

15650 Los Gatos Boulevard Development

Los Gatos, California

Prepared for: The Guzzardo Partnership Sand Hill Property Company Kenneth Rodrigues & Partners Inc.

> Location: 15650 Los Gatos Blvd Los Gatos, CA 95032

Prepared by: Neil Woolner ISA Certified Arborist WE-2329A ArborMD Tree Care, Inc.



Introduction:

ArborMD tree care was asked to perform a sitewide inventory on the trees at 15650 Los Gatos Boulevard, Los Gatos, CA 95032. The inventory was built per the requirements of the Town of Los Gatos for the purposes of a planning application on behalf of The Guzzardo Partnership and Sand Hill Property Company. Per the requirements of the Town of Los Gatos, each tree on site must be identified for species, diameter at breast height (54" above ground) measurement, height and health condition. This inventory was performed April 14th, 2022 with a total of 47 trees found, 23 of which are proposed for removal due to planned construction.

Intent of Report:

This report is designed to record detailed statistics outlining the state of each tree on site as seen in Figure 1. Data collected per tree is as follows: Common Name, Scientific Name, DBH measurement at 54" above ground, Health and Structure. The health and structure measurements are used in combination to assign each tree a rating 1 - 5 (see methods for details). Health rating for each tree is determined by canopy size, density, leaf size and condition. Any deviation from the normal status is considered on a comprehensive level including but not limited to the trunk, crown and any visible roots for each given tree. Structure was rated based on the overall integrity of the trunk as well as structure of primary and secondary branches. Both ratings are subject to the inspecting arborist observations from ground level, as no aerial or below ground inspections occurred.

Methods and Data:

Methods employed in collecting data are as follows:

- Perform site visit and create comprehensive map with points for each tree along with corresponding photos taken during visit
- Measure Diameter at Breast Height (DBH) approximately 54" inches above grade
- Estimate size of tree based on ground level view
- Observe health and structure at time of visit and assign rating of each tree into one of the following five categories listed below.



3

- Excellent Very good health and vigor in surveyed species with expected ascendancy in tree structure and growth.
- Good Minor deficiencies seen in surveyed species, none severe enough to be seen as untreatable through traditional mitigation measures.
- Moderate Higher levels of deficiencies including possible hazards, requiring mitigation efforts.
- Fair significant deficiencies noted in overall health and structure of tree, significant action may need to be taken.
- Poor Observation of clearly poor or compromised structure, significant action required.
- Using data collected on site, prepare comprehensive report

Common		Quantit	_		Moderat	Good -	Excellen
Name	Scientific Name	У	Poor - 1	Fair - 2	e - 3	4	t - 5
Arizona	Cupressus						
Cypress	arizonica	1	1	0	0	0	0
Bailey Acacia	Acacia baileyana	1	1	0	0	0	0
Chinese Elm	Ulmus parvifolia	5	0	0	0	5	0
Chinese							
Pistache	Pistacia chinensis	1	0	0	0	0	0
Coast							
Leucothoe	Leucothoe axillaris	1	0	0	0	1	0
Coast Live							
Oak	Quercus agrifolia	19	0	0	0	19	0
Evergreen							
Pear	Pyrus kawakamii	1	0	0	0	1	0
	Liquidambar						
Liquidambar	styraciflua	3	1	0	0	2	0
Mexican Fan	Washingtonia	1	0	0	0	1	0

Figure 1:



4

Palm	robusta						
Southern Magnolia	Magnolia grandiflora	14	3	0	0	11	0

Tree ID#'s and DBH:

Figure 2:

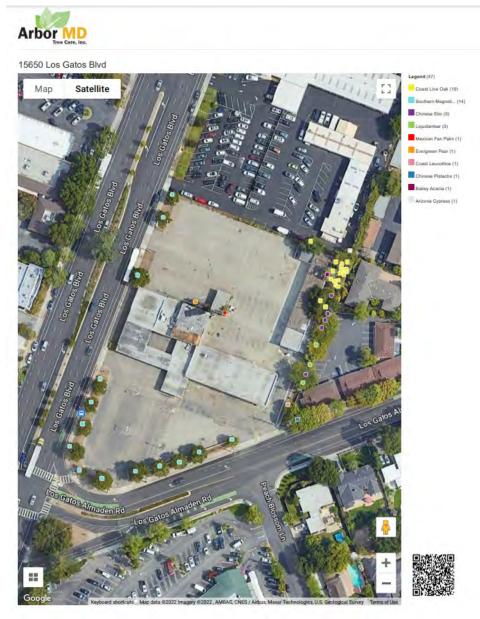
ID	Species	DBH	ID	Species	DBH
1	Coast Live Oak	12"	24	Liquidambar	11"
2	Coast Live Oak	5"	25	Chinese Elm	12"
3	Coast Live Oak	2"	26	Chinese Elm	15"
4	Coast Live Oak	4"	27	Chinese Elm	14"
5	Coast Live Oak	2"	28	Chinese Pistache	14"
6	Coast Live Oak	3"	29	Coast Leucothoe	15"
7	Coast Live Oak	1"	30	Southern Magnolia	9"
8	Coast Live Oak	5"	31	Southern Magnolia	9"
9	Coast Live Oak	6"	32	Southern Magnolia	9"
10	Coast Live Oak	3"	33	Southern Magnolia	12"
11	Coast Live Oak	3"	34	Southern Magnolia	12"
12	Bailey Acacia	13"	35	Southern Magnolia	11"
13	Coast Live Oak	4"	36	Southern Magnolia	7"
14	Coast Live Oak	3"	37	Southern Magnolia	12"
15	Coast Live Oak	4"	38	Southern Magnolia	12"
16	Coast Live Oak	3"	39	Southern Magnolia	10"
17	Coast Live Oak	4"	40	Southern Magnolia	9"
18	Chinese Elm	2"	41	Southern Magnolia	12"
19	Coast Live Oak	28"	42	Southern Magnolia	9"



5

20	Coast Live Oak	11"	43	Southern Magnolia	8"
21	Chinese Elm	17"	44	Evergreen Pear	7"
22	Liquidambar	10"	45	Mexican Fan Palm	14"
23	Liquidambar	7"	46	Coast Live Oak	24"
-		-	47	Arizona Cypress	14"

General Site Map:





Discussion:

In performing our onsite survey, 47 trees were inventoried, with the most prominent species being Coast Live Oaks (19) at 40% of the total count and Southern Magnolias (14) at 29% of the total count. All trees on site were found to be alive to be in good or poor condition. Of the 14 Southern Magnolia trees found on site, 3 were seen to be in poor condition (Tree ID#: 36, 42 and 43) and 11 in good condition. Southern Magnolia trees require high volume of water use as such, several of this species on site showed evidence of scorching on the trunk. Southern Magnolia's that are not part of the potential removal plan will require annual mulching and excessive water to supplement the effects of drought restrictions.

Of the total 19 Coast Live Oak trees on site, all 19 were found to be in good condition. As a species native to California, this species is of particular interest to the town of Los Gatos and should be preserved where possible.

The Chinese Pistache, Coast Leucothoe, Liquidambar and Chinese Elm are all off site, but will be impacted by the construction plan. It is important to note that the trees along the Eastern property line reside under power lines and will require annual topping to provide sufficient clearance for the power lines and ensure hazard reduction. The Mexican fan Palm and Evergreen Pear are both located in the center of the property and contribute a limited amount to the site thus can be removed.

All trees being protected will need Type II fencing in order to maintain sufficient barriers for preservation. Trees listed as needing this protection are Tree ID#s: 21 -28, 31 - 33, 35, 42, 43 and 47. Additionally, all tree protection will be based on the city of Los Gatos Tree Protection Conditions as listed in the "Planning - Tree Protection" document submitted with this report. Finally, supplemental information on tree protection designations provided by the city is shown in the Tree Valuation Chart below. Tree ID#s: 19 and 46 are "large protected" trees, Tree ID#s: 3, 5-7, 10, 11, 14, 16 and 18 are all "not protected" and all other trees are defined as protected by the city.



15650 Los Gatos Boulevard Tree Valuation Chart:

Tree Protection Key:

Six foot chain link fence, attached to eight foot post. This post is driven two feet into the ground and is spaced at eight feet centers. Placed five feet from the trunk on the construction side only.*
Six foot chain link fence attached to eight foot post. This post is driven two feet into the ground and is spaced at eight feet centers. To be placed at either drip line or edge of landscape.*
N/A

Note: All trees that are being protected will need Type II fencing protection with suitable widths to contain each tree's canopy spread.

ID	Common	Botanical	Height	DBH	Crown Dia	Protected > 4"	Protected > 24"	Overall Value	Planned Removals	Trees Not Onsite	Tree Protection	Arborist Recommended Removals
]	Coast Live Oak	Quercus agrifolia	20'	12"	5'	Yes	No	\$436.08	Remove	Onsite	Protected	No
2	Coast Live 2 Oak	Quercus agrifolia	24'	5"	5'	Yes	No	\$75.69	Remove	Onsite	Protected	No
2	Coast Live Oak	Quercus agrifolia	19'	2"	5'	No	No	\$12.11	Remove	Onsite	Not Protected	No



4	Coast Live Oak	Quercus agrifolia	19'	4"	5'	Yes	No	\$48.43	Remove	Onsite	Protected	No
5	Coast Live Oak	Quercus agrifolia	14'	2"	5'	No	No	\$12.11	Remove	Onsite	Not Protected	No
6	Coast Live Oak	Quercus agrifolia	18'	3"	5'	No	No	\$108.97	Remove	Onsite	Not Protected	No
7	Coast Live Oak	Quercus agrifolia	8'	1"	5'	No	No	\$3.03	Remove	Onsite	Not Protected	No
8	Coast Live Oak	Quercus agrifolia	17'	5"	5'	Yes	No	\$75.69	Remove	Onsite	Protected	No
9	Coast Live Oak	Quercus agrifolia	19'	6"	5'	Yes	No	\$109.01	Remove	Onsite	Protected	No
10	Coast Live Oak	Quercus agrifolia	14'	3"	5'	No	No	\$27.22	Remove	Onsite	Not Protected	No
11	Coast Live Oak	Quercus agrifolia	14'	3"	5'	No	No	\$27.22	Remove	Onsite	Not Protected	No
12	Bailey Acacia	Acacia baileyana	33'	13"	25'	Yes	No	\$290.88	Remove	Onsite	Protected	Yes
13	Coast Live Oak	Quercus agrifolia	15'	4"	10'	Yes	No	\$48.43	Remove	Onsite	Protected	No
14	Coast Live Oak	Quercus agrifolia	14'	3"	6'	No	No	\$27.22	Remove	Onsite	Not Protected	No
15	Coast Live Oak	Quercus agrifolia	16'	4"	6'	Yes	No	\$48.43	Remove	Onsite	Protected	No
16	Coast Live Oak	Quercus agrifolia	14'	3"	6'	No	No	\$27.22	Remove	Onsite	Not Protected	No



17	Coast Live Oak	Quercus agrifolia	13'	4"	8'	Yes	No	\$48.43	Remove	Onsite	Protected	No
18	Chinese Elm	Ulmus parvifolia	8'	2"	12'	No	No	\$17.96	Remove	Onsite	Not Protected	Yes
19	Coast Live Oak	Quercus agrifolia	35'	28"	42'	Yes	Yes	\$192,054.8 9	Remove	Onsite	Large Protected	No
20	Coast Live Oak	Quercus agrifolia	15'	11"	15'	Yes	No	\$366.44	Remove	Onsite	Protected	No
21	Chinese Elm	Ulmus parvifolia	24'	17"	25'	Yes	No	\$2,596.65	Staying	Not onsite	Protected	No
22	Liquidamb ar	Liquidamb ar styraciflua		10"	12'	Yes	No	\$147.03	Staying	Not onsite	Protected	No
23	Liquidamb ar	Liquidamb ar styraciflua	15'	7"	12'	Yes	No	\$72.03	Staying	Not onsite	Protected	No
24	Liquidamb ar	Liquidamb ar styraciflua	15'	11"	18'	Yes	No	\$177.90	Staying	Not onsite	Protected	No
25	Chinese Elm	Ulmus parvifolia	24'	12"	22'	Yes	No	\$1,293.75	Staying	Not onsite	Protected	No
26	Chinese Elm	Ulmus parvifolia	24'	15"	30'	Yes	No	\$2,021.56	Staying	Not onsite	Protected	No
27	Chinese Elm	Ulmus parvifolia	24'	14"	30'	Yes	No	\$1,760.96	Staying	Not onsite	Protected	No
28	Chinese Pistache	Pistacia chinensis	24'	14"	15'	Yes	No	\$2,100.84	Staying	Not onsite	Protected	No



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29	Coast Leucothoe	Leucothoe axillaris	18'	15"	32'	Yes	No	\$1,323.20	Remove	Onsite	Protected	No
30	Southern Magnolia	Magnolia grandiflora	13'	9"	16'	Yes	No	\$4,830.29	Remove	Onsite	Protected	Yes
31	Southern Magnolia	Magnolia grandiflora	13'	9"	30'	Yes	No	\$4,830.29	Staying	Onsite	Protected	Yes
32	Southern Magnolia	Magnolia grandiflora	13'	9"	25'	Yes	No	\$4,830.29	Staying	Onsite	Protected	Yes
33	Southern Magnolia	Magnolia grandiflora	13'	12"	30'	Yes	No	\$8,587.60	Staying	Onsite	Protected	Yes
34	Southern Magnolia	Magnolia grandiflora	24'	12"	20'	Yes	No	\$8,587.60	Remove	Onsite	Protected	Yes
35	Southern Magnolia	Magnolia grandiflora	20'	11"	20'	Yes	No	\$7,216.20	Staying	Onsite	Protected	Yes
36	Southern Magnolia	Magnolia grandiflora	17'	7"	10'	Yes	No	\$485.99	Remove	Onsite	Protected	Yes
37	Southern Magnolia	Magnolia grandiflora	18'	12"	22'	Yes	No	\$5,720.51	Remove	Onsite	Protected	Yes
38	Southern Magnolia	Magnolia grandiflora	18'	12"	21'	Yes	No	\$12,871.15	Remove	Onsite	Protected	Yes
39	Southern Magnolia	Magnolia grandiflora	18'	10"	18'	Yes	No	\$8,946.02	Remove	Onsite	Protected	Yes
40	Southern Magnolia	Magnolia grandiflora	17'	9"	15'	Yes	No	\$7,244.29	Remove	Onsite	Protected	Yes
41	Southern Magnolia	Magnolia grandiflora	26'	12"	35'	Yes	No	\$12,881.40	Remove	Onsite	Protected	Yes



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42	Southern Magnolia	Magnolia grandiflora	18'	9"	15'	Yes	No	\$7,244.29	Staying	Onsite	Protected	Yes	
43	Southern Magnolia	Magnolia grandiflora	13'	8"	14'	Yes	No	\$5,717.98	Staying	Onsite	Protected	Yes	
44	Evergreen Pear	Pyrus kawakamii	14'	7"	10'	No	No	\$64.03	Remove	Onsite	Protected	Yes	
45	Mexican Fan Palm	Washingto nia robusta	60'	14"	8'	Yes	No	\$1,780.66	Remove	Onsite	Protected	No	
46	Coast Live Oak	Quercus agrifolia	40'	24"	57'	Yes	Yes	\$141,074.1 8	Remove	Onsite	Large Protected	No	
47	Arizona Cypress	Cupressus arizonica	30'	14"	42'	Yes	No	\$509.18	Staying	Not onsite	Protected	No	



Tree Protection Practices Per Sec. 29.10.1005 - Protection of trees during construction:

- A. Protective tree fencing shall specify the following:
- 1. Size and materials. Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base
- 2. Area type to be fenced. Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
- 3. Duration of Type I, II, III fencing. Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
- 4. Warning sign. Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."
 - 1. Provide a detail in the report on the location of the Type II tree protection fencing.
 - 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. Provide the replacement standard table within the report.



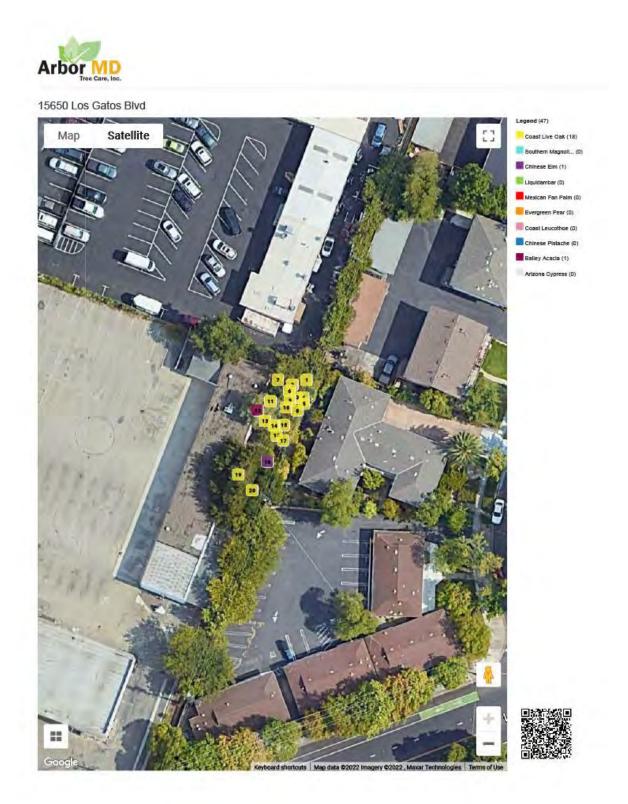
Tree Canopy — Replacement Standard

Canopy Size of Removed Tree ¹	Replacement Requirement ^{2, 4}	Single Family Residential Replacement Option^{3, 4} (if, applicable)
10 feet or less	Two 24-inch box trees	Two 15-gallon trees
More than 10 feet to 25 feet	Three 24-inch box trees	Three 15-gallon trees
More than 25 feet to 40 feet	Four 24-inch box trees; or Two 36-inch box trees	Four 15-gallon trees
More than 40 feet to 55 feet	Six 24-inch box trees; or Three 36-inch box trees	Not Available
Greater than 55 feet	Ten 24-inch box trees; or Five 36-inch box trees	Not Available



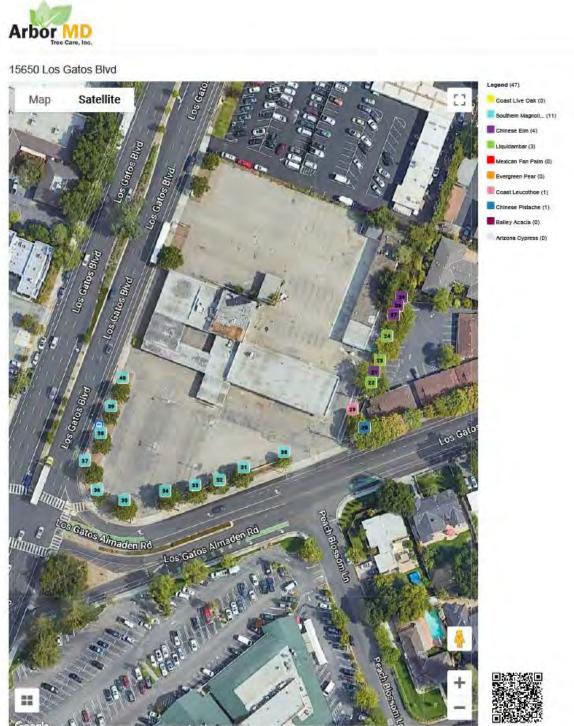
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15650 Los Gatos Boulevard Supplementary Photos and Maps:





15



Scoogle N. Keyboard shortcuts Map data ©2022 magery ©2022, AMBAG, CNES / Airbus, Maxar Technologies, U.S. Geological Survey Terms of Use









15650 Los Gatos Blvd



April 14, 2022 Quercus agrifolia Coast Live Oak Height: 20' Health: 80% - Good





April 14, 2022 ID#2 Quercus agrifolia Coast Live Oak Height: 24' DBH: 5" Health: 80% - Good







April 14, 2022

Quercus agrifolia

Coast Live Oak

ID#3



Near Power Lines Removal







15650 Los Gatos Blvd



April 14, 2022 ID#4 Quercus agrifolia Coast Live Oak Height: 19' DBH: 4" Health: 80% -Good



ID# 5 Quercus agrifolia Coast Live Oak



Near Power Lines



ID#6 Quercus agrifolia Coast Live Oak Height: 18'

DBH: 3"







15650 Los Gatos Blvd



Quercus agrifolia Coast Live Oak Height: 8' Health: 80% Good





ID# 8 Quercus agrifolia Coast Live Oak Height: 17" DBH: 5" Health: 80% - Good



Near Power Lines



ID# 9 Quercus agrifolia Coast Live Oak Height: 19'

Health: 80%

DBH: 6" Good







15650 Los Gatos Blvd



ID# 10 Quercus agrifolia Coast Live Oak Height: 14' DBH: 3" Health: 80%



April 14, 2022 ID# 11 Quercus agrifolia Coast Live Oak DBH: 3"



Spread five ft



Acacia baileyana Bailey Acacia ID# 12 Height: 33'

DBH: 13"



Spread five



Against Building Removal Within parking lot Spread 25ft

















15650 Los Gatos Blvd



Quercus agrifolia Coast Live Oak Height: 35' Health: 80% -

ID# 19



DBH: 28"



ID# 20 Quercus agrifolia Coast Live Oak Height: 15' DBH: 11" Health: 80% - Good



April 14, 2022 ID# 21 Ulmus parvifolia Chinese Elm

DBH: 17" Height: 24' Health: 80% - Good



Near Power Lines Within planned parking lot . Topped and not suitable for transplant Yes large protected tree Spread 36x59ft



Suitable for preservation install tree protection



Near Power Lines





15650 Los Gatos Blvd







15650 Los Gatos Blvd



April 14, 2022 Pistacia chinensis ID# 28 Chinese Pistache Height: 24' DBH: 14" Health: 80% - Good



April 14, 2022 Leucothoe axillaris ID# 29 Coast Leucothoe Height: 18' DBH: 15" Health: 80% - Good



Near Power Lines



Near Power Lines Removal





agnolia grandiflora ID# 30 outhern Magnolia eight: 13' DBH: 9"

Health: 80% - Good

Near Power Lines Removal











15650 Los Gatos Blvd

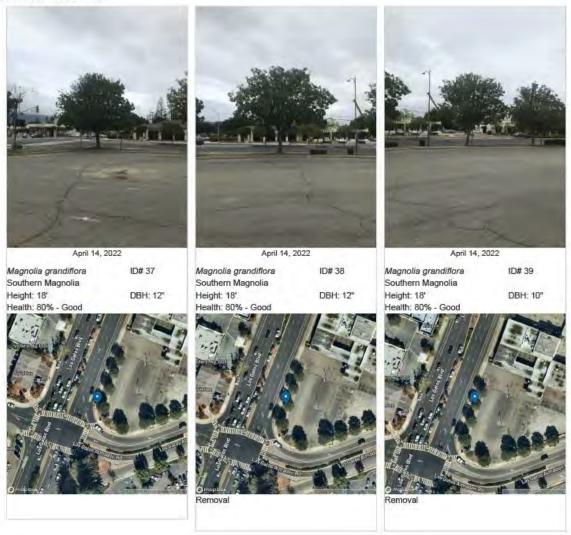


Near Power Lines Removal

Removal







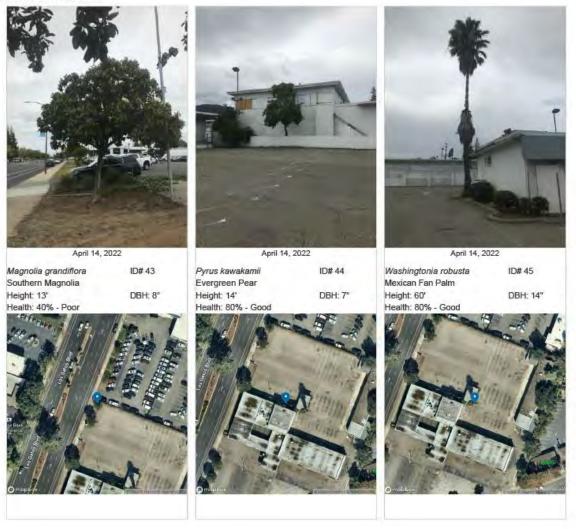


















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