

ARBORIST REPORT

Los Gatos Mixed Use
151 E. Main St.
Los Gatos, CA 95030

December 20, 2023; updated October 24, 2024

Prepared for:

The Guzzardo Partnership, Inc.
Pier 9, The Embarcadero, Suite 115
San Francisco, CA 94111

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Summary

The inventory contains 10 trees comprised of 5 species. Five of these were street trees.

The following plan was reviewed to evaluate impacts to trees:

- L1.0 Landscape Plan (The Guzzardo Partnership 1/14/24).
- (The Civil Engineer's plans were also reviewed to evaluate tree impacts.)

Two street trees #170 and #176 would be preserved. The remaining trees would be removed to accommodate development.

Introduction

Assignment

Provide an inventory and assessment of the trees located at 151 E. Main St. in Los Gatos, CA. The assessment shall include the species, size (trunk diameter), condition (health, structure, form), and suitability for preservation ratings. Prepare a report with tree preservation guidelines.

Limits of the Assignment

1. Information in this report is limited to the condition of trees during my tree assessment on December 8, 2023.

2. Tree risk assessments were not performed.
3. Landscape plans were available for review.

Assessment Methods

Trees were numbered #170-179. The assessment included all trees within and immediately adjacent to development area.

Tree condition was based on three components: health, structure, and form. The assessment considered both the health and structure for a combined condition rating (Guide for Plant Appraisal, 10th Ed. ISA 2019).

5 (81-100%) - Excellent = High vigor, nearly ideal and free of defects.

4 (61-80%) - Good = Normal vigor, well-developed structure. No significant insect or disease damage. Defects are minor and can be corrected. Function and aesthetics not compromised.

3 (41-60 %) - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.

2 (21-40%) - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple



significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.

1 (6-20%) - Very Poor = Poor vigor, dying with little live foliage. Tree in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.

0 (0-5%) - Dead/Unstable = Dead or failure imminent.

A tree's suitability for preservation considers its health, structure, age, species characteristics (e.g. disease resistance, drought tolerance), species tolerances to root disturbance and other construction impacts, species invasiveness, and its potential to continue to benefit the site. Trees were rated either "high" "moderate" or "low" suitability for preservation.

High = Trees with good vigor, structural stability, and potential to function well long after construction.

Moderate = Trees with fair vigor, and with health or structural defects that can be mitigated with treatment. These trees will require more management and monitoring before, during, and after construction, and may have shorter life spans after development.

Low = Trees are expected to decline during or after construction regardless of management. The species or individual tree may

possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Appraisal of value

The reproduction value of trees was determined by using the Trunk Formula Technique methodology described in the *Guide for Plant Appraisal, Tenth Edition*.



Observations

Ten (10) trees were measured and evaluated. Most trees were in poor and fair condition (Table 1), with varying degrees of crown dieback.

Table 1. Tree species condition + quantity

Species name	Scientific name	Poor (1-2)	Fair (3)	Good (4-5)	Total
Crape myrtle	<i>Lagerstroemia indica</i>	-	-	1	1
Glossy privet	<i>Ligustrum lucidum</i>	1	1	-	2
Southern magnolia	<i>Magnolia grandiflora</i>	3	1	-	4
Callery pear	<i>Pyrus calleryana</i>	1	1	-	2
Coast live oak	<i>Quercus agrifolia</i>	-	-	1	1
Total		5 50%	3 30%	2 20%	10

A semi-mature coast live oak (#174) was in good condition. Soil level in its planter was approximately 2' above sidewalk grade.

Two evergreen pears were in fair and poor condition. Both had been previously topped and had many small branches (epicormic shoots) emerging from pruned ends. If left unmanaged, these shoots can become susceptible to failure.

Southern magnolia street trees were in poor to fair condition. All three trees had significant trunk wounds on their southwest sides caused by sunburn.

Town of Los Gatos Tree Protection Ordinance

The Town of Los Gatos municipal code (Chapter 29, Sec. 29.10.0960) *Protected Tree* definition includes the following description.

- (4) All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required.

Based on trunk size, all 10 trees evaluated for this report were considered *Protected*, and a permit is required for the removal of any *Protected* tree.



Discussion and Recommendations

The Landscape plan sheets and the Civil Engineer's plans were reviewed to evaluate tree impacts.

The design requires that three on-site trees must be removed. Three street trees in poor condition will be removed and replaced. Street trees #170 and 176, which is outside development area, will be preserved and protected.

Street tree #170 is expected to incur root impacts from sidewalk replacement. The tree is relatively young and the species tolerant of root impacts from construction. The following tree protection measures shall be employed to protect the tree in place.

- Type III tree protection shall be used to protect the trunk of tree #170.
- Type I tree protection shall be used to protect trees #177 and 178.
- Existing sidewalk shall be removed in a manner that avoids damaging roots.
- Any roots requiring pruning for sidewalk forms shall be cut cleanly at the edge of excavation.

Adhering to these and the tree preservation guidelines in the next section will ensure root impacts are kept to a minimum.

A total of six trees will be removed for development, six of which require mitigation.

Tree removal and mitigation

The Table 2 indicates the recommended replacement values. The applicant will be required to replace 6 protected trees according to the ordinance. Alternatively, it may be possible to create an approved landscape plan or provide an in-lieu payment.

Table 2. Town of Los Gatos tree canopy replacement standard

Canopy Size of Removed Tree	Replacement Requirement (2)(4)
10 feet or less	Two 24-inch box trees
More than 10 feet to 25 feet	Three 24-inch box trees
More than 25 feet to 40 feet	Four 24-inch box trees; or Two 36-inch box trees
More than 40 feet to 55 feet	Six 24-inch box trees; or Three 36-inch box trees
Greater than 55 feet	Ten 24-inch box trees; or Five 36-inch box trees



(2) Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund.

(4) Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged.

Tree Protection Guidelines

Design recommendations

1. Provide sufficient clearance between trees and proposed features to avoid damage to roots.
2. Enlarge tree wells to increase water access and reduce sidewalk damage potential.
3. Underground services including utilities, sub-drains, water or sewer shall be routed around the tree protection zone (TPZ).
 - a. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
4. Utilize novel design and construction techniques to preserve roots where utilities or features must be within tree TPZs.

Pre-construction

1. The construction superintendent shall meet with the Project Arborist before beginning work to discuss work procedures and tree protection.
2. Fence street trees with Type III fencing prior to demolition, grubbing, or grading.
 - a. Type III: Protection for a tree located in a small planter cutout only: orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.



- b. Duration: Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
 - c. Warning sign: Each tree fence shall have prominently displayed an 8.5x11 sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025."
 - i. Do not attach signs, wire, or rope to any protected tree.
3. Pruning trees to provide construction and access clearance may be required.
- a. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2019) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
 - b. 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 possible, tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Construction

1. Tree protection fence layout must be approved by the Project Arborist. Fences must remain in this configuration throughout construction.
 - a. No construction activities shall occur within tree protection fencing. Construction activities include, but are not limited to:
 - i. Vehicle or pedestrian traffic
 - ii. Materials storage
 - iii. Vehicle exhaust
 - iv. Concrete cleanout water dumping
 - b. If tree protection fencing dimensions need to be reduced to allow for site access, protect tree protection zones against compaction by laying full sheets of plywood attached together with tie plates over coarse bark mulch.
 - c. After construction is complete, tree protection fencing may be moved as needed for hardscape and landscape installation. Contact Project Arborist prior to removal.
2. Demolition of paving, utilities, and features within tree protection zones shall be done carefully avoid damaging roots.
3. If live roots over one inch in diameter are encountered at any time, in any location, prune with a sharp saw or bypass pruners, as close as practical to the edge of the disturbed area.
4. Any major root pruning (roots 2" and greater in diameter) shall receive the prior approval of and be supervised by the Project Arborist.
5. If excavated areas are to be left open for longer than 3-4 days, cover exposed or severed roots with burlap or jute fabric.



- a. Irrigate fabric daily to keep fabric moist until excavation work is completed.
6. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Violations

1. If a violation occurs prior to proposed development, then discretionary applications and/or building permit applications will not be accepted or processed by the Town until the violation has been remedied to the reasonable satisfaction of the Director.
2. Incomplete applications will not be processed further until the violation has been remedied. If an application has been deemed complete, it may be denied by the Director or forwarded to the Planning Commission with a recommendation for denial at the Director's discretion. Mitigation measures as determined by the director may be imposed as a condition of approval.
3. For those trees on public property, replacement is to be determined by the Director of Community Development or by the Director of Parks and Public Works.
4. If a violation occurs during construction, the Town may issue a stop work order suspending and prohibiting further activity on the property pursuant to the grading, demolition, and/or building permit(s) (including construction, inspection, and issuance of certificates of occupancy) until a mitigation plan has been filed with and approved by the Director, agreed to in writing by the property owner(s) or the applicant(s) or both, and either implemented or guaranteed by the posting of adequate security in the discretion of the Director.

Maintenance of remaining trees

Because of changes in the growing environment after construction, preserved trees may require additional maintenance. Tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. As trees age, the likelihood of failure of branches or entire trees increases; therefore, annual inspection for hazard potential is recommended.

Please feel free to contact me if you have any questions about my observations or recommendations.

Sincerely,



Deanne Ecklund (Goff)

Registered Consulting Arborist #647
ISA Qualified Tree Risk Assessor



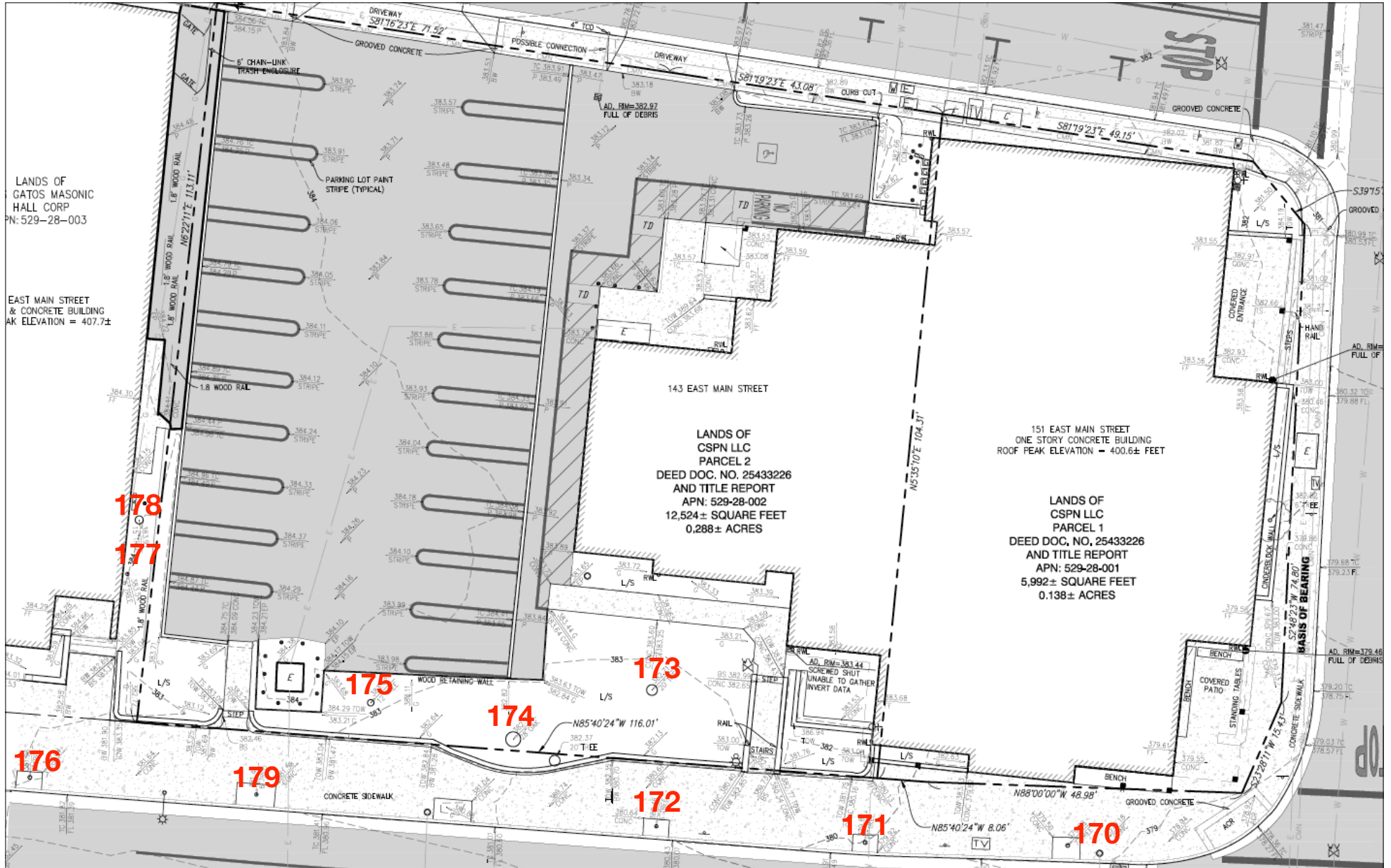
Tree Assessment

Tag #	Common name	Trunk Diam. (in.)	Est. Canopy Diam. (ft.)	Condition (1=poor 5=excel.)	Tree Disposition	Suitability for Preservation	Appraised Value	Expected Impact	Saved/Removed /Pruned	Height range (ft.)	Physical Conditions, Reason for Removal
170	Crape myrtle <i>Lagerstroemia indica</i>	7	19	5	Street tree	High	\$ 1,800.00	Moderate	Save	15	Street tree; good form and structure.
171	Southern magnolia <i>Magnolia grandiflora</i>	8	12	2	Street tree	Low	\$ 650.00	-	Remove	12	Street tree; nice crown; large trunk wound from base to 5'. Low suitability for preservation.
172	Southern magnolia <i>Magnolia grandiflora</i>	7	7	2	Street tree	Low	\$ 550.00	-	Remove	10	Street tree; small crown; large trunk wound from base to 5'. Conflict with site plan.
173	Evergreen pear <i>Pyrus kawakamii</i>	19	20	3	Protected	Moderate	\$ 5,050.00	-	Remove	20	Previously topped at ~12'; good form, fair structure. Conflict with site plan.
174	Coast live oak <i>Quercus agrifolia</i>	26.5	34	4	Large protected	High	\$ 33,250.00	-	Remove	23	Good form and structure; minor thinning in upper crown. Conflict with site plan.
175	Evergreen pear <i>Pyrus kawakamii</i>	12	12	2	Protected	Low	\$ 1,300.00	-	Remove	15	Previously topped at ~12'; poor form and structure. Low suitability for preservation.
176	Southern magnolia <i>Magnolia grandiflora</i>	6	18	3	Street tree	Low	\$ 650.00	n/a	Save	13	Street tree; dense crown; large trunk wound from base to 5'.
177	Glossy privet <i>Ligustrum lucidum</i>	2.5,2.5,2	10	2	Exempt (species)	Low	\$ 400.00	Moderate	Save	11	Growing against building; leans east; poor form and structure.
178	Glossy privet <i>Ligustrum lucidum</i>	7,6.5	15	3	Exempt (species)	Low	\$ 550.00	Moderate	Save	9	Growing against building; leans east; fair form and structure.
179	Southern magnolia <i>Magnolia grandiflora</i>	5	8	2	Street tree	Low	\$ 500.00	-	Remove	13	Street tree; large trunk wound; thin crown. Low suitability for preservation.



Los Gatos Mixed Use Tree Inventory Map

151 E. Main St. (#170-179)



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December 20, 2023

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