

ARBORIST REPORT

The Luxe

14849 Los Gatos Boulevard
Los Gatos, CA 95032

March 6, 2024; *updated February 7, 2025*

Prepared for:

Silicon Valley Properties LP
16400 Lark Ave. Ste. 400
Los Gatos, CA 95032

Prepared by: Deanne Ecklund (Goff), ASCA Registered Consulting Arborist #647



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Summary

The inventory contains 53 trees comprised of 20 species. Most trees (62%) were in fair condition; 21% were in good condition; and 17% of trees were in poor condition.

Three street trees (#1-3) as well as 7 off-site trees were included in the inventory. 52 trees will be removed to accommodate development. Off-site tree #22 could be preserved.

Plans reviewed

- *Sheet A2.0 - Site plan* (Anderson Architects 10/21/24)
- *Sheet A4.0 – Floor Plans Basement 1 Comm. Garage and Comm. Plan* (Anderson Architects 10/21/24)

Introduction

Assignment

Provide an inventory and assessment of the trees located at 14849 Los Gatos Boulevard in Los Gatos, CA. The assessment shall include the species, size (trunk diameter), condition (health, structure, form), and suitability for preservation ratings.

Limits of the Assignment

1. Information in this report is limited to the condition of trees during my tree assessment on March 4, 2024.
2. Tree risk assessments were not performed.
3. Only landscape plans were available for review.

Assessment Methods

The assessment included all trees within the 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.

Observations

Fifty-three (53) trees were tagged and measured (where possible) and evaluated (Table 1).

Table 1. Tree species condition + quantity

Tree species	Scientific name	Very poor-Poor (1-2)	Fair (3)	Good-Excellent (4-5)	Total
Bailey acacia	<i>Acacia baileyana</i>	-	1	-	1
Silk tree	<i>Albizia julibrissin</i>	3	10	1	14
Blue atlas cedar	<i>Cedrus glauca</i>	-	-	1	1
Arizona cypress	<i>Cupressus arizonica</i>	-	1	-	1
Italian cypress	<i>Cupressus sempervirens</i>	-	-	2	2
Bronze loquat	<i>Eriobotrya deflexa</i>	-	2	-	2
Silver dollar gum	<i>Eucalyptus polyanthemos</i>	1	1	-	2
Raywood ash	<i>Fraxinus angustifolia</i> 'Raywood'	-	-	1	1
Australian willow	<i>Geijera parvifolia</i>	1	1	1	3
Toyon	<i>Heteromeles arbutifolia</i>	-	-	1	1
Japanese privet	<i>Ligustrum japonicum</i>	-	1	-	1
Glossy privet	<i>Ligustrum lucidum</i>	-	2	-	2
Bottlebrush	<i>Melaleuca citrina</i>	-	1	-	1
Olive	<i>Olea europaea</i>	-	1	-	1
Prunus sp.	<i>Prunus sp.</i>	1	2	-	3
Coast live oak	<i>Quercus agrifolia</i>	1	8	2	11
Holly oak	<i>Quercus ilex</i>	-	1	1	2
unknown	unknown	1	-	-	1
Mexican fan palm	<i>Washingtonia robusta</i>	-	1	1	2
Giant yucca	<i>Yucca elephantipes</i>	1	-	-	1
Total		9	33	11	53
		17%	62%	21%	

The most common species on the site was silk tree, with 13 trees. Only one of the trees was in good condition (#17, Photo 1); the



remaining trees were in fair to poor condition, with varying degrees of dieback.

Coast live oak was the second most common species on the site. Many trees were small volunteer plants scattered around the site. Tree #20 was the largest, with a 26-inch diameter trunk. It was in excellent condition with a dense, spreading crown (Photo 2).

The remaining species were represented by 3 or fewer trees.



Photo 1: Silk trees #17 and 18 were in good and fair condition. Trees were dormant.

The three street trees' conditions ranged from good to poor condition.

All on-site and street trees are proposed for removal. Neighboring trees located on the property line will be removed as well.

Only one tree, Blue Atlas cedar #22, will be preserved.



Photo 2: Coast live oak #20 at the rear of the site was in excellent condition.



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, 42 trees evaluated for this report were considered *Protected*, and a permit is required for the removal of any tree.

Excavation/shoring for the driveway entry/exit ramp (sheet A4.0) will impact a portion of the root zone. The corner of the excavation area is shown at approximately 24' from the trunk of tree #22. Root impacts will be minor to moderate at most. I estimate 15-20% of the root zone will incur impacts from ramp excavation. These are within the tree's tolerance limits.

A total of 52 trees are proposed for removal. Forty-one (41) of these are considered *Protected* and must be mitigated.

Discussion and Recommendations

The design requires that all on-site, adjacent off-site, and street trees must be removed.

One off-site tree (#22) is located 2' from the property line and may be preserved.

Impacts to tree #22

The site plan (sheet A2.0) shows an exterior walkway along the north property line, and along the west side of the building. The walkway is 5' from the rear property line, approximately 7' from the trunk of tree #22. Grading will impact roots to a depth of approximately 6". The tree will be able to tolerate root loss from walkway excavation.



Tree removal and mitigation

Table 2 shows the recommended replacement values. The applicant will be required to replace 41 protected trees according to the ordinance. Alternatively, it may be possible to create an approved landscape plan or provide an in-lieu payment.

compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged.

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.

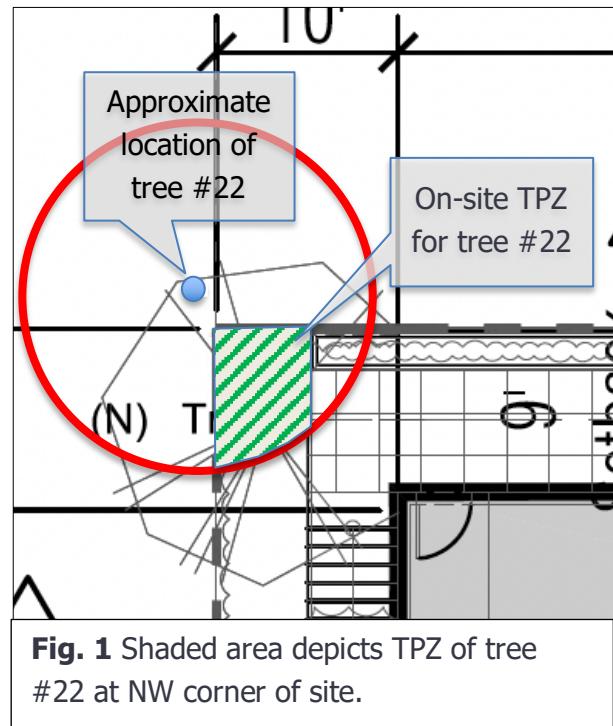
(4) Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type,



General Tree Preservation Guidelines

Design recommendations

1. Provide sufficient clearance between trees and proposed features to avoid damage to roots.
2. A tree protection zone (TPZ) should be established for trees to be preserved.
 - a. The tree protection zone for tree #22 shall be the 5' setback from the rear (west) property line (Fig. 1). This area shall be protected with trench plates or plywood over coarse woodchip mulch.



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.
5. All plans affecting trees shall be reviewed by the Project Arborist. These include, but are not limited to, demolition plans, grading and utility plans, landscape, and irrigation plans.

Pre-construction

1. The construction superintendent shall meet with the Project Arborist before beginning work to discuss work procedures and tree protection.
2. Pruning off-site 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.

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

Sincerely,



Deanne Ecklund

Registered Consulting Arborist #647
ISA Qualified Tree Risk Assessor

Attached

- Tree Inventory Map
- Tree Inventory + Assessment



The Luxe Tree Inventory Map

14849 Los Gatos Blvd. Los Gatos, CA



Street trees: 1-3

Off-site trees: 22, 37, 50-53, 53 (8-10 trees along SW property line with canopies overhanging the site)

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Tree Inventory + Assessment

November 2023

Tag #	Common name	Scientific name	Trunk Diameter (in.)	Est. Canopy Diam. (ft.)	Condition (1=poor 5=excel.)	Status	Reason for removal	Rounded depreciated value
1	Australian willow	<i>Geijera parviflora</i>	9.4	10	2	Street tree	Site grading	\$1,050.00
2	Australian willow	<i>Geijera parviflora</i>	11,7.7	10	4	Street tree	Site grading	\$4,200.00
3	Australian willow	<i>Geijera parviflora</i>	11.4	11	3	Street tree	Site grading	\$2,600.00
4	Bailey acacia	<i>Acacia baileyana</i>	4.7,4.5,3	6	3	Protected	Site grading	\$550.00
5	Coast live oak	<i>Quercus agrifolia</i>	2.8	3	3	too small	Site grading	-
6	Mex. Fan palm	<i>Washingtonia robusta</i>	18.0	4	4	Exempt	Site grading	-
7	Bronze loquat	<i>Eriobotrya deflexa</i>	2.5,2.3,2,2	4	3	Protected	Site grading	\$550.00
8	Bronze loquat	<i>Eriobotrya deflexa</i>	2.8,2.5,2.1.1	9	3	Protected	Site grading	\$550.00
9	Coast live oak	<i>Quercus agrifolia</i>	8.8,3.6	7	3	Protected	Site grading	\$1,350.00
10	Holly oak	<i>Quercus ilex</i>	3.3,2.7	6	3	Protected	Site grading	\$400.00
11	Bottlebrush	<i>Melaleuca citrina</i>	4.7,4.2	5	3	Protected	Site grading	\$650.00
12	Prunus sp.	<i>Prunus sp.</i>	4.0	2	2	Protected	Site grading	\$150.00
13	Silk tree	<i>Albizia julibrissin</i>	4.1,3.5,3.4,3 .3,3.2	7	3	Protected	Site grading	\$850.00
14	Prunus sp.	<i>Prunus sp.</i>	Multiple small	5	3	Protected	Site grading	\$650.00
15	Coast live oak	<i>Quercus agrifolia</i>	3.1	3	3	too small	Site grading	-
16	Silk tree	<i>Albizia julibrissin</i>	15.9	15	3	Protected	Site grading	\$4,850.00
17	Silk tree	<i>Albizia julibrissin</i>	18.3	15	4	Protected	Site grading	\$8,050.00
18	Silk tree	<i>Albizia julibrissin</i>	16.2	17	3	Protected	Site grading	\$5,050.00
19	Coast live oak	<i>Quercus agrifolia</i>	4.9,2.7	5	3	Protected	Site grading	\$600.00
20	Coast live oak	<i>Quercus agrifolia</i>	26.2,6.5	25	5	Large protected	Site grading	\$22,250.00
21	Coast live oak	<i>Quercus agrifolia</i>	3.3	3	3	too small	Site grading	-
22	Blue atlas cedar	<i>Cedrus atlantica 'Glauca'</i>	26 est.	17	5	Protected	Preserve (off-site)	\$20,650.00
23	Coast live oak	<i>Quercus agrifolia</i>	3.1	4	3	too small	Site grading	-
24	Silk tree	<i>Albizia julibrissin</i>	7.7,4.5	9	3	Protected	Site grading	\$1,050.00
25	Silk tree	<i>Albizia julibrissin</i>	13.0	14	3	Protected	Site grading	\$1,950.00
26	Silk tree	<i>Albizia julibrissin</i>	7.2	10	2	Protected	Site grading	\$250.00
27	Mex. Fan palm	<i>Washingtonia robusta</i>	15.0	3	3	Exempt	Site grading	-
28	Coast live oak	<i>Quercus agrifolia</i>	9.5,4.6	7	2	Protected	Site grading	\$950.00
29	Silk tree	<i>Albizia julibrissin</i>	12.6	11	3	Protected	Site grading	\$2,000.00
30	Silk tree	<i>Albizia julibrissin</i>	8,4.2	8	3	Protected	Site grading	\$1,000.00
31	Silk tree	<i>Albizia julibrissin</i>	13.6	12	3	Protected	Site grading	\$2,500.00

Tree Inventory + Assessment

November 2023

Tag #	Common name	Scientific name	Trunk Diameter (in.)	Est. Canopy Diam. (ft.)	Condition (1=poor 5=excel.)	Status	Reason for removal	Rounded depreciated value
32	Raywood ash	<i>Fraxinus angustifolia</i> 'Raywood'	10.2	14	4	Protected	Site grading	\$20,150.00
33	unknown	unknown	5.5	2	1	Protected	Site grading	-
34	Italian cypress	<i>Cupressus sempervirens</i>	5.0	2	4	Protected	Site grading	\$300.00
35	Italian cypress	<i>Cupressus sempervirens</i>	8.0	2	4	Protected	Site grading	\$800.00
36	Prunus sp.	<i>Prunus</i> sp.	10.5	6	3	Protected	Site grading	\$2,050.00
37	Silk tree	<i>Albizia julibrissin</i>	6.5 est.	15	3	Protected	Site grading	\$700.00
38	Toyon	<i>Heteromeles arbutifolia</i>	4,3.2,2.7,2.1	7	4	Protected	Site grading	\$1,100.00
39	Silk tree	<i>Albizia julibrissin</i>	3.6	5	3	too small	Site grading	-
40	Glossy privet	<i>Ligustrum lucidum</i>	4.8,4.6,4.4	8	3	Exempt	Site grading	-
41	Silver dollar gum	<i>Eucalyptus polyanthemos</i>	11.8	10	2	Protected	Site grading	\$1,050.00
42	Silk tree	<i>Albizia julibrissin</i>	5.8	6	2	Protected	Site grading	\$200.00
43	Silver dollar gum	<i>Eucalyptus polyanthemos</i>	19.3	19	3	Protected	Site grading	\$7,900.00
44	Coast live oak	<i>Quercus agrifolia</i>	3.0	3	3	too small	Site grading	-
45	Holly oak	<i>Quercus ilex</i>	7.4	6	4	Protected	Site grading	\$1,500.00
46	Glossy privet	<i>Ligustrum lucidum</i>	4.5,4,3.8,3.2	9	3	Exempt	Site grading	-
47	Silk tree	<i>Albizia julibrissin</i>	9.8	11	2	Protected	Site grading	\$650.00
48	Japanese privet	<i>Ligustrum japonicum</i>	3.1,2.4	3	3	Exempt	Site grading	-
49	Giant yucca	<i>Yucca elephantipes</i>	14.8,9.2,8.9, 6.5	6	2	Protected	Site grading	\$1,050.00
50	Coast live oak	<i>Quercus agrifolia</i>	15,9,5 est	16	4	Protected	Site grading	\$7,100.00
51	Coast live oak	<i>Quercus agrifolia</i>	9,7 EST	5	3	Protected	Site grading	\$2,100.00
52	Olive	<i>Olea europaea</i>	3,2,2,2 est	4	3	Protected	Site grading	\$350.00
53	Arizona cypress	<i>Cupressus arizonica</i>	various	50	3	Protected	Site grading	