

July 15, 2022

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Monarch Consulting Arborists

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Summary and Assignment

I was asked to review the plans and the applicant's arborist report and provide findings and recommendations.

The report provides tree species, trunk diameters, locations on an aerial image with associated identification numbers, and a condition rating.

The arborist's report was provided by ArborMD Tree Care, Inc. prepared by Neil Woolner dated April 18, 2022 contains some required information for the proposed project. The following deficiencies are not included in the report and will need to be resolved:

- "The tree survey inventory numbers shall correspond to a numbered metal tag placed on each tree on site during the tree survey." - Sec. 29.10.1000. New property development. (a)¹
- There are no specific tree protection measures regarding those proposed for retention - Sec. 29.10.1000. New property development. (c).
- The table in the report does not indicate the disposition of each tree including "Protected" or "Large Protected". - 29.10.1000. New property development (a)(3).
- There are no tree crown diameters provided - Town of Los Gatos Tree Canopy Replacement Standard section Sec. 29.10.0985. Determination and conditions of permit. (1)(2) Table 3-1.
- No tree appraisals were performed or values provided - 29.10.1000. New property development. (c)(3).

The plan set does not contain the required Tree Preservation Instructions (Sheet T-1) sheet Sec. 29.10.1000. New property development. (c) (1) or a Landscape Plan indicating replanting information consistent with the Town of Los Gatos Tree Canopy Replacement Standard section Sec. 29.10.0985. Determination and conditions of permit. (1)(2) Table 3-1.

¹ There are remnant tags from a previous inventory on some magnolias around the perimeter.



Recommendations

Arborist

Address the following discrepancies and include Section 29.10.1005. - Protection of Trees During Construction and become familiar with Sec. 29.10.1000. New property development.

1. All trees four inches and greater must be accounted for and aluminum number tags affixed to the trees for identification on site and in the report and plans.
2. Recommendations for specific precautions necessary for their preservation during all phases of development (demolition, grading, during construction, landscaping).
3. Table indicating the disposition of each tree including "Protected" or "Large Protected".
4. Provide crown diameters.
5. Provide appraised values using the *Guide for Plant Appraisal Tenth Edition*.
6. Review of civil drawing.
7. Locate the trees and their numbers on the plan set.

Applicant

1. Have the design team work with the "project arborist" to help ensure proper tree protection and conservation measures are accounted for in the plans and plan set. Refer to ordinance section 29.10.1005 Protection of trees during construction for specifications and precautions.
2. Create a T-1 Sheet as required by the ordinance as in section 29.10.1000 - New property development section (c) (1).
3. Place all existing trees, numbers, and locations along with dispositions for retention, removal as indicated with an "X", and protection as designated by the project arborist onto the civil and landscape plans.
4. Once it is determined what trees are to be removed provide a mitigation plan with appropriate replacements as indicated in the Town of Los Gatos Tree Canopy Replacement Standard (ordinance Section 29.10.0985. Determination and conditions permit table 3-1). The Landscape Plan should reflect the proper mitigation as determined by the Town. The landscape plan also needs to indicate the existing trees and their numbers.



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) 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 structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, 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 Terms of Assignment;

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;

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.

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 other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



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