

APPENDIX C – TREE REPORTS



PRELIMINARY TREE REPORT

SUBJECT

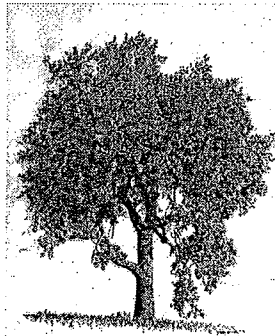
Everett Street Terraces Apartments
Moorpark, CA

PREPARED FOR

John C. Chiu, FLPN
c/o John Newton & Associates, Inc.
165 High Street, Suite 103
Moorpark, CA 93021

PREPARED BY

L. NEWMAN DESIGN GROUP, INC.
ASLA, California State License #1314
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Westlake Village, CA 91362-3992
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Date: October 6, 2005

LNDG Project No.: 2270-01

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Everett Street Terraces Apartments

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OBJECTIVES

The objective of this report is to qualify the present condition of the site's trees and to discuss the potential encroachments to them. This involved:

1. Determining the physiological condition of the trees addressed;
2. Ascertaining the encroachments that will occur due to grading (see site plan/**TREE LOCATION MAP**);

METHODS OF STUDY

Qualification of this site's trees was accomplished by the use of our standard visual survey, as completed by L. NEWMAN DESIGN GROUP, INC. (LNDG) on August 24, 2005. In the course of fieldwork, we performed the following:

1. Tree trunks were measured at 4½' above mean natural grade;
2. The trees were tagged with numbered, metal tags. These tags were affixed to the sides of the trees and correspond to the numbers on the **TREE LOCATION MAP**;
3. The dripline (the perimeter of the tree's canopy) of each tree was field measured radially from the trunk in the four compass directions.

All of the inventoried trees were located on a topographic map/site plan (scale: 1/16"=1'-0") that was prepared by Stantec, Inc. Refer to the **TREE LOCATION MAP** included herein for the approximate tree locations.

TREE SPECIES

The species of trees present on the site are:

Qty	Species	Common Name
11	<i>Schinus molle</i>	Peruvian pepper tree
9	<i>Ligustrum lucidum</i>	Texas privet
8	<i>Tipuana tipu</i>	tipu tree
3	<i>Casuarina sp.</i>	beefwood
2	<i>Citrus</i>	citrus
2	<i>Eucalyptus rudis</i>	desert gum
2	<i>Pinus eldarica</i>	Afghan pine
1	<i>Cupressus sempervirens</i>	Italian cypress
1	<i>Pinus halepensis</i>	Aleppo pine
1	<i>Schinus terebinthifolius</i>	Brazilian pepper tree
1	<i>Ulmus parvifolia</i>	Chinese elm
41		

TREE PROTECTION GUIDELINES

The City of Moorpark Zoning Ordinance provides for the protection of certain species of trees, defined as "Protected Trees": in Ordinance 101, Chapter 14.09 - Preservation, Cutting, and Removal of Historical Trees, Native Oak Trees and Mature Trees; and in Ordinance 102, Chapter 14.08 - Planting and Maintenance of Trees, Shrubs and Plants.

Ordinance 101, Section 14.09.101 - Intent and Purpose - It is the determination of the Moorpark City Council that proper and necessary steps should be taken in order to protect and preserve, to the greatest extent possible, mature trees, native Oak trees and historic trees, especially where such trees are associated with proposals for urban development, as such trees are a significant, historical, aesthetic and valuable ecological resource. It is the intent to maintain and enhance the general health,

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safety and welfare of the citizens of the City by assisting in counteracting air pollution, by minimizing soil erosion and other related environmental damage and by enhancing the aesthetic environment of the City.

Ordinance 102, Section 14.08.101 - Intent and Purpose - Consistent with Chapter 14.09 regulating the preservation, cutting and removal of historic trees, native Oak trees and mature trees and Resolution No. 88-520 setting forth Guidelines for a Master Tree Plan, it shall be the City's policy to utilize whatever techniques, methods and procedures are required to preserve, whenever feasible, all trees in the City including, but not limited to, trees which are creating damage to surface improvements or underground facilities or which are diseased, or located where construction is being considered or will occur.

TREES OF CONCERN

Historical Tree - Any tree or group of trees identified by the City as a landmark, or identified on the Federal or California Historic Resources Inventory to be of historical or cultural significance or identified as contributing to a site or structure of historical or cultural significance.

Mature Tree - All trunks of any tree shall be measured at 4½'. If the trunk of any oak tree trunk exceeds 4 inches in diameter or if the trunk of any other tree species exceeds 9½ inches in diameter, it is to be included in the inventory. Regrowing stumps are not to be included.

Native Oak Tree - Is any living tree of the genus *Quercus* and of the species *agrifolia*, *berberidifolia*, *dumosa*, *lobata* or hybrids thereof.

RESULTS OF STUDY

1. Physiological Condition of the Trees

- a. The physiological condition of the trees is detailed in the **SUMMARY of FIELD OBSERVATIONS** contained within this report. Generally, there are few if any trees that are desirable or suitable for the proposed project. This is due to species, size or poor maintenance and pruning. All recommendations made on our field forms relate only to the specific dates of our fieldwork.

2. Summary of Data/Plan Review

- a. According to the site grading plan, all of the trees will be removed in order to accomplish the excavation and grading required for this project. Therefore all 41 trees will be removed. Consideration was given to utilizing specimen trees in the landscape but none were found to be suitable.
- b. No trees were found that have no value because of extremely poor health or hazardous condition.
- c. Driplines shown on the **TREE LOCATION MAP** graphically represent the driplines and were created by an aerial survey. Refer to the **DRIPLINE MEASUREMENTS** section for precise dripline measurements.
- d. No oak trees or other native trees were found on this site.

3. Tree Appraisals

- a. The replacement value of each inventoried tree was established by using the 9th Edition of the *Guide for Plant Evaluation*, as prepared for the International Society of Arboriculture by the Council of Tree and Landscape Appraisers.
- b. The following table gives the value of each tree using the standard trunk formula method including trunk diameter, tree species, health, esthetics and location.

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Tree Numbers	Values
1	\$12,100
2	\$5,259
3	\$9,600
4	\$3,100
5	\$2,100
6	\$1,400
7	\$1,600
8	\$1,900
9	\$8,100
10	\$3,900
11	\$2,700
12	\$3,200
13	\$8,100
14	\$6,400
15	\$2,000
16	\$4,700
17	\$3,100
18	\$12,127
19	\$13,400
20	\$1,192
21	\$1,200
22	\$1,400
23	\$8,100
24	\$18,729
25	\$3,449
26	\$1,022
27	\$639
28	\$1,175
29	\$3,066
30	\$818
31	\$7,420
32	\$962
33	\$1,380
34	\$3,112
35	\$3,446
36	\$12,127
37	\$7,453
38	\$3,208
39	\$5,306
40	\$10,028
41	\$3,053
TOTAL	\$203,071

- c. The total value of all of the trees is \$203,071. All of the trees are being removed. Therefore, the proposed removal trees will be mitigated by upgrading the sizes or increasing the number of the proposed landscape trees to a value of at least \$203,071.

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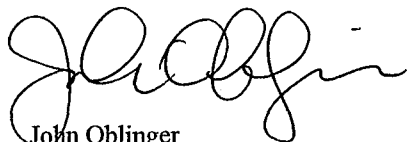
NOTICE OF DISCLAIMER:

This report represents the independent opinion of the signatory consultant (L. NEWMAN DESIGN GROUP, INC.). The tree(s) discussed herein was/were generally reviewed for physical, biological function and aesthetic conditions. This examination was conducted in accordance with presently accepted industry procedures, which are a ground-plane macro-visual observation only. No extensive micro-biological, soil-root excavations, upper crown examination nor internal tree investigations were conducted and therefore, the reporting herein reflects the overall visual appearance of the tree(s) on the date reviewed and no warranty is implied as to the potential failure, health or demise of any part or of whole of any tree described in the report. Records may not remain accurate after our inspection due to unknown causes of changeable deterioration of the reviewed site.

Respectfully submitted,

L. NEWMAN DESIGN GROUP, INC.

ASLA License #1314



John Oblinger

Certified Arborist WE-6820A

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SUMMARY OF FIELD OBSERVATIONS

TREAT- MENT	RATING	PHYSICAL CONDITION										FORM													
		REMOVE DEADWOOD	INSECT/DISEASE TREAT	HERITAGE	HEALTH	AESTHETICS/COMFORMITY	TERRAIN - SLOPE/LEVEL	VIGOR-GOOD/MOD/POOR	THIN FOLIAGE	EPICORMIC GROWTH	TWIG/BRANCH DIEBACK	FRUITING BODIES	EXFOLIATING BARK	EXPOSED ROOTS	TRUNK DAMAGE	TRUNK CAVITY	TRUNK DIAMETER 5	TRUNK DIAMETER 4	TRUNK DIAMETER 3	TRUNK DIAMETER 2	TRUNK DIAMETER 1	LEANING (DIRECTION)	TREE HEIGHT (APPROX)	TREE NUMBER	
																									1
																									2
																									3
																									4
																									5
																									6
																									7
																									8
																									9
																									10

REMARKS: Tipuana tipu

REMARKS: T. tipu

REMARKS: Ulmus parvifolia

REMARKS: Schinus terebinthifolius

REMARKS: Eucalyptus rudis

REMARKS: Cupressus sempervirens

REMARKS: Citrus

REMARKS: Citrus

REMARKS: Pinus halepensis

REMARKS: Casuarina sp.

SUMMARY OF FIELD OBSERVATIONS

TREAT- MENT	RATING		PHYSICAL CONDITION										FORM														
	HERITAGE	HEALTH	AESTHETICS/COMFORMITY	REMOVE DEADWOOD	INSECT/DISEASE TREAT	VIGOR-GOOD/MOD/POOR	TERRAIN - SLOPE/LEVEL	THIN FOLIAGE	EPICORMIC GROWTH	TWIG/BRANCH DIEBACK	BRANCH CAVITIES	MAINSTEM DIEBACK	FIRE DAMAGE	INSECT/MITE DAMAGE	FRUITING BODIES	EXFOLIATING BARK	EXPOSED ROOTS	TRUNK DAMAGE	TRUNK CAVITY	TRUNK DIAMETER 5	TRUNK DIAMETER 4	TRUNK DIAMETER 3	TRUNK DIAMETER 2	TRUNK DIAMETER 1	LEANING (DIRECTION)	TREE HEIGHT (APPROX)	TREE NUMBER
	D	C				M	S													3x3	5°	6°	5°	16°		25	11
	D	C				M	S																			25	12
	C	C				G	L																			30	13
	C	C				G	L																			30	14
	C	C				G	L																			30	15
	C	C				G	L																			35	16
	C	C				G	L																			35	17
	C	C				G	L																			35	18
	C	C				G	L																			40	19
	C	C				G	S																				20

REMARKS: *Casuarina* sp.
 REMARKS: *Casuarina* sp.
 REMARKS: *Scimus wolle*
 REMARKS: *Tipuana tipu*
 REMARKS: *T. tipu*
 REMARKS: *Scimus wolle*
 REMARKS: *S. wolle*
 REMARKS: *S. wolle*
 REMARKS: *S. wolle*
 REMARKS: *S. wolle*

SUMMARY OF FIELD OBSERVATIONS

TREAT- MENT	RATING		PHYSICAL CONDITION														FORM											
	REMOVE DEADWOOD	INSECT/DISEASE TREAT	HERITAGE	HEALTH	AESTHETICS/COMFORMITY	TERRAIN - SLOPE/LEVEL	VIGOR-GOOD/MOD/POOR	THIN FOLIAGE	EPICORMIC GROWTH	TWIG/BRANCH DIEBACK	BRANCH CAVITIES	MAINSTEM DIEBACK	FIRE DAMAGE	INSECT/MITE DAMAGE	FRUITING BODIES	EXFOLIATING BARK	EXPOSED ROOTS	TRUNK DAMAGE	TRUNK CAVITY	TRUNK DIAMETER 5	TRUNK DIAMETER 4	TRUNK DIAMETER 3	TRUNK DIAMETER 2	TRUNK DIAMETER 1	LEANING (DIRECTION)	TREE HEIGHT (APPROX)	TREE NUMBER	
						B																						21
																												X
																												22
																												23
																												24
																												X
																												25
																												26
																												27
																												28
																												29
																												30

REMARKS: Schinus molle

REMARKS: Eucalyptus rudis

REMARKS: Schinus molle

REMARKS: S. molle

REMARKS: Pinus edularica

REMARKS: Ligustrum lucidum

REMARKS: L. lucidum

REMARKS: L. lucidum

REMARKS: L. lucidum

REMARKS: L. lucidum

REMARKS: L. lucidum

BEES

SUMMARY OF FIELD OBSERVATIONS

TREAT- MENT	RATING	PHYSICAL CONDITION												FORM														
		REMOVE DEADWOOD	INSECT/DISEASE TREAT	AESTHETICS/COMFORMITY	HEALTH	HERITAGE	TERRAIN - SLOPE/LEVEL	VIGOR-GOOD/MOD/POOR	THIN FOLIAGE	EPICORMIC GROWTH	TWIG/BRANCH DIEBACK	BRANCH CAVITIES	MAINSTEM DIEBACK	FIRE DAMAGE	INSECT/MITE DAMAGE	FRUITING BODIES	EXFOLIATING BARK	EXPOSED ROOTS	TRUNK DAMAGE	TRUNK CAVITY	TRUNK DIAMETER 5	TRUNK DIAMETER 4	TRUNK DIAMETER 3	TRUNK DIAMETER 2	TRUNK DIAMETER 1	LEANING (DIRECTION)	TREE HEIGHT (APPROX)	
				C	C	L													X								50	31
				C	C	L																					15	32
				C	C	L																					15	33
				C	C	L																					15	34
				C	C	L																					20	35
				C	C	L																					30	36
				C	C	L																					30	37
				C	C	L																					15	38
				C	C	L																					15	39
				C	C	L																					55	40

A LOT OF SAP COMING FROM TRUNK @ 9'

DEAD
TOP
TOP

BRANCH CUT WAY BACK

REMARKS: Pinus edulis

REMARKS: Ligustrum lucidum

REMARKS: L. lucidum

REMARKS: Tipuana tipu

REMARKS: T. tipu

REMARKS: Schinus molle

REMARKS: S. molle

REMARKS: Tipuana tipu

REMARKS: T. tipu

REMARKS: Pinus edulis

DRIPLINE MEASUREMENTS

2270-01

08/24/05

TREE NO	NORTH	EAST	SOUTH	WEST	TREE NO	NORTH	EAST	SOUTH	WEST
# 1	15	15	15	15	26	10	10	10	10
2	15	15	15	15	27	6	6	6	6
3	15	15	15	15	28	15	15	15	15
4	15	15	15	15	29	15	15	15	15
5	20	20	20	20	30	15	15	15	15
6	2	2	2	2	31	20	20	20	20
7	4	4	4	4	32	5	5	5	5
8	4	4	4	4	33	5	15	5	5
9	15	15	15	15	34	5	5	5	5
10	10	10	10	10	35	5	5	5	5
11	6	6	6	6	36	20	20	20	10
12	7	7	7	7	37	20	15	15	15
13	15	15	15	15	38	5	5	5	5
14	10	10	10	10	39	10	10	10	10
15	10	10	10	10	40	15	15	15	15
16	15	15	15	15	41	15	15	15	15
17	20	6	10	15					
18	20	20	12	12					
19	20	20	15	15					
20	10	10	10	10					
21	-	5	10	-					
22	15	15	15	15					
23	20	20	20	2					
24	20	20	10	10					
25	10	10	10	10					

JOB NO.

DATE:

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SUMMARY of FIELD OBSERVATIONS DEFINITIONS

INTRODUCTION

Familiarity with the following definitions is necessary to the basic understanding of the oak tree ordinance, this tree report, and of the procedures used to evaluate the oak trees and the site conditions. There are numerous diseases and insects that frequently attack oak trees. A long discourse in plant pathology or entomology is not a prerequisite to develop a basic understanding of the effects of disease and insects upon living plant tissue. A basic knowledge of disease and insects should include an understanding of the following definitions:

FORM

1. **Tree Number** - each tree in the field (sizes within the existing ordinance) has been assigned a number, which corresponds to a tree location on the "Tree Location Map".
2. **Species** - is the type of tree that is being evaluated.
3. **Number of Trunks** - as measured in accordance to the ordinance existing at the time of evaluation.
4. **Diameter of Trunks** - as measured at 4½' above mean natural grade.
5. **Tree Height** - is the approximate height of each numbered, evaluated tree.
6. **Leaning** - is the direction the tree is inclined from the natural vertical position.

PHYSICAL CONDITION

1. **Trunk Cavity/Damage** - A **Cavity** is a hollow area in the trunk, usually due to wood decay. **Damage** is a damaged area on the trunk, usually due to an external force onto the tree.
2. **Exposed Roots** - roots exposed near tree; e.g. in creek bed.
3. **Exfoliating Bark** - the flaking off of bark from trunk, branches and/or twigs.
4. **Water Pocket** - pockets formed at branch crotches that can hold water and possibly weaken the tree's structure (possible hazard).
5. **Exudation** - the issuance or expelling of liquid, usually from wounds.
6. **Fruiting Bodies** - are the external signs (i.e. mushrooms, conks) of internal wood decay.
7. **Insect/Mite Damage** - is some form of damage to the parts of the tree caused by insects or mites (i.e. scale, caterpillars, weevils, borers, mites, etc.).
8. **Galls/Oak Pit Scale** - **Galls** are abnormal growth (tumors) on the tree, which may be caused by insects, mites, bacteria, etc. **Oak Pit Scale** has a severe weakening effect on the twigs, sometimes resulting in their death. When the scale settles on the twig, a swelling of the twig tissue occurs so that the insect, in effect, is in a pit, hence, the name.
9. **Fire Damage** - each tree is rated on the amount of burn it has received. These are:

<u>Category</u>	<u>Percent of Tree Burned</u>
Slight (S)	0% - 25%
Moderate (M)	26% - 75%
Heavy (H)	76% - 100%
Complete (C)	Burned to the ground

DEFINITIONS

General Trees

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- A. A check mark only, indicates a sign of past fire damage;
 - B. The trees with slight damage have an excellent chance of recovering to their original form. Trees with moderate damage have a good chance of recovery with alterations in form. Heavy percentage of burn on trees will significantly alter their form and lower their probability of survival to half;
 - C. The complete category are those trees which burned to the ground.
10. **Mainstem Dieback** - death of healthy mainstems from the growing tip back.
11. **Branch Cavities** - hollow areas in the trunk or limbs in the upper tree, usually due to the decay of wood.
12. **Weak Crotches** - poorly formed branch attachments.
13. **Twig/Branch Dieback** - death of unhealthy twigs from the growing tip back.
14. **Exocormic Growth** - excessive growth along main limbs, rather than on twigs.
15. **Thin Foliage** - defoliation and twig dieback throughout the canopy.
16. **Vigor** - is the capacity of a tree for growth and survival. Below are the ratings:
Good (G) - New tip growth; good leaf color; relatively smooth bark free from cracks/decay;
OK (OK) - Some new tip growth; medium leaf color; some dead wood; thinning crown;
Poor (P) - No new tip growth; poor leaf color; abnormal bark; much dead wood; heavily thinned crown.
A vigorous tree will more easily ward off disease and/or insect attacks, and should recover from impacts more quickly than a weak tree.
17. **Terrain** - refers to "lay" of the land where the tree is found.
18. **Potential Hazard** - any tree may be a hazard to humans, depending on its location and/or health.

RATINGS

1. The **Health** of the trees was visually determined from a macroscopic inspection of signs and symptoms of disease. The following describes our system:
- A. **Outstanding** - A healthy and vigorous tree characteristic of its species and free of any visible signs of disease or pest infestation;
 - B. **Above Average** - A healthy and vigorous tree. However, there are minor visible signs of disease and pest infestation;
 - C. **Average** - Although healthy in overall appearance, there is a normal amount of disease and/or pest infestation;
 - D. **Below Average/Poor*** - This tree is characterized by exhibiting a greater degree of disease and/or pest infestation or structural instability than normal and appears to be in a state of decline. This tree also exhibits extensive signs of dieback;
 - E. **Dead*** - This tree exhibits no signs of life whatsoever at the time of field evaluation.
*A tree rating of "D" and lower is in a low stage of vigor and naturally a meaningful level of recovery is doubtful. Removal should be considered if it is within the proposed project development.
2. The **Aesthetic/Conformity** quality of the trees was visually determined from an overall inspection of appearance. The following describes our system:
- A. **Outstanding** - The tree is visually symmetrical, having the ideal form & appearance for the species;
 - B. **Average** - The tree, though non-symmetrical, has an appealing form for the species with very little dieback of foliage or twigs/branches;
 - C. **Below Average** - The tree is non-symmetrical for the species with an unappealing form and/or has much dieback of foliage and twigs/branches;

DEFINITIONS

General Trees

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- D. **Poor** - The tree has few, if any, positive characteristics and may detract from the beauty of the landscape.

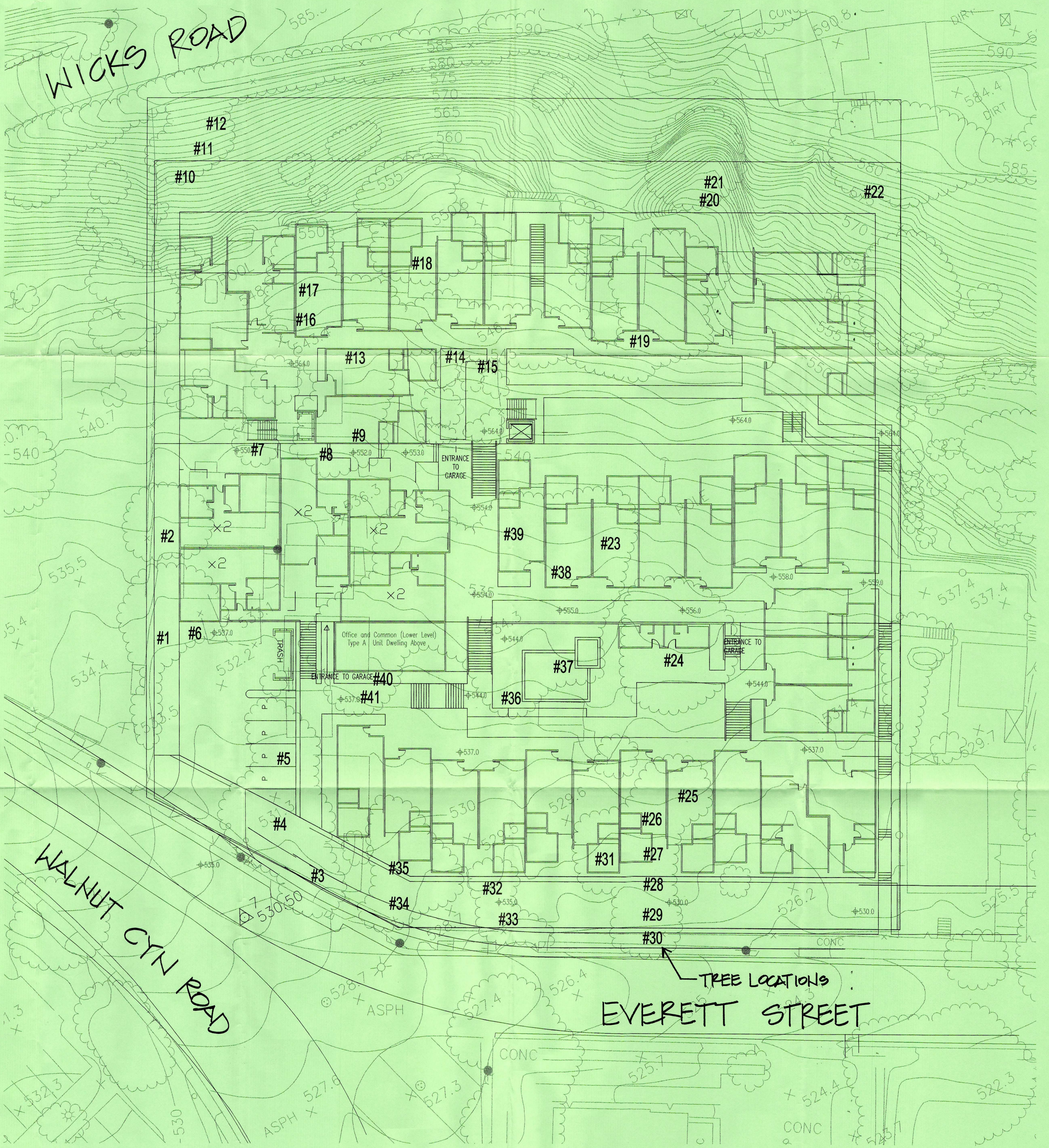
TREATMENT

1. **Remove Dead Wood** - if noticeable dead wood, making the tree unattractive, is within the canopy, it should be removed.
2. **Remove Wire, etc.** - if anything has been physically attached to the tree, it should be removed.
3. **Insect/Disease Treatment** - see TREE PRESERVATION PROGRAM within this report for explanation.
4. **Cable/Brace** - can extend the time the tree remains healthy, attractive and hazard free.
5. **None** - no treatment is recommended.
6. **Remove Tree** - if the tree can't be saved through any type of treatment, it should be removed.

REMARKS (Some other terms that may be used)

1. **Basal Growth** - is leaf growth generating from around base of trunk.
2. **Exposed Buttress Roots** - is when soil absent, either all or partial, at basal portion of tree.
3. **Heart Rot** - is decomposition of heartwood (the central portion of a twig/branch/trunk).
4. **Powdery Mildew** - are leaves that are covered by a white powdery growth generally when new growth becomes wet for long periods of time; leaves may be distorted, stunted and drop prematurely.
5. **Cankers** - are rough swellings with depressed centers resulting in death of tissue that later cracks open and exposes the wood underneath in twigs, branches, and/or trunks.
6. **Chlorotic Leaves** - leaf veins remain normally green, but the tissue between veins becomes yellow, which is usually caused by nutrient deficiencies.
7. **Mottling** - are leaves that have a variegated pattern of green and yellow.
8. **Defoliation** - is a premature leaf drop.
9. **Bark Beetle Frass** - are wood fragments mixed in the insect's excrement.
10. **Witches Broom** - is an abnormal growth cluster of twigs, which may be caused by insects, mites, fungus, etc.
11. **Mistletoe** - is a leafy evergreen perennial parasite with dark green leathery leaves.
12. **Crowded** - is a tree within the canopy of an adjacent tree or canopy.
13. **Shading Out** - is the defoliation and twig dieback inside the canopy due to the lack of sunlight.

TREE LOCATION MAP



Tree Location Map

Everett Street Terraces Apartments
Moorpark, California

Prepared for:
John C. Chiu, FLPN
C/O:
John Newton & Associates Inc.

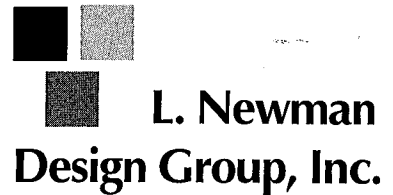
SCALE: 1/16"=1'-0"

October 10, 2006

L. Newman Design Group, Inc.

- Landscape Architecture
- Planning
- Horticulture
- Biological Restoration

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April 7, 2009

Mr. John W. Newton
John W. Newton & Associates, Inc.
5152 N. Commerce Ave.
Moorpark, CA 93021

RE: **Tree Report Addendum**, Everett Street Terrace Apartments
Moorpark, CA
LNDG Job# 2270-01

Dear Mr. Newton:

On April 2, 2009 I inspected the additional property on the west side of the project (see map) not addressed in the original report, dated October 6, 2005, in order to determine whether any protected trees are present. I took photographs of the site.

I found one mature tree on the site, a *Washingtonia robusta* (Mexican fan palm) adjacent to Wicks Road, north east of the intersection at Walnut Canyon Road. It is a healthy tree with a trunk diameter of 16 inches and a height of approximately 60 feet. According to our standard rating system (see original report) this palm tree is a "B" in health and a "B" aesthetically. The value of the tree was estimated, using the 9th Edition of the *Guide for Plant Evaluation*, to be \$2,250. This tree must be removed due to the proposed grading and construction.

There are no other trees on this portion of the site that have protected status. In the same area as the palm tree (see map) there are two stumps of pepper trees that are not viable trees.

Respectfully submitted,

L. Newman Design Group, Inc.
ASLA California State License #1314

A handwritten signature in black ink, appearing to read "John Oblinger", written in a cursive style.

John Oblinger
Certified Arborist WE-6820A

Encl. photo

■ Landscape Architecture ■ Planning ■ Horticulture ■ Biological Restoration

31300 Via Colinas ■ Suite 104 ■ Westlake Village, CA 91362-3924 ■ Phone (818) 991-5056 ■ Fax (818) 991-3478

February 2, 2022

Everett Street Terraces

Removed tree mitigation upgrade replacement calculations

Approximately 107 trees will be upgraded as follows:

Upgrade (24) 36 inch box from 24 inch box
 $\$650.00 - \$300.00 = \$350.00$ upgrade x 24 = **\$8,400.00**

Upgrade (11) 24 inch box from 15 gallon
 $\$325.00 - \$100.00 = \$225.00$ upgrade x 11 = **\$2,475.00**

Upgrade (55) 36 inch box from 15 gallon
 $\$650.00 - \$100.00 = \$550.00$ upgrade x 24 = **\$30,250.00**

Upgrade (6) 60 inch box from 36 inch box
 $\$3,500.00 - \$300.00 = \$3,200.00$ upgrade x 6 = **\$19,200.00**

Upgrade (11) 72 inch box from 36 inch box
 $\$6500.00 - \$300.00 = \$6,200.00$ upgrade x 11 = **\$68,200.00**

**Tree upgrade summary total exceeds the existing tree removal
value - \$128,525.00**

**Existing tree removal value total per the Arborist tree report
prepared by L. Newman Design Group, Inc. = \$128,350.00**

Tree Number	Species								Rough
		Height ('05)	Height ('20)	DBH ('05)	DBH ('20)	Value ('15)	Quality ('15)	Quality ('20)	Value ('20)*
1	Tipuana tipu	40	n/d	43	n/d	\$0	Dead	Dead	\$0
2	Tipuana tipu	40	n/d	19.5	n/d	\$0	Dead	Dead	\$0
3	Ulmus parvifolia	25	n/d	25.25	n/d	\$0	Dead	Dead	\$0
4	Schinus terebinthifolius	25	20	22	26.75	\$3,100	C	C	\$3,769
5	Eucalyptus rudis	60	50	35.75	46	\$2,200	C	C	\$2,831
6	Cupressus sempervirens	40	n/d	11	n/d	\$0	Dead	Dead	\$0
7	Citrus sp.	10	n/d	14.25	n/d	\$0	Dead	Dead	\$0
8	Citrus sp.	10	n/d	14.5	n/d	\$0	Dead	Dead	\$0
9	Pinus halepensis	40	n/d	25.75	n/d	\$0	Dead	Dead	\$0
10	Casuarina sp.	25	n/d	43	n/d	\$3,900	C	Dead	\$0
11	Casuarina sp.	25	n/d	41	n/d	\$2,700	C	Dead	\$0
12	Casuarina sp.	25	n/d	49	n/d	\$3,200	C	Dead	\$0
13	Schinus molle	30	30	25.25	30.5	\$8,100	C	C	\$9,784
14	Tipuana tipu	30	n/d	39.5	n/d	\$0	Dead	Dead	\$0
15	Tipuana tipu	30	n/d	12.75	n/d	\$0	Dead	Dead	\$0
16	Schinus molle	35	35	27.25	28.25	\$4,700	C	C	\$4,872
17	Schinus molle	35	28	15.75	17.25	\$3,100	C	C	\$3,395
18	Schinus molle	35	42	33.5	51.9	\$12,127	C	D	\$18,788
19	Schinus molle	40	30	34.5	36	\$13,400	C	C	\$13,983
20	Schinus molle	n/d	15	9.5	9.5	\$1,192	C	C	\$1,192
21	Schinus molle	20	20	9.5	9.5	\$1,200	C	C	\$1,200
22	Eucalyptus rudis	50	50	39.25	39.3	\$1,700	B	C	\$1,702
23	Schinus molle	40	38	26	48	\$8,100	C	B	\$14,954
24	Schinus molle	35	38	41.5	50.6	\$18,729	C	B	\$22,836
25	Pinus eldarica	25	n/d	14.75	n/d	\$0	Dead	Dead	\$0
26	Ligustrum lucidum	15	n/d	23.5	n/d	\$0	Dead	Dead	\$0
27	Ligustrum lucidum	15	n/d	14.75	n/d	\$0	Dead	Dead	\$0
28	Ligustrum lucidum	20	20	19.5	19.5	\$0	Dead	C	\$200
29	Ligustrum lucidum	20	20	35	35	\$0	Dead	C	\$300
30	Ligustrum lucidum	20	20	16	16	\$0	Dead	C	\$150
31	Pinus eldarica	50	n/d	21.5	n/d	\$0	Dead	Dead	\$0

32	Ligustrum lucidum	15	15	14.25	14.25	\$137 D	D	\$137
33	Ligustrum lucidum	15	15	21	21	\$197 D	D	\$197
34	Tipuana tipu	15	10	20.5	small	\$0 Dead	Resproutir	\$0
35	Tipuana tipu	20	n/d	17	n/d	\$492 D	Dead	\$0
36	Schinus molle	30	35	44.75	53	\$12,127 C	B	\$14,363
37	Schinus molle	30	39	25	29.6	\$7,453 C	B	\$8,824
38	Tipuana tipu	15	n/d	23	n/d	\$0 Dead	Dead	\$0
39	Tipuana tipu	15	n/d	29	n/d	\$0 Dead	Dead	\$0
40	Pinus eldarica	55	n/d	29	n/d	\$0 Dead	Dead	\$0
41	Pinus eldarica	40	n/d	16	n/d	\$0 Dead	Dead	\$0
42	Eucalyptus rudis	n/d	n/d	n/d	14	\$207 B	C	\$200
43	Scinus molle	n/d	9	n/d	21	\$0 Small	C	\$4,500
44		n/d	n/d	n/d	n/d	\$0 Small	Dead	\$0
45		n/d	n/d	n/d	n/d	\$0 Dead	Dead	\$0
46		n/d	n/d	n/d	n/d	\$0 Dead	Dead	\$0
47		n/d	n/d	n/d	n/d	\$0 Small	Dead	\$0
48	Casuarina sp.	n/d	20	n/d	33	\$1,088 C	C	\$2,000
49	Casuarina sp.	n/d	28	n/d	73	\$4,015 C	D	\$4,500
50		n/d	n/d	n/d	n/d	\$1,051 C	Dead	\$0
51		n/d	n/d	n/d	n/d	\$1,643 C	Dead	\$0
52	Pinus eldarica	n/d	25	n/d	17	\$1,717 C	C	\$2,000
53	Casuarina sp.	n/d	30	n/d	46	\$2,957 C	C	\$3,200
						\$120,532		\$139,877

Difference: \$19,345

*The Rough Value as estimated in 2020 does not include a valuation based on the current ISA standards, does not account for inflation, or the current cost of replacement trees. Rather this value simply represents a strict increase based on DBH increases from 2005 to 2020.