TREE
ASSOCIATES

October 4, 2018

Andrew Gracey
Vice President Re/Development West
Brixmor Property Group
1525 Faraday Avenue, Suite 350
Carlsbad, California 92008

RE: Arborist Report: University Mall Project, Davis, CA

Dear Andrew,

Attached is a revised report addressing additional comments from the City of Davis which you sent to me on October 4, 2018. I appreciate the opportunity to work with you. Please do not hesitate to contact me should you have questions regarding this report.

Sincerely,

John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor

Tree Associates, Inc.
1654 Colusa Avenue, Davis, California, 95616
www.treeassociates.net

TREE
ASSOCIATES

ARBORIST REPORT
UNIVERSITY MALL PROJECT
DAVIS, CALIFORNIA

Prepared for
BRIXMOR PROPERTY GROUP
Carlsbad, California

Prepared by
TREE ASSOCIATES
John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor

October 4, 2018

©Copyright TREE ASSOCIATES, INC. 2018

Assignment

Andrew Gracey, Vice President with Brixmor Property Group requested arborist-consulting services in association with the University Mall Project in Davis. This Arborist Report includes a tree evaluation, development impact assessment and preservation guidelines for all City of Davis ordinance-protected trees on site as well as 11 off-site trees which were close enough to the project to potentially be impacted by the development. The site plan includes trees which are not protected by the Tree Preservation Ordinance (due to their species or small size). I did not evaluate these trees nor did I include them in the exhibits found in this report.

Limits of the Assignment

- This evaluation reports on the condition of the subject trees at the time of my site visit. Tree conditions change over time and, as they change, this report may need to be revised.
- The result of the evaluations for trees for which more detailed examination and/or testing and risk assessment is recommended (including aerial inspection, decay mapping and/or root examination) is provisional, pending the outcome of these studies.
- This evaluation was based on a visual inspection from the ground.
- Impact ratings assumed that 1) my description of construction was accurate; 2) the extent of excavation was limited to 5’ off buildings and 1’ off drives, parking and walkways; utility trenches were not laid back; and there was no grading within protection zones outside of these areas.
- Once construction plans are prepared or revised, the impact assessment should be updated. If there are changes to the location of infrastructure or there is additional disturbance and/or construction within the TPZ or MTPZ, the prognoses for retained trees may need to be adjusted.

Tree Evaluation

I identified, tagged in the field and evaluated the ordinance-protected trees on June 29-July 5, 2018. For each of these trees, the following data were provided.

- Tree Number – corresponds to a round aluminum tag affixed to each protected tree.
- Species – common and scientific name of the tree.
- Trunk Diameter – the diameter of the tree (in inches) at 4.5' above grade, unless measurement at another location between 1 and 5 feet above grade provided a more accurate reflection of the size of the tree.
- Dripline – the approximate maximum distance from the trunk to the edge of the branches, in feet.
- Tree Protection Zone (TPZ) – the radius in feet of a circular tree protection zone (centered at the trunk) recommended by the author.
- Comments – comments regarding tree and landscape features that influenced health, structure and condition ratings.
- Health Rating – rating between poor and good considering the overall health of the tree. A rating of fair-good or good indicates no significant health concerns.
- Structural Rating– rating between poor and good considering the overall structure of the tree. A rating of fair-good or good indicates no significant structural concerns.
- Condition Rating – percentage rating of tree condition used for appraisal calculations.
- Recommendations – recommendations for tree work or treatments to improve tree structure or health or for further evaluation, where necessary. Note: recommendations are indicated in red where removal was recommended or green where detailed examination and/or testing was recommended.

Exhibit 1, entitled "Tree Evaluation" summarizes the results of the tree evaluation for all protected trees. Note that data for off-site trees is shaded blue. The locations of these trees *as well as those of unprotected trees* can be found on the attached Arborist Reference Plan.

Summary of Tree Evaluation (Protected Trees Only)

Number of Trees, Species Makeup, Location

The site was occupied by a shopping mall. The trees were located in planters within or adjacent to the parking lots or along the street in park strips. I tagged and evaluated a total of 109 protected trees which were those trees which were a protected species having trunk diameters of 5 inches or greater within the University Mall property (98 trees) or close enough to the property to potentially be impacted by the proposed development (11 trees). Trunk diameters of the protected on-site trees ranged from 6 to 42 inches at 4.5 feet above grade. There were an additional 15 unprotected trees on site including palms (see Arborist Reference Plan).

Seventeen protected tree species were represented on site. Chinese hackberry and fruitless mulberry were the most populous, representing 31 and 15 percent of the total population, respectively. Aleppo pine, cork oak and crepe myrtle represented 7, 6 and 6 percent of the total population, respectively. No other species represented more than 5% of the population (Figure 1).

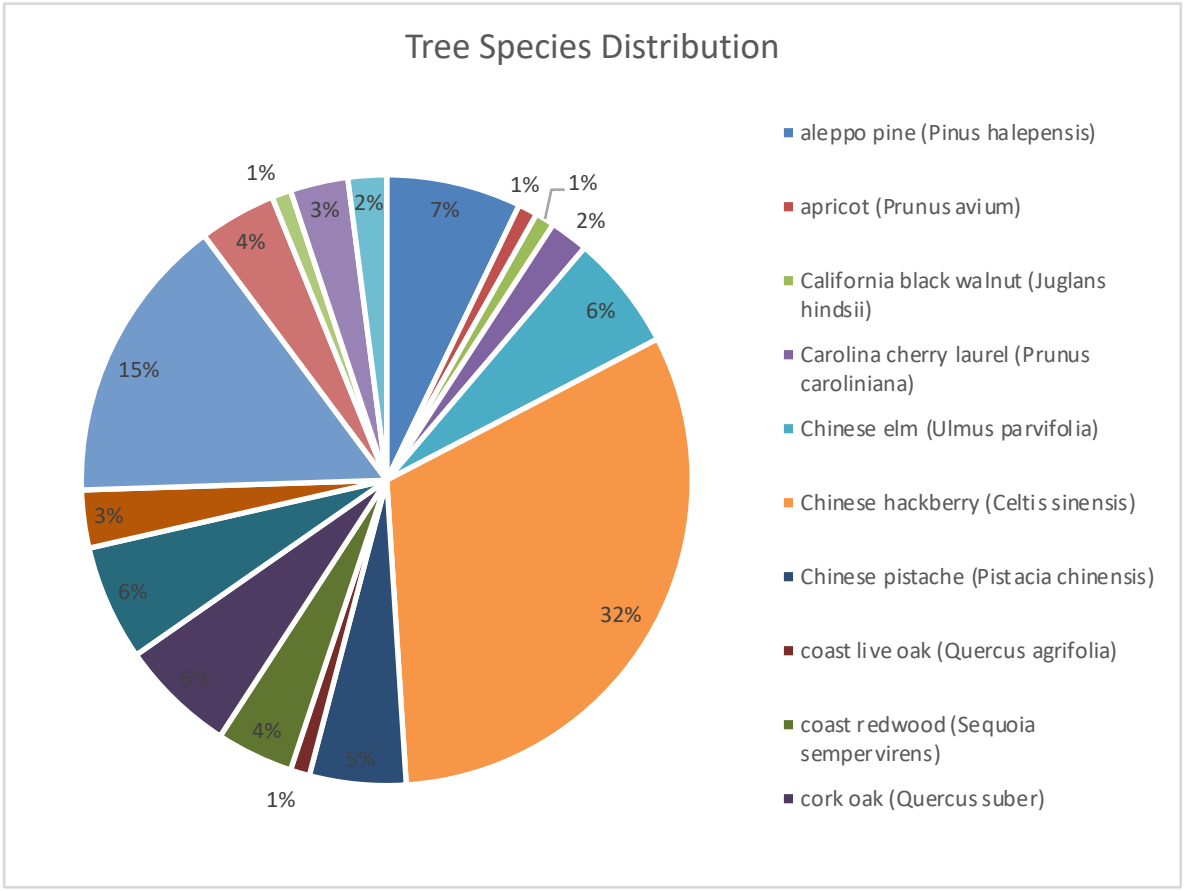


Figure 1. Tree species distribution of protected on-site trees.

Tree Health

Thirty-five percent or 34 of the trees had no significant health concerns (rated fair-good or good). Thirty-three percent or 33 of the trees were in poor-fair or poor health while the remaining thirty-two percent or 31 trees were in fair health (Figure 2). Many of the trees, especially those in the parking lot planters, were exhibiting symptoms of drought stress (foliar yellowing, burn, drop, twig and branch dieback). No irrigation was apparent in the planters. Irrigation is critical to the maintenance of all but the most drought tolerant trees in the Central Valley, especially those in planters.

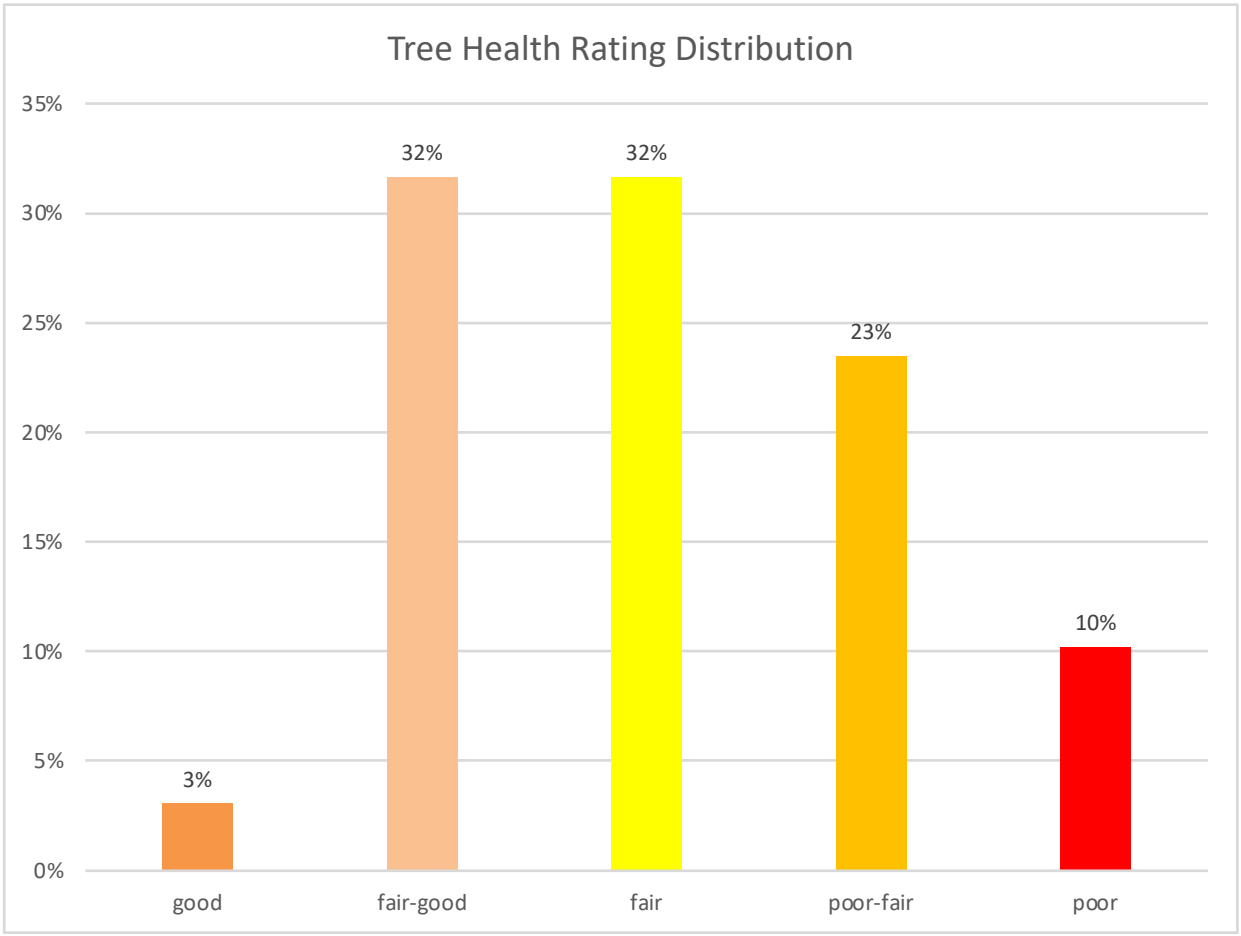


Figure 2. Health ratings of on-site trees.

Tree Structure

Nine percent or 9 of the trees had no significant structural concerns (ratings of fair-good or good), while 50% or 49 trees were in poor or poor-fair structural condition (Figure 3). Many of the trees (most of the fruitless mulberries) had previously been topped which was detrimental to their structure. Aside from the topping, it appeared that the on-site trees had only been pruned to raise their canopies and not to improve their structure.

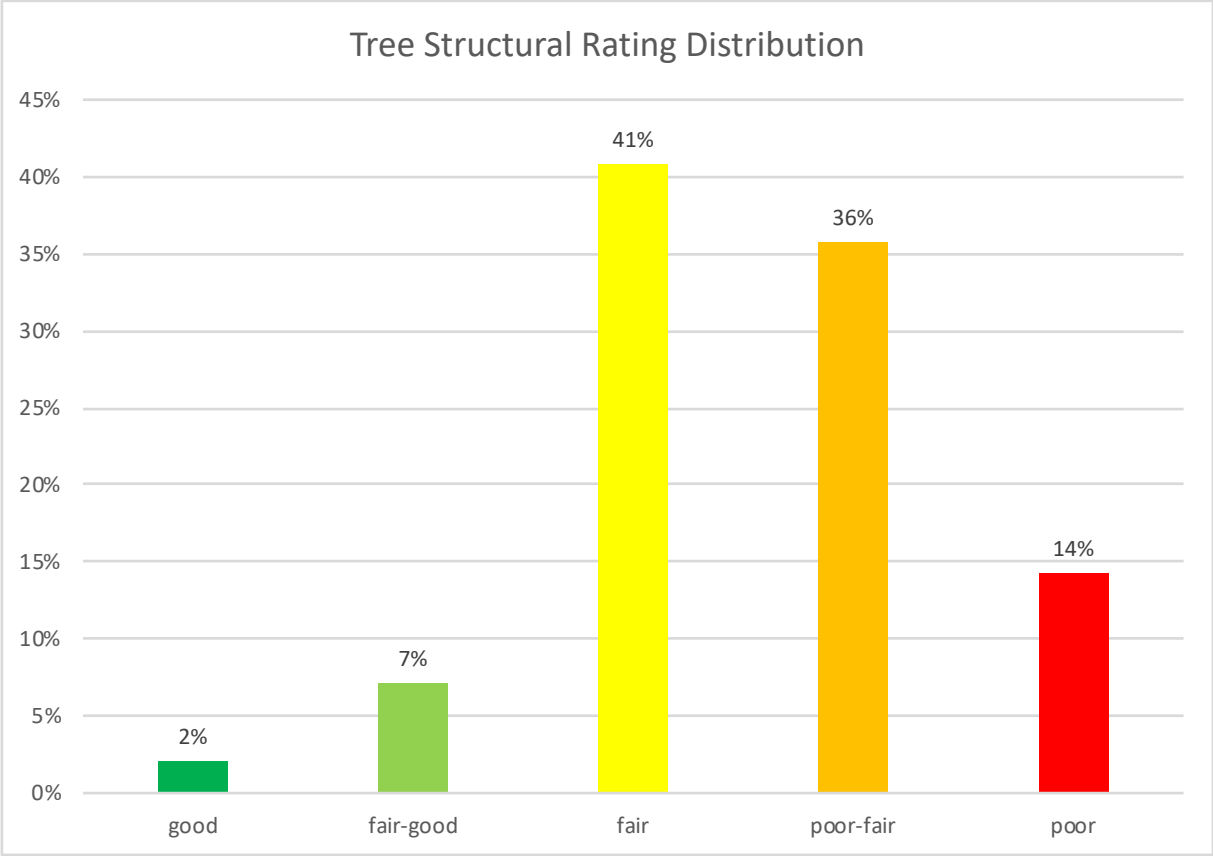


Figure 3. Structural ratings of on-site trees.

Removal Recommendations, Recommendations to Improve Tree Condition

I recommended 42 trees (43% of the total protected tree population) be removed due to their poor condition and suitability for preservation. My removal recommendations are indicated in red in Exhibit 1. Exhibit 1 also contains recommendations to improve the health or structure of trees (if they are to be preserved) where appropriate.

Preliminary Development Impact Assessment (Protected Trees Only)

I reviewed the retail plan at grade level dated 9/6/18 in order to determine the planned development within tree protection zones, preliminarily determine the potential impact of development on the trees and to provide possible design modifications to lessen development impacts. The following data was provided for the subject trees. The results may be found in Exhibit 2, attached.

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

The following is a preliminary summary of the development impacts to the ordinance-protected, on-site trees considering the information above.

- To be removed due to their poor condition = 42 trees (43% of the total)
- To be removed due to site layout conflicts = 40 trees (41% of the total)
- To be preserved = 16 trees (16% of the total)

Of the 16 trees to be remain, given the location of the proposed infrastructure, the preliminary impacts are as follows: Low – 7 trees; Moderate – 1 tree; High – 2 trees; Extreme – 6 trees. Trees with impacts rated High or Extreme (8 trees) may need to be removed and mitigated for if the plans cannot be modified to provide them more undisturbed space.

Of the 11 off site trees, three would need to be removed due to site layout conflicts.

All 15 unprotected trees are to be removed.

[1] Note: Impact ratings were preliminary and assumed typical root locations. Once construction plans are prepared and/or updated, the impact ratings will need to be updated. The actual impact is dependent upon the actual nature of construction, the location of tree roots and other factors.

Appraisal

I appraised the monetary value of all protected, on site trees except those I recommended be removed due to their poor condition. The appraisal used Arborist-standard methods found in the Guide for Plant Appraisal, 9th Edition, authored by the Council of Tree and Landscape Appraisers. The results of the appraisal can be found in Exhibit 3, attached.

Tree Preservation Guidelines

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

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

Arborist Disclosure Statement

The following statement pertains to my work and this report.

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

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

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

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Glossary[2]

Bow – the gradual curve of a branch or stem.

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

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

Central Leader – the main stem of the tree.

Chlorotic – yellow.

Codominant – equal in size and relative importance.

Crown – parts of the tree above the trunk.

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

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

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

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

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

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

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

Primary limb – limb attached directly to the trunk.

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

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

Secondary limb – limb attached directly to a primary limb.

Sound wood – undecayed wood.

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

Target – people or property potentially affected by tree failure.

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

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

Vigor – overall health.

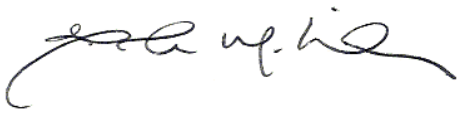
Watersprouts – vigorous, upright, epicormic shoots that grow from latent buds in older wood.

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

Certification of Performance

I, John M. Lichter, certify:

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



John M. Lichter, M.S.
ASCA Registered Consulting Arborist #375
ISA Certified Arborist #863
ISA Qualified Tree Risk Assessor

ASSUMPTIONS AND LIMITING CONDITIONS: TREE ASSOCIATES, INC.

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Unless required by law otherwise, possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.

6. Unless required by law otherwise, neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser -- particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualifications.

7. This report and any values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

8. Sketches, drawings, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys unless expressed otherwise. The reproduction of any information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is for the express purpose or coordination and ease of reference only. Inclusion of said information on any drawings or other documents does not constitute a representation by John M. Lichter or TREE ASSOCIATES as to the sufficiency or accuracy of said information.

9. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

10. Loss or alteration of any part of this report invalidates the entire report.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
501	apricot (*Prunus avium*)	11,9	18	15	codominant trunks with included bark; limb dieback; grossly restricted root zone; trunk wounds	poor-fair	poor	0%	remove tree.
502	Chinese hackberry (*Celtis sinensis*)	16	26	16	topped to clear high voltage lines; grossly restricted root zone	fair	poor-fair	47%	remove tree.
503	glossy privet (*Ligustrum lucidum*)	9,7	16	12	under high voltage lines; grossly restricted root zone; codominant trunks with included bark; large trunk wound	fair	poor-fair	50%	remove tree.
504	Carolina cherry laurel (*Prunus caroliniana*)	10	12	10	Under high voltage lines; large trunk wound and decay; limb dieback; grossly restricted root zone	fair-good	poor	44%	remove tree.
505	glossy privet (*Ligustrum lucidum*)	6,7,5	14	11	declining health; grossly restricted root zone; multiple trunks with included bark; limb dieback	poor	poor	0%	remove tree.
506	Carolina cherry laurel (*Prunus caroliniana*)	6	12	6	limb dieback; grossly restricted root zone; trunk wounds; trunk decay	poor	poor	0%	remove tree.
507	Chinese elm (*Ulmus parvifolia*)	12,10	32	16	topped to clear high voltage lines; overextended limbs; grossly restricted root zone; codominant trunks; trunk rests on wall; poor suitability for preservation; limb breaks	fair-good	poor-fair	59%	remove tree.
508	coast redwood (*Sequoia sempervirens*)	34	22	34	foliage burn north side; codominant trunks; one trunk missing	fair-good	poor-fair	69%	*conduct aerial inspection.* irrigate.
509	coast redwood (*Sequoia sempervirens*)	20	20	20	redwood canker symptoms	fair-good	good	81%	irrigate. crown clean.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
510	coast redwood (*Sequoia sempervirens*)	28	18	28	codominant trunks; large vertical primary limb	fair-good	poor-fair	66%	*conduct aerial inspection.* select leader, drop crotch competing trunks or primary limbs. irrigate.
511	coast redwood (*Sequoia sempervirens*)	34	22	34	limb breaks; low vigor; redwood canker symptoms; roots dead; trunk lean; likely root pruning 5 feet from trunk base	fair	poor	0%	remove tree.
512	California black walnut (*Juglans hindsii*)	30	30	30	multiple trunks; primary limbs with excessive end weight; side pruned to clear high voltage lines; unbalanced crown; limb dieback	fair-good	fair	72%	crown clean. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
513	coast live oak (*Quercus agrifolia*)	25	32	25	topped to clear high voltage lines; unbalanced crown; sap fluxing on trunk; adjacent to wall; root growth restriction	fair	fair	69%	crown reduction.
514	Chinese pistache (Pistacia chinensis)	18	28	18	multiple trunks; primary limbs with excessive end weight; restricted root zone	good	fair	75%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
515	Chinese pistache (Pistacia chinensis)	14	26	14	low vigor; yellow foliage; verticillium wilt symptoms	fair	fair	59%	
516	Chinese pistache (Pistacia chinensis)	9	24	9	unbalanced crown; primary limbs with excessive end weight; possible verticillium wilt symptoms	fair-good	fair	72%	
517	Chinese pistache (Pistacia chinensis)	19	34	19	restricted root zone; likely root pruning; multiple trunks; primary limbs with excessive end weight	fair-good	fair	72%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
518	evergreen pear (*Pyrus kawakamii*)	10	16	10	unbalanced crown; trunk wound; drop crotched; restricted root zone	fair-good	fair	63%	
519	Chinese hackberry (*Celtis sinensis*)	12	24	12	restricted root zone; low vigor; codominant trunks	fair	fair	56%	
520	Chinese hackberry (*Celtis sinensis*)	15	22	15	restricted root zone; hackberry decline syndrome ; declining health; primary limbs with excessive end weight; poor suitability for preservation	fair	fair	50%	remove tree.
521	Chinese hackberry (*Celtis sinensis*)	8	18	8	low vigor; twig dieback; yellow foliage; restricted root zone	poor-fair	fair	59%	remove tree.
522	Chinese hackberry (*Celtis sinensis*)	17	26	17	restricted root zone; codominant trunks; primary limbs with excessive end weight; low vigor; limb dieback; hackberry decline syndrome; poor suitability for preservation; twig dieback	poor-fair	fair	47%	remove tree.
523	Chinese hackberry (*Celtis sinensis*)	16	28	16	restricted root zone; codominant trunks; primary limbs with excessive end weight; low vigor; limb dieback; hackberry decline syndrome; poor suitability for preservation; twig dieback	poor-fair	fair	47%	remove tree.
524	valley oak (*Quercus lobata*)	20	36	20	side pruned to clear high voltage lines; topped to clear high voltage lines; limb dieback; primary limbs with excessive end weight; sparse canopy	fair	poor-fair	44%	consider removal. crown reduction.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
525	valley oak (*Quercus lobata*)	24	36	24	side pruned to clear high voltage lines; topped to clear high voltage lines; limb dieback; primary limbs with excessive end weight; sparse canopy	fair	poor-fair	44%	consider removal. crown reduction.
526	cork oak (*Quercus suber*)	15	24	15	side pruned to clear high voltage lines; low vigor; multiple trunks; trunk lean	fair	fair	66%	select leader, drop crotch competing trunks or primary limbs.
527	Chinese hackberry (*Celtis sinensis*)	16	24	16	restricted root zone; low vigor; possible hackberry decline syndrome; multiple trunks	fair	fair	56%	
528	Chinese hackberry (*Celtis sinensis*)	9	16	9	codominant trunks; low vigor; yellow foliage	poor-fair	fair	41%	remove tree.
529	Chinese hackberry (*Celtis sinensis*)	16	22	16	multiple trunks; low vigor; trunk decay; root dead	fair	poor	0%	remove tree.
530	Chinese hackberry (*Celtis sinensis*)	17	22	17	trunk wound from old trunk failure; trunk decay; root dead; root decay; low vigor	fair	poor	0%	remove tree.
531	aleppo pine (*Pinus halepensis*)	25	36	25	trunk lean; codominant trunks; primary limbs with excessive end weight; low vigor	fair	fair	59%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
532	Chinese elm (*Ulmus parvifolia*)	11	24	11	off property. restricted root zone; trunk lean; primary limbs with excessive end weight	fair-good	fair	75%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
533	Chinese elm (*Ulmus parvifolia*)	13	28	13	off property. codominant trunks; primary limbs with excessive end weight; restricted root zone	fair-good	fair	69%	select leader, drop crotch competing trunks or primary limbs. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
534	Chinese elm (*Ulmus parvifolia*)	14	26	14	off property. unbalanced crown; primary limbs with excessive end weight; restricted root zone;	fair-good	fair	78%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
535	Modesto ash (*Fraxinus velutina* 'Modesto')	12	16	12	off property. limb dieback; low vigor; codominant trunks; primary limbs with excessive end weight; poor suitability for preservation	poor-fair	poor-fair	56%	remove tree.
536	Modesto ash (*Fraxinus velutina* 'Modesto')	9	12	9	off property. limb dieback; low vigor; codominant trunks with included bark; primary limbs with excessive end weight; poor suitability for preservation	poor-fair	poor-fair	47%	remove tree.
537	evergreen pear (*Pyrus kawakamii*)	10	12	10	off property. low vigor; codominant trunks	poor-fair	fair	56%	
538	Modesto ash (*Fraxinus velutina* 'Modesto')	15	20	15	off property. codominant trunks with included bark; primary limbs with excessive end weight; limb dieback; sparse canopy	fair	poor-fair	59%	crown reduction.
539	evergreen pear (*Pyrus kawakamii*)	15	20	15	off property. codominant trunks; primary limbs with excessive end weight; fire blight	poor-fair	poor-fair	41%	consider removal. crown reduction.
540	fruitless mulberry (*Morus alba*)	18	26	18	trunk decay; at codominant trunk attachment; limb decay; peviously topped	fair-good	poor	0%	remove tree.
541	fruitless mulberry (*Morus alba*)	16	28	16	previously topped; primary limbs with excessive end weight; limb decay	fair-good	poor-fair	66%	consider removal. crown reduction. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
542	Chinese elm (*Ulmus parvifolia*)	13	26	13	off property. codominant trunks; primary limbs with excessive end weight; restricted root zone	fair-good	poor-fair	69%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
543	Chinese elm (*Ulmus parvifolia*)	19	28	19	off property. codominant trunks; primary limbs with excessive end weight	fair-good	poor-fair	69%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter. crown reduction.
544	London plane (*Platanus X acerifolia*)	16	26	16	off property. restricted root zone	fair-good	fair-good	75%	
545	cork oak (*Quercus suber*)	17	24	17	trunk lean; unbalanced crown; twig dieback; low vigor; limb breaks	poor-fair	poor-fair	50%	remove tree.
546	fruitless mulberry (*Morus alba*)	13	16	13	low vigor; trunk wound; previously topped; limb dieback; poor suitability for preservation	poor-fair	poor-fair	47%	remove tree.
547	fruitless mulberry (*Morus alba*)	12	16	12	low vigor; trunk wound; previously topped; limb dieback; poor suitability for preservation	poor-fair	poor-fair	47%	remove tree.
548	fruitless mulberry (*Morus alba*)	14	18	14	declining health; limb dieback; sparse canopy; trunk wounds; previously topped; poor suitability for preservation	poor	poor-fair	31%	remove tree.
549	fruitless mulberry (*Morus alba*)	13	26	13	multiple trunks; previously topped; trunk and left mb wounds with decay; low vigor; yellow foliage; twig dieback; poor suitability for preservation	poor-fair	poor-fair	38%	remove tree.
550	Chinese hackberry (*Celtis sinensis*)	6	10	6	low vigor; limb dieback; yellow foliage; poor suitability for preservation	poor	poor-fair	41%	remove tree.
551	fruitless mulberry (*Morus alba*)	18	26	18	multiple trunks; previously topped; trunk and left mb wounds with decay; low vigor; yellow foliage; twig dieback; poor suitability for preservation	poor-fair	poor-fair	38%	remove tree.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
552	fruitless mulberry (*Morus alba*)	13	26	13	low vigor; limb wounds; previously topped	fair	poor-fair	53%	perform crown reduction regularly to maintain size.
553	fruitless mulberry (*Morus alba*)	13	18	13	previously topped; trunk wounds; low vigor; limb dieback; poor suitability for preservation	poor-fair	poor-fair	34%	remove tree.
554	fruitless mulberry (*Morus alba*)	13	24	13	previously topped; sap fluxing on trunk; multiple trunks; trunk wound; twig dieback; primary limbs with excessive end weight; declining health; poor suitability for preservation	poor-fair	poor-fair	41%	remove tree.
555	fruitless mulberry (*Morus alba*)	16	24	16	multiple trunks; previously topped; declining healthtwig dieback	poor-fair	poor-fair	44%	remove tree.
556	fruitless mulberry (*Morus alba*)	15	20	15	multiple trunks; previously topped; declining health; twig dieback	poor-fair	poor-fair	41%	remove tree.
557	fruitless mulberry (*Morus alba*)	15	22	15	multiple trunks; previously topped; declining health; twig dieback; trunk and limb wounds and decay	poor-fair	poor	31%	remove tree.
558	fruitless mulberry (*Morus alba*)	14	24	14	previously topped; trunk wounds; low vigor	fair	poor-fair	44%	remove tree.
559	fruitless mulberry (*Morus alba*)	15	24	15	previously topped; trunk wounds; low vigor	fair	poor-fair	53%	remove tree.
560	cork oak (*Quercus suber*)	37	48	37	slightly sparse canopy; primary limbs with excessive end weight; limb dieback; twig dieback	fair	fair	72%	crown clean. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
561	aleppo pine (*Pinus halepensis*)	41	48	41	multiple trunks; primary limbs with excessive end weight; trunk lean	fair-good	poor	63%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter. crown reduction.
562	aleppo pine (*Pinus halepensis*)	35	38	35	trunk lean; unbalanced crown; codominant trunks; primary limb with neutral plane crack; sparse canopy	fair	poor	47%	crown reduction. crown clean. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
563	Chinese elm (*Ulmus parvifolia*)	15	28	15	primary limbs with excessive end weight; restricted root zone	fair-good	fair	78%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
564	Chinese elm (*Ulmus parvifolia*)	13	26	13	sparse canopy; codominant trunks; primary limbs with excessive end weight; restricted root zone	fair	fair	50%	crown clean. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
565	Chinese elm (*Ulmus parvifolia*)	16	34	16	trunk lean; codominant trunks; primary limbs with excessive end weight	fair-good	fair	72%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
566	Chinese elm (*Ulmus parvifolia*)	16	32	16	restricted root zone; codominant trunks; primary limbs with excessive end weight; limb dieback	fair-good	fair	72%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter. crown clean.
567	Chinese pistache (Pistacia chinensis)	7	14	7	restricted root zone; multiple trunks; low vigor	fair	fair	59%	select leader, drop crotch competing trunks or primary limbs.
568	crepe myrtle (*Lagerstroemia indica*)	7	12	7	restricted root zone; multiple trunks	fair-good	fair-good	81%	

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
569	crepe myrtle (*Lagerstroemia indica*)	6	16	6	multiple trunks; restricted root zone	fair-good	fair-good	81%	
570	crepe myrtle (*Lagerstroemia indica*)	7	14	7	multiple trunks; restricted root zone	fair-good	fair-good	81%	
571	Chinese hackberry (*Celtis sinensis*)	12	24	12	restricted root zone; low vigor; limb dieback; primary limbs with excessive end weight; codominant trunks; drought stressed	fair	fair	59%	crown clean. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter. irrigate.
572	Chinese hackberry (*Celtis sinensis*)	16	24	16	limb dieback; low vigor; drought stress; primary limbs with excessive end weight	poor-fair	fair	53%	irrigate.
573	Chinese hackberry (*Celtis sinensis*)	14	18	14	limb dieback; low vigor; drought stressed; root dead; poor suitability for preservation	poor-fair	poor	41%	remove tree.
574	Chinese hackberry (*Celtis sinensis*)	10	14	10	drought stressed; low vigor; yellow foliage; poor suitability for preservation	poor	fair-good	34%	remove tree.
575	cork oak (*Quercus suber*)	42	46	42	primary limbs with excessive end weight; sap fluxing on trunk; multiple trunks	good	fair	81%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
576	Chinese hackberry (*Celtis sinensis*)	10	18	10	low vigor; restricted root zone; drought stressed; codominant trunks	fair	fair	59%	irrigate. select leader, drop crotch competing trunks or primary limbs.
577	Chinese hackberry (*Celtis sinensis*)	12	18	12	hackberry decline syndrome; low vigor; drought stressed; codominant trunks; poor suitability for preservation	poor-fair	fair	41%	remove tree.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
578	Chinese hackberry (*Celtis sinensis*)	17	22	17	hackberry decline syndrome; drought stressed; primary limbs with excessive end weight; restricted root zone	fair	fair	59%	consider removal. irrigate.
579	Chinese hackberry (*Celtis sinensis*)	11	18	11	codominant trunks; restricted root zone; low vigor	fair	fair	69%	irrigate. select leader, drop crotch competing trunks or primary limbs.
580	crepe myrtle (*Lagerstroemia indica*)	7	12	7	restricted root zone; multiple trunks	fair-good	fair-good	81%	
581	crepe myrtle (*Lagerstroemia indica*)	6	12	6	restricted root zone; multiple trunks	fair-good	fair-good	84%	
582	crepe myrtle (*Lagerstroemia indica*)	6	12	6	restricted root zone; multiple trunks	fair-good	fair	75%	
583	Chinese hackberry (*Celtis sinensis*)	10	16	10	low vigor; primary limbs with excessive end weight; limb wounds; drought stressed	fair	fair	72%	irrigate. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
584	Chinese hackberry (*Celtis sinensis*)	13	16	13	greatly restricted root zone; drought stressed; hackberry decline syndrome limb wounds; limb dieback; sparse canopy; multiple trunks	poor	poor-fair	38%	remove tree.
585	Chinese hackberry (*Celtis sinensis*)	10	18	10	trunk wound; trunk decay; drought stressed; greatly restricted root zone; low vigor	poor-fair	poor	44%	remove tree.
586	Chinese hackberry (*Celtis sinensis*)	15	20	15	restricted root zone; limb wounds; limb dieback; limb breaks; low vigor; codominant trunks	fair	fair	59%	irrigate. crown clean. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
587	cork oak (*Quercus suber*)	27	36	27	codominant trunks; primary limbs with excessive end weight	fair-good	fair	84%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
588	cork oak (*Quercus suber*)	19	30	19	severely unbalanced crown; codominant trunks; primary limbs with excessive end weight	fair-good	poor-fair	72%	perform crown reduction regularly to maintain size
589	Chinese elm (*Ulmus parvifolia*)	7	18	7	previously topped; codominant trunks; primary limbs with excessive end weight	fair-good	fair	75%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
590	evergreen pear (*Pyrus kawakamii*)	9	12	9	fire blight; low vigor; restricted root zone; poor suitability for preservation	poor-fair	poor-fair	47%	remove tree.
591	evergreen pear (*Pyrus kawakamii*)	11	20	11	codominant trunks; unbalanced crown; restricted root zone	fair-good	poor-fair	59%	crown reduction.
592	Chinese hackberry (*Celtis sinensis*)	12	18	12	bronzed foliage; low vigor; poor suitability for preservation; no tag	poor-fair	fair	44%	remove tree.
593	Chinese hackberry (*Celtis sinensis*)	15	26	15	codominant trunks; low vigor; primary limbs with excessive end weight	fair	fair	69%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
594	Chinese hackberry (*Celtis sinensis*)	15	24	15	codominant trunks; limb dieback; declining health	poor	poor	0%	remove tree.
595	Chinese hackberry (*Celtis sinensis*)	11	16	11	declining healthunbalanced crown; bronzed foliage; hackberry decline syndrome	poor	poor-fair	0%	remove tree.
596	Chinese hackberry (*Celtis sinensis*)	13	20	13	declining healthyellow foliage; sparse canopy; multiple trunks; no tag	poor	poor-fair	31%	remove tree.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
597	Chinese hackberry (*Celtis sinensis*)	14	20	14	codominant trunks; unbalanced crown; no tag	fair-good	fair	72%	crown reduction.
598	Chinese hackberry (*Celtis sinensis*)	15	22	15	codominant trunks; no tag	fair-good	fair	75%	crown reduction.
599	Chinese hackberry (*Celtis sinensis*)	16	24	16	low vigor; limb dieback; codominant trunks; primary limbs with excessive end weight	fair	fair	63%	use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
600	holly oak (*Quercus ilex*)	14	20	14	primary limbs with excessive end weight; no dominant leader	good	poor-fair	75%	select leader, drop crotch competing trunks or primary limbs.
601	London plane (*Platanus X acerifolia*)	8	16	8	broken, hanging limbs; powdery mildew; primary limbs with excessive end weight	fair-good	fair-good	78%	
602	London plane (*Platanus X acerifolia*)	9	18	9	powdery mildew; primary limbs with slightly excessive end weight	fair-good	good	84%	
603	London plane (*Platanus X acerifolia*)	9	18	9	codominant trunks; powdery mildew	fair-good	fair	78%	select leader, drop crotch competing trunks or primary limbs.
604	aleppo pine (*Pinus halepensis*)	32	44	32	trunk lean; codominant trunks; primary limbs with excessive end weight	fair-good	poor-fair	59%	crown reduction.
605	glossy privet (*Ligustrum lucidum*)	10,8,5,7,11,5	20	21	declining health; limb dieback; sparse canopy	poor	poor-fair	0%	remove tree.
606	glossy privet (*Ligustrum lucidum*)	7,10,7,9,10,8	20	21	multiple trunks with included bark; low vigor; limb dieback; declining health	poor-fair	poor-fair	41%	remove tree.

Exhibit 1.

Tree Evaluation
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Comments	Health Rating	Structural Rating	Condition	Recommendations
607	aleppo pine (*Pinus halepensis*)	34	36	34	trunk lean; codominant trunks; sparse canopy; twig canker; prognosis uncertain	fair	poor-fair	47%	consider removal. perform root crown examination. diagnose cause of twig canker. monitor health
608	aleppo pine (*Pinus halepensis*)	37	38	37	Twig canker; sparse canopy; multiple trunks; declining healthprimary limbs with excessive end weight; trunk lean	poor-fair	poor-fair	41%	consider removal. crown reduction. use reduction cuts to remove 25% of the foliage of all primary limbs with diameters > 1/3 the trunk diameter.
609	aleppo pine (*Pinus halepensis*)	25	26	25	trunk lean; sequoia pitch moth; no dominant leader	fair	poor-fair	53%	crown reduction.

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
501	apricot (*Prunus avium*)	11,9	18	15	Removal recommended by Arborist.	N/A		
502	Chinese hackberry (*Celtis sinensis*)	16	26	16	Removal recommended by Arborist.	N/A		
503	glossy privet (*Ligustrum lucidum*)	9,7	16	12	Removal recommended by Arborist.	N/A		
504	Carolina cherry laurel (*Prunus caroliniana*)	10	12	10	Removal recommended by Arborist.	N/A		
505	glossy privet (*Ligustrum lucidum*)	6,7,5	14	11	Removal recommended by Arborist.	N/A		
506	Carolina cherry laurel (*Prunus caroliniana*)	6	12	6	Removal recommended by Arborist.	N/A		
507	Chinese elm (*Ulmus parvifolia*)	12,10	32	16	Removal recommended by Arborist.	N/A		
508	coast redwood (*Sequoia sempervirens*)	34	22	34	Under building	To be removed due to site layout conflicts		34
509	coast redwood (*Sequoia sempervirens*)	20	20	20	Under building	To be removed due to site layout conflicts		20

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
510	coast redwood (*Sequoia sempervirens*)	28	18	28	*Mislabeled on map as 511.* Within driveway	To be removed due to site layout conflicts		28
511	coast redwood (*Sequoia sempervirens*)	34	22	34	Removal recommended by Arborist.	N/A		
512	California black walnut (*Juglans hindsii*)	30	30	30	Within driveway/parking.	To be removed due to site layout conflicts		30
513	coast live oak (*Quercus agrifolia*)	25	32	25	Under building	To be removed due to site layout conflicts		25
514	Chinese pistache (Pistacia chinensis)	18	28	18	Under building	To be removed due to site layout conflicts		18
515	Chinese pistache (Pistacia chinensis)	14	26	14	Under building	To be removed due to site layout conflicts		14
516	Chinese pistache (Pistacia chinensis)	9	24	9	Under building	To be removed due to site layout conflicts		9
517	Chinese pistache (Pistacia chinensis)	19	34	19	Under building	To be removed due to site layout conflicts		19

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
518	evergreen pear (*Pyrus kawakamii*)	10	16	10	Under building	To be removed due to site layout conflicts		10
519	Chinese hackberry (*Celtis sinensis*)	12	24	12	Under building	To be removed due to site layout conflicts		12
520	Chinese hackberry (*Celtis sinensis*)	15	22	15	Removal recommended by Arborist.	N/A		
521	Chinese hackberry (*Celtis sinensis*)	8	18	8	Removal recommended by Arborist.	N/A		
522	Chinese hackberry (*Celtis sinensis*)	17	26	17	Removal recommended by Arborist.	N/A		
523	Chinese hackberry (*Celtis sinensis*)	16	28	16	Removal recommended by Arborist.	N/A		
524	valley oak (*Quercus lobata*)	20	36	20	Under building	To be removed due to site layout conflicts		20
525	valley oak (*Quercus lobata*)	24	36	24	Under building	To be removed due to site layout conflicts		24

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
526	cork oak (*Quercus suber*)	15	24	15	Under building	To be removed due to site layout conflicts		15
527	Chinese hackberry (*Celtis sinensis*)	16	24	16	Within driveway/parking.	To be removed due to site layout conflicts		16
528	Chinese hackberry (*Celtis sinensis*)	9	16	9	Removal recommended by Arborist.	N/A		
529	Chinese hackberry (*Celtis sinensis*)	16	22	16	Removal recommended by Arborist.	N/A		
530	Chinese hackberry (*Celtis sinensis*)	17	22	17	Removal recommended by Arborist.	N/A		
531	aleppo pine (*Pinus halepensis*)	25	36	25	Parking 8' North of trunk further from trunk than existing parking.	Low		25
532	Chinese elm (*Ulmus parvifolia*)	11	24	11	No significant impact	Low		11
533	Chinese elm (*Ulmus parvifolia*)	13	28	13	No significant impact	Low		13
534	Chinese elm (*Ulmus parvifolia*)	14	26	14	No significant impact	Low		14

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
535	Modesto ash (*Fraxinus velutina* 'Modesto')	12	16	12	Removal recommended by Arborist.	N/A		
536	Modesto ash (*Fraxinus velutina* 'Modesto')	9	12	9	Removal recommended by Arborist.	N/A		
537	evergreen pear (*Pyrus kawakamii*)	10	12	10	No significant impact	Low		10
538	Modesto ash (*Fraxinus velutina* 'Modesto')	15	20	15	No significant impact	Low		15
539	evergreen pear (*Pyrus kawakamii*)	15	20	15	Not on site plan; under building	To be removed due to site layout conflicts	Indicate tree location on site plan	15
540	fruitless mulberry (*Morus alba*)	18	26	18	Removal recommended by Arborist.	N/A		
541	fruitless mulberry (*Morus alba*)	16	28	16	Under building	To be removed due to site layout conflicts		16
542	Chinese elm (*Ulmus parvifolia*)	13	26	13	Building 3' west	To be removed due to site layout conflicts		13

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
543	Chinese elm (*Ulmus parvifolia*)	19	28	19	Within driveway/parking.	To be removed due to site layout conflicts		19
544	London plane (*Platanus X acerifolia*)	16	26	16	No significant impact	Low		16
545	cork oak (*Quercus suber*)	17	24	17	Removal recommended by Arborist.	N/A		
546	fruitless mulberry (*Morus alba*)	13	16	13	Removal recommended by Arborist.	N/A		
547	fruitless mulberry (*Morus alba*)	12	16	12	Removal recommended by Arborist.	N/A		
548	fruitless mulberry (*Morus alba*)	14	18	14	Removal recommended by Arborist.	N/A		
549	fruitless mulberry (*Morus alba*)	13	26	13	Removal recommended by Arborist.	N/A		
550	Chinese hackberry (*Celtis sinensis*)	6	10	6	Removal recommended by Arborist.	N/A		
551	fruitless mulberry (*Morus alba*)	18	26	18	Removal recommended by Arborist.	N/A		
552	fruitless mulberry (*Morus alba*)	13	26	13	Within driveway/parking.	To be removed due to site layout conflicts		13

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
553	fruitless mulberry (*Morus alba*)	13	18	13	Removal recommended by Arborist.	N/A		13
554	fruitless mulberry (*Morus alba*)	13	24	13	Removal recommended by Arborist.	N/A		13
555	fruitless mulberry (*Morus alba*)	16	24	16	Removal recommended by Arborist.	N/A		16
556	fruitless mulberry (*Morus alba*)	15	20	15	Removal recommended by Arborist.	N/A		15
557	fruitless mulberry (*Morus alba*)	15	22	15	Removal recommended by Arborist.	N/A		15
558	fruitless mulberry (*Morus alba*)	14	24	14	Removal recommended by Arborist.	N/A		14
559	fruitless mulberry (*Morus alba*)	15	24	15	Removal recommended by Arborist.	N/A		15
560	cork oak (*Quercus suber*)	37	48	37	Building 16' north of trunk; assume 5' overexcavation - 11' feet from trunk. Existing parking 17' north of trunk.	High	Avoid grading/soil disturbance within existing planter (no overexcavation/compaction for building/use sheet piles).	37
561	aleppo pine (*Pinus halepensis*)	41	48	41	Building 6' north of trunk; assume 5' overexcavation - 1' foot from trunk. Existing parking 8' north of trunk.	Extreme	Avoid grading/soil disturbance within existing planter (no overexcavation/compaction for building/use sheet piles).	41

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
562	aleppo pine (*Pinus halepensis*)	35	38	35	Building 6' north of trunk; assume 5' overexcavation - 1' foot from trunk. Existing parking 8' north of trunk.	Extreme	Avoid grading/soil disturbance within existing planter (no overexcavation/compaction for building/use sheet piles).	35
563	Chinese elm (*Ulmus parvifolia*)	15	28	15	Building 3' south; parking 9' north.	To be removed due to site layout conflicts		15
564	Chinese elm (*Ulmus parvifolia*)	13	26	13	Within driveway/parking.	To be removed due to site layout conflicts		13
565	Chinese elm (*Ulmus parvifolia*)	16	34	16	Within driveway/parking.	To be removed due to site layout conflicts		16
566	Chinese elm (*Ulmus parvifolia*)	16	32	16	Within driveway/parking.	To be removed due to site layout conflicts		16
567	Chinese pistache (Pistacia chinensis)	7	14	7	Within driveway/parking.	To be removed due to site layout conflicts		7
568	crepe myrtle (*Lagerstroemia indica*)	7	12	7	Within driveway/parking.	To be removed due to site layout conflicts		7

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
569	crepe myrtle (*Lagerstroemia indica*)	6	16	6	Within driveway/parking.	To be removed due to site layout conflicts		6
570	crepe myrtle (*Lagerstroemia indica*)	7	14	7	Within driveway/parking.	To be removed due to site layout conflicts		7
571	Chinese hackberry (*Celtis sinensis*)	12	24	12	Within driveway/parking.	To be removed due to site layout conflicts		12
572	Chinese hackberry (*Celtis sinensis*)	16	24	16	Within driveway/parking.	To be removed due to site layout conflicts		16
573	Chinese hackberry (*Celtis sinensis*)	14	18	14	Removal recommended by Arborist.	N/A		14
574	Chinese hackberry (*Celtis sinensis*)	10	14	10	Removal recommended by Arborist.	N/A		10
575	cork oak (*Quercus suber*)	42	46	42	Parking 15' north of trunk. Existing parking 16' north of trunk.	Moderate	Avoid grading/soil disturbance within existing planter.	42
576	Chinese hackberry (*Celtis sinensis*)	10	18	10	Within driveway/parking.	To be removed due to site layout conflicts		10
577	Chinese hackberry (*Celtis sinensis*)	12	18	12	Removal recommended by Arborist.	N/A		12

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
578	Chinese hackberry (*Celtis sinensis*)	17	22	17	Within driveway/parking.	To be removed due to site layout conflicts		17
579	Chinese hackberry (*Celtis sinensis*)	11	18	11	Within driveway/parking.	To be removed due to site layout conflicts		11
580	crepe myrtle (*Lagerstroemia indica*)	7	12	7	Within driveway/parking.	To be removed due to site layout conflicts		7
581	crepe myrtle (*Lagerstroemia indica*)	6	12	6	Within driveway/parking.	To be removed due to site layout conflicts		6
582	crepe myrtle (*Lagerstroemia indica*)	6	12	6	Within driveway/parking.	To be removed due to site layout conflicts		6
583	Chinese hackberry (*Celtis sinensis*)	10	16	10	Within driveway/parking.	To be removed due to site layout conflicts		10
584	Chinese hackberry (*Celtis sinensis*)	13	16	13	Removal recommended by Arborist.	N/A		13
585	Chinese hackberry (*Celtis sinensis*)	10	18	10	Removal recommended by Arborist.	N/A		10

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
586	Chinese hackberry (*Celtis sinensis*)	15	20	15	Within driveway/parking.	To be removed due to site layout conflicts		15
587	cork oak (*Quercus suber*)	27	36	27	Driveway 8' west; parking 14' north. Existing driveway 22' west; parking 18' north.	High	Avoid grading/soil disturbance within existing planter.	27
588	cork oak (*Quercus suber*)	19	30	19	Within driveway/parking.	To be removed due to site layout conflicts		19
589	Chinese elm (*Ulmus parvifolia*)	7	18	7	Within driveway/parking.	To be removed due to site layout conflicts		7
590	evergreen pear (*Pyrus kawakamii*)	9	12	9	Removal recommended by Arborist.	N/A		9
591	evergreen pear (*Pyrus kawakamii*)	11	20	11	Parking 2' south of tree.	Extreme	Create planter.	11
592	Chinese hackberry (*Celtis sinensis*)	12	18	12	Removal recommended by Arborist.	N/A		12
593	Chinese hackberry (*Celtis sinensis*)	15	26	15	Within driveway/parking.	To be removed due to site layout conflicts		15
594	Chinese hackberry (*Celtis sinensis*)	15	24	15	Removal recommended by Arborist.	N/A		15

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
595	Chinese hackberry (*Celtis sinensis*)	11	16	11	Removal recommended by Arborist.	N/A		11
596	Chinese hackberry (*Celtis sinensis*)	13	20	13	Removal recommended by Arborist. Mislabed as 593 on plan.	N/A	Modify tree number on plan.	13
597	Chinese hackberry (*Celtis sinensis*)	14	20	14	Under building	To be removed due to site layout conflicts		14
598	Chinese hackberry (*Celtis sinensis*)	15	22	15	Under building	To be removed due to site layout conflicts		15
599	Chinese hackberry (*Celtis sinensis*)	16	24	16	Parking 2.5' south; building 13' north.	Extreme	Create planter.	16
600	holly oak (*Quercus ilex*)	14	20	14	No significant impact	Low		14
601	London plane (*Platanus X acerifolia*)	8	16	8	No significant impact	Low		8
602	London plane (*Platanus X acerifolia*)	9	18	9	No significant impact	Low		9
603	London plane (*Platanus X acerifolia*)	9	18	9	No significant impact	Low		9
604	aleppo pine (*Pinus halepensis*)	32	44	32	Parking 3' east; existing planter extends 10 feet east of trunk.	Extreme	Avoid grading/soil disturbance within existing planter.	32

Exhibit 2.

Development Impact Assessment
(Protected Trees Only)
University Mall, Davis, California

To Accompany
Tree Associates, Inc. Report
Dated October 4, 2018

Tree #	Species	Diameter (in.)	Dripline (ft.)	TPZ (ft.)	Development Within TPZ	Preliminary Impact Rating	Possible Design Modifications	Mitigation Inches
605	glossy privet (*Ligustrum lucidum*)	10,8,5,7,11,5	20	21	Removal recommended by Arborist.	N/A		21
606	glossy privet (*Ligustrum lucidum*)	7,10,7,9,10,8	20	21	Removal recommended by Arborist.	N/A		21
607	aleppo pine (*Pinus halepensis*)	34	36	34	Building 11' east of trunk; assume 5' overexcavation - 6' feet from trunk. Existing parking 11' east of trunk.	Extreme	Avoid grading/soil disturbance within existing planter (no overexcavation/compaction for building/use sheet piles).	34
608	aleppo pine (*Pinus halepensis*)	37	38	37	Building 21' east of trunk; assume 5' overexcavation - 16' feet from trunk. Existing parking 11' east of trunk.	Low	Avoid grading/soil disturbance within existing planter (no overexcavation/compaction for building/use sheet piles).	37
609	aleppo pine (*Pinus halepensis*)	25	26	25	Building 28' east of trunk; assume 5' overexcavation - 23' feet from trunk. Existing parking 11' east of trunk.	Low		25

Exhibit 3.

Appraisal
(Protected Trees to be Removed
Due to Layout Conflicts)
University Mall

To Accompany
Tree Associates, Inc. Report
October 4, 2018

Tree #	Species	Dia. @ 4.5' height (in.)	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of 24" box tree)	Unit Tree Cost (cost/ in2 of trunk)	Trunk or Adjusted Trunk Area (in2)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to $100.00 if over $5,000; to $10.00 if < $5000)
508	coast redwood (*Sequoia sempervirens*)	34	70%	69%	83%	$ 345.46	$ 36.36	882	4.75	877.25	$ 31,896.81	$ 12,740.78	$ 12,700.00
509	coast redwood (*Sequoia sempervirens*)	20	70%	81%	83%	$ 345.46	$ 36.36	314	4.75	309.25	$ 11,244.33	$ 5,308.03	$ 5,300.00
510	coast redwood (*Sequoia sempervirens*)	28	70%	66%	83%	$ 345.46	$ 36.36	615	4.75	610.25	$ 22,188.69	$ 8,460.13	$ 8,500.00
512	California black walnut (*Juglans hindsii*)	30	70%	72%	83%	$ 345.46	$ 45.46	707	3.8	703.2	$ 31,967.47	$ 13,349.42	$ 13,300.00
513	coast live oak (*Quercus agrifolia*)	25	90%	69%	83%	$ 345.46	$ 45.46	491	3.8	487.2	$ 22,148.11	$ 11,374.44	$ 11,400.00
514	Chinese pistache (Pistacia chinensis)	18	90%	75%	83%	$ 345.46	$ 77.04	254	2.24	251.76	$ 19,395.59	$ 10,866.38	$ 10,900.00
515	Chinese pistache (Pistacia chinensis)	14	90%	59%	83%	$ 345.46	$ 77.04	154	2.24	151.76	$ 11,691.59	$ 5,185.59	$ 5,200.00

Exhibit 3.

Appraisal
(Protected Trees to be Removed
Due to Layout Conflicts)
University Mall

To Accompany
Tree Associates, Inc. Report
October 4, 2018

Tree #	Species	Dia. @ 4.5' height (in.)	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of 24" box tree)	Unit Tree Cost (cost/ in2 of trunk)	Trunk or Adjusted Trunk Area (in2)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to $100.00 if over $5,000; to $10.00 if < $5000)
516	Chinese pistache (Pistacia chinensis)	9	90%	72%	83%	$ 345.46	$ 77.04	64	2.24	61.76	$ 4,757.99	$ 2,554.59	$ 2,550.00
517	Chinese pistache (Pistacia chinensis)	19	90%	72%	83%	$ 345.46	$ 77.04	283	2.24	280.76	$ 21,629.75	$ 11,613.15	$ 11,600.00
518	evergreen pear (*Pyrus kawakamii*)	10	50%	63%	83%	$ 345.46	$ 82.82	79	2.09	76.91	$ 6,369.69	$ 1,652.14	$ 1,650.00
519	Chinese hackberry (*Celtis sinensis*)	12	70%	56%	83%	$ 345.46	$ 45.46	113	3.8	109.2	$ 4,964.23	$ 1,622.37	$ 1,620.00
524	valley oak (*Quercus lobata*)	20	90%	44%	83%	$ 345.46	$ 77.04	314	2.24	311.76	$ 24,017.99	$ 7,849.38	$ 7,800.00
525	valley oak (*Quercus lobata*)	24	90%	44%	83%	$ 345.46	$ 77.04	452	2.24	449.76	$ 34,649.51	$ 11,388.60	$ 11,400.00
526	cork oak (*Quercus suber*)	15	90%	66%	83%	$ 345.46	$ 77.04	177	2.24	174.76	$ 13,463.51	$ 6,600.07	$ 6,600.00

Exhibit 3.

Appraisal
(Protected Trees to be Removed
Due to Layout Conflicts)
University Mall

To Accompany
Tree Associates, Inc. Report
October 4, 2018

Tree #	Species	Dia. @ 4.5' height (in.)	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of 24" box tree)	Unit Tree Cost (cost/ in2 of trunk)	Trunk or Adjusted Trunk Area (in2)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to $100.00 if over $5,000; to $10.00 if < $5000)
527	Chinese hackberry (*Celtis sinensis*)	16	70%	56%	83%	$ 345.46	$ 45.46	201	3.8	197.2	$ 8,964.71	$ 2,929.78	$ 2,930.00
531	aleppo pine (*Pinus halepensis*)	25	70%	59%	83%	$ 345.46	$ 45.46	491	3.8	487.2	$ 22,148.11	$ 7,640.41	$ 7,600.00
541	fruitless mulberry (*Morus alba*)	16	50%	66%	83%	$ 345.46	$ 45.46	201	3.8	197.2	$ 8,964.71	$ 2,441.48	$ 2,440.00
552	fruitless mulberry (*Morus alba*)	13	50%	53%	83%	$ 345.46	$ 45.46	133	3.8	129.2	$ 5,873.43	$ 1,294.91	$ 1,290.00
560	cork oak (*Quercus suber*)	37	90%	72%	83%	$ 345.46	$ 77.04	1018	2.24	1015.76	$ 78,254.15	$ 42,015.14	$ 42,000.00
561	aleppo pine (*Pinus halepensis*)	41	70%	63%	83%	$ 345.46	$ 45.46	1191	3.8	1187.2	$ 53,970.11	$ 19,597.90	$ 19,600.00
562	aleppo pine (*Pinus halepensis*)	35	70%	47%	83%	$ 345.46	$ 45.46	928	3.8	924.2	$ 42,014.13	$ 11,442.29	$ 11,400.00
563	Chinese elm (*Ulmus parvifolia*)	15	70%	78%	83%	$ 345.46	$ 77.04	177	2.24	174.76	$ 13,463.51	$ 6,111.17	$ 6,100.00

Exhibit 3.

Appraisal
(Protected Trees to be Removed
Due to Layout Conflicts)
University Mall

To Accompany
Tree Associates, Inc. Report
October 4, 2018

Tree #	Species	Dia. @ 4.5' height (in.)	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of 24" box tree)	Unit Tree Cost (cost/ in2 of trunk)	Trunk or Adjusted Trunk Area (in2)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to $100.00 if over $5,000; to $10.00 if < $5000)
564	Chinese elm (*Ulmus parvifolia*)	13	70%	50%	83%	$ 345.46	$ 77.04	133	2.24	130.76	$ 10,073.75	$ 2,926.42	$ 2,930.00
565	Chinese elm (*Ulmus parvifolia*)	16	70%	72%	83%	$ 345.46	$ 77.04	201	2.24	198.76	$ 15,312.47	$ 6,394.39	$ 6,400.00
566	Chinese elm (*Ulmus parvifolia*)	16	70%	72%	83%	$ 345.46	$ 77.04	201	2.24	198.76	$ 15,312.47	$ 6,394.39	$ 6,400.00
567	Chinese pistache (Pistacia chinensis)	7	90%	59%	83%	$ 345.46	$ 77.04	38	2.24	35.76	$ 2,754.95	$ 1,221.91	$ 1,220.00
568	crepe myrtle (*Lagerstroemia indica*)	7	90%	81%	83%	$ 345.46	$ 82.82	38	2.09	35.91	$ 2,974.07	$ 1,805.07	$ 1,810.00
569	crepe myrtle (*Lagerstroemia indica*)	6	90%	81%	83%	$ 345.46	$ 82.82	28	2.09	25.91	$ 2,145.87	$ 1,302.41	$ 1,300.00
570	crepe myrtle (*Lagerstroemia indica*)	7	90%	81%	83%	$ 345.46	$ 82.82	38	2.09	35.91	$ 2,974.07	$ 1,805.07	$ 1,810.00

Exhibit 3.

Appraisal
(Protected Trees to be Removed
Due to Layout Conflicts)
University Mall

To Accompany
Tree Associates, Inc. Report
October 4, 2018

Tree #	Species	Dia. @ 4.5' height (in.)	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of 24" box tree)	Unit Tree Cost (cost/ in2 of trunk)	Trunk or Adjusted Trunk Area (in2)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to $100.00 if over $5,000; to $10.00 if < $5000)
571	Chinese hackberry (*Celtis sinensis*)	12	70%	59%	83%	$ 345.46	$ 45.46	113	3.8	109.2	$ 4,964.23	$ 1,712.50	$ 1,710.00
572	Chinese hackberry (*Celtis sinensis*)	16	70%	53%	83%	$ 345.46	$ 45.46	201	3.8	197.2	$ 8,964.71	$ 2,767.01	$ 2,770.00
575	cork oak (*Quercus suber*)	42	90%	81%	83%	$ 345.46	$ 77.04	1233	2.24	1230.76	$ 94,817.75	$ 57,548.45	$ 57,500.00
576	Chinese hackberry (*Celtis sinensis*)	10	70%	59%	83%	$ 345.46	$ 45.46	79	3.8	75.2	$ 3,418.59	$ 1,179.31	$ 1,180.00
578	Chinese hackberry (*Celtis sinensis*)	17	70%	59%	83%	$ 345.46	$ 45.46	227	3.8	223.2	$ 10,146.67	$ 3,500.28	$ 3,500.00
579	Chinese hackberry (*Celtis sinensis*)	11	70%	69%	83%	$ 345.46	$ 45.46	95	3.8	91.2	$ 4,145.95	$ 1,656.05	$ 1,660.00

Exhibit 3.

Appraisal
(Protected Trees to be Removed
Due to Layout Conflicts)
University Mall

To Accompany
Tree Associates, Inc. Report
October 4, 2018

Tree #	Species	Dia. @ 4.5' height (in.)	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of 24" box tree)	Unit Tree Cost (cost/ in2 of trunk)	Trunk or Adjusted Trunk Area (in2)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to $100.00 if over $5,000; to $10.00 if < $5000)
580	crepe myrtle (*Lagerstroemia indica*)	7	90%	81%	83%	$ 345.46	$ 82.82	38	2.09	35.91	$ 2,974.07	$ 1,805.07	$ 1,810.00
581	crepe myrtle (*Lagerstroemia indica*)	6	90%	84%	83%	$ 345.46	$ 82.82	28	2.09	25.91	$ 2,145.87	$ 1,352.50	$ 1,350.00
582	crepe myrtle (*Lagerstroemia indica*)	6	90%	75%	83%	$ 345.46	$ 82.82	28	2.09	25.91	$ 2,145.87	$ 1,202.22	$ 1,200.00
583	Chinese hackberry (*Celtis sinensis*)	10	70%	72%	83%	$ 345.46	$ 45.46	79	3.8	75.2	$ 3,418.59	$ 1,427.58	$ 1,430.00
586	Chinese hackberry (*Celtis sinensis*)	15	70%	59%	83%	$ 345.46	$ 45.46	177	3.8	173.2	$ 7,873.67	$ 2,716.17	$ 2,720.00
587	cork oak (*Quercus suber*)	27	90%	84%	83%	$ 345.46	$ 77.04	572	2.24	569.76	$ 43,894.31	$ 27,665.76	$ 27,700.00
588	cork oak (*Quercus suber*)	19	90%	72%	83%	$ 345.46	$ 77.04	283	2.24	280.76	$ 21,629.75	$ 11,613.15	$ 11,600.00

Exhibit 3.

Appraisal
(Protected Trees to be Removed
Due to Layout Conflicts)
University Mall

To Accompany
Tree Associates, Inc. Report
October 4, 2018

Tree #	Species	Dia. @ 4.5' height (in.)	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of 24" box tree)	Unit Tree Cost (cost/ in2 of trunk)	Trunk or Adjusted Trunk Area (in2)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to $100.00 if over $5,000; to $10.00 if < $5000)
589	Chinese elm (*Ulmus parvifolia*)	7	70%	75%	83%	$ 345.46	$ 77.04	38	2.24	35.76	$ 2,754.95	$ 1,200.47	$ 1,200.00
591	evergreen pear (*Pyrus kawakamii*)	11	50%	59%	83%	$ 345.46	$ 82.82	95	2.09	92.91	$ 7,694.81	$ 1,896.05	$ 1,900.00
593	Chinese hackberry (*Celtis sinensis*)	15	70%	69%	83%	$ 345.46	$ 45.46	177	3.8	173.2	$ 7,873.67	$ 3,145.04	$ 3,150.00
597	Chinese hackberry (*Celtis sinensis*)	14	70%	72%	83%	$ 345.46	$ 45.46	154	3.8	150.2	$ 6,828.09	$ 2,851.37	$ 2,850.00
598	Chinese hackberry (*Celtis sinensis*)	15	70%	75%	83%	$ 345.46	$ 45.46	177	3.8	173.2	$ 7,873.67	$ 3,430.95	$ 3,430.00
599	Chinese hackberry (*Celtis sinensis*)	16	70%	63%	83%	$ 345.46	$ 45.46	201	3.8	197.2	$ 8,964.71	$ 3,255.31	$ 3,260.00
600	holly oak (*Quercus ilex*)	14	70%	75%	83%	$ 345.46	$ 77.04	154	2.24	151.76	$ 11,691.59	$ 5,094.61	$ 5,100.00

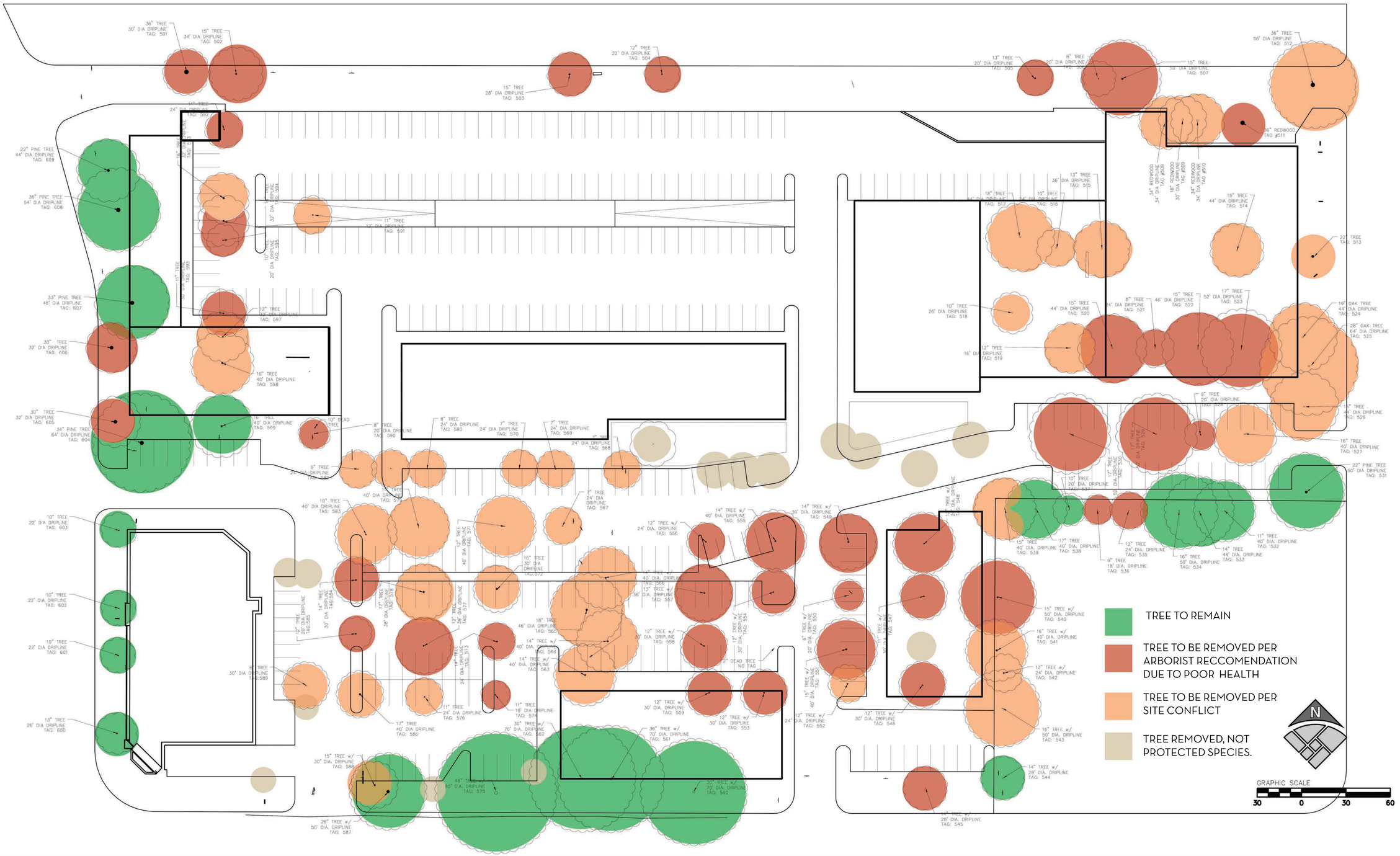
Exhibit 3.

Appraisal
(Protected Trees to be Removed
Due to Layout Conflicts)
University Mall

To Accompany
Tree Associates, Inc. Report
October 4, 2018

Tree #	Species	Dia. @ 4.5' height (in.)	Species Rating	Condition Rating	Location Rating	Installed Tree Cost (installed cost of 24" box tree)	Unit Tree Cost (cost/ in2 of trunk)	Trunk or Adjusted Trunk Area (in2)	Replace-ment Tree Trunk Area (sq. in.)	Appraised Tree Trunk Increase (sq. in.)	Basic Tree Cost (Appraised Tree Trunk Increase X Unit Tree Cost + Installed Tree Cost)	Appraised Value (Basic Tree Cost X Species Rating X Condition X Location)	Appraised Value (Rounded to $100.00 if over $5,000; to $10.00 if < $5000)
601	London plane (*Platanus X acerifolia*)	8	70%	78%	83%	$ 345.46	$ 45.46	50	3.8	46.2	$ 2,100.25	$ 953.32	$ 950.00
602	London plane (*Platanus X acerifolia*)	9	70%	84%	83%	$ 345.46	$ 45.46	64	3.8	60.2	$ 2,736.69	$ 1,341.58	$ 1,340.00
603	London plane (*Platanus X acerifolia*)	9	70%	78%	83%	$ 345.46	$ 45.46	64	3.8	60.2	$ 2,736.69	$ 1,242.20	$ 1,240.00
604	aleppo pine (*Pinus halepensis*)	32	70%	59%	83%	$ 345.46	$ 45.46	788	3.8	784.2	$ 35,649.73	$ 12,298.04	$ 12,300.00
607	aleppo pine (*Pinus halepensis*)	34	70%	47%	83%	$ 345.46	$ 45.46	882	3.8	878.2	$ 39,922.97	$ 10,872.77	$ 10,900.00
608	aleppo pine (*Pinus halepensis*)	37	70%	41%	83%	$ 345.46	$ 45.46	1018	3.8	1014.2	$ 46,105.53	$ 10,882.35	$ 10,900.00
609	aleppo pine (*Pinus halepensis*)	25	70%	53%	83%	$ 345.46	$ 45.46	491	3.8	487.2	$ 22,148.11	$ 6,836.15	$ 6,800.00

© BKF ENGINEERS



BKF 100+ YEARS
ENGINEERS . SURVEYORS . PLANNERS
980 9TH STREET
SUITE 1770
SACRAMENTO, CA 95814
P:916.556.0800

STATE OF CALIFORNIA

CITY OF DAVIS

UNIVERSITY MALL DEVELOPEMENT
EXISTING CONDITIONS

Revisions	No.
Date: 08-14-2018	
Scale: AS SHOWN	
Design: BKF	
Drafter: SB	
Approved: JPS	
Job No: 20180439	

Drafting Number:

1 OF 1

UNIVERSITY MALL

BRIXMOR®

ARBORIST REFERENCE PLAN

DAVIS, CA

10-3-18

architecture design collaborative
23231 South Point Drive
Laguna Hills, CA 92653
www.adcollaborative.com