

CITY OF OAKLAND

CITY OF OAKLAND
TREE REMOVAL PERMIT
APPEAL FORM

2023 JUN 16 AM 11:03
FILED
OFFICE OF THE CITY CLERK
OAKLAND
(FOR CITY CLERK'S USE ONLY)
DATE & TIME STAMP

APPELLANT INFORMATION

NAME: Manuel Joseph Scanlon, Jr.

STREET ADDRESS: [REDACTED], Oakland 94611

PHONE NUMBER: (510) [REDACTED]

EMAIL ADDRESS: [REDACTED].net

TREE REMOVAL PERMIT NUMBER: T22-154

ADDRESS OF TREE REMOVAL: 9 Homeglen Lane, Oakland 94611

BASIS FOR APPEAL: - See attached -

I HEREBY CERTIFY UNDER PENALTY OF PERJURY, THAT I AM THE OWNER OF:

- THE REAL PROPERTY LOCATED AT THE TREE REMOVAL ADDRESS, OR
- THE REAL PROPERTY ADJOINING AND/OR CONFRONTING THE REAL PROPERTY LOCATED AT THE TREE REMOVAL ADDRESS

Signature: M. J. Scanlon, Jr.

Date: June 16, 2023

FOR OFFICE USE ONLY

Appeal Hearing Date: _____

Received By: _____

Appeal Fee Paid: : _____

Receipt#: : _____

Case No.: PLN22087

Tree Removal Permit No.: T22-154

INTRODUCTION

The subject property is a vacant residential lot located at 9 Homeglen Lane in the Montclair section of the Oakland hills. There are several protected species of trees on the property for which the Owner applied for a permit to remove, including several redwood trees that stand an estimated 80 feet tall and which are located near the upper end of this sloped lot. The Tree Reviewer granted the application because the subject trees are in the way of a house that the Owner wants to construct on the property. This appeal is from the decision to grant the permit, with the focus being on the subject redwood trees.

THE PARTIES

The Owner of the subject property is Suwannee Investments, Inc., whose principal is Mr. Charles Sosa. The Applicant is Ms. Leila Porter, who designed the submitted plans for the house that is the subject of a separate building permit application, which is not a subject of this appeal. The Appellant is Manuel Joseph Scanlon, Jr., owner of an adjoining residential house located at 7109 Saroni Drive.

GROUND FOR APPEAL

The subject redwood trees are a protected species under Oakland Municipal Code (hereinafter "OMC") sec. 12.36.020 because they are larger than nine inches dbh (diameter at breast height).

This appeal is first based upon the fact that Appellant, as owner of an

adjoining residential property, has standing pursuant to OMC sec. 12.36.100(A) to appeal the Tree Reviewer's decision to grant the tree removal permit application.

The Tree Reviewer presumably granted the tree removal application pursuant to OMC sec. 12.36.050(A), which reads in pertinent part as follows:

- A. In order to grant a tree removal permit, the city must determine that removal is necessary in order to accomplish any one of the following objectives:
 - 1. To insure the public health and safety as it relates to...proximity to...proposed structures,....

Indeed, all of the Tree Reviewer's findings relate to this point (see attached copy of e-mail of June 12, 2023, from the Tree Reviewer to Appellant setting forth the Tree Reviewer's findings).

This appeal is further based upon the fact that the Tree Reviewer failed to address (and so presumably did not consider) the ground for denial set forth in OMC sec. 12.36.050(B)(1)(a), which provides in pertinent part as follows:

- B. A finding of any one of the following situations is grounds for permit denial, *regardless of the findings in subsection A* of this section:
 - 1. Removal of a healthy tree of a protected species could be avoided by:
 - a. Reasonable redesign of the site plan, prior to construction.

(Emphasis supplied.)

In telephone discussions between Appellant and the Applicant as well as between Appellant and the Owner's principal, both of them conceded that a reasonable-sized house could be built on the subject property without removing the redwood trees. However, as the Applicant said, the Owner does not wish to do that because of concerns about the cost of having to build a retaining wall if the house is constructed farther down this sloped lot. Significantly, Appellant has not been provided any data by either the Applicant or the Owner defining the amount of such cost.

On June 9, 2023, the deadline established by the city for Appellant to submit his comments to the proposed application, Appellant did submit such comments by e-mail, a copy of which is also attached. Rather than repeating the discussion of issues in Appellant's comments, those comments are fully incorporated as though fully set forth herein. There were three attachments to those comments: (1) an arborist's report attesting to the health of the subject redwood trees (they are healthy and structurally sound); (2) a copy of the arborist's C.V. or resume; and (3) a copy of an appraisal showing that if the subject redwood trees are removed, Appellant's own property would suffer a \$20,000 loss in value. Those documents are also attached hereto.

This appeal is further based upon the fact that, as the Tree Reviewer was aware, there was no Site Design Conference conducted as **required** by OMC sec. 12.36.070(J), which provides as follows:

Site Design Conference. The City Planning Department *shall* meet and confer with the applicant, the Tree Reviewer and concerned parties in an effort to achieve a design which will accommodate the jeopardized tree(s). (*Emphasis supplied.*)

By use of the word "shall," the Code mandates that such a conference take place, leaving no room for the city to waive or otherwise fail to fulfill its own legal requirement.

Obviously the Owner has a right to build a house on its property. However, a fair reading of the Code shows that it requires an opportunity for persons with standing, such as Appellant, to have meaningful input in the planning process to protect the subject trees, if practical, for as OMC sec. 12.36.010 provides:

12.36.010 - Intent and findings.

The ordinance codified in this chapter is enacted in recognition of the following facts and for the following reasons:

- A. Among the features that contribute to the attractiveness and livability of the city are its trees, both indigenous and introduced, growing as single specimens, in clusters, or in woodland situations. These trees have significant psychological and tangible benefits for both residents and visitors to the city.
- B. Trees contribute to the visual framework of the city by providing scale, color, silhouette and mass. Trees contribute to the protection of other natural resources by providing shade, moisture, and wind control. Trees contribute to the protection of other natural resources by providing erosion control for the soil, oxygen for the air, replenishment of groundwater, and habitat for wildlife. Trees contribute to the economy of the city by sustaining property values and reducing the cost of drainage systems for surface water. Trees provide screens and buffers to separate land uses, landmarks of the city's history, and a critical element of nature in the midst of urban settlement.
- C. For all these reasons, it is in the interest of the public health, safety and welfare of the Oakland community to protect and preserve trees by regulating their removal; to prevent unnecessary tree loss and

minimize environmental damage from improper tree removal; to encourage appropriate tree replacement plantings; to effectively enforce tree preservation regulations; and to promote the appreciation and understanding of trees.

DATED: June 16, 2023.


MANUEL JOSEPH SCANLON, JR.
Appellant

From: Lawsen, Tod tlawsen@oaklandca.gov
Subject: RE: Case File #PLN22087 & Tree Removal Permit #T22-154 0 Homeglen Ln.
Date: June 12, 2023 at 9:54 AM
To: Joe Scanlon [REDACTED]
Cc: Garcia, Cecilia CGarcia@oaklandca.gov



Good morning Manuel,

The permit application #T22-154 for o Homeglen Ln. Parcel #48E73243300 has been approved. The following is the inspectors' findings:

SITE INSPECTION / FINDINGS

There is a 7" diameter at breast height DBH coast live oak tree, a 3-stem 36", 36", 28" DBH redwood tree, a 41" DBH redwood tree and an 11" DBH bay tree growing on the property at o Homeglen Ln., Parcel #48E732403300.

Tree #1 is a 7" DBH coast live oak that is 1' from the foundation of the proposed new home and will be in the middle of the walkway to the front door. The root pruning impacts will be severe, and the tree will have no room the increase in diameter. The tree is approved for removal.

Tree #2 is a 3-stem 36", 36", 28" DBH redwood. The tree is in the footprint of the new home construction. The foundation of the new home goes through the root crown of the tree. The tree is approved for removal.

Tree #3 is a 41" DBH redwood. The tree is in the footprint of the new home construction. The foundation of the new home goes through the root crown of the tree. The tree is approved for removal.

Tree #4 is an 11" DBH bay. The tree has a sparse canopy. The tree has codominant stems with a narrow angle of attachment and included bark. The tree is approved for removal.

Chapter 12.36.060(B) of the Protected Trees Ordinance requires that a replacement tree be planted when a native tree is removed. See item 18 below.

The appeal period is open as of today, June 12, 2023, and will end at 3pm on Friday, June 16, 2023. Per the City of Oakland's Protected Tree Ordinance, only an adjacent property owner may file an appeal. If you would like to file an appeal please contacted the city clerk's office.

City Clerk's Office
1 Frank Ogawa Plaza, Room 201
Oakland, CA 94612
Phone: 510-238-6405

If you have any questions, please feel free to contact me by email at tlawsen@oaklandca.gov, phone 510-615-5843.

If there is not an appeal the permit is sent to Building and Planning. The planner of the project is who issues the permit.

Thank you

Thank you,

Tod Lawsen
Arboricultural Inspector
Tree Services Division
Certified Arborist WE-6321A
ISA Tree Risk Assessment Qualified
Bureau of Environment
City of Oakland | Public Works Department | APWA Accredited Agency
7101 Edgewater Dr. | Oakland, CA 94621
(510) 615-5843 | (510)615-5845 Fax
tlawsen@oaklandca.gov

Report A Problem | Call OAK 311 | From outside Oakland: (510) 615-5566
311.oaklandca.gov | OAK311@oaklandca.gov | Mobile app: Apple or Android

Mission Statement:

Oakland Public Works is dedicated to you! We strive to maintain, improve and preserve Oakland's infrastructure and environment for the residents, businesses, visitors and future generations of every neighborhood in our diverse city.

-----Original Message-----

From: Joe Scanlon <[REDACTED]>
Sent: Monday, June 12, 2023 9:00 AM
To: Lawsen, Tod <tlawsen@oaklandca.gov>
Subject: Case File #PLN22087 & Tree Removal Permit #T22-154

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

Good morning, Mr. Lawsen,

Ms. Garcia told me last week that she will be on vacation this week and that I should therefore contact you to find out whether the above-referenced Tree Removal Permit has been issued. If it has, could you please also tell me the date that it was issued?

Thank you for your cooperation.

Manuel (Joe) Scanlon

From: Joe Scanlon [REDACTED]
Subject: Case File #PLN22087 & Tree Removal Permit #T22-154
Date: June 9, 2023 at 12:20 PM
To: Garcia, Cecilia CGarcia@oaklandca.gov
Bcc: Felicity Jones jones.felicity@gmail.com

Ms. Garcia,

I am writing to set forth my Comments concerning the above-referenced Tree Removal Permit. **Please promptly confirm your receipt of this e-mail so that I have proof that I submitted these Comments on June 9.**

Since the redwood trees that are the subject of the above tree removal permit would not block the view from any house that could be built on the lot at 9 Homeglen Lane, Oakland, I shall first address the health and long-term viability of the trees. For that purpose, I am attaching an arborist's report and C.V. wherein the arborist states that he inspected the subject redwoods on May 30, 2023, and that he found the trees to be in good condition.

Scanlon Arborist
Report.pdf
215 KB

Leffingwell CV
2023.pdf

Several weeks ago, Inspector Lawsen suggested that I speak to the applicant, Ms. Leila Porter. She advised me that she was the owner's designer. She conceded that a reasonable-sized house could be built on the subject property without removing the subject redwood trees, but that the owner did not want to do that because of the increased cost of building a retaining wall if the house was built on the lower portion of the property.

On Tuesday of this week, Mr. Lawsen suggested that I speak to the owner, Mr. Charles Sosa, and provided his telephone number. I called Mr. Sosa that same day and spoke to him for about two hours. Early in the discussion, he said that there were structural problems with the subject redwood trees that would require them to be removed in any event. However, he refused to give me a copy of his preliminary arborist's report (there is no final report).

Early in the conversation, Mr. Sosa also asserted that it was not **possible** to build a house on the downhill portion of the lot, stating that he did not "own" the bottom 20 feet of his property to the edge of Saroni Drive. I questioned that and Mr. Sosa eventually conceded that he did own that strip, but that there was a 20-ft. setback requirement for any house to be built upon his lot.

Toward the end of the conversation, Mr. Sosa admitted that a reasonable-sized house **could** be built on the lower portion of the lot, it's just that it would be more expensive than removing the redwood trees and building on the upper end of the lot. However, he did not quantify what the amount of that

increased cost would be.

While I can appreciate such extra cost considerations, I have not been provided with any comparison of the additional cost related to downhill placement of the planned house, nor have I been provided with any information concerning the value of the redwood trees, as per OMC 12.36.050(B)(4). However, OMC 12.36.050(B)(1) separately provides that a ground of permit denial is where the "[R]emoval of a healthy tree of a protected species could be avoided by: (a) Reasonable redesign of the site plan, prior to construction." Since this provision for denial of a permit stands as a separate and distinct ground from subsection (4) of sec. 12.36.050, it was obviously intended to be considered separately from the criteria set for in subsection (4). Thus, under subsection (1), the question is what constitutes a "reasonable redesign." While that term is not defined in the OMC, it surely must require an analysis that takes into account not only the additional cost entailed with an alternative design (in this case, placing the house downhill on the lot rather than on the uphill end), as well as the diminution of value of neighboring properties if the subject trees are removed as well as . Obviously it is not reasonable for an owner's activity of removing protected trees should not damage a neighbor's property.

Attached hereto is an appraiser's report showing that removal of the subject redwood trees would diminish the value of my property at 7109 Saroni Drive, which is immediately next door to the subject property, by \$20,000.

I submit that OMC 12.36.050(B)(1)(a) provides a ground for denial of the said permit application because without the Inspector being provided with a credible estimate of the increased cost of building on the lower portion of the property, plus the cost of removing the subject trees that would be saved by preserving them, it cannot be determined what constitutes a "reasonable redesign", which should also take into account the \$20,000 in diminished value to my property that will result from the removal of said redwood trees.

Respectfully submitted,
Manuel (Joe) Scanlon

Appraiser's
Report.pdf

1.4 MB



June 8, 2023

Joe Scanlon

██████████
Oakland, CA 94611

Subject: **Arborist Report**
9 Homeglen Ln., Oakland CA

You have been notified of a proposed development on the empty lot adjacent to your Oakland residence. You are concerned about the potential impacts the proposed tree removals may have on you and your property. Woodreeve Consulting was asked to assess the tree's health and structure. This letter responds to that request.

I met you at the 9 Homeglen Ln. residence on May 30th, 2023. The trees of primary concern were both mature coast redwoods (*Sequoia sempervirens*) located along the northern boundary of the property, adjacent to 19 Homeglen Lane. Both trees had red, paper tags on their trunks with identification numbers 2 and 3.

The uphill (northern) tree had two trunks measuring 44" and 40" in diameter, and the lower (southern) tree had a trunk diameter of 42". In general, both trees had full, dense canopies of foliage, with a normal amount of twig and small branch dieback. I considered both trees to be in good condition. While I did not inspect the trees thoroughly from all sides, I saw no evidence of structural weaknesses in either tree that would cause me concern for the long-term stability and longevity.

Please let me know if you have any questions regarding my observations.

Woodreeve Consulting

John Leffingwell
Board Certified Master Arborist #WE-3966B
Registered Consulting Arborist #442



WOODREEVE
CONSULTING

██████████.com
██████████ Suite #385
Oakland CA, 94609

John Leffingwell
Consulting Arborist
President, Woodreeve Consulting LLC

Education

Humboldt State Univ., B.S. in Biology and Botany. 1995.

University of California Berkeley, M.F. in Forestry. 2002.

Certifications

Board Certified Master Arborist WE--3966B, International Society of Arboriculture (ISA).

Registered Consulting Arborist #442, American Society of Consulting Arborists (ASCA).

Tree Risk Assessment Qualified.

Professional Activities

ISA TreeFund Committee 2022.

American Society of Consulting Arborists (ASCA) Board of Directors 2015-2020.

President of ASCA Board of Directors 2019.

Member of San Francisco's Urban Forestry Council, 2011-2016

Two time coach at the ASCA Academy (2008 and 2010).

Co-chair of the 2012 Bay Area Landscape Supervisor's Forum

Societies and Memberships

International Society of Arboriculture

Western Chapter International Society of Arboriculture

American Society of Consulting Arborists

Qualifications

With over 20 years of experience as a Consulting Arborist, I have helped hundreds of clients throughout the Bay Area, California and beyond manage their trees.

I specialize in urban forestry, with extensive experience in tree preservation during development, construction monitoring, root pruning for sidewalk/curb/gutter repair, tree risk assessment and mitigation, and historic landscape assessments.

I also provide litigation, mediation and appraisals to legal firms, insurance companies and private parties. My goal is to help the client and legal team understand the implications of the damage, options for management and estimates of loss in an effort to resolve tree-related disputes.

I maintain the highest professional qualifications, including as a Registered Consulting Arborist (#442), a Board Certified Master Arborist (WE-3966B) and as a qualified Tree Risk Assessor (TRAQ) through the ISA.

Selected Experience

In my 18 years with HortScience, I worked for hundreds of clients on innumerable projects. The following highlights some of those clients:

Hundreds of development clients in all jurisdictions across the Bay Area, from homeowners building ADU's to large land owners building entire communities.

Government agencies, including: National Park Service, Presidio Trust, Caltrans and Caltrain.

Local colleges and universities, including: UC Berkeley, Stanford, Cal State East Bay, Cal Maritime Academy and Chabot and Las Positas Community colleges.

Municipalities, school districts, water districts and utilities, including: East Bay Regional Parks, Livermore Area Rec. and Park, Hayward Area Rec. and Park District, Pacific Gas & Electric, Alameda County, Santa Clara County, City of Fremont, City of Pleasanton, City of Orinda.

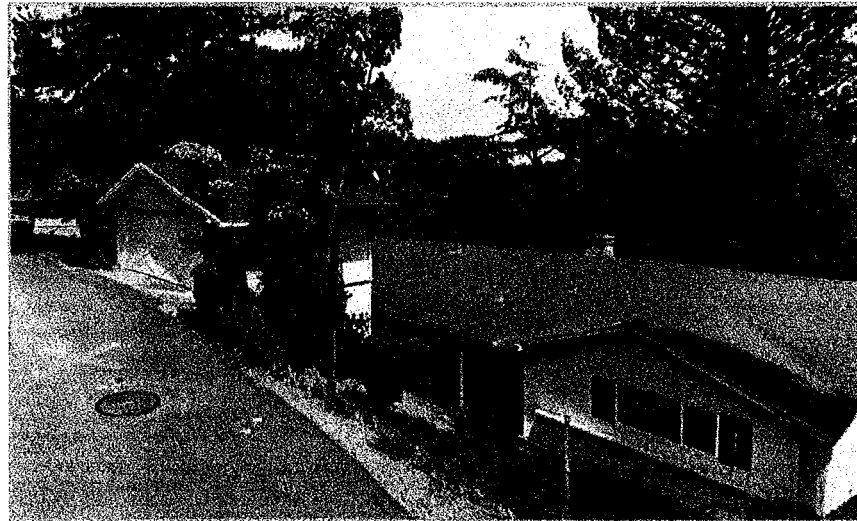
Engineers, Landscape Architects, Environmental Consultants and other allied professionals.

Technology, Biosciences and large land owners in the South Bay.

General Limitations

- My assessment of the trees is based on a visual evaluation of external conditions and defects observable from the ground. While defect-free trees do fail, especially under extreme wind loading or wind and rain, identifying trees with observable defects is a critical step in enhancing safety.
- Trees are dynamic, living entities that change over time. My assessment of the tree(s) is based on their condition at the time of my inspection. Trees should be inspected annually to monitor for changes in health and structure and following storms. Initiating these inspections is the tree owner/manager's responsibility.
- Trees require management to perform well in a giving setting. Periodic pruning, mulching, pest management and irrigation are typically required.
- Any legal description provided to the consultant is assumed to be correct.
- Care has been taken to obtain all information from reliable sources; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
- Sketches, drawings, and photographs in this report are intended for visual aids. They are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise.
- Information contained in this report covers only those items that were examined and reflects the conditions of those items at the time of inspection.
- The inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring.

APPRAISAL OF REAL PROPERTY



LOCATED AT

7109 Saroni Dr
Oakland, CA 94611
See attached addenda.

FOR

Manuel Joseph Scanlon
7109 Saroni Dr.
Oakland, CA 94611

OPINION OF VALUE

AS OF

June 7, 2023

BY

Peter M. Cella
Peter M. Cella Appraisals
PO Box 117147
Burlingame, CA 94011-7147
(650) 678-6600
pmcella@pmcappraisals.com
www.pmcappraisals.com

Peter M. Cella Appraisals
PO Box 117147
Burlingame, CA 94011-7147
(850) 678-6600
www.pmcappraisals.com

Joe Scanlon
Manuel Joseph Scanlon
7109 Saroni Dr.
Oakland, CA 94611

7109 Saroni Dr
Oakland, CA 94611

June 7, 2023

Dear Mr. Scanlon,

Per your request, I have researched the issue of the tree removal and its effect on the valuation of your property located at 7109 Saroni Drive, Oakland, CA 94611.

Views are not exclusive to those of water or city lights, but include that of hills, pastoral or trees, foliage or greenbelts. Views can be more local (neighborhood) as opposed to those in the distance. The view can have a positive effect as well as a negative affect. Appraisers value views, usually by a paired analysis, and make adjustments accordingly in their appraisal report. A subject property with a view of an industrial area or garbage dump can have a negative effect on the value of a property, and a negative adjustment would be made on a comparable relative to a home with a neighborhood view, which would be deemed having a superior view. If a property had a view of the bay and the comparable only had a view of the neighborhood, then the comparable property would it would receive a positive adjustment, as its view would not be deemed as desirable as the property with a bay view.

In your property's situation, you have a view of mature redwood trees that are deemed generational in that if one was to try to replace the trees, it would be multi-generational before the newly planted tree could achieve similar height and give a similar effect on your view. The redwood trees that are of concern, while not completely screening the neighboring home, do provide a filtering of the neighboring home such that an individual's eyes are drawn to the tree and not the structure, which would be more similar to a tract development versus a more wooded neighborhood that the Montclair District is known for.

Typical adjustment for a "Woods", "Hills" or "Pastoral" view ranges from \$15,000 to \$30,000 in your neighborhood. If I would be performing a full appraisal report on your property based on the data provided, I would make a \$20,000 adjustment for your loss of the current view.

You should be aware that I recently provided expert witness testimony for a similar situation where trees were removed causing the homeowner to have a view direct view of the neighboring home versus a filtered view through redwoods in an high value neighborhood. The Judge agreed with my assessment that there was a loss of value.

I hope this letter explains how removal of trees, even a neighbor's tree can have an affect on one's property.

Sincerely,



Peter M. Cella
Certified Residential Appraiser
License or Certification #: AR025057
State: CA Expires: 07/08/2023
pmcella@pmcappraisals.com

APPRAISER DISCLOSURE STATEMENT

File No. PMC2306033

Name of Appraiser: Peter M. Cella


Class of Certification/Licensure: Certified General
 Certified Residential
 Licensed Residential
 Temporary General Licensed

Certification/Licensure Number: AR025057

Scope: This Report is within the scope of my Certification or License
 is not within the scope of my Certification or License

Service Provided By: Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

Signature of person preparing and reporting the Appraisal:



This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

Appraiser Independence Certification

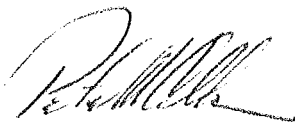
I do hereby certify, I have followed the appraiser independence safeguards in compliance with Appraisal Independence and any applicable state laws I may be required to comply with. This includes but is not limited to the following:

- I am currently licensed and/or certified by the state in which the property to be appraised is located. My license is the appropriate license for the appraisal assignment(s) and is reflected on the appraisal report.
- I certify that there have been no sanctions against me for any reason that would impair my ability to perform appraisals pursuant to the required guidelines.

I assert that no employee, director, officer, or agent of Manuel Joseph Scanlon, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of Manuel Joseph Scanlon, influenced, or attempted to influence the development, reporting, result, or review of my appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery, or in any other manner.

I further assert that Manuel Joseph Scanlon has never participated in any of the following prohibited behavior in our business relationship:

- 1) Withholding or threatening to withhold timely payment or partial payment for an appraisal report;
- 2) Withholding or threatening to withhold future business with me, or demoting or terminating or threatening to demote or terminate me;
- 3) Expressly or impliedly promising future business, promotions, or increased compensation for myself;
- 4) Conditioning the ordering of my appraisal report or the payment of my appraisal fee or salary or bonus on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requested from me;
- 5) Requesting that I provide an estimated, predetermined, or desired valuation in an appraisal report prior to the completion of the appraisal report, or requesting that I provide estimated values or comparable sales at any time prior to my completion of an appraisal report;
- 6) Provided me an anticipated, estimated, encouraged, or desired value for a subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;
- 7) Provided to me, or my appraisal company, or any entity or person related to me as appraiser, appraisal company, stock or other financial or non-financial benefits;
- 8) Any other act or practice that impairs or attempts to impair my independence, objectivity, or impartiality or violates law or regulation, including, but not limited to, the Truth in Lending Act (TILA) and Regulation Z, or the USPAP.



Signature

June 7, 2023

Date

Peter M. Cella

Appraiser's Name

AR025057

State License or Certification #

Certified Residential Appraiser

State Title or Designation

07/08/2023

Expiration Date of License or Certification

CA

State

7109 Saroni Dr, Oakland, CA 94611

Address of Property Appraised

05/13

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

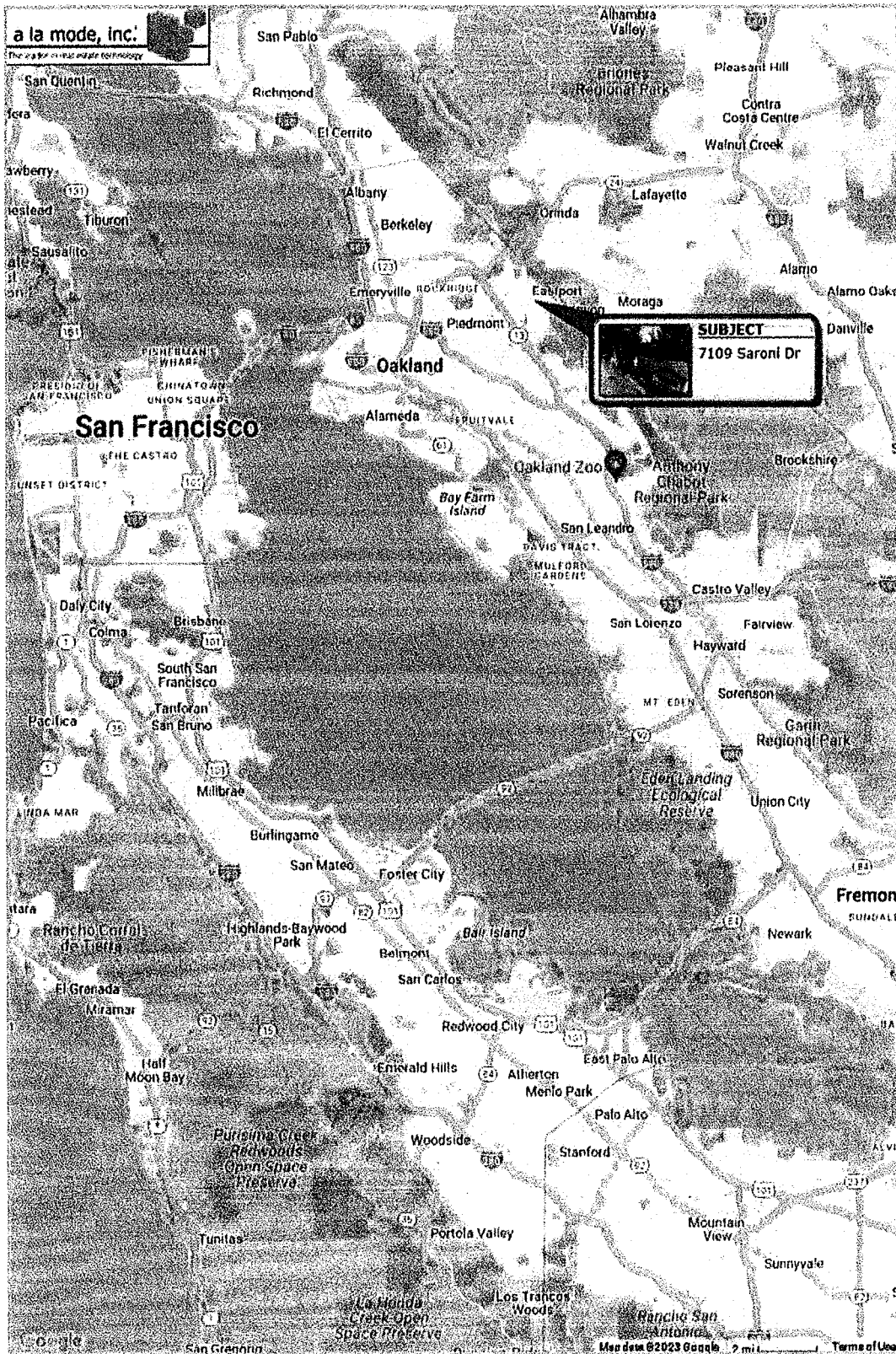
We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

Location Map

Client	Manuel Joseph Scanlon		
Property Address	7109 Saroni Dr		
City	Oakland	County	Alameda
State	CA	Zip Code	94611
Owner	Manuel J Scanlon		

Subject position is not exact and is for locational assistance only.



Aerial Map

Client	Manuel Joseph Scanlon						
Property Address	7109 Saroni Dr						
City	Oakland	County	Alameda	State	CA	Zip Code	94611
Owner	Manuel J Scanlon						



Appraiser's CV**PETER M. CELLA**

P.O. Box 117147
Burlingame, CA 94011-7147

P.O. Box 90892
Austin, TX 78709-0892

Phone: (650) 678-6600
pmcella@pmcappraisals.com
www.pmcappraisals.com

REAL ESTATE EXPERIENCE**Real Estate Appraisal**

Peter M. Cella Appraisals (Sole proprietor) Burlingame, CA	1994 – current
Peter M. Cella Appraisals (Sole proprietor) Austin, TX	2012 – current

California Real Estate Broker

- Peter M. Cella Brokerage (Sole proprietor) 1992 – current
- Prudential California Realtors, Burlingame
Broker Associate/Manager 1998 – 2000
- TRI Realtors, San Mateo
Broker/Manager 1988 - 1992
- Fox & Carskadon Realtors 1986 – 1988
Broker Associate/Manager/Vice President
- TRI Realtors, San Francisco 1981 – 1984
Broker Associate
- Grubb & Ellis Real Estate, San Francisco 1980 – 1981
Sales Agent
- Coldwell Banker Commercial Brokerage, San Francisco 1977 – 1979
Sales Agent

Professional Associations/Designations

- REAA (Founder & Former Board Member)
- San Mateo Association of Realtors
- California Association of Realtors
- National Association of Realtors
- GRI, Graduate Realtors Institute
- AGA, Accredited Green Appraiser

Licenses

- California Licensed Real Estate Broker, #00647847 current
- California Certified Residential Real Estate Appraiser, OREA #AR025057 current
- Texas Certified Residential Real Estate Appraiser, TALCB #1360117 current

EDUCATION

- Menlo School, Menlo Park, CA 1966-1970
- University of Southern California, Los Angeles, CA 1970-1974
- University of Southern California, Executive Broker Development Series 1980
- Allied Business School, Appraiser License Courses 1994
- McKissock School, Certified Appraiser License Courses 2005

Appraisers License



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Peter M. Cella

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 025057

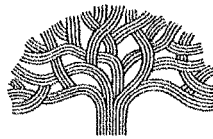
Effective Date: July 9, 2021
 Date Expires: July 8, 2023

Loretta Dillon
 Loretta Dillon, Deputy Bureau Chief, BREA

3029257

THIS DOCUMENT CONTAINS A FINE WATERMARK. HOLD UP TO LIGHT TO SEE "CHARI LOT"

Calendared



CITY OF OAKLAND

7101 EDGEWATER DRIVE, BUILDING 4, OAKLAND, CALIFORNIA 94621

Public Works Department
Bureau of Environment
Parks and Tree Service Division

(510) 615-5934
FAX (510) 615-5845
TDD (510) 238-3254

SCANLON MANUEL J
7109 SARONI DR.
OAKLAND CA, 94611

May 12, 2023

REVISED LETTER
Public Notice

Dear Property Owner:

This notice is provided in accordance with the Protected Trees Ordinance (Chapter 12.36 O.M.C.). The owner of the property located at **Homeglen Lane (Parcel 048E-7324-33)** has applied for a Tree Removal Permit (**No. T22-154**) to remove the following tree(s):

Four (4) Tree(s)

Public input regarding the proposed tree removal(s) will be accepted during the period from **May 11, 2023** through **June 9, 2023**. Please submit comments in writing, cgarcia@oaklandca.gov or 7101 Edgewater Dr., Tree Division, Oakland, CA 94621.

As an adjoining property owner, you have the right to appeal any staff decision made regarding this Tree Removal Permit. Appeal requests along with a **\$1,274.88** fee must be filed at the City Clerk's Office within five (5) working days of the date of the permit decision.

You are responsible for contacting the Tree Division after **June 9, 2023** for information regarding the issuance or denial of Tree Removal Permit (**No: T22-154**). Failure to do so could jeopardize your rights to file an appeal.

Ceci Garcia
Tree Section
Phone: (510) 615-5934
Fax: (510) 615-5845

RECEIPT DATE 06/16/2023 No. 895521

RECEIVED FROM Manuel Joseph Scanlon \$ 1,274.⁸⁸
DOLLARS

FOR RENT
 FOR Tree Removal Permit Appeal

ACCOUNT	
PAYMENT	
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY M. Scanlon City Clerk

JOSEPH SCANLON, ESQ.
LAW OFFICE OF JOSEPH SCANLON
2140 SHATTUCK AVE., STE. 401
BERKELEY, CA 94704
TEL. [REDACTED]

8472
EZShield™ Check Fraud
Protection for Business

Date June 15, 2023 11-35-1210

Pay to the order of City of Oakland \$ 1,274.⁸⁸
One thousand two hundred seventy-four and 88/100's Dollars

BANK OF AMERICA

For Tree Removal Permit # T22-154
[REDACTED]

M. J. Scanlon, Jr. MP