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Tree Survey

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Torrey Crest
Encinitas, California

Tree Survey
for
Torrey Pacific Corporation



Tree No. 119 *Pinus torreyana* – Torrey Pine

July 22, 2021
Revised March 18, 2022
Revised July 28, 2022
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ASSIGNMENT

The Torrey Pacific Corporation requested a Tree Survey Report for the Torrey Crest project in Encinitas, California.

The work included the preparation of a Tree Survey Report for the proposed housing development located at 1220-1240 Melba Road and 1190 Island View Lane. Its purpose is to identify (1) on site trees in a manner consistent with the City of Encinitas Urban Forest Management Program Administrative Manual Procedures, (2) identify and appraise off site trees that overhang a project property line or that may be boundary line trees, and (3) identify and appraise any City trees located within 30 feet of a project property line.

SITE OBSERVATIONS

Site observations were performed over period of time. The tree locations were mapped early on in the project development by the Landscape Architect and the tree data was obtained starting in March, 2021. All data was updated as new information was provided and access to the neighboring off site properties became available.

DESCRIPTION OF WORK

Tree Survey Inventory Data

The project team surveyed the on site trees, privately-owned off site trees located on a boundary line or overhanging the project property line, and City trees located within 30 feet of the project. During the tree survey process, the team identified each tree greater than 4" in diameter measured at 54" above the natural grade. This is an industry standard referred to as DBH or Diameter at Breast Height.

For trees with multiple trunks the diameter of each trunk was measured at either 54" or just below the point where the trunks diverged.

For many of the Brazilian pepper trees and the ficus trees, it was not possible to accurately determine individual trunk diameters due a combination of multiple trunks, roots suckers, aerial roots and obstructing vegetation. These intertwined conditions also made it impossible at times to distinguish the limits of one tree from another. Sometimes the entire collection of tree parts was measured at ground level, or at various heights above grade, and those heights were recorded in the database.

The location of each tree was mapped, and each tree's height and canopy spread is noted using standard urban forestry size ranges. A qualitative assessment rating of the overall condition of each tree was based on its vigor, structure and visible defects.

The condition of each tree was evaluated according to the following International Society of Arboriculture rating system.

<p>Excellent Trees in this class are judged to be exceptional trees possessing the best qualities of the species. They have excellent form, very minor maintenance issues, with virtually no dead branches, deformities, or nutritional problems. These trees are in an acceptable location and can be expected to achieve a full mature shape and life expectancy. (ISA Rating 100%)</p>
<p>Good Trees in this class are judged to be desirable and, with proper maintenance, can be returned to excellent classification. They may be interfering with utility lines, planted in an overcrowded location, or have minor insect, pathogen, or nutritional deficiencies. (ISA Rating 80%)</p>
<p>Fair Trees in this category have some or all of the following problems: large dead limbs representing less than one-third of the canopy, large cavities in the trunk, major deformities, girdling roots, obvious insect, pathogen, or nutritional problems. (ISA Rating 60%)</p>
<p>Poor Trees in this group are in degraded condition with irreversible problems. These can include dead branches representing 50% or more of the canopy, drastic deformities, multiple trunk cavities, and severe insect, pathogen, or nutritional problems. (ISA Rating 40%)</p>
<p>Dead/Removal Trees in this category are either already dead or in such poor condition that removal is required. These trees have over 90% dead branches and/or have completely succumbed to insects, pathogens, or nutritional deficiencies. (ISA rating of <40%)</p>

Tree Survey Report - On Site Trees - Photographs

All of the trees were photographed in conjunction with the inventory and data collection. The data collection program automatically assigns a “Tag# as part of the mapping system. The Tag# is the same as the Tree Number or #.

Tree Appraisal

The Tree Appraisal for the off site trees was performed following the City's "UFMP - Administrative Manual Procedures, March 24, 2022". I used the "*Guide for Plant Appraisal, 9th Edition*", published by the Council of Tree and Landscape Appraisers, and the "Species Classification and Group Assignment - A Regional Supplement to the CTLA *Guide for Plant Appraisal, 9th Edition*", published by The Western Chapter of the International Society of Arboriculture.

The Trunk Formula Method was utilized as outlined in the *Guide* and supplemented by the *Species Classification and Group Assignment* sections for the Southern California Subregion, and the Southern California Seacoast and Southern California Group #.

The Plant Replacement Cost was used for the one palm, since palms are not sold, valued or appraised by the size of the trunk diameter, but by height. This method was also used for one tree with a small diameter trunk.

We elected to use this longstanding Guide and the Regional Supplement in lieu of the "*Guide for Plant Appraisal, 10th Edition*" because this publication and its requirements are more subjective and the City of Encinitas has not provided adequate guidance on how to apply the "*10th Edition*" appraisal options.

Tree Survey Report - Off Site Trees - Photographs

All of the trees were photographed in conjunction with the inventory and data collection.

Existing Trees - Site Plan

The "Existing Trees - Site Plan" was prepared by the Project Landscape Architect, GMP - Landscape Architecture and Planning. The plan shows the location of each tree, its identification number, botanical and common names, trunk DBH, and notes.

TREE PROTECTION PLAN

The Tree Protection Plan is both specific and general. Specific because of the varying parameters including, species, condition, location, potential impacts and City requirements and general to items that might apply to all or most of the trees.

The City required Tree Protection Zone (TPZ) fencing will be mainly provided by the existing fences that are located on or near the property lines of many of the adjacent residential properties and will be maintained in place. In other locations the perimeter construction fencing will be used.

Changes to the Tree Protection Plan must be approved in writing by the Project Arborist.

The proposed project is with Option A. Option B is not part of the proposed project.

On Site Trees - “Option A”

Under Option A, there is one on site tree that is scheduled to remain. The other trees will be removed.

Tree No. 119 - *Pinus torreyana* - Torrey Pine - West side of Lot 1

The new home is to be constructed 17' East of the centerline of this tree. The natural grade starting 12' East of the trunk centerline to the West property line will be left undisturbed except for the removal of the ice plant ground cover. Roots will be cut 20' to the South for the installation of a retaining wall at Lot 1. A TPZ fence will be installed in a rectangular shape: 12' East of the trunk centerline to correspond to the natural grade area, 20' to the South, 16' to the North of Tree No. x17, and to the property line to the West. Roots may be cut outside of the TPZ, except no roots are to be cut or damaged west of the TPZ. Coordinate the TPZ fence location with the information for Tree No. x17.

On Site Trees - “Option B”

Option B is not part of the proposed project. The proposed project is with Option A. Under “Option B”, there are five on site trees that are scheduled to remain, trees numbered 106, 107, 108, 109, and 119.

Tree No. 106 - *Quercus agrifolia* - Coast Live Oak - South side of Lot 30

Roots will be cut 8' from the centerline of the trunk on the Northern side of the tree for the installation of a retaining wall on Lot 30. A TPZ fence will be installed to maintain 8' of separation from the centerline of the trunk and the retaining wall to the North. Additionally, the TPZ fence shall include the area between the retaining wall and the sidewalk for 15' to the East and 10' to the West of Tree No 107. Roots may be cut outside of the TPZ. Coordinate the TPZ fence location with the information for Tree No. 107.

Tree No. 107 - *Pinus torreyana* - Torrey Pine - South side of Lot 30

Roots will be cut 10' from the centerline of the trunk on the Northern side of the tree for the installation of a retaining wall on Lot 30. A TPZ fence will be installed to maintain 10' of separation from the centerline of the trunk and the retaining wall to the North. Additionally, the TPZ fence shall include the area between the retaining wall and the sidewalk for 10' to the West and 15' to the East of Tree No 107. Roots may be cut outside of the TPZ.

Tree No. 108 - *Pinus torreyana* - Torrey Pine - South of stormwater basin on Lot 1

Roots will be cut 10' from the centerline of the trunk on the Northern side of the tree for the installation of a stormwater basin wall on Lot 1. Roots may be cut within 10' to install the sidewalk and pedestrian improvements South and East of the centerline of the trunk. Additionally, the root causing displacement of street paving in the Southeast direction from the tree should be removed. TPZ fence will be installed to maintain 10' of separation from the centerline of the trunk to the North and to the limits of sidewalk and pedestrian ramp improvements to the South and East as shown on the Preliminary Grading Plan. Additionally, the TPZ fence shall include the area between the retaining wall and the sidewalk for 21' to the West of Tree No 109 after the driveway improvements to 1220-1230 Melba Road are removed and the asphalt sidewalk at the location of the existing driveway is replaced with asphalt sidewalk and curb to match the existing asphalt sidewalk and curb in the Melba ROW. Coordinate the TPZ fence location with the information for Tree No. 109.

Tree No. 109 - *Pinus torreyana* - Torrey Pine - South of stormwater basin on Lot 1

Roots will be cut 10' from the centerline of the trunk on the Northern side of the tree for the installation of a stormwater basin wall on Lot 1. TPZ fence will be installed to maintain 10' of separation from the centerline of the trunk to the North. Additionally, the TPZ fence shall include the area between the retaining wall and the sidewalk for 21' to the West after the driveway improvements to 1220-1230 Melba Road are removed and the asphalt sidewalk at the location of the existing driveway is replaced with asphalt sidewalk and curb to match the existing asphalt sidewalk and curb in the Melba ROW. Coordinate the TPZ fence location with the information for Tree No. 108.

Tree No. 119 - *Pinus torreyana* - Torrey Pine - West side of Lot 1

The new home is to be constructed 17' East of the centerline of this tree. The natural grade starting 12' East of the trunk centerline to the West property line will be left undisturbed except for the removal of the ice plant ground cover. Roots will be cut 20' to the South for the installation of a retaining wall at Lot 1. A TPZ fence will be installed in a rectangular shape: 12' East of the trunk centerline to correspond to the natural grade area, 20' to the South, 16' to the North of Tree No. x17, and to the property line to the West. Roots may be cut outside of the TPZ, except no roots are to be cut or damaged west of the TPZ. Coordinate the TPZ fence location with the information for Tree No. x17.

Off Site Trees - “Option A” and “Option B”

Under “Option A” and “Option B”, 27 of the 30 off site trees are scheduled to remain and be protected during construction. Of the three being removed, Tree No. x26 (*Myoporum lateum* - Ngaio) is a small invasive species with approval granted by the tree owner, 1210 Melba Road. Tree No. x28 (*Acacia longifolia* - Golden Wattle) is a small invasive species with approval granted by the tree owner, 246 Witham Road, to allow for the construction of a stormwater drain line. Tree No. x30 (*Liquidambar styraciflua* - American Sweetgum) is being removed with approval granted by the tree owner, 240 Witham Road, to allow for the construction of a stormwater drain line. Trees No. x15 and x16 (*Pinus torreyana* - Torrey Pine) are scheduled to remain under all scenarios, including “Option A” and “Option B”.

Tree No. x1 - *Eucalyptus spp.* - Eucalyptus species - East of Lot 19
Roots will need to be cut 3’ from the property line in order to place a compacted key to stabilize the placement of a 6’ high fill slope.

Tree No. x2 - *Hesperocyparis macrocarpa* - Monterey Cypress - South of Lot 19
A boundary line tree that has had fill placed on the private property to the South in order to construct an Accessory Dwelling Unit +/-5’ from the property line. For the TPZ, an undisturbed natural grade area will extend from the property line 10’ to the North for approximately 29’. This includes 11’ to the East and 18’ to the West, measured from the centerline of the tree. Along the property line the undisturbed natural grade area extends 35’. This includes 14’ to the East and 21’ to the West, measured from the centerline of the tree. The trapezoidal shape with similar dimensions as shown on the Preliminary Grading Plan will be the TPZ. Roots may be cut outside of the TPZ.

Tree No. x3 - *Hesperocyparis macrocarpa* - Monterey Cypress - South of Cul de Sac
A boundary line tree that has been declining for some time and is in very poor condition. The majority of the canopy is dead. The tree’s co-owner wishes to preserve the tree. To do so, a TPZ shall be established 7.5’ from the center of the trunk as measured from the ground that combines with the TPZ established for Tree No. x4 as shown on the Preliminary Grading Plan. Coordinate the TPZ fence location with the information for Tree No. x4. Roots will need to be cut outside of the TPZ for a retaining wall near the Cul de Sac and other Cul de Sac improvements.

Tree No. x4 - *Hesperocyparis macrocarpa* - Monterey Cypress - South of Cul de Sac
A boundary line tree. A TPZ shall be established 15’ from the center of the trunk that combines with the TPZ established for Tree No. x3 as shown on the Preliminary Grading Plan. Roots may be cut outside of the TPZ. Coordinate the TPZ fence location with the information for Tree No. x3. The adjacent property owner reported that the tree has been used frequently over many years by various raptors and owls.

Tree No. x5 - *Hesperocyparis macrocarpa* - Monterey Cypress - East of Lot 20
A boundary line tree. TPZ fencing will be placed 8’4” West of the center of the tree parallel with the property line, for 15’ North and South of the trunk. The TPZ fencing

will be placed in the same location as the eastern side of an existing garage and its poured-in-place concrete footing. The Project Arborist shall be present for the removal of the eastern side of the existing garage footing. The Project Arborist shall approve the cribbing plan for scaffolding in this TPZ related to the construction of the home on Lot 20. Roots may be cut outside of the TPZ. A root excavation under supervision by the tree co-owner, an arborist representing the tree co-owner, and the project arborist was performed with an AirSpade on January 17, 2023, to map the location of the existing roots.

Tree No. x6 - *Pinus torreyana* - Torrey Pine - East of Lots 25 and 26
Located on the adjacent property to the East. The center of the tree is +/-9' from the property line. An undisturbed soil zone will be established and maintained at least 25' from the center of this tree. TPZ fencing will be installed at this location. No roots will be cut within 25' of the center of this tree.

Tree No. x7 - *Ficus benjamina* - Weeping Banyan - East of Lot 26
Located on the adjacent property 3' East of the property line. No root cutting within 10' of the trunk. Extend the TPZ fencing from Tree No. x6 to the South to include 10' from the center of this tree. Where the tree hangs over the fence, prune by raising the crown to 8' vertical clearance and no more than 6' horizontal clearance over the fence.

Tree No. x8 - *Ficus benjamina* - Weeping Banyan - East of Lot 26
Located on the adjacent property 6' East of the property line. No root cutting within 10' of the trunk. The TPZ fencing for Tree No. x7 is sufficient to protect this tree as well.

Tree No. x9 - *Afrocarpus falcatus* - African Fern Pine - South or East of Lots 26 and 27
Located on the adjacent property to the South of Lot 26 and to the East of Lot 27. Any roots growing past the property line to the North will need to be cut. Roots growing to the West will need to be cut +/- 2' from the property line to allow the construction of a retaining wall located 4' from the property line. A root excavation under supervision by the tree owner and the project arborist was performed with an Air Spade on April 15, 2023, to map the location of the existing roots. The existing fences will act as TPZ fencing until construction fencing is installed.

The tree has been reduction pruned under supervision by the tree owner and project arborist on May 1, 2023, to allow for the construction of the home 8' from the property line on Lot 26. A minimum of 6' horizontal clearance from the home and 8' vertical clearance will be maintained on Lot 26. On Lot 27 a minimum of 8' vertical clearance will be maintained West of the fence line. It should be anticipated that the future property owners will also want to maintain these clearances. The existing fence will act as TPZ fencing until construction fencing is installed.

Tree No. x10 - *Neodypsis falcatus* - Triangle Palm - East of Lot 28
Located on the adjacent property to the East of Lot 28. Roots growing to the West will need to be cut +/- 2' from the property line to allow the construction of a retaining wall

located 4' from the property line. The existing fence will act as TPZ fencing until construction fencing is installed.

Tree No. x11 - *Grevillea robusta* - Silk Oak - East of Lot 29

Located on the adjacent property to the East of Lot 29. Roots growing to the West will need to be cut +/- 2' from the property line to allow the construction of a retaining wall located 4' from the property line. The existing fence will act as TPZ fencing until construction fencing is installed.

Tree No. x12 - *Grevillea robusta* - Silk Oak - East of Lots 29 and 30

Located on the adjacent property to the East of Lots 29 and 30. Roots growing to the West will need to be cut +/- 2' from the property line to allow the construction of a retaining wall located 4' from the property line. The existing fence will act as TPZ fencing until construction fencing is installed.

Tree No. x13 - *Juniperus chinensis* 'Torulosa' - Hollywood Juniper - East of Lot 30

Located on the adjacent property to the East of Lot 30. Roots growing to the West will need to be cut +/- 2' from the property line to allow the construction of a retaining wall located 4' from the property line. The existing fence will act as TPZ fencing until construction fencing is installed. Where the tree hangs over the fence, prune by raising the crown to 8' vertical clearance. Use reduction pruning to limit branch length to 8' past the fence.

Tree No. x14 - *Hesperocyparis macrocarpa* - Monterey Cypress - off site ROW

Located in the public Right of Way Southeast of Lot 30. Roots growing to the Northwest will need to be cut at the property line to allow the construction of a retaining wall. TPZ fencing will not be required. The dripline of this tree is entirely off site.

Tree No. x15 - *Pinus torreyana* - Torrey Pine - off site ROW

Located in the public Right of Way Southwest of the stormwater basin on Lot 1, roots growing to the Northeast will need to be cut at the property line to allow the construction of a stormwater basin retaining wall. The dripline of this tree is entirely off site. TPZ fencing is required at the property line.

Tree No. x16 - *Pinus torreyana* - Torrey Pine - off site ROW

Located West of Tree No. x15, the dripline of this tree is entirely off site. No TPZ fencing required.

Tree No. x17 - *Pinus torreyana* - Torrey Pine - West of Lot 1

A boundary line tree. The new home is to be constructed 20' East of the centerline of this tree. The natural grade starting 15' East of the trunk to the West property will be left undisturbed except for the removal of the ice plant ground cover. Roots will be cut 16' to the North for the installation of a retaining wall on Lot 2. A TPZ fence will be installed in a rectangular shape: 15' East of the trunk centerline to correspond to the natural grade area, 16' to the North, 20' to the South of Tree No. 119, and to the property line to the West. Roots may be cut outside of the TPZ, except no roots are to be cut or damaged

west of the TPZ. Coordinate the TPZ fence location with the information for Tree No. 119.

Trees No. x18 to x20 - *Pinus torreyana* - Torrey Pine - West of Lots 1 and 2

These off site trees are located +/-17' from the West property line of the two lots and +/-37' from the proposed home locations, and +/-17' from the retaining walls on Lots 1 and 2. Roots will be cut for the construction of the retaining walls. The construction fence at the property line will serve as the TPZ fencing.

Trees No. x21 to x25 - *Pinus torreyana* - Torrey Pine - West of Lots 2, 3, and 4

These off site trees are located +/-17' from the West property line of the three lots and +/-42' from the proposed home locations, and +/-17' from the retaining walls on Lots 2, 3, and 4. Roots will be cut for the construction of the retaining walls. The construction fence at the property line will serve as the TPZ fencing.

Tree No. x26 - *Myoporum lateum* - Ngaio - West of Lot 4

The adjacent property owner has given permission to remove this invasive tree.

Tree No. x27 - *Pinus torreyana* - Torrey Pine - West of Lot 11

This tree on the adjacent property to the West is located +/-18" away from the property line. It currently has a DBH of 13". Another mature Torrey Pine on the site has a DBH of 48.5". Continued growth maybe a problem for this tree in the future as its trunk grows larger in diameter. Roots will need to be cut 3' East from the property line in order to place a compacted key to stabilize the placement of a 5' high fill slope. The existing fence will act as the TPZ fencing until the construction fence is installed.

Tree No. x28 - *Acacia longifolia* - Golden Wattle - 246 Witham Road

This tree is located entirely within a 10' wide public drainage easement located on the western side of 246 Witham Road. The tree owner has given permission to remove this invasive tree subject to the following conditions:

- The applicant will remove this tree, an invasive species, and replace it with five native Toyon (*Heteromeles arbutifolia*), from 15-gallon containers, along the western property line of 246 Witham Road. The applicant will also plant one 24" box pine tree. The species will be determined by the property owner.
- The six (6) replacement trees (5 Toyon and 1 Pine) will be planted along the western property line of 246 Witham Road; the Pine will be planted in the southwest corner near the western property line; the Toyons will be planted between the brow ditch and the western property line.
- The applicant will add mulch along the 246 Witham Road western property line and install an irrigation line from a connection to the 246 Witham Road water system to the six replacement trees.

Tree No. x29 - *Juniperus chinensis* 'Torulosa' - Hollywood Juniper - 246 Witham Road

This tree is located 1' South of the property line between 240 and 246 Witham Road. The tree is located entirely on 246 Witham Road. There is a 5' wide stormwater drainage easement located to the North of the property line on 240 Witham Road. The project shall

place the 18" stormwater drain above grade for at least 10' East and West of the centerline of the trunk so that none of the roots associated with Tree No. x29 need to be cut in this area. Roots beyond 10' from the centerline of the tree may be cut in the presence of the project arborist. The stormwater drain shall be placed in an above grade planter that runs along the easement area.

Tree No. x30 - *Liquidambar styraciflua* - American Sweetgum - 240 Witham Road
Located entirely on 240 Witham Road and on a 5' wide stormwater drainage easement, this tree shall be removed as stipulated by written agreement between the tree owner and the Torrey Crest project owner. The tree owner and Torrey Crest project owner have arranged to replace this tree at a 3 to 1 ratio on 240 Witham Road. Replacement tree species will be determined by tree owner.

Tree Protection Plan Requirements

1. Verification of Tree Protection

The Project Arborist shall verify, in writing, that all preconstruction conditions have been met (pruning and tree protection fencing) and are in place. Written verification must be submitted to and approved by the Planning Department prior to demolition, grading or building permit issuance.

Recommendation: Prior to the installation of the tree protective fencing, the pruning of trees to remain shall be completed. After the pruning work is completed, spread organic wood chip mulch to a depth of 3" inside the TPZ. Keep the mulch at least 2' away from the trunks of the trees and do not allow it to cover the root collars. Use wood chips from the tree pruning and tree removals.

2. Pre-Construction Meeting

The demolition, grading and underground contractors, construction superintendent and City planning representative are to meet with the Project Arborist at the site prior to beginning work to review procedures, tree protection measures and establish haul routes, staging areas, contacts, and watering requirements.

Recommendation: The meeting shall be held prior to the start of any construction work. A proposed work schedule and co-ordination for tree pruning and removal, tree protection fencing, and spreading wood chips will be discussed.

3. Protective Tree Fencing for Protected Trees

Fenced enclosures shall be erected around trees to be protected to achieve three primary goals: (1) to keep the foliage, crowns, and branching structure clear from contact by equipment, materials, and activities; (2) to preserve roots and soil conditions in an intact and non-compacted state and; (3) to identify the TPZ in which no soil disturbance is permitted and activities are restricted, unless otherwise approved by the Project Arborist.

Recommendation: The TPZ fencing shall be 6' high chain link fencing. The fence shall remain in place for the life of the project or until final improvement work in the area is required, usually near the end of the project. The Project Arborist must be consulted for approval before the fence is removed.

4. Tree Protection Zone (TPZ)

Each tree to be retained shall have a designated TPZ identifying the area sufficiently large enough to protect the tree and roots. The TPZ shall be shown on all site plans for the project as a heavy dashed line. Unless otherwise specified, the protective fencing shall serve as the perimeter of the TPZ.

5. Tree Pruning and Removal

Prior to construction, all trees to be protected and preserved will be pruned by crown cleaning to remove all dead, dying, diseased and crossing branches. Other specific trees may require that branches be pruned clear from future structures or to allow for equipment access.

Recommendation: All tree work shall be done by a certified arborist or by a certified tree worker under the full time supervision of a certified arborist. All pruning work shall be performed in accordance with the current published American National Standard for Pruning, American National Standard for Arboricultural Operations - Safety Requirements and Best Management Practices - Tree Pruning.

If possible, stockpile the chipped tree material on site for use as the organic mulch in the TPZ.

Additional Tree Protection Requirements

1. Trenching and Excavation near Protected Trees

The Contractor shall notify the Project Arborist a minimum of two working days in advance of any activity in the TPZ so that the Project Arborist can arrange to be on site and observe the work.

2. Root Severance

Roots shall be exposed by careful excavation at the boundary of the TPZ. Equipment should excavate in the direction that is radially parallel with the centerline of the tree being protected. Roots that are encountered shall be cut to sound wood by sharp pruning implements designed for tree pruning work. The Project Arborist shall be onsite to observe root cutting.

3. Monthly Inspection Reports

During the term of this project, monthly inspections and reports for the protected trees specifying the current conditions, any change in condition, recommended actions and to verify that the required tree protection is being maintained, shall be performed by the Project Arborist and the reports shall be emailed to the designated Project Planner.

4. Irrigation and Maintenance

It is expected that the adjacent property owners that share a boundary line tree, or have a tree that over hangs the project property line, will continue to irrigate and maintain their side of the tree. Temporary irrigation systems will be used on the project side of the protected trees to provide regular watering as required.

5. Mulch

Within the project's property boundaries, 2"-6" of mulch will be placed in the TPZ after installation of the TPZ fencing.

LIMITING CONDITIONS

1. Unless expressed otherwise: a) the information contained in this report covers only those items that were examined and reflects the condition of those items at the time of the evaluation, and b) the evaluation is limited to the visual ground level observation of accessible items without dissection, probing, coring or excavation except where roots were exposed by others.
2. There is no warranty or guarantee, expressed or implied, that problems or deficiencies with these plants or this property may not arise in the future.

CONSULTING ARBORIST DISCLOSURE STATEMENT

A consulting arborist is an individual who utilizes specialized education, knowledge, training and experience to examine and evaluate trees. By utilizing a diagnostic model he makes recommendations for treatments and dosage to achieve desired objectives.

Recommendations to reduce risk and improve safety are of the highest priority. At times trees may be recommended for removal when they cannot reasonably be made safe, or potential targets such as people or property, cannot be relocated or eliminated. The client may choose to accept or disregard the consulting arborist's recommendation or to obtain additional advice.

The consulting arborist cannot identify every condition that may cause a structural failure of a tree or it's parts. Trees are dynamic organisms that interact with their environment in complex ways that are not fully understood. Many conditions located within trees, or below ground, cannot be fully evaluated. A consulting arborist cannot guarantee that a tree will be safe or healthy under all environmental conditions or for a specified period of time. Recommended treatments cannot be guaranteed.

The treatment, pruning or removal of trees, often involves factors beyond the scope of the consulting arborist's services. These factors can include, but are not limited to, concerns such as the following: property ownership, property boundary lines, disputes between neighbors and landlord tenant arrangements. A consulting arborist cannot take such factors into consideration without being provided complete and accurate information.

The property owner accepts full responsibility for authorizing the recommended treatments or remedial measures. The ability to manage trees is limited as they are living dynamic organisms constantly subjected to environmental stresses. All risks from trees cannot be eliminated. To live with and to work with trees is to accept a degree of risk.

The consultant shall not be required to provide further documentation, give testimony, be deposed or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of additional fees for such services in accordance with the consultant's fee schedule(s) current at the time the additional service is requested.

We certify that the statements of fact in this report are true and correct to the best of our knowledge. All information contained in this report is made in good faith.

Mark Wisniewski

Licensed California Landscape Architect No. 3281 - Retired
International Society of Arboriculture - Certified Arborist No. WE-0742A - Retired
International Society of Arboriculture - Tree Risk Assessment Qualified - Retired

Tim Clancy

American Society of Consulting Arborists - Registered Consulting Arborist #712
American Society of Consulting Arborists - Tree and Plant Appraisal Qualification
International Society of Arboriculture - Certified Arborist No. WE-0806A
International Society of Arboriculture - Tree Risk Assessment Qualified California
Department of Pesticide Regulation Qualified Applicator License - No. 115841

APPENDIX 1
TREE SURVEY INVENTORY DATA

Tree Survey Inventory Data: All On Site Trees

#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes
1	Eriobotrya deflexa	Bronze Loquat	2.1"	1'-15'	1'-15'	Poor	To be removed
2	Phoenix canariensis	Canary Island Date Palm	30.7"	16'-30'	16'-30'	Fair	To be removed
3	Acacia spp.	Acacia	7.6"	16'-30'	16'-30'	Fair	To be removed
4	Acacia spp.	Acacia	6.7"	1'-15'	1'-15'	Dead	To be removed
5	Myoporum laetum	Ngaio	7.5" @ 12"	1'-15'	1'-15'	Fair	Multi., To be removed
6	Schinus terebinthifolius	Brazilian Pepper	8.4" @ 12"	1'-15'	1'-15'	Fair	Multi., To be removed
7	Cedrus deodara	Deodar Cedar	15.2"	31'-45'	16'-30'	Poor	To be removed
8	Myoporum laetum	Ngaio	6.9"	1'-15'	1'-15'	Poor	To be removed
9	Myoporum laetum	Ngaio	7.8"	1'-15'	1'-15'	Poor	To be removed
10	Syzygium paniculatum	Australian Brush Cherry	20.3" @ 6"	31'-45'	16'-30'	Poor	Multi., To be removed
11	Syzygium paniculatum	Australian Brush Cherry	22.0" @ 36"	31'-45'	16'-30'	Poor	Multi., To be removed
12	Myoporum laetum	Ngaio	5.7"	1'-15'	1'-15'	Poor	To be removed
13	Schinus terebinthifolius	Brazilian Pepper	25.9" @ 12"	31'-45'	31'-45'	Fair	Multi., To be removed
14	Myoporum laetum	Ngaio	15.3" @ 24"	1'-15'	1'-15'	Poor	Multi., To be removed
15	Schinus terebinthifolius	Brazilian Pepper	30.2" @ 6"	1'-15'	16'-30'	Poor	Multi., To be removed
16	Schinus terebinthifolius	Brazilian Pepper	16.4" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed
17	Schinus terebinthifolius	Brazilian Pepper	13.5" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed
18	Schinus terebinthifolius	Brazilian Pepper	18.9" @ 3"	16'-30'	16'-30'	Poor	Multi., To be removed
19	Schinus terebinthifolius	Brazilian Pepper	5.7"	1'-15'	1'-15'	Dead	To be removed
20	Schinus terebinthifolius	Brazilian Pepper	20.1" @ 3"	16'-30'	16'-30'	Fair	Multi., To be removed
21	Schinus terebinthifolius	Brazilian Pepper	19.3" @ 3"	1'-15'	16'-30'	Fair	Multi., To be removed
22	Juniperus c. Torulosa	Hollywood Juniper	12.3"	16'-30'	16'-30'	Good	To be removed
23	Syzygium paniculatum	Australian Brush Cherry	8.2" @ 40"	1'-15'	1'-15'	Poor	Multi., To be removed
24	Syzygium paniculatum	Australian Brush Cherry	9.0" @ 30"	1'-15'	1'-15'	Fair	Multi., To be removed
25	Myoporum laetum	Ngaio	7.5"	1'-15'	1'-15'	Poor	To be removed
26	Schinus terebinthifolius	Brazilian Pepper	12.9" @ 3"	1'-15'	1'-15'	Fair	Multi., To be removed
27	Cupressus sempervirens	Italian Cypress	8.0"	16'-30'	1'-15'	Good	To be removed
28	Cupressus sempervirens	Italian Cypress	4.5"	16'-30'	1'-15'	Fair	To be removed
29	Cupressus sempervirens	Italian Cypress	4.5"	16'-30'	1'-15'	Poor	To be removed
30	Myoporum laetum	Ngaio	8.2"	16'-30'	16'-30'	Poor	To be removed
31	Cupaniopsis anacardioides	Carrotwood	6.2"	16'-30'	16'-30'	Poor	To be removed
32	Schinus terebinthifolius	Brazilian Pepper	54.3" @ 3"	16'-30'	46'-60'	Good	Multi., To be removed
33	Eucalyptus spp.	Eucalyptus	5.6"	1'-15'	1'-15'	Good	To be removed
34	Schinus terebinthifolius	Brazilian Pepper	18.1" @ 3"	16'-30'	16'-30'	Good	Multi., To be removed
35	Schinus terebinthifolius	Brazilian Pepper	24.2" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed
36	Schinus terebinthifolius	Brazilian Pepper	49.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed
37	Schinus terebinthifolius	Brazilian Pepper	14.2" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed
38	Phoenix canariensis	Canary Island Date Palm	23.3"	46'-60'	31'-45'	Fair	To be removed
39	Phoenix canariensis	Canary Island Date Palm	24.2"	16'-30'	16'-30'	Fair	To be removed
40	Phoenix canariensis	Canary Island Date Palm	26.9"	31'-45'	16'-30'	Poor	To be removed
41	Phoenix canariensis	Canary Island Date Palm	33.5"	31'-45'	16'-30'	Fair	To be removed
42	Ficus spp	Ficus tree	16.0" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed
43	Ficus spp	Ficus tree	17.1" @ 24"	31'-45'	16'-30'	Good	Multi., To be removed
44	Ficus spp	Ficus tree	28.2" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed
45	Ficus citrifolia	Wild Banyan tree	15.9" @ 12"	31'-45'	16'-30'	Fair	Multi., To be removed
46	Ficus citrifolia	Wild Banyan tree	28.7" @ 12"	31'-45'	16'-30'	Fair	Multi., To be removed
47	Ficus spp	Ficus tree	41.2" @ 12"	16'-30'	31'-45'	Fair	Multi., To be removed
48	Ficus spp	Ficus tree	6.8"	16'-30'	46'-60'	Good	To be removed
49	Phoenix canariensis	Canary Island Date Palm	26.5"	31'-45'	16'-30'	Fair	To be removed
50	Phoenix canariensis	Canary Island Date Palm	26.9"	1'-15'	1'-15'	Dead	Dead stump, To be removed
51	Phoenix canariensis	Canary Island Date Palm	24.9"	1'-15'	1'-15'	Dead	Dead stump, To be removed
52	Phoenix canariensis	Canary Island Date Palm	28.2"	1'-15'	1'-15'	Dead	Dead stump, To be removed
53	Ficus lyrata	Fiddle Leaf Fig	13.8" @ 3"	31'-45'	16'-30'	Fair	Multi., To be removed
54	Ficus spp	Ficus tree	6.3"	16'-30'	31'-45'	Good	To be removed
55	Ficus spp	Ficus tree	10.7" @ 12"	16'-30'	31'-45'	Poor	Multi., To be removed
56	Ficus spp	Ficus tree	25.5" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed
57	Ficus spp	Ficus tree	16.6" @ 12"	16'-30'	60'-75'	Good	Multi., To be removed
58	Ficus spp	Ficus tree	22.5" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed
59	Ficus spp	Ficus tree	22.0" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed
60	Ficus spp	Ficus tree	12.2" @ 16"	16'-30'	46'-60'	Good	Multi., To be removed

Tree Survey Inventory Data: All On Site Trees

#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes
61	Ficus spp	Ficus tree	24.5" @ 3"	16'-30'	16'-30'	Poor	Multi., To be removed
62	Ficus benghalensis	Banyan Fig	23.7" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed
63	Ficus benghalensis	Banyan Fig	25.1" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed
64	Ficus benghalensis	Banyan Fig	24.2" @ 15"	16'-30'	16'-30'	Good	Multi., To be removed
65	Ficus trichopoda	Swamp Fig	195" @ 3"	1'-15'	46'-60'	Good	Multi., To be removed
66	Quercus spp	Oak	18.7" @ 12"	46'-60'	31'-45'	Good	Multi., To be removed
67	Ficus spp	Ficus tree	11.9" @ 12"	31'-45'	31'-45'	Good	Multi., To be removed
68	Ficus spp	Ficus tree	13.0" @ 12"	31'-45'	31'-45'	Good	Multi., To be removed
69	Ficus spp	Ficus tree	5.7" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed
70	Ficus capensis	Cape Ficus	18.7"	31'-45'	46'-60'	Good	To be removed
71	Ficus capensis	Cape Ficus	101" @ 12"	31'-45'	25"-30"	Good	Multi., To be removed
72	Ficus capensis	Cape Ficus	47.1" @ 3"	16'-30'	16'-30'	Good	Multi., To be removed
73	Phoenix canariensis	Canary Island Date Palm	35.1"	16'-30'	16'-30'	Good	To be removed
74	Inga edulis	Ice Cream Bean	6.8" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed
75	Phoenix canariensis	Canary Island Date Palm	27.8"	31'-45'	16'-30'	Good	To be removed
76	Phoenix canariensis	Canary Island Date Palm	24.9"	1'-15'	1'-15'	Dead	Dead stump, To be removed
77	Punica granatum	Pomegranate	9.8" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed
78	Phoenix canariensis	Canary Island Date Palm	26.3"	31'-45'	16'-30'	Fair	To be removed
79	Phoenix canariensis	Canary Island Date Palm	26.1"	1'-15'	1'-15'	Dead	Dead stump, To be removed
80	Quercus agrifolia	Coast Live Oak	8.6" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed
81	Phoenix canariensis	Canary Island Date Palm	29.5"	46'-60'	1'-15'	Dead	Dead, To be removed
82	Phoenix canariensis	Canary Island Date Palm	28.8"	31'-45'	1'-15'	Poor	To be removed
83	Ailanthus altissima	Tree of Heaven	16.2"	46'-60'	16'-30'	Poor	To be removed
84	Ailanthus altissima	Tree of Heaven	22.8" @ 16"	46'-60'	16'-30'	Poor	Multi., To be removed
85	Ailanthus altissima	Tree of Heaven	6.9" @ 12"	16'-30'	1'-15'	Poor	Multi., To be removed
86	Myoporum laetum	Ngaio	8.5" @ grnd	1'-15'	1'-15'	Poor	Multi., To be removed
87	Myoporum laetum	Ngaio	10.1"	1'-15'	1'-15'	Poor	To be removed
88	Eriobotrya deflexa	Bronze Loquat	8.1" @ 3"	1'-15'	1'-15'	Fair	To be removed
89	Casimiroa edulis	White Sapote	22.0" @ 12"	16'-30'	31'-45'	Fair	Multi., To be removed
90	Psidium cattleianum	Strawberry Guava	8.6" @ 12"	16'-30'	1'-15'	Poor	Multi., To be removed
91	Phoenix canariensis	Canary Island Date Palm	28.3"	1'-15'	1'-15'	Dead	Dead stump, To be removed
92	Phoenix canariensis	Canary Island Date Palm	32.2"	1'-15'	1'-15'	Dead	Dead stump, To be removed
93	Myoporum laetum	Ngaio	19.4" @ 16"	1'-15'	16'-30'	Poor	Multi., To be removed
94	Punica granatum	Pomegranate	23.8" @ grnd.	1'-15'	16'-30'	Fair	Multi., To be removed
95	Phoenix canariensis	Canary Island Date Palm	46.0" @ 9"	1'-15'	1'-15'	Dead	Dead stump, To be removed
96	Phoenix canariensis	Canary Island Date Palm	43.0" @ 16"	1'-15'	1'-15'	Dead	Dead stump, To be removed
97	Quercus agrifolia	Coast Live Oak	12.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed
98	Punica granatum	Pomegranate	21.2" @ grnd.	1'-15'	16'-30'	Good	Multi., To be removed
99	Punica granatum	Pomegranate	15.0" @ grnd.	1'-15'	31'-45'	Good	Multi., To be removed
100	Macadamia ternifolia	Macadamia Nut	16.2" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed
101	Quercus agrifolia	Coast Live Oak	12.1" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed
102	Phoenix canariensis	Canary Island Date Palm	26.5"	1'-15'	1'-15'	Dead	Dead stump, To be removed
103	Phoenix canariensis	Canary Island Date Palm	26.9"	46'-60'	1'-15'	Poor	To be removed
104	Phoenix canariensis	Canary Island Date Palm	26.5"	16'-30'	1'-15'	Fair	To be removed
105	Phoenix canariensis	Canary Island Date Palm	32.6"	46'-60'	1'-15'	Poor	To be removed
106	Quercus agrifolia	Coast Live Oak	14.7"	31'-45'	31'-45'	Fair	To remain in "Option B"
107	Pinus torreyana	Torrey Pine	17.5"	31'-45'	31'-45'	Fair	To remain in "Option B"
108	Pinus torreyana	Torrey Pine	19.1"	31'-45'	31'-45'	Good	To remain in "Option B"
109	Pinus torreyana	Torrey Pine	24.0"	46'-60'	46'-60'	Fair	To remain in "Option B"
110	Ailanthus altissima	Tree of Heaven	4.8"	16'-30'	16'-30'	Fair	To be removed
111	Ailanthus altissima	Tree of Heaven	5.1"	31'-45'	16'-30'	Poor	To be removed
112	Ailanthus altissima	Tree of Heaven	9.1" @ 12"	1'-15'	16'-30'	Poor	Multi., To be removed
113	Ailanthus altissima	Tree of Heaven	16.7" @ grnd.	31'-45'	31'-45'	Poor	Multi., To be removed
114	Ailanthus altissima	Tree of Heaven	12.7" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed
115	Platanus racemosa	California Sycamore	11.2"	31'-45'	31'-45'	Fair	To be removed
116	Platanus racemosa	California Sycamore	15.8"	46'-60'	46'-60'	Fair	To be removed
117	Platanus racemosa	California Sycamore	15.5"	61'-75'	31'-45'	Fair	To be removed
118	Macadamia ternifolia	Macadamia Nut	17.2" @ 6"	16'-30'	1'-15'	Good	Multi., To be removed
119	Pinus torreyana	Torrey Pine	42.5"	75'	75'+	Fair	To remain
120	Quercus agrifolia	Coast Live Oak	16.8" @ 48"	16'-30'	16'-30'	Poor	To be removed

Tree Survey Inventory Data: All On Site Trees

#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes
121	<i>Pinus halepensis</i>	Aleppo Pine	20.0"	16'-30'	16'-30'	Good	To be removed
122	<i>Melaleuca quinquenervia</i>	Paperbark Tree	12.8"	16'-30'	1'-15'	Good	To be removed
123	<i>Brugmansia</i> spp	Angel's Trumpet Tree	13.0" @ 12"	1'-15'	1'-15'	Poor	To be removed
124	<i>Melaleuca quinquenervia</i>	Paperbark Tree	26.0"	31'-45'	16'-30'	Good	To be removed
125	<i>Howea forsteriana</i>	Kentia Palm	8" @ 48"	1'-15'	1'-15'	Good	To be removed
126	<i>Chorisia speciosa</i>	Floss Silk Tree	14.4"	1'-15'	16'-30'	Fair	To be removed
127	<i>Myoporum laetum</i>	Ngaio	15.1" @ 12"	16'-30'	31'-45'	Poor	Multi., To be removed
128	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	45.5" @ 36"	46'-60'	75'+	Good	Multi., To be removed
129	<i>Myoporum laetum</i>	Ngaio	5.7" @ 12"	1'-15'	16'-30'	Poor	Dead, To be removed
130	<i>Myoporum laetum</i>	Ngaio	7.7" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed
131	<i>Myoporum laetum</i>	Ngaio	6.3" @ 16"	31'-45'	1'-15'	Dead	Multi., To be removed
132	<i>Myoporum laetum</i>	Ngaio	25.3" @ 12"	16'-30'	75'+	Dead	Multi., To be removed
133	<i>Juglans regia</i>	English Walnut	45" @ 12"	31'-45'	75'+	Good	Multi., To be removed
134	<i>Melaleuca quinquenervia</i>	Paperbark Tree	13.8", 10.9" @ 48"	31'-45'	16'-30'	Good	Double, To be removed
135	<i>Melaleuca quinquenervia</i>	Paperbark Tree	6.7", 5.1", 4.0" @ 48"	16'-30'	1'-15'	Good	Triple, To be removed
136	<i>Melaleuca quinquenervia</i>	Paperbark Tree	5.8", 5.4", 3.3" @ 48"	31'-45'	1'-15'	Good	Triple, To be removed
137	<i>Melaleuca quinquenervia</i>	Paperbark Tree	9.5", 5.5", 4.4" @ 48"	46'-60'	16'-30'	Fair	Triple, To be removed
138	<i>Callistemon citrinus</i>	Bottlebrush Tree	15.9" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed
139	<i>Callistemon citrinus</i>	Bottlebrush Tree	9.6" @ 6"	1'-15'	1'-15'	Good	Multi., To be removed
140	<i>Callistemon citrinus</i>	Bottlebrush Tree	9.2" @ 6"	1'-15'	1'-15'	Fair	Multi., To be removed
141	<i>Jacaranda mimosifolia</i>	Jacaranda	9.3" @ 54"	46'-60'	46'-60'	Poor	To be removed
142	<i>Melaleuca quinquenervia</i>	Paperbark Tree	12.1"	46'-60'	16'-30'	Fair	To be removed
143	<i>Melaleuca quinquenervia</i>	Paperbark Tree	9.8", 3.4" @ 48"	31'-45'	31'-45'	Good	Double, To be removed
144	<i>Melaleuca quinquenervia</i>	Paperbark Tree	8.0"	31'-45'	31'-45'	Fair	To be removed
145	<i>Melaleuca quinquenervia</i>	Paperbark Tree	12.4", 9.0"	31'-45'	31'-45'	Fair	Double, To be removed
146	<i>Pinus radiata</i>	Monterey Pine	52.5"	1'-15'	1'-15'	Dead	Dead stump, To be removed
147	<i>Jacaranda mimosifolia</i>	Jacaranda	13.1" @ 12"	46'-60'	31'-45'	Poor	Multi., To be removed
148	<i>Jacaranda mimosifolia</i>	Jacaranda	13.1" @ 48"	31'-45'	46'-60'	Poor	To be removed
149	<i>Cinnamomum camphora</i>	Camphor Tree	23.4" @ 12"	46'-60'	46'-60'	Good	To be removed
150	<i>Quercus agrifolia</i>	Coast Live Oak	19.2"	31'-45'	46'-60'	Good	To be removed
151	<i>Lagunaria pattersonii</i>	Primrose Tree	15.3"	46'-60'	31'-45'	Fair	To be removed
152	<i>Harpephyllum caffrum</i>	Kaffir Plum	13.6" @ 36"	16'-30'	46'-60'	Good	To be removed
153	<i>Platanus racemosa</i>	California Sycamore	16.9" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed
154	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32", 10.9"	46'-60'	31'-45'	Fair	Double, To be removed
155	<i>Alnus rhombifolia</i>	White Alder	19.8"	46'-60'	16'-30'	Good	To be removed
156	<i>Citrus x sinensis</i>	Orange Tree	5.3" @ 18"	1'-15'	1'-15'	Fair	To be removed
157	<i>Citrus x sinensis</i>	Orange Tree	7.8" @ 3"	1'-15'	1'-15'	Fair	To be removed
158	<i>Phoenix canariensis</i>	Canary Island Date Palm	25.1"	16'-30'	16'-30'	Good	To be removed
159	<i>Alnus rhombifolia</i>	White Alder	21.1" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed
160	<i>Alnus rhombifolia</i>	White Alder	18.8"	31'-45'	75'+	Good	To be removed
161	<i>Alnus rhombifolia</i>	White Alder	18.8" @ 30"	46'-60'	31'-45'	Fair	To be removed
162	<i>Ficus benamina</i>	Weeping Banyan	32.0" @ 8"	46'-60'	46'-60'	Good	To be removed
163	<i>Corymbia ficifolia</i>	Red Flowering Gum	19.9" @ 48"	16'-30'	31'-45'	Good	To be removed
164	<i>Citrus x sinensis</i>	Orange Tree	6.8" @ 3"	1'-15'	1'-15'	Fair	To be removed
165	<i>Citrus x sinensis</i>	Orange Tree	7.8" @ 16"	1'-15'	16'-30'	Good	To be removed
166	<i>Citrus x sinensis</i>	Orange Tree	6.9" @ 18"	1'-15'	16'-30'	Good	To be removed
167	<i>Citrus x sinensis</i>	Orange Tree	4.9" @ 12"	1'-15'	16'-30'	Good	To be removed
168	<i>Citrus x sinensis</i>	Orange Tree	8.5" @ 3"	1'-15'	16'-30'	Good	To be removed
169	<i>Theobroma cacao</i>	Cacao Tree	9.2" @ 48", 7.2" @ 36"	1'-15'	31'-45'	Fair	Double, To be removed
170	<i>Quercus agrifolia</i>	Coast Live Oak	5.4" @ 36"	1'-15'	1'-15'	Good	To be removed
171	<i>Quercus agrifolia</i>	Coast Live Oak	6.4"	16'-30'	1'-15'	Good	To be removed
172	<i>Quercus agrifolia</i>	Coast Live Oak	16.3"	31'-45'	46'-60'	Good	To be removed
173	<i>Quercus agrifolia</i>	Coast Live Oak	4.6" @ 24"	1'-15'	16'-30'	Good	Multi., To be removed

End

Tree Survey Inventory Data: All Off Site Trees

#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes
x1	Eucalyptus spp.	Eucalyptus	14.0", 3.1"	16'-30'	16'-30'	Fair	Multi., To remain
x2	Hesperocyparis macrocarpa	Monterey Cypress	28.9"	61'-75'	31'-45'	Fair	To remain
x3	Hesperocyparis macrocarpa	Monterey Cypress	23.3"	61'-75'	31'-45'	Poor	To remain
x4	Hesperocyparis macrocarpa	Monterey Cypress	22.8", 21.7", 14.0", 11.3"	61'-75'	31'-45'	Fair	Multi., To remain
x5	Hesperocyparis macrocarpa	Monterey Cypress	23.2"	61'-75'	31'-45'	Poor	To remain
x6	Pinus torreyana	Torrey Pine	50.0"	75'+	61'-75'	Good	To remain
x7	Ficus benamina	Weeping Banyan	4.6", 4.4", 4.1", 3.8", 4.7", 4.0", 3.7", 3.4", 2.8"	16'-30'	16'-30'	Fair	Multi., To remain
x8	Ficus benamina	Weeping Banyan	2.8"	16'-30'	16'-30'	Fair	Multi., To remain
x9	Afrocarpus falcatus	African Fern Pine	28"	16'-30'	31'-45'	Good	Multi., To remain
x10	Neodypsis decaryi	Triangle Palm	8' BTF	8'	1'-15'	Good	To remain
x11	Grevillea robusta	Silk Oak	22.6"	61'-75'	31'-45'	Poor	To remain
x12	Grevillea robusta	Silk Oak	22.4"	61'-75'	31'-45'	Fair	To remain
x13	Juniperus c. Torulosa	Hollywood Juniper	12.0", 11.0"	16'-30'	16'-30'	Good	Multi., To remain
x14	Hesperocyparis macrocarpa	Monterey Cypress	51.5"	31'-45'	31'-45'	Fair	To remain
x15	Pinus torreyana	Torrey Pine	33.5"	31'-45'	31'-45'	Good	To remain in "Option B"
x16	Pinus torreyana	Torrey Pine	33.0", 22.5"	46'-60'	61'-75'	Good	Double, To remain in "Option B"
x17	Pinus torreyana	Torrey Pine	48.5"	75'+	75'+	Fair	To remain
x18	Pinus torreyana	Torrey Pine	24.3"	75'+	31'-45'	Good	To remain
x19	Pinus torreyana	Torrey Pine	30.1"	75'+	31'-45'	Fair	To remain
x20	Pinus torreyana	Torrey Pine	20.6"	75'+	31'-45'	Fair	To remain
x21	Pinus torreyana	Torrey Pine	22.3"	75'+	31'-45'	Good	To remain
x22	Pinus torreyana	Torrey Pine	28.9"	75'+	46'-60'	Good	To remain
x23	Pinus torreyana	Torrey Pine	25.3"	75'+	46'-60'	Good	To remain
x24	Pinus torreyana	Torrey Pine	24.1"	75'+	46'-60'	Good	To remain
x25	Pinus torreyana	Torrey Pine	32.5"	75'+	61'-75'	Good	To remain
x26	Myoporum laetum	Ngaio	10.8"	16'-30'	1'-15'	Good	To be removed
x27	Pinus torreyana	Torrey Pine	13.0"	16'-30'	16'-30'	Good	To remain
x28	Acacia Longifolia	Golden Wattle	7" @ 8"	0'-15'	0'-15'	Fair	To be removed
x29	Juniperus c. Torulosa	Hollywood Juniper	5.2"	0'-15'	0'-15'	Good	To remain
x30	Liquidambar styraciflua	American Sweetgum	8.0"	16'-30'	16'-30'	Good	To be removed

End

APPENDIX 2

TREE SURVEY INVENTORY DATA - INVASIVE

The following is the Tree Survey Inventory Data, filtered to list only those existing trees covered by the City of Encinitas Invasive Plant Policy (Policy No. C029). Of the 173 on site trees, 64 trees are on the City of Encinitas invasive species list.

As stated in the City of Encinitas Invasive Plant Policy: “The use of plants on the adopted Invasive Species List shall be prohibited from new landscaping proposed as part of discretionary projects subject to the California Environmental Quality Act (CEQA) and new landscaping proposed as part of design review permits. This policy shall not apply to existing landscaping.”

Tree Survey Inventory Data: On Site Trees on City of Encinitas Invasive Species List

Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	Encinitas Invasive List
1	2	Phoenix canariensis	Canary Island Date Palm	30.7"	16'-30'	16'-30'	Fair	To be removed	Yes
2	5	Myoporum laetum	Ngaio	7.5" @ 12"	1'-15'	1'-15'	Fair	Multi., To be removed	Yes
3	6	Schinus terebinthifolius	Brazilian Pepper	8.4" @ 12"	1'-15'	1'-15'	Fair	Multi., To be removed	Yes
4	8	Myoporum laetum	Ngaio	6.9"	1'-15'	1'-15'	Poor	To be removed	Yes
5	9	Myoporum laetum	Ngaio	7.8"	1'-15'	1'-15'	Poor	To be removed	Yes
6	12	Myoporum laetum	Ngaio	5.7"	1'-15'	1'-15'	Poor	To be removed	Yes
7	13	Schinus terebinthifolius	Brazilian Pepper	25.9" @ 12"	31'-45'	31'-45'	Fair	Multi., To be removed	Yes
8	14	Myoporum laetum	Ngaio	15.3" @ 24"	1'-15'	1'-15'	Poor	Multi., To be removed	Yes
9	15	Schinus terebinthifolius	Brazilian Pepper	30.2" @ 6"	1'-15'	16'-30'	Poor	Multi., To be removed	Yes
10	16	Schinus terebinthifolius	Brazilian Pepper	16.4" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
11	17	Schinus terebinthifolius	Brazilian Pepper	13.5" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
12	18	Schinus terebinthifolius	Brazilian Pepper	18.9" @ 3"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
13	19	Schinus terebinthifolius	Brazilian Pepper	5.7"	1'-15'	1'-15'	Dead	To be removed	Yes
14	20	Schinus terebinthifolius	Brazilian Pepper	20.1" @ 3"	16'-30'	16'-30'	Fair	Multi., To be removed	Yes
15	21	Schinus terebinthifolius	Brazilian Pepper	19.3" @ 3"	1'-15'	16'-30'	Fair	Multi., To be removed	Yes
16	25	Myoporum laetum	Ngaio	7.5"	1'-15'	1'-15'	Poor	To be removed	Yes
17	26	Schinus terebinthifolius	Brazilian Pepper	12.9" @ 3"	1'-15'	1'-15'	Fair	Multi., To be removed	Yes
18	30	Myoporum laetum	Ngaio	8.2"	16'-30'	16'-30'	Poor	To be removed	Yes
19	31	Cupaniopsis anacardioides	Carrotwood	6.2"	16'-30'	16'-30'	Poor	To be removed	Yes
20	32	Schinus terebinthifolius	Brazilian Pepper	54.3" @ 3"	16'-30'	46'-60'	Good	Multi., To be removed	Yes
21	34	Schinus terebinthifolius	Brazilian Pepper	18.1" @ 3"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
22	35	Schinus terebinthifolius	Brazilian Pepper	24.2" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
23	36	Schinus terebinthifolius	Brazilian Pepper	49.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
24	37	Schinus terebinthifolius	Brazilian Pepper	14.2" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
25	38	Phoenix canariensis	Canary Island Date Palm	23.3"	46'-60'	31'-45'	Fair	To be removed	Yes
26	39	Phoenix canariensis	Canary Island Date Palm	24.2"	16'-30'	16'-30'	Fair	To be removed	Yes
27	40	Phoenix canariensis	Canary Island Date Palm	26.9"	31'-45'	16'-30'	Poor	To be removed	Yes
28	41	Phoenix canariensis	Canary Island Date Palm	33.5"	31'-45'	16'-30'	Fair	To be removed	Yes
29	49	Phoenix canariensis	Canary Island Date Palm	26.5"	31'-45'	16'-30'	Fair	To be removed	Yes
30	50	Phoenix canariensis	Canary Island Date Palm	26.9"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
31	51	Phoenix canariensis	Canary Island Date Palm	24.9"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
32	52	Phoenix canariensis	Canary Island Date Palm	28.2"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
33	73	Phoenix canariensis	Canary Island Date Palm	35.1"	16'-30'	16'-30'	Good	To be removed	Yes
34	75	Phoenix canariensis	Canary Island Date Palm	27.8"	31'-45'	16'-30'	Good	To be removed	Yes
35	76	Phoenix canariensis	Canary Island Date Palm	24.9"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
36	78	Phoenix canariensis	Canary Island Date Palm	26.3"	31'-45'	16'-30'	Fair	To be removed	Yes
37	79	Phoenix canariensis	Canary Island Date Palm	26.1"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
38	81	Phoenix canariensis	Canary Island Date Palm	29.5"	46'-60'	1'-15'	Dead	Dead, To be removed	Yes
39	82	Phoenix canariensis	Canary Island Date Palm	28.8"	31'-45'	1'-15'	Poor	To be removed	Yes
40	83	Ailanthus altissima	Tree of Heaven	16.2"	46'-60'	16'-30'	Poor	To be removed	Yes
41	84	Ailanthus altissima	Tree of Heaven	22.8" @ 16"	46'-60'	16'-30'	Poor	Multi., To be removed	Yes
42	85	Ailanthus altissima	Tree of Heaven	6.9" @ 12"	16'-30'	1'-15'	Poor	Multi., To be removed	Yes
43	86	Myoporum laetum	Ngaio	8.5" @ grnd	1'-15'	1'-15'	Poor	Multi., To be removed	Yes
44	87	Myoporum laetum	Ngaio	10.1"	1'-15'	1'-15'	Poor	To be removed	Yes
45	91	Phoenix canariensis	Canary Island Date Palm	28.3"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
46	92	Phoenix canariensis	Canary Island Date Palm	32.2"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
47	93	Myoporum laetum	Ngaio	19.4" @ 16"	1'-15'	16'-30'	Poor	Multi., To be removed	Yes
48	95	Phoenix canariensis	Canary Island Date Palm	46.0" @ 9"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
49	96	Phoenix canariensis	Canary Island Date Palm	43.0" @ 16"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
50	102	Phoenix canariensis	Canary Island Date Palm	26.5"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
51	103	Phoenix canariensis	Canary Island Date Palm	26.9"	46'-60'	1'-15'	Poor	To be removed	Yes
52	104	Phoenix canariensis	Canary Island Date Palm	26.5"	16'-30'	1'-15'	Fair	To be removed	Yes
53	105	Phoenix canariensis	Canary Island Date Palm	32.6"	46'-60'	1'-15'	Poor	To be removed	Yes
54	110	Ailanthus altissima	Tree of Heaven	4.8"	16'-30'	16'-30'	Fair	To be removed	Yes
55	111	Ailanthus altissima	Tree of Heaven	5.1"	31'-45'	16'-30'	Poor	To be removed	Yes
56	112	Ailanthus altissima	Tree of Heaven	9.1" @ 12"	1'-15'	16'-30'	Poor	Multi., To be removed	Yes
57	113	Ailanthus altissima	Tree of Heaven	16.7" @ grnd.	31'-45'	31'-45'	Poor	Multi., To be removed	Yes
58	114	Ailanthus altissima	Tree of Heaven	12.7" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
59	127	Myoporum laetum	Ngaio	15.1" @ 12"	16'-30'	31'-45'	Poor	Multi., To be removed	Yes
60	129	Myoporum laetum	Ngaio	5.7" @ 12"	1'-15'	16'-30'	Poor	Dead, To be removed	Yes

Tree Survey Inventory Data: On Site Trees on City of Encinitas Invasive Species List

Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	Encinitas Invasive List
61	130	Myoporum laetum	Ngaio	7.7" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
62	131	Myoporum laetum	Ngaio	6.3" @ 16"	31'-45'	1'-15'	Dead	Multi., To be removed	Yes
63	132	Myoporum laetum	Ngaio	25.3" @ 12"	16'-30'	75'+	Dead	Multi., To be removed	Yes
64	158	Phoenix canariensis	Canary Island Date Palm	25.1"	16'-30'	16'-30'	Good	To be removed	Yes

End

APPENDIX 3

TREE SURVEY INVENTORY DATA - NON-INVASIVE

Part 1 of Appendix 3 is the Tree Survey Inventory Data, filtered to list only those existing trees that are not listed on the City of Encinitas Invasive Species List. Of the 173 on site trees, 109 trees are not listed on the City of Encinitas Invasive Species List.

Part 2 of Appendix 3 is the Tree Survey Inventory Data, filtered to list only those existing trees that are non-invasive, still alive, native to California, and to be removed under “Option A”. There are 25 such trees: 10 Coast Live Oak, 5 Torrey Pine, 4 White Alder, 4 California Sycamore, and 2 Monterey Cypress.

Part 3 of Appendix 3 is the Tree Survey Inventory Data, filtered to list only those existing trees that are non-invasive, still alive, native to California, and to be removed under “Option B”. There are 19 such trees: 9 Coast Live Oak, 4 White Alder, 4 California Sycamore, and 2 Monterey Cypress.

Part 1. Tree Survey Inventory Data: On Site Non-Invasive

Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	CA Native
1	1	Eriobotrya deflexa	Bronze Loquat	2.1"	1'-15'	1'-15'	Poor	To be removed	No
2	3	Acacia spp.	Acacia	7.6"	16'-30'	16'-30'	Fair	To be removed	No
3	4	Acacia spp.	Acacia	6.7"	1'-15'	1'-15'	Dead	To be removed	No
4	7	Cedrus deodara	Deodar Cedar	15.2"	31'-45'	16'-30'	Poor	To be removed	No
5	10	Syzygium paniculatum	Australian Brush Cherry	20.3" @ 6"	31'-45'	16'-30'	Poor	Multi., To be removed	No
6	11	Syzygium paniculatum	Australian Brush Cherry	22.0" @ 36"	31'-45'	16'-30'	Poor	Multi., To be removed	No
7	22	Juniperus c. Torulosa	Hollywood Juniper	12.3"	16'-30'	16'-30'	Good	To be removed	No
8	23	Syzygium paniculatum	Australian Brush Cherry	8.2" @ 40"	1'-15'	1'-15'	Poor	Multi., To be removed	No
9	24	Syzygium paniculatum	Australian Brush Cherry	9.0" @ 30"	1'-15'	1'-15'	Fair	Multi., To be removed	No
10	27	Cupressus sempervirens	Italian Cypress	8.0"	16'-30'	1'-15'	Good	To be removed	No
11	28	Cupressus sempervirens	Italian Cypress	4.5"	16'-30'	1'-15'	Fair	To be removed	No
12	29	Cupressus sempervirens	Italian Cypress	4.5"	16'-30'	1'-15'	Poor	To be removed	No
13	33	Eucalyptus spp.	Eucalyptus	5.6"	1'-15'	1'-15'	Good	To be removed	No
14	42	Ficus spp	Ficus tree	16.0" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed	No
15	43	Ficus spp	Ficus tree	17.1" @ 24"	31'-45'	16'-30'	Good	Multi., To be removed	No
16	44	Ficus spp	Ficus tree	28.2" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed	No
17	45	Ficus citrifolia	Wild Banyan tree	15.9" @ 12"	31'-45'	16'-30'	Fair	Multi., To be removed	No
18	46	Ficus citrifolia	Wild Banyan tree	28.7" @ 12"	31'-45'	16'-30'	Fair	Multi., To be removed	No
19	47	Ficus spp	Ficus tree	41.2" @ 12"	16'-30'	31'-45'	Fair	Multi., To be removed	No
20	48	Ficus spp	Ficus tree	6.8"	16'-30'	46'-60'	Good	To be removed	No
21	53	Ficus lyrata	Fiddle Leaf Fig	13.8" @ 3"	31'-45'	16'-30'	Fair	Multi., To be removed	No
22	54	Ficus spp	Ficus tree	6.3"	16'-30'	31'-45'	Good	To be removed	No
23	55	Ficus spp	Ficus tree	10.7" @ 12"	16'-30'	31'-45'	Poor	Multi., To be removed	No
24	56	Ficus spp	Ficus tree	25.5" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed	No
25	57	Ficus spp	Ficus tree	16.6" @ 12"	16'-30'	60'-75'	Good	Multi., To be removed	No
26	58	Ficus spp	Ficus tree	22.5" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed	No
27	59	Ficus spp	Ficus tree	22.0" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed	No
28	60	Ficus spp	Ficus tree	12.2" @ 16"	16'-30'	46'-60'	Good	Multi., To be removed	No
29	61	Ficus spp	Ficus tree	24.5" @ 3"	16'-30'	16'-30'	Poor	Multi., To be removed	No
30	62	Ficus benghalensis	Banyan Fig	23.7" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
31	63	Ficus benghalensis	Banyan Fig	25.1" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
32	64	Ficus benghalensis	Banyan Fig	24.2" @ 15"	16'-30'	16'-30'	Good	Multi., To be removed	No
33	65	Ficus trichopoda	Swamp Fig	19.5" @ 3"	1'-15'	46'-60'	Good	Multi., To be removed	No
34	66	Quercus spp	Oak	18.7" @ 12"	46'-60'	31'-45'	Good	Multi., To be removed	No
35	67	Ficus spp	Ficus tree	11.9" @ 12"	31'-45'	31'-45'	Good	Multi., To be removed	No
36	68	Ficus spp	Ficus tree	13.0" @ 12"	31'-45'	31'-45'	Good	Multi., To be removed	No
37	69	Ficus spp	Ficus tree	5.7" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	No
38	70	Ficus capensis	Cape Ficus	18.7"	31'-45'	46'-60'	Good	To be removed	No
39	71	Ficus capensis	Cape Ficus	101" @ 12"	31'-45'	25'-30"	Good	Multi., To be removed	No
40	72	Ficus capensis	Cape Ficus	47.1" @ 3"	16'-30'	16'-30'	Good	Multi., To be removed	No
41	74	Inga edulis	Ice Cream Bean	6.8" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
42	77	Punica granatum	Pomegranate	9.8" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
43	80	Quercus agrifolia	Coast Live Oak	8.6" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
44	88	Eriobotrya deflexa	Bronze Loquat	8.1" @ 3"	1'-15'	1'-15'	Fair	To be removed	No
45	89	Casimiroa edulis	White Sapote	22.0" @ 12"	16'-30'	31'-45'	Fair	Multi., To be removed	No
46	90	Psidium cattleianum	Strawberry Guava	8.6" @ 12"	16'-30'	1'-15'	Poor	Multi., To be removed	No
47	94	Punica granatum	Pomegranate	23.8" @ grnd.	1'-15'	16'-30'	Fair	Multi., To be removed	No
48	97	Quercus agrifolia	Coast Live Oak	12.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
49	98	Punica granatum	Pomegranate	21.2" @ grnd.	1'-15'	16'-30'	Good	Multi., To be removed	No
50	99	Punica granatum	Pomegranate	15.0" @ grnd.	1'-15'	31'-45'	Good	Multi., To be removed	No
51	100	Macadamia ternifolia	Macadamia Nut	16.2" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
52	101	Quercus agrifolia	Coast Live Oak	12.1" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
53	106	Quercus agrifolia	Coast Live Oak	14.7"	31'-45'	31'-45'	Fair	To remain in "Option B"	Yes
54	107	Pinus torreyana	Torrey Pine	17.5"	31'-45'	31'-45'	Fair	To remain in "Option B"	Yes
55	108	Pinus torreyana	Torrey Pine	19.1"	31'-45'	31'-45'	Good	To remain in "Option B"	Yes
56	109	Pinus torreyana	Torrey Pine	24.0"	46'-60'	46'-60'	Fair	To remain in "Option B"	Yes
57	115	Platanus racemosa	California Sycamore	11.2"	31'-45'	31'-45'	Fair	To be removed	Yes
58	116	Platanus racemosa	California Sycamore	15.8"	46'-60'	46'-60'	Fair	To be removed	Yes
59	117	Platanus racemosa	California Sycamore	15.5"	61'-75'	31'-45'	Fair	To be removed	Yes
60	118	Macadamia ternifolia	Macadamia Nut	17.2" @ 6"	16'-30'	1'-15'	Good	Multi., To be removed	No

Part 1. Tree Survey Inventory Data: On Site Non-Invasive

Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	CA Native
61	119	<i>Pinus torreyana</i>	Torrey Pine	42.5"	75'	75'+	Fair	To remain	Yes
62	120	<i>Quercus agrifolia</i>	Coast Live Oak	16.8" @ 48"	16'-30'	16'-30'	Poor	To be removed	Yes
63	121	<i>Pinus halepensis</i>	Aleppo Pine	20.0"	16'-30'	16'-30'	Good	To be removed	No
64	122	<i>Melaleuca quinquenervia</i>	Paperbark Tree	12.8"	16'-30'	1'-15'	Good	To be removed	No
65	123	<i>Brugmansia spp</i>	Angel's Trumpet Tree	13.0" @ 12"	1'-15'	1'-15'	Poor	To be removed	No
66	124	<i>Melaleuca quinquenervia</i>	Paperbark Tree	26.0"	31'-45'	16'-30'	Good	To be removed	No
67	125	<i>Howea forsteriana</i>	Kentia Palm	8" @ 48"	1'-15'	1'-15'	Good	To be removed	No
68	126	<i>Chorisia speciosa</i>	Floss Silk Tree	14.4"	1'-15'	16'-30'	Fair	To be removed	No
69	128	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	45.5" @ 36"	46'-60'	75'+	Good	Multi., To be removed	Yes
70	133	<i>Juglans regia</i>	English Walnut	45" @ 12"	31'-45'	75'+	Good	Multi., To be removed	No
71	134	<i>Melaleuca quinquenervia</i>	Paperbark Tree	13.8", 10.9" @ 48"	31'-45'	16'-30'	Good	Double, To be removed	No
72	135	<i>Melaleuca quinquenervia</i>	Paperbark Tree	6.7", 5.1", 4.0" @ 48"	16'-30'	1'-15'	Good	Triple, To be removed	No
73	136	<i>Melaleuca quinquenervia</i>	Paperbark Tree	5.8", 5.4", 3.3" @ 48"	31'-45'	1'-15'	Good	Triple, To be removed	No
74	137	<i>Melaleuca quinquenervia</i>	Paperbark Tree	9.5", 5.5", 4.4" @ 48"	46'-60'	16'-30'	Fair	Triple, To be removed	No
75	138	<i>Callistemon citrinus</i>	Bottlebrush Tree	15.9" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
76	139	<i>Callistemon citrinus</i>	Bottlebrush Tree	9.6" @ 6"	1'-15'	1'-15'	Good	Multi., To be removed	No
77	140	<i>Callistemon citrinus</i>	Bottlebrush Tree	9.2" @ 6"	1'-15'	1'-15'	Fair	Multi., To be removed	No
78	141	<i>Jacaranda mimosifolia</i>	Jacaranda	9.3" @ 54"	46'-60'	46'-60'	Poor	To be removed	No
79	142	<i>Melaleuca quinquenervia</i>	Paperbark Tree	12.1"	46'-60'	16'-30'	Fair	To be removed	No
80	143	<i>Melaleuca quinquenervia</i>	Paperbark Tree	9.8", 3.4" @ 48"	31'-45'	31'-45'	Good	Double, To be removed	No
81	144	<i>Melaleuca quinquenervia</i>	Paperbark Tree	8.0"	31'-45'	31'-45'	Fair	To be removed	No
82	145	<i>Melaleuca quinquenervia</i>	Paperbark Tree	12.4", 9.0"	31'-45'	31'-45'	Fair	Double, To be removed	No
83	146	<i>Pinus torreyana</i>	Torrey Pine	52.5"	1'-15'	1'-15'	Dead	Dead stump, To be removed	Yes
84	147	<i>Jacaranda mimosifolia</i>	Jacaranda	13.1" @ 12"	46'-60'	31'-45'	Poor	Multi., To be removed	No
85	148	<i>Jacaranda mimosifolia</i>	Jacaranda	13.1" @ 48"	31'-45'	46'-60'	Poor	To be removed	No
86	149	<i>Cinnamomum camphora</i>	Camphor Tree	23.4" @ 12"	46'-60'	46'-60'	Good	To be removed	No
87	150	<i>Quercus agrifolia</i>	Coast Live Oak	19.2"	31'-45'	46'-60'	Good	To be removed	Yes
88	151	<i>Lagunaria pattersonii</i>	Primrose Tree	15.3"	46'-60'	31'-45'	Fair	To be removed	No
89	152	<i>Harpephyllum caffrum</i>	Kaffir Plum	13.6" @ 36"	16'-30'	46'-60'	Good	To be removed	No
90	153	<i>Platanus racemosa</i>	California Sycamore	16.9" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
91	154	<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	32", 10.9"	46'-60'	31'-45'	Fair	Double, To be removed	Yes
92	155	<i>Alnus rhombifolia</i>	White Alder	19.8"	46'-60'	16'-30'	Good	To be removed	Yes
93	156	<i>Citrus x sinensis</i>	Orange Tree	5.3" @ 18"	1'-15'	1'-15'	Fair	To be removed	No
94	157	<i>Citrus x sinensis</i>	Orange Tree	7.8" @ 3"	1'-15'	1'-15'	Fair	To be removed	No
95	159	<i>Alnus rhombifolia</i>	White Alder	21.1" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed	Yes
96	160	<i>Alnus rhombifolia</i>	White Alder	18.8"	31'-45'	75'+	Good	To be removed	Yes
97	161	<i>Alnus rhombifolia</i>	White Alder	18.8" @ 30"	46'-60'	31'-45'	Fair	To be removed	Yes
98	162	<i>Ficus benjamina</i>	Weeping Banyan	32.0" @ 8"	46'-60'	46'-60'	Good	To be removed	No
99	163	<i>Corymbia ficifolia</i>	Red Flowering Gum	19.9" @ 48"	16'-30'	31'-45'	Good	To be removed	No
100	164	<i>Citrus x sinensis</i>	Orange Tree	6.8" @ 3"	1'-15'	1'-15'	Fair	To be removed	No
101	165	<i>Citrus x sinensis</i>	Orange Tree	7.8" @ 16"	1'-15'	16'-30'	Good	To be removed	No
102	166	<i>Citrus x sinensis</i>	Orange Tree	6.9" @ 18"	1'-15'	16'-30'	Good	To be removed	No
103	167	<i>Citrus x sinensis</i>	Orange Tree	4.9" @ 12"	1'-15'	16'-30'	Good	To be removed	No
104	168	<i>Citrus x sinensis</i>	Orange Tree	8.5" @ 3"	1'-15'	16'-30'	Good	To be removed	No
105	169	<i>Theobroma cacao</i>	Cacao Tree	9.2" @ 48", 7.2" @ 36"	1'-15'	31'-45'	Fair	Double, To be removed	No
106	170	<i>Quercus agrifolia</i>	Coast Live Oak	5.4" @ 36"	1'-15'	1'-15'	Good	To be removed	Yes
107	171	<i>Quercus agrifolia</i>	Coast Live Oak	6.4"	16'-30'	1'-15'	Good	To be removed	Yes
108	172	<i>Quercus agrifolia</i>	Coast Live Oak	16.3"	31'-45'	46'-60'	Good	To be removed	Yes
109	173	<i>Quercus agrifolia</i>	Coast Live Oak	4.6" @ 24"	1'-15'	16'-30'	Good	Multi., To be removed	Yes

End

Part 2. Tree Survey Inventory Data: California Native Removed Under “Option A”

Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	CA Native
1	80	Quercus agrifolia	Coast Live Oak	8.6" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
2	97	Quercus agrifolia	Coast Live Oak	12.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
3	101	Quercus agrifolia	Coast Live Oak	12.1" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
4	106	Quercus agrifolia	Coast Live Oak	14.7"	31'-45'	31'-45'	Fair	To remain in "Option B"	Yes
5	107	Pinus torreyana	Torrey Pine	17.5"	31'-45'	31'-45'	Fair	To remain in "Option B"	Yes
6	108	Pinus torreyana	Torrey Pine	19.1"	31'-45'	31'-45'	Good	To remain in "Option B"	Yes
7	109	Pinus torreyana	Torrey Pine	24.0"	46'-60'	46'-60'	Fair	To remain in "Option B"	Yes
8	115	Platanus racemosa	California Sycamore	11.2"	31'-45'	31'-45'	Fair	To be removed	Yes
9	116	Platanus racemosa	California Sycamore	15.8"	46'-60'	46'-60'	Fair	To be removed	Yes
10	117	Platanus racemosa	California Sycamore	15.5"	61'-75'	31'-45'	Fair	To be removed	Yes
11	120	Quercus agrifolia	Coast Live Oak	16.8" @ 48"	16'-30'	16'-30'	Poor	To be removed	Yes
12	128	Hesperocyparis macrocarpa	Monterey Cypress	45.5" @ 36"	46'-60'	75'+	Good	Multi., To be removed	Yes
13	150	Quercus agrifolia	Coast Live Oak	19.2"	31'-45'	46'-60'	Good	To be removed	Yes
14	153	Platanus racemosa	California Sycamore	16.9" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
15	154	Hesperocyparis macrocarpa	Monterey Cypress	32", 10.9"	46'-60'	31'-45'	Fair	Double, To be removed	Yes
16	155	Alnus rhombifolia	White Alder	19.8"	46'-60'	16'-30'	Good	To be removed	Yes
17	159	Alnus rhombifolia	White Alder	21.1" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed	Yes
18	160	Alnus rhombifolia	White Alder	18.8"	31'-45'	75'+	Good	To be removed	Yes
19	161	Alnus rhombifolia	White Alder	18.8" @ 30"	46'-60'	31'-45'	Fair	To be removed	Yes
20	170	Quercus agrifolia	Coast Live Oak	5.4" @ 36"	1'-15'	1'-15'	Good	To be removed	Yes
21	171	Quercus agrifolia	Coast Live Oak	6.4"	16'-30'	1'-15'	Good	To be removed	Yes
22	172	Quercus agrifolia	Coast Live Oak	16.3"	31'-45'	46'-60'	Good	To be removed	Yes
23	173	Quercus agrifolia	Coast Live Oak	4.6" @ 24"	1'-15'	16'-30'	Good	Multi., To be removed	Yes
24	x15	Pinus torreyana	Torrey Pine	33.5"	31'-45'	31'-45'	Good	To remain in "Option B"	Yes
25	x16	Pinus torreyana	Torrey Pine	33.0", 22.5"	46'-60'	61'-75'	Good	Double, Remain "Option B"	Yes

End

Part 3. Tree Survey Inventory Data: California Native Removed Under “Option B”

Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	CA Native
1	80	Quercus agrifolia	Coast Live Oak	8.6" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
2	97	Quercus agrifolia	Coast Live Oak	12.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
3	101	Quercus agrifolia	Coast Live Oak	12.1" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
4	115	Platanus racemosa	California Sycamore	11.2"	31'-45'	31'-45'	Fair	To be removed	Yes
5	116	Platanus racemosa	California Sycamore	15.8"	46'-60'	46'-60'	Fair	To be removed	Yes
6	117	Platanus racemosa	California Sycamore	15.5"	61'-75'	31'-45'	Fair	To be removed	Yes
7	120	Quercus agrifolia	Coast Live Oak	16.8" @ 48"	16'-30'	16'-30'	Poor	To be removed	Yes
8	128	Hesperocyparis macrocarpa	Monterey Cypress	45.5" @ 36"	46'-60'	75'+	Good	Multi., To be removed	Yes
9	150	Quercus agrifolia	Coast Live Oak	19.2"	31'-45'	46'-60'	Good	To be removed	Yes
10	153	Platanus racemosa	California Sycamore	16.9" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
11	154	Hesperocyparis macrocarpa	Monterey Cypress	32", 10.9"	46'-60'	31'-45'	Fair	Double, To be removed	Yes
12	155	Alnus rhombifolia	White Alder	19.8"	46'-60'	16'-30'	Good	To be removed	Yes
13	159	Alnus rhombifolia	White Alder	21.1" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed	Yes
14	160	Alnus rhombifolia	White Alder	18.8"	31'-45'	75'+	Good	To be removed	Yes
15	161	Alnus rhombifolia	White Alder	18.8" @ 30"	46'-60'	31'-45'	Fair	To be removed	Yes
16	170	Quercus agrifolia	Coast Live Oak	5.4" @ 36"	1'-15'	1'-15'	Good	To be removed	Yes
17	171	Quercus agrifolia	Coast Live Oak	6.4"	16'-30'	1'-15'	Good	To be removed	Yes
18	172	Quercus agrifolia	Coast Live Oak	16.3"	31'-45'	46'-60'	Good	To be removed	Yes
19	173	Quercus agrifolia	Coast Live Oak	4.6" @ 24"	1'-15'	16'-30'	Good	Multi., To be removed	Yes

End

APPENDIX 4

TREE SURVEY INVENTORY DATA – TREE REPLACEMENT

The City of Encinitas Climate Action Plan revised November 18, 2020, includes a section, 3.1.6, on carbon sequestration. This section specifies one goal, Goal 7.1, “Increase Urban Tree Cover”, and one CAP Measure, CS-1, “Development and Implement an Urban Tree Planting Program”.

Additionally, there are seven Supporting Measures listed for Goal 7.1 including: “The City will continue to encourage developers to avoid the removal of any mature trees when a property is developed or redeveloped. If the removal of mature trees in unavoidable, trees are required to be replaced at a 1:1 ratio”.

Chapter 15.02 of the Encinitas Municipal Code defines a tree as “...any woody perennial plant typically having a single trunk commonly achieving ten feet in height or greater at maturity and capable of being pruned to develop a branch-free trunk at least nine feet in height...”

The City of Encinitas Urban Forest Management Program Administrative Manual Procedures dated February 28, 2012, ‘Tree Survey Report’ format for development projects requires a survey of trees, as defined above, that are greater than 4 inches in diameter, a subset of which are mature.

The City of Encinitas does not define “mature tree”.

For purposes of this project every living tree, or palm, over 8” (inches) in diameter measured at 54” (inches) above grade, or just below branching on trees with multiple trunks, will be considered to be mature trees.

Replacement for “Option A”, the project: There are 127 mature trees subject to 1 to 1 replacement. Tree No. 119 is preserved and 16 trees are dead. This calculation includes replacement for palms, trees in poor condition, and invasive species.

Replacement for “Option B”, an alternative: There are 123 mature trees subject to 1 to 1 replacement. Trees No. 106, 107, 108, 109, and 119 are preserved and 16 trees are dead. This calculation includes replacement for palms, trees in poor condition, and invasive species.

Replacement for x28 and x30: Handled offsite, on 246 Witham Road and 240 Witham Road, respectively, at more than a 1:1 ratio.

Tree Survey Inventory Data: Replacement On Site Mature Trees Under “Option A”

Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	Encinitas Invasive List
1	2	Phoenix canariensis	Canary Island Date Palm	30.7"	16'-30'	16'-30'	Fair	To be removed	Yes
2	6	Schinus terebinthifolius	Brazilian Pepper	8.4" @ 12"	1'-15'	1'-15'	Fair	Multi., To be removed	Yes
3	7	Cedrus deodara	Deodar Cedar	15.2"	31'-45'	16'-30'	Poor	To be removed	No
4	10	Syzygium paniculatum	Australian Brush Cherry	20.3" @ 6"	31'-45'	16'-30'	Poor	Multi., To be removed	No
5	11	Syzygium paniculatum	Australian Brush Cherry	22.0" @ 36"	31'-45'	16'-30'	Poor	Multi., To be removed	No
6	13	Schinus terebinthifolius	Brazilian Pepper	25.9" @ 12"	31'-45'	31'-45'	Fair	Multi., To be removed	Yes
7	14	Myoporum laetum	Ngaio	15.3" @ 24"	1'-15'	1'-15'	Poor	Multi., To be removed	Yes
8	15	Schinus terebinthifolius	Brazilian Pepper	30.2" @ 6"	1'-15'	16'-30'	Poor	Multi., To be removed	Yes
9	16	Schinus terebinthifolius	Brazilian Pepper	16.4" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
10	17	Schinus terebinthifolius	Brazilian Pepper	13.5" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
11	18	Schinus terebinthifolius	Brazilian Pepper	18.9" @ 3"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
12	20	Schinus terebinthifolius	Brazilian Pepper	20.1" @ 3"	16'-30'	16'-30'	Fair	Multi., To be removed	Yes
13	21	Schinus terebinthifolius	Brazilian Pepper	19.3" @ 3"	1'-15'	16'-30'	Fair	Multi., To be removed	Yes
14	22	Juniperus c. Torulosa	Hollywood Juniper	12.3"	16'-30'	16'-30'	Good	To be removed	No
15	23	Syzygium paniculatum	Australian Brush Cherry	8.2" @ 40"	1'-15'	1'-15'	Poor	Multi., To be removed	No
16	24	Syzygium paniculatum	Australian Brush Cherry	9.0" @ 30"	1'-15'	1'-15'	Fair	Multi., To be removed	No
17	26	Schinus terebinthifolius	Brazilian Pepper	12.9" @ 3"	1'-15'	1'-15'	Fair	Multi., To be removed	Yes
18	27	Cupressus sempervirens	Italian Cypress	8.0"	16'-30'	1'-15'	Good	To be removed	No
19	30	Myoporum laetum	Ngaio	8.2"	16'-30'	16'-30'	Poor	To be removed	Yes
20	32	Schinus terebinthifolius	Brazilian Pepper	54.3" @ 3"	16'-30'	46'-60'	Good	Multi., To be removed	Yes
21	34	Schinus terebinthifolius	Brazilian Pepper	18.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
22	35	Schinus terebinthifolius	Brazilian Pepper	24.2" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
23	36	Schinus terebinthifolius	Brazilian Pepper	49.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
24	37	Schinus terebinthifolius	Brazilian Pepper	14.2" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
25	38	Phoenix canariensis	Canary Island Date Palm	23.3"	46'-60'	31'-45'	Fair	To be removed	Yes
26	39	Phoenix canariensis	Canary Island Date Palm	24.2"	16'-30'	16'-30'	Fair	To be removed	Yes
27	40	Phoenix canariensis	Canary Island Date Palm	26.9"	31'-45'	16'-30'	Poor	To be removed	Yes
28	41	Phoenix canariensis	Canary Island Date Palm	33.5"	31'-45'	16'-30'	Fair	To be removed	Yes
29	42	Ficus spp	Ficus tree	16.0" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed	No
30	43	Ficus spp	Ficus tree	17.1" @ 24"	31'-45'	16'-30'	Good	Multi., To be removed	No
31	44	Ficus spp	Ficus tree	28.2" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed	No
32	45	Ficus citrifolia	Wild Banyan tree	15.9" @ 12"	31'-45'	16'-30'	Fair	Multi., To be removed	No
33	46	Ficus citrifolia	Wild Banyan tree	28.7" @ 12"	31'-45'	16'-30'	Fair	Multi., To be removed	No
34	47	Ficus spp	Ficus tree	41.2" @ 12"	16'-30'	31'-45'	Fair	Multi., To be removed	No
35	49	Phoenix canariensis	Canary Island Date Palm	26.5"	31'-45'	16'-30'	Fair	To be removed	Yes
36	53	Ficus lyrata	Fiddle Leaf Fig	13.8" @ 3"	31'-45'	16'-30'	Fair	Multi., To be removed	No
37	55	Ficus spp	Ficus tree	10.7" @ 12"	16'-30'	31'-45'	Poor	Multi., To be removed	No
38	56	Ficus spp	Ficus tree	25.5" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed	No
39	57	Ficus spp	Ficus tree	16.6" @ 12"	16'-30'	60'-75'	Good	Multi., To be removed	No
40	58	Ficus spp	Ficus tree	22.5" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed	No
41	59	Ficus spp	Ficus tree	22.0" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed	No
42	60	Ficus spp	Ficus tree	12.2" @ 16"	16'-30'	46'-60'	Good	Multi., To be removed	No
43	61	Ficus spp	Ficus tree	24.5" @ 3"	16'-30'	16'-30'	Poor	Multi., To be removed	No
44	62	Ficus benghalensis	Banyan Fig	23.7" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
45	63	Ficus benghalensis	Banyan Fig	25.1" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
46	64	Ficus benghalensis	Banyan Fig	24.2" @ 15"	16'-30'	16'-30'	Good	Multi., To be removed	No
47	65	Ficus trichopoda	Swamp Fig	19.5" @ 3"	1'-15'	46'-60'	Good	Multi., To be removed	No
48	66	Quercus spp	Oak	18.7" @ 12"	46'-60'	31'-45'	Good	Multi., To be removed	No
49	67	Ficus spp	Ficus tree	11.9" @ 12"	31'-45'	31'-45'	Good	Multi., To be removed	No
50	68	Ficus spp	Ficus tree	13.0" @ 12"	31'-45'	31'-45'	Good	Multi., To be removed	No
51	70	Ficus capensis	Cape Ficus	18.7"	31'-45'	46'-60'	Good	To be removed	No
52	71	Ficus capensis	Cape Ficus	101" @ 12"	31'-45'	25'-30"	Good	Multi., To be removed	No
53	72	Ficus capensis	Cape Ficus	47.1" @ 3"	16'-30'	16'-30'	Good	Multi., To be removed	No
54	73	Phoenix canariensis	Canary Island Date Palm	35.1"	16'-30'	16'-30'	Good	To be removed	Yes
55	75	Phoenix canariensis	Canary Island Date Palm	27.8"	31'-45'	16'-30'	Good	To be removed	Yes
56	77	Punica granatum	Pomegranate	9.8" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
57	78	Phoenix canariensis	Canary Island Date Palm	26.3"	31'-45'	16'-30'	Fair	To be removed	Yes
58	80	Quercus agrifolia	Coast Live Oak	8.6" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	No
59	82	Phoenix canariensis	Canary Island Date Palm	28.8"	31'-45'	1'-15'	Poor	To be removed	Yes
60	83	Ailanthus altissima	Tree of Heaven	16.2"	46'-60'	16'-30'	Poor	To be removed	Yes
61	84	Ailanthus altissima	Tree of Heaven	22.8" @ 16"	46'-60'	16'-30'	Poor	Multi., To be removed	Yes
62	86	Myoporum laetum	Ngaio	8.5" @ grnd	1'-15'	1'-15'	Poor	Multi., To be removed	Yes
63	87	Myoporum laetum	Ngaio	10.1"	1'-15'	1'-15'	Poor	To be removed	Yes
64	88	Eriobotrya deflexa	Bronze Loquat	8.1" @ 3"	1'-15'	1'-15'	Fair	To be removed	No

Tree Survey Inventory Data: Replacement On Site Mature Trees Under “Option A”

Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	Encinitas Invasive List
65	89	Casimiroa edulis	White Sapote	22.0" @ 12"	16'-30'	31'-45'	Fair	Multi., To be removed	No
66	90	Psidium cattleianum	Strawberry Guava	8.6" @ 12"	16'-30'	1'-15'	Poor	Multi., To be removed	No
67	93	Myoporum laetum	Ngaio	19.4" @ 16"	1'-15'	16'-30'	Poor	Multi., To be removed	Yes
68	94	Punica granatum	Pomegranate	23.8" @ grnd.	1'-15'	16'-30'	Fair	Multi., To be removed	No
69	97	Quercus agrifolia	Coast Live Oak	12.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	No
70	98	Punica granatum	Pomegranate	21.2" @ grnd.	1'-15'	16'-30'	Good	Multi., To be removed	No
71	99	Punica granatum	Pomegranate	15.0" @ grnd.	1'-15'	31'-45'	Good	Multi., To be removed	No
72	100	Macadamia ternifolia	Macadamia Nut	16.2" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
73	101	Quercus agrifolia	Coast Live Oak	12.1" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed	No
74	103	Phoenix canariensis	Canary Island Date Palm	26.9"	46'-60'	1'-15'	Poor	To be removed	Yes
75	104	Phoenix canariensis	Canary Island Date Palm	26.5"	16'-30'	1'-15'	Fair	To be removed	Yes
76	105	Phoenix canariensis	Canary Island Date Palm	32.6"	46'-60'	1'-15'	Poor	To be removed	Yes
77	106	Quercus agrifolia	Coast Live Oak	14.7"	31'-45'	31'-45'	Fair	To remain in "Option B"	Yes
78	107	Pinus torreyana	Torrey Pine	17.5"	31'-45'	31'-45'	Fair	To remain in "Option B"	Yes
79	108	Pinus torreyana	Torrey Pine	19.1"	31'-45'	31'-45'	Good	To remain in "Option B"	Yes
80	109	Pinus torreyana	Torrey Pine	24.0"	46'-60'	46'-60'	Fair	To remain in "Option B"	Yes
81	112	Ailanthus altissima	Tree of Heaven	9.1" @ 12"	1'-15'	16'-30'	Poor	Multi., To be removed	Yes
82	113	Ailanthus altissima	Tree of Heaven	16.7" @ grnd.	31'-45'	31'-45'	Poor	Multi., To be removed	Yes
83	114	Ailanthus altissima	Tree of Heaven	12.7" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
84	115	Platanus racemosa	California Sycamore	11.2"	31'-45'	31'-45'	Fair	To be removed	No
85	116	Platanus racemosa	California Sycamore	15.8"	46'-60'	46'-60'	Fair	To be removed	No
86	117	Platanus racemosa	California Sycamore	15.5"	61'-75'	31'-45'	Fair	To be removed	No
87	118	Macadamia ternifolia	Macadamia Nut	17.2" @ 6"	16'-30'	1'-15'	Good	Multi., To be removed	No
88	120	Quercus agrifolia	Coast Live Oak	16.8" @ 48"	16'-30'	16'-30'	Poor	To be removed	No
89	121	Pinus halepensis	Aleppo Pine	20.0"	16'-30'	16'-30'	Good	To be removed	No
90	122	Melaleuca quinquenervia	Paperbark Tree	12.8"	16'-30'	1'-15'	Good	To be removed	No
91	123	Brugmansia spp	Angel's Trumpet Tree	13.0" @ 12"	1'-15'	1'-15'	Poor	To be removed	No
92	124	Melaleuca quinquenervia	Paperbark Tree	26.0"	31'-45'	16'-30'	Good	To be removed	No
93	125	Howea forsteriana	Kentia Palm	8" @ 48"	1'-15'	1'-15'	Good	To be removed	No
94	126	Chorisia speciosa	Floss Silk Tree	14.4"	1'-15'	16'-30'	Fair	To be removed	No
95	127	Myoporum laetum	Ngaio	15.1" @ 12"	16'-30'	31'-45'	Poor	Multi., To be removed	Yes
96	128	Hesperocyparis macrocarpa	Monterey Cypress	45.5" @ 36"	46'-60'	75'+	Good	To be removed	No
97	133	Juglans regia	English Walnut	45" @ 12"	31'-45'	75'+	Good	Multi., To be removed	No
98	134	Melaleuca quinquenervia	Paperbark Tree	13.8", 10.9" @ 48"	31'-45'	16'-30'	Good	Double, To be removed	No
99	135	Melaleuca quinquenervia	Paperbark Tree	6.7", 5.1", 4.0" @ 48"	16'-30'	1'-15'	Good	Triple, To be removed	No
100	136	Melaleuca quinquenervia	Paperbark Tree	5.8", 5.4", 3.3" @ 48"	31'-45'	1'-15'	Good	Triple, To be removed	No
101	137	Melaleuca quinquenervia	Paperbark Tree	9.5", 5.5", 4.4" @ 48"	46'-60'	16'-30'	Fair	Triple, To be removed	No
102	138	Callistemon citrinus	Bottlebrush Tree	15.9" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
103	139	Callistemon citrinus	Bottlebrush Tree	9.6" @ 6"	1'-15'	1'-15'	Good	Multi., To be removed	No
104	140	Callistemon citrinus	Bottlebrush Tree	9.2" @ 6"	1'-15'	1'-15'	Fair	Multi., To be removed	No
105	141	Jacaranda mimosifolia	Jacaranda	9.3" @ 54"	46'-60'	46'-60'	Poor	To be removed	No
106	142	Melaleuca quinquenervia	Paperbark Tree	12.1"	46'-60'	16'-30'	Fair	To be removed	No
107	143	Melaleuca quinquenervia	Paperbark Tree	9.8", 3.4" @ 48"	31'-45'	31'-45'	Good	Double, To be removed	No
108	144	Melaleuca quinquenervia	Paperbark Tree	8.0"	31'-45'	31'-45'	Fair	To be removed	No
109	145	Melaleuca quinquenervia	Paperbark Tree	12.4", 9.0"	31'-45'	31'-45'	Fair	Double, To be removed	No
110	147	Jacaranda mimosifolia	Jacaranda	13.1" @ 12"	46'-60'	31'-45'	Poor	Multi., To be removed	No
111	148	Jacaranda mimosifolia	Jacaranda	13.1" @ 48"	31'-45'	46'-60'	Poor	To be removed	No
112	149	Cinnamomum camphora	Camphor Tree	23.4" @ 12"	46'-60'	46'-60'	Good	To be removed	No
113	150	Quercus agrifolia	Coast Live Oak	19.2"	31'-45'	46'-60'	Good	To be removed	No
114	151	Lagunaria pattersonii	Primrose Tree	15.3"	46'-60'	31'-45'	Fair	To be removed	No
115	152	Harpephyllum caffrum	Kaffir Plum	13.6" @ 36"	16'-30'	46'-60'	Good	To be removed	No
116	153	Platanus racemosa	California Sycamore	16.9" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	No
117	154	Hesperocyparis macrocarpa	Monterey Cypress	32", 10.9"	46'-60'	31'-45'	Fair	Double, To be removed	No
118	155	Alnus rhombifolia	White Alder	19.8"	46'-60'	16'-30'	Good	To be removed	No
119	158	Phoenix canariensis	Canary Island Date Palm	25.1"	16'-30'	16'-30'	Good	To be removed	Yes
120	159	Alnus rhombifolia	White Alder	21.1" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed	No
121	160	Alnus rhombifolia	White Alder	18.8"	31'-45'	75'+	Good	To be removed	No
122	161	Alnus rhombifolia	White Alder	18.8" @ 30"	46'-60'	31'-45'	Fair	To be removed	No
123	162	Ficus benjamina	Weeping Banyan	32.0" @ 8"	46'-60'	46'-60'	Good	To be removed	No
124	163	Corymbia ficifolia	Red Flowering Gum	19.9" @ 48"	16'-30'	31'-45'	Good	To be removed	No
125	168	Citrus x sinensis	Orange Tree	8.5" @ 3"	1'-15'	16'-30'	Good	To be removed	No
126	169	Theobroma cacao	Cacao Tree	9.2" @ 48", 7.2" @ 36"	1'-15'	31'-45'	Fair	Double, To be removed	No
127	172	Quercus agrifolia	Coast Live Oak	16.3"	31'-45'	46'-60'	Good	To be removed	No

End

Tree Survey Inventory Data: Replacement On Site Mature Trees Under “Option B”

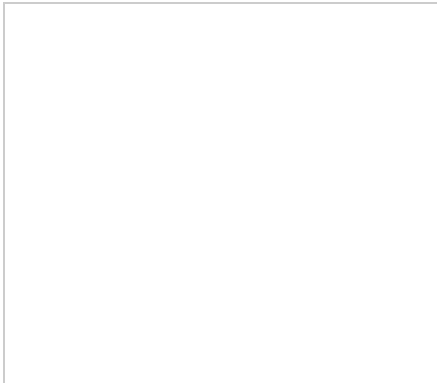
Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	Encinitas Invasive List
1	2	Phoenix canariensis	Canary Island Date Palm	30.7"	16'-30'	16'-30'	Fair	To be removed	Yes
2	6	Schinus terebinthifolius	Brazilian Pepper	8.4" @ 12"	1'-15'	1'-15'	Fair	Multi., To be removed	Yes
3	7	Cedrus deodara	Deodar Cedar	15.2"	31'-45'	16'-30'	Poor	To be removed	No
4	10	Syzygium paniculatum	Australian Brush Cherry	20.3" @ 6"	31'-45'	16'-30'	Poor	Multi., To be removed	No
5	11	Syzygium paniculatum	Australian Brush Cherry	22.0" @ 36"	31'-45'	16'-30'	Poor	Multi., To be removed	No
6	13	Schinus terebinthifolius	Brazilian Pepper	25.9" @ 12"	31'-45'	31'-45'	Fair	Multi., To be removed	Yes
7	14	Myoporum laetum	Ngaio	15.3" @ 24"	1'-15'	1'-15'	Poor	Multi., To be removed	Yes
8	15	Schinus terebinthifolius	Brazilian Pepper	30.2" @ 6"	1'-15'	16'-30'	Poor	Multi., To be removed	Yes
9	16	Schinus terebinthifolius	Brazilian Pepper	16.4" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
10	17	Schinus terebinthifolius	Brazilian Pepper	13.5" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
11	18	Schinus terebinthifolius	Brazilian Pepper	18.9" @ 3"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
12	20	Schinus terebinthifolius	Brazilian Pepper	20.1" @ 3"	16'-30'	16'-30'	Fair	Multi., To be removed	Yes
13	21	Schinus terebinthifolius	Brazilian Pepper	19.3" @ 3"	1'-15'	16'-30'	Fair	Multi., To be removed	Yes
14	22	Juniperus c. Torulosa	Hollywood Juniper	12.3"	16'-30'	16'-30'	Good	To be removed	No
15	23	Syzygium paniculatum	Australian Brush Cherry	8.2" @ 40"	1'-15'	1'-15'	Poor	Multi., To be removed	No
16	24	Syzygium paniculatum	Australian Brush Cherry	9.0" @ 30"	1'-15'	1'-15'	Fair	Multi., To be removed	No
17	26	Schinus terebinthifolius	Brazilian Pepper	12.9" @ 3"	1'-15'	1'-15'	Fair	Multi., To be removed	Yes
18	27	Cupressus sempervirens	Italian Cypress	8.0"	16'-30'	1'-15'	Good	To be removed	No
19	30	Myoporum laetum	Ngaio	8.2"	16'-30'	16'-30'	Poor	To be removed	Yes
20	32	Schinus terebinthifolius	Brazilian Pepper	54.3" @ 3"	16'-30'	46'-60'	Good	Multi., To be removed	Yes
21	34	Schinus terebinthifolius	Brazilian Pepper	18.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
22	35	Schinus terebinthifolius	Brazilian Pepper	24.2" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
23	36	Schinus terebinthifolius	Brazilian Pepper	49.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
24	37	Schinus terebinthifolius	Brazilian Pepper	14.2" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	Yes
25	38	Phoenix canariensis	Canary Island Date Palm	23.3"	46'-60'	31'-45'	Fair	To be removed	Yes
26	39	Phoenix canariensis	Canary Island Date Palm	24.2"	16'-30'	16'-30'	Fair	To be removed	Yes
27	40	Phoenix canariensis	Canary Island Date Palm	26.9"	31'-45'	16'-30'	Poor	To be removed	Yes
28	41	Phoenix canariensis	Canary Island Date Palm	33.5"	31'-45'	16'-30'	Fair	To be removed	Yes
29	42	Ficus spp	Ficus tree	16.0" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed	No
30	43	Ficus spp	Ficus tree	17.1" @ 24"	31'-45'	16'-30'	Good	Multi., To be removed	No
31	44	Ficus spp	Ficus tree	28.2" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed	No
32	45	Ficus citrifolia	Wild Banyan tree	15.9" @ 12"	31'-45'	16'-30'	Fair	Multi., To be removed	No
33	46	Ficus citrifolia	Wild Banyan tree	28.7" @ 12"	31'-45'	16'-30'	Fair	Multi., To be removed	No
34	47	Ficus spp	Ficus tree	41.2" @ 12"	16'-30'	31'-45'	Fair	Multi., To be removed	No
35	49	Phoenix canariensis	Canary Island Date Palm	26.5"	31'-45'	16'-30'	Fair	To be removed	Yes
36	53	Ficus lyrata	Fiddle Leaf Fig	13.8" @ 3"	31'-45'	16'-30'	Fair	Multi., To be removed	No
37	55	Ficus spp	Ficus tree	10.7" @ 12"	16'-30'	31'-45'	Poor	Multi., To be removed	No
38	56	Ficus spp	Ficus tree	25.5" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed	No
39	57	Ficus spp	Ficus tree	16.6" @ 12"	16'-30'	60'-75'	Good	Multi., To be removed	No
40	58	Ficus spp	Ficus tree	22.5" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed	No
41	59	Ficus spp	Ficus tree	22.0" @ 12"	16'-30'	46'-60'	Good	Multi., To be removed	No
42	60	Ficus spp	Ficus tree	12.2" @ 16"	16'-30'	46'-60'	Good	Multi., To be removed	No
43	61	Ficus spp	Ficus tree	24.5" @ 3"	16'-30'	16'-30'	Poor	Multi., To be removed	No
44	62	Ficus benghalensis	Banyan Fig	23.7" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
45	63	Ficus benghalensis	Banyan Fig	25.1" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
46	64	Ficus benghalensis	Banyan Fig	24.2" @ 15"	16'-30'	16'-30'	Good	Multi., To be removed	No
47	65	Ficus trichopoda	Swamp Fig	19.5" @ 3"	1'-15'	46'-60'	Good	Multi., To be removed	No
48	66	Quercus spp	Oak	18.7" @ 12"	46'-60'	31'-45'	Good	Multi., To be removed	No
49	67	Ficus spp	Ficus tree	11.9" @ 12"	31'-45'	31'-45'	Good	Multi., To be removed	No
50	68	Ficus spp	Ficus tree	13.0" @ 12"	31'-45'	31'-45'	Good	Multi., To be removed	No
51	70	Ficus capensis	Cape Ficus	18.7"	31'-45'	46'-60'	Good	To be removed	No
52	71	Ficus capensis	Cape Ficus	101" @ 12"	31'-45'	25'-30"	Good	Multi., To be removed	No
53	72	Ficus capensis	Cape Ficus	47.1" @ 3"	16'-30'	16'-30'	Good	Multi., To be removed	No
54	73	Phoenix canariensis	Canary Island Date Palm	35.1"	16'-30'	16'-30'	Good	To be removed	Yes
55	75	Phoenix canariensis	Canary Island Date Palm	27.8"	31'-45'	16'-30'	Good	To be removed	Yes
56	77	Punica granatum	Pomegranate	9.8" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
57	78	Phoenix canariensis	Canary Island Date Palm	26.3"	31'-45'	16'-30'	Fair	To be removed	Yes
58	80	Quercus agrifolia	Coast Live Oak	8.6" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	No
59	82	Phoenix canariensis	Canary Island Date Palm	28.8"	31'-45'	1'-15'	Poor	To be removed	Yes
60	83	Ailanthus altissima	Tree of Heaven	16.2"	46'-60'	16'-30'	Poor	To be removed	Yes
61	84	Ailanthus altissima	Tree of Heaven	22.8" @ 16"	46'-60'	16'-30'	Poor	Multi., To be removed	Yes
62	86	Myoporum laetum	Ngaio	8.5" @ grnd	1'-15'	1'-15'	Poor	Multi., To be removed	Yes
63	87	Myoporum laetum	Ngaio	10.1"	1'-15'	1'-15'	Poor	To be removed	Yes
64	88	Eriobotrya deflexa	Bronze Loquat	8.1" @ 3"	1'-15'	1'-15'	Fair	To be removed	No

Tree Survey Inventory Data: Replacement On Site Mature Trees Under “Option B”

Count	#	Botanical Name	Common Name	Trunk	Tree Height in Feet	Canopy Spread in Feet	Condition	Notes	Encinitas Invasive List
65	89	Casimiroa edulis	White Sapote	22.0" @ 12"	16'-30'	31'-45'	Fair	Multi., To be removed	No
66	90	Psidium cattleianum	Strawberry Guava	8.6" @ 12"	16'-30'	1'-15'	Poor	Multi., To be removed	No
67	93	Myoporum laetum	Ngaio	19.4" @ 16"	1'-15'	16'-30'	Poor	Multi., To be removed	Yes
68	94	Punica granatum	Pomegranate	23.8" @ grnd.	1'-15'	16'-30'	Fair	Multi., To be removed	No
69	97	Quercus agrifolia	Coast Live Oak	12.1" @ 12"	16'-30'	16'-30'	Good	Multi., To be removed	No
70	98	Punica granatum	Pomegranate	21.2" @ grnd.	1'-15'	16'-30'	Good	Multi., To be removed	No
71	99	Punica granatum	Pomegranate	15.0" @ grnd.	1'-15'	31'-45'	Good	Multi., To be removed	No
72	100	Macadamia ternifolia	Macadamia Nut	16.2" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
73	101	Quercus agrifolia	Coast Live Oak	12.1" @ 24"	16'-30'	16'-30'	Good	Multi., To be removed	No
74	103	Phoenix canariensis	Canary Island Date Palm	26.9"	46'-60'	1'-15'	Poor	To be removed	Yes
75	104	Phoenix canariensis	Canary Island Date Palm	26.5"	16'-30'	1'-15'	Fair	To be removed	Yes
76	105	Phoenix canariensis	Canary Island Date Palm	32.6"	46'-60'	1'-15'	Poor	To be removed	Yes
77	112	Allanthurus altissima	Tree of Heaven	9.1' @ 12"	1'-15'	16'-30'	Poor	Multi., To be removed	Yes
78	113	Allanthurus altissima	Tree of Heaven	16.7" @ grnd.	31'-45'	31'-45'	Poor	Multi., To be removed	Yes
79	114	Allanthurus altissima	Tree of Heaven	12.7" @ 12"	16'-30'	16'-30'	Poor	Multi., To be removed	Yes
80	115	Platanus racemosa	California Sycamore	11.2"	31'-45'	31'-45'	Fair	To be removed	No
81	116	Platanus racemosa	California Sycamore	15.8"	46'-60'	46'-60'	Fair	To be removed	No
82	117	Platanus racemosa	California Sycamore	15.5"	61'-75'	31'-45'	Fair	To be removed	No
83	118	Macadamia ternifolia	Macadamia Nut	17.2" @ 6"	16'-30'	1'-15'	Good	Multi., To be removed	No
84	120	Quercus agrifolia	Coast Live Oak	16.8" @ 48"	16'-30'	16'-30'	Poor	To be removed	No
85	121	Pinus halepensis	Aleppo Pine	20.0"	16'-30'	16'-30'	Good	To be removed	No
86	122	Melaleuca quinquenervia	Paperbark Tree	12.8"	16'-30'	1'-15'	Good	To be removed	No
87	123	Brugmansia spp	Angel's Trumpet Tree	13.0" @ 12"	1'-15'	1'-15'	Poor	To be removed	No
88	124	Melaleuca quinquenervia	Paperbark Tree	26.0"	31'-45'	16'-30'	Good	To be removed	No
89	125	Howea forsteriana	Kentia Palm	8" @ 48"	1'-15'	1'-15'	Good	To be removed	No
90	126	Chorisia speciosa	Floss Silk Tree	14.4"	1'-15'	16'-30'	Fair	To be removed	No
91	127	Myoporum laetum	Ngaio	15.1" @ 12"	16'-30'	31'-45'	Poor	Multi., To be removed	Yes
92	128	Hesperocyparis macrocarpa	Monterey Cypress	45.5" @ 36"	46'-60'	75'+	Good	Multi., To be removed	No
93	133	Juglans regia	English Walnut	45" @ 12"	31'-45'	75'+	Good	Multi., To be removed	No
94	134	Melaleuca quinquenervia	Paperbark Tree	13.8", 10.9" @ 48"	31'-45'	16'-30'	Good	Double, To be removed	No
95	135	Melaleuca quinquenervia	Paperbark Tree	6.7", 5.1", 4.0" @ 48"	16'-30'	1'-15'	Good	Triple, To be removed	No
96	136	Melaleuca quinquenervia	Paperbark Tree	5.8", 5.4", 3.3" @ 48"	31'-45'	1'-15'	Good	Triple, To be removed	No
97	137	Melaleuca quinquenervia	Paperbark Tree	9.5", 5.5", 4.4" @ 48"	46'-60'	16'-30'	Fair	Triple, To be removed	No
98	138	Callistemon citrinus	Bottlebrush Tree	15.9" @ 12"	1'-15'	16'-30'	Good	Multi., To be removed	No
99	139	Callistemon citrinus	Bottlebrush Tree	9.6" @ 6"	1'-15'	1'-15'	Good	Multi., To be removed	No
100	140	Callistemon citrinus	Bottlebrush Tree	9.2" @ 6"	1'-15'	1'-15'	Fair	Multi., To be removed	No
101	141	Jacaranda mimosifolia	Jacaranda	9.3" @ 54"	46'-60'	46'-60'	Poor	To be removed	No
102	142	Melaleuca quinquenervia	Paperbark Tree	12.1"	46'-60'	16'-30'	Fair	To be removed	No
103	143	Melaleuca quinquenervia	Paperbark Tree	9.8", 3.4" @ 48"	31'-45'	31'-45'	Good	Double, To be removed	No
104	144	Melaleuca quinquenervia	Paperbark Tree	8.0"	31'-45'	31'-45'	Fair	To be removed	No
105	145	Melaleuca quinquenervia	Paperbark Tree	12.4", 9.0"	31'-45'	31'-45'	Fair	Double, To be removed	No
106	147	Jacaranda mimosifolia	Jacaranda	13.1" @ 12"	46'-60'	31'-45'	Poor	Multi., To be removed	No
107	148	Jacaranda mimosifolia	Jacaranda	13.1" @ 48"	31'-45'	46'-60'	Poor	To be removed	No
108	149	Cinnamomum camphora	Camphor Tree	23.4" @ 12"	46'-60'	46'-60'	Good	To be removed	No
109	150	Quercus agrifolia	Coast Live Oak	19.2"	31'-45'	46'-60'	Good	To be removed	No
110	151	Lagunaria pattersonii	Primrose Tree	15.3"	46'-60'	31'-45'	Fair	To be removed	No
111	152	Harpephyllum caffrum	Kaffir Plum	13.6" @ 36"	16'-30'	46'-60'	Good	To be removed	No
112	153	Platanus racemosa	California Sycamore	16.9" @ 6"	16'-30'	16'-30'	Good	Multi., To be removed	No
113	154	Hesperocyparis macrocarpa	Monterey Cypress	32", 10.9"	46'-60'	31'-45'	Fair	Double, To be removed	No
114	155	Alnus rhombifolia	White Alder	19.8"	46'-60'	16'-30'	Good	To be removed	No
115	158	Phoenix canariensis	Canary Island Date Palm	25.1"	16'-30'	16'-30'	Good	To be removed	Yes
116	159	Alnus rhombifolia	White Alder	21.1" @ 12"	46'-60'	31'-45'	Fair	Multi., To be removed	No
117	160	Alnus rhombifolia	White Alder	18.8"	31'-45'	75'+	Good	To be removed	No
118	161	Alnus rhombifolia	White Alder	18.8" @ 30"	46'-60'	31'-45'	Fair	To be removed	No
119	162	Ficus benjamina	Weeping Banyan	32.0" @ 8"	46'-60'	46'-60'	Good	To be removed	No
120	163	Corymbia ficifolia	Red Flowering Gum	19.9" @ 48"	16'-30'	31'-45'	Good	To be removed	No
121	168	Citrus x sinensis	Orange Tree	8.5" @ 3"	1'-15'	16'-30'	Good	To be removed	No
122	169	Theobroma cacao	Cacao Tree	9.2" @ 48", 7.2" @ 36"	1'-15'	31'-45'	Fair	Double, To be removed	No
123	172	Quercus agrifolia	Coast Live Oak	16.3"	31'-45'	46'-60'	Good	To be removed	No

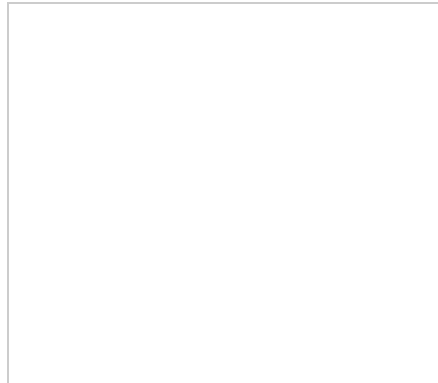
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APPENDIX 5
TREE SURVEY REPORT - ON SITE TREES
PHOTOGRAPHS



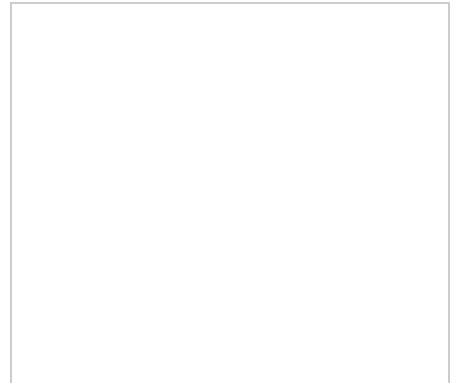
July 10, 2021

Eriobotrya deflexa
Bronze Loquat Tag# 1



July 10, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 2



July 10, 2021

Acacia spp.
Acacia Species Tag# 3



July 10, 2021

Acacia spp.
Acacia Species Tag# 4



July 10, 2021

Myoporum laetum
Ngaio Tag# 5



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 6



July 10, 2021

Cedrus deodara
Deodar Cedar

Tag# 7



July 10, 2021

Myoporum laetum
Ngaio

Tag# 8



July 10, 2021

Myoporum laetum
Ngaio

Tag# 9



July 10, 2021

Syzygium paniculatum
Australian Brush Cherry Tag# 10



July 10, 2021

Syzygium paniculatum
Australian Brush Cherry Tag# 11



July 10, 2021

Myoporum laetum
Ngaio Tag# 12



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 13



July 10, 2021

Myoporum laetum
Ngaio Tag# 14



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 15



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 16



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 17



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 18



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 19



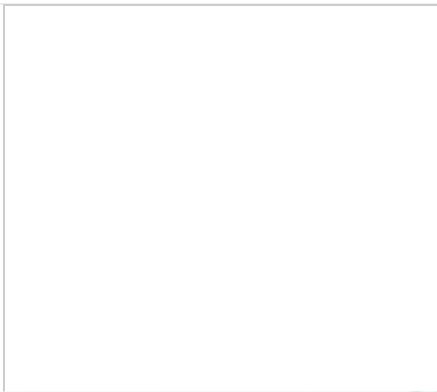
July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 20



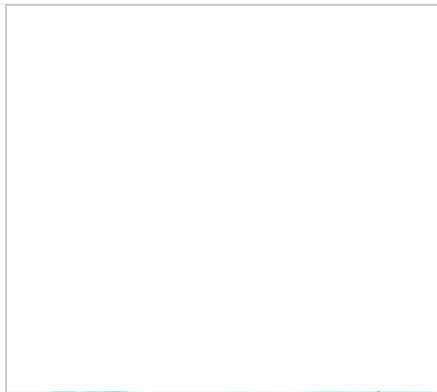
July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 21



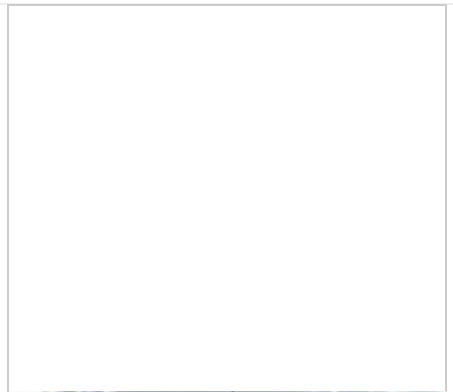
July 10, 2021

Juniperus chinensis cv. 'Torulosa'
Hollywood Juniper Tag# 22



July 10, 2021

Syzygium paniculatum
Australian Brush Cherry Tag# 23



July 10, 2021

Syzygium paniculatum
Australian Brush Cherry Tag# 24



July 10, 2021

Myoporum laetum
Ngaio

Tag# 25



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree



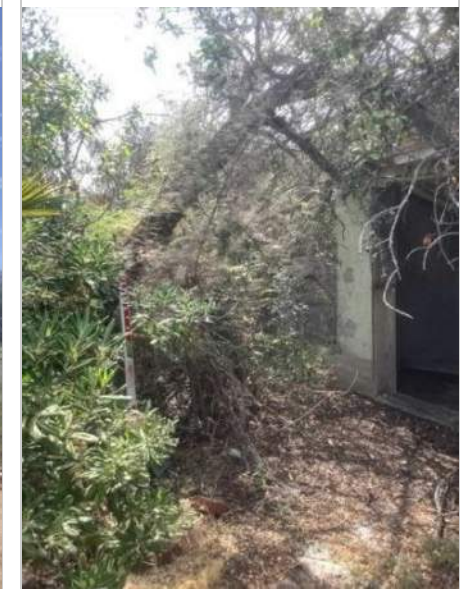
Tag# 26



July 10, 2021

Cupressus sempervirens
Italian Cypress

Tag# 27

		
<p>July 10, 2021</p> <p><i>Cupressus sempervirens</i> Italian Cypress Tag# 28</p>	<p>July 10, 2021</p> <p><i>Cupressus sempervirens</i> Italian Cypress Tag# 29</p>	<p>July 10, 2021</p> <p><i>Myoporum laetum</i> Ngaio Tag# 30</p>



July 17, 2021

Cupaniopsis anacardioides
Carrotwood Tag# 31



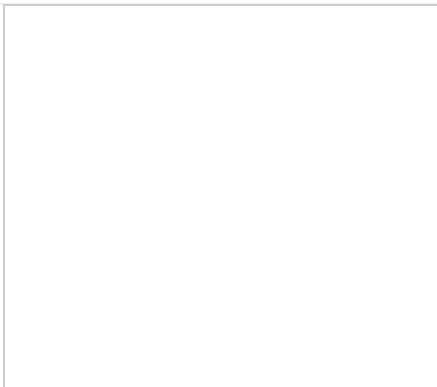
July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 32



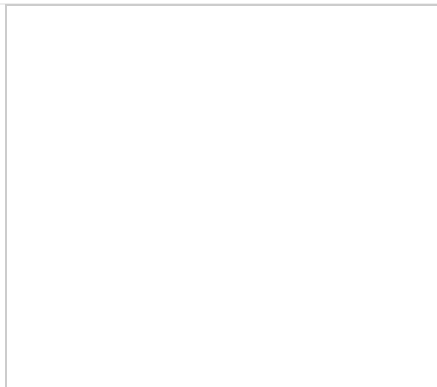
July 10, 2021

Eucalyptus spp.
Eucalyptus Species Tag# 33



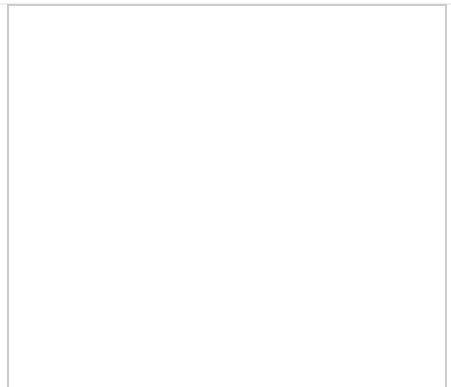
July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 34



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 35



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 36



July 10, 2021

Schinus terebinthifolius
Brazilian Pepper Tree Tag# 37



July 17, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 38



July 17, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 39



July 10, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 40



July 10, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 41



July 10, 2021

Ficus spp.
Ficus Species Tag# 42



July 10, 2021

Ficus spp.
Ficus Species Tag# 43



July 10, 2021

Ficus spp.
Ficus Species Tag# 44



July 10, 2021

Ficus citrifolia
Wild Banyan Tree Tag# 45



July 10, 2021

Ficus citrifolia
Wild Banyan Tree Tag# 46



July 10, 2021

Ficus spp.
Ficus Species Tag# 47



July 10, 2021

Ficus spp.
Ficus Species Tag# 48



July 10, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 49



July 10, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 50



July 17, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 51



July 10, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 52



July 16, 2021

Ficus lyrata
Fiddle Leaf Fig Tag# 53



July 16, 2021

Ficus spp.
Ficus Species Tag# 54



July 16, 2021

Ficus spp.
Ficus Species

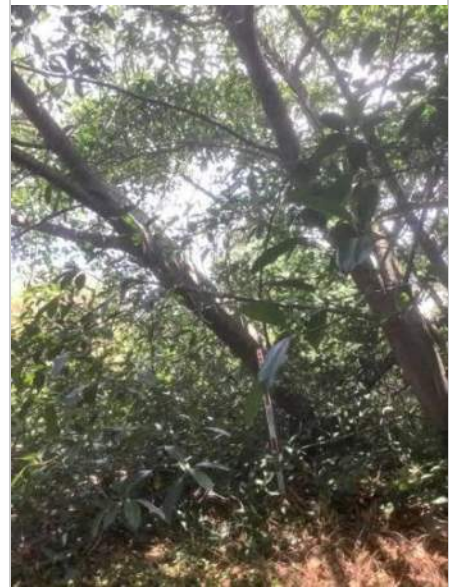
Tag# 55



July 16, 2021

Ficus spp.
Ficus Species

Tag# 56



July 10, 2021

Ficus spp.
Ficus Species

Tag# 57



July 10, 2021

Ficus spp.
Ficus Species

Tag# 58



July 10, 2021

Ficus spp.
Ficus Species

Tag# 59



July 10, 2021

Ficus spp.
Ficus Species

Tag# 60



July 16, 2021

Ficus spp.
Ficus Species

Tag# 61



July 16, 2021

Ficus benghalensis
Banyan Fig

Tag# 62



July 16, 2021

Ficus benghalensis
Banyan Fig

Tag# 63



July 16, 2021

Ficus benghalensis
Green Gem Indian Laurel Fig Tag# 64



July 16, 2021

Ficus trichopoda
Swamp Fig Tag# 65



July 10, 2021

Quercus spp.
Oak Species Tag# 66



July 10, 2021

Ficus spp.
Ficus Species

Tag# 67



July 10, 2021

Ficus spp.
Ficus Species

Tag# 68



July 10, 2021

Ficus spp.
Ficus Species

Tag# 69



July 10, 2021

Ficus capensis
Cape Fig

Tag# 70



July 10, 2021

Ficus capensis
Cape Fig

Tag# 71



July 10, 2021

Ficus capensis
Cape Fig

Tag# 72



July 10, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 73



July 10, 2021

Inga edulis
Ice Cream Bean Tag# 74



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 75



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 76



July 16, 2021

Punica granatum
Pomegranate Tag# 77



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 78



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 79



July 16, 2021

Quercus agrifolia
Coast Live Oak Tag# 80



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 81



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 82



July 16, 2021

Ailanthus altissima
Tree of Heaven Tag# 83



July 16, 2021

Ailanthus altissima
Tree of Heaven Tag# 84



July 16, 2021

Ailanthus altissima
Tree of Heaven

Tag# 85



July 16, 2021

Myoporum laetum
Ngaio

Tag# 86



July 16, 2021

Myoporum laetum
Ngaio

Tag# 87



July 16, 2021

Eriobotrya deflexa
Bronze Loquat Tag# 88



July 16, 2021

Casimiroa edulis
White Sapote Tag# 89



July 16, 2021

Psidium cattleianum
Strawberry Guava Tag# 90



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 91



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 92



July 16, 2021

Myoporum laetum
Ngaio Tag# 93



July 17, 2021

Punica granatum
Pomegranate

Tag# 94



July 16, 2021

Phoenix canariensis
Canary Island Date Palm

Tag# 95



July 17, 2021

Phoenix canariensis
Canary Island Date Palm

Tag# 96

		
<p>July 16, 2021</p>	<p>July 16, 2021</p>	<p>July 16, 2021</p>
<p><i>Quercus agrifolia</i> Coast Live Oak Tag# 97</p>	<p><i>Punica granatum</i> Pomegranate Tag# 98</p>	<p><i>Punica granatum</i> Pomegranate Tag# 99</p>



July 16, 2021

Macadamia ternifolia
Macadamia nut Tag# 100



July 16, 2021

Quercus agrifolia
Coast Live Oak Tag# 101



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 102



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 103



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 104



July 16, 2021

Phoenix canariensis
Canary Island Date Palm Tag# 105



July 17, 2021

Quercus agrifolia
Coast Live Oak

Tag# 106



July 17, 2021

Pinus torreyana
Torrey Pine

Tag# 107



July 17, 2021

Pinus torreyana
Torrey Pine

Tag# 108



July 17, 2021

Pinus torreyana
Torrey Pine

Tag# 109



July 17, 2021

Ailanthus altissima
Tree of Heaven

Tag# 110



July 17, 2021

Ailanthus altissima
Tree of Heaven

Tag# 111



July 17, 2021

Ailanthus altissima
Tree of Heaven

Tag# 112



July 17, 2021

Ailanthus altissima
Tree of Heaven

Tag# 113



July 17, 2021

Ailanthus altissima
Tree of Heaven

Tag# 114



July 17, 2021

Platanus racemosa
California Sycamore Tag# 115



July 17, 2021

Platanus racemosa
California Sycamore Tag# 116



July 17, 2021

Platanus racemosa
California Sycamore Tag# 117



July 17, 2021

Macadamia ternifolia
Macadamia nut Tag# 118



July 17, 2021

Pinus torreyana
Torrey Pine Tag# 119



July 17, 2021

Quercus agrifolia
Coast Live Oak Tag# 120



July 17, 2021

Pinus halepensis
Aleppo Pine

Tag# 121



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree

Tag# 122



July 17, 2021

Brugmansia suaveolens
Angel's Trumpet

Tag# 123



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree Tag# 124



July 17, 2021

Howea forsteriana
Kentia Palm Tag# 125



July 17, 2021

Ceiba speciosa
Silk Floss Tree Tag# 126



July 17, 2021

Myoporum laetum
Ngaio

Tag# 127



July 17, 2021

Hesperocyparis macrocarpa
Monterey Cypress

Tag# 128



July 17, 2021

Myoporum laetum
Ngaio

Tag# 129



July 17, 2021

Myoporum laetum
Ngaio

Tag# 130



July 17, 2021

Myoporum laetum
Ngaio

Tag# 131



July 17, 2021

Myoporum laetum
Ngaio

Tag# 132



July 17, 2021

Juglans regia
English Walnut

Tag# 133



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree

Tag# 134



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree

Tag# 135



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree Tag# 136



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree Tag# 137



July 17, 2021

Callistemon citrinus
Bottlebrush Tree Tag# 138



July 17, 2021

Callistemon citrinus
Bottlebrush Tree Tag# 139



July 17, 2021

Callistemon citrinus
Bottlebrush Tree Tag# 140



July 17, 2021

Jacaranda mimosifolia
Jacaranda Tag# 141



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree Tag# 142



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree Tag# 143



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree Tag# 144



July 17, 2021

Melaleuca quinquenervia
Paperbark Tree

Tag# 145

NOTE: Stump Not Found



July 17, 2021

Pinus torreyana
Torrey Pine

Tag# 146



July 17, 2021

Jacaranda mimosifolia
Jacaranda

Tag# 147



July 17, 2021

Jacaranda mimosifolia
Jacaranda Tag# 148



July 17, 2021

Cinnamomum camphora
Camphor Tree Tag# 149



July 17, 2021

Quercus agrifolia
Coast Live Oak Tag# 150



July 17, 2021

Lagunaria patersonii
Primrose Tree Tag# 151



July 17, 2021

Harpephyllum caffrum
Kaffir Plum Tag# 152



July 17, 2021

Platanus racemosa
California Sycamore Tag# 153



July 17, 2021

Hesperocyparis macrocarpa
Monterey Cypress Tag# 154



July 17, 2021

Alnus rhombifolia
White Alder Tag# 155



July 17, 2021

Citrus x sinensis
Orange Tree Tag# 156



July 17, 2021

Citrus x sinensis
Orange Tree

Tag# 157



July 17, 2021

Phoenix canariensis
Canary Island Date Palm

Tag# 158



July 17, 2021

Alnus rhombifolia
White Alder

Tag# 159



July 17, 2021

Alnus rhombifolia
White Alder Tag# 160



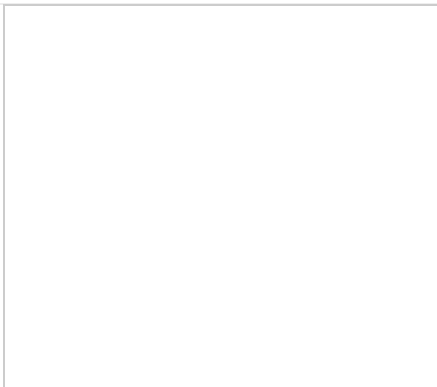
July 17, 2021

Alnus rhombifolia
White Alder Tag# 161



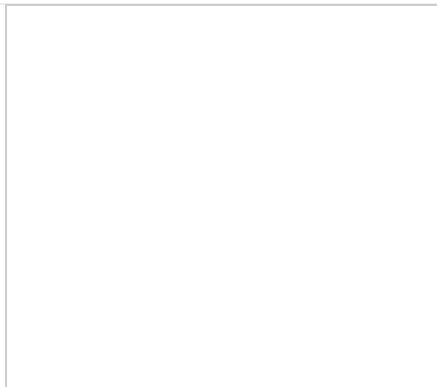
July 17, 2021

Ficus benjamina
Weeping Fig Tag# 162



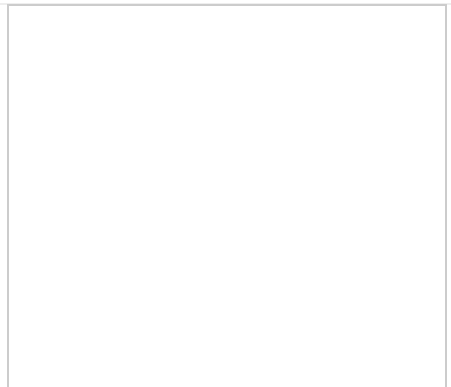
July 17, 2021

Corymbia ficifolia
Red Flowering Gum Tag# 163



July 17, 2021

Citrus x sinensis
Orange Tree Tag# 164



July 17, 2021

Citrus x sinensis
Orange Tree Tag# 165



July 17, 2021

Citrus x sinensis
Orange Tree

Tag# 166



July 17, 2021

Citrus x sinensis
Orange Tree

Tag# 167



July 17, 2021

Citrus x sinensis
Orange Tree

Tag# 168



July 17, 2021

Theobroma cacao
Cacao tree

Tag# 169



July 17, 2021

Quercus agrifolia
Coast Live Oak

Tag# 170



July 17, 2021

Quercus agrifolia
Coast Live Oak

Tag# 171



July 17, 2021

Quercus agrifolia
Coast Live Oak

Tag# 172



July 17, 2021

Quercus agrifolia
Coast Live Oak

Tag# 173

**APPENDIX 6
TREE APPRAISAL**

Tree No.	Species	Condition	Trunk Dia. In.	Site	Contribution	Placement	Location	Nursery Group	Species Rating	Rep. Tree Size Dia. In.	Rep. Tree Area Sq. In.	Replacement Tree Cost	Installation Cost	Installed Cost	Unit Tree Cost	Appraised Trunk Area Sq. In.	Adjusted Trunk Area Sq. In. *	Appraised Trunk Increase	Basic Tree Cost	Appraised Value	Final Appraised Value
x1a	Eucalyptus species	60%	14.0	80%	10%	10%	33%	2	70%	4.75"	17.7	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	153.9		0.0	\$0.00	\$0.00	\$0.00
x1b	Eucalyptus species	60%	3.1	80%	10%	10%	33%	2	70%	4.75"	17.7	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	7.5		0.0	\$0.00	\$0.00	\$0
x1	Eucalyptus species	60%	17.1	80%	10%	10%	33%	2	70%	4.75"	17.7	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	229.5		211.8	\$17,794.72	\$2,491.26	\$2,490
x2	Hesperocyparis macrocarpa	60%	28.9	80%	60%	40%	60%	2	70%	4.75"	17.71	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	655.6		637.9	\$53,586.11	\$13,503.70	\$13,500
x3	Hesperocyparis macrocarpa	30%	23.3	80%	20%	50%	50%	2	70%	4.75"	17.71	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	426.2		408.5	\$34,310.53	\$3,602.61	\$3,600
x4a	Hesperocyparis macrocarpa	30%	22.7	80%	60%	50%	63%	3	70%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	404.5		0.0	\$0.00	\$0.00	\$0
x4b	Hesperocyparis macrocarpa	50%	21.7	80%	60%	50%	63%	3	70%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	830.7		0.0	\$0.00	\$0.00	\$0
x4c	Hesperocyparis macrocarpa	50%	14.7	80%	60%	50%	63%	3	70%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	169.6		0.0	\$0.00	\$0.00	\$0
x4d	Hesperocyparis macrocarpa	50%	11.3	80%	60%	50%	63%	2	70%	4.75"	17.71	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	100.2		0.0	\$0.00	\$0.00	\$0
x4	Hesperocyparis macrocarpa	50%	0.0	80%	60%	50%	63%	2	70%	4.75"	17.71	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	1505.0		1487.3	\$124,935.83	\$27,694.11	\$27,700
x5	Hesperocyparis macrocarpa	40%	23.2	80%	40%	40%	53%	2	70%	4.75"	17.71	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	422.5		404.8	\$34,003.91	\$5,077.92	\$5,100
x6	Pinus torreyana	75%	50.0	80%	75%	50%	68%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	1962.5	1541.0	1517.3	\$94,069.50	\$43,389.56	\$43,400
x7a	Ficus benjamina	60%	4.6	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	16.6		0.0	\$0.00	\$0.00	\$0
x7b	Ficus benjamina	60%	4.4	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	15.2		0.0	\$0.00	\$0.00	\$0
x7c	Ficus benjamina	60%	4.1	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	13.2		0.0	\$0.00	\$0.00	\$0
x7d	Ficus benjamina	60%	3.8	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	11.3		0.0	\$0.00	\$0.00	\$0
x7	Ficus benjamina	60%	0.0	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	56.3		32.6	\$2,020.55	\$527.36	\$530
x8a	Ficus benjamina	60%	4.7	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	17.3		0.0	\$0.00	\$0.00	\$0
x8b	Ficus benjamina	60%	4.0	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	12.6		0.0	\$0.00	\$0.00	\$0
x8c	Ficus benjamina	60%	4.0	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	12.6		0.0	\$0.00	\$0.00	\$0
x8d	Ficus benjamina	60%	3.7	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	10.7		0.0	\$0.00	\$0.00	\$0
x8e	Ficus benjamina	60%	3.4	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	23.3		0.0	\$0.00	\$0.00	\$0
x8f	Ficus benjamina	60%	2.8	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	6.2		0.0	\$0.00	\$0.00	\$0
x8	Ficus benjamina	60%	11.0	80%	35%	30%	48%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	82.7		58.9	\$3,652.94	\$953.42	\$950
x9	Afrocarpus falcatus	80%	20.0	80%	60%	40%	60%	2	90%	4.75"	17.71	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	314.0		296.3	\$24,888.36	\$10,751.77	\$10,800
x11	Grevillea robusta	40%	22.6	80%	75%	80%	78%	2	30%	4.75"	17.71	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	400.9		383.2	\$32,191.87	\$3,026.04	\$3,030
x12	Grevillea robusta	60%	22.4	80%	75%	80%	78%	2	30%	4.75"	17.71	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	393.9		376.2	\$31,598.41	\$4,455.38	\$4,460
x13a	Juniperus chinensis 'Torulosa'	80%	12.0	80%	75%	50%	68%	4	90%	6.50"	33.17	\$1,482.00	\$2,964.00	\$4,446.00	\$45.00	113.0		0.0	\$0.00	\$0.00	\$0
x13b	Juniperus chinensis 'Torulosa'	60%	11.0	80%	75%	50%	68%	4	90%	6.50"	33.17	\$1,482.00	\$2,964.00	\$4,446.00	\$45.00	95.0		0.0	\$0.00	\$0.00	\$0
x13	Juniperus chinensis 'Torulosa'	60%	11.0	80%	75%	80%	78%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	208.0		184.3	\$11,425.05	\$4,832.80	\$4,830
x14	Hesperocyparis macrocarpa	60%	51.5	80%	75%	80%	78%	2	70%	4.75"	17.71	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	2082.0	1596.0	1578.3	\$132,576.36	\$43,617.62	\$43,600
x15	Pinus torreyana	80%	33.5	80%	75%	80%	78%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	881.0		857.2	\$53,147.41	\$29,975.14	\$30,000
x16a	Pinus torreyana	80%	33.0	80%	10%	10%	33%	2	70%	4.75"	17.7	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	854.9	835.0	817.3	\$68,653.20	\$12,815.26	\$12,800
x16b	Pinus torreyana	80%	22.5	80%	10%	10%	33%	2	70%	4.75"	17.7	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	397.4		379.7	\$31,895.33	\$5,953.79	\$6,000
x16	Pinus torreyana	80%	0.0	80%	10%	10%	33%	2	70%	4.75"	17.7	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	0.0		0.0	\$0.00	\$0.00	\$18,800
x17	Pinus torreyana	60%	48.5	80%	75%	60%	72%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	1846.5	1486.0	1462.3	\$90,659.50	\$35,085.23	\$35,100
x18	Pinus torreyana	80%	24.3	80%	75%	60%	72%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	463.5		439.8	\$27,266.65	\$14,069.59	\$14,100
x19	Pinus torreyana	60%	30.1	80%	75%	60%	72%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	711.2		687.5	\$42,623.01	\$16,495.10	\$16,500
x20	Pinus torreyana	60%	20.6	80%	75%	60%	72%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	333.1		309.4	\$19,181.10	\$7,423.09	\$7,400
x21	Pinus torreyana	80%	22.3	80%	75%	60%	72%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	390.4		366.6	\$22,730.60	\$11,728.99	\$11,700
x22	Pinus torreyana	80%	28.9	80%	75%	60%	72%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	655.6		631.9	\$39,177.17	\$20,215.42	\$20,200
x23	Pinus torreyana	80%	25.3	80%	75%	60%	72%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	502.5		478.7	\$29,680.68	\$15,315.23	\$15,300
x24	Pinus torreyana	80%	24.1	80%	75%	60%	72%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	455.9		432.2	\$26,795.52	\$13,826.49	\$13,800
x25	Pinus torreyana	80%	32.5	80%	75%	60%	72%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	829.2	812.0	788.3	\$48,871.50	\$25,217.69	\$25,200

Tree No.	Species	Condition	Trunk Dia. In.	Site	Contribution	Placement	Location	Nursery Group	Species Rating	Rep. Tree Size Dia. In.	Rep. Tree Area Sq. In.	Replacement Tree Cost	Installation Cost	Installed Cost	Unit Tree Cost	Appraised Trunk Area Sq. In.	Adjusted Trunk Area Sq. In. *	Appraised Trunk Increase	Basic Tree Cost	Appraised Value	Final Appraised Value
x26	Myoporum lateum	60%	10.8	80%	30%	40%	50%	3	70%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	91.6		67.8	\$4,204.37	\$882.92	\$880
x27	Pinus torreyana	80%	13.0	80%	30%	40%	50%	3	90%	5.50"	23.75	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	132.7		108.9	\$6,752.73	\$2,430.98	\$2,430
x28	Acacia longifolia	80%	7.3	80%	50%	50%	60.0%	2	50%	4.8"	17.7	\$1,482.00	\$2,964.00	\$4,446.00	\$84.00	41.8		24.1	\$2,026.30	486.31	\$490
x30	Liquidambar styraciflua	80%	8.0	80%	80%	75%	78.3%	3	70%	5.5"	23.8	\$1,482.00	\$2,964.00	\$4,446.00	\$62.00	50.2		26.5	\$1,642.38	720.46	\$720
TOTAL																				375,844.77	\$375,800
NOTE:																					
* Diameters greater than 30" are adjusted by the Council of Tree and Landscape Appraisers to a smaller cross-sectional area called Adjusted Trunk Area.																					
1. Multiple trunk trees are appraised by adding the cross sectional areas of each of the trunks together ("Appraised Trunk Area Sq. In."). For example 1a + 1b = the total appraised trunk area for Tree No. 1.																					
It is assumed that each of the trunks contributes equally to their proportional share of the crown.																					
2. If the "Appraised Value" is \$5,000 or more, it is rounded to the nearest \$100; if it is less, it is rounded to the nearest \$10 for the "Final Appraised Value".																					

COMPOUNDED COST AT 8.0%																					
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
#	Species	Size	Plant Condition %	Replacement Species	Size	# Plants	Plant Cost	Total Plant Cost	Adjusted Plant Cost	Actual Cost to Install	Actual Replacement Cost	Years to Parity	Interest Factor	Future Plant Cost	Future Installed Cost	Future Maintenance Cost	Appraised	Compounded Appraised	ANNUAL MAINT. COST	Parity Interest Factor	
x10	Neodypsis decaryi	8'	80%	Neodypsis decaryi	8'	1	\$1,600.00	\$1,600.00	\$1,280.00	\$1,600.00	\$3,200.00	1	1.08	\$1,382.40	\$1,728.00	\$129.60	\$2,880.00	\$3,240.00	120	1.08	
x29	Juniperus chinensis 'Torulosa'	5.2"	80%	Juniperus chinensis 'Torulosa'	5.2"	1	\$1,800.00	\$1,800.00	\$1,440.00	\$1,800.00	\$3,600.00	1	1.08	\$1,555.20	\$1,944.00	\$129.60	\$3,240.00	\$3,628.80	120	1.08	
Column Totals							2	//////////	\$3,400.00	\$2,720.00	\$3,400.00	\$6,800.00	//////////	//////////	\$2,937.60	\$3,672.00	\$259.20	\$6,120.00	\$6,868.80		
NOTE:																					
1. x10 is a palm and its size is trunk height.																					
2. x29 size is trunk diamter at 54" above grade.																					

Trunk Formula Method Worksheet

Case # _____ Property _____ Date _____

Appraiser _____

Field Observations

1. **Species** _____
2. **Condition** _____ %
3. **Trunk Circumference** _____ in./cm **Diameter** _____ in./cm
4. **Location %** = [Site ____% + Contribution ____% + Placement ____%]
 $\div 3 =$ ____%

Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information

5. **Species rating** _____ %
6. **Replacement Tree Size** (diameter) _____ in./cm
 (Trunk Area) _____ in²/cm² TA_R
7. **Replacement Tree Cost** \$ _____
 (see Regional Information to use Cost selected)
8. **Installation Cost** \$ _____
9. **Installed Tree Cost** (#7 + #8) \$ _____
10. **Unit Tree Cost** \$ _____ per in²/cm²
 (see Regional Information to use Cost selected)

Calculations by Appraiser using Field and Regional Information

11. **Appraised Trunk Area:**
 (TA_A or ATA_A; use Tables 4.4-4.7)
 or c^2 (#3) _____ $\times 0.08$
 or d^2 (#3) _____ $\times 0.785$] = _____ in²/cm²
12. **Appraised Tree Trunk Increase** (TA_{INCR}) =
 TA_A or ATA_A _____ in²/cm² (#11) - TA_R _____ in²/cm² (#6) = _____ in²/cm²
13. **Basic Tree Cost** = TA_{INCR} (#12) _____ in²/cm² \times **Unit Tree Cost** (#10) \$
 per in²/cm² + **Installed Tree Cost** (#9) \$ _____ = \$ _____
14. **Appraised Value** = **Basic Tree Cost** (#13) \$ _____ \times **Species rating**
 (#5) ____% \times **Condition** (#2) ____% \times **Location** (#4) ____% = \$ _____
15. If the **Appraised Value** is \$5,000 or more, round it to the nearest \$100; if it
 is less, round to the nearest \$10.
16. **Appraised Value** = (#14) \$ _____

Items 5 through 10 are determined by the Regional Plant Appraisal Committee. The Wholesale Replacement Tree Cost, the Retail Replacement Tree Cost, or the Installed Tree Cost (#9) divided by the Replacement Tree Size (#6) can be used for the Unit Tree Cost (#10), or it can be set by the Regional Plant Appraisal Committee.

APPENDIX 7
TREE SURVEY REPORT - OFF SITE TREES
PHOTOGRAPHS



July 16, 2021

Eucalyptus spp. Eucalyptus species

Tree No. x1



July 7, 2021

Hesperocyparis macrocarpa Monterey Cypress

Tree No. x2



July 21, 2021

Hesperocyparis macrocarpa Monterey Cypress

Tree No. x3



July 16, 2021

Hesperocyparis macrocarpa Monterey Cypress

Tree No. x4



July 16, 2021

Hesperocyparis macrocarpa Monterey Cypress

Tree No. x5



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x6



July 17, 2021

Ficus benjamina Weeping Banyan

Tree No. x7



July 17, 2021

Ficus benjamina Weeping Banyan

Tree No. x8



July 17, 2021

Afrocarpus falcatus African Fern Pine

Tree No. x9



June 18, 2021

Neodypsis decaryi Triangle Palm

Tree No. x10



July 17, 2021

Grevillea robusta Silk Oak

Tree No. x11



July 17, 2021

Grevillea robusta Silk Oak

Tree No. x12



July 17, 2021

Juniperus c. Torulosa Hollywood Juniper

Tree No. x13



July 17, 2021

Hesperocyparis macrocarpa Monterey Cypress

Tree No. x14



July 17, 2021

Pinus torreyana Torrey Pine

Tree No. x15



July 17, 2021

Pinus torreyana Torrey Pine

Tree No. x16



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x17



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x18



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x19



July 16, 2021

Pinus torreyana Torrey Pine

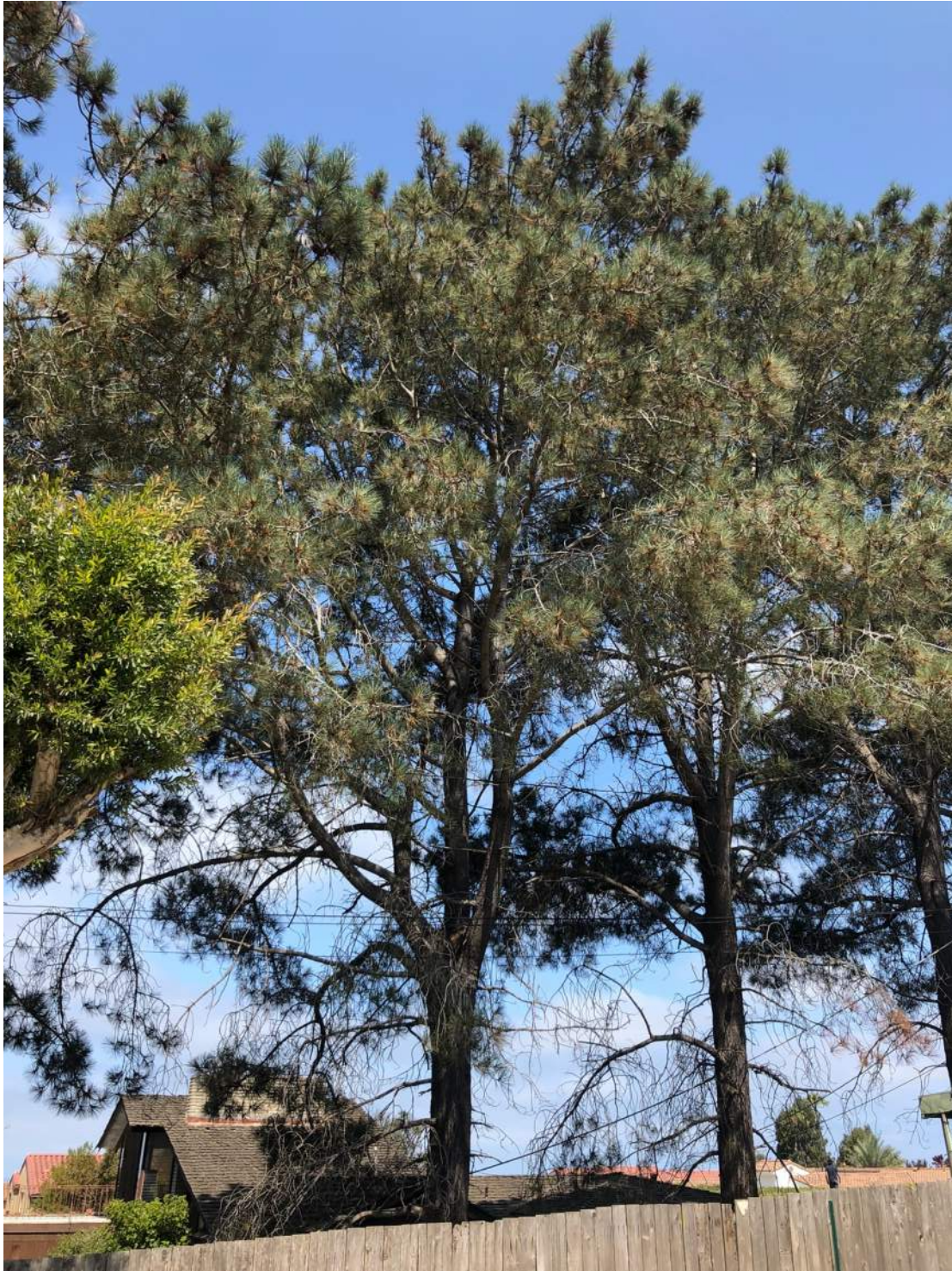
Tree No. x20



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x21



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x22



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x23



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x24



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x25



July 17, 2021

Myoporum laetum Ngaio

Tree No. x26



July 16, 2021

Pinus torreyana Torrey Pine

Tree No. x27



July 19, 2023

Acacia longifolia Long-leaved Wattle

Tree No. x28



July 5, 2023

Juniperus c. Torulosa Hollywood Juniper

Tree No. x29



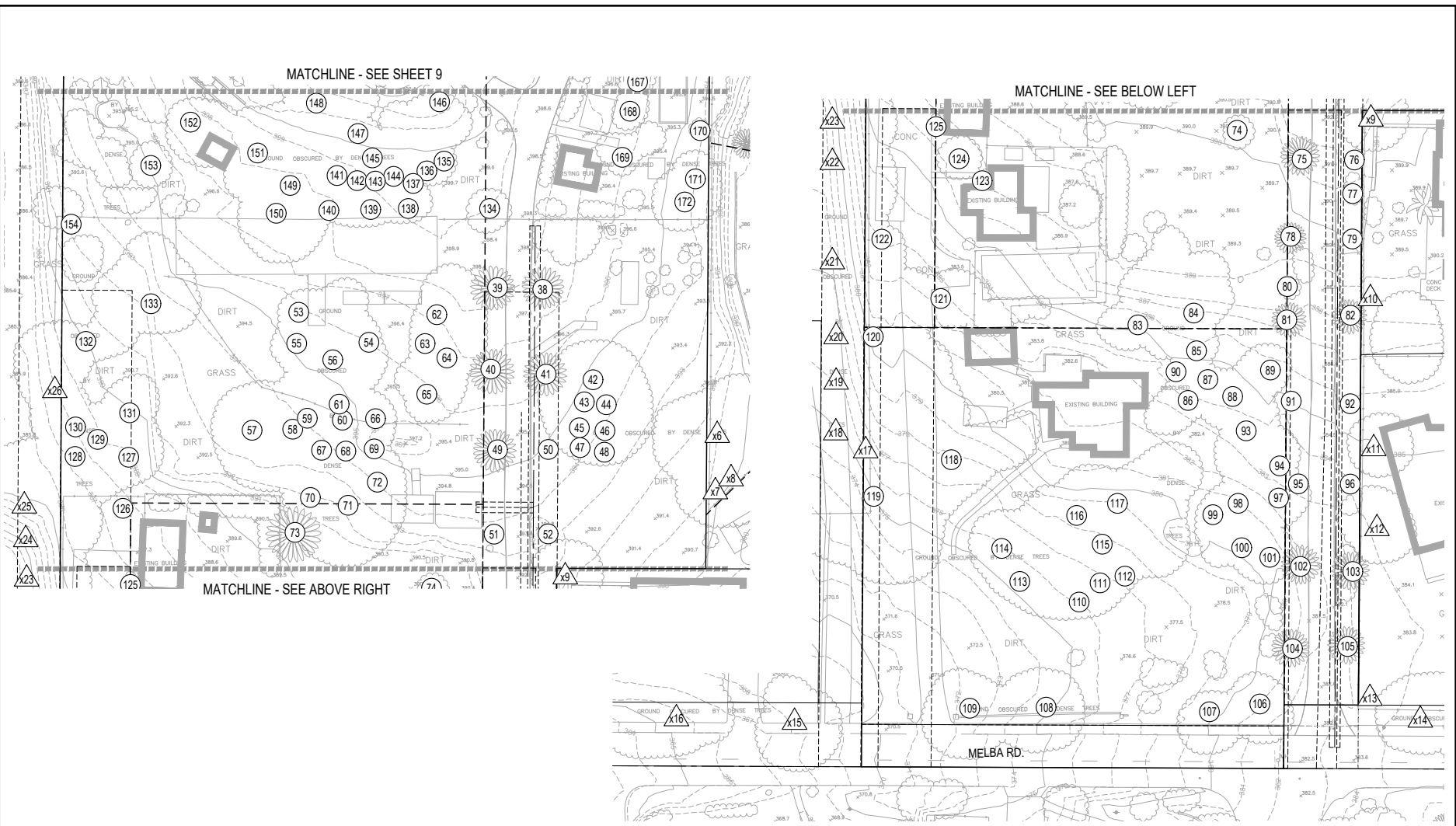
July 5, 2023

Liquidambar styraciflua American Sweetgum

Tree No. x30

APPENDIX 8
EXISTING TREES - SITE PLAN

FILE NAME: G:\PROJECTS\20-0584-001\LANDARCH\CONCEPT\20-058 CONCEPT EXISTING TREES.DWG



EXISTING TREES



gmp
 3178 Lighthold Ave.
 Suite 102
 Carlsbad, CA 92009
 gmp@landarch.com
 7618 538 8977
 LANDSCAPE
 ARCHITECTURE
 & PLANNING

CONCEPTUAL LANDSCAPE PLAN
 MULTI-004309-2021, DR-004311-2021, SUB-004310-2021, & CDPNF-004312-2021
TORREY CREST
 1220-1240 Melba Road & 1190 Island View Lane
 City Of Encinitas, California

SHEET	10
OF	10

L-10 DATE: 02-24-24

APPENDIX 9 OFFSITE BORING DUCTS

SDG&E and a neighboring parcel, 1210 Melba Road, have elected to rework service to 1210 Melba Road via the 1210 Melba Road driveway. Doing so requires two boring ducts, one for SDG&E and one for AT&T and Cox Cable.

The boring ducts shall maintain a minimum of 5 feet of cover from the surface of the ground to the top of the bore within the dripline of the Torrey Pine trees along the 1210 Melba Road Driveway.

The tie in pit and spud pits shall be placed outside of the dripline of Tree No. x15 and Tree No. 119. The tie in pit and spud pits shall expose roots by Air Spade prior to being dug.

The receiving pit shall expose roots by Air Spade prior to being dug.

Based on the size, number, and location of the exposed roots in the pit locations, the location of the pit(s) may be adjusted in the field. If roots need to be cut, they will be cut at the direction of the Project Arborist.

The following map is for reference purposes only. Actual bore pit dimensions and locations may vary pending site visit, utility mark out and actual site conditions.

