

December 19, 2024

Ryan Safty  
Community Development Department  
110 E. Main Street  
Los Gatos, CA 95030



## Monarch Consulting Arborists

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I was asked to review the plans and the applicant's arborist report and provide findings and recommendations.

The arborist's report was provided by Bo Firestone Trees and Gardens dated April 1, 2024. The report contains the required information for the proposed project.

The report and the plans contain the required tree information including a tree protection sheet.

I recommend adopting the tree protection sheet page 20 and the recommendations stated in the report on pages 6 through 11 enclosed intros report.

One area of caution is pruning. Most of the trees originate on the adjacent property so any required pruning will need to be performed from the applicant's property or will require written permission to access the adjacent parcels or enter the trees.



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## Tree Protection Recommendations

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### PRE-CONSTRUCTION

#### Prune Branches

I recommend that each tree that is designated to remain shall be pruned as necessary to provide clearance for development, while maintaining a natural appearance. All tree pruning (or removal) activities shall be performed prior to the beginning of any demolition or development.

Pruning should be specified in writing adhering to ANSI A300 Pruning Standards and performed according to Best Management Practices endorsed by the International Society of Arboriculture. **Pruning must be performed by a licensed and insured tree contractor and supervised by an ISA-certified arborist or an ASCA-Registered Consulting Arborist.**

#### Establish Tree Protection Zones (TPZ)

##### ***TPZ Locations:***

Tree protection zones (TPZ) are areas of a temporary fenced tree enclosures that restrict activity during construction. They are established and inspected prior to the start of work. **No soil disturbance is permitted unless approved and supervised by the Project Arborist.** The recommended tree protection zones (TPZ) were shown on the attached map. See attachment titled "TPZ I" for a diagram of generic, best-practice TPZ fencing specifications. If TPZ fencing is not practical due to proximity to work, TPZ trunk wrap may be approved instead (see attached specification if applicable).

**Please see attached "TPZ Map" for recommended fencing locations.** Recommended protection for trees is as follows:

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- **Trees #279 - #287 (neighboring oaks and sweetgum):** These trees may be fenced as a group with a contiguous line of fencing placed between the project and the woodland. Establish standard TPZ fencing radius to 40 feet, or to the greatest extent possible as limited by the proposed work.
- **Trees #288 - #292 and #295 - #305:** These trees may be fenced as a group within the same perimeter. Establish standard TPZ fencing radius to 10 feet, or to the greatest extent possible as limited by the work. Due to site restrictions, TPZ fencing may be erected after existing home has been removed.
- **Tree #293 (5" apple):** Establish standard TPZ fencing radius to five feet (5'), or to the greatest extent possible as limited by the work.
- **Tree #294 (7.5" apple):** Establish standard TPZ fencing radius to eight feet (8'), or to the greatest extent possible as limited by the work.

**Los Gatos Tree Protection Fencing Requirements:*****Sec. 29.10.1005 - Protection of trees during construction.***

1. **Size and materials:** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
2. **Area type to be fenced:** Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): 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.

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3. **Duration of Type I, II, III fencing:** 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.
4. **Warning sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish.

*All persons, shall comply with the following precautions:*

1. Prior to the commencement of construction, install the fence at the dripline, or tree protection zone (TPZ) when specified in an approved arborist report, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
2. Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
3. Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
4. Prohibit the attachment of wires, signs or ropes to any protected tree.
5. Design utility services and irrigation lines to be located outside of the dripline when feasible.
6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may

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pose a potential threat to the health of the trees to be preserved and shall document all site visits.

7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

### Prevent Root Damage

**Anywhere workers and vehicles will be traveling over bare ground within fifteen feet of a tree's dripline should have material applied over the ground to disperse the load.** This may be done by applying a six to 12-inch layer of wood chip mulch to the area. As an alternative method that would not require mulch removal, the contractor could place plywood (>3/4-inch-thick) or road mats over a four-inch layer of mulch. Mulch should be spread manually so as not cause compaction or damage.

## DURING CONSTRUCTION

### Special Tree Protection Measures - Trees #280, #288, and #300

- 1) **Demolition of existing hardscape (Trees #288 and #300)** should be performed in a manner that avoids tearing roots: Using the smallest effective machinery, break up pieces of the concrete and lift pieces up and away from trees. Cut roots embedded in paving rather than tearing them (see instructions on root cuts).
- 2) **Excavation guidelines for installation of new foundation (Tree #280):** Use hand tools only when excavating within 10 feet of the trunk of this tree within the top 36 inches of soil depth. If roots of one-inch diameter or larger must be cut, they should be cut cleanly with a sharp, clean sawblade perpendicular to the direction of growth (a "square cut"). The cut should be made where the bark of the root is undamaged and intact. **Root pruning should be supervised by the Project Arborist.**

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## Root Pruning

Roots often extend farther beyond the tree than people realize. Even outside of the fencing protecting the critical root zone, there are roots that are important to the wellbeing of the tree. Builders may notice torn roots after digging or trenching. If this happens, exposed ends should be cut cleanly.

However, the best way to cut roots is to cut them cleanly *before* they are torn by excavating equipment. This way, roots may be exposed by gentle excavation methods and then cut selectively. Alternatively, a tool specifically designed to cut roots may be used to cut through the soil on the tree-side of the excavation line prior to digging so that roots are not torn. **Any root pruning must be supervised by the project arborist.**

## Irrigation

Water moderately and highly impacted trees during the construction phase (in this case, all retained trees). As a rule of thumb, provide one to two inches per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of tree roots. For native oaks (#7 and #8), do not water during the warm dry season (June – September) as this activates oak root fungus. Instead, make sure that the soil is sufficiently insulated with mulch (where possible). Remember that unsevered tree roots typically extend three to five times the distance of the canopy.

## Arborist Supervision

**According to Town Code 29.10.1025, “the Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.”** The project arborist will also be needed for “periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.”

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## POST-CONSTRUCTION

*Ensure any mitigation measures to ensure long-term survival including but not limited to:*

### Continued Tree Care

*Provide adequate and appropriate irrigation.* As a rule of thumb, provide 1- 2 inches of water per month. Water slowly so that it penetrates 18 inches into the soil, to the depth of the tree roots. Native oaks usually should not be provided supplemental water during the warm, dry season (June – September) as this activates oak root fungus. Therefore, native oaks should only be watered October – May when rain has been scarce.

*Mulch* insulates the soil, reduces weeds, reduces compaction, and promotes myriad benefits to soil life and tree health. Apply four inches of wood chips (or other mulch) to the surface of the soil around trees, extending at least to the dripline when possible. Take care not to pile mulch against the trunk.

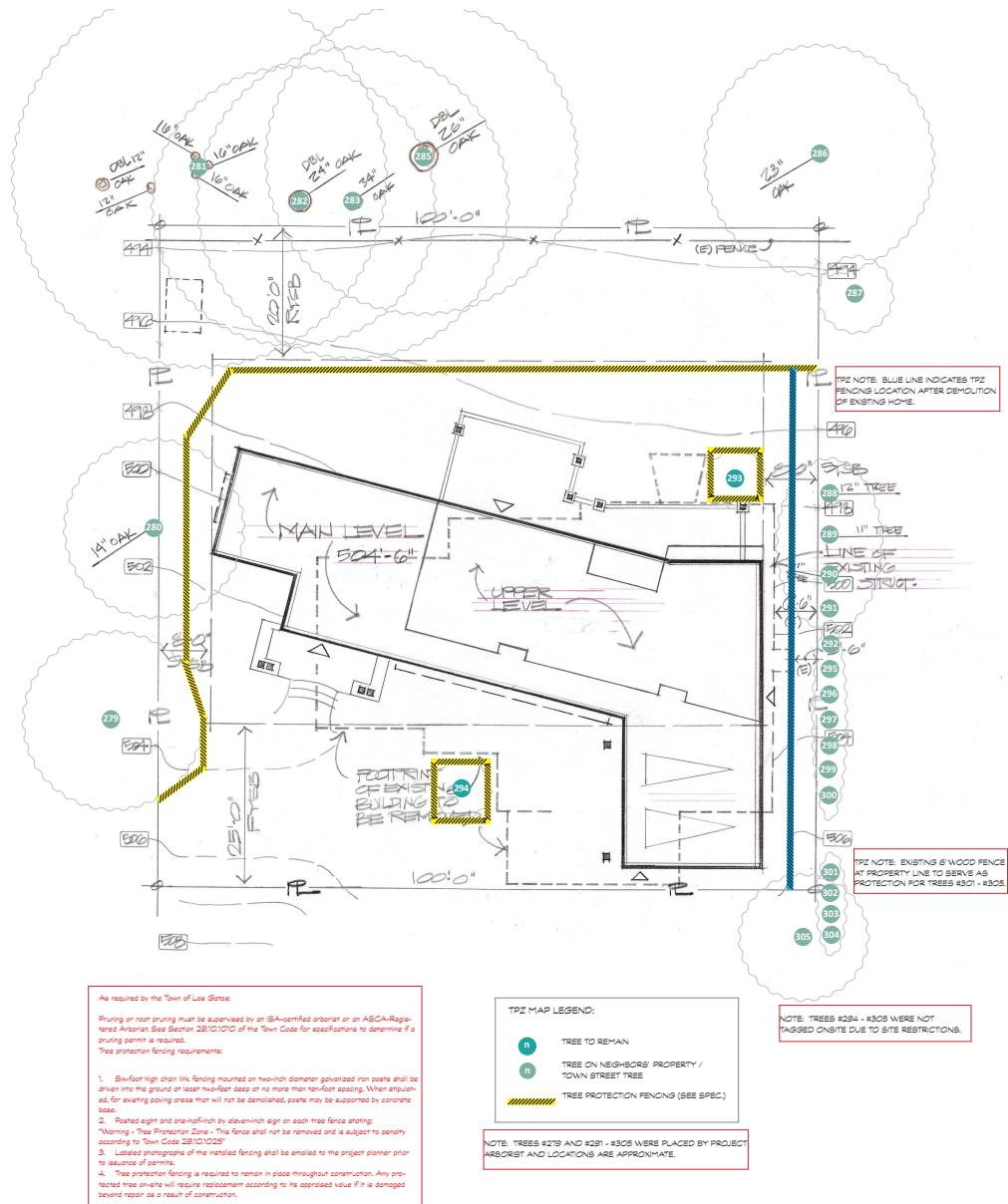
*Do not fertilize* unless a specific nutrient deficiency has been identified and a specific plan prescribed by the project arborist (or a consulting arborist).

### Post-Construction Monitoring

Monitor trees for changes in condition. Check trees at least once per month for the first year post-construction. Expert monitoring should be done at least every 6 months or if trees show signs of stress. Signs of stress include unseasonably sparse canopy, leaf drop, early fall color, browning of needles, and shoot die-back. Stressed trees are also more vulnerable to certain disease and pest infestations. Call the Project Arborist, or a consulting arborist if these, or other concerning changes occur in tree health.

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## TREE PROTECTION ZONE MAP

64 FAIRVIEW PLAZA, LOS GATOS, CA



DATE:  
04/01/24

TPZ ELEMENTS DRAWN:  
B. FRESTONE  
ISA BOARD CERTIFIED  
MASTER ARBORIST  
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BASE MAP: SITE PLAN  
by JAY PLETT ARCHITECTURE  
(provided 03/20/2024)

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## Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



## Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496  
ISA Board Certified Master Arborist® WE-4341B



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