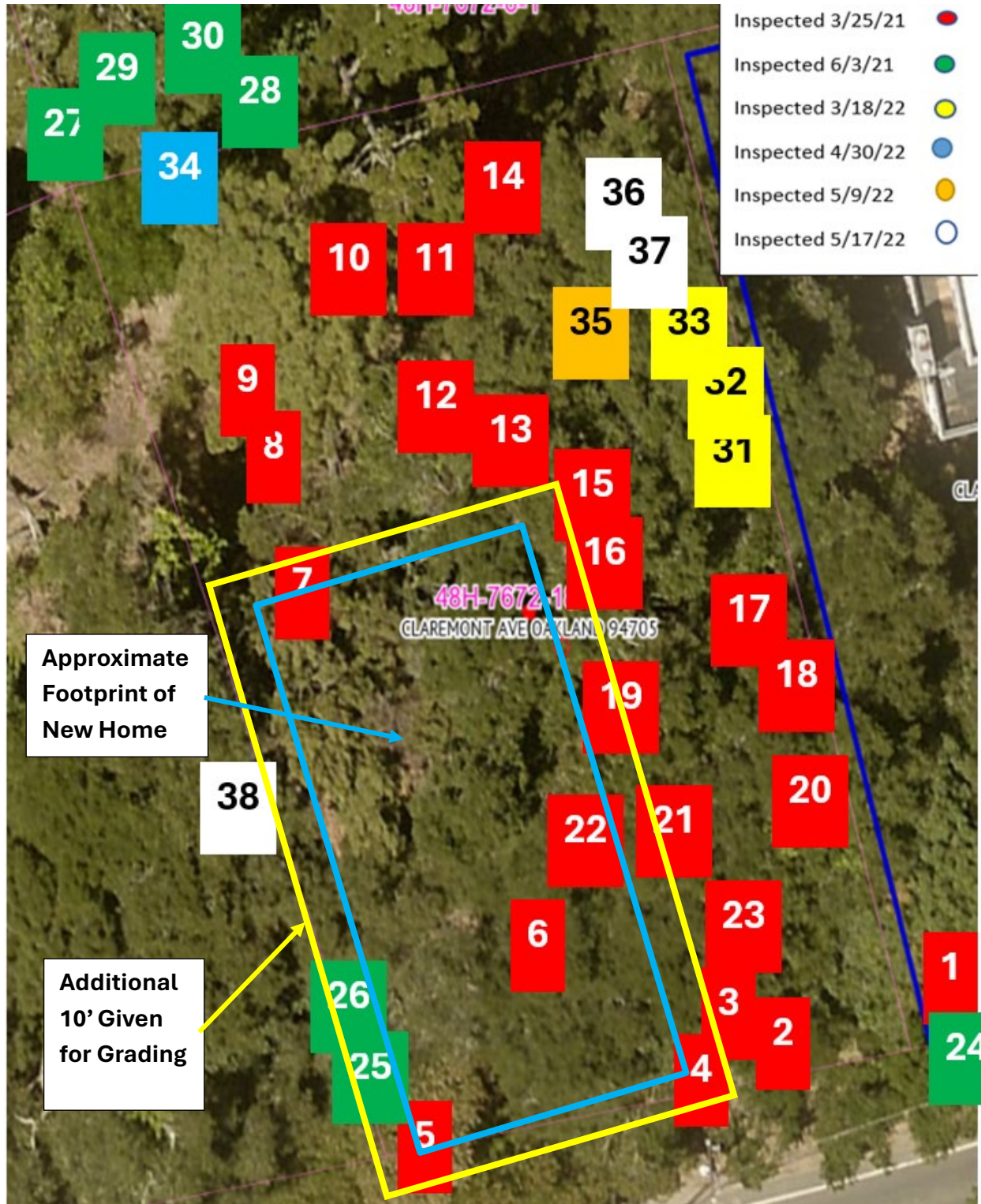


APN 48H-7672-18 Tree removal map showing footprint of planned building



The trees within the yellow perimeter would have been approved for removal under a Development-Related Tree Removal Permit to allow construction. The yellow perimeter indicates 10' from the proposed footprint of the building.

These trees include:

No.	Species	DBH (in.)	Status
3	<i>Quercus agrifolia</i>	11	Native
4	<i>Quercus agrifolia</i>	20	Native
5	<i>Aesculus californica</i>	36	Native
6	<i>Quercus agrifolia</i>	23	Native
7	<i>Quercus agrifolia</i>	38	Native
19	<i>Quercus agrifolia</i>	10	Native
21	<i>Quercus agrifolia</i>	15	Native
22	<i>Quercus agrifolia</i>	17	Native
25	<i>Quercus agrifolia</i>	23	Native
26	<i>Quercus agrifolia</i>	15	Native

Per the Development-Related Tree Removal Permit, any native species removed for construction must be replaced or assessed for an in-lieu fee. The in-lieu fee per the Master Fee Schedule is \$619. For ten trees, the total in-lieu fee is \$6,190.

Below are the four versions of the total appraised value, excluding these ten trees in the building footprint and including the \$6,190 in-lieu fee:

Option	Description	Tree Value	In-lieu	Staff Costs	Total
1	28 Trees measured size, 100% location rating	\$594,050.00	\$6,190.00	\$24,531.55	\$624,771.55
2	28 Trees 2" less than measured size, 100% location rating	\$482,820.00	\$6,190.00	\$24,531.55	\$513,541.55
3	28 Trees measured size, 80% location rating	\$476,080.00	\$6,190.00	\$24,531.55	\$506,801.55
4	28 Trees 2" less than measured size, 80% location rating	\$386,390.00	\$6,190.00	\$24,531.55	\$417,111.55

The following four versions are the appraised values for all thirty-eight (38) trees, not excluding those ten (10) trees within the building footprint.

Option	Description	Tree Value	Staff Costs	Total
5	38 Trees measured size, 100% location rating	\$909,650.00	\$24,531.55	\$934,181.55
6	38 Trees 2" less than measured size, 100% location rating	\$749,050.00	\$24,531.55	\$773,581.55
7	38 Trees measured size, 80% location rating	\$728,380.00	\$24,531.55	\$752,911.55
8	38 Trees 2" less than measured size, 80% location rating	\$599,410.00	\$24,531.55	\$623,941.55

The following two versions are the appraised values for all thirty-eight (38) trees, with the ten (10) trees within the building footprint given a location rating of 50%. No in-lieu fees are included.

Option	Description	Tree Value	Staff Costs	Total
9	38 Trees measured size, 28 trees at 100% location rating, 10 footprint trees at 50% location rating	\$753,070.00	\$24,531.55	\$777,601.55
10	38 Trees 2" less than measured size, 28 trees at 100% location rating, 10 footprint trees at 50% location rating	\$616,100.00	\$24,531.55	\$640,721.55

Data for all appraisal options is found here: [Tree Appraisals APN 48H-7672-18_ALL.xlsx](#)

Notes:

Location Rating: The location rating is the average of ratings for the site's value, the contributions the trees provide to the location, and the placement of the trees within the location. The trees are assumed to have been rated 100% because they were primarily native species living in their natural habitat. The 80% rating is provided as a comparison. Some aspects of the location rating must be assumed, as the trees were removed before an assessment could take place.

Measured Size: Typical tree measurements are at 4.5 feet from the ground, called "diameter at breast height" (DBH). This measurement cannot be taken because the trees were cut down; therefore, it was taken at the stump level. The diameter at the stump level may be the same or slightly larger than the DBH. The burden of proof is on Mr. Bernard. We have provided appraisals at 2" less than the measured diameter at the stump to provide a comparison.