

May 25, 2021

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Community Development Department
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Los Gatos CA 95030



Monarch Consulting Arborists

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Summary

The arborist's report contains the information required by the ordinance. The plan set does not contain an adequate T-1 sheet indicating tree protection measures and fence locations.

Introduction

Background

I was asked by the Town of Los Gatos to review the plan set and arborist's report for APNs 529-11-013, -038, -039 and -040. 15860 Winchester Boulevard.

Assignment, Limits, Purpose and Use

1. Provide a peer review of the Arborist Report prepared by Arbor Resources (Arborist David L. Babby) dated February 10, 2021.
2. Assess the tree and site conditions for consistency in the report and plan set regarding numbers, species, size, location, condition, and suitability for preservation. Site visit performed on May 13, 2021.
3. The following plan set was reviewed for this assignment: Site Plan A-1.1, A-1.2.

This report is to help provide information regarding the provided arborist's report and plans with reference to the trees. The report is to be used by Town of Los Gatos, the Town's agents, and the property owners and owner's agents to help determine deficiencies within the documents regarding the trees.



Observations

Arborist's Report

The arborist's report provided contains the information typical for a pre development assignment and the judgments are believed to be true and accurate.

The report is complete and contains the required components as indicated in ordinance section 29.10.1000 - New property development.

Plan Set

The A-1.2 sheet is in effect the T-1 Sheet as required by the ordinance as in section 29.10.1000 - New property development section (c) (1) "...Tree Preservation Instructions (Sheet T-1). Sheet T-1 shall be referenced on all relevant sheets (civil, demolition, utility, landscape, irrigation) where tree impacts from improvements may be shown to occur;"

The sheet is rudimentary and indicates the protection fence locations.

Conclusion

The report is complete and contains the information required by the ordinance. The expected impacts are discussed and I agree with the assessment.

The T-1 sheet should indicate the exact locations of the tree protection fence and any other relevant information regarding the recommendations from the report and ordinance requirements stated in Section 29.10.1005. - Protection of Trees During Construction. The A-1.2 sheet should include all the protection recommendations as indicated in the report and not just the fence locations. In addition the relevant protection ordinance language and any other arborist guidelines shall be placed on the sheet.

Tree numbers shall be placed on the plans sheets including any civil drawings. At this time the civil plans do not indicate the existing tree numbers. In addition tree protection should be placed on this plan as well.

Recommendations

Have the applicant create the T-1 sheet including fence location and any other relevant recommendations from the arborist's report. Place relevant tree numbers on the civil plans and indicate those to be removed with a large "X".



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



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified



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