



December 4, 2020

Prepared for:

**Sara Davis**

**City Forester**

**City of Carmel-by-the-Sea**

P.O. Box CC

Carmel by the Sea, CA 93921

**Re: Pittosporum - Tree Appraisal**

The City of Carmel-by-the-Sea has contracted West Coast Arborists (WCA) for arborists services. Sara Davis, Camels' City Arborist requested that an appraisal of three trees that had been removed. Limited information was provided for the project and this appraisal is limited to the attached photos provided by the city in this report and the measurements shown in them. I used the Reproduction Method by Trunk Formula Technique, from the *Guide for Plant Appraisal 10<sup>th</sup> edition* and *The Species Classification and Group Assignment 9<sup>th</sup> Edition*, to establish an estimate of value for the trees. The value of the tree is determined by extrapolating the purchase cost of a nursery-grown tree up to the size of the size of the subject trees being appraised.

Measurements provided of the stump may not reflect an accurate value of the subject tree due to trunk flare at the base of the tree, which would result in a larger diameter than usually collected at 4.5-feet above grade. Typically, a survey of surrounding trees of the same species would be necessary to calculate the difference of the measurements, however this was not requested for this assessment. I was also not able to evaluate the condition of the trees removed there fore a "Fair" rating of 60% was used for the condition and Functional/External limitation ratings were set to "Minor Impact" of 80%. Based on my professional opinion the assignment result of \$6,300.00 for all three trees is a reasonable estimate of value with the provided information. The value does not include the cost for arborist services, or any legal fees associated with the claim. Pages 2-4 show my appraisal calculations and 5-7 show images provided by the City.

*Thank you for the opportunity to assist you in your tree assessment needs, respectfully,*

**Glenn O. Whitlock-Reeve**

*Registered Consulting Arborist #704*

*Board Certified Master Arborist WE-10177BTM*

West Coast Arborists Inc. - 390 Martin Ave Santa Clara, CA 95050 - (408) 855-8660 Wcainc.com

### Appraisal Calculations Tree-1

Species: *Pittosporum* (*Pittosporum* spp.)

- |  |                     |
|--|---------------------|
| 1. Trunk Diameter:   | 12-in               |
| 2. Cross- Sectional Area: (Line 1) <sup>2</sup> x 0.7854:        | 113-in <sup>2</sup> |
| 3. Condition Rating:   | 60%                 |
| (Lowest Individual rating to establish overall condition rating) |                     |
| a. Health: 60%   |                     |
| b. Structure: 60%  |                     |
| c. Form: 60%   |                     |
| 4. Functional Limitations: Minor Impact                          | 80%                 |
| 5. External Limitations: Minor Impact                            | 80%                 |

### Replacement Tree

- |   |                      |
|---|----------------------|
| 6. Trunk Diameter:                                      | 2.46-in              |
| 7. Cross-Sectional area (line 6) <sup>2</sup> x 0.7854: | 4.75-in <sup>2</sup> |
| 8. Replacement Tree Cost (24-in Box):                   | \$172.73             |

(Lines 6-8 Source: *Species Classification and Group Assignment 9<sup>th</sup> Edition*)

### Calculations

- |  |            |
|--|------------|
| 9. Unit tree cost (Line 8 / Line 7):           | \$36.36    |
| 10. Basic reproduction cost (line 2 x line 9): | \$4,108.68 |
| 11. Depreciated reproduction cost:             | \$1,577.73 |
| (line 10 x line 3 x line 4 x line 5)           |            |

### Additional Costs

- |  |                |
|--|----------------|
| Clean up:  | (not factored) |
| Replacement Tree Installation: (city tree planting rate)     | \$250.00       |
| Aftercare: (weekly watering for 1 year during summer months) | \$600.00       |

(Additional costs are low estimates sourced from previous experience and similar projects)

- |  |            |
|--|------------|
| 12. Total additional costs:                      | \$850.00   |
| 13. Total reproduction cost (line 11 + line 12): | \$2,427.73 |
| 14. Rounded:                                     | \$2,400.00 |

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### Appraisal Calculations Tree-2

**Species:** *Pittosporum* (*Pittosporum* spp.)

- |  |                       |
|--|-----------------------|
| 1. Trunk Diameter:   | 8.5-in                |
| 2. Cross- Sectional Area: (Line 1) <sup>2</sup> x 0.7854:        | 56.74-in <sup>2</sup> |
| 3. Condition Rating:   | 60%                   |
| (Lowest Individual rating to establish overall condition rating) |                       |
| a. Health: 60%   |                       |
| b. Structure: 60%  |                       |
| c. Form: 60%   |                       |
| 4. Functional Limitations: Minor Impact                          | 80%                   |
| 5. External Limitations: Minor Impact                            | 80%                   |

### Replacement Tree

- |   |                      |
|---|----------------------|
| 6. Trunk Diameter:                                      | 2.46-in              |
| 7. Cross-Sectional area (line 6) <sup>2</sup> x 0.7854: | 4.75-in <sup>2</sup> |
| 8. Replacement Tree Cost (24-in Box):                   | \$172.73             |

(Lines 6-8 Source: *Species Classification and Group Assignment 9<sup>th</sup> Edition*)

### Calculations

- |  |            |
|--|------------|
| 9. Unit tree cost (Line 8 / Line 7):           | \$36.36    |
| 10. Basic reproduction cost (line 2 x line 9): | \$2,063.06 |
| 11. Depreciated reproduction cost:             | \$792.21   |
| (line 10 x line 3 x line 4 x line 5)           |            |

### Additional Costs

- |  |                |
|--|----------------|
| Clean up:  | (not factored) |
| Replacement Tree Installation: (city tree planting rate)     | \$250.00       |
| Aftercare: (weekly watering for 1 year during summer months) | \$600.00       |

(Additional costs are low estimates sourced from previous experience and similar projects)

- |  |            |
|--|------------|
| 12. Total additional costs:                      | \$850.00   |
| 13. Total reproduction cost (line 11 + line 12): | \$1,642.21 |
| 14. Rounded:                                     | \$1,600.00 |

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### Appraisal Calculations Tree-3

**Species:** *Pittosporum* (*Pittosporum* spp.)

- |  |                        |
|--|------------------------|
| 1. Trunk Diameter:   | 11.5-in                |
| 2. Cross- Sectional Area: (Line 1) <sup>2</sup> x 0.7854:        | 103.86-in <sup>2</sup> |
| 3. Condition Rating:   | 60%                    |
| (Lowest Individual rating to establish overall condition rating) |                        |
| a. Health: 60%   |                        |
| b. Structure: 60%  |                        |
| c. Form: 60%   |                        |
| 4. Functional Limitations: Minor Impact                          | 80%                    |
| 5. External Limitations: Minor Impact                            | 80%                    |

### Replacement Tree

- |   |                      |
|---|----------------------|
| 6. Trunk Diameter:                                      | 2.46-in              |
| 7. Cross-Sectional area (line 6) <sup>2</sup> x 0.7854: | 4.75-in <sup>2</sup> |
| 8. Replacement Tree Cost (24-in Box):                   | \$172.73             |

(Lines 6-8 Source: *Species Classification and Group Assignment 9<sup>th</sup> Edition*)

### Calculations

- |  |            |
|--|------------|
| 9. Unit tree cost (Line 8 / Line 7):           | \$36.36    |
| 10. Basic reproduction cost (line 2 x line 9): | \$3,776.34 |
| 11. Depreciated reproduction cost:             | \$1,450.11 |
| (line 10 x line 3 x line 4 x line 5)           | .          |

### Additional Costs

- |  |                |
|--|----------------|
| Clean up:  | (not factored) |
| Replacement Tree Installation: (city tree planting rate)     | \$250.00       |
| Aftercare: (weekly watering for 1 year during summer months) | \$600.00       |

(Additional costs are low estimates sourced from previous experience and similar projects)

- |  |           |
|--|-----------|
| 12. Total additional costs:                      | \$850.00  |
| 13. Total reproduction cost (line 11 + line 12): | \$2300.11 |
| 14. Rounded:                                     | \$2300.00 |

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**ASSUMPTIONS AND LIMITING CONDITIONS**

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others. Standard of Care has been met with regards to this project within reasonable and normal conditions.
2. The Consultant will not be required to give testimony or to attend court by reason of this report unless subsequent contractual agreements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
3. Loss or alteration of any part of this report invalidates the entire report.
4. 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 written consent of the Consultant.
5. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
6. 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, or coring, unless otherwise stated. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.
7. 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. It is highly recommended that you follow the arborist recommendations; however, you may choose to accept or disregard the recommendations and/or seek additional advice.
8. Arborists cannot detect every condition that could possible 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 specific period of time.
9. Any recommendation and/or performed treatments (including, but not limited to, pruning or 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 any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.
10. The author has no personal interest or bias with respect to the subject matter of this report or the parties involved. He/she has inspected the subject tree(s) and to the best of their knowledge and belief, all statements and information presented in the report are true and correct.
11. Unless otherwise stated, trees were examined using the risk assessment criteria detailed by the International Society of Arboriculture's publications *Best Management Practices – Tree Risk Assessment* and the *Tree Risk Assessment Manual*.