



Arborist Report

**10621 Madera Drive
Cupertino, CA**

PREPARED FOR:
Larome Development Inc.
11652 Bridge Park Court
Cupertino, CA 95014

PREPARED BY:
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June 10, 2024

Updated September 12, 2025



Arborist Report
10621 Madera Drive
Cupertino, CA 95014

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Arborist Report

10621 Madera Drive
Cupertino, CA

Introduction and Overview

Larome Development Inc. is planning for the redevelopment of the property at 10621 Madera Drive in Cupertino, CA. The APN for the project lot is 326-35-061. HortScience | Bartlett Consulting (Divisions of The F.A. The Bartlett Expert Tree Company) was asked to prepare an **Arborist Report** to assist with planning and future development. The property consisted of mature trees with an existing single-family home. The landscape consisted of open space in the middle of the property with both on and off-site trees surrounding the perimeter. The lot is to be subdivided down the middle into two lots. The current design under development is for one single-family residence, located on the east lot.

The updated report was based on a change in landscape plan and species selection. Columnar oaks were replaced with 36-inch box-sized coast live oaks, as requested by the City of Cupertino. The new plan also includes six 15-gallon Grecian laurels. All trees combined, this plan is compliant with the Cupertino protected tree ordinance.

This report provides the following information:

1. An assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. An evaluation of the impacts to trees based on site plans provided by Larome Development Inc.
3. Recommendations for tree removal and preservation based on an evaluation of project plans.
4. Estimate of value for each tree.
5. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Assessment Methods

Trees were assessed on January 30, 2024. Tree assessment included trees with diameters of 4 inches or greater located within the Preliminary – Side by Side Subdivision Plan (Underwood and Rosenblum, Inc. dated 5/15/23) provided by the client. The assessment procedure consisted of the following steps:

1. Identifying the tree species.
2. Tagging trees and recording locations on a map.
3. Measuring the trunk diameter at a point 54 inches above grade.
4. Evaluating the health and structural condition using a scale of 1 – 5:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as “high,” “moderate” or “low.” Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

Low: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Twenty-seven (27) trees were assessed: 25 coast live oak (*Quercus agrifolia*), one olive (*Olea europaea*) and one apricot (*Prunus armeniaca*) (Table 1). Overall, five trees were in good condition, 21 were fair and one was poor. The coast live oaks were either planted as part of the original landscape or indigenous to the site. Trees #71, 72, 75, 76, 77, 78, 79, and 80 were located off-site but were included in this assessment due to their canopy overhanging the property boundary. Descriptions of each tree can be found in the **Tree Assessment Form** and approximate locations are shown on the **Tree Assessment Map** (see *Attachments*).

**Table 1: Tree condition and frequency of occurrence.
10621 Madera Drive, Cupertino, CA.**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Olive	<i>Olea europaea</i>	1	-	-	1
Apricot	<i>Prunus armeniaca</i>	-	1	-	1
Coast live oak	<i>Quercus agrifolia</i>	-	20	5	25
Total		1	21	5	27

Twenty (20) coast live oaks were in fair condition and five were good with full, healthy crowns. Age and size ranged from semi-mature to mature with trunk diameters ranging from 8 – 50 inches. Coast live oak #78 was the largest tree on the property with a large, full crown and was in good condition (Photo 1). The trunk was codominant at four feet with 32 and 18-inch diameter stems. Most oaks had codominant trunks between 2 – 10 feet with medium or large crowns. Off-site coast live oaks #71 and 72 were overhanging the fence on the west side of the property (Photo 2). Trunk diameters ranged between 8 – 50 inches.

Photo 1 (right). Coast live oak #78 was the largest tree on the property with a full crown in good condition.



Photo 2 (left). Coast live oaks #71 (R) and 72 (L) were overhanging the property on the west side.

Apricot #61 was in fair condition with a small crown. It had multiple attachments at four feet and leaned to the north. The trunk diameter was 7 inches.

Olive #87 was in poor condition with a small crown. The crown was comprised of multiple attachments arising from 1 foot, creating a tree with poor structure and form (Photo 3). The tree was likely cut down to one foot and left to resprout. The trunk diameter was 7 inches.

Photo 3. Olive #87 had multiple attachments at the base creating poor structure and form.



Cupertino Tree Protection Requirements

The City of Cupertino protects private trees that meet certain criteria (Chapter 14.18.050), and all public trees (Chapter 14.12). According to City Ordinance 14.18.050 coast live oaks with a trunk diameter of 12 inches and larger are protected. Based on this definition, 21 trees are considered mature specimens and are *Protected*. *Protected* trees require a permit for removal and replacement trees are required. The size and quantity of the replacement trees are determined by the diameter of the tree being removed.

Additionally, City Ordinance Chapter 14.18.050 protects *Heritage* trees in all zoning districts. Heritage trees have an identification tag on them which designates their status (Chapter 14.18.090). Based on this designation, no trees on the property had *Heritage* status.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability, and longevity within the proposed development.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, coast live oak in good condition with a full healthy crown will tolerate impacts from construction better than oaks in poor condition.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, coast live oak #63 had multiple attachments at 2 feet and is more likely to fail at the attachments than a single-trunk tree.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Coast live oaks are tolerant of root severance and general construction impacts.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young to semi-mature coast live oaks would be better able to generate new tissue and respond to change than mature oak #78.
- **Invasiveness**
Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as being invasive. Cupertino is part of the Central West Floristic Province. Of the assessed species, European olive has limited invasive potential.

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment (Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

**Table 2: Tree suitability for preservation
10621 Madera Drive. Cupertino, CA**

High	Trees in this category had good health and structural stability that have the potential for longevity at the site. Coast live oaks #75 and 79 had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter lifespans than those in the "high" category. Twenty-two (22) coast live oak trees had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Three (3) trees: apricot #61, coast live oak #65 and olive #87 had low suitability for preservation.

Estimate of Value

The City of Cupertino requires the estimated value for all trees. To accomplish this, I used the standard methods found in *Guide for Plant Appraisal*, 10th edition (published in 2018 by the International Society of Arboriculture, Champaign IL). In addition, I referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The reproduction cost of landscape trees is based on four factors: size, condition, functional limitations and external limitations. Size is measured as trunk diameter 54" above grade. Condition reflects the health and structural integrity of the individual, as noted in the **Tree Assessment and Tree Disposition and Estimate of Value** (see Exhibits). Functional limitations consider the interaction of the tree with its planting site currently and for the foreseeable future. I did not identify any external limitations at this site.

The estimated value of the total of all trees was \$118,500.

Evaluation of Impacts and Recommendations

Appropriate tree retention requires a practical match between the location and intensity of construction activities with the quality and health of trees. The **Tree Assessment Form** was the reference point for tree condition and quality. I reviewed the General, Info. & Site Plan Proposed (G000), (9/11/25), produced by Gordon Wong Architects; Tentative Map – site Demolition, Erosion Control, Grading and Drainage, Utility, Stormwater Control C1.0 – C7.0 Underwood and Rosenblum Inc. (5/1/25) to evaluate the impacts on trees.

The project proposes to remove the existing home and hardscape, subdivide the property, and construct one home on the new east lot. Enviro Assessment, PC. provided a soil analysis and found carcinogenic soil contaminants. The soil around trees #64, 65, 66, 69, 70, 84, 85, 86 and 87 will have to be removed and remediated to a depth of 1-2 feet. This impact will be beyond the tolerance of all trees within the excavation zones. In addition, the new home and driveway will require the removal of trees #61, 62, 63, 67, 68 and 83.

All off-site trees belonging to the neighboring properties (#71, 72, 75, 76, 77, 78, 79 and 80) on the west and east sides would be preserved. Additionally, trees #73, 74, 81 and 82 are outside of the construction footprint and can be preserved.

My evaluation of impacts would require the removal of 15 trees and the preservation of 12 trees (refer to the **Tree Disposition and Estimated Values** in the **Exhibits**). Of the 15 trees to be removed, 11 are considered *Protected*. The estimated value for the *Protected* tree removals was \$45,200. The estimated value for all preserved trees was \$68,850.

Replacement trees are required based on the diameter of the tree being removed. Table 3 lists the quantities of trees removed.

(Table 14.18.160A below, City of Cupertino Tree Ordinance)

Diameter of Trunk Size of Removed Tree (Measured 4½ feet above grade)	Replacement Trees
Up to 12 inches*	One 24" box tree
Over 12 inches and up to 18 inches	Two 24" box trees or One 36" box tree
Over 18 inches and up to 36 inches	
Over 36 inches	One 36" box tree
Heritage tree	One 48" box tree
* Does not apply to R1, A1, A, RHS, and R2 zones except required privacy plantings trees in R1 zones	

Trunk Diameter (inches)	Removal Quantities
Up to 12"	4 (not protected)
12-18"	5
18-36"	4
Over 36"	2

Table 3. Tree Replacement Matrix.

14.18.110 Application and Approval Authority for Tree Removal Permit.

B. Maximum tree removal cap. In the R1, A1, A, RHS, and R2 zones, an applicant may remove up to six mature specimen trees or five percent of mature specimen trees on the property (whichever is greater) with a single trunk between twelve and twenty-four inches (multi-trunk between twenty-four and forty-eight inches) within a thirty-six-month period. The thirty-six-month period will start from the date of the approved tree removal permit. Applications requesting to remove additional trees within a thirty-six-month period will require an arborist report and notification per Section 14.18.130.

The Planting Schedule L6.01 and Planting Plan L6.02 (CSS D/S LLP, 9/9/25) lists (10) 36-inch box size trees and six 15-gallon Grecian laurels for replacement. This meets the criteria for required tree replacements based on Cupertino Table 14.18.160A. Three coast live oaks are proposed to plant at the back of the adjacent parcel due to site constraints and space limitations. This will be better long-term to allow for mature height and spread.

Preliminary Tree Preservation Guidelines can be found on the following pages. Once final details of construction, grading, and utilities are provided, more project-specific **Tree Preservation Guidelines** can be prepared.

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees depends on the amount of excavation and grading, care with which demolition is undertaken, and construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved on the Tree Protection Plan prepared by the project arborist.
 - a. Fence all trees to be retained (#71 – 82) to completely enclose the **TREE PROTECTION ZONE** prior to soil remediation, demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City. Fences should be at the dripline of all trees to be preserved. One continuous fence can be used across the entire back of the property outside the dripline of all protected trees, as shown on the **Tree Assessment Plan**.
 - b. Fences must be installed prior to beginning demolition and must remain until construction is complete.
 - c. No grading, excavation, construction, or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
 - d. No underground services including utilities, sub-drains, water, or sewer shall be placed in the **TREE PROTECTION ZONE**.

Design recommendations

1. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. Focus on preserving trees that have high suitability for preservation.
2. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**: No grading, excavation, construction, or storage of materials

should occur within that zone. Route underground services including utilities, sub-drains, water, or sewer around the **TREE PROTECTION ZONE**. For design purposes, the **TREE PROTECTION ZONE** trees shall be defined as the tree dripline.

3. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
4. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
6. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
7. As trees withdraw water from the soil, expansive soil may shrink within the root area. Therefore, foundations, footings, and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City.
3. Fences are to remain until all grading and construction is completed.
4. Where demolition must occur close to trees, such as removing outbuildings, install temporary trunk protection devices such as winding silt sock wattle around tree trunks to a height of approximately 5 feet. Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install protective fences at the limits of the tree protection zone. Do not retain wattling around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture.
5. Apply and maintain 4-6 inches wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2 feet from the base of tree trunks.
6. Prune trees to be preserved to clean the crown of dead branches 1 inch and larger in diameter, raise canopies as needed for construction activities.
 - a. Do not remove more than 20-25% of each tree's crown.
 - b. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
 - c. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.



- d. While in the tree, the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
7. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain. Stumps shall be ground below grade.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that of pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

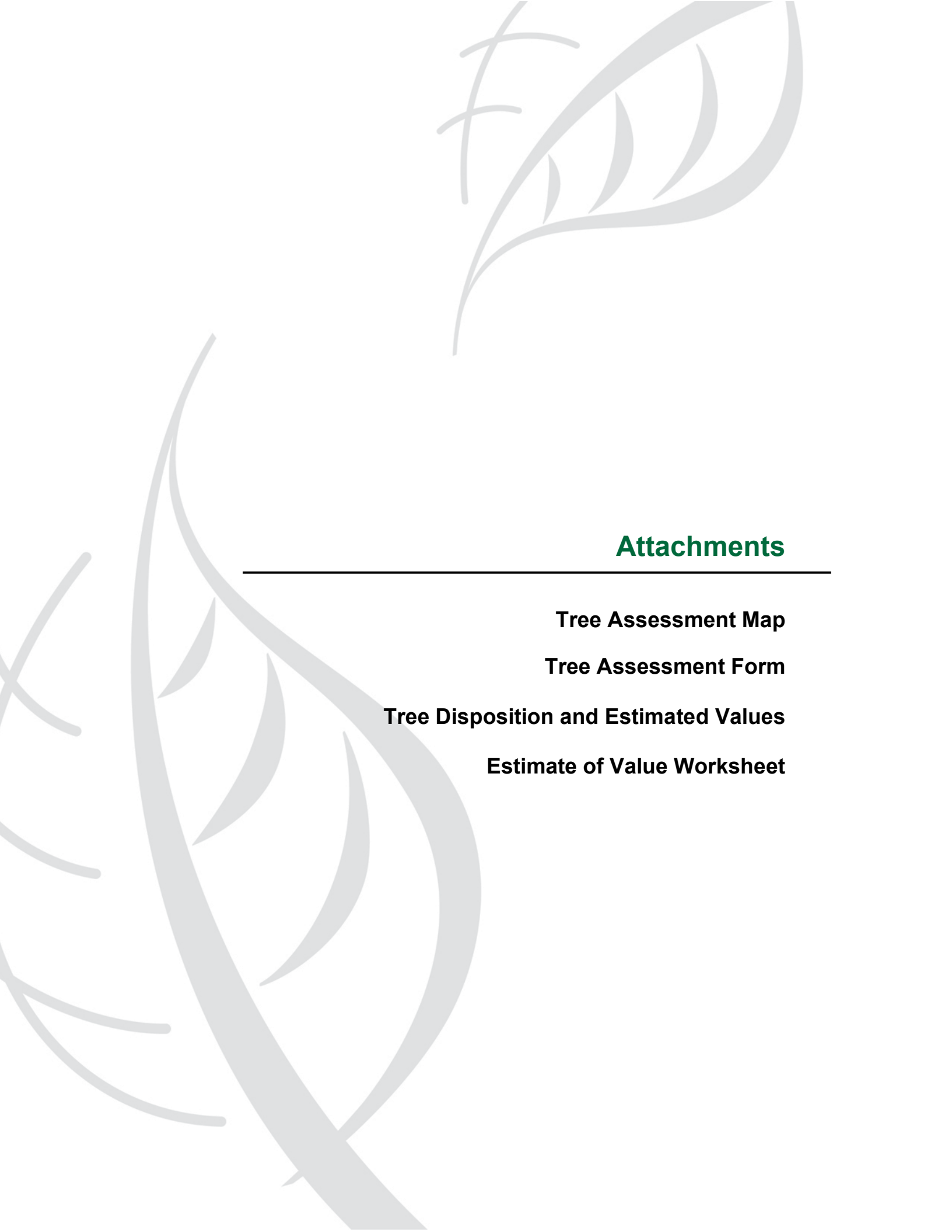
Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting



Scott Stringer
Consulting Arborist & Urban Forester
ISA Certified Arborist, WE-5544A
ISA Tree Risk Assessment Qualified
ASCA Registered Consulting Arborist #888
ASCA Tree & Plant Appraisal Qualified



Attachments

Tree Assessment Map

Tree Assessment Form

Tree Disposition and Estimated Values

Estimate of Value Worksheet

Tree Assessment Map

10621 Madera Drive
Cupertino, Ca

Prepared for:
Larome Development, Inc.
Cupertino, CA

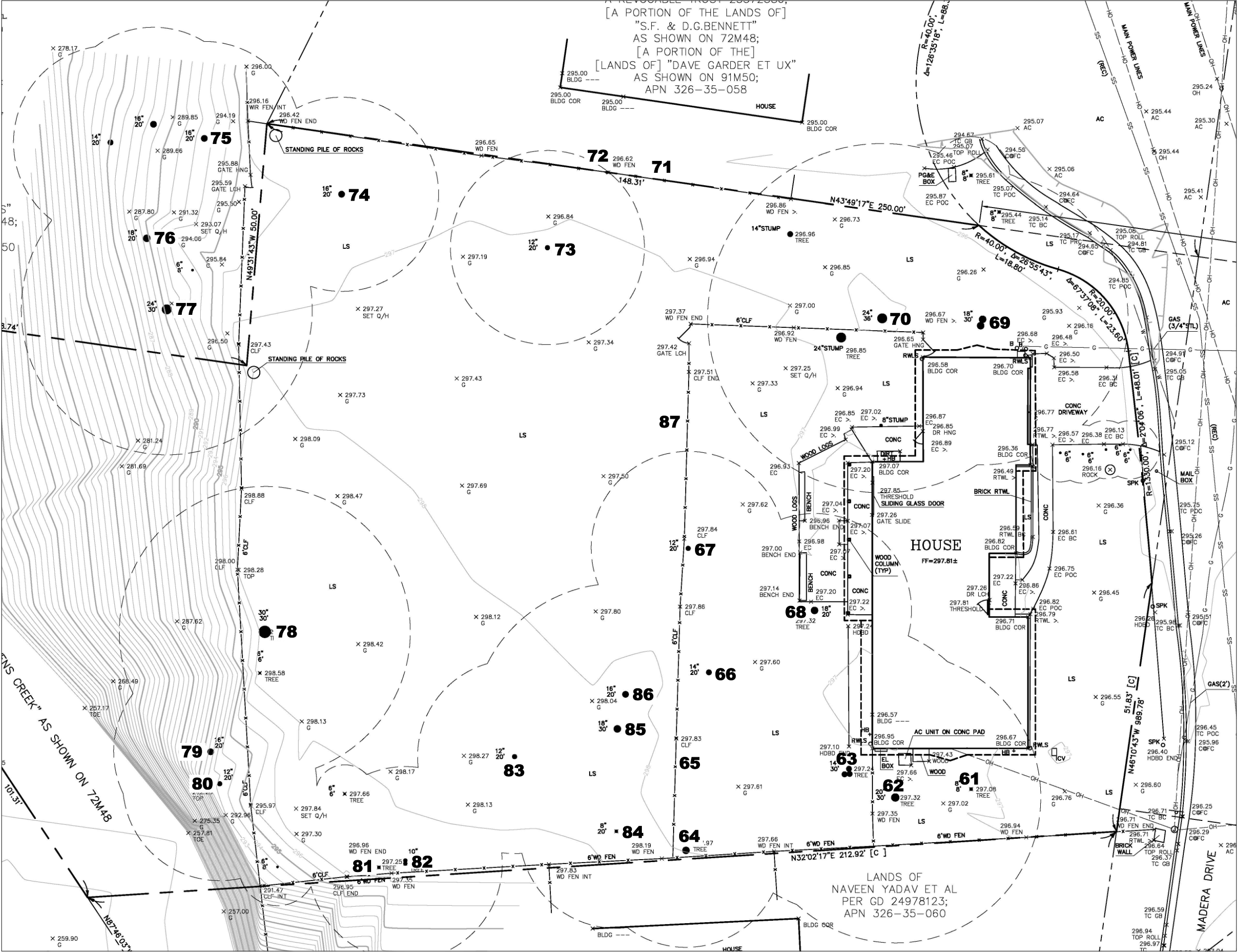
January 2024



No Scale

Notes:
Base map provided by:
Underwood & Rosenblum, Inc.
San Jose, CA

Numbered tree locations are approximate.



325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
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Tree Assessment

10621 Madera Drive
Cupertino, CA
June 2024



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
61	Apricot	7	No	3	Low	Small crown; multiple attachments at 4'; one-sided north.
62	Coast live oak	21	Yes	3	Moderate	Medium crown; codominant trunk at 5'; fair structure and form.
63	Coast live oak	16,15,15	Yes	3	Moderate	Large crown; multiple attachments at 2'; fair structure and form.
64	Coast live oak	16	Yes	3	Moderate	Medium crown; codominant trunk at 10'; fair structure and form.
65	Coast live oak	15	Yes	3	Low	Medium crown; codominant trunk at 4.5'; poor structure and form.
66	Coast live oak	13	Yes	3	Moderate	Medium crown; codominant trunk at 5'; poor structure and form.
67	Coast live oak	11	No	3	Moderate	Medium crown; codominant trunk at 8'; fair structure and form.
68	Coast live oak	17	Yes	3	Moderate	Large crown; codominant trunk at 20'; fair structure and form; sycamore borer damage on trunk.
69	Coast live oak	21,19	Yes	4	Moderate	Large crown; codominant trunk at 3'; fair structure and form.
70	Coast live oak	24	Yes	3	Moderate	Large, wide crown; multiple attachments at 10'; fair structure and form.
71	Coast live oak	28	Yes	3	Moderate	Off-site; large crown; codominant trunk at 6'; fair structure and form; estimated DBH, tag on fence.
72	Coast live oak	18	Yes	3	Moderate	Off-site; medium crown; one-sided south; poor structure and form; estimated DBH, tag on fence.
73	Coast live oak	14,11	Yes	3	Moderate	Codominant trunk at 3'; medium crown; fair structure and form.
74	Coast live oak	10,4	Yes	3	Moderate	Codominant trunk at 3'; small crown; surface roots; fair structure and form.
75	Coast live oak	18	Yes	4	High	Off-site; medium crown; good structure and form; branches overhang 12'.
76	Coast live oak	24	Yes	3	Moderate	Off-site; large crown; codominant trunk at 9'; good structure and form; branches overhang 15'.
77	Coast live oak	20,16	Yes	3	Moderate	Off-site; large crown; codominant trunk at 4'; fair structure and form; branches overhang 12'.
78	Coast live oak	32,18	Yes	4	Moderate	Large, wide crown; multiple attachments at 4'; good structure and form.
79	Coast live oak	17	Yes	4	High	Off-site; medium crown; multiple attachments at 8'; good structure and form; tag on fence.

Tree Assessment

10621 Madera Drive
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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
80	Coast live oak	10	No	3	Moderate	Off-site; small crown; poor structure and form; leans east; one-sided east; tag on fence.
81	Coast live oak	8	No	3	Moderate	Small, narrow crown; poor structure and form; codominant trunks at 6 and 8'.
82	Coast live oak	11,8	Yes	3	Moderate	Medium crown; poor structure and form; codominant trunks at 2' and 8'.
83	Coast live oak	11	No	3	Moderate	Small crown; fair structure and form; codominant trunks at 6'.
84	Coast live oak	13,7	Yes	3	Moderate	Medium crown; poor structure and form; codominant trunks at 1'.
85	Coast live oak	20	Yes	4	Moderate	Large crown; fair structure and form; codominant trunks at 8'; slight lean south.
86	Coast live oak	13	Yes	3	Moderate	Medium crown; fair structure and form; codominant trunks at 9'.
87	Olive	7	No	2	Low	Small crown; poor structure and form; multiple attachments at base; DBH taken below attachments.

Tree Disposition & Estimate of Value

10621 Madera Drive
Cupertino, CA
June 2024



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Estimated Value (\$)	Disposition	Disposition Comments
61	Apricot	7	No	\$ 1,050	Remove	Within footprint of new driveway.
62	Coast live oak	21	Yes	\$ 4,900	Remove	Within footprint of new driveway.
63	Coast live oak	16,15,15	Yes	\$ 4,450	Remove	Within footprint of new house.
64	Coast live oak	16	Yes	\$ 2,000	Remove	Within contaminated soil excavation zone.
65	Coast live oak	15	Yes	\$ 2,200	Remove	Within contaminated soil excavation zone.
66	Coast live oak	13	Yes	\$ 1,700	Remove	Within contaminated soil excavation zone.
67	Coast live oak	11	No	\$ 1,250	Remove	5' from edge of new house.
68	Coast live oak	17	Yes	\$ 2,750	Remove	Within footprint of new house.
69	Coast live oak	21,19	Yes	\$ 10,200	Remove	Within contaminated soil excavation zone.
70	Coast live oak	24	Yes	\$ 6,350	Remove	Within contaminated soil excavation zone.
71	Coast live oak	28	Yes	\$ 7,150	Preserve	Off-site, outside construction impacts.
72	Coast live oak	18	Yes	\$ 3,050	Preserve	Off-site, outside construction impacts.
73	Coast live oak	14,11	Yes	\$ 4,150	Preserve	Outside construction footprint.
74	Coast live oak	10,4	Yes	\$ 1,600	Preserve	Outside construction footprint.
75	Coast live oak	18	Yes	\$ 5,850	Preserve	Outside construction footprint.
76	Coast live oak	24	Yes	\$ 7,350	Preserve	Outside construction footprint.
77	Coast live oak	20,16	Yes	\$ 7,200	Preserve	Outside construction footprint.
78	Coast live oak	32,18	Yes	\$ 23,750	Preserve	Outside construction footprint.
79	Coast live oak	17	Yes	\$ 4,500	Preserve	Outside construction footprint.
80	Coast live oak	10	No	\$ 1,250	Preserve	Outside construction footprint.
81	Coast live oak	8	No	\$ 850	Preserve	Outside construction footprint.
82	Coast live oak	11,8	Yes	\$ 2,150	Preserve	Outside construction footprint.
83	Coast live oak	11	No	\$ 1,700	Remove	7' from the edge of development.
84	Coast live oak	13,7	Yes	\$ 2,500	Remove	Within contaminated soil excavation zone.
85	Coast live oak	20	Yes	\$ 6,150	Remove	Within contaminated soil excavation zone.
86	Coast live oak	13	Yes	\$ 2,000	Remove	Within contaminated soil excavation zone.
87	Olive	7	No	\$ 500	Remove	Within contaminated soil excavation zone.
Total				\$118,550		

Estimate of Value Worksheet

10621 Madera Drive
Cupertino, CA
June 2024



Tree No.	Species	Diameter	Condition	Cond. Value	Func. Limitations	Ex. Limitation	OLD - Species Value	Installation Cost	Unit Tree Cost	Trunk Area	Basic Tree Cost	Appraised Value	Final Value	
61	Apricot	7	3	0.5		0.6	1	0.5	172.73	77.04	38.465	2963.34	1061.73	1050
62	Coast live oak	21	3	0.5		0.6	1	0.9	172.73	45.46	346.185	15737.57	4894.00	4900
63	Coast live oak	16,15,15	3	0.5		0.5	1	0.9	172.73	45.46	377.585	17165.01	4463.98	4450
64	Coast live oak	16	3	0.5		0.4	1	0.9	172.73	45.46	200.96	9135.64	1999.86	2000
65	Coast live oak	15	3	0.5		0.5	1	0.9	172.73	45.46	176.625	8029.37	2180.07	2200
66	Coast live oak	13	3	0.5		0.5	1	0.9	172.73	45.46	132.665	6030.95	1680.47	1700
67	Coast live oak	11	3	0.5		0.5	1	0.9	172.73	45.46	94.985	4318.02	1252.23	1250
68	Coast live oak	17	3	0.5		0.5	1	0.9	172.73	45.46	226.865	10313.28	2751.05	2750
69	Coast live oak	21,19	4	0.7		0.5	1	0.9	172.73	45.46	629.57	28620.25	10189.82	10200
70	Coast live oak	24	3	0.5		0.6	1	0.9	172.73	45.46	452.16	20555.19	6339.29	6350
71	Coast live oak	28	3	0.5		0.5	1	0.9	172.73	45.46	615.44	27977.90	7167.21	7150
72	Coast live oak	18	3	0.5		0.5	1	0.9	172.73	45.46	254.34	11562.30	3063.30	3050
73	Coast live oak	14,11	3	0.5		0.7	1	0.9	172.73	45.46	248.845	11312.49	4132.10	4150
74	Coast live oak	10,4	3	0.5		0.7	1	0.9	172.73	45.46	91.06	4139.59	1621.59	1600
75	Coast live oak	18	4	0.7		0.7	1	0.9	172.73	45.46	254.34	11562.30	5838.26	5850
76	Coast live oak	24	3	0.5		0.7	1	0.9	172.73	45.46	452.16	20555.19	7367.05	7350
77	Coast live oak	20,16	3	0.5		0.6	1	0.9	172.73	45.46	514.96	23410.08	7195.75	7200
78	Coast live oak	32,18	4	0.7		0.7	1	0.9	172.73	45.46	1058.18	48104.86	23744.11	23750
79	Coast live oak	17	4	0.7		0.6	1	0.9	172.73	45.46	226.865	10313.28	4504.31	4500
80	Coast live oak	10	3	0.5		0.6	1	0.9	172.73	45.46	78.5	3568.61	1243.31	1250
81	Coast live oak	8	3	0.5		0.6	1	0.9	172.73	45.46	50.24	2283.91	857.90	850
82	Coast live oak	11,8	3	0.5		0.6	1	0.9	172.73	45.46	145.225	6601.93	2153.31	2150
83	Coast live oak	11	3	0.5		0.7	1	0.9	172.73	45.46	94.985	4318.02	1684.04	1700
84	Coast live oak	13,7	3	0.5		0.6	1	0.9	172.73	45.46	171.13	7779.57	2506.60	2500
85	Coast live oak	20	4	0.7		0.6	1	0.9	172.73	45.46	314	14274.44	6167.99	6150
86	Coast live oak	13	3	0.5		0.6	1	0.9	172.73	45.46	132.665	6030.95	1982.02	2000
87	Olive	7	2	0.3		0.6	1	0.7	172.73	45.46	38.465	1748.62	487.48	500
												Total	\$118,550	