



Arborist Report

North 40 Phase II Los Gatos, CA

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Los Gatos, CA

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Arborist Report

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Introduction and Overview

Perkins and Will are planning the development of the North 40 Phase II project in Los Gatos, CA. The site formerly consisted of a walnut orchard, farmhouses, a barn and other outbuildings. Landscaping surrounded the primary home at 15495 Los Gatos Blvd., Los Gatos. The project limits also include homes and properties on the south side of Burton Road. Perkins and Will requested that HortScience | Bartlett Consulting (Divisions of the F.A. Tree Expert Company) prepare an **Arborist Report** for the site as part of the development application to the Town of Los Gatos. This updated report was created to address comments provided by Monarch Consulting Arborists dated April 15, 2024.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within or adjacent to the proposed project area based on a visual inspection from the ground.
2. A preliminary assessment of trees that will be preserved and removed based on architectural plans.
3. An estimate of the value for retained trees and required mitigation.
4. Preliminary guidelines for tree preservation during the design, construction, and maintenance phases of development.

Assessment Methods

Trees were evaluated on July 7, 2023 and again on August 11, 2023. All trees measuring 4 inches in diameter and greater were included in this assessment, as required by the Town of Los Gatos. An exception was made for the English walnut orchard trees less than 18"; other than areas specified by Perkins and Will. Trees on adjacent properties with canopies extending into the project area were also assessed and included in this inventory. The assessment procedure consisted of the following steps:

1. Identifying the tree species.
2. Identifying trees with a number and recording their location on a map.
3. Measuring the trunk diameter at a point 54 inches above grade.
4. Estimate the tree's height and canopy spread at the widest point.
5. 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.
6. 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 than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in the 'high' category.
- Low:** Trees in poor health or with significant structural defects that cannot be mitigated. The 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

Two hundred and ninety-two (292) trees, representing 44 species (Table 1) were evaluated. Trees were likely planted when the site was homesteaded many years ago. Most trees were growing around structures and homes within the English walnut orchard. Coast live oak (*Quercus agrifolia*) was the only native species and may have been indigenous to the site. Of note, five large cork oaks (*Quercus suber*) were located on the west side of the property. Tree condition was variable: 16 trees were in good condition, 201 were fair and 75 were poor. Twenty-two (22) trees were located off-site including 15 Australian willows (*Geijera parviflora*) planted in 4x4 tree wells along Los Gatos Blvd., incense cedars (*Calocedrus decurrens*) #281 and 282, coast live oak (*Quercus agrifolia*) #219, 258 and 279 and Aleppo pines (*Pinus halepensis*) #263 and 280. Tree growing off-site had crowns extending into the project area. Descriptions of each tree can be found in the **Tree Assessment** and locations are plotted on the **Tree Assessment Plan** (see Attachments).

***Table 1. Condition ratings and frequency of occurrence of trees
North 40 Phase II, Los Gatos**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Japanese maple	<i>Acer palmatum</i>	2	-	-	2
African fern-pine	<i>Afrocarpus falcatus</i>	-	1	-	1
Strawberry tree	<i>Arbutus unedo</i>	-	1	-	1
Incense cedar	<i>Calocedrus decurrens</i>	2	-	-	2
Atlas cedar	<i>Cedrus atlantica</i>	-	3	-	3
Deodar cedar	<i>Cedrus deodara</i>	1	2	1	4
Carob	<i>Ceratonia siliqua</i>	-	1	-	1
Lime	<i>Citrus aurantifolia</i>	2	-	-	2
Orange	<i>Citrus sinensis</i>	1	-	-	1
Cabbage palm	<i>Cordyline australis</i>	1	-	-	1
Arizona cypress	<i>Cupressus arizonica</i>	11	2	-	13
Persimmon	<i>Diospyros kaki</i>	-	-	1	1
Cider gum	<i>Eucalyptus gunnii</i>	-	1	-	1
Australian willow	<i>Geijera parviflora</i>	1	14	-	15
Ginkgo	<i>Ginkgo biloba</i>	-	1	-	1
Monterey cypress	<i>Hesperocyparis macrocarpa</i>	-	1	-	1
Jacaranda	<i>Jacaranda mimosifolia</i>	1	1	-	2
English walnut	<i>Juglans regia</i>	19	122	-	141

***Table 1 Continued. Condition ratings and frequency of occurrence of trees
North 40 Phase II, Los Gatos**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Western juniper	<i>Juniperus occidentalis</i>	-	1	-	1
Goldenrain tree	<i>Koeleruteria paniculata</i>	-	1	-	1
Japanese privet	<i>Ligustrum japonicum</i>	-	1	-	1
Sweetgum	<i>Liquidambar styraciflua</i>	1	-	-	1
Mulberry	<i>Morus</i> sp.	1	-	-	1
Olive	<i>Olea europaea</i>	2	16	-	18
Avocado	<i>Persea americana</i>	1	2	-	3
Canary Island pine	<i>Pinus canariensis</i>	-	1	-	1
Shore pine	<i>Pinus contorta</i>	-	1	-	1
Aleppo pine	<i>Pinus halepensis</i>	-	3	-	3
Monterey pine	<i>Pinus radiata</i>	-	1	-	1
Japanese black pine	<i>Pinus thunbergiana</i>	1	-	-	1
Chinese pistache	<i>Pistacia chinensis</i>	2	-	-	2
Victorian box	<i>Pittosporum undulatum</i>	8	-	-	8
London plane	<i>Platanus x hispanica</i>	-	1	-	1
Almond	<i>Prunus dulcis</i>	1	-	-	1
Hollyleaf cherry	<i>Prunus ilicifolia</i>	1	-	-	1
Coast live oak	<i>Quercus agrifolia</i>	9	15	9	33
Pin oak	<i>Quercus palustris</i>	-	1	-	1
Cork oak	<i>Quercus suber</i>	2	2	5	9
Black locust	<i>Robinia pseudoacacia</i>	1	-	-	1
California pepper	<i>Schinus molle</i>	-	1	-	1
Coast redwood	<i>Sequoia sempervirens</i>	-	1	-	1
Chinese elm	<i>Ulmus parvifolia</i>	1	3	-	4
Siberian elm	<i>Ulmus pumila</i>	1	-	-	1
Xylosma	<i>Xylosma congestum</i>	2	-	-	2
Total		75	201	16	292

*Please note that the mulberry was dead, and the Siberian elm was severely storm-damaged and resting on the roof of an outbuilding.

The most common species was English walnut with 141 trees. Not all orchard trees were counted in this inventory since only English walnuts over 18" are *Protected* by Los Gatos. Trees had the typical round full crowns that have been regularly pruned for harvesting (Photo 1). One hundred and twenty-two (122) were in fair condition and 19 were poor. Many trees had structural defects, decay in the main stem, and poor structure due to previous orchard pruning practices. Walnuts ranged in diameter between 4 – 21 inches with an average of just over 8 inches.



Photo 1. English walnut #345 had a typical orchard-pruned shape.



Of the 33 coast live oaks, nine were in good condition, 15 were fair and nine were poor. These native trees had typical large crowns with good structure and form (Photo 2). These trees were semi-mature to mature in development with trunk diameters ranging between 4 – 48 inches with an average of 16 inches.

Photo 2. Coast live oak #380 was growing on the northeast side of the house in the orchard had good structure and form.

Eighteen (18) olive trees, except for #261, were located along the front of the property creating a buffer between Los Gatos Blvd. and the orchard (Photo 3). These were mature trees with large crowns and multiple attachments at the base. Sixteen (16) were in fair condition while #313 and 314 were in poor condition with poor structure and form and decay between multiple attachments at the base.

Fifteen (15) Australian willow trees were growing as street trees along Los Gatos Blvd. These trees were young in development with diameters ranging between 5 – 12 inches. These trees were growing in 4x4 foot tree wells in the sidewalk between the olive trees and the street. Fourteen (14) were in fair condition and #297 was in poor condition with low vigor and twig dieback.

Photo 3. Olives #311 – 317 were growing behind the fence and sidewalk along Los Gatos Blvd.



Thirteen Arizona cypress trees lined the east fence line between current residences and the walnut orchard. Eleven cypresses were in poor condition with broken branches, poor form and dieback in their crowns. Cypress # 223 and 447 were in fair condition with wide crowns.

Nine cork oaks were growing throughout the property. Of note were five mature specimens #394 – 398 growing in a row on the west side of the property (Photo 4). Five oaks were in good condition, #373 and 396 were fair and #388 and 389 were in poor condition growing in front of the primary residence with major crown dieback and very low vigor. Cork oak #381 had three stems at 3 feet with a full crown and minor dead branches.



Photo 4. Cork oaks #394 – 398 were growing in a row on the west side of the property.

Eight Victorian box trees were growing on the northwest side of 16270 Burton Rd. between the fence and dog kennels. All eight were in poor condition with branch dieback, poor structure and poor form. Diameters ranged between 5 – 9 inches with an average of just over 7 inches.

No other species were represented by more than four trees. Included in this group were:

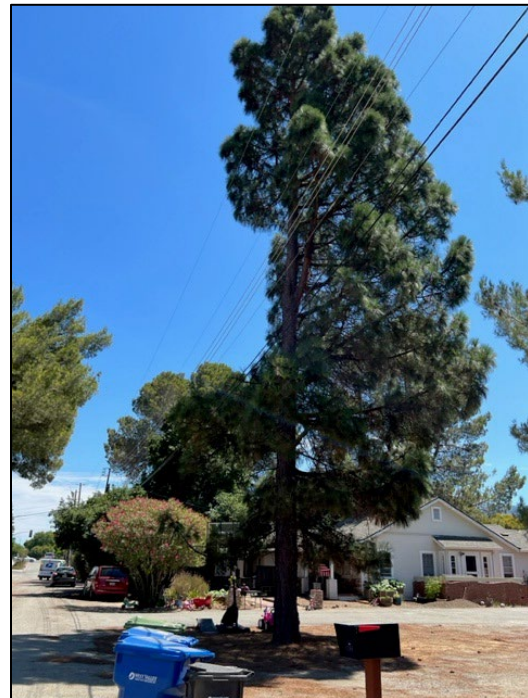
- African fern-pine #269 had a 21-inch trunk diameter and was in fair condition. It had an upright form with a wide crown and a history of branch failure.
- Aleppo pines #263, 265 and 280 were in fair condition with large crowns and large diameter stems averaging over 31 inches.
- Almond #376 had multiple attachments at the base with dead branches and poor form. It was growing on the north side of the primary residence in a fence line and was in poor condition.
- Atlas cedars #370 – 372 were in fair condition growing in the front yard of the primary residence (Photo 5). The growth habit was upright in form with large crowns and low vigor. All were mature in development and averaged 27 inches in trunk diameter.

Photo 5. Atlas cedars #370 – 372 were in fair condition in front of the primary residence.



- Avocados #340 and 347 were in fair condition. Tree #347 had poor form due to previous branch failures and had decay in the main stem. Tree #340 was young with a 6-inch diameter trunk and leaned to the east.
- Black locust #341 had a 12-inch diameter trunk and was previously topped. It had multiple attachments at 4 feet and was in poor condition.
- Cabbage palm #383 was behind the primary residence with two stems at 3 feet. The palm was declining.
- California pepper #336 was one-sided and bowed to the east. The tree was in fair condition with an 11-inch diameter trunk.
- Canary Island pine #264 was in fair condition with a 23-inch diameter trunk. The side branches had been pruned due to power lines causing this tree to be one-sided to the south.

Photo 6. Canary Island pine #264 was one-side to the south due to power line pruning.



- Carob #387 was at the east side of the primary residence with fair structure and form, wide crown and moderate vigor. The tree was in fair condition overall with a codominant stem below 4 feet.
- Chinese elm #385 had a 12-inch diameter trunk and had been previously topped. It had low vigor and poor structure leading to its poor condition rating. Three other Chinese elms were in fair condition with fair or poor structure and form.
- Chinese pistache #451 and 452 were in poor condition due to being previously topped and multiple attachments at 6'.
- Cider gum #267 had a wide crown with multiple attachments at the base and was in fair condition.
- Coast redwood #270 was codominant at 3' with poor form and moderate vigor (Photo 7). This tree had a diameter sum total of 54 inches and was in fair condition.

Photo 7. Coast redwood #270 had a codominant trunk at 3 feet and was in fair condition.



- Deodar cedar #272 and 390 were in fair condition. Cedar #374 was in poor condition with a small, suppressed crown behind the primary residence. Cedar #390 was in fair condition growing in front of the primary residence with a weeping form and an 8-inch trunk diameter.
- Ginkgo #446 was in fair condition with a relatively wide crown and multiple attachments at 8 feet.
- Goldenrain tree #343 was growing beside a carport on the west side of the secondary residence. It had a 12-inch diameter trunk and a small crown. The tree was in fair condition.
- Hollyleaf cherry #386 was growing beside the primary residence with poor structure and form. It was previously topped due to site constraints and was in poor condition.
- Incense cedars #281 and 282 were growing off-site in front of 16245 Burton Rd. Both trees were in poor condition with large branch dieback and poor structure and form.
- Jacaranda #338 was in full flower with a codominant trunk at 3 feet with a full crown of epicormic sprouts due to having been previously topped (Photo 8). The tree was in fair condition and leaned heavily to the north. Jacaranda #382 had been previously topped and was in poor condition.



Photo 8. Jacaranda #338 was in full bloom and had poor structure due to being previously topped.

- Japanese black pine #392 had a 6-inch diameter trunk, low vigor and yellowing needles. The tree was in poor condition.
- Japanese flowering apricot #344 was in fair condition with a small crown and 10-inch diameter trunk.

- Japanese maple #393 and 448 were in poor condition with poor form and decay in the main stems.
- Japanese privet #334 had a small crown with a 10-inch diameter trunk and was in fair condition.
- Limes #352 and 353 were located on the east side of the barn. They had small crowns with multiple attachments at the base. Both trees were in poor condition.
- London plane #222 was in fair condition with poor form and co-dominant at 1 foot.
- Monterey cypress #216 had multiple attachments at the base with poor form and lower branch dieback. The tree was in fair condition.
- Monterey pine #449 had a 38-inch diameter trunk with a large crown and leaned slightly south. This tree had a large lateral branch removed from the southwest side and the tree was in fair condition.
- Mulberry #274 was dead in the back of 16270 Burton Road, surrounded by pavement.
- Persimmon #342 had a 12-inch diameter trunk with good form and high vigor. The crown had an umbrella shape, and the tree was in good condition.
- Pin oak #221 was a small, young tree with a 6-inch diameter trunk with upright form and fair condition.
- Shore pine #391 had multiple attachments at the base with a round crown and twig dieback. The tree was in fair condition.
- Siberian elm #277 was in the back of 16270 Burton Road with a split codominant main stem and half of the tree was resting on the dog kennel (Photo 9). This tree was in poor condition.

Photo 9. Siberian elm #277 was storm damaged and the main trunk was split at the base.



- Strawberry tree #217 was in fair condition with three stems arising from the base. The tree had a full crown but had poor form.
- Sweetgum #384 was in poor condition and had been previously topped, with poor structure and low vigor.
- Western juniper #271 had a 15-inch diameter trunk with twig dieback and the tree was in fair condition.
- Xylosma #259 and 260 were in poor condition with codominant stems at 1-foot, poor form and moderate vigor.

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.

Evaluation of suitability for preservation considers several factors as listed below:

- **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 non-vigorous trees. For example, cork oaks #388 and 389 were in poor condition and declining and will likely not tolerate additional root zone impacts.
- **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. Siberian elm #277 was split at the base and half the tree was on the roof of an outbuilding. This tree is not structurally sound.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Walnuts are very sensitive to construction impacts, while coast live oak and olive are more tolerant of site disturbances.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change. Cork oaks and coast live oaks were mature in development and will require more space to protect roots.
- **Invasiveness**
Trees with the potential to invade native habitats, reproduce rapidly, and grow in sub-optimal environments are considered invasive. Species with these qualities may alter the functional and aesthetic qualities of the habitats they invade. Black locust, cabbage palm, California pepper and olive have been listed as having Limited invasive potential by the California Invasive Plant Inventory Database (<https://www.cal-ipc.org/paf/>).

Each tree was rated on suitability for preservation based on its age, health, structural condition and ability to safely coexist within a development environment (Table 2, following page). We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend the 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. Suitability for preservation
North 40 Phase II. Los Gatos, CA**

High	These are trees with good health and structural stability that have the potential for longevity at the site. Thirteen trees had high suitability for preservation: seven coast live oaks, five cork oaks and persimmon #342.
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 they may have shorter life spans than those in the “high” category. One hundred and sixty-four (164) trees had moderate suitability for preservation: 101 English walnuts, 15 olives, 14 Australian willows, 13 coast live oaks, blue Atlas cedars # 370 – 372, Avocado #340 and 347, deodar cedar #266 and 272, cork oaks #373 and 396, California pepper #336, goldenrain tree #343, African fern-pine #269, Aleppo pine #280, Chinese elm #276, cost redwood #270, ginkgo #446, jacaranda #338, Japanese privet #344, Monterey pine #449, pin oak # 221 and carob #387.
Low	Trees in this category are in poor health or have significant defects in the structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. One hundred and fifteen (115) trees were included in this category: 40 English walnuts, 13 Arizona cypresses, 13 coast live oaks, eight Victorian box, three olives, three Chinese elms, and 27 other species with 35 total trees.

Los Gatos Tree Ordinance

The Town of Los Gatos Municipal Code Chapter 29, Division 2, Tree Protection, defines *Protected* trees as non-native and native trees with a trunk diameter of 4 inches and larger measured at 54 inches above ground level. Multi-stem trees are measured with the sum of all diameters. Los Gatos also defines *Large Protected* trees as oaks with 24-inch diameter trunks and larger or any other species with a trunk diameter of 48 inches or larger. Fruit or nut trees less than 18 inches in diameter are exempt from protection.

Based on these criteria, 21 trees are considered *Large Protected*, and 126 trees are considered *Protected*. Of the 145 fruit and nut trees assessed, 138 English walnuts, limes #352 and 353, orange #262, persimmon #342 and avocados #340 and 347 and almond #376 are not protected and do not require a permit for removal.

Large Protected and *Protected* trees are regulated by the Town of Los Gatos and cannot be removed without a permit. Per the Municipal Ordinance, replacement tree planting or fees in lieu may be required by the Town of Los Gatos. The status of individual trees is identified in the **Tree Assessment and Tree Disposition and Estimated Values Tables** (see Attachment).

Preliminary Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities with the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Impacts from construction were estimated given the project information available to date. I referred to the North 40 Phase II Master Plan Entitlement Set – Revision 3 prepared by Perkins and Will, MacKay & Soms, DAHLIN Group, Heller Manus Architects and CMG Landscape Architecture (3/29/24) and *Landscape Site Plan Coordination* (Sheet L1.12) prepared by Perkins and Will (9/17/24) to evaluate impacts.

The development of Phase II proposes to construct both townhomes and multifamily residential units with private streets and parking. The development will encompass a large part of the site, leaving the primary opportunity for tree preservation along the open space in the middle referred to as “The Meadow,” with moderate impacts expected. All non-orchard trees 4” and larger were evaluated in this assessment. H|BC was asked to evaluate specific orchard trees during the second Updated Preliminary Arborist Report for locations specified by Perkins and Will. This did not include every English walnut on-site. All English walnuts over 18 inches, considered *Protected*, were included in this report.

My preliminary disposition is for the removal of 265 trees that are within the proposed construction footprint or will have impacts beyond the tolerance of the trees. I recommend the preservation of 23 on-site and four off-site trees (refer to the **Tree Disposition and Estimated Values Table** in the *Attachments*). Of the 265 trees to be removed, 127 were considered Exempt due to being a fruit or nut tree under 18 inches in diameter. One hundred nineteen (119) trees were considered *Protected* and 19 were considered *Large Protected*, totaling 138 trees requiring replacement mitigation.

Los Gatos requires tree replacements for *Protected* and *Large Protected* tree removals based on canopy spread (Table 3). Please note that a 36” box-size tree equals two (2) 24” box-size trees.

Canopy Size of Removed Tree	Replacement Requirement	# of Protected Trees Removed	# of Replacement Trees Required
10' or less	Two (2) 24" box trees	38	76
>10' to 25'	Three (3) 24" box trees	45	135
26' to 40'	Four (4) 24" box trees	33	132
41' - 55'	Six (6) 24" box trees	14	84
> 55'	Ten (10) 24" box trees	8	80
Total		138	507

Table 3. Replacement Tree Requirements with 24” box-size trees.

Preserved off-site trees may require crown and root pruning due to the proximity to the multi-family housing. I expect that pruning will be well within the tolerance limits of the trees. Survival can further be enhanced by following the **Tree Preservation Guidelines** on page 13.

Estimate of Value

The Town of Los Gatos required Perkins & Will to provide the estimated value for trees that will be preserved. 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 Disposition and Estimated Values Table** (see *Attachments*). 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 all trees identified was \$771,050. The estimated value of the 265 trees being removed was \$665,000 (127 trees were exempt due to fruit or nut species that were less than 18 inches in diameter = \$109,750; 19 *Large Protected* trees = \$319,400; 104 *Protected* trees = \$218,700 and 15 *Protected* street trees = \$17,150).

The estimated value of 23 on-site trees and four off-site (#271, 280, 281 and 282) trees identified for preservation was valued at \$106,050. Four on-site and three off-site trees were *Protected*, cork oak #381 and off-site coast live oak #279 were considered *Large Protected* and 18 were exempt due to being fruit or nut trees.

Preliminary 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** (TPZ) can minimize these impacts. The **Tree Protection Plan** (TPP) (Perkins and Will, 9/27/24) can be found in the **Attachments**. Trees are listed on the TPP as existing *Protected* and *non-Protected* trees with the potential to be preserved to the extent feasible during the final design.

The following recommendations will help reduce impacts on trees from development and maintain and improve their health and vitality through the clearing, grading, and construction phases. Trees should be preserved in groups where possible. Calculated TPZ's were provided in the **Disposition and Estimated Values Form** (See Attachments). The Calculated TPZ was based on 10x the diameter at breast height (DBH), or 4.5 feet, of the tree. In most locations, 10x DBH is not possible. Specified TPZ's are listed in the following guidelines for trees that are to be preserved. Additional mitigation measures should be performed where work must occur within 10x the DBH of any protected tree. Excavation should be performed using hand tools, air or water.

The following are recommendations for design and construction phases that will assist in successful tree preservation.

Tree Protection Zone

1. A **TREE PROTECTION ZONE** (TPZ) shall be defined as:

- a. Fence all trees proposed for preservation out to the drip line where possible, to completely enclose the **TREE PROTECTION ZONE** before demolition, grubbing or grading. Fences shall be 6-foot chain link with posts sunk into the ground 2 feet at no more than 10-foot spacing, or equivalent as approved by the City. The following are specified TPZ for preserved trees:
 - Persimmon #342 and Goldenrain tree #343 - enclose trees at the edge of the walkway and around the drip line.
 - English walnut #349, 375, 379, 380, cork oaks #373 and 381 - enclose individual trees at the drip line to the edge of the hardscape.
 - English walnut #350, 367, 368 and 369 - enclose the entire group to the edge of the dripline and edge of the walkways.
 - Atlas cedar #372 - enclose crown to dripline.
 - English walnut #377, 378, 458 and 469 - enclose the entire group to the edge of the dripline and edge of the walkway.
 - English walnut #470 and 481 - enclose the entire group to the edge of the dripline and edge of the walkway.
 - English walnut #473, 474, 477, 478 - enclose the entire group to the edge of the dripline and edge of the walkway.
 - Off-site trees #279, 280, 281 and 282 are east of Burton Road, outside the construction footprint, and do not require TPZ fencing.
- b. Fences must be installed before 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**.
- e. Fenced areas shall be posted with signs stating, "TREE PROTECTION FENCE – DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM PROJECT ARBORIST."

Design recommendations

1. Any changes to the plans affecting the trees should be reviewed by the consulting arborist concerning tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
2. 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.
3. 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**.
4. All plans affecting trees shall be reviewed by the Consulting Arborist concerning tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
5. Irrigation systems must be designed so that no trenching severs roots larger than 2 inches in diameter will occur within the **TREE PROTECTION ZONE**.
6. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
8. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
9. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
10. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

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 feet chain link with posts sunk into the ground or equivalent as approved by the City. Where demolition must occur close to trees, such as removing pavement, install temporary trunk protection devices such as winding silt sock wattle or wood planks around trunks or stacking hay bales around tree trunks to a height of approximately 5 feet (see photos, right).



Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install a protective fence 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.



3. 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.
4. Branches extending into the work area that can remain following demolition shall be tied back and protected from damage.
5. Prune trees to be preserved to clean the crown of dead branches 1" and larger in diameter, raise or reduce 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 a Certified Arborist or Certified Tree Worker following 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 branches and trunk attachments and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
6. Trees to be removed shall be felled to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain.
7. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**.
8. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible, tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted before tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition, or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without the permission of the Consulting Arborist.
4. Construction trailers, traffic, and storage areas must remain outside **TREE PROTECTION ZONE** at all times.

5. Any root pruning required for construction purposes shall receive prior approval and be supervised by the Consulting Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.
6. If roots 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate the effects on the health and stability of the tree and recommend treatment.

Maintenance of impacted trees

Our procedures included assessing trees for observable defects in the 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.

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.

HortScience | Bartlett Consulting



Scott Stringer, Consulting Arborist & Urban Forester
ISA Certified Arborist # WE-5544A
ISA Tree Risk Assessment Qualified

Attachments: **Tree Assessment**
Tree Assessment Plan
Tree Protection Plan
Tree Disposition and Estimated Values
Tree Photos



Attachments

Tree Assessment

Tree Assessment Plan

Tree Protection Plan

Tree Disposition and Estimated Values

Tree Photos

Tree Assessment

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
212	Australian willow	11	Yes	3	20	15	Moderate	Street tree; multiple attachments at 5'; thin crown.
213	Australian willow	11	Yes	3	20	15	Moderate	Street tree; multiple attachments at 5'; thin crown.
214	Australian willow	8	Yes	3	20	15	Moderate	Street tree; multiple attachments at 5'; thin crown.
215	Australian willow	12	Yes	3	20	15	Moderate	Street tree; multiple attachments at 7'; one sided south; wide crown.
216	Monterey cypress	22,4,4,3	Yes	3	25	25	Low	Multiple attachments at base; poor form; lower branch dieback.
217	Strawberry tree	12,10,9	Yes	3	20	20	Low	3 stem at base; full crown; poor form.
218	Arizona cypress	8,7	Yes	2	20	25	Low	One-stem dead; thin crown; poor form.
219	Coast live oak	9,4	Yes	3	20	20	Moderate	Off-site; two stem at 1'; small crown; moderate vigor.
220	Avocado	10,9	Yes	2	20	20	Low	Decay in main stem; too and
221	Pin oak	6	Yes	3	10	20	Moderate	Upright form; thin crown; small branch dieback.
222	London plane	6,6,2,2	Yes	3	20	20	Low	Poor form; codominant at 1'; wide crown.
223	Arizona cypress	8,7	Yes	3	15	20	Low	Poor form; codominant; medium crown.
224	Arizona cypress	8,7,6,4,4	Yes	2	15	25	Low	Poor form; branch dieback; multiple attachments at base.
225	Coast live oak	6	Yes	2	15	20	Low	Poor form; heavy lean west.
226	Coast live oak	7	Yes	3	15	20	Low	Fair form; one sided south.
227	Arizona cypress	10,8,7,7	Yes	2	15	20	Low	Failing at base; poor form.
228	Coast live oak	7,2	Yes	3	15	20	Low	Codominant at base; poor form;

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
229	Arizona cypress	10	Yes	2	15	20	Low	Poor form; previous branch failures; poor condition.
230	Arizona cypress	9	Yes	2	10	20	Low	Poor form; previous branch failures; poor condition.
231	Arizona cypress	5,4,4,3,2	Yes	2	10	20	Low	Poor form; broken hanging branches; failing at base.
232	Arizona cypress	10,8,5	Yes	2	10	20	Low	Poor form; broken hanging branches.
233	Coast live oak	5,5,2	Yes	2	10	15	Low	Poor form; small crown; multiple attachments at 2'.
234	Arizona cypress	6	Yes	2	8	15	Low	Poor form; small crown; broken top.
235	Arizona cypress	4,4	Yes	2	8	12	Low	Poor form; small crown.
236	Coast live oak	4	Yes	3	8	15	Low	Poor form; small crown.
237	Arizona cypress	5	Yes	2	8	15	Low	Previous codominant failure; poor form.
238	Coast live oak	4	Yes	2	8	20	Low	Upright form; thin crown.
239	Arizona cypress	5	Yes	2	10	25	Low	Upright form; thin crown.
240	Coast live oak	9,7	Yes	3	20	25	Moderate	Two stem at base; medium crowned moderate vigor.
241	Coast live oak	14	Yes	3	30	20	Low	Wide crown; moderate vigor; estimated DBH; tag on fence.
242	Coast live oak	5	Yes	2	10	20	Low	Small crown; poor form; fence leaning at trunk.
243	Coast live oak	6,3,3,3,3	Yes	2	20	15	Low	Multiple attachments at base; poor form; moderate vigor.
244	Victorian box	9	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.
245	Victorian box	9	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
246	Victorian box	6	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.
247	Victorian box	5	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.
248	Victorian box	5	Yes	2	10	15	Low	Between kennel and fence; poor form; branch dieback.
249	Victorian box	8,6	Yes	2	20	15	Low	Between kennel and fence; poor form; branch dieback.
250	Victorian box	8,6	Yes	2	20	15	Low	Between kennel and fence; poor form.
251	Victorian box	9	Yes	2	20	15	Low	Between kennel and fence; poor form.
252	English walnut	7	No	3	20	20	Moderate	Medium crown; fair form; moderate vigor.
253	English walnut	10	No	3	20	15	Moderate	Wide crown; fair form; moderate vigor.
254	English walnut	9	No	3	15	10	Low	Wide crown; fair form; moderate vigor.
255	Coast live oak	5	Yes	2	8	20	Low	Poor form; suppressed; thin crown.
256	Coast live oak	12,10,9	Yes/LP	3	40	40	Moderate	Poor form; one sided south; moderate vigor; multiple
257	Coast live oak	14,10,7,5	Yes/LP	2	20	50	Low	Multiple attachments at the base; poor form; branch dieback.
258	Coast live oak	28,6	Yes/LP	4	50	15	High	Off-site; excellent structure and form; slight lean south; estimated
259	Xylosma	6,3	Yes	2	10	15	Low	Codominant at 1'; poor form; moderate vigor; no tag; estimated
260	Xylosma	6,5	Yes	2	10	20	Low	Codominant at 1'; poor form;

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
261	Olive	16,12,10	Yes	3	40	12	Low	Multiple attachments at base; fair condition; tag on fence; estimated
262	Orange	5,5,4,3	No	2	15	15	Low	Multiple attachments at 3'; poor form.
263	Aleppo pine	34	Yes	3	60	70	Low	Large crown; low vigor; branch dieback.
264	Canary Island pine	23	Yes	3	40	70	Low	Power line pruned in east side;
265	Aleppo pine	20	Yes	3	40	60	Low	Leans north; two stem at 12'; low
266	Deodar cedar	24	Yes	4	50	60	Moderate	Wide crown; good structure and form; moderate vigor.
267	Cider gum	42,10,10, 9,7,7	Yes/LP	3	50	50	Low	Wide crown; multiple attachments at base, poor form.
268	Coast live oak	21	Yes	3	50	40	Moderate	Wide crown; borer damage on
269	African fern-pine	21	Yes	3	40	60	Moderate	Upright form; wide crown; history
270	Coast redwood	30,24	Yes/LP	3	40	80	Moderate	Codominant at 3'; poor form; moderate vigor.
271	Western juniper	15	Yes	3	20	30	Low	Thin crown; upright form; twig dieback.
272	Deodar cedar	22	Yes	3	50	40	Moderate	South side of house; wide crown; poor form.
273	Chinese elm	17	Yes	3	40	40	Low	East side of house; wide crown; poor form.
274	Mulberry	15	Yes	1	30	30	Low	Dead tree in back.
275	Chinese elm	15	Yes	3	20	30	Low	Poor form; one sided east; by fence.
276	Chinese elm	15,14	Yes	3	40	40	Moderate	Two stem at base; poor form; moderator vigor.
277	Siberian elm	29,28	Yes/LP	1	50	50	Low	Two stem, split at the base; sitting on the building.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
278	Coast live oak	18	Yes	3	40	45	Moderate	In front of 16250 Burton Rd; wide
279	Coast live oak	25,25,15	Yes/LP	4	60	60	Moderate	Off-site; large, wide spreading crown; 3 stem at 3'; fair form.
280	Aleppo pine	40	Yes	3	50	40	Moderate	Off-site; large, wide spreading crown; codominant at 6'; fair form.
281	Incense cedar	13,13	Yes	2	20	30	Low	Off-site; poor form; low vigor; codominant at 2'; north stem in
282	Incense cedar	18	Yes	2	15	30	Low	Off-site; dying top; poor form; low vigor.
283	Coast live oak	10	Yes	3	20	25	Moderate	Medium crown; multiple attachments at 7'; poor form;
284	Coast live oak	15,9,9	Yes/LP	3	40	30	Moderate	Medium crown; codominant at base; moderate vigor.
285	Coast live oak	5	Yes	2	10	15	Low	Small crown; highly suppressed.
286	Coast live oak	5,4,2	Yes	2	10	20	Low	Small crown; multiple attachments at 6"; poor form.
287	Coast live oak	48	Yes/LP	3	60	50	Moderate	Large crown; ; major wounds on north and west sides; wide spreading crown.
288	English walnut	18	Yes	3	30	20	Moderate	Large, wide crown; good form; high vigor.
289	Australian willow	9	Yes	3	20	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
290	Australian willow	7	Yes	3	10	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
291	Australian willow	5	Yes	3	10	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 4'.
292	Australian willow	8	Yes	3	10	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 4'.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
293	Australian willow	10	Yes	3	20	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 4'.
294	Australian willow	8	Yes	3	15	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
295	Australian willow	6	Yes	3	15	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
296	Australian willow	9	Yes	3	15	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'; low
297	Australian willow	9	Yes	2	10	20	Low	Street tree in 4x4' tree well; multiple attachments at 5'; low
298	Australian willow	10	Yes	3	15	20	Moderate	Street tree in 4x4' tree well; multiple attachments at 5'.
299	Australian willow	10	Yes	3	15	25	Moderate	Street tree in 4x4' tree well;
300	English walnut	21	Yes	3	30	25	Moderate	Large, wide crown; decay in main stem at 6'; good form; high vigor.
301	Olive	13,12,12, 7,7,4	Yes/LP	3	40	25	Moderate	Multiple attachments at base; poor structure and form; included bark.
302	Olive	7,6,5,4,3, 2	Yes	3	25	25	Moderate	Multiple attachments at base; poor structure and form; branch and
303	Olive	16,13,7,4	Yes	3	40	25	Moderate	Multiple attachments at base; poor structure and form; branch and twig dieback.
304	Olive	18,11,9	Yes	3	40	25	Moderate	Multiple attachments at base; poor structure and form; main stem
305	Olive	22,12,8,7, 5,5	Yes/LP	3	50	25	Moderate	Multiple attachments at base; poor structure and form; bulbous root
306	Olive	8,6,6,5,5	Yes	3	20	25	Moderate	Multiple attachments at base; poor structure and form; small branch
307	Olive	9,9,5,5	Yes	3	20	25	Moderate	Multiple attachments at base; poor structure and form; small branch

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
308	Olive	10,10,7,6	Yes	3	40	25	Moderate	Multiple attachments at base; poor structure and form; small branch
309	Olive	11,10,6	Yes	3	40	25	Moderate	Multiple attachments at base; poor
310	Olive	16,11,9,8, 4	Yes/LP	3	50	30	Moderate	Multiple attachments at base; poor structure and form; wide crown.
311	Olive	17,10	Yes	3	50	30	Moderate	Multiple attachments at base; poor structure and form; wide crown.
312	Olive	15,9,8,7,6	Yes	3	50	30	Moderate	Multiple attachments at base; poor structure and form; wide crown.
313	Olive	5,5,5,4	Yes	2	50	30	Low	Multiple attachments at base; poor structure and form; suppressed.
314	Olive	11,11,9,7, 4	Yes	2	40	30	Low	Multiple attachments at base; poor structure and form; decay in base of tree; branch dieback.
315	Olive	10,10,9,6,	Yes	3	40	30	Moderate	Multiple attachments at base; poor
316	Olive	16,10,9,9	Yes	3	40	30	Moderate	Multiple attachments at base; poor structure and form; decay between
317	Olive	10,10,9,8, 8,7,5	Yes	3	40	30	Moderate	Multiple attachments at base; fair structure and form.
318	Coast live oak	10,9	Yes	4	30	30	High	Codominant at base; wide crown; moderate vigor.
319	Coast live oak	12	Yes	3	20	30	Moderate	One-sided northwest; slight lean west.
320	Coast live oak	11,5,3,3	Yes	3	25	20	Moderate	Multiple attachments at base; 3" dead stem.
321	English walnut	12	No	3	20	20	Moderate	Wide crown; basal decay, moderate vigor.
322	English walnut	11	No	3	30	20	Moderate	Wide crown; basal decay, moderate vigor; previous branch
323	English walnut	5	No	3	10	20	Moderate	Small crown; moderate vigor.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
324	English walnut	16	No	3	25	20	Moderate	Wide crown; fair structure; decay in base of trunk.
325	English walnut	4	No	3	10	20	Moderate	Small crown; fair structure;
326	English walnut	10	No	3	20	20	Moderate	Good structure and form; moderate vigor.
327	English walnut	12	No	3	30	20	Moderate	Overextended branch to the south; wide crown.
328	English walnut	12	No	3	30	20	Moderate	Good structure and form; full crown; decay in trunk.
329	English walnut	8	No	2	10	20	Low	Poor form; major trunk decay; twig dieback.
330	English walnut	14	No	3	20	20	Moderate	Fair form; small crown; moderate vigor.
331	English walnut	8,7	No	2	15	20	Low	Previous branch failures; poor
332	English walnut	9	No	3	10	20	Moderate	Small crown; previously broken
333	English walnut	11	No	3	20	20	Moderate	Small round crown; fair form.
334	Coast live oak	32	Yes/LP	4	50	50	High	Large , round crown; broken top; previous branch failures.
335	English walnut	8	No	3	10	20	Moderate	Small crown; young tree; good form.
336	California pepper	11	Yes	3	20	25	Moderate	Bows heavy east; poor form; one sided.
337	Coast live oak	11	Yes	3	25	25	Moderate	One-sided northeast; leans
338	Jacaranda	10,9	Yes	3	30	25	Moderate	Codominant at 3'; fair form; leans
339	Coast live oak	25	Yes/LP	4	50	50	High	Good structure and form; bricks
340	Avocado	6	No	3	10	15	Moderate	Fair structure and form; leans east.
341	Black locust	12	Yes	2	10	15	Low	Topped at 5'; multiple attachments at 4'.
342	Persimmon	12	No	4	15	15	High	Good form; high vigor; umbrella

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
343	Goldenrain tree	12	Yes	3	10	12	Moderate	Small crown; beside car port;
344	Japanese privet	10	Yes	3	10	20	Moderate	Small crown; beside car port on west side.
345	English walnut	14	No	3	25	15	Moderate	Wide crown; fair structure and form.
346	English walnut	11	No	2	10	15	Low	Small crown; poor form; previous branch failures; entire top missing.
347	Avocado	17	No	3	15	25	Moderate	Poor form(previous branch failures; decay in trunk.
348	Coast live oak	16	Yes	4	20	20	Moderate	Good form and structure; low vigor.
349	English walnut	14	No	3	20	15	Moderate	Good form and structure; wide crown; high vigor.
350	English walnut	9	No	3	20	15	Moderate	Small crown; leans south; fair form.
351	English walnut	16	No	2	30	15	Low	Very thin crown; low vigor.
352	Lime	4,4,3,2,2	No	2	10	10	Low	Small tree; low vigor; southwest
353	Lime	5,5	No	2	10	10	Low	Small tree; low vigor; southeast corner of barn.
354	Coast live oak	23	Yes	4	40	40	High	Wide crown; good structure and form; twig dieback.
355	English walnut	11	No	3	20	20	Moderate	Small crown; good form.
356	English walnut	6,6	No	3	25	20	Moderate	Wide crown; good form; high vigor.
357	English walnut	11	No	2	20	20	Low	Major nasal decay; potential root failure.
358	English walnut	9,9,8	Yes	3	30	20	Moderate	Wide, low crown; overextended branches.
359	English walnut	12	No	3	30	20	Moderate	Moderate crown; decay in base; narrow.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
360	English walnut	5	No	3	10	20	Moderate	Small crown; decay in base; narrow.
361	English walnut	5	No	3	10	20	Moderate	Small crown; moderate vigor.
362	English walnut	6	No	3	15	20	Moderate	Small crown; moderate vigor.
363	English walnut	5	No	3	15	20	Moderate	Small crown; moderate vigor.
364	English walnut	13	No	2	15	20	Low	Small crown; major stem decay.
365	English walnut	10	No	3	20	20	Moderate	Medium crown; good form; twig dieback.
366	English walnut	7	No	2	10	20	Low	Small crown; trunk decay.
367	English walnut	4	No	3	10	20	Moderate	Small crown; young tree.
368	English walnut	8,9	No	3	20	20	Moderate	Medium crown; high vigor; good form.
369	English walnut	4	No	3	15	15	Moderate	Medium crown; high vigor; good form.
370	Atlas cedar	33	Yes	3	50	45	Moderate	Large crown; low vigor; hood form; broken 2" branch in crown.
371	Atlas cedar	20	Yes	3	30	45	Moderate	Large, upright crown; low vigor; good form.
372	Atlas cedar	28	Yes	3	40	30	Moderate	Large, upright crown; low vigor; good form.
373	Cork oak	16	Yes	3	25	20	Moderate	Previously topped; poor structure; epicormics comprise crown.
374	Deodar cedar	5	Yes	2	10	20	Low	Poor location between house and
375	English walnut	16	No	3	30	15	Moderate	Wide crown; ivy around base and growing up trunk.
376	Almond	5,5,2,2	No	2	20	15	Low	Poor condition; dead branches;
377	English walnut	10	No	3	20	15	Moderate	Fair form; previously topped; wide crown.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023



Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
378	English walnut	9	No	3	20	15	Moderate	Fair form; wide crown; moderate vigor.
379	English walnut	7	No	3	20	15	Moderate	Fair form; wide crown; moderate vigor.
380	Coast live oak	23	Yes	4	40	50	High	Good structure and form; full
381	Cork oak	30,27,24	Yes/LP	4	70	60	High	3 stems at 3'; full, large crown; dead branches.
382	Jacaranda	4,3,2	Yes	2	10	15	Low	3 stems at 3'; full, previously topped; poor condition.
383	Cabbage palm	7,3	No	2	10	20	Low	2 stems at 3'; full, dieback; poor condition.
384	Sweetgum	10	Yes	2	20	20	Low	Previously topped, poor structure; low vigor.
385	Chinese elm	12	Yes	2	20	15	Low	Previously topped, poor structure; low vigor.
386	Hollyleaf cherry	6	No	2	10	20	Low	Previously topped, poor structure;
387	Carob	20,13	Yes	3	30	25	Moderate	Good structure and form; wide crown; moderate vigor.
388	Cork oak	20	Yes	2	15	25	Low	Poor structure and form; low vigor:
389	Cork oak	63	Yes/LP	2	70	60	Low	Declining; low vigor; high crown; branch dieback.
390	Deodar cedar	8	Yes	3	8	8	Low	Weeping form; small crown.
391	Shore pine	8,5,5,4,4,4	Yes	3	10	20	Low	Multiple attachments at base; round crown; twig dieback.
392	Japanese black	6	Yes	2	10	15	Low	Low vigor; yellowing.
393	Japanese maple	5,3,1	Yes	2	10	10	Low	Poor form; decay in trunk.
394	Cork oak	43	Yes/LP	4	60	60	High	Large crown; good structure and form; wide spreading.

Tree Assessment

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Los Gatos, CA
August 2023



Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
395	Cork oak	32	Yes/LP	4	60	60	High	Large crown; good structure and form; wide spreading; codominant
396	Cork oak	22	Yes	3	30	50	Moderate	One sided east; 3 stems at 8'.
397	Cork oak	38	Yes/LP	4	60	60	High	Large crown; wide spreading; codominant at 10'.
398	Cork oak	32	Yes/LP	4	60	60	High	Large crown; wide spreading; sinuous trunk.
399	English walnut	10	No	3	25	15	Moderate	Multiple attachments at 7'; round crown; fair form.
400	English walnut	9	No	3	15	15	Low	Multiple attachments at 7'; round
401	English walnut	6	No	1	4	15	Low	Lost too; poor form; nearly dead.
402	English walnut	10	No	3	20	15	Moderate	Full, round crown; good form; multiple attachments at 7'.
403	English walnut	9	No	2	15	15	Low	Small crown; small crown to height ratio; dead twigs.
404	English walnut	14	No	2	30	15	Low	Wide crown; branch dieback; low
405	English walnut	12	No	1	10	15	Low	Small crown; branch dieback; nearly dead.
406	English walnut	9	No	3	8	15	Moderate	Small crown; fair form; moderate vigor.
407	English walnut	10	No	3	8	15	Moderate	Small crown; fair form; moderate vigor; crook in trunk at 3'.
408	English walnut	6	No	3	12	15	Moderate	Good structure and form; wide crown; codominant at 4'.
409	English walnut	11	No	3	15	15	Moderate	Good structure and form; medium
410	English walnut	6	No	3	15	15	Moderate	Good structure and form; small crown.
411	English walnut	11	No	3	20	15	Moderate	Good structure and form; medium crown; slight lean north.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023



Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
412	English walnut	10	No	3	20	15	Moderate	Good structure and form; medium crown; sinuous trunk.
413	English walnut	6	No	3	20	15	Moderate	Good structure and form; medium crown; codominant at 4'.
414	English walnut	7	No	3	20	15	Moderate	Good structure and form; medium crown; multiple attachments at 5'.
415	English walnut	5	No	2	10	15	Low	Thin crown; low vigor; twig
416	English walnut	8,7	No	3	30	15	Moderate	Two stem at 3'; wide crown; fair form.
417	English walnut	6	No	2	8	15	Low	Poor form; heavy lean north; small crown.
418	English walnut	4	No	1	8	15	Low	Poor form; small crown; nearly
419	English walnut	7	No	3	10	15	Moderate	Small crown; good form; moderate vigor.
420	English walnut	8	No	3	20	15	Moderate	Small crown; good form; moderate vigor.
421	English walnut	8	No	3	15	15	Moderate	Codominant at 5'; twig dieback; fair form.
422	English walnut	10	No	3	15	15	Moderate	Codominant at 5'; twig dieback; fair form.
423	English walnut	4	No	3	8	15	Low	Small crown; fair form.
424	English walnut	9	No	3	15	15	Low	Small crown; poor form; moderate vigor.
425	English walnut	6	No	3	15	15	Low	Small crown; poor form; low vigor.
426	English walnut	7	No	3	15	15	Moderate	Medium crown; good form; moderate vigor.
427	English walnut	4	No	3	15	15	Moderate	Small crown; good form; moderate vigor.
428	English walnut	6,5	No	3	20	15	Moderate	Wide crown; multiple attachments at 3'; moderate vigor.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023



Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
429	English walnut	7	No	3	20	15	Moderate	Wide crown; moderate vigor.
430	English walnut	6	No	3	20	15	Low	Medium crown; moderate vigor; decay at base of trunk.
431	English walnut	6	No	3	18	15	Moderate	Medium crown; moderate vigor; good form.
432	English walnut	4	No	3	18	15	Moderate	Small crown; moderate vigor; good form.
433	English walnut	7	No	3	18	15	Moderate	Medium crown; moderate vigor; good form.
434	English walnut	4	No	2	10	15	Low	Poor form; major wound in north side of trunk.
435	English walnut	5	No	3	10	15	Low	Fair form; small crown; low vigor.
436	English walnut	6	No	3	10	15	Low	Good form; small crown; moderate vigor.
437	English walnut	5	No	3	10	15	Low	Fair form; small crown; low vigor.
438	English walnut	6	No	3	15	15	Moderate	Fair form; small crown; moderate vigor.
439	English walnut	9	No	3	20	15	Moderate	Fair form; small crown; moderate vigor.
440	English walnut	6	No	2	10	15	Low	Poor form; small crown; previous branch failure.
441	English walnut	5	No	3	10	15	Low	Fair form; small crown; fair structure.
442	English walnut	8	No	2	20	15	Low	Wide crown; twig dieback; fair vigor.
443	English walnut	6	No	3	20	15	Moderate	Medium crown; fair form and moderate vigor.
444	English walnut	6	No	3	20	15	Moderate	Medium crown; fair form and moderate vigor.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023



Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
445	English walnut	10	No	3	20	15	Moderate	Medium crown; fair form and moderate vigor; crook in trunk at
446	Ginkgo	14	Yes	3	30	25	Moderate	Wide crown; multiple attachments at 8'; poor structure and form.
447	Arizona cypress	10,9,8,7,6,4	Yes	3	35	20	Low	Wide crown; multiple attachments at 3'; poor structure.
448	Japanese maple	4,4,3,3,2,2	Yes	2	10	12	Low	Decay in base; multiple attachments at 1'; decay in base.
449	Monterey pine	38	Yes	3	40	40	Moderate	Large crown; thin middle; leans south; large lateral branch
450	Coast live oak	30	Yes/LP	5	60	50	High	Large crown; good structure and form; wide crown; excellent
451	Chinese pistache	5	Yes	1	10	15	Low	Poor form; previously topped.
452	Chinese pistache	7	Yes	2	20	20	Low	East side of driveway.; thin crown; multiple attachments at 6'.
453	English walnut	7	No	3	20	15	Moderate	Good form; moderate crown; twig dieback.
454	English walnut	7	No	3	20	15	Moderate	Good form; moderate crown; twig dieback.
455	English walnut	6	No	3	10	15	Low	Large wound on s; side; small crown.
456	English walnut	5	No	3	10	15	Low	Small crown; low vigor.
457	English walnut	6	No	3	10	15	Low	Small crown; low vigor; twig dieback.
458	English walnut	7	No	3	15	15	Moderate	Small crown; codominant at 6'; medium crown.
459	English walnut	5	No	3	15	15	Low	Small crown; split trunk on east
460	English walnut	6	No	3	10	15	Moderate	Small crown; fair form; low vigor.
461	English walnut	7	No	3	15	15	Moderate	Small crown; fair form; moderate vigor.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023



Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
462	English walnut	4	No	3	10	15	Moderate	Small crown; fair form; moderate vigor.
463	English walnut	7	No	3	10	15	Low	Small crown; fair form; moderate vigor.; split in trunk on the
464	English walnut	5	No	3	10	15	Low	Small crown; fair form; moderate vigor; bleeding canker on trunk.
465	English walnut	4	No	2	8	15	Low	Poor form; branch dieback.
466	English walnut	7	No	3	15	15	Moderate	Medium crown; good form; moderate vigor.
467	English walnut	8	No	3	15	15	Moderate	Medium crown; good form;
468	English walnut	7	No	3	15	15	Moderate	Small crown; fair form; moderate vigor.
469	English walnut	9	No	3	20	15	Moderate	Small crown; fair form; moderate vigor.
470	English walnut	9	No	3	30	15	Moderate	Medium crown; fair form; moderate vigor.
471	English walnut	4	No	2	8	15	Low	Small crown; poor form; low vigor.
472	English walnut	8	No	3	15	15	Moderate	Wide crown; good form; moderate vigor.
473	English walnut	8	No	3	18	15	Moderate	Wide crown; good form; moderate vigor.
474	English walnut	7	No	3	12	15	Moderate	Small crown; thin top; fair form.
475	English walnut	8	No	3	20	15	Moderate	Medium crown; good form; moderate vigor.
476	English walnut	6	No	3	10	15	Moderate	Small crown; good form; low vigor.
477	English walnut	9	No	3	20	15	Moderate	Wide crown; good form; moderate vigor.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023



Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
478	English walnut	9	No	3	20	15	Moderate	Wide crown; good form; moderate vigor.
479	English walnut	7	No	3	18	15	Moderate	Medium crown; good form; low vigor.
480	English walnut	8	No	3	20	15	Moderate	Medium crown; good form; low vigor.
481	English walnut	9	No	3	25	15	Moderate	Wide crown; good form; low vigor.
482	English walnut	12	No	3	20	15	Low	Codominant at 6'; crack in trunk on south side; ; low vigor.
483	English walnut	7	No	3	20	15	Low	Codominant at 6'; small crown; low vigor.
484	English walnut	7	No	3	20	15	Moderate	Codominant at 6'; small crown; moderate vigor.
485	English walnut	8	No	3	20	15	Moderate	Codominant at 7'; medium crown; moderate vigor.
486	English walnut	8	No	3	20	15	Moderate	Codominant at 6'; medium crown; low vigor.
487	English walnut	4	No	3	20	15	Moderate	Codominant at 6'; medium crown; low vigor.
488	English walnut	6	No	3	20	15	Moderate	Codominant at 6'; medium crown; low vigor.
489	English walnut	7	No	3	20	15	Moderate	Codominant at 6'; medium crown; moderate vigor.
490	English walnut	8	No	3	20	15	Moderate	Codominant at 6'; wide crown; moderate vigor.
491	English walnut	7	No	3	20	15	Moderate	Codominant at 6'; wide crown; moderate vigor.
492	English walnut	8	No	3	20	15	Moderate	Codominant at 6'; wide crown; moderate vigor.

Tree Assessment

North 40 Phase II
Los Gatos, CA
August 2023



Tree No.	Species	Trunk Diameter (in.)	Protected Tree? LP=Large Protected	Condition 1=poor 5=excellent	Canopy Spread (ft.)	Height (ft.)	Suitability for Preservation	Comments
493	English walnut	9	No	3	20	15	Low	Codominant at 6'; twig dieback; canker in trunk.
494	English walnut	7	No	3	18	15	Moderate	Small crown; twig dieback; multiple attachments at 6'.
495	English walnut	10	No	3	25	15	Moderate	Medium crown; good form; moderate vigor.
496	English walnut	6	No	3	18	15	Low	Small; Town; poor form; twig dieback.
497	English walnut	8	No	3	15	15	Moderate	Medium crown; good form; moderate vigor.
498	English walnut	7	No	3	15	15	Moderate	Medium crown; good form; moderate vigor.
499	English walnut	8	No	3	18	15	Moderate	Medium crown; good form; moderate vigor.
500	English walnut	4	No	3	12	15	Low	Small crown; fair from; crook in trunk at 4'.
501	English walnut	7	No	3	12	15	Moderate	Small crown; fair from; moderate vigor.
502	English walnut	6	No	3	10	15	Moderate	Medium crown; fair from; moderate vigor.
503	English walnut	7	No	3	12	15	Moderate	Medium crown; fair from; moderate vigor.

Tree Assessment Plan

North 40
Phase II
Los Gatos, CA

Prepared for:
Perkins & Will
San Francisco, CA

July 2023/August 2023



No Scale

Notes:
Base map provided by:
Mackay & Sompss
Pleasanton, CA

Numbered tree locations are approximate.

TS = (too small) tree less than 4" in diameter and not included in this assessment.



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LEGEND

- PROPERTY LINE
- EXISTING "PROTECTED TREE" WITH THE POTENTIAL TO BE PRESERVED TO THE EXTENT FEASIBLE DURING FINAL DESIGN
- EXISTING "NON-PROTECTED" TREE WITH THE POTENTIAL TO BE PRESERVED TO THE EXTENT FEASIBLE DURING FINAL DESIGN
- SPECIFIED TREE PROTECTION ZONE

NOTE:

- SEE TREE ASSESSMENT AND TREE DISPOSITION TABLES FOR MORE INFORMATION.
- EXISTING "NON-PROTECTED" TREES SHOWN IN PLANS HAVE BEEN DEEMED SUITABLE FOR PRESERVATION AND WILL BE INCORPORATED WHERE FEASIBLE IN CONSTRUCTION PERMIT DOCUMENTS.

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DAHIN GROUP
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ASSOCIATED MULTI-FAMILY ARCHITECT
HELLER MANUS ARCHITECTS
600 Montgomery Street, Suite 1250
San Francisco, CA 94111

LIGHTING DESIGN
PIVOTAL AEI
10 S LaSalle St.
Chicago, IL 60603

PROJECT

NORTH 40 PHASE II

North 40
Los Gatos, CA 95032

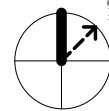
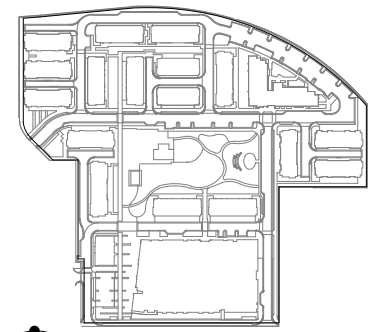


APPLICANT

Grosvenor-Property Americas

One California Street, Suite 3000
San Francisco, CA 94111

KEYPLAN



ISSUE CHART

5	ENTITLEMENT SET - REVISION 4	09/23/24
4	ENTITLEMENT SET - REVISION 3	06/05/24
3	ENTITLEMENT SET - REVISION 2	03/13/24
2	ENTITLEMENT SET - REVISION 1	01/15/24
1	ENTITLEMENT SET	09/15/23
MARK	ISSUE	DATE

Job Number 492028.000

TITLE

TREE PROTECTION PLAN

SHEET NUMBER

T-001

© 2023 Perkins and Will

1 TREE PROTECTION PLAN

1" = 50'-0"

Tree Disposition & Estimated Values

North 40 Phase II
Los Gatos, CA
September 2024



Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
212	Australian willow	<i>Geijera parviflora</i>	11	20	Protected/St. tree	\$ 1,650	Remove - Severe	9	Street tree, within multi-use path.
213	Australian willow	<i>Geijera parviflora</i>	11	20	Protected/St. tree	\$ 1,650	Remove - Severe	9	Street tree, within multi-use path.
214	Australian willow	<i>Geijera parviflora</i>	8	20	Protected/St. tree	\$ 950	Remove - Severe	7	Street tree, within multi-use path.
215	Australian willow	<i>Geijera parviflora</i>	12	20	Protected/St. tree	\$ 1,900	Remove - Severe	10	Street tree, within multi-use path.
216	Monterey cypress	<i>Hesperocyparis</i>	22,4,4,3	25	Protected	\$ 4,700	Remove - Severe	28	Within construction footprint.
217	Strawberry tree	<i>Arbutus unedo</i>	12,10,9	20	Protected	\$ 3,350	Remove - Severe	26	Within construction footprint.
218	Arizona cypress	<i>Cupressus arizonica</i>	8,7	20	Protected	\$ 800	Remove - Severe	13	Within construction footprint.
219	Coast live oak	<i>Quercus agrifolia</i>	9,4	20	Protected	\$ 850	Remove - Severe	11	Within construction footprint.
220	Avocado	<i>Persea americana</i>	10,9	20	Protected	\$ 950	Remove - Severe	16	Within construction footprint.
221	Pin oak	<i>Quercus palustris</i>	6	10	Protected	\$ 500	Remove - Severe	5	Within construction footprint.
222	London plane	<i>Platanus x hispanica</i>	6,6,2,2	20	Protected	\$ 700	Remove - Severe	13	Within construction footprint.
223	Arizona cypress	<i>Cupressus arizonica</i>	8,7	15	Protected	\$ 1,200	Remove - Severe	13	Within construction footprint.
224	Arizona cypress	<i>Cupressus arizonica</i>	8,7,6,4,4	15	Protected	\$ 800	Remove - Severe	24	Within construction footprint.
225	Coast live oak	<i>Quercus agrifolia</i>	6	15	Protected	\$ 300	Remove - Severe	5	Within construction footprint.
226	Coast live oak	<i>Quercus agrifolia</i>	7	15	Protected	\$ 450	Remove - Severe	6	Within construction footprint.
227	Arizona cypress	<i>Cupressus arizonica</i>	10,8,7,7	15	Protected	\$ 1,050	Remove - Severe	27	Within construction footprint.
228	Coast live oak	<i>Quercus agrifolia</i>	7,2	15	Protected	\$ 450	Remove - Severe	8	Within construction footprint.
229	Arizona cypress	<i>Cupressus arizonica</i>	10	15	Protected	\$ 700	Remove - Severe	8	Within construction footprint.
230	Arizona cypress	<i>Cupressus arizonica</i>	9	10	Protected	\$ 600	Remove - Severe	8	Within construction footprint.
231	Arizona cypress	<i>Cupressus arizonica</i>	5,4,4,3,2	10	Protected	\$ 400	Remove - Severe	15	Within construction footprint.
232	Arizona cypress	<i>Cupressus arizonica</i>	10,8,5	10	Protected	\$ 1,050	Remove - Severe	19	Within construction footprint.
233	Coast live oak	<i>Quercus agrifolia</i>	5,5,2	10	Protected	\$ 350	Remove - Severe	10	Within construction footprint.
234	Arizona cypress	<i>Cupressus arizonica</i>	6	8	Protected	\$ 350	Remove - Severe	5	Within construction footprint.
235	Arizona cypress	<i>Cupressus arizonica</i>	4,4	8	Protected	\$ 350	Remove - Severe	7	Within construction footprint.
236	Coast live oak	<i>Quercus agrifolia</i>	4	8	Protected	\$ 250	Remove - Severe	3	Within construction footprint.
237	Arizona cypress	<i>Cupressus arizonica</i>	5	8	Protected	\$ 300	Remove - Severe	4	Within construction footprint.
238	Coast live oak	<i>Quercus agrifolia</i>	4	8	Protected	\$ 200	Remove - Severe	3	Within construction footprint.
239	Arizona cypress	<i>Cupressus arizonica</i>	5	10	Protected	\$ 300	Remove - Severe	4	Within construction footprint.
240	Coast live oak	<i>Quercus agrifolia</i>	9,7	20	Protected	\$ 850	Remove - Severe	13	Within construction footprint.
241	Coast live oak	<i>Quercus agrifolia</i>	14	30	Protected	\$ 1,550	Remove - Severe	12	Within construction footprint.
242	Coast live oak	<i>Quercus agrifolia</i>	5	10	Protected	\$ 250	Remove - Severe	4	Within construction footprint.
243	Coast live oak	<i>Quercus agrifolia</i>	6,3,3,3,3	20	Protected	\$ 300	Remove - Severe	15	Within construction footprint.
244	Victorian box	<i>Pittosporum undulatum</i>	9	10	Protected	\$ 500	Remove - Severe	8	Within construction footprint.
245	Victorian box	<i>Pittosporum undulatum</i>	9	10	Protected	\$ 500	Remove - Severe	8	Within construction footprint.

Tree Disposition & Estimated Values

North 40 Phase II
Los Gatos, CA
September 2024



Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
246	Victorian box	<i>Pittosporum undulatum</i>	6	10	Protected	\$ 300	Remove - Severe	5	Within construction footprint.
247	Victorian box	<i>Pittosporum undulatum</i>	5	10	Protected	\$ 250	Remove - Severe	4	Within construction footprint.
248	Victorian box	<i>Pittosporum undulatum</i>	5	10	Protected	\$ 250	Remove - Severe	4	Within construction footprint.
249	Victorian box	<i>Pittosporum undulatum</i>	8,6	20	Protected	\$ 550	Remove - Severe	12	Within construction footprint.
250	Victorian box	<i>Pittosporum undulatum</i>	8,6	20	Protected	\$ 550	Remove - Severe	12	Within construction footprint.
251	Victorian box	<i>Pittosporum undulatum</i>	9	20	Protected	\$ 500	Remove - Severe	8	Within construction footprint.
252	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
253	English walnut	<i>Juglans regia</i>	10	20	Exempt - Nut	\$ 1,250	Remove - Severe	8	Within construction footprint.
254	English walnut	<i>Juglans regia</i>	9	15	Exempt - Nut	\$ 1,050	Remove - Severe	8	Within construction footprint.
255	Coast live oak	<i>Quercus agrifolia</i>	5	8	Protected	\$ 250	Remove - Severe	4	Within construction footprint.
256	Coast live oak	<i>Quercus agrifolia</i>	12,10,9	40	Large Protected	\$ 1,900	Remove - Severe	26	Within construction footprint.
257	Coast live oak	<i>Quercus agrifolia</i>	14,10,7,5	20	Large Protected	\$ 1,450	Remove - Severe	30	Within construction footprint.
258	Coast live oak	<i>Quercus agrifolia</i>	28,6	50	Large Protected	\$ 12,450	Remove - Severe	28	Within construction footprint.
259	Xylosma	<i>Xylosma congestum</i>	6,3	10	Protected	\$ 500	Remove - Severe	8	Within construction footprint.
260	Xylosma	<i>Xylosma congestum</i>	6,5	10	Protected	\$ 650	Remove - Severe	9	Within construction footprint.
261	Olive	<i>Olea europaea</i>	16,12,10	40	Protected	\$ 3,050	Remove - Severe	32	Within construction footprint.
262	Orange	<i>Citrus sinensis</i>	5,5,4,3	15	Exempt - Fruit	\$ 550	Remove - Severe	14	Within construction footprint.
263	Aleppo pine	<i>Pinus halepensis</i>	34	60	Protected	\$ 8,400	Remove - Severe	28	Within construction footprint.
264	Canary Island pine	<i>Pinus canariensis</i>	23	40	Protected	\$ 3,950	Remove - Severe	19	Within construction footprint.
265	Aleppo pine	<i>Pinus halepensis</i>	20	40	Protected	\$ 3,050	Remove - Severe	17	Within construction footprint.
266	Deodar cedar	<i>Cedrus deodara</i>	24	50	Protected	\$ 4,500	Remove - Severe	20	Within construction footprint.
267	Cider gum	<i>Eucalyptus gunnii</i>	42,10,10,9,7,7	50	Large Protected	\$ 28,350	Remove - Severe	71	Within construction footprint.
268	Coast live oak	<i>Quercus agrifolia</i>	21	50	Protected	\$ 4,100	Remove - Severe	18	Within construction footprint.
269	African fern-pine	<i>Afrocarpus falcatus</i>	21	40	Protected	\$ 6,850	Remove - Severe	18	Within construction footprint.
270	Coast redwood	<i>Sequoia sempervirens</i>	30,24	40	Large Protected	\$ 10,700	Remove - Severe	45	Within construction footprint.
271	Western juniper	<i>Juniperus occidentalis</i>	15	20	Protected	\$ 2,200	Remove - Severe	13	Within construction footprint.
272	Deodar cedar	<i>Cedrus deodara</i>	22	50	Protected	\$ 4,500	Remove - Severe	18	Within construction footprint.
273	Chinese elm	<i>Ulmus parvifolia</i>	17	40	Protected	\$ 3,650	Remove - Severe	14	Within construction footprint.
274	Mulberry	<i>Morus sp.</i>	15	30	Protected	\$ -	Remove - Severe	13	Dead Tree.
275	Chinese elm	<i>Ulmus parvifolia</i>	15	20	Protected	\$ 2,900	Remove - Severe	13	Within construction footprint.
276	Chinese elm	<i>Ulmus parvifolia</i>	15,14	40	Protected	\$ 5,250	Remove - Severe	24	Within construction footprint.
277	Siberian elm	<i>Ulmus pumila</i>	29,28	50	Large Protected	\$ -	Remove - Severe	48	Storm damaged tree, split at base.
278	Coast live oak	<i>Quercus agrifolia</i>	18	40	Protected	\$ 3,650	Remove - Severe	15	Within construction footprint.

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Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
279	Coast live oak	<i>Quercus agrifolia</i>	25,25,15	60	Large Protected	\$ 22,050	Preserve	54	Off-site, outside construction footprint.
280	Aleppo pine	<i>Pinus halepensis</i>	40	50	Protected	\$ 14,450	Preserve	33	Off-site, outside construction footprint.
281	Incense cedar	<i>Calocedrus decurrens</i>	13,13	20	Protected	\$ 2,000	Preserve	22	Off-site, outside construction footprint.
282	Incense cedar	<i>Calocedrus decurrens</i>	18	15	Protected	\$ 1,900	Preserve	15	Off-site, outside construction footprint.
283	Coast live oak	<i>Quercus agrifolia</i>	10	20	Protected	\$ 1,050	Remove - Severe	8	Within construction footprint.
284	Coast live oak	<i>Quercus agrifolia</i>	15,9,9	40	Large Protected	\$ 2,350	Remove - Severe	28	Within construction footprint.
285	Coast live oak	<i>Quercus agrifolia</i>	5	10	Protected	\$ 300	Remove - Severe	4	Within construction footprint.
286	Coast live oak	<i>Quercus agrifolia</i>	5,4,2	10	Protected	\$ 350	Remove - Severe	9	Within construction footprint.
287	Coast live oak	<i>Quercus agrifolia</i>	48	60	Large Protected	\$ 16,600	Remove - Severe	40	Within construction footprint.
288	English walnut	<i>Juglans regia</i>	18	30	Protected	\$ 3,650	Remove - Severe	15	Within construction footprint.
289	Australian willow	<i>Geijera parviflora</i>	9	20	Protected/St. tree	\$ 1,150	Remove - Severe	8	Within construction footprint.
290	Australian willow	<i>Geijera parviflora</i>	7	10	Protected/St. tree	\$ 750	Remove - Severe	6	Within construction footprint.
291	Australian willow	<i>Geijera parviflora</i>	5	10	Protected/St. tree	\$ 500	Remove - Severe	4	Within construction footprint.
292	Australian willow	<i>Geijera parviflora</i>	8	10	Protected/St. tree	\$ 950	Remove - Severe	7	Within construction footprint.
293	Australian willow	<i>Geijera parviflora</i>	10	20	Protected/St. tree	\$ 1,400	Remove - Severe	8	Within construction footprint.
294	Australian willow	<i>Geijera parviflora</i>	8	15	Protected/St. tree	\$ 950	Remove - Severe	7	Within construction footprint.
295	Australian willow	<i>Geijera parviflora</i>	6	15	Protected/St. tree	\$ 600	Remove - Severe	5	Within construction footprint.
296	Australian willow	<i>Geijera parviflora</i>	9	15	Protected/St. tree	\$ 1,150	Remove - Severe	8	Within construction footprint.
297	Australian willow	<i>Geijera parviflora</i>	9	10	Protected/St. tree	\$ 750	Remove - Severe	8	Within construction footprint.
298	Australian willow	<i>Geijera parviflora</i>	10	15	Protected/St. tree	\$ 1,400	Remove - Severe	8	Within construction footprint.
299	Australian willow	<i>Geijera parviflora</i>	10	15	Protected/St. tree	\$ 1,400	Remove - Severe	8	Within construction footprint.
300	English walnut	<i>Juglans regia</i>	21	30	Protected	\$ 4,900	Remove - Severe	18	Within construction footprint.
301	Olive	<i>Olea europaea</i>	13,12,12, 7,7,4	40	Large Protected	\$ 3,500	Remove - Severe	44	Within construction footprint.
302	Olive	<i>Olea europaea</i>	7,6,5,4,3,	25	Protected	\$ 1,100	Remove - Severe	23	Within construction footprint.
303	Olive	<i>Olea europaea</i>	16,13,7,4	40	Protected	\$ 4,700	Remove - Severe	33	Within construction footprint.
304	Olive	<i>Olea europaea</i>	18,11,9	40	Protected	\$ 4,950	Remove - Severe	32	Within construction footprint.
305	Olive	<i>Olea europaea</i>	22,12,8,7, 5,5	50	Large Protected	\$ 6,900	Remove - Severe	49	Within construction footprint.
306	Olive	<i>Olea europaea</i>	8,6,6,5,5	20	Protected	\$ 1,250	Remove - Severe	25	Within construction footprint.
307	Olive	<i>Olea europaea</i>	9,9,5,5	20	Protected	\$ 1,900	Remove - Severe	23	Within construction footprint.
308	Olive	<i>Olea europaea</i>	10,10,7,6	40	Protected	\$ 2,300	Remove - Severe	28	Within construction footprint.
309	Olive	<i>Olea europaea</i>	11,10,6	40	Protected	\$ 2,550	Remove - Severe	23	Within construction footprint.
310	Olive	<i>Olea europaea</i>	16,11,9,8,	50	Large Protected	\$ 4,200	Remove - Severe	40	Within construction footprint.

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311	Olive	<i>Olea europaea</i>	17,10	50	Protected	\$ 4,350	Remove - Severe	23	Within construction footprint.
312	Olive	<i>Olea europaea</i>	15,9,8,7,6	50	Protected	\$ 3,450	Remove - Severe	38	Within construction footprint.
313	Olive	<i>Olea europaea</i>	5,5,5,4	50	Protected	\$ 500	Remove - Severe	16	Within construction footprint.
314	Olive	<i>Olea europaea</i>	11,11,9,7,4	40	Protected	\$ 1,750	Remove - Severe	35	Within construction footprint.
315	Olive	<i>Olea europaea</i>	10,10,9,6,5	40	Protected	\$ 2,300	Remove - Severe	33	Within construction footprint.
316	Olive	<i>Olea europaea</i>	16,10,9,9	40	Protected	\$ 4,000	Remove - Severe	37	Within construction footprint.
317	Olive	<i>Olea europaea</i>	10,10,9,8,8,7,5	40	Protected	\$ 2,300	Remove - Severe	48	Within construction footprint.
318	Coast live oak	<i>Quercus agrifolia</i>	10,9	30	Protected	\$ 2,450	Remove - Severe	16	Within construction footprint.
319	Coast live oak	<i>Quercus agrifolia</i>	12	20	Protected	\$ 1,450	Remove - Severe	10	Within construction footprint.
320	Coast live oak	<i>Quercus agrifolia</i>	11,5,3,3	25	Protected	\$ 2,000	Remove - Severe	18	Within construction footprint.
321	English walnut	<i>Juglans regia</i>	12	20	Exempt - Nut	\$ 1,950	Remove - Severe	10	Within construction footprint.
322	English walnut	<i>Juglans regia</i>	11	30	Exempt - Nut	\$ 1,700	Remove - Severe	9	Within construction footprint.
323	English walnut	<i>Juglans regia</i>	5	10	Exempt - Nut	\$ 500	Remove - Severe	4	Within construction footprint.
324	English walnut	<i>Juglans regia</i>	16	25	Exempt - Nut	\$ 3,350	Remove - Severe	13	Within construction footprint.
325	English walnut	<i>Juglans regia</i>	4	10	Exempt - Nut	\$ 350	Remove - Severe	3	Within construction footprint.
326	English walnut	<i>Juglans regia</i>	10	20	Exempt - Nut	\$ 1,400	Remove - Severe	8	Within construction footprint.
327	English walnut	<i>Juglans regia</i>	12	30	Exempt - Nut	\$ 1,950	Remove - Severe	10	Within construction footprint.
328	English walnut	<i>Juglans regia</i>	12	30	Exempt - Nut	\$ 1,950	Remove - Severe	10	Outside construction footprint.
329	English walnut	<i>Juglans regia</i>	8	10	Exempt - Nut	\$ 650	Remove - Severe	7	Outside construction footprint.
330	English walnut	<i>Juglans regia</i>	14	20	Exempt - Nut	\$ 2,600	Remove - Severe	12	Outside construction footprint.
331	English walnut	<i>Juglans regia</i>	8,7	15	Exempt - Nut	\$ 1,000	Remove - Severe	13	Within construction footprint.
332	English walnut	<i>Juglans regia</i>	9	10	Exempt - Nut	\$ 1,200	Remove - Severe	8	Within construction footprint.
333	English walnut	<i>Juglans regia</i>	11	20	Exempt - Nut	\$ 1,700	Remove - Severe	9	Within construction footprint.
334	Coast live oak	<i>Quercus agrifolia</i>	32	50	Large Protected	\$ 10,400	Remove - Severe	27	Within construction footprint.
335	English walnut	<i>Juglans regia</i>	8	10	Exempt - Nut	\$ 650	Remove - Severe	7	Within construction footprint.
336	California pepper	<i>Schinus molle</i>	11	20	Protected	\$ 1,250	Remove - Severe	9	Within construction footprint.
337	Coast live oak	<i>Quercus agrifolia</i>	11	25	Protected	\$ 1,250	Remove - Severe	9	Within construction footprint.
338	Jacaranda	<i>Jacaranda mimosifolia</i>	10,9	30	Protected	\$ 4,000	Remove - Severe	16	Within construction footprint.
339	Coast live oak	<i>Quercus agrifolia</i>	25	50	Large Protected	\$ 8,000	Remove - Severe	21	Within construction footprint.
340	Avocado	<i>Persea americana</i>	6	10	Exempt - Fruit	\$ 350	Remove - Severe	5	Within construction footprint.
341	Black locust	<i>Robinia pseudoacacia</i>	12	10	Protected	\$ 1,500	Remove - Severe	10	Within construction footprint.

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Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
342	Persimmon	<i>Diospyros kaki</i>	12	15	Exempt - Fruit	\$ 2,150	Preserve - Moderate	10	5' off Meadow path.
343	Goldenrain tree	<i>Coelentera paniculata</i>	12	10	Protected	\$ 1,500	Preserve - Moderate	10	8' off walkway.
344	Japanese privet	<i>Ligustrum japonicum</i>	10	10	Protected	\$ 1,400	Remove - Severe	8	Within construction footprint.
345	English walnut	<i>Juglans regia</i>	14	25	Exempt - Nut	\$ 2,250	Remove - Severe	12	6' off Pavilion A.
346	English walnut	<i>Juglans regia</i>	11	10	Exempt - Nut	\$ 800	Remove - Severe	9	In Pavilion A footprint.
347	Avocado	<i>Persea americana</i>	17	15	Exempt - Fruit	\$ 3,800	Remove - Severe	14	Within construction footprint.
348	Coast live oak	<i>Quercus agrifolia</i>	16	20	Protected	\$ 4,650	Remove - Severe	13	Within construction footprint.
349	English walnut	<i>Juglans regia</i>	14	20	Exempt - Nut	\$ 2,600	Preserve - Moderate	12	10' bed by Garden Plaza; 5' off walkway.
350	English walnut	<i>Juglans regia</i>	9	20	Exempt - Nut	\$ 1,200	Preserve - Moderate	8	10' bed by Garden Plaza; 5' off walkway.
351	English walnut	<i>Juglans regia</i>	16	30	Exempt - Nut	\$ 1,250	Remove - Severe	13	10' bed by Garden Plaza; 5' off walkway.
352	Lime	<i>Citrus aurantifolia</i>	4,4,3,2,2	10	Exempt - Fruit	\$ 400	Remove - Severe	13	Within construction footprint.
353	Lime	<i>Citrus aurantifolia</i>	5,5	10	Exempt - Fruit	\$ 700	Remove - Severe	8	Within construction footprint.
354	Coast live oak	<i>Quercus agrifolia</i>	23	40	Protected	\$ 8,100	Remove - Severe	19	Within construction footprint.
355	English walnut	<i>Juglans regia</i>	11	20	Exempt - Nut	\$ 1,450	Remove - Severe	9	Within construction footprint.
356	English walnut	<i>Juglans regia</i>	6,6	25	Exempt - Nut	\$ 950	Remove - Severe	10	Within construction footprint.
357	English walnut	<i>Juglans regia</i>	11	20	Exempt - Nut	\$ 950	Remove - Severe	9	Within construction footprint.
358	English walnut	<i>Juglans regia</i>	9,9,8	30	Protected	\$ 1,900	Remove - Severe	22	Within construction footprint.
359	English walnut	<i>Juglans regia</i>	12	30	Exempt - Nut	\$ 1,700	Remove - Severe	10	Within construction footprint.
360	English walnut	<i>Juglans regia</i>	5	10	Exempt - Nut	\$ 450	Remove - Severe	4	Within construction footprint.
361	English walnut	<i>Juglans regia</i>	5	10	Exempt - Nut	\$ 450	Remove - Severe	4	Within construction footprint.
362	English walnut	<i>Juglans regia</i>	6	15	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
363	English walnut	<i>Juglans regia</i>	5	15	Exempt - Nut	\$ 450	Remove - Severe	4	Within construction footprint.
364	English walnut	<i>Juglans regia</i>	13	15	Exempt - Nut	\$ 1,250	Remove - Severe	11	Within construction footprint.
365	English walnut	<i>Juglans regia</i>	10	20	Exempt - Nut	\$ 1,250	Remove - Severe	8	Within construction footprint.
366	English walnut	<i>Juglans regia</i>	7	10	Exempt - Nut	\$ 500	Remove - Severe	6	Within construction footprint.
367	English walnut	<i>Juglans regia</i>	4	10	Exempt - Nut	\$ 350	Preserve - Moderate	3	Within construction footprint.
368	English walnut	<i>Juglans regia</i>	8,9	20	Exempt - Nut	\$ 1,750	Preserve - Low	14	Preserved in open space.
369	English walnut	<i>Juglans regia</i>	4	20	Exempt - Nut	\$ 350	Preserve - Low	3	Preserved in open space.
370	Atlas cedar	<i>Cedrus atlantica</i>	33	50	Protected	\$ 11,850	Remove - Severe	28	Within construction footprint.
371	Atlas cedar	<i>Cedrus atlantica</i>	20	30	Protected	\$ 4,450	Remove - Severe	17	Within construction footprint.
372	Atlas cedar	<i>Cedrus atlantica</i>	28	40	Protected	\$ 5,750	Preserve - Severe	23	5' from edge of play area.
373	Cork oak	<i>Quercus suber</i>	16	25	Protected	\$ 1,700	Preserve - Moderate	13	5' from edge of walkway.
374	Deodar cedar	<i>Cedrus deodara</i>	5	10	Protected	\$ 300	Remove - Severe	4	Within construction footprint.
375	English walnut	<i>Juglans regia</i>	16	30	Exempt - Nut	\$ 1,550	Preserve - Moderate	13	5' off walkway.

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Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
376	Almond	<i>Prunus dulcis</i>	5,5,2,2	20	Exempt - Nut	\$ 800	Remove - Severe	12	Within construction footprint.
377	English walnut	<i>Juglans regia</i>	10	20	Exempt - Nut	\$ 1,400	Preserve - Moderate	8	3' off play structure.
378	English walnut	<i>Juglans regia</i>	9	20	Exempt - Nut	\$ 1,200	Preserve - Moderate	8	4' off walkway.
379	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 800	Preserve - Moderate	6	4' off walkway.
380	Coast live oak	<i>Quercus agrifolia</i>	23	40	Protected	\$ 8,100	Preserve - Moderate	19	5' from edge of walkway.
381	Cork oak	<i>Quercus suber</i>	30,27,24	70	Large Protected	\$ 27,750	Preserve - Moderate	68	8' off walkway.
382	Jacaranda	<i>Jacaranda mimosifolia</i>	4,3,2	10	Protected	\$ 350	Remove - Severe	8	Within construction footprint.
383	Cabbage palm	<i>Cordyline australis</i>	7,3	10	Protected	\$ 350	Remove - Severe	8	Within construction footprint.
384	Sweetgum	<i>Liquidambar styraciflua</i>	10	20	Protected	\$ 900	Remove - Severe	8	Within construction footprint.
385	Chinese elm	<i>Ulmus parvifolia</i>	12	20	Protected	\$ 700	Remove - Severe	10	Within construction footprint.
386	Hollyleaf cherry	<i>Prunus ilicifolia</i>	6	10	Protected	\$ 400	Remove - Severe	5	Within construction footprint.
387	Carob	<i>Ceratonia siliqua</i>	20,13	30	Protected	\$ 7,300	Remove - Severe	28	Within construction footprint.
388	Cork oak	<i>Quercus suber</i>	20	15	Protected	\$ 3,800	Remove - Severe	17	Within construction footprint.
389	Cork oak	<i>Quercus suber</i>	63	70	Large Protected	\$ 36,200	Remove - Severe	53	Grading in meadow, poor condition.
390	Deodar cedar	<i>Cedrus deodara</i>	8	8	Protected	\$ 850	Remove - Severe	7	Within construction footprint.
391	Shore pine	<i>Pinus contorta</i>	8,5,5,4,4,4	10	Protected	\$ 1,900	Remove - Severe	25	Within construction footprint.
392	Japanese black pine	<i>Pinus thunbergiana</i>	6	10	Protected	\$ 350	Remove - Severe	5	Within construction footprint.
393	Japanese maple	<i>Acer palmatum</i>	5,3,1	10	Protected	\$ 500	Remove - Severe	8	Within construction footprint.
394	Cork oak	<i>Quercus suber</i>	43	60	Large Protected	\$ 54,950	Remove - Severe	36	Within construction footprint.
395	Cork oak	<i>Quercus suber</i>	32	60	Large Protected	\$ 30,500	Remove - Severe	27	Within construction footprint.
396	Cork oak	<i>Quercus suber</i>	22	30	Protected	\$ 7,500	Remove - Severe	18	Within construction footprint.
397	Cork oak	<i>Quercus suber</i>	38	60	Large Protected	\$ 42,950	Remove - Severe	32	Within construction footprint.
398	Cork oak	<i>Quercus suber</i>	32	60	Large Protected	\$ 30,500	Remove - Severe	27	Within construction footprint.
399	English walnut	<i>Juglans regia</i>	10	25	Exempt - Nut	\$ 1,250	Remove - Severe	8	Within construction footprint.
400	English walnut	<i>Juglans regia</i>	9	15	Exempt - Nut	\$ 1,050	Remove - Severe	8	Within construction footprint.
401	English walnut	<i>Juglans regia</i>	6	4	Exempt - Nut	\$ 250	Remove - Severe	5	Within construction footprint.
402	English walnut	<i>Juglans regia</i>	10	20	Exempt - Nut	\$ 1,250	Remove - Severe	8	Within construction footprint.
403	English walnut	<i>Juglans regia</i>	9	15	Exempt - Nut	\$ 700	Remove - Severe	8	Within construction footprint.
404	English walnut	<i>Juglans regia</i>	14	30	Exempt - Nut	\$ 1,450	Remove - Severe	12	Within construction footprint.
405	English walnut	<i>Juglans regia</i>	12	10	Exempt - Nut	\$ 500	Remove - Severe	10	Within construction footprint.
406	English walnut	<i>Juglans regia</i>	9	8	Exempt - Nut	\$ 1,050	Remove - Severe	8	Within construction footprint.
407	English walnut	<i>Juglans regia</i>	10	8	Exempt - Nut	\$ 1,250	Remove - Severe	8	Within construction footprint.
408	English walnut	<i>Juglans regia</i>	6	12	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.

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Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
409	English walnut	<i>Juglans regia</i>	11	15	Exempt - Nut	\$ 1,450	Remove - Severe	9	Within construction footprint.
410	English walnut	<i>Juglans regia</i>	6	15	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
411	English walnut	<i>Juglans regia</i>	11	20	Exempt - Nut	\$ 1,450	Remove - Severe	9	Within construction footprint.
412	English walnut	<i>Juglans regia</i>	10	20	Exempt - Nut	\$ 1,250	Remove - Severe	8	Within construction footprint.
413	English walnut	<i>Juglans regia</i>	6	20	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
414	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
415	English walnut	<i>Juglans regia</i>	5	10	Exempt - Nut	\$ 350	Remove - Severe	4	Within construction footprint.
416	English walnut	<i>Juglans regia</i>	8,7	30	Exempt - Nut	\$ 1,400	Remove - Severe	13	Within construction footprint.
417	English walnut	<i>Juglans regia</i>	6	8	Exempt - Nut	\$ 400	Remove - Severe	5	Within construction footprint.
418	English walnut	<i>Juglans regia</i>	4	8	Exempt - Nut	\$ 200	Remove - Severe	3	Within construction footprint.
419	English walnut	<i>Juglans regia</i>	7	10	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
420	English walnut	<i>Juglans regia</i>	8	20	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
421	English walnut	<i>Juglans regia</i>	8	15	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
422	English walnut	<i>Juglans regia</i>	10	15	Exempt - Nut	\$ 1,250	Remove - Severe	8	Within construction footprint.
423	English walnut	<i>Juglans regia</i>	4	8	Exempt - Nut	\$ 350	Remove - Severe	3	Within construction footprint.
424	English walnut	<i>Juglans regia</i>	9	15	Exempt - Nut	\$ 1,050	Remove - Severe	8	Within construction footprint.
425	English walnut	<i>Juglans regia</i>	6	15	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
426	English walnut	<i>Juglans regia</i>	7	15	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
427	English walnut	<i>Juglans regia</i>	4	15	Exempt - Nut	\$ 350	Remove - Severe	3	Within construction footprint.
428	English walnut	<i>Juglans regia</i>	6,5	20	Exempt - Nut	\$ 850	Remove - Severe	9	Within construction footprint.
429	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
430	English walnut	<i>Juglans regia</i>	6	20	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
431	English walnut	<i>Juglans regia</i>	6	18	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
432	English walnut	<i>Juglans regia</i>	4	18	Exempt - Nut	\$ 350	Remove - Severe	3	Within construction footprint.
433	English walnut	<i>Juglans regia</i>	7	18	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
434	English walnut	<i>Juglans regia</i>	4	10	Exempt - Nut	\$ 300	Remove - Severe	3	Within construction footprint.
435	English walnut	<i>Juglans regia</i>	5	10	Exempt - Nut	\$ 450	Remove - Severe	4	Within construction footprint.
436	English walnut	<i>Juglans regia</i>	6	10	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
437	English walnut	<i>Juglans regia</i>	5	10	Exempt - Nut	\$ 450	Remove - Severe	4	Within construction footprint.
438	English walnut	<i>Juglans regia</i>	6	15	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
439	English walnut	<i>Juglans regia</i>	9	20	Exempt - Nut	\$ 1,050	Remove - Severe	8	Within construction footprint.
440	English walnut	<i>Juglans regia</i>	6	10	Exempt - Nut	\$ 400	Remove - Severe	5	Within construction footprint.
441	English walnut	<i>Juglans regia</i>	5	10	Exempt - Nut	\$ 450	Remove - Severe	4	Within construction footprint.
442	English walnut	<i>Juglans regia</i>	8	20	Exempt - Nut	\$ 600	Remove - Severe	7	Within construction footprint.

Tree Disposition & Estimated Values

North 40 Phase II
Los Gatos, CA
September 2024



Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
443	English walnut	<i>Juglans regia</i>	6	20	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
444	English walnut	<i>Juglans regia</i>	6	20	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
445	English walnut	<i>Juglans regia</i>	10	20	Exempt - Nut	\$ 1,250	Remove - Severe	8	Within construction footprint.
446	Ginkgo	<i>Ginkgo biloba</i>	14	30	Protected	\$ 3,150	Remove - Severe	12	Within construction footprint.
447	Arizona cypress	<i>Cupressus arizonica</i>	10,9,8,7,6,4	35	Protected	\$ 2,350	Remove - Severe	37	Within construction footprint.
448	Japanese maple	<i>Acer palmatum</i>	4,4,3,3,2,2	10	Protected	\$ 400	Remove - Severe	15	Within construction footprint.
449	Monterey pine	<i>Pinus radiata</i>	38	40	Protected	\$ 8,400	Remove - Severe	32	Within construction footprint.
450	Coast live oak	<i>Quercus agrifolia</i>	30	60	Large Protected	\$ 17,500	Remove - Severe	25	Within construction footprint.
451	Chinese pistache	<i>Pistacia chinensis</i>	5	10	Protected	\$ 200	Remove - Severe	4	Within construction footprint.
452	Chinese pistache	<i>Pistacia chinensis</i>	7	20	Protected	\$ 350	Remove - Severe	6	Within construction footprint.
453	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
454	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
455	English walnut	<i>Juglans regia</i>	6	10	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
456	English walnut	<i>Juglans regia</i>	5	10	Exempt - Nut	\$ 450	Remove - Severe	4	Within construction footprint.
457	English walnut	<i>Juglans regia</i>	6	10	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
458	English walnut	<i>Juglans regia</i>	7	15	Exempt - Nut	\$ 700	Preserve - Moderate	6	4' off walkway.
459	English walnut	<i>Juglans regia</i>	5	15	Exempt - Nut	\$ 450	Remove - Severe	4	Within construction footprint.
460	English walnut	<i>Juglans regia</i>	6	10	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
461	English walnut	<i>Juglans regia</i>	7	15	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
462	English walnut	<i>Juglans regia</i>	4	10	Exempt - Nut	\$ 350	Remove - Severe	3	Within construction footprint.
463	English walnut	<i>Juglans regia</i>	7	10	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
464	English walnut	<i>Juglans regia</i>	5	10	Exempt - Nut	\$ 450	Remove - Severe	4	Within construction footprint.
465	English walnut	<i>Juglans regia</i>	4	8	Exempt - Nut	\$ 300	Remove - Severe	3	Within construction footprint.
466	English walnut	<i>Juglans regia</i>	7	15	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
467	English walnut	<i>Juglans regia</i>	8	15	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
468	English walnut	<i>Juglans regia</i>	7	15	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
469	English walnut	<i>Juglans regia</i>	9	20	Exempt - Nut	\$ 1,050	Preserve - Moderate	8	4' off walkway.
470	English walnut	<i>Juglans regia</i>	9	30	Exempt - Nut	\$ 1,050	Preserve - Moderate	8	6' off walkway.
471	English walnut	<i>Juglans regia</i>	4	8	Exempt - Nut	\$ 300	Remove - Severe	3	Outside construction footprint.
472	English walnut	<i>Juglans regia</i>	8	15	Exempt - Nut	\$ 850	Remove - Severe	7	Outside construction footprint.
473	English walnut	<i>Juglans regia</i>	8	18	Exempt - Nut	\$ 850	Preserve - Moderate	7	6' off Amphitheater.
474	English walnut	<i>Juglans regia</i>	7	12	Exempt - Nut	\$ 700	Preserve - Moderate	6	3' off walkway.
475	English walnut	<i>Juglans regia</i>	8	20	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.

Tree Disposition & Estimated Values

North 40 Phase II
Los Gatos, CA
September 2024



Tree No.	Common name	Species	Trunk Diameter (in.)	Canopy Spread (ft.)	Status (Protected, Large Protected, Exempt)	Estimated Value	Expected Impact	Calculated Tree Protection Zone (ft.)	Disposition Comments
476	English walnut	<i>Juglans regia</i>	6	10	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
477	English walnut	<i>Juglans regia</i>	9	20	Exempt - Nut	\$ 1,050	Preserve - Moderate	8	5' off walkway.
478	English walnut	<i>Juglans regia</i>	9	20	Exempt - Nut	\$ 1,050	Preserve - Moderate	8	5' off walkway.
479	English walnut	<i>Juglans regia</i>	7	18	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
480	English walnut	<i>Juglans regia</i>	8	20	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
481	English walnut	<i>Juglans regia</i>	9	25	Exempt - Nut	\$ 1,050	Preserve - Moderate	8	4' off walkway.
482	English walnut	<i>Juglans regia</i>	12	20	Exempt - Nut	\$ 1,700	Remove - Severe	10	Within construction footprint.
483	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
484	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
485	English walnut	<i>Juglans regia</i>	8	20	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
486	English walnut	<i>Juglans regia</i>	8	20	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
487	English walnut	<i>Juglans regia</i>	4	20	Exempt - Nut	\$ 350	Remove - Severe	3	Within construction footprint.
488	English walnut	<i>Juglans regia</i>	6	20	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
489	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
490	English walnut	<i>Juglans regia</i>	8	20	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
491	English walnut	<i>Juglans regia</i>	7	20	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
492	English walnut	<i>Juglans regia</i>	8	20	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
493	English walnut	<i>Juglans regia</i>	9	20	Exempt - Nut	\$ 1,050	Remove - Severe	8	Within construction footprint.
494	English walnut	<i>Juglans regia</i>	7	18	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
495	English walnut	<i>Juglans regia</i>	10	25	Exempt - Nut	\$ 1,250	Remove - Severe	8	Within construction footprint.
496	English walnut	<i>Juglans regia</i>	6	18	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
497	English walnut	<i>Juglans regia</i>	8	15	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
498	English walnut	<i>Juglans regia</i>	7	15	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
499	English walnut	<i>Juglans regia</i>	8	18	Exempt - Nut	\$ 850	Remove - Severe	7	Within construction footprint.
500	English walnut	<i>Juglans regia</i>	4	12	Exempt - Nut	\$ 350	Remove - Severe	3	Within construction footprint.
501	English walnut	<i>Juglans regia</i>	7	12	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
502	English walnut	<i>Juglans regia</i>	6	10	Exempt - Nut	\$ 550	Remove - Severe	5	Within construction footprint.
503	English walnut	<i>Juglans regia</i>	7	12	Exempt - Nut	\$ 700	Remove - Severe	6	Within construction footprint.
Total						\$ 771,050			



(1) Australian Willows #289-293



(2) Australian Willows #294-299



(3) Olives #301-304



(4) Olives #305-310



(5) Coast Live Oaks #318-320



(6) Walnut #322



(7) Walnuts #325



(8) Walnuts #322-327



(9) Walnuts #331-333



(10) Walnuts #328-330



(11) Coast Live Oak #334



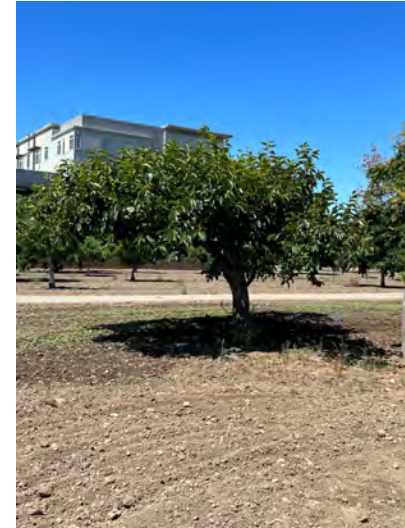
(12) Trees #337, 338, 339



(13) Jacaranda #338



(14) Black Locust #341



(15) Persimmon #342



(16) Goldenrain Tree #343



(17) Japanese Flowering Apricot #344



(18) Walnut #345



(19) Trees #346-348



(20) Walnuts #349,350 & 368



(21) Walnut #351



(22) Limes #352 & 353



(23) Coast Live Oak #354



(24) Walnuts #355-366



(25) Atlas Cedars #370-372



(26) Oak #373 & Deodar Cedar #374



(27) Walnut #375



(28) Walnuts #377-379



(29) Coast Live Oak #380



(30) Cork Oak #381



**(31) Cabbage Palm #383 &
Sweetgum #384**



(32) Chinese Elm #385



(33) Hollyleaf Cherry #386



(34) Carob #387



(35) Cork Oak #388



(36) Cork Oak #389



(37) Shore Pine #391



(38) Japanese Maple #393 & Pine #392



(39) Cork Oak #394



(40) Cork Oak #395



(41) Cork Oak #396 & 397



(42) Cork Oak #398



(43) Incense Cedars #281 And 282



(44) Siberian elm #277



(45) Cider Gum #267



**(46) Coast Live Oak #268 (L) and
African Fern-pine 269 (R)**



(47) Deodar Cedar #266



(48) Aleppo Pine #263



(49) Olive #261



**(50) Pin Oak #221 (L) And
London Plane**



(51) Avocado #220



(52) Strawberry Tree #217



(53) Australian Willows #212 - 215



(54) Monterey Cypress #216



(55) Coast Live Oak #283



(56) Arizona Cypress #223 (R)



(57) Trees #225 - 233



(58) Trees 229 - 239



(59) Coast Live Oak #240



(60) Coast Live Oak #257



(61) Coast Live Oak #241 And 242



(62) Victorian Box #244 - 251



(63) Coast Live Oak #243



(64) Dead Mulberry #274



(65) Walnuts #252 - 254



(66) Coast Live Oaks #254 - 256



**(67) Canary Island Pine #264 (L) And
Aleppo Pine #265 (R)**



(68) Coast redwood #270



(69) Coast Live Oak #278



(70) Chinese Pistache #452



**(71) Coast Live Oak #279 and Aleppo
pine #280**



(72) Coast Live Oak #450



**(73) Monterey Pine #449 and Trees
#447 & 448**



(74) Ginkgo #446



(75) Walnuts #406 - 423



(76) Walnuts #424 - 437



(77) Walnuts #438 - 445



(78) Walnuts #399 - 405



(79) Coast Live Oaks #285 And 286



(80) Coast Live Oak #287



(81) Walnut #288



(82) Walnut #300

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