1' off drives, parking and walkways (except where noted in the table); utility trenches were not laid back; and there was no grading within protection zones outside of these areas.
- Possible Design Modifications/Construction Methods - possible adjustments to the design and/or construction methods that could decrease the impact of the development on the trees. I did not indicate *all* possible design modifications (such as moving buildings). Changes to the site plan other than those I mention in this table could result in preserving additional trees and/or modifying potential impacts.

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<sup>2</sup> It should be noted that there were discrepancies between the civil and landscape plans regarding planned infrastructure around trees and which trees were to be retained. Where there was a discrepancy, I assumed the grading plans were correct.

<sup>3</sup> Note: Impact ratings were preliminary and assumed typical root locations. The actual impact of construction will be dictated by the actual amount of injury and environmental changes which occur in the field. Root location studies following pneumatic or hydraulic excavation can provide information on root numbers, size, and location, which enables a more accurate assessment of the impacts of construction.



*Summary of Development Impacts for Protected, On Site Trees:*

The following is a summary of anticipated impacts to ordinance-protected trees, considering buildout of the current plan.

<b>Description</b>	<b>Number of Trees</b>
Total number of ordinance-protected <i>on-site</i> trees	93
Recommended for removal by consulting arborist due to poor condition	10 (11% of total)
Trees to be removed due to site layout conflicts	67 (72% of total)
Low Impact	6 (6% of total)
Moderate/High Impact	1 (1% of total)
Severe Impact	9 (10% of total)

*Summary of Development Impacts for Off Site Trees:*

The following is a summary of anticipated impacts to the adjacent, off-site trees, considering buildout of the current plan.

<b>Description</b>	<b>Number of Trees</b>
Total number of off-site trees	27
Recommended for removal by consulting arborist due to poor condition	n/a
Trees to be removed due to site layout conflicts	n/a
Low Impact (assuming wall remains in place)	16
High Impact	2
Severe Impact	7
Dead Trees	2



## **Recommendations Concerning Tree Preservation**

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To provide clarity regarding which trees are to be preserved and to facilitate the preservation of trees to remain I recommend the following.

- Review this report and modify the civil plans as recommended in Exhibit 2 or otherwise to reduce encroachment or disturbance within tree protection zones (TPZ's) where possible.
- Update the existing tree study plan to reflect current conditions, civil plans and the information contained in this report.
- As construction plans are revised, engage me to update the impact assessment.
- Adhere to the tree preservation guidelines found below.

## **Appraisal**

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I appraised the monetary value of all protected, on-site trees as well as the palms. The appraisal used Arborist-standard methods found in the Guide for Plant Appraisal, 10<sup>th</sup> Edition, authored by the Council of Tree and Landscape Appraisers. The results of the appraisal can be found in Exhibit 3, attached.



## Tree Preservation Guidelines

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The guidelines presented below should be followed for all trees to be preserved to ensure the least impact to the trees considering the existing plans.

- Tree preservation measures should be indicated on construction plans.
- Indicate surveyed trunk locations and tree protection zones (TPZ's) as described in attached table on all construction plans for trees to be preserved. Note, where infrastructure is located within protection zones, indicate modified tree protection zones (MTPZ's) and fencing as close to infrastructure as possible (minimize overbuild).
- Engage the Consulting Arborist to revise the development impact assessment as construction plans are prepared/revised.
- Conduct a meeting to discuss tree preservation guidelines with the Consulting Arborist and all contractors, subcontractors and project managers prior to the initiation of demolition and construction.
- Any pruning required for construction or recommended in this report should be performed by an ISA Certified Arborist or Tree Worker. Pruning for necessary clearance should be the minimum required for the project performed prior to demolition by an ISA Certified Arborist.
- Prior to any demolition activity, identify (tagged) trees to be preserved and install tree protection fencing as indicated on construction plans.
- Tree protection fences should be made of chain link. These fences are not to be removed or moved until construction is complete except under Arborist supervision. Avoid soil or above ground disturbances within the fenced area.
- Avoid grading, compaction, trenching, rototilling, vehicle traffic, material storage, spoil, waste or washout or any other disturbance within TPZ's/MTPZ's.
- Any work that is to occur within the protection zones of the trees should be monitored by the Consulting Arborist.
- Prior to trenching or grading within the protection zone of trees, carefully excavate, expose and mark roots  $\geq 2$ " diameter and preserve if possible or cut cleanly with a sharp saw under Arborist supervision.
- If roots  $\geq 2$  inches or limbs larger than 3 inches in diameter are cut or damaged during construction, contact Consulting Arborist as soon as possible to inspect and recommend appropriate remedial treatments.
- All trees to be preserved should be irrigated once every week during non-Winter months to uniformly wet the soil to a depth of at least 18 inches under and beyond their canopies.



## **Arborist Disclosure Statement**

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The following statement pertains to my work and this report.

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the Arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and removal of trees may involve considerations beyond the scope of the Arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the Arborist. An Arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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.



## Glossary<sup>4</sup>

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*Bow* – the gradual curve of a branch or stem.

*Callus* – growth resulting from and found at the margin of wounds.

*Canker* – a localized area of dead tissue on a stem or branch, caused by fungal or bacterial organisms.

*Central Leader* – the main stem of the tree.

*Chlorotic* – yellow.

*Codominant* – equal in size and relative importance.

*Crown* – parts of the tree above the trunk.

*Crown Clean* – the removal of dead, dying, diseased, broken, and weakly attached branches and watersprouts from a tree's crown.

*Decay* – process of degradation of woody tissues by fungi and bacteria.

*Dieback* – death of shoots and branches, generally from tip to base.

*Dropcrotch* – the process of shortening trunks or limbs by pruning back to dominant lateral limbs.

*End Weight* – the concentration of foliage at the distal ends of branches.

*Epicormic* – shoots which result from adventitious or latent buds; often indicates poor vigor.

*Included bark* – pattern of development at branch junctions where bark is turned inward rather than pushed out.

*Primary limb* – limb attached directly to the trunk.

*Reduction cut* – shortening the length of a branch or stem by cutting it back to a lateral branch of at least one-third the diameter of the cut stem.

*Root crown* – area at the base of a tree where the roots and stem merge.

*Secondary limb* – limb attached directly to a primary limb.

*Sound wood* – undecayed wood.

*Suppressed* – trees which have been overtopped and whose crown development is restricted from above.

*Target* – people or property potentially affected by tree failure.

*Topped* – Pruned to reduce height by cutting large branches back to stubs.

*Train* – to prune a young tree to establish a strong structure.

*Vigor* – overall health.

*Watersprouts* – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

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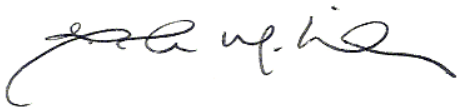
4 Definitions from author or Matheny and Clark, Evaluation of Hazard Trees in Urban Areas, 2<sup>nd</sup> Edition c 1994, ISA.

## **Certification of Performance**

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I, John M. Lichter, certify:

- That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and the Terms and Conditions;
- That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts;
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events;
- That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;
- That no one provided significant professional assistance to the consultant, except as indicated within the report.



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**ASSUMPTIONS AND LIMITING CONDITIONS: TREE ASSOCIATES, INC.**

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1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser - particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.
7. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose of coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by John M. Lichter or TREE ASSOCIATES as to the sufficiency or accuracy of said information.
9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.
10. Loss or alteration of any part of this report invalidates the entire report.



Exhibit 1.

Tree Evaluation  
University Mall, Davis, CA

To Accompany  
9/29/22 Tree Associates Report

Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
501	Y	apricot ( <i>Prunus armeniaca</i> )	10	22	10	extreme trunk bow; one of two trunks from base removed; extensive trunk canker; trunk wounds from vehicles; drought stress	poor-fair	very poor	remove tree.
502	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	26	17	topped to clear high voltage lines; yellow foliage; limb dieback; overextended primary limbs; small foliage; poor prognosis	poor-fair	poor-fair	consider removal.
503	Y	glossy privet ( <i>Ligustrum lucidum</i> )	7	10	7	codominant trunks with included bark from near base; large trunk wounds	fair	poor-fair	consider removal.
504	Y	Catalina cherry laurel ( <i>Prunus carolinana</i> )	10	13	10	very large trunk wound with decay; structure compromised	fair	poor	remove tree.
505	Y	glossy privet ( <i>Ligustrum lucidum</i> )	7,5	10	10	one of three trunks removed; codominant trunks with included bark remain; low vigor; yellow foliage	poor-fair	poor-fair	consider removal.
508	Y	coast redwood ( <i>Sequoia sempervirens</i> )	38	20	38	codominant trunks; likely resulting from previous trunk break	fair-good	poor-fair	conduct aerial inspection. select leader, drop crotch competing trunks or primary limbs. cable trunks.
509	Y	coast redwood ( <i>Sequoia sempervirens</i> )	22	16	22	codominant trunks with included bark near top; low vigor; sparse canopy	fair	fair	remove one trunk.



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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
510	Y	coast redwood ( <i>Sequoia sempervirens</i> )	30	20	30	sparse canopy; codominant trunks; vigorous upright primary limb	fair	poor-fair	
512	Y	California black walnut ( <i>Juglans hindsii</i> )	31 @2.5'	30	29	topped to clear high voltage lines; multiple trunks	fair-good	poor-fair	
513	Y	coast live oak ( <i>Quercus agrifolia</i> )	26	26	26	topped to clear high voltage lines; fungal trunk canker	fair	poor-fair	determine cause of malady and treat.
514	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	20	26	20	codominant trunks; overextended primary limbs	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
515	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	15	30	15	multiple trunks; overextended primary limbs; small yellow foliage; may be in decline	fair	fair	diagnose and treat malady. use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
516	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	10	20	10	overextended primary limbs; unbalanced crown; partially suppressed by neighboring trees; codominant trunks	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
517	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	21 @2.5'	37	20	multiple trunks; overextended primary limbs	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
518	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	10	11	10	low vigor; wilted; early fall color; small canopy	fair	fair	
519	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	13	21	13	early fall color; unbalanced crown	poor-fair	fair	
520	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	19	16	early fall color; low vigor; slightly overextended primary limbs	fair	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
521	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	8	14	8	low vigor; limb dieback; early fall color	poor-fair	fair	consider removal.
522	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	24	17	codominant trunks; low vigor; limb dieback; deadwood to 3"; overextended primary limbs	fair	fair	crown clean. use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
523	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	24	16	early fall color; nearly all leaves have fallen; overextended primary limbs; deadwood to 3"	poor-fair	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
524	Y	valley oak ( <i>Quercus lobata</i> )	21	32	21	side pruned to clear high voltage lines; overextended primary limbs	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
525	Y	valley oak ( <i>Quercus lobata</i> )	25 @1.5'	33	22	topped to clear high voltage lines; overextended primary limbs; codominant trunks	good	fair	perform crown reduction pruning using up to 4" diameter cuts to remove 25% of the foliage/buds on the southwest codominant trunk.
526	Y	cork oak ( <i>Quercus suber</i> )	15	16	15	topped to clear high voltage lines; relatively small crown	fair-good	fair	
527	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	23	17	early fall color; drought stress; low vigor; codominant trunks; overextended primary limbs	fair	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
528	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	9	9	9	low vigor; drought stress symptoms; early fall color; nearly defoliated	poor	fair	consider removal.
529	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	22	17	early fall color and significant leaf drop; low vigor; large trunk wound and trunk decay; trunk hollow; poor suitability for preservation	poor-fair	very poor	remove tree.
530	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	18	24	18	early fall color and significant leaf drop; low vigor; overextended primary limbs; trunk wound; root wound; trunk and root decay; poor suitability for	poor-fair	very poor	remove tree.
531	Y	aleppo pine ( <i>Pinus halepensis</i> )	24	33	24	sequoia pitch moth; trunk lean; side pruned to clear high voltage lines; overextended primary limbs	fair-good	fair	use reduction cuts to shorten tree by 20 feet; maintain this height using reduction cuts regularly. use reduction cuts to remove 25% of the

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
532	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	11	26	11	unbalanced crown; suppressed by neighboring tree(s); trunk bowed	fair-good	fair	
533	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	14	30	14	codominant trunks; overextended primary limbs	fair-good	fair	
534	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	15	30	15	unbalanced crown; overextended primary limbs; limb attachments with included bark	fair-good	fair	
535	Y	Modesto ash ( <i>Fraxinus velutina</i> 'Modesto')	12	13	12	limb dieback; sunburn foliage; limb breaks; poor suitability for preservation	poor	poor-fair	
536	Y	Modesto ash ( <i>Fraxinus velutina</i> 'Modesto')	9	NA	N/A		dead	dead	remove tree (Arco).
537	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	10	NA	N/A		dead	dead	remove tree (Arco).
538	Y	Modesto ash ( <i>Fraxinus velutina</i> 'Modesto')	16	26	16	early fall color and significant leaf drop; limb dieback; overextended primary limbs; limb attachments with included bark	poor-fair	fair	

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
539	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	15	16	15	base of trunk obscured; sparse canopy; low vigor; limb dieback; overextended primary limbs	poor-fair	poor-fair	
540	Y	fruitless mulberry ( <i>Morus alba</i> )	17	22	17	early fall color and significant leaf drop; trunk wound; trunk decay; marginal suitability for preservation	fair	poor	consider removal or conduct risk assessment and risk mitigation pruning.
541	Y	fruitless mulberry ( <i>Morus alba</i> )	17	23	17	sunburn injury on primary limb; overextended primary limbs	fair-good	poor-fair	conduct risk assessment and mitigation pruning. use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk
542	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	13	31	13	codominant trunks; overextended primary limbs; unbalanced crown	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment (Arco).
543	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	15	33	15	overextended primary limbs; codominant trunks	fair-good	poor-fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment (Arco).
544	Y	London plane ( <i>Platanus X acerifolia</i> )	17	30	17	overextended primary limbs; codominant trunks; deadwood to 3"; restricted root zone	fair	fair	crown clean. use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment (Arco).
545	Y	cork oak ( <i>Quercus suber</i> )	16	20	16	trunk lean; small canopy; yellow foliage	fair	fair	

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
548	Y	fruitless mulberry (Morus alba)	15 @3'	18	14	trunk wound; Ganoderma sp. conk; large limb dieback; declining health	poor	very poor	remove tree.
554	Y	fruitless mulberry (Morus alba)	13 @2.5'	17	12	previously topped; low vigor; limb dieback; watersprouts; limb wounds; multiple trunks; buried root crown; early fall color and significant leaf drop	poor-fair	poor-fair	maintain size through regular crown reduction pruning.
555	Y	fruitless mulberry (Morus alba)	16 @2'	17	15	buried root crown; low vigor; previously topped; limb dieback; early fall color; herbicide injury or toxicity symptoms; multiple trunks; limb	poor-fair	poor-fair	maintain size through regular crown reduction pruning.
557	Y	fruitless mulberry (Morus alba)	15 @2'	19	14	buried root crown; multiple trunks; limb wounds with decay; previously topped; early fall color; limb dieback; low vigor; herbicide injury or toxicity	poor-fair	poor-fair	perform crown reduction pruning with cuts up to 3" dia. to remove 25% of the foliage/buds. maintain size through regular crown
558	Y	fruitless mulberry (Morus alba)	15	20	15	buried root crown; limb wounds with decay; multiple trunks; previously topped; low vigor; early fall color; limb dieback	poor-fair	poor-fair	maintain size through regular crown reduction.
560	Y	cork oak (Quercus suber)	37 @3'	38	36	overextended primary limbs; deadwood to 3"; in irrigated planter	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
561	Y	aleppo pine (Pinus halepensis)	42 @2.5'	42	40	grossly overextended primary limbs; limb attachments with included bark; codominant trunks; sequoia pitch moth; deadwood to 4" diameter	fair-good	poor	use reduction cuts to remove 35% of the foliage/buds of east-facing primary limb attached at 12'. use reduction cuts to remove 25% of the

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
562	Y	aleppo pine ( <i>Pinus halepensis</i> )	36	40	36	overextended southwest trunk; codominant trunks	fair-good	poor-fair	use reduction cuts to remove 30% of the foliage/buds of southwest trunk.
563	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	17 @2.5'	29	16	low vigor; early fall color and significant leaf drop; in 2.5' sq planter; slightly overextended primary limbs	fair	fair	
564	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	15 @2'	28	14	low vigor; early fall color and significant leaf drop; codominant trunks; slightly overextended primary limbs; in 2.5' square planter	fair	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
565	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	17	29	17	trunk sweep; overextended primary limbs; codominant trunks; deadwood to 4" dia; in 2.5' square planter	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment. crown clean.
566	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	16	24	16	low vigor; overextended primary limbs; trunk wound; early fall color and significant leaf drop; deadwood to 4" dia; in 2.5' square planter	fair	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment. crown clean.
567	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	8	12	8	early fall color and significant leaf drop; herbicide injury or toxicity symptoms; multiple trunks; low vigor; in 2.5' square planter	poor	fair	diagnose and treat malady.
568	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	8	14	8		fair-good	fair-good	

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
569	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	8 @3'	15	8		fair-good	fair-good	
570	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	7 @3'	12	7		fair-good	fair-good	
571	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	13	20	13	early fall color and significant leaf drop; limb dieback; low vigor	poor-fair	fair	crown clean. irrigate.
572	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16 @3'	22	15	early fall color and significant leaf drop; low vigor; limb dieback	poor-fair	fair	crown clean. irrigate.
573	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	14	17	14	large dead roots; limb wounds; low vigor; early fall color and significant leaf drop	poor-fair	poor	remove tree.
574	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	11	12	11	very low vigor; early fall color and significant leaf drop	poor-fair	poor-fair	consider removal. irrigate.
575	Y	cork oak ( <i>Quercus suber</i> )	43	40	43	overextended primary limbs; limb wound from automobile	good	fair-good	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment. irrigate.



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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
576	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	10	16	10	early fall color and significant leaf drop; low vigor; limb wounds	poor-fair	fair	irrigate.
577	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	12	13	12	early fall color and significant leaf drop; low vigor; limb dieback	poor	fair	consider removal. irrigate.
578	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17 @3'	20	16	low vigor; small leaves; twig gall	fair	fair	irrigate.
579	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	12	15	12	low vigor; early fall color and significant leaf drop	poor-fair	fair	irrigate.
580	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	8	10	8		good	fair-good	
581	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	6	9	6	wilted	fair-good	fair-good	check irrigation.
582	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	7	10	7	wilted	fair-good	fair-good	check irrigation.

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
583	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	11	15	11	early fall color and significant leaf drop; low vigor; large limb wound	poor-fair	poor-fair	use reduction cuts to remove 50% of the foliage/buds of limb with wound. Irrigate.
584	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	14	15	14	early fall color and significant leaf drop; limb dieback; low vigor; codominant trunks	poor-fair	poor-fair	irrigate.
585	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	11	14	11	large trunk wound; low vigor; limb dieback	poor-fair	poor	remove tree.
586	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	16	16	codominant trunks; early fall color and significant leaf drop; low vigor	poor-fair	fair	crown clean. Irrigate.
587	Y	cork oak ( <i>Quercus suber</i> )	26	32	26	slightly overextended primary limbs; unbalanced crown	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
588	Y	cork oak ( <i>Quercus suber</i> )	19	25	19	supressed by neighboring tree(s); trunk bowed; unbalanced crown	fair-good	poor-fair	perform crown reduction using cuts up to 4" diameter to remove 25% of the foliage/buds.
589	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	10	25	10	overextended primary limbs; low vigor; early fall color	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
590	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	9	11	9	low vigor; poor suitability for preservation	very poor	fair	remove tree.
591	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	12	18	12	unbalanced crown; restricted root zone; low vigor; limb breaks; low vigor; codominant trunks	poor-fair	fair	
592	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	11	12	11	very low vigor; small leaves; early fall color and significant leaf drop; obstructed view of trunk	poor	fair	consider removal. irrigate.
593	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	22	16	slightly overextended primary limbs; low vigor; early fall color	fair	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment. irrigate.
594	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	18	17	trunk obscured by shrub; codominant trunks with included bark; declining health	poor-fair	poor-fair	consider removal. brace trunks. irrigate.
596	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	12	18	12	limb dieback; low vigor; declining health; trunk obscured by shrub	poor	fair	remove tree.
597	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	20	16	codominant trunks; early fall color; trunk obscured by shrub	fair	fair	irrigate.

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
598	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	21	17	multiple trunks; low vigor; extreme bow; slightly overextended primary limbs; trunk obscured by shrub	fair	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment. irrigate.
599	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	20	16	early fall color; low vigor; trunk obscured by shrub	fair	fair	irrigate.
600	Y	holly oak ( <i>Quercus ilex</i> )	16 @3.5'	17	16	codominant trunks; overextended canopy	good	fair	Perform crown reduction utilizing cuts up to 2" diameter to remove 25% of the foliage/buds.
601	Y	London plane ( <i>Platanus X acerifolia</i> )	10	16	10	trunk obscured by groundcover; low vigor; foliar burn; limb breaks	fair	fair	irrigate.
602	Y	London plane ( <i>Platanus X acerifolia</i> )	11	15	11	trunk obscured by groundcover; low vigor; foliar burn	fair	fair-good	irrigate.
603	Y	London plane ( <i>Platanus X acerifolia</i> )	11	17	11	trunk obscured by groundcover; low vigor; foliar burn	fair	fair	irrigate.
604	Y	aleppo pine ( <i>Pinus halepensis</i> )	34	34	34	crown reduction pruning completed recently	fair-good	fair	

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
605	Y	glossy privet ( <i>Ligustrum lucidum</i> )	8,9, 10,11	16	25	declining health; low vigor; sparse canopy	poor	fair	remove tree.
607	Y	aleppo pine ( <i>Pinus halepensis</i> )	34	29	34	trunk lean; primary limbs with excessive end weight	fair-good	fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment.
608	Y	aleppo pine ( <i>Pinus halepensis</i> )	38 @2'	34	36	sparse canopy; overextended primary limbs; broken, hanging limbs	fair	poor-fair	use reduction cuts to remove 25% of the foliage/buds of primary limbs > 1/3 trunk diameter at their attachment. crown clean.
609	Y	aleppo pine ( <i>Pinus halepensis</i> )	25	26	25	sequoia pitch moth; crown reduction pruning completed recently	fair-good	fair	
610	N	Chinese pistache ( <i>Pistacia chinensis</i> )	1	5	1	recently planted; trunk bowed; girdling roots	fair	fair	
611	Y	Japanese maple ( <i>Acer palmatum</i> )	5	7	5	poor location for species; trunk wounds; low vigor; sunburned foliage	poor	poor	remove tree.
612	N	trident maple ( <i>Acer buergerianum</i> )	2 @0.5'	5	2	multiple trunks; herbicide injury symptoms	poor-fair	poor-fair	select leader, drop crotch competing trunks or primary limbs.

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
613	N	fruitless mulberry (Morus alba)	4 @3'	11	4		fair-good	fair	select leader, drop crotch competing trunks or primary limbs. clearance prune
614	Y	crepe myrtle (Lagerstroemia indica )	5	7	5	restricted root zone; tree will damage walls as it grows	fair-good	fair	consider removal.
615	N	Washingtonia palm (Washingtonia sp.)	50' tall	NA	10	planted immediately adjacent to two other palms in small planter; unknown stability	good	poor-fair	cabl trunk with other palm trunks.
616	N	Washingtonia palm (Washingtonia sp.)	50' tall		10	planted immediately adjacent to two other palms in small planter; unknown stability	good	poor-fair	cabl trunk with other palm trunks.
617	N	Washingtonia palm (Washingtonia sp.)	70' tall		10	planted immediately adjacent to two other palms in small planter; unknown stability	good	poor-fair	cabl trunk with other palm trunks.
618	N	crepe myrtle (Lagerstroemia indica )	4	7	4	restricted root zone; tree will damage walls as it grows	fair-good	fair	consider removal.
619	N	Washingtonia palm (Washingtonia sp.)	80' tall	NA	10		good	good	

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
620	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	4	7	4		fair-good	fair	
621	N	trident maple ( <i>Acer buergerianum</i> )	1 @0.5'	4	2	herbicide injury or toxicity symptoms; planted too high; poorly anchored; prognosis uncertain	poor	poor	remove tree.
622	N	trident maple ( <i>Acer buergerianum</i> )	3 @1'	5	3	copious watersprouts; herbicide injury or toxicity symptoms; prognosis uncertain	poor-fair	poor	consider removal. diagnose and treat malady. select leader, drop crotch competing trunks or primary limbs.
623	N	trident maple ( <i>Acer buergerianum</i> )	1 @1'	4	2	herbicide injury or toxicity symptoms	poor	poor-fair	remove tree.
624	N	trident maple ( <i>Acer buergerianum</i> )	2 @0.5'	5	2	herbicide injury or toxicity symptoms; prognosis uncertain	poor-fair	fair	consider removal. diagnose and treat malady. select leader, drop crotch competing trunks or primary limbs.
625	N	trident maple ( <i>Acer buergerianum</i> )	2 @1'	4	2	herbicide injury or toxicity symptoms; multiple trunks; prognosis uncertain	poor-fair	fair	consider removal. diagnose and treat malady. select leader, drop crotch competing trunks or primary limbs.
626	N	trident maple ( <i>Acer buergerianum</i> )	1 @0.5'	2	2	trunk wound; herbicide injury or toxicity symptoms; leaf necrosis; low vigor	poor	poor-fair	remove tree.

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
627	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	8	5	in small planter	fair-good	fair-good	
628	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	8	5	in small planter; watersprouts	fair-good	fair-good	remove water sprouts
629	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	7	5	in small planter	fair-good	fair-good	
630	N	trident maple ( <i>Acer buergerianum</i> )	1 @0.5'	2	2	wound encompasses 50% of trunk circumference; low vigor; herbicide injury or toxicity symptoms; declining health	poor	poor	remove tree.
631	N	trident maple ( <i>Acer buergerianum</i> )	1 @1'	4	2	girdling roots; herbicide injury or toxicity symptoms; low vigor	poor-fair	poor-fair	consider removal. replace ties.
632	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	7	5		fair-good	fair-good	
633	Y	cork oak ( <i>Quercus suber</i> )	5	6	5	low vigor; suppressed by neighboring tree(s)	fair	fair	



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634	Y	cork oak ( <i>Quercus suber</i> )	5	6	5	limb attachments with included bark	fair-good	fair	select leader, drop crotch competing trunks or primary limbs.
635	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	4	6	4		fair-good	fair-good	
636	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	3	4	3		fair	fair-good	
637	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	4	7	4	slightly low vigor	fair	fair-good	irrigate.
638	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	3	7	3	trunk wounds	fair-good	fair-good	
639	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	4	7	4		fair-good	fair-good	
640	Y	redbud ( <i>Cercis</i> sp.)	1 @2'	2.5	2	drought stress symptoms; declining health	poor-fair	fair	irrigate.

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
A	Y	coast redwood ( <i>Sequoia sempervirens</i> )	13	10	13	center of trunk 8' from wall; topped to clear high voltage lines	fair	poor-fair	
B	Y	callery pear ( <i>Pyrus calleryana</i> )	9	12	9	multiple trunks; topped to clear high voltage lines; low vigor	fair	poor-fair	
C	Y	callery pear ( <i>Pyrus calleryana</i> )	9	13	9	multiple trunks with included bark; fire blight; topped to clear high voltage lines	fair	poor-fair	
D	Y	callery pear ( <i>Pyrus calleryana</i> )	8	8	8	extensive limb dieback; 25% of crown alive; topped to clear high voltage lines	poor	poor	remove tree (neighboring property owner).
E	Y	callery pear ( <i>Pyrus calleryana</i> )	7	9	7	multiple trunks; low vigor; topped to clear high voltage lines; yellow foliage	poor-fair	poor-fair	
F	Y	glossy privet ( <i>Ligustrum lucidum</i> )	14	14	14	trunk abuts wall; low vigor; limb dieback; yellow foliage; codominant trunks	poor-fair	fair	
G	Y	London plane ( <i>Platanus X acerifolia</i> )	5	13	5	topped to clear high voltage lines; low vigor; yellow foliage; limb dieback	poor-fair	poor	

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
H	Y	London plane ( <i>Platanus X acerifolia</i> )	5	13	5	topped to clear high voltage lines; trunk bowed; yellow foliage; low vigor	poor-fair	poor-fair	
I	Y	London plane ( <i>Platanus X acerifolia</i> )	5	11	5	codominant trunks; topped to clear high voltage lines; low vigor; yellow foliage	poor-fair	poor-fair	
J	Y	London plane ( <i>Platanus X acerifolia</i> )	7	14	7	topped to clear high voltage lines; low vigor; yellow foliage; codominant trunks	poor-fair	poor-fair	
K	Y	Australian beefwood ( <i>Casuarina cunninghamiana</i> )	11	15	11	topped to clear high voltage lines; unbalanced crown; codominant trunks; girdling roots	fair-good	poor-fair	
L	Y	callery pear ( <i>Pyrus calleryana</i> )	9	13	9	codominant trunks; low vigor; sparse canopy; topped to clear high voltage lines	poor-fair	poor-fair	
M	Y	callery pear ( <i>Pyrus calleryana</i> )	9	11	9	topped to clear high voltage lines; mistletoe; twig dieback	fair	fair	
N	Y	callery pear ( <i>Pyrus calleryana</i> )	6	7	6	fire blight; extensive limb dieback	poor	poor	remove tree (neighboring property owner).

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Tree #	Protected	Species	Dia. /Ht.	Drip. Radius	TPZ	Comments	Health	Structure	Recommendations
O	Y	callery pear ( <i>Pyrus calleryana</i> )	5	10	5	sparse canopy; 20% of the foliage of a healthy tree	poor	poor-fair	remove tree (neighboring property owner).
P	N	callery pear ( <i>Pyrus calleryana</i> )	4	9	4	low vigor; fire blight	poor-fair	fair	

Exhibit 2.

Development Impact Assessment  
The Davis Collective

To Accompany  
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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
501	Y	apricot ( <i>Prunus armeniaca</i> )	10	22		removal recommended by arborist	
502	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	26		to be removed due to site layout conflicts	
503	Y	glossy privet ( <i>Ligustrum lucidum</i> )	7	10		to be removed due to site layout conflicts	
504	Y	Catalina cherry laurel ( <i>Prunus carolinana</i> )	10	13		removal recommended by arborist	
505	Y	glossy privet ( <i>Ligustrum lucidum</i> )	10	10		to be removed due to site layout conflicts	
508	Y	coast redwood ( <i>Sequoia sempervirens</i> )	38	20		to be removed due to site layout conflicts	
509	Y	coast redwood ( <i>Sequoia sempervirens</i> )	22	16		to be removed due to site layout conflicts	
510	Y	coast redwood ( <i>Sequoia sempervirens</i> )	30	20		to be removed due to site layout conflicts	
512	Y	California black walnut ( <i>Juglans hindsii</i> )	29	30		to be removed due to site layout conflicts	
513	Y	coast live oak ( <i>Quercus agrifolia</i> )	26	26		to be removed due to site layout conflicts	
514	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	20	26		to be removed due to site layout conflicts	

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
515	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	15	30		to be removed due to site layout conflicts	
516	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	10	20		to be removed due to site layout conflicts	
517	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	20	37		to be removed due to site layout conflicts	
518	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	10	11		to be removed due to site layout conflicts	
519	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	13	21		to be removed due to site layout conflicts	
520	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	19		to be removed due to site layout conflicts	
521	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	8	14		to be removed due to site layout conflicts	
522	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	24		to be removed due to site layout conflicts	
523	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	24		to be removed due to site layout conflicts	
524	Y	valley oak ( <i>Quercus lobata</i> )	21	32		to be removed due to site layout conflicts	
525	Y	valley oak ( <i>Quercus lobata</i> )	22	33		to be removed due to site layout conflicts	
526	Y	cork oak ( <i>Quercus suber</i> )	15	16		to be removed due to site layout conflicts	
527	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	23		to be removed due to site layout conflicts	

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
528	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	9	9		to be removed due to site layout conflicts	
529	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	22		removal recommended by arborist	
530	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	18	24		removal recommended by arborist	
531	Y	aleppo pine ( <i>Pinus halepensis</i> )	24	33		to be removed due to site layout conflicts	
532	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	11	26	existing: curb/parking 1' north of trunk install: curb/parking 1' north of trunk	severe	install forms, curb and parking avoiding disturbance of soil (and roots) in existing planter and subgrade within 2+ feet of north edge of existing planter as indicated by root location study.
533	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	14	30	existing: curb/parking 2' north of trunk install: curb/parking 2' north of trunk	severe	install forms, curb and parking avoiding disturbance of soil (and roots) in existing planter and subgrade within 2+ feet of north edge of existing planter as indicated by root location study.
534	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	15	30	existing: curb/parking 2' north of trunk install: curb/parking 2' north of trunk	severe	install forms, curb and parking avoiding disturbance of soil (and roots) in existing planter and subgrade within 2+ feet of north edge of existing planter as indicated by root location study.

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
535	Y	Modesto ash ( <i>Fraxinus velutina</i> 'Modesto')	12	13	existing: curb/parking 2' north of trunk install: curb/parking 2' north of trunk	severe	install forms, curb and parking avoiding disturbance of soil (and roots) in existing planter and subgrade within 2+ feet of north edge of existing planter as indicated by root location study.
536	Y	Modesto ash ( <i>Fraxinus velutina</i> 'Modesto')	N/A	NA	existing: curb/parking 2' north of trunk install: curb/parking 2' north of trunk	tree is dead	tree removal (by Arco) recommended.
537	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	N/A	NA	existing: curb/parking 2' north of trunk install: curb/parking 2' north of trunk	tree is dead	tree removal (by Arco) recommended.
538	Y	Modesto ash ( <i>Fraxinus velutina</i> 'Modesto')	16	26	existing: trash enclosure 2' north of trunk install: curb/parking 2' north of trunk	severe	install forms, curb and parking avoiding disturbance of soil (and roots) in existing planter and subgrade within 2+ feet of north edge of existing planter as indicated by root location study.
539	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	15	16	existing: curb/parking/planter 2' north and 2' west of trunk install: planter 2' north; concrete(?) 2' west	severe	install planter, forms, curb and parking avoiding disturbance of soil (and roots) in existing planter and subgrade within 2+ feet of north edge of existing planter as indicated by root location study.



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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
540	Y	fruitless mulberry (Morus alba)	17	22	existing curb/parking 3' northwest and southwest of trunk install: building 11 feet west of trunk	severe	remove tree to accommodate construction
541	Y	fruitless mulberry (Morus alba)	17	23	existing curb/parking 3' northwest and southwest of trunk install: sewer cleanout 4' southwest; building 11 feet west of trunk	severe	remove tree to accommodate construction
542	Y	Chinese elm (Ulmus parvifolia )	13	31	existing: curb/parking 2' west of trunk install: sewer structure 7' west southwest; building 16' west of trunk	high	move sewer structure further from trunk; avoid sewer trench layback by using shoring. avoid disturbance of soil (and roots) in existing planter and subgrade within 2+ feet of west edge of existing planter as indicated by root location study.
543	Y	Chinese elm (Ulmus parvifolia )	15	33	existing: curb/parking 1' west of trunk install: unknown structure 6' west; sewer line 9' west; building 16' west of trunk	high	avoid sewer trench layback by using shoring. avoid disturbance of soil (and roots) in existing planter and subgrade within 2+ feet of west edge of existing planter as indicated by root location study.
544	Y	London plane (Platanus X acerifolia )	17	30	existing: curb/parking 3' north and 2' east of trunk install: curb/planter/bike parking 3' west; sewerline and cleanout 10' west of trunk	severe	avoid disturbance of soil (and roots) in existing planter and subgrade within 2+ feet of north edge of planter as indicated by root location study.

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
545	Y	cork oak ( <i>Quercus suber</i> )	16	20	existing: in planter; parking 13' north of trunk install: curb/parking at edge of trunk; sewer 9' north; wall 16' north of trunk	severe	move parking and avoid disturbance of soil (and roots) in existing planter.
548	Y	fruitless mulberry ( <i>Morus alba</i> )	14	18		to be removed due to site layout conflicts	
554	Y	fruitless mulberry ( <i>Morus alba</i> )	12	17		to be removed due to site layout conflicts	
555	Y	fruitless mulberry ( <i>Morus alba</i> )	15	17		to be removed due to site layout conflicts	
557	Y	fruitless mulberry ( <i>Morus alba</i> )	14	19		to be removed due to site layout conflicts	
558	Y	fruitless mulberry ( <i>Morus alba</i> )	15	20		to be removed due to site layout conflicts	
560	Y	cork oak ( <i>Quercus suber</i> )	36	38	existing: parking 16' north of trunk install: curb and parking 5' north; building 17' north of trunk	severe	move parking and avoid disturbance of soil (and roots) in existing planter.
561	Y	aleppo pine ( <i>Pinus halepensis</i> )	40	42		to be removed due to site layout conflicts	
562	Y	aleppo pine ( <i>Pinus halepensis</i> )	36	40		to be removed due to site layout conflicts	
563	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	16	29		to be removed due to site layout conflicts	
564	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	14	28		to be removed due to site layout conflicts	

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
565	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	17	29		to be removed due to site layout conflicts	
566	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	16	24		to be removed due to site layout conflicts	
567	Y	Chinese pistache ( <i>Pistacia chinensis</i> )	8	12		to be removed due to site layout conflicts	
568	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	8	14		to be removed due to site layout conflicts	
569	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	8	15		to be removed due to site layout conflicts	
570	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	7	12		to be removed due to site layout conflicts	
571	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	13	20		to be removed due to site layout conflicts	
572	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	15	22		to be removed due to site layout conflicts	
573	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	14	17		removal recommended by arborist	
574	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	11	12		to be removed due to site layout conflicts	
575	Y	cork oak ( <i>Quercus suber</i> )	43	40	existing: in large planter; parking 16' north of trunk install: curb/parking 8' north	severe	move parking and avoid disturbance of soil (and roots) in existing planter.

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
576	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	10	16		to be removed due to site layout conflicts	
577	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	12	13		to be removed due to site layout conflicts	
578	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	20		to be removed due to site layout conflicts	
579	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	12	15		to be removed due to site layout conflicts	
580	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	8	10		to be removed due to site layout conflicts	
581	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	6	9		to be removed due to site layout conflicts	
582	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	7	10		to be removed due to site layout conflicts	
583	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	11	15		to be removed due to site layout conflicts	
584	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	14	15		to be removed due to site layout conflicts	
585	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	11	14		removal recommended by arborist	
586	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	16		to be removed due to site layout conflicts	

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
587	Y	cork oak ( <i>Quercus suber</i> )	26	32	existing: drive/parking 18' north and 21' west of trunk install: curb/bike parking 8' north; curb/drive 14' west of trunk	moderate/high	move parking, curb/drive and avoid disturbance of soil (and roots) in existing planter.
588	Y	cork oak ( <i>Quercus suber</i> )	19	25	existing: curb/drive 11' west and parking 13' north install: curb/bike parking 4' north; curb/drive 5' west of trunk	severe	move parking, curb/drive and avoid disturbance of soil (and roots) in existing planter.
589	Y	Chinese elm ( <i>Ulmus parvifolia</i> )	10	25	existing: in small planter install: curb/drive at existing location	low	avoid soil disturbance within existing planter.
590	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	9	11		removal recommended by arborist	
591	Y	evergreen pear ( <i>Pyrus kawakamii</i> )	12	18		to be removed due to site layout conflicts	
592	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	11	12		to be removed due to site layout conflicts	
593	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	22		to be removed due to site layout conflicts	
594	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	18		to be removed due to site layout conflicts	
596	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	12	18		removal recommended by arborist	
597	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	20		to be removed due to site layout conflicts	

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
598	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	17	21		to be removed due to site layout conflicts	
599	Y	Chinese hackberry ( <i>Celtis sinensis</i> )	16	20		to be removed due to site layout conflicts	
600	Y	holly oak ( <i>Quercus ilex</i> )	16	17	existing: street tree in planter	low	
601	Y	London plane ( <i>Platanus X acerifolia</i> )	10	16	existing: street tree in planter	low	
602	Y	London plane ( <i>Platanus X acerifolia</i> )	11	15	existing: street tree in planter	low	
603	Y	London plane ( <i>Platanus X acerifolia</i> )	11	17	existing: street tree in planter	low	
604	Y	aleppo pine ( <i>Pinus halepensis</i> )	34	34		to be removed due to site layout conflicts	
605	Y	glossy privet ( <i>Ligustrum lucidum</i> )	25	16		removal recommended by arborist	
607	Y	aleppo pine ( <i>Pinus halepensis</i> )	34	29	existing: in large planter; wooden bench retaining wall 4' east, parking 11' east install: curb/parking 5' north, 9' east, 5' south	severe	remove two parking spaces north and two south of trunk and conduct root location study to determine if parking can be installed at desired location to east of trunk.
608	Y	aleppo pine ( <i>Pinus halepensis</i> )	36	34		to be removed due to site layout conflicts	

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
609	Y	aleppo pine ( <i>Pinus halepensis</i> )	25	26	existing: in large planter; drive 15' north; parking 12' east of trunk install: curb/parking 2' south, 6' north, 11' east	severe	move drive to near previous location; remove two parking spaces to the south.
610	N	Chinese pistache ( <i>Pistacia chinensis</i> )	1	5		to be removed due to site layout conflicts	
611	Y	Japanese maple ( <i>Acer palmatum</i> )	5	7		removal recommended by arborist	
612	N	trident maple ( <i>Acer buergerianum</i> )	2	5		to be removed due to site layout conflicts	
613	N	fruitless mulberry ( <i>Morus alba</i> )	4	11		to be removed due to site layout conflicts	
614	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	7		to be removed due to site layout conflicts	
615	N	Washingtonia palm ( <i>Washingtonia</i> sp.)	10	NA		to be removed due to site layout conflicts	
616	N	Washingtonia palm ( <i>Washingtonia</i> sp.)	10			to be removed due to site layout conflicts	
617	N	Washingtonia palm ( <i>Washingtonia</i> sp.)	10			to be removed due to site layout conflicts	
618	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	4	7		to be removed due to site layout conflicts	
619	N	Washingtonia palm ( <i>Washingtonia</i> sp.)	10	NA		to be removed due to site layout conflicts	

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
620	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	4	7		to be removed due to site layout conflicts	
621	N	trident maple ( <i>Acer buergerianum</i> )	2	4		removal recommended by arborist	
622	N	trident maple ( <i>Acer buergerianum</i> )	3	5		to be removed due to site layout conflicts	
623	N	trident maple ( <i>Acer buergerianum</i> )	2	4		removal recommended by arborist	
624	N	trident maple ( <i>Acer buergerianum</i> )	2	5		to be removed due to site layout conflicts	
625	N	trident maple ( <i>Acer buergerianum</i> )	2	4		to be removed due to site layout conflicts	
626	N	trident maple ( <i>Acer buergerianum</i> )	2	2		removal recommended by arborist	
627	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	8		to be removed due to site layout conflicts	
628	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	8		to be removed due to site layout conflicts	
629	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	7		to be removed due to site layout conflicts	
630	N	trident maple ( <i>Acer buergerianum</i> )	2	2		removal recommended by arborist	



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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
631	N	trident maple ( <i>Acer buergerianum</i> )	2	4		to be removed due to site layout conflicts	
632	Y	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	7		to be removed due to site layout conflicts	
633	Y	cork oak ( <i>Quercus suber</i> )	5	6		to be removed due to site layout conflicts	
634	Y	cork oak ( <i>Quercus suber</i> )	5	6	existing: in large planter install: curb and bike parking 3' north	severe	either move curb and bike parking northward or remove to accommodate construction
635	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	4	6	existing: in small planter	low	avoid soil disturbance within existing planter.
636	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	3	4	existing: in small planter	low	avoid soil disturbance within existing planter.
637	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	4	7	existing: in small planter install: curb/drive at existing location	low	avoid soil disturbance within existing planter.
638	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	3	7	existing: in small planter install: curb/drive at existing location	low	avoid soil disturbance within existing planter.
639	N	crepe myrtle ( <i>Lagerstroemia indica</i> )	4	7	existing: in small planter install: curb/drive at existing location	low	avoid soil disturbance within existing planter.

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
640	Y	redbud ( <i>Cercis</i> sp.)	2	2.5	existing: street tree	low	avoid soil disturbance within existing planter.
A	Y	coast redwood ( <i>Sequoia sempervirens</i> )	13	10	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
B	Y	callery pear ( <i>Pyrus calleryana</i> )	9	12	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
C	Y	callery pear ( <i>Pyrus calleryana</i> )	9	13	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
D	Y	callery pear ( <i>Pyrus calleryana</i> )	8	8	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	removal recommended by arborist. avoid removing existing wall.
E	Y	callery pear ( <i>Pyrus calleryana</i> )	7	9	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
F	Y	glossy privet ( <i>Ligustrum lucidum</i> )	14	14	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
G	Y	London plane ( <i>Platanus X acerifolia</i> )	5	13	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
H	Y	London plane ( <i>Platanus X acerifolia</i> )	5	13	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
I	Y	London plane ( <i>Platanus X acerifolia</i> )	5	11	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
J	Y	London plane ( <i>Platanus X acerifolia</i> )	7	14	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
K	Y	Australian beefwood ( <i>Casuarina cunninghamiana</i> )	11	15	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
L	Y	callery pear ( <i>Pyrus calleryana</i> )	9	13	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.

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Tree #	Protected	Species	TPZ	Drip. Radius	Description of Construction	Impact Rating	Possible Design Modifications/Construction Methods
M	Y	callery pear ( <i>Pyrus calleryana</i> )	9	11	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.
N	Y	callery pear ( <i>Pyrus calleryana</i> )	6	7	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall. removal recommended by arborist.
O	Y	callery pear ( <i>Pyrus calleryana</i> )	5	10	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall. removal recommended by arborist.
P	N	callery pear ( <i>Pyrus calleryana</i> )	4	9	existing: trunk location not surveyed install: remove wall; planter, curb and parking 4' south of wall	low (assuming wall remains)	avoid removing existing wall.

Exhibit 3.

Appraisal Calculations: Protected, On Site Trees  
University Mall

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Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree (\$/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
501	apricot ( <i>Prunus armeniaca</i> )	10	79	\$ 82.60	\$ 6,525.40	15%	20%	100%	\$ 195.76	\$ 200.00
502	Chinese hackberry ( <i>Celtis sinensis</i> )	17	227	\$ 48.68	\$ 11,050.36	40%	20%	100%	\$ 884.03	\$ 880.00
503	glossy privet ( <i>Ligustrum lucidum</i> )	7	38	\$ 48.68	\$ 1,849.84	40%	20%	100%	\$ 147.99	\$ 150.00
504	Catalina cherry laurel ( <i>Prunus carolinana</i> )	10	79	\$ 82.60	\$ 6,525.40	20%	20%	100%	\$ 261.02	\$ 260.00
505	glossy privet ( <i>Ligustrum lucidum</i> )	7,5	79	\$ 48.68	\$ 3,845.72	40%	20%	100%	\$ 307.66	\$ 310.00
508	coast redwood ( <i>Sequoia sempervirens</i> )	38	1134	\$ 38.95	\$ 44,169.30	50%	40%	100%	\$ 8,833.86	\$ 8,830.00
509	coast redwood ( <i>Sequoia sempervirens</i> )	22	380	\$ 38.95	\$ 14,801.00	50%	40%	100%	\$ 2,960.20	\$ 2,960.00
510	coast redwood ( <i>Sequoia sempervirens</i> )	30	707	\$ 38.95	\$ 27,537.65	45%	40%	100%	\$ 4,956.78	\$ 4,960.00
512	California black walnut ( <i>Juglans hindsii</i> )	31 @2.5'	660	\$ 48.68	\$ 32,128.80	50%	30%	100%	\$ 4,819.32	\$ 4,820.00
513	coast live oak ( <i>Quercus agrifolia</i> )	26	531	\$ 48.68	\$ 25,849.08	45%	35%	100%	\$ 4,071.23	\$ 4,070.00
514	Chinese pistache ( <i>Pistacia chinensis</i> )	20	314	\$ 82.60	\$ 25,936.40	60%	40%	100%	\$ 6,224.74	\$ 6,220.00
515	Chinese pistache ( <i>Pistacia chinensis</i> )	15	177	\$ 82.60	\$ 14,620.20	50%	50%	100%	\$ 3,655.05	\$ 3,660.00

Exhibit 3.

Appraisal Calculations: Protected, On Site Trees  
University Mall

To Accompany  
9/29/22 Tree Associates Report

Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree (\$/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
516	Chinese pistache ( <i>Pistacia chinensis</i> )	10	79	\$ 82.60	\$ 6,525.40	60%	50%	100%	\$ 1,957.62	\$ 1,960.00
517	Chinese pistache ( <i>Pistacia chinensis</i> )	21 @2.5'	283	\$ 82.60	\$ 23,375.80	60%	50%	100%	\$ 7,012.74	\$ 7,010.00
518	evergreen pear ( <i>Pyrus kawakamii</i> )	10	79	\$ 88.52	\$ 6,993.08	50%	30%	100%	\$ 1,048.96	\$ 1,050.00
519	Chinese hackberry ( <i>Celtis sinensis</i> )	13	133	\$ 48.68	\$ 6,474.44	45%	45%	100%	\$ 1,311.07	\$ 1,310.00
520	Chinese hackberry ( <i>Celtis sinensis</i> )	16	201	\$ 48.68	\$ 9,784.68	50%	45%	100%	\$ 2,201.55	\$ 2,200.00
521	Chinese hackberry ( <i>Celtis sinensis</i> )	8	50	\$ 48.68	\$ 2,434.00	45%	45%	100%	\$ 492.89	\$ 490.00
522	Chinese hackberry ( <i>Celtis sinensis</i> )	17	227	\$ 48.68	\$ 11,050.36	50%	45%	100%	\$ 2,486.33	\$ 2,490.00
523	Chinese hackberry ( <i>Celtis sinensis</i> )	16	201	\$ 48.68	\$ 9,784.68	45%	45%	100%	\$ 1,981.40	\$ 1,980.00
524	valley oak ( <i>Quercus lobata</i> )	21	346	\$ 82.60	\$ 28,579.60	60%	35%	100%	\$ 6,001.72	\$ 6,000.00
525	valley oak ( <i>Quercus lobata</i> )	25 @1.5'	415	\$ 82.60	\$ 34,279.00	65%	35%	100%	\$ 7,798.47	\$ 7,800.00
526	cork oak ( <i>Quercus suber</i> )	15	177	\$ 82.60	\$ 14,620.20	60%	35%	100%	\$ 3,070.24	\$ 3,070.00
527	Chinese hackberry ( <i>Celtis sinensis</i> )	17	227	\$ 48.68	\$ 11,050.36	50%	45%	100%	\$ 2,486.33	\$ 2,490.00

Exhibit 3.

Appraisal Calculations: Protected, On Site Trees  
University Mall

To Accompany  
9/29/22 Tree Associates Report

Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree (\$/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
528	Chinese hackberry ( <i>Celtis sinensis</i> )	9	64	\$ 48.68	\$ 3,115.52	30%	45%	100%	\$ 420.60	\$ 420.00
529	Chinese hackberry ( <i>Celtis sinensis</i> )	17	227	\$ 48.68	\$ 11,050.36	25%	45%	100%	\$ 1,243.17	\$ 1,240.00
530	Chinese hackberry ( <i>Celtis sinensis</i> )	18	254	\$ 48.68	\$ 12,364.72	25%	45%	100%	\$ 1,391.03	\$ 1,390.00
531	aleppo pine ( <i>Pinus halepensis</i> )	24	452	\$ 48.68	\$ 22,003.36	60%	35%	100%	\$ 4,620.71	\$ 4,620.00
540	fruitless mulberry ( <i>Morus alba</i> )	17	227	\$ 48.68	\$ 11,050.36	30%	45%	100%	\$ 1,491.80	\$ 1,490.00
541	fruitless mulberry ( <i>Morus alba</i> )	17	227	\$ 48.68	\$ 11,050.36	50%	45%	100%	\$ 2,486.33	\$ 2,490.00
545	cork oak ( <i>Quercus suber</i> )	16	201	\$ 82.60	\$ 16,602.60	50%	60%	100%	\$ 4,980.78	\$ 4,980.00
548	fruitless mulberry ( <i>Morus alba</i> )	15 @3'	154	\$ 48.68	\$ 7,496.72	10%	45%	100%	\$ 337.35	\$ 340.00
554	fruitless mulberry ( <i>Morus alba</i> )	13 @2.5'	113	\$ 48.68	\$ 5,500.84	40%	45%	100%	\$ 990.15	\$ 990.00
555	fruitless mulberry ( <i>Morus alba</i> )	16 @2'	177	\$ 48.68	\$ 8,616.36	40%	45%	100%	\$ 1,550.94	\$ 1,550.00
557	fruitless mulberry ( <i>Morus alba</i> )	15 @2'	154	\$ 48.68	\$ 7,496.72	40%	45%	100%	\$ 1,349.41	\$ 1,350.00
558	fruitless mulberry ( <i>Morus alba</i> )	15	177	\$ 48.68	\$ 8,616.36	40%	45%	100%	\$ 1,550.94	\$ 1,550.00

Exhibit 3.

Appraisal Calculations: Protected, On Site Trees  
University Mall

To Accompany  
9/29/22 Tree Associates Report

Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree (\$/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
560	cork oak ( <i>Quercus suber</i> )	37 @3'	962	\$ 82.60	\$ 79,461.20	55%	55%	100%	\$ 24,037.01	\$ 24,040.00
561	aleppo pine ( <i>Pinus halepensis</i> )	42 @2.5'	1194	\$ 48.68	\$ 58,123.92	45%	65%	100%	\$ 17,001.25	\$ 17,000.00
562	aleppo pine ( <i>Pinus halepensis</i> )	36	1017	\$ 48.68	\$ 49,507.56	50%	65%	100%	\$ 16,089.96	\$ 16,090.00
563	Chinese elm ( <i>Ulmus parvifolia</i> )	17 @2.5'	201	\$ 82.60	\$ 16,602.60	50%	30%	100%	\$ 2,490.39	\$ 2,490.00
564	Chinese elm ( <i>Ulmus parvifolia</i> )	15 @2'	154	\$ 82.60	\$ 12,720.40	50%	30%	100%	\$ 1,908.06	\$ 1,910.00
565	Chinese elm ( <i>Ulmus parvifolia</i> )	17	227	\$ 82.60	\$ 18,750.20	55%	30%	100%	\$ 3,093.78	\$ 3,090.00
566	Chinese elm ( <i>Ulmus parvifolia</i> )	16	201	\$ 82.60	\$ 16,602.60	50%	30%	100%	\$ 2,490.39	\$ 2,490.00
567	Chinese pistache ( <i>Pistacia chinensis</i> )	8	50	\$ 82.60	\$ 4,130.00	40%	45%	100%	\$ 743.40	\$ 740.00
568	crepe myrtle ( <i>Lagerstroemia indica</i> )	8	50	\$ 88.52	\$ 4,426.00	70%	50%	100%	\$ 1,549.10	\$ 1,550.00
569	crepe myrtle ( <i>Lagerstroemia indica</i> )	8 @3'	50	\$ 88.52	\$ 4,426.00	70%	50%	100%	\$ 1,549.10	\$ 1,550.00
570	crepe myrtle ( <i>Lagerstroemia indica</i> )	7 @3'	38	\$ 88.52	\$ 3,363.76	70%	50%	100%	\$ 1,177.32	\$ 1,180.00
571	Chinese hackberry ( <i>Celtis sinensis</i> )	13	133	\$ 48.68	\$ 6,474.44	45%	45%	100%	\$ 1,311.07	\$ 1,310.00



Exhibit 3.

Appraisal Calculations: Protected, On Site Trees  
University Mall

To Accompany  
9/29/22 Tree Associates Report

Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree (\$/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
572	Chinese hackberry ( <i>Celtis sinensis</i> )	16 @3'	177	\$ 48.68	\$ 8,616.36	45%	45%	100%	\$ 1,744.81	\$ 1,740.00
573	Chinese hackberry ( <i>Celtis sinensis</i> )	14	154	\$ 48.68	\$ 7,496.72	35%	45%	100%	\$ 1,180.73	\$ 1,180.00
574	Chinese hackberry ( <i>Celtis sinensis</i> )	11	95	\$ 48.68	\$ 4,624.60	40%	45%	100%	\$ 832.43	\$ 830.00
575	cork oak ( <i>Quercus suber</i> )	43	1451	\$ 82.60	\$119,852.60	75%	60%	100%	\$ 53,933.67	\$ 53,930.00
576	Chinese hackberry ( <i>Celtis sinensis</i> )	10	79	\$ 48.68	\$ 3,845.72	45%	45%	100%	\$ 778.76	\$ 780.00
577	Chinese hackberry ( <i>Celtis sinensis</i> )	12	113	\$ 48.68	\$ 5,500.84	35%	45%	100%	\$ 866.38	\$ 870.00
578	Chinese hackberry ( <i>Celtis sinensis</i> )	17 @3'	201	\$ 48.68	\$ 9,784.68	50%	45%	100%	\$ 2,201.55	\$ 2,200.00
579	Chinese hackberry ( <i>Celtis sinensis</i> )	12	113	\$ 48.68	\$ 5,500.84	45%	45%	100%	\$ 1,113.92	\$ 1,110.00
580	crepe myrtle ( <i>Lagerstroemia indica</i> )	8	50	\$ 88.52	\$ 4,426.00	75%	55%	100%	\$ 1,825.73	\$ 1,830.00
581	crepe myrtle ( <i>Lagerstroemia indica</i> )	6	28	\$ 88.52	\$ 2,478.56	70%	55%	100%	\$ 954.25	\$ 950.00
582	crepe myrtle ( <i>Lagerstroemia indica</i> )	7	38	\$ 88.52	\$ 3,363.76	70%	55%	100%	\$ 1,295.05	\$ 1,300.00
583	Chinese hackberry ( <i>Celtis sinensis</i> )	11	95	\$ 48.68	\$ 4,624.60	40%	45%	100%	\$ 832.43	\$ 830.00

Exhibit 3.

Appraisal Calculations: Protected, On Site Trees  
University Mall

To Accompany  
9/29/22 Tree Associates Report

Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree (\$/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
584	Chinese hackberry ( <i>Celtis sinensis</i> )	14	154	\$ 48.68	\$ 7,496.72	40%	45%	100%	\$ 1,349.41	\$ 1,350.00
585	Chinese hackberry ( <i>Celtis sinensis</i> )	11	95	\$ 48.68	\$ 4,624.60	30%	45%	100%	\$ 624.32	\$ 620.00
586	Chinese hackberry ( <i>Celtis sinensis</i> )	16	201	\$ 48.68	\$ 9,784.68	45%	45%	100%	\$ 1,981.40	\$ 1,980.00
587	cork oak ( <i>Quercus suber</i> )	26	531	\$ 82.60	\$ 43,860.60	55%	55%	100%	\$ 13,267.83	\$ 13,270.00
588	cork oak ( <i>Quercus suber</i> )	19	283	\$ 82.60	\$ 23,375.80	45%	55%	100%	\$ 5,785.51	\$ 5,790.00
589	Chinese elm ( <i>Ulmus parvifolia</i> )	10	79	\$ 82.60	\$ 6,525.40	55%	50%	100%	\$ 1,794.49	\$ 1,790.00
590	evergreen pear ( <i>Pyrus kawakamii</i> )	9	64	\$ 88.52	\$ 5,665.28	20%	20%	100%	\$ 226.61	\$ 230.00
591	evergreen pear ( <i>Pyrus kawakamii</i> )	12	113	\$ 88.52	\$ 10,002.76	40%	30%	100%	\$ 1,200.33	\$ 1,200.00
592	Chinese hackberry ( <i>Celtis sinensis</i> )	11	95	\$ 48.68	\$ 4,624.60	25%	45%	100%	\$ 520.27	\$ 520.00
593	Chinese hackberry ( <i>Celtis sinensis</i> )	16	201	\$ 48.68	\$ 9,784.68	50%	45%	100%	\$ 2,201.55	\$ 2,200.00
594	Chinese hackberry ( <i>Celtis sinensis</i> )	17	227	\$ 48.68	\$ 11,050.36	35%	45%	100%	\$ 1,740.43	\$ 1,740.00
596	Chinese hackberry ( <i>Celtis sinensis</i> )	12	113	\$ 48.68	\$ 5,500.84	30%	45%	100%	\$ 742.61	\$ 740.00

Exhibit 3.

Appraisal Calculations: Protected, On Site Trees  
University Mall

To Accompany  
9/29/22 Tree Associates Report

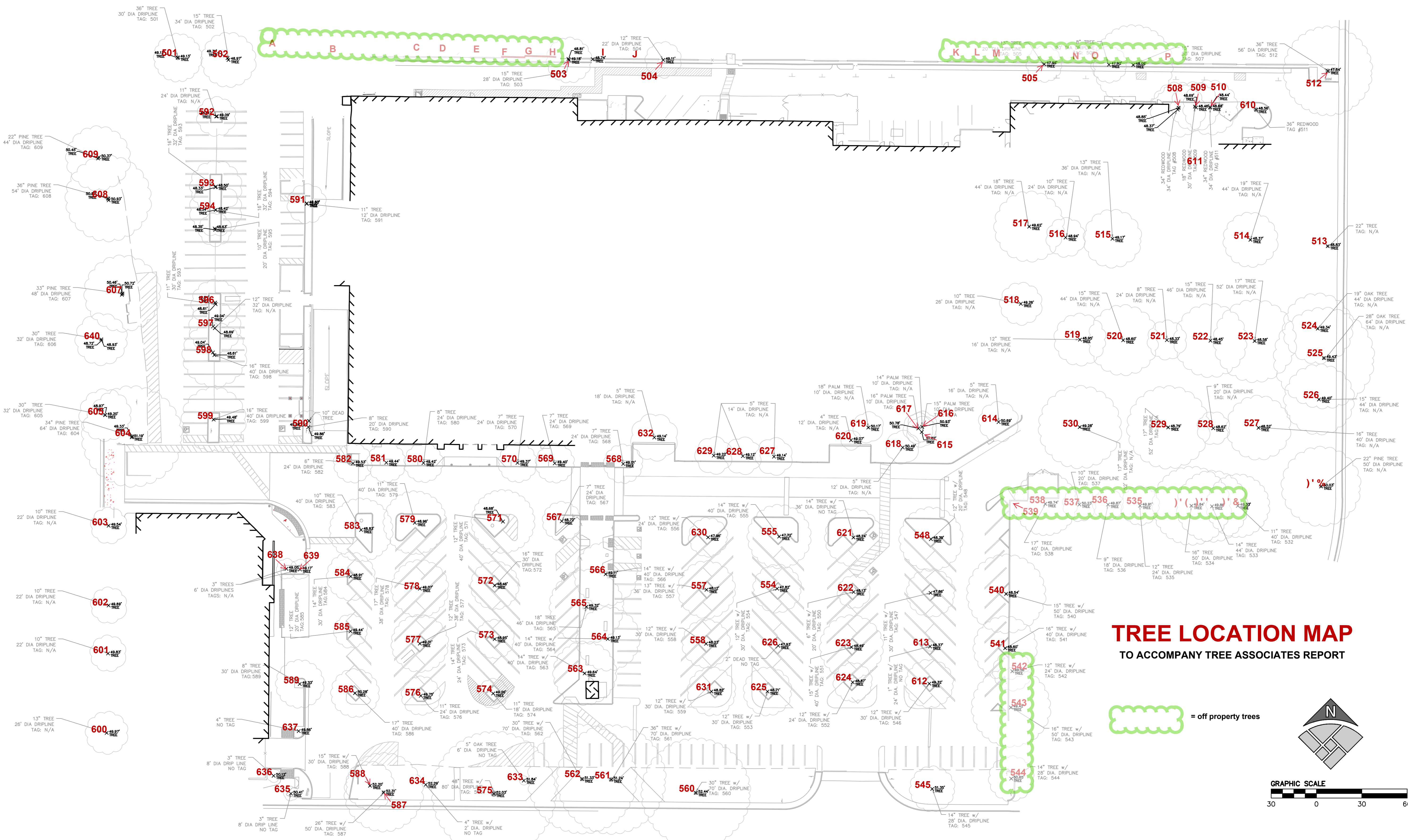
Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree (\$/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
597	Chinese hackberry ( <i>Celtis sinensis</i> )	16	201	\$ 48.68	\$ 9,784.68	50%	45%	100%	\$ 2,201.55	\$ 2,200.00
598	Chinese hackberry ( <i>Celtis sinensis</i> )	17	227	\$ 48.68	\$ 11,050.36	50%	45%	100%	\$ 2,486.33	\$ 2,490.00
599	Chinese hackberry ( <i>Celtis sinensis</i> )	16	201	\$ 48.68	\$ 9,784.68	50%	45%	100%	\$ 2,201.55	\$ 2,200.00
600	holly oak ( <i>Quercus ilex</i> )	16 @3.5'	201	\$ 82.60	\$ 16,602.60	60%	60%	100%	\$ 5,976.94	\$ 5,980.00
601	London plane ( <i>Platanus X acerifolia</i> )	10	79	\$ 48.68	\$ 3,845.72	50%	60%	100%	\$ 1,153.72	\$ 1,150.00
602	London plane ( <i>Platanus X acerifolia</i> )	11	95	\$ 48.68	\$ 4,624.60	55%	60%	100%	\$ 1,526.12	\$ 1,530.00
603	London plane ( <i>Platanus X acerifolia</i> )	11	95	\$ 48.68	\$ 4,624.60	50%	60%	100%	\$ 1,387.38	\$ 1,390.00
604	aleppo pine ( <i>Pinus halepensis</i> )	34	907	\$ 48.68	\$ 44,152.76	55%	50%	100%	\$ 12,142.01	\$ 12,140.00
605	glossy privet ( <i>Ligustrum lucidum</i> )	8,9, 10,11	491	\$ 48.68	\$ 23,901.88	15%	30%	100%	\$ 1,075.58	\$ 1,080.00
607	aleppo pine ( <i>Pinus halepensis</i> )	34	907	\$ 48.68	\$ 44,152.76	55%	50%	100%	\$ 12,142.01	\$ 12,140.00
608	aleppo pine ( <i>Pinus halepensis</i> )	38 @2'	962	\$ 48.68	\$ 46,830.16	40%	50%	100%	\$ 9,366.03	\$ 9,370.00
609	aleppo pine ( <i>Pinus halepensis</i> )	25	491	\$ 48.68	\$ 23,901.88	55%	50%	100%	\$ 6,573.02	\$ 6,570.00

Exhibit 3.

Appraisal Calculations: Protected, On Site Trees  
University Mall

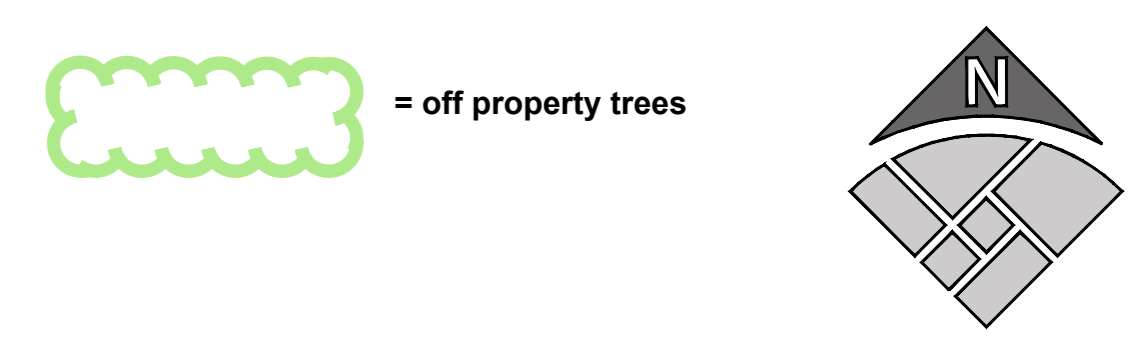
To Accompany  
9/29/22 Tree Associates Report

Tree #	Species	Dia.	Area of Trunk (sq. in.)	Unit Cost of Nursery Tree (\$/sq. in.)	Basic Cost (area X unit cost)	Overall Condition Rating	Functional Limitation Rating	External Limitation Rating	Depreciated Cost	Appraised Value (rounded)
611	Japanese maple ( <i>Acer palmatum</i> )	5	20	\$ 82.60	\$ 1,652.00	10%	25%	100%	\$ 41.30	\$ 40.00
614	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	20	\$ 88.52	\$ 1,770.40	55%	25%	100%	\$ 243.43	\$ 240.00
615	Washingtonia palm ( <i>Washingtonia</i> sp.)	50' tall	50	\$ 45.00	\$ 2,250.00	50%	50%	100%	\$ 562.50	\$ 560.00
616	Washingtonia palm ( <i>Washingtonia</i> sp.)	50' tall	50	\$ 45.00	\$ 2,250.00	50%	50%	100%	\$ 562.50	\$ 560.00
617	Washingtonia palm ( <i>Washingtonia</i> sp.)	70' tall	70	\$ 45.00	\$ 3,150.00	50%	50%	100%	\$ 787.50	\$ 790.00
619	Washingtonia palm ( <i>Washingtonia</i> sp.)	80' tall	80	\$ 45.00	\$ 3,600.00	90%	90%	100%	\$ 2,916.00	\$ 2,920.00
627	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	20	\$ 88.52	\$ 1,770.40	60%	45%	100%	\$ 478.01	\$ 480.00
628	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	20	\$ 88.52	\$ 1,770.40	60%	45%	100%	\$ 478.01	\$ 480.00
629	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	20	\$ 88.52	\$ 1,770.40	60%	45%	100%	\$ 478.01	\$ 480.00
632	crepe myrtle ( <i>Lagerstroemia indica</i> )	5	20	\$ 88.52	\$ 1,770.40	60%	45%	100%	\$ 478.01	\$ 480.00
633	cork oak ( <i>Quercus suber</i> )	5	20	\$ 82.60	\$ 1,652.00	50%	40%	100%	\$ 330.40	\$ 330.00
634	cork oak ( <i>Quercus suber</i> )	5	20	\$ 82.60	\$ 1,652.00	55%	40%	100%	\$ 363.44	\$ 360.00



# TREE LOCATION MAP

## TO ACCOMPANY TREE ASSOCIATES REPORT



= off property trees

GRAPHIC SCALE  
30 0 30 60