

ARBORIST REPORT

The Arya

15300 Los Gatos Boulevard
Los Gatos, CA 95032

May 6, 2024; updated August 30, 2024

Prepared for:

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

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Summary

The inventory contains 28 trees on-site and street trees comprised of 8 species. Nearly one third of trees (32%) were in good condition; 54% were in fair condition; and 11% of trees were in poor condition. One tree (#47) was dead.

And additional 14 off-site trees located on adjacent properties to the north and northeast of the site were inventoried on June 6, 2024.

One tree (#78) was dead.

The following plans were reviewed to evaluate impacts to trees:

- A2.0 Site Plan (Anderson Architects Inc. 8/30/24)
- A3.3 First Floor Plan (Anderson Architects Inc. 8/30/24)
- L-5.1 Tree Disposition Plan (The Guzzardo Partnership 5/9/24)

Nine trees would be directly impacted by developments and will be removed. Nineteen (19) trees along Los Gatos Blvd., Gateway Dr. and Carlton Ave. will be protected and preserved.

The 14 off-site trees on neighboring properties will be minimally impacted by the proposed site wall separating the site from residential properties. The wall will be pre-cast sections mounted to piers to minimize root impacts.

Introduction

Assignment

Provide an inventory and assessment of the trees located at 15300 Los Gatos Boulevard in Los Gatos, CA. The assessment shall include all on-site, street, and off-site trees within 30' of the site. The assessment includes the species name, trunk size (diameter), tree 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 April 11 and June 6, 2024.
2. Tree risk assessments were not performed.

Assessment Methods

The assessment included all trees within and immediately adjacent to 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

Twenty-eight (28) trees were tagged, measured, and evaluated. Most trees were in poor and fair condition (Table 1). Fourteen (14) trees were later added to the assessment and are reflected in Table 2. Tree condition, suitability for preservation, and disposition of all 42 trees are listed in the Tree Assessment table (attached).

Table 1. Tree species condition + quantity
15300 Los Gatos Blvd.

Species name	Scientific name	Dead (0)	Poor (1-2)	Fair (3)	Good (4-5)	Total
Camphor	<i>Cinnamomum camphora</i>	1	1	7	-	9
Swamp mahogany	<i>Eucalyptus robusta</i>	-	-	1	-	1
Glossy privet	<i>Ligustrum lucidum</i>	-	2	2	1	5
London plane	<i>Platanus x hispanica</i>	-	-	-	4	4
Coast live oak	<i>Quercus agrifolia</i>	-	-	4	1	5
Holly oak	<i>Quercus ilex</i>	-	-	-	1	1
African sumac	<i>Rhus lancea</i>	-	-	1	-	1
Mexican fan palm	<i>Washingtonia robusta</i>	-	-	-	2	2
Total		1	3	15	9	28
		4%	11%	54%	32%	

Camphor was the dominant species on the site. Trees were mostly fair with varying degrees of twig dieback. Tree #47 was dead. Six camphors are proposed for removal.

Five semi-mature coast live oaks were in the planter strip along Gateway Dr. and Carlton Ave. Trunk diameters ranged from 5 inches (tree #63) to 17.6 inches (#61). The smallest coast live oak #63 would be removed for a driveway.

Five glossy privet street trees were in poor to fair condition, with one tree (#57) in good condition. This species is rated as "limited" on the California Invasive Plant Council (Cal-IPC) list. Glossy privet #68 would be removed for a driveway.

Trees Located on Neighboring Properties

Table 2. Tree species condition + quantity
15200 LG Blvd. + Carlton Ct.

Species name	Scientific name	Dead (0)	Poor (1-2)	Fair (3)	Good (4-5)	Total
Hollywood juniper	<i>Juniperus chinensis 'Kaizuka'</i>	-	-	4	-	4
Southern magnolia	<i>Magnolia grandiflora</i>	-	1	-	1	2
Avocado	<i>Persea americana</i>	-	-	1	-	1
Pinus sp	<i>Pinus sp.</i>	1	-	-	-	1
Purpleleaf plum	<i>Prunus cerasifera</i>	-	-	2	-	2
Coast live oak	<i>Quercus agrifolia</i>	-	-	-	2	2



Idaho locust	<i>Robinia x ambigua</i> 'Idahoensis'	-	-	1	-	1
Mexican fan palm	<i>Washingtonia robusta</i>	-	-	-	1	1
Total		1	1	8	4	14

7% 7% 57% 29%

The residences with trees were inaccessible, therefore trunk sizes and locations are approximate. Paving on the subject site extended to the property line. A wood fence and a brick wall separated the residential properties from the subject site.

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 the above definition, 27 of 28 on-site trees evaluated were considered *Protected*. Trunk diameter of tree #65 was 2.6 inches and was therefore not considered *Protected*.



Discussion of Impacts and Recommendations

The following plans were reviewed to evaluate impacts to trees:

- A2.0 Site Plan (Anderson Architects Inc. 8/30/24)
- A3.3 First Floor Plan (Anderson Architects Inc. 8/30/24)
- L-5.1 Tree Disposition Plan (The Guzzardo Partnership 5/9/24)

Construction of the underground garage requires trees #45-51 to be removed as excavation will severely impact roots, resulting in tree instability and eventual decline.

Street trees #63 and 68 fall within the locations of new driveways and must be removed.

Street trees to remain within development areas are expected to incur root impacts, severity to be determined. The most significant impacts to trees would occur during demolition and reconstruction of the sidewalk.

A total of 9 trees are proposed for removal; all are considered *Protected* and must be mitigated.

Off-site trees on adjacent properties will be minimally impacted by excavation and shoring for the garage. The proposed site wall will be constructed with precast panels mounted on piers to reduce damage to roots from footings.

Demolition and grading within the 10' setback may encounter some roots beneath existing asphalt. Demolition shall be performed in a manner that results in minimum root damage.

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

Tree removal and mitigation

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

Table 3. 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 Preservation Guidelines

Design recommendations

1. Provide sufficient clearance between trees and proposed features to avoid damage to roots.
2. If possible, enlarge tree wells of trees #41-44 to increase water access and reduce sidewalk damage potential.
3. A tree protection zone (TPZ) should be established for all trees to be preserved.
 - a. #41-44: TPZ shall be defined as the cutout areas.
 - b. #52-62, 64-67: TPZ shall be the entire planter areas.
4. 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.
5. Utilize novel design and construction techniques to preserve roots where utilities or features must be within tree TPZs.
6. 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. 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.

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

Registered Consulting Arborist #647
ISA Qualified Tree Risk Assessor

Attached

Tree Inventory Map
Tree Inventory + Assessment



The Arya Tree Inventory Map

15300 Los Gatos Blvd., Los Gatos

April 2024



The Arya Tree Inventory + Assessment

April 2024

Tag #	Common name	Trunk Diameter (in.)	Est. Canopy Diam. (ft.)	Condition (1=poor 5=excel.)	Suitability for Preservation	Tree Disposition	Reason for removal	Comments
41	London plane	11.3	16	4	High	Street tree	-	Good form, fair structure.
42	London plane	11.0	14	4	High	Street tree	-	Good form, fair structure.
43	London plane	8.1	12	4	High	Street tree	-	Good form, fair structure.
44	London plane	9.0	13	4	High	Street tree	-	Good form, fair structure.
45	African sumac	14.8	17	3	Moderate	-	Garage excavation	Good vigor; poor structure
46	Camphor	11.3,10.9	16	2	Moderate	-	Garage excavation	Poor form and structure; trunk wound with decay; dieback.
47	Camphor	8.1	0	0	Low	-	Garage excavation	Dead.
48	Camphor	16.2	27	3	Moderate	Protected	Garage excavation	Fair form; moderate vigor; some dieback.
49	Camphor	9.8	12	3	Moderate	-	Garage excavation	Fair form and structure; twig dieback.
50	Camphor	12.7	16	3	Moderate	Protected	Garage excavation	Fair form and structure; twig dieback.
51	Camphor	12.1	18	3	Moderate	Protected	Garage excavation	Fair form and structure; twig dieback.
52	Camphor	7.1	13	3	Moderate	-	-	Fair form and structure; twig dieback.
53	Camphor	11.8	18	3	Moderate	-	-	Fair form and structure; twig dieback.
54	Camphor	15.6	10	3	Moderate	Protected	-	Fair form and structure; twig dieback.
55	Mexican fan palm	23.2	10	4	High	Street tree	-	~25' tall.
56	Mexican fan palm	23.6	10	4	High	Street tree	-	~25' tall.
57	Glossy privet	5.3,4.9,4	12	4	Low	Street tree	-	Multiple attachments at 6"; dense crown; minor twig
58	Swamp mahogany	6.3	14	3	Low	Street tree	-	Codominant trunks at 7'; dieback.
59	Glossy privet	9.7	11	2	Low	Street tree	-	Small crown; twig dieback.
60	Coast live oak	10.2	18	3	Moderate	Street tree	-	Multiple attachments at 7'; thin crown.
61	Coast live oak	17.6	24	4	High	Street tree	-	Multiple attachments at 6'; slightly thin crown.
62	Coast live oak	10.4	22	3	Moderate	Street tree	-	Curve in trunk; slightly thin crown.
63	Coast live oak	5.0	12	3	Moderate	Street tree	Driveway	Small crown; curve in trunk.
64	Coast live oak	11.5	25	3	High	Street tree	-	Codominant trunks at 5'; fair form and structure.
65	Holly oak	2.6	7	4	Moderate	Street tree	-	Small tree; sooty mold.
66	Glossy privet	8.5	12	2	Low	Street tree	-	Poor form and structure; dead upper crown.
67	Glossy privet	11.6	16	3	Moderate	Street tree	-	Fair form and structure; twig dieback.
68	Glossy privet	11.6	17	3	Moderate	Street tree	Driveway	Fair form and structure.
69	Purple leaf plum	3,2.5,2,2,1,1	8	3	-	-	-	Off site; multiple attachments at 2'.



The Arya Tree Inventory + Assessment

April 2024

Tag #	Common name	Trunk Diameter (in.)	Est. Canopy Diam. (ft.)	Condition (1=poor 5=excel.)	Suitability for Preservation	Tree Disposition	Reason for removal	Comments
70	Purple leaf plum	2.3,2.2,2,1.5,1.5	9	3	-	-	-	Off site; multiple attachments at 2.5'.
71	Hollywood juniper	15.1,7,6.1,4.9	7	3	-	Protected	-	Off site; multiple attachments at 2'.
72	Hollywood juniper	16.6,7,6.7,5	8	3	-	Protected	-	Off site; multiple attachments at 2'.
73	Hollywood juniper	14.8,6.1,5.2	7	3	-	Protected	-	Off site; multiple attachments at 2'.
74	Southern magnolia	5.1	6	2	-	-	-	Off site; thin crown.
75	Hollywood juniper	13,5.8,3.7	7	3	-	Protected	-	Off site; multiple attachments at 2'.
76	Coast live oak	~12	24	5	-	Protected	-	Off site; ~6' from wall.
77	Mexican fan palm	~18	14	5	-	Protected	-	Off site; good form and structure.
78	Pinus sp	~24	28	0	-	Protected	-	Off site; dead @ corner of bldg.
79	Coast live oak	~20	33	4	-	Protected	-	Off site; dense crown; pruned for utility.
80	Idaho locust	~18	33	3	-	Protected	-	Off site; fair structure; minor dieback; ~5' from fence.
81	Avocado	~18	18	3	-	Protected	-	Off site; fair for, and structure; ~5' from wall.
82	Southern magnolia	~15	14	5	-	Protected	-	Off site; good form and structure; dense crown.

