

LA RINCONADA

COUNTRY CLUB

July 1, 2025

Joel Paulson, Director
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

**RE: La Rinconada Country Club - Golf Course Modernization Project
Architectural & Site Review, Grading & Tree Removal Permit Applications
Project Description & Letter of Justification (3rd UPDATE)**

Dear Mr. Paulson,

On behalf of La Rinconada Country Club, I am writing to provide you and the Town of Los Gatos with updated background information about our golf course modernization project and supporting justifications for approval of the applications noted above. As you know, we submitted initial applications to the Town on January 17th, resubmitted updated plans on April 9th and May 23rd, and are now submitting what we anticipate are final plans and supporting documents to undertake a full modernization of the golf course to make it more environmentally sustainable, responsible, and enjoyable for future generations.

La Rinconada Golf Course History

Founded almost 100 years ago in 1929, La Rinconada is one of the most beautiful properties in the Santa Clara Valley. The Club overlooks the valley from the western foothills to the Santa Cruz Mountains. Members enjoy a beautiful 18-hole golf course amid the local scenery with views across Silicon Valley. In addition to golf, we offer junior golf programs, swimming, fitness, bocce ball, yoga, dining and several social events to our members and the Los Gatos community.

Our Club consists of 517 members, more than 250 of whom are Town residents, many for decades. The organization acquired fee title ownership of all the land in 2021 to ensure its continuation as a golf course and asset to the community in perpetuity. We are proud of our continued stewardship of one of the largest open spaces in the Town of Los Gatos and enduring support for the larger community as one of its oldest institutions. The clubhouse regularly plays host to a wide variety of community serving events including many charitable activities such as the Dave's Avenue School Auction, Los Gatos New Millennium Foundation, Los Gatos Community Foundation, Hope Services, and Los Gatos High School Athletic Hall of Fame Induction.

Property Overview

The 118.4 acre property and surrounding area was originally grasslands, then farmland and orchards, without many trees when the Club was originally established. It now includes an 18-hole golf course, driving range, practice greens, maintenance facility, a clubhouse with dining room and event space, a pool and fitness facility, and on-site parking. The property is primarily surrounded by single family homes on larger lots that were built over decades around the golf course, and many of our neighbors are members of the Club as well. We maintain more than 1,200 trees most of which the Club planted beginning in the 1950's. Over several decades hundreds of trees were added to the site to facilitate course operations. Most of the trees were placed around the perimeter of the course and surrounding play corridors to support the current course layout without consideration for potential challenges their growth over many decades might create.

Golf Course Modernization Goals

While clubhouse reconstruction and the pool and fitness center addition were completed in the last twenty years, the golf course has not been comprehensively modernized to ensure long term sustainability or improved playability since the early 1990s. Golf courses typically require major rehabilitation after a 30 year period because fairways grasses become compromised and irrigation and drainage, especially around greens and bunkers, begin to fail. Many other courses in the region have gone through similar renovations recently including the Sharon Heights Golf Club in Menlo Park, Palo Alto Hills Country Club in Palo Alto, Palo Alto Municipal Golf Course, Lake Merced Golf Club in Daly City, The Olympic Club in San Francisco, and Pruneridge Golf Club in Santa Clara has announced similar future plans.

The Club now desires to modernize the golf course to make it more environmentally sustainable, safer and more fire resistant, improve course quality and playability for the enjoyment of future generations and ensure long term financial viability of the course. One of our primary goals is to continue to dramatically reduce water usage. The additions of new wells, reduction of irrigated turf, and the refurbishment of retention ponds on the course over the last twenty years reduced water consumption by 30% over historic use. However, a full course redesign is required to make further significant progress.

Project Description

After years of course planning and coordination, our Club's plan (which has been overwhelming approved and is being paid for by our members) is to completely modernize the 18-hole layout and replant the entire course by replacing fairways with more drought tolerant Bermuda grasses, adding native drought tolerant and climate responsive trees and plantings and installing a more efficient irrigation system that will reduce our water usage by an additional 30%-40%. Paved cart paths are being scaled back to dramatically reduce the amount of impervious surface on the site.

We have undertaken a classic renovation aligning with the Golden Age of Golf Course Architecture including a new course alignment for a few holes, refinement of fairway contours on

the other corridors, and new bunkers and greens across the entire course. The golf course modernization project will include modest grading while remaining neutral on site with material, tree removal, new drainage and irrigation, updated contouring, new bunkers and greens, new cart paths, realignment of the entry drive, a native tree replanting program, updated fairways and greens, a 250 square foot restroom/comfort station and other associated course landscaping.

Town Development Review Process

The golf course property has a General Plan Land Use designation of “Open Space” and Zoning District Designations of “Resource Conservation and R-1:20.” The Club operates under a Conditional Use Permit dated May 11th, 2011 that allows all of the ongoing uses on the property that exist today. Our understanding is that the limited site work we intend to undertake requires Architectural & Site Review, a Grading Permit and Tree Removal Permit to be issued by the Town. There are no changes proposed to the Conditional Use Permit. The Club reviewed the CUP and its conditions of approval prior to submission of the original applications to confirm its ability to continue to comply with all of them through the completion of the proposed project.

We want to highlight a few key points for each of applications:

Architectural & Site Review (Permit No. S25-005)

Minimal above grade work is planned other than a slight realignment of the entrance drive to improve safety with golf play and a small restroom facility for the back 9 holes. No changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility, and no expansion of the course or membership capacity, events, traffic or intensity of the use is planned or proposed as part of this course modernization project.

Conceptual Grading and Future Grading Permit

While grading will occur over the entire course to create a new layout and contouring, no deep cut and fill areas or retaining walls are required. Most importantly, grading will balance on site so no major import or export of soil is required to complete the project and will minimize truck hauling. The revised application submittal actually reduces grading by more than 10% from the original plan submitted for review. Construction equipment and materials will be staged on site and construction workers will park on site as well during construction, minimizing any potential neighborhood disruption. The staging area will be near the current 5th hole across the parking lot to the west of the pool and is identified on the revised plan set.

Tree Removal Permit (Permit No. T25-013)

A critical element of the course modernization project is to reduce water usage by planting new drought tolerant grass and native trees through a reforestation program that are better equipped to thrive in our climate zone over many decades. Many of the trees added to the site over the past 60 years are non-natives that were originally planted to improve playability on the golf course by separating fairways but now hinder the long term success of the course by requiring excessive watering and creating over-shading that prevents grass from growing where play occurs. Over the last few years more than 100 trees have fallen on the course after storms or

failed as a result of drought despite the Club's considerable efforts to maintain them. Many of the trees, especially the coast redwoods, can only be maintained through extensive watering, which can no longer be supported. The Club's expectation based on past experience is that most of these non-native trees cannot survive over the long term once regular watering is eliminated as they are not drought-tolerant and will create increasing safety challenges as time goes on.

Equally important, the new drought tolerant grass requires more sunlight to grow and many non-native trees are in locations that will prevent new grasses from growing successfully due to narrow fairways, tree heights and excessive shading. The Club currently maintains over 1,200 mature trees across its property. In order to achieve our water reduction goals and course layout plan and address tree health and safety issues, we need to remove a significant number of trees, primarily non-native eucalyptus and coast redwoods which are not drought tolerant, that were planted in the 1950s and beyond. This approach to sustainability is not unique to the Club as similar golf course updates in the region noted earlier and dozens across the state and county have taken similar steps, many with much more significant tree removal included in their modernization efforts.

The Club has worked closely with a well-respected, local certified arborist, Trees 360 Degrees, to create a thoughtful and responsible tree protection, disposition and planting plan for the modernization project. The plan will retain and enhance the neighborhood character and the Town's urban forest by planting more native, drought tolerant and climate responsive trees and avoiding further tree loss. Please see the updated Architectural & Site Review application plan set dated July 1st for more detailed information about the tree inventory and tree protection, disposition and replanting plan we are proposing.

The Club had proposed removing 240 mature trees, mostly non-natives, to support its modernization and sustainability goals. In addition the project arborist has identified 47 additional trees that pose potential hazards and recommends their removal as part of the project, and the Town's consulting arborist has concurred with this assessment. The final number of trees proposed for removal is 287. However, we have a reforestation plan that includes replanting 173 native trees, primarily mature oaks in 24-60 inch boxes that significantly exceed Town size requirements, and we will also pay significant in-lieu fees to support the Town's urban reforestation program elsewhere in the community. The net result will leave the property with approximately 1,100 trees when the project is complete; however, trees on site will be more sustainable in future and be located in more thoughtful locations that will enable a successful transition to water saving Bermuda grass and an improved course layout.

A revised and updated final arborist's report dated July 1st which addresses all Town staff's prior comments and the Town's consulting arborist peer review input is being filed with the updated project plan set. We are also including a separate more detailed explanation of the reasons for the tree removal and replanting plan attached as Exhibit 1. The Club is proposing a unique plan to both replant 173 trees, many of which are larger than required under the City's tree replacement program, and pay in lieu fees which will likely exceed \$75,000 once finally

calculated by Town staff. Exhibit 1 includes a more detailed description of the replanting plan and in lieu fee calculation to credit large box trees for which the current Town formula does not account. It also includes a request for modification and augmentation of the Town's typical tree fencing materials for developed parcels which do not work effectively on large open space projects like the golf course. The applicant seeks approval for both the updated in lieu fee formula and tree protection plan as part of the A&S and Tree Removal Permit application.

CEQA

The Club has engaged David J. Powers & Associates, Inc., a well-respected local environmental planning firm, to characterize the project and review it under guidelines established by California Environmental Quality Act and Town to facilitate the Planning Department's independent CEQA compliance assessment. The study includes separate assessments for site biology, noise and vibration, construction emissions and health risk. The environmental assessment, submitted to the Planning Department in mid-April, concludes that the project qualifies for a categorical exemption for further study under CEQA.

Neighborhood Compatibility

La Rinconada has operated for decades at its current location in harmony with the neighborhood that has grown up around the course. As we do not plan any expansion of facilities or operations, only a modernization of the golf course, this project will not change the experience our neighbors have with the day to day course operations in any way.

Community Benefits

As noted above, one of the primary Club goals is to further enhance the environmental sustainability of the golf course. This modernization facilitates the reduction of water usage by 30-40%, saving approximately 30 million gallons annually. It will also allow the Club to be more competitive and financially sustainable over the long term, ensuring preservation of one of the Town's largest open spaces for generations to come. The project helps maintain the neighborhood's character and will enhance the Town's urban forest with a reforestation program focused on planting large box mature native trees. The tree removal plan will also improve course safety and fire safety by removing more hazardous non-native eucalyptus trees.

Timeline

The Club anticipates the entire project will require the course to be closed for approximately 12-14 months with a 7-8 month construction schedule and 5-6 month grass grow-in period. The clubhouse and pool and fitness center will remain open during the course construction period. We plan to commence construction in March, 2026 and progress sequentially from hole to hole so only portions of the property will experience construction activity at any single point in time during the 7-8 month construction period. To minimize disruption for our neighbors, modernization activity will last approximately two to four weeks per hole, depending on the specific hole's design and level of work.

While earth moving activities will occur on the interior of the property, typical construction noise that comes with large structures is not part of the project. As noted above, only the short realignment of the entry drive and the small comfort station on the interior course are being built.

Community Outreach

The Club has worked cooperatively with the community for years to ensure the golf course remains an asset to the community, and we maintain close and cordial relations with neighbors, many of whom are members. As but one example, the Club just recently partnered with the local neighborhood in coordination with the Los Gatos Police Department and Flock Safety on a neighborhood watch program.

We have undertaken an extensive community outreach program with our immediate and nearby neighbors and larger community about the course modernization project. We started by adding an information page to the club's web site about proposed project and it is also listed on the Town's current projects web page. Numerous media stories have also covered the proposed modernization efforts.

We started neighborhood outreach meetings with one-on-one meetings at the beginning of the year and followed this with neighborhood Open Houses at the Club to discuss the project and address any questions or concerns. We hand-delivered an introductory letter to 83 fence-line neighbors at the same time the original application was filed on January 24th. In March, the Club also invited the entire neighborhood to a series of six (6) small group Open House events.

We used the Town provided mailing list of properties within 300 foot radius including over 350 occupant records and mailed invitations to each household via US Mail. In addition to mailing Open House invitations to neighbors within the 300 foot radius, we also sent Open House invitations to 500 additional nearby households via US Mail including Winchester Boulevard, Clearview Drive, Golf Links Drive, Clara Street, Eaton Lane, Zena, La Rinconada Drive, Wimbledon Drive, Newell Ave., Smith Ranch Court, and other streets in the broader neighborhood. Also included in each letter was a link to the Club's website that includes a dedicated webpage with information about the project. (Copies of these seven (7) neighborhood outreach letters are attached as Exhibit 2.)

The Open Houses were held on the following dates:

- March 20, 2025, 5-7 PM
- March 22, 2025, 12-2 PM
- March 25, 2025, 5-7 PM
- April 8, 2025, 5-7 PM
- April 10, 2025, 5-7 PM
- April 12, 2025, 5-7 PM

Club leadership met with nearly 50 people as a result of this formal outreach process in addition to many others through day-to-day club operations and interactions with neighbors. A more

detailed summary of our outreach efforts, including names and addresses of those we have met with, can be provided under separate cover should Planning staff wish to review. However, the Club did not receive any negative comments through this outreach process about the proposed project. One fence-line neighbor shared his opinion that coast redwoods can thrive at the golf course. However, most neighbors have been generally supportive of the proposed modernization and sustainability plan in addition to the many members of the Club that live near the course.

One member of the community did make contact with Club representatives outside of this outreach process and expressed concern about the number of trees being proposed for removal. We are also aware that a Club member and neighbor has written to the Town on a number of occasions in opposition to the modernization and sustainability plan approved by the full club membership. In addition to her written outreach, she has toured both staff and town officials around the property without notifying Club officials. We have offered to meet with her on over a dozen occasions to review concerns and also try to address factual misunderstandings being made in this correspondence without any success.

We look forward to working collaboratively with the Town so the Club can undertake this comprehensive golf course modernization project to make it more environmentally sustainable and enjoyable for future generations. With this fourth submittal, the Club believes the project applications are suitable to be deemed complete. As previously discussed, the Club is eager to have the Planning Commission review the project applications for approval in mid-August to allow sufficient time for building permits to be obtained before construction commences in March 2026. If you have any questions or would like additional information, please contact me directly at 408-402-7468 or via email at akimball@larinconadacc.com.

Sincerely,

A handwritten signature in black ink, appearing to be 'AK' with a stylized flourish.

Andy Kimball, PGA
General Manager
La Rinconada Country Club

Exhibit 1

Golf Course Modernization Project - Tree Removal Permit (Permit No. T25-013)

Proposed Tree Removal, Replacement and Protection Explanation

TREE REMOVAL

Background Information

A critical element of the course modernization project is to reduce water usage through a reforestation program by planting new drought tolerant grasses, shrubs and native trees that are better suited for our climate zone. Many of the trees originally planted and subsequently added to the site over the past 60 years are non-natives designed to improve playability on the golf course by separating fairways. A large percent of the introduced trees are eucalyptus and coast redwood. At the time of their planting, consideration was not given to mature tree size and structure, future climate change and excessive water requirements. In recent years more than 100 trees have fallen on the course after storms or died, as a result of drought despite the Club's considerable efforts to maintain them.

Equally important, the new drought tolerant grass requires more sunlight and many of the non-native trees will prevent new grasses from growing successfully due to a combination of factors including narrow fairways, tree heights and density, predominantly redwoods, resulting in excessive shading. The Club currently maintains over 1,200 mature trees across its property including non-tagged trees outside of the project area. To achieve our water reduction goals and course layout plans, we are requesting the removal of approximately 240 trees, primarily non-native eucalyptus and coast redwoods that were originally planted in the 1950s and beyond. In addition, the project arborist has identified an additional 47 trees that may pose future hazards and recommends them for removal as part of the project which, and the Town's consulting arborist peer review concurs with this assessment. The final number of trees proposed for removal is 287. We are also proposing a reforestation plan to replant 173 trees, primarily native oaks, in 24 to 60-inch boxes, and will also pay more than \$75,000 in lieu fees after Town staff makes a final calculation to support the Town's urban reforestation program elsewhere in the community. (See the calculation table at end of document.)

The net result is that a similar number of trees will remain on the course when the project is complete, and tree removal proposed will not change the character of the neighborhood. Better planning and consideration to tree location, along with the planting of more indigenous trees, should allow for a successful transition to the water saving Bermuda grass which will be the predominant grass on the fairways, resulting in a less water dependent golf course. New plantings will also rejuvenate, and contribute to diversification of the urban forest. We anticipate many of the mature trees proposed for removal will likely be lost over time due to the significant water demand that will no longer be provided through irrigation and inability to adapt to our changing climate. Most of the trees proposed for removal are on the interior of the course and

are also required to be removed for the new course layout and to achieve a less water dependent design. Our plan will retain and enhance the neighborhood character and the Town's urban forest by planting more native, drought tolerant and climate responsive trees to avoid further tree loss.

We commissioned an arborist's report by Trees360 Degrees, a Certified Arborist, who analyzed trees on the property within the project area, including information about the condition of trees proposed for removal as required by the Town's guidelines. This includes the identification of all protected tree species, size (trunk diameter, canopy height, and spread), health, structure, form, and location on the property. The report assesses the condition of the trees with respect to: (a) disease, (b) imminent danger of falling, (c) structural failure, (d) proximity to existing or proposed structures, (e) structural damage to a building, or (f) a public nuisance caused by a tree. The final updated, revised report is dated July 1, 2025 addresses all Town staff comments and input from the Town's consulting arborist peer review.

Many of the trees, proposed for removal are already in poor condition. Given their location on site, the new course design (being more water efficient and requiring more sunlight to the fairways) will most likely add to their further decline in tree health. Ultimately, if not removed, they would impede the proposed design of the golf course preventing the Club from achieving its water reduction goals and create ongoing safety issues. The trees proposed for removal will not result in a change or decrease in density of tree coverage that is inconsistent with the current golf course as it will maintain over 1,100 trees on site when the project is complete. There will not be a substantial adverse change in the site's aesthetic or biological significance, primarily because the trees proposed for removal will not affect the topography of the course, nor will it trigger erosion, soil loss, diversion or increased flow of surface waters. In addition, the plan primarily avoids removal in potentially sensitive areas on site or along the perimeter near existing residents (unless they are sick, dying a hazard or unsightly), preserving the character of the surrounding neighborhood.

Finally, if the trees proposed for removal are not permitted, they will have a significant impact on the property in that they will unreasonably interfere with the golf course's normal and intended long term use due to the location, size, or condition of the trees which cannot be managed through normal maintenance. The number of trees the golf course can adequately support under similar conditions, including sustainability goals for water reduction and ongoing course operations, is limited and some of the protected trees if not removed will impede the health of other protected native trees on site. This will restrict the economic enjoyment of the property and create a hardship by precluding the Club from achieving its long-term sustainability goals, especially water reduction by planting of drought tolerant grasses, that other courses in the region have undertaken including the Sharon Heights Golf Club in Menlo Park, Palo Alto Hills Country Club in Palo Alto, Palo Alto Municipal Golf Course, Lake Merced Golf Club in Daly City, and The Olympic Club in San Francisco.

Reasons for Removal of Coastal Redwood Trees in Los Gatos Chaparral

1. Ecological Incompatibility and Habitat Disruption

Coastal redwoods (*Sequoia sempervirens*) are native to cooler, fog-rich coastal environments and do not naturally belong in the hot, dry chaparral ecosystem typical of Los Gatos in the golf course area. Their presence disrupts the ecological balance by significantly altering native plant communities. The dense canopy of redwood trees blocks sunlight, changes soil moisture profiles, and creates a cooler and moister microclimate that is unsuitable for many drought-adapted chaparral species. The intent of this project is to reduce reliance on irrigation water by 30% to 40% over current practices.

2. Excessive Water Use in a Drought-Prone Region

One of the most compelling reasons for their removal is the excessive water demand of coastal redwoods. In their native foggy habitats, redwoods supplement their water needs by absorbing moisture directly from the air—accounting for up to 40% of their annual intake. However, the area of Los Gatos around the course does not experience coastal fog during the summer. As a result, redwoods planted in this area rely heavily on irrigation to survive.

In the context of ongoing drought conditions and increasing water restrictions across California, maintaining these non-native trees is an unsustainable and irresponsible luxury. Their high water demands put strain on the irrigation systems and divert vital resources from native or drought-tolerant turf and landscapes more suitable for chaparral conditions.

3. Resource Heavy Burden and Landscape Management

From a landscape management perspective, the redwoods at La Rinconada Country Club require constant attention due to their inappropriate planting locations. Their dependence on irrigation, combined with their rapid growth and large biomass, increases both financial and labor costs for maintenance. Removing these trees would reduce the need for costly water use and maintenance while allowing for a transition to more sustainable, native landscaping that aligns with state and local conservation goals.

Reasons for Removal of Eucalyptus Trees in Los Gatos Chaparral

The second largest tree species requested for removal, after the coast redwoods, are Eucalyptus, predominantly *Eucalyptus camadulensis* (river red gum). The river red gum, so accurately named, is a riparian tree in their native Australia and can grow to massive sizes in both height and spread, requiring both large amounts of water and high maintenance requirements in urban settings. These trees are renowned for summer branch drop, which is a concern when the trees are growing in high traffic areas for pedestrians, cars, and carts alike. The river red gum is also a prolific self-seeder and can be problematic for control and invasion of our oak woodland chaparral habitats. Ultimately, the genera of Eucalyptus are also known to be highly flammable due to the oils in the leaves, bark, and wood. When they burn, they create

intense fires releasing oils into the atmosphere which can contribute to the rapid spread of a wildfire.

Conclusion

While majestic and ecologically significant in their native coastal habitats, coastal redwood trees are ill-suited to the chaparral environment of Los Gatos. We believe their removal, along with the Eucalyptus, is a step toward restoring ecological balance, conserving water resources and managing fire risk effectively. Transitioning to more native or climate-adapted trees will better support the local ecosystem, reduce maintenance costs, water use, and promote long-term sustainability.

TREE REPLACEMENT AND REPLANTING PLAN

Given the unique requirements for golf operations and the inherent limitations created by the course layout with narrow fairway corridors and mature trees proposed for preservation, it is only feasible to re-plant 173 new trees on the site. To meet the Town's replacement ratio preferences, the applicant is proposing a tree replacement plan that includes larger 48 and 60 inch boxed trees of primarily native oaks which exceed the Town's standard 24 and 36 inch boxed tree requirements. See table below that summarizes the applicant's tree replanting obligation based on tree canopy size and associated replacement plan. The table shows the number of 24 inch boxed trees that would be required for planting to satisfy the Town's replacement requirements. Because the Town's tree protection ordinance does not provide 24 inch boxed tree equivalencies for 48 and 60 inch boxed trees, the applicant proposes a logical method for determining 24 inch boxed credits for each of these tree sizes that simply extends the 2:1 ratio for 24 to 36 inch boxed trees for each size. In addition, significant in lieu fees would come with approval of the application to support the Town's urban reforestation plan in the neighborhood and other areas of the community.

Removals Requested	Permit Cost	24" Box Replacements Required based on canopy removed	Proposed Replacement Value of 24" Box equivalent	Trees In Lieu of Planting	Size	In Lieu Fee
287	\$36,000	977	609	368	24" box @ \$250	\$92,000
Tree Replacement Plan	173 Trees					
Species	Size	Quantity	Replacement Value Based on 24" box standard logic	Replacement Value Logic		
Oak	24" box	12	12	24" box (x 1)	Town Ordinance	
Oak	36" box	36	72	24" box (x 2)	Town Ordinance	
Oak	48" box	50	200	24" box (x 4)	Proposed	
Oak	60" box	23	184	24" box (x 8)	Proposed	
Total		121	468			
Other Species	Size	Quantity	Replacement Value Based on 24" box standard logic	Replacement Value Logic		
New Trees	24" box	13	13	24" box (x 1)	Town Ordinance	
New Trees	36" box	20	40	24" box (x 2)	Town Ordinance	
New Trees	48" box	16	64	24" box (x 4)	Proposed	
New Trees	60" box	3	24	24" box (x 8)	Proposed	
Total		52	141			

In summary, the applicant is proposing to remove 287 trees, although some may be exempt under the Town's tree protection ordinance. The applicant seeks approval to replant 173 trees of varying sizes and types as shown on the landscape planting plan sheets, including fifty 48 inch and twenty-three 60 inch boxed oaks, and provide the in lieu fee calculated by the Town to satisfy the balance of the replacement obligation and support the Town's urban forestry plan.

TREE PROTECTION | CHANGE IN TREE FENCING MATERIAL

The Club has proposed a detailed tree protection plan which is supplemented by recommendations in the final project arborist report dated July 1, 2025. The applicant also seeks modification and augmentation of the Town's typical tree fencing material specifications for developed parcels which do not work effectively on large open space projects like the golf course. The tree protection plan sheet identifies locations where orange netting is appropriate as alternative to fencing based on the project's arborist's guidance.

The project arborist reviewed the final plan and work to be done in and around the areas of the trees and noted their level of proposed impact based on these drawings. The arborist recommends using alternative fencing materials in low-to-no-impact areas and a combination of high-visibility plastic and metal chain link fencing in areas where moderate impacts are predicted. All areas of potential high impact should have the chain link fencing installed, as previously noted in arborist's report. Due to the scope of the project, with a large number of trees and areas to be fenced, along with the proposed goals to retain as many trees as possible, the use of the orange fencing will aid in making sure the project is executed to meet these goals. The reduction in cost for the material and for the workforce to install and move metal fencing can be transferred to more physical onsite presence of an arborist or appointed staff to ensure that ALL areas are being restricted from access for tree protection. The orange fencing will also allow for the convenience of shifting from area to area as the project moves along with construction will be performed in phases, and access to critical areas that may require supervised work by hand can be more effectively managed. Finally, the bright color will also improve visibility.