

4.0 Recommendations

(RESPONSE MEMORANDUM)

1. Project Arborist ("PA"):

Initial Signoff

It is suggested that a third party ASCA registered consulting arborist or ISA Certified Arborist with good experience with tree protection during construction be retained by the applicant, to provide pre-project verification that tree protection and maintenance measures outlined in this section of the arborist report are adhered to. Periodic (e.g. monthly) inspections and summary reporting, if required as a project condition of approval, are suggested in order to verify contractor compliance with tree protection throughout the site plan project. This person will be referred to as the project arborist ("PA"). The PA should monitor soil moisture within the root protection zones of trees being retained, using a Lincoln soil moisture probe/meter or equivalent. If required, inspection reports shall be sent to Ms. Jocelyn Shoopman, Senior Planner, at:

jshoopman@losgatosca.gov

Sample wordage for a condition of approval regarding monitoring of tree protection and tree condition:

- ✓ "The required protective fencing and trunk buffer wraps indicated in the CTA's arborist report recommendations section shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in a monthly site activity report sent to the Town." **TO BE INCLUDED IN TREE PROTECTION PLANS TO BE SUBMITTED IN BUILDING PERMIT PHASE**
- "A mandatory Monthly Tree Activity Report shall be sent at least once monthly to the Town planner associated with this project (jshoopman@losgatosca.gov) beginning with the initial tree protection verification approval letter".

The project arborist (PA) (not Walter Levison, Contract Town Arborist) is suggested to work with the project team to directly monitor a portion of the following items such as:

- ✓ • **Clearance pruning of tree #45 eastmost 25 feet of canopy massing to clear exterior finish walls and finish roof which appear to extend to between 22 feet elevation and 27 feet elevation per applicant's 2023 side view drawings. A "severe" degree of pruning will be performed on a neighbor-owned tree at 124 Hernandez, possibly reducing its overall condition to "poor" or "fair" from current "good" overall condition. The pruning is expected to occur throughout the eastmost 25 feet of horizontal length of canopy (i.e. severe pruning of the canopy mass between roughly 10 feet east and 35 feet east of the wooden property line fence where the tree mainstem base is located).**

REVISED DWGS. 1, 2, 4 SHOW THE EXTERIOR STAIR TO BASEMENT DELETED TO CLEAR TREE #45 ROOTS

EXHIBIT 10

2. Project Team Pre-Project Clarifications or Changes Requested:

It is suggested that Town Staff request clarification from the applicant, or request special work methods, materials, specifications, and/or buildout location adjustments, for the following items that may reasonably be expected to occur as part of the applicant's planned site work:

- ✓ 2a. Basement structural wall east of **tree #45**. Staff may want to discuss optional adjustment of basement structural wall location to push proposed excavation farther eastward to outside critical root zone of tree #45 which is indicated on the CTA's map as a red highlighted area. It is not known whether adjustment of the proposed basement structural wall to further east of its position shown on the 2023 plan sheets is feasible.
BASEMENT WALL (EXTERNAL STAIR) DELETED ON DWGS. 1, 2, 4
- ✓ 2b. Swale east of **tree #45**. Staff may want to have applicant move or remove this drainage swale and inlet drain box, to avoid root zone damage to tree #45 root system within critical root zone which for this tree is 18 feet offset radius from mainstem edge as shown by the red highlighted area on the CTA's tree map markup. *SWALE & CATCH BASINS MOVED ON REVISED DWG. C1*
- ✓ 2c. Storm drain and pipe east of **tree #43**. Staff may want to have applicant push the proposed drain inlet box and piping to outside of (east of) the critical root zone of **tree #45**, which is 19 feet offset radius from the mainstem edge of this tree. Note that the CTA's suggested chain-link protection-fencing is indicated at much farther eastward offset than the location of the applicant's current proposed location of the storm drain facility.
CATCH BASIN MOVED PER REVISED DWG. C1
- ✓ 2d. Finish exterior roof and exterior walls vs. **tree #45** canopy clearance pruning. It is not clear whether the severe degree of direct conflict between proposed building walls and finish roof can be adjusted to clear the eastmost 25 horizontal feet of the tree #45 canopy massing, to avoid pruning of a severe degree that would otherwise reduce the tree's overall condition rating from current "good" overall condition to an expected "fair" or "poor" condition if the building footprint were not adjusted from its position as shown on proposed plan sheets. Current proposed residence buildout will require clearance pruning between 10 feet east of the wooden property line fence and 35 feet east of the wooden property line fence, removing large diameter limbs as well as live branches, twigs, and foliage, to a "severe" degree. The residence is currently shown with exterior walls that extend vertically to 22 feet elevation, and a proposed finish roof peak of 27+ feet above grade, which will conflict with the current canopy that exhibits large diameter limbs of 12 to 18 feet elevation above grade, and live branches, twigs, and foliage that hang down to 10 feet above grade.
EXTERNAL STAIR TO BASEMENT DELETED PER REVISED DWGS. 1, 2, 4
- It is not clear if a shift of the proposed residence footprint eastward from the current applicant-proposed location would render the site plan project possibly unbuildable (a subject outside the CTA's purview).
- ✓ 2e. Historical concrete materials and Wooden Fence Pier Footings: Verify whether existing linear concrete material located just east of the wooden fence property line is to remain or be demolished along the west site property line wooden fence near to **trees #43, 44, 45**. The removal of this material could potentially cause severe damage to comingled oak tree roots growing around the historical materials. Also, the concrete materials appear to be connected in some manner to the existing wooden property line fence pier footings, which means that removal of the linear concrete material may destabilize the wooden fence pier footings to some degree, which would then require that the fence itself including the concrete pier footings be demolished and rebuilt, potentially causing further damage to or destruction of woody root mass connected to study oak specimens noted above.
TO BE DEMOLISHED PER REVISED DWG. 1

- ✓ 2f. Landscape Irrigation Pipe Trenching Layout: The applicant's proposed landscape plan sheet included with the submittal set of plans does not indicate locations of or specifications for irrigation pipe trenching.

The CTA suggests that Staff have the applicant submit an irrigation plan sheet that indicates maximum of 4 inches of cut depth for all irrigation pipe trenching within 30 linear feet of oaks #41, 42, 43, 44, 45, to avoid unnecessary damage to or loss of woody roots attached to these native oak tree specimens.

*TO BE SUBMITTED AT
BUILDING PERMIT PHASE*

Toward this end, the use of drip emitter lines and/or irrigation bubblers will be required to be indicated on the irrigation plan, to avoid deep trenching beyond the suggested maximum 4 inches cut depth for irrigation pipe trenching suggested by the CTA.

At right is an image of commercial grade ultra heavy duty thick-walled UV-resistant flexible $\frac{1}{2}$ " diameter black PVC piping that is used by many of the CTA's project teams for installation of "floating" over-grade irrigation systems for new trees on projects that the author is involved with. The bubblers attached to this type of piping are $\frac{1}{2}$ " diameter flood bubblers that emit either 0.50, 1.0, or 2.0 gallons per minute each, as noted embossed on the top of each black plastic bubbler. For example, embossing will state "0.50 GPM" on the top of the bubbler.



The advantages of using this type of commercial super duty type thick-walled tubing are:

- Can be placed in sun over-grade without trenching which avoids damaging tree root zones.
- Material is fully UV resistant when stated so on the exterior pipe wall (see image).
- Material is flexible and can be bent in many directions.
- Material is highly resistant to physical damage by rodents and string trimmers.
- Material is actually flexible PVC, which means it can be solvent welded (cold blue-glued) to all standard schedule 40 white PVC components such as the threaded end conversion piece shown in the image. Once this piece is blue-glued to the flex tubing, the flood bubbler simply screws on over the schedule 40 piece, and can be easily removed for cleaning out to remove silt and other debris on a yearly basis, and re-screwed on in seconds. If the flood bubbler itself breaks or malfunctions, it can be easily removed and replaced in seconds over the threaded schedule 40 end piece shown in this image.

✓ 3. Security Bond:

It is suggested that Town Staff condition this project on receiving security bond monetary funds from the applicant in the amount of **\$25,000**, as a hedge against potential decline or death of one or more of the survey trees to remaining on-site or off-site in close proximity to the proposed site plan project. Staff may choose to reduce this fee to a lesser amount. See table 1.0(a) for individual tree appraised values.

This security bond is suggested to allow the Town to hedge against damage to or decline/death of **trees #43 and #45**, which are Large Protected Tree (LPT) designates of large mainstem diameter size class and canopy extent. *TO BE CONSIDERED BY HOMEOWNER*

✓ 4. Chain Link Fencing Type I and/or Type II Root Protection Zone (RPZ):

Prior to commencing site demolition, erect chain link fencing panels set on moveable concrete block footings. Wire the fence panels to iron layout stakes pounded 24 inches into the ground at the ends of each fence panel to keep the fence route stabilized and in its correct position. Do not wire the fence panels to the trunks of the trees. *TREE PROTECTION PLANS TO BE SUBMITTED AT*

BUDG. PERMIT PHASE
Pre-construction fence:

Per the heavy red dashed lines indicated on the tree map mark-up in the CTA's arborist report section 12.0.

Protective fencing shall be at the farthest possible offset distances from trees being retained.

This fencing must be erected prior to any heavy machinery traffic or construction material arrival on site.

The protective fencing must not be temporarily moved during construction. No materials, tools, excavated soil, liquids, substances, etc. are to be placed or dumped, even temporarily, inside the root protection zone or "RPZ".

No storage, staging, work, or other activities will be allowed inside the RPZ except with PA (project arborist) monitoring.

Maintain fencing in place until final occupancy signoff by the Town's inspector.

(Note that this particular project indicates planting of a landscape plan and assumed irrigation piping, which will assumedly require removal of the RPZ fencing at the end phase of project to allow for landscape and irrigation installation).



✓ 5. Trunk Buffer Wraps:

Trunk Buffer Wraps: For each of trees #41, 42, 43, 44, 45. TREE PROTECTION PLANS TO BE SUBMITTED AT BUDG. PERMIT PHASE

Wrap the lowermost 6 feet of mainstem with three (3) entire rolls of orange plastic snow fencing (per each single tree).

Secure the plastic with duct tape around the outside only.

Place wooden 2X4 boards vertically, along the side of mainstem that faces expected construction and related activity. Continue wrapping duct tape over the wooden boards to secure them in place.

Refer to the digital image at right of a CTA project that correctly installed trunk buffer wraps per this specification, showing the wooden board install method with boards on the outside of the plastic wraps.

Given that the trees are located west of an existing wooden property line fence, the wooden boards around the orange plastic are designed to provide a redundant level of protection in the case that the wooden property line fence is required to be demolished and rebuilt. The CTA suspects that the fence will in fact be rebuilt, given that the fence footings are comingled with existing historical concrete foundation materials expected to be demolished during the site project work.



