



A FULL SPECTRUM PROFESSIONAL TREE CARE COMPANY

**TREE REPORT
For
La Rinconada Golf & Country Club
MAINTENANCE YARD UPGRADE PROJECT
14595 Clearview Dr. Los Gatos 95032**



Lisa Edwards & Straun Edwards
Trees 360 Degrees
Certified Arborist #WE-5055A / #WE-5612A
Ph. (408) 455-5911/408-898-0625

November 11th, 2025(Revised 01/29/26)

SUMMARY	1
INTRODUCTION	2
BACKGROUND	2
ASSIGNMENT	2
LIMITS OF ASSIGNMENT	3
PURPOSE AND USE OF REPORT	4
OBSERVATIONS.....	4
TREE INVENTORY	4
PLAN REVIEW.....	6
ANALYSIS	6
SPECIES COUNT	7
SPECIES STATUS	7
CONDITION RATING	8
EXPECTED IMPACT LEVEL	10
REMOVALS.....	10
MITIGATION FOR REMOVALS.....	11
DISCUSSION/CONCLUSION	11
APPENDIX A: TREE PHOTOS & MAP.....	13
APPENDIX B: TREE PROTECTION GUIDELINE IMAGES.....	21
TRUNK PROTECTION	22
BRIDGING	23
TRENCHING	23
AIRSPADE	23
APPENDIX C: PROJECT REQUIREMENTS.....	24
PROJECT ARBORIST	24
VERIFICATION OF TREE PROTECTION AND MAINTENANCE.....	24
REGULAR MONITORING REPORTS	24
SPECIAL ACTIVITY MONITORING NOTIFICATION	24
STAGING AND HAUL ROUTE	25
FENCING/TREE PROTECTION ZONE (TPZ)	25
FENCING MATERIAL FOR TPZ.....	25
LOCATIONS	26
TRUNK PROTECTION	26
SIGNAGE	26
PRUNING AND REMOVALS	27
PRUNING STANDARDS.....	27
TREE REMOVAL CRITERIA STATEMENT.....	27
EARTHWORKS.....	27
GRADING AND DRAINAGE.....	27
SOIL COMPACTION MITIGATION	28
TRENCHING-UTILITIES/DRAINAGE/IRRIGATION.....	28

ROOT PRUNING	28
IRRIGATION	29
TEMPORARY IRRIGATION.....	29
PERMANENT IRRIGATION FOR TREE APPLICATION	29
TREE CANOPY DUST CONTROL.....	30
TREE DAMAGES, DEPOSITS, PLANTING & FINAL INSPECTION.....	30
DAMAGES.....	30
TREE APPRAISAL.....	30
TREE REPLACEMENT REQUIREMENTS.....	30
FINAL INSPECTION	31
FINAL STATEMENT	32
BIBLIOGRAPHY	33

SUMMARY

The applicant is requesting approval for site improvements to upgrade the existing golf course maintenance yard. This area is situated in the southeast corner of the golf course, with the main entrance located off Zena Avenue. Improvements to the yard include redistributing and upgrading the current facilities, as well as enhancing firetruck access. The yard as it exists today is (50,781ft²) and comprises five enclosed buildings and an open-air shed. The site improvements will require a moderate amount of earthwork to be executed, including the removal and replacement of landscape and hardscape, as well as buildings. The purpose of the proposed changes includes the removal and replacement of three of the five existing structures, as well as an upgrade to the open-air shed with the addition of solar panels. The three enclosed buildings to be demolished will be condensed into two buildings. There will also be a redesign of the employee parking and shifting of pertinent facilities to different locations (e.g., chemical, material, and fuel storage, as well as an improved trash enclosure). The upgrades will also include necessary fire truck access and improvements to the traffic flow through the yard and onto the course. The redesign and improvements will impact several trees along the north perimeter of the yard. There will also be upgrades to the existing underground storm drains, water lines, sewer lines, and electrical lines. The existing overhead electrical will remain in place.

The overhaul of the maintenance yard project requires some tree removals and replacements; therefore, a tree inventory has been both updated and completed. The inventory contains a total of fifteen mixed-species trees. Nine of these trees were previously included in the inventory for the Golf Course Modernization Project. These nine trees, along with six additional trees located within the maintenance yard boundary, are included in the updated inventory and appraisal worksheet. Of the fifteen trees tagged, fourteen are considered non-native (twelve redwoods and two elms), but all are protected. According to the Town Code Sec. 29.10.0955, “native means any tree that is found in the immediate natural habitat.” There is only one native oak tree that needs to be removed to fulfill the project requirements.

According to the ordinance requirements and based on the removal requests, the applicant will be required to replace the removal trees with (48x) 24-in. boxed trees or a combination of trees and in-lieu payment. The final decision on planting and payment configuration is to be confirmed by the Town arborist. Tree protection for the remaining trees is outlined in this document, and the tree protection

fencing locations are identified on the map page. 20. Final adjustments for tree protection fencing will be made in the field and approved by the arborist before work commences. The architect's Plan sheets shall also include this report outlining the required tree protection recommendations. Appraisal values were calculated for the fifteen trees, and all fifteen trees are determined to be in Moderate to High-impact areas. The appraisal values have been rounded to the depreciated value of \$192,242.

INTRODUCTION

BACKGROUND

La Rinconada Golf and Country Club is a private member club with an 18-hole course in Los Gatos, California. Other amenities include a restaurant, heated spa, swimming pool, gym, yoga studio, and bocce courts. Continual maintenance is a large and ongoing part of the upkeep and existence of the golf course. To house and facilitate the work-related items pertinent to sustaining a quality playing surface, a dedicated space is required not only for the equipment and materials but also for the employees responsible for the upkeep. The current yard, which stores the necessary chemicals, equipment, workshop, as well as staff meeting and break rooms, is outdated and proposed for an upgrade. In late September, LRCC tasked Trees 360 Degrees with assessing the trees and the proposed changes required for the existing maintenance yard, producing findings and recommendations for tree protection to satisfy the Town of Los Gatos Planning Department's requirements.

ASSIGNMENT:

- This assignment is to provide La Rinconada Golf and Country Club with an arborist report to use for submission to the Town of Los Gatos Planning Department to obtain the necessary permits for the proposed maintenance yard upgrade project.
- The arborist report includes an assessment of the trees within and adjacent to the proposed project area. It consists of affixing a numbered tree tag to each tree trunk, including species identification, trunk diameter measurement, approximate canopy height, and spread, as well as overall condition ratings based on health, structure, and form, and suitability for preservation. The tree tag numbers are for on-site reference and correlate with the site plans provided for review.

- Provide tree protection guidelines and specifications set forth by the Town of Los Gatos, Tree Protection, and impact ratings for those trees impacted by the project.
- Provide appraised values using criteria collected during our site visits, professional experience, and formulas written by The Council of Tree and Landscape Appraisers in the *Guide for Plant Appraisal, 10th Edition, Second Printing*.

LIMITS OF ASSIGNMENT

- This report and the contents thereof represent the professional opinion of the arborist or appraiser. The arborist or appraiser fee is not contingent upon reporting a specific value or providing predisposed findings.
- While the arborist or appraiser cannot guarantee the accuracy of the information provided by others or be held responsible, great care has been taken to seek reliable sources and verify the information obtained as much as possible.
- The information in this report is limited to the trees' condition during the time the trees were inspected between September 27 and October 20, 2024. No risk assessments were performed on any of the trees.
- The information collected was used to apply condition ratings, which were based on a visual assessment at ground level only. Tree heights and canopy spreads are estimates, while the trunk diameters were measured. There is no guarantee that issues or deficiencies of the examined trees or property will not arise in the future.
- The final plans reviewed included the Architectural and Site Review Plans compiled by E2 Architecture, dated September 24, 2025, and subsequent documents provided by HMH on November 5, 2025. The photos of trees on-site have been included at the end of this document in Appendix A.
- The sketches or drawings in this report are solely for visual aid and are not to scale or architecturally sound representations.
- Unless otherwise required by law, the possession or use of this report – whether it be an original, copy, or electronic version – has no implied right of publication or use, other than as expressed in the given assignment of this report, unless permitted by the authors.

- Unless further contractual arrangements are made, the arborist or appraiser shall not be required to participate in any litigation, attend court, or give testimony due to the contents of this report.
- Deletion or alteration of any portion of this document invalidates the report.

PURPOSE AND USE OF THE REPORT

This report is intended to identify all the trees within the current boundary of the golf course maintenance yard that could be affected by the proposed facility upgrade project. The report is to be used by La Rinconada Country Club for submittal to the Town of Los Gatos. This document should be used by the Town Planning Department and the Town Arborist to reference existing tree conditions and help satisfy planning requirements, while also serving as a general protection guide for the trees for all parties involved in the project, both before, during, and after construction.

OBSERVATIONS

TREE INVENTORY

All observations made in the field have been recorded in the tree inventory. The inventory consists of trees located on-site. The trees of protection size, near the project activity on the neighboring property at 17539 Eaton Lane have been identified on-site only. They are not included in the inventory and report, except for the brief description provided here. All are Eucalyptus trees: (4x) *Eucalyptus globulus* (blue gum), and (3x) *Eucalyptus sideroxylon* (red iron bark). They are growing in the backyard of the address 17539 Eaton Lane in Monte Sereno. Per a discussion with the property owner, he has obtained a permit to remove these trees. The permit was issued by the City of Monte Sereno on January 28th, 2026 with the anticipated removal in February of 2026. Therefore, these trees should be removed from the Architectural drawings, as they will not exist at the time construction begins. All other trees within the backyards of the properties along this southern border are at a higher elevation, separated by a concrete drain/barrier and too far away to be affected by any of the proposed construction activity. Any trees within the boundary of the work area that have been identified as protected from removal unless permitted by the Town of Los Gatos in the Town code ordinance *DIVISION 2.—TREE PROTECTION* are included in the inventory and report.

- Per "Sec. 29.10.0960. – Scope of Protected trees": This includes specifically those trees with a four-inch or greater diameter (twelve and one-half-inch circumference) of any trunk and any stand of trees, the nature of which makes each dependent upon the other for survival.
- Per "Sec. 29.10.0955. – Definitions": Large Protected are trees described as any oak (*Quercus* sp.), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24-inch or greater diameter (75-inch circumference); or any other tree species with a 48-inch or greater diameter (150-inch circumference). For this inventory, there are no Large Protected Trees.
- Per "Sec. 29.10.0970. – Exceptions," States the following trees are excepted from the provisions of this division and may be removed or severely pruned without Town approval or issuance of a tree removal permit: (2) Any of the following trees that are less than twenty-four (24) inches in diameter (seventy-five (75) inches in circumference): For this inventory, there are no Exempt Trees.

a. Black Acacia (<i>Acacia melanoxylon</i>)	e. Red Gum Eucalyptus (<i>E. camaldulensis</i>)
b. Tulip Tree (<i>Liriodendron tulipifera</i>)	f. Other Eucalyptus sp. (<i>E. spp.</i>) Hillsides only
c. Tree of Heaven (<i>Ailanthus altissima</i>)	g. Palm (except <i>Phoenix canariensis</i>)
d. Blue Gum Eucalyptus (<i>E. globulus</i>)	h. Privet (<i>Ligustrum lucidum</i>)

The inventory details include tree identification of botanical and common names, trunk diameter and canopy measurements, overall condition ratings, appraised value, and recommendations for their care or removal. The information has been formatted in a spreadsheet and submitted along with this report. The diameter at breast height (dbh) is the measurement of the trunk diameter at 4.5ft (54 inches above natural grade) on a single trunk specimen. Multi-trunk trees are measured at the same height, but the individual trunk measurements are combined to calculate the sum of all trunk diameters. This calculation follows the guidelines per the Town code "Sec. 29.10-0955 – Definitions...Diameter." Any removal recommendations are made considering the criteria for removal outlined in "Sec. 29.10.0985. – Determination and conditions of permit". I have determined that the most fitting criteria for this project are listed in the Project Requirements and Protections Measures, subsection Tree Removal Criteria Statement (Criteria per Town code Sec. 29.10.0992), listed on page 26 of this report. Replacement tree quantity and sizes have also been suggested based on what is defined in Town code "Sec. 29.10.0985 – Determination and conditions of permit". A condensed version of this table is

viewable on page 30 of this report. Finally, photos and a satellite map image from Google Earth have been included on pages 12-19.

PLAN REVIEW

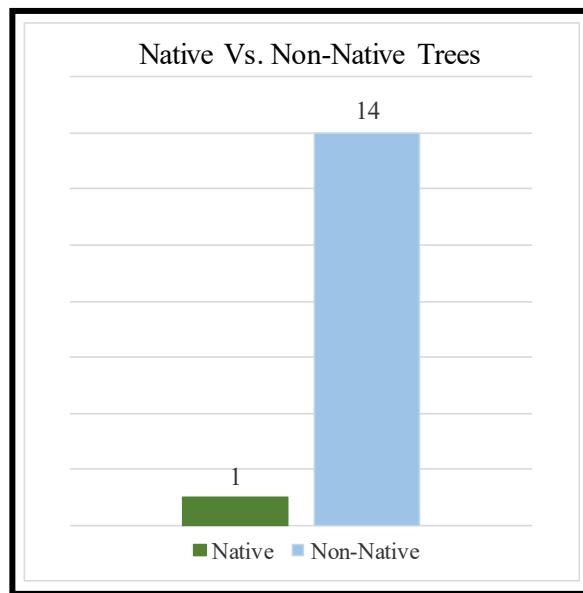
I reviewed the Architectural Site Plans dated September 24, 2025. Architectural drawings were provided by E2 Architecture-Jeffrey Eaton Architect Inc. Special attention was given to sheets P0-to P5.2 and Civil sheets C1.0 to C6.0 provided by Civil Engineer, Stephan Kuehn of HMH. Subsequently, on November 5, 2025, I reviewed plans with my suggested changes, including the gate leading out to the golf course on the north side, the location of the chemical storage, and the storm drain locations leading from the maintenance yard and residence to the bioretention area on the golf course.

ANALYSIS

The data collected for the tree inventory spreadsheets has been used to determine the total number of species on site that will be affected by this project as well as the breakdown of species variation, identification of native vs. non-native specimens, status of protected trees, the condition rating of trees at the time of inspection, with the overall condition rating based on the lowest rating of the three, the expected level of impact to the trees, number of removals required to fulfill the project requirements and the recommended replacements and protection of retained trees. In addition to the tree inventory, the plan set provided by E2 and HMH for the project's overall scope was reviewed, and suggestions were provided to the architectural team. The plan set will show all tree protection fencing at a minimum outside the tree canopy driplines, where feasible, and extend fencing around groups of trees where applicable. Additional trunk protection may also be included. Contractors shall execute construction activities (e.g., drainage, grading, and any underground utilities such as storm drain, sanitary sewer lines) outside the designated tree protection zones. At the time of my review of the documents dated September ²⁴, 2025, areas of concern have been labeled with an impact rating of Moderate to High, and a protection measure protocol has been included at the end of this document.

SPECIES COUNT

Per the data collected, there are three different tree genera. They include *Sequoia sp.*, *Ulmus sp.*, and *Quercus sp.* The breakdown of native trees is based on the indigenous oak woodland and chaparral areas of Los Gatos, with one native tree and fourteen non-native trees, the latter being trees that belong to geographical areas outside Los Gatos.

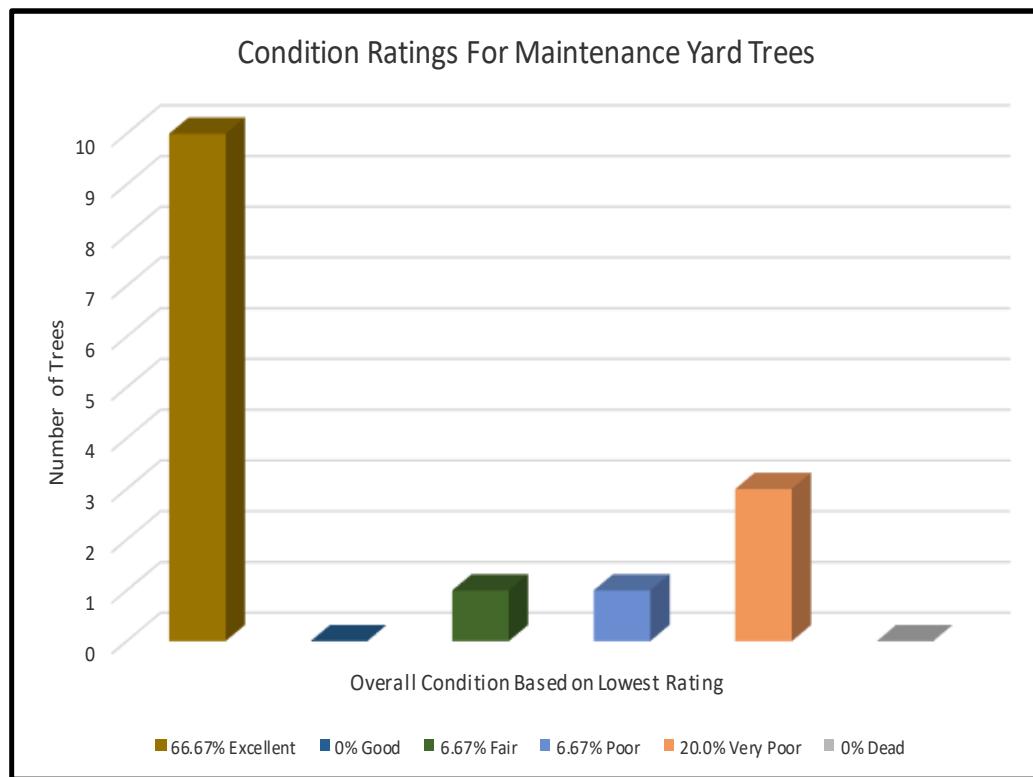


SPECIES STATUS

The species status is based on the Town of Los Gatos Tree Protection guidelines. The trees that have been inventoried are labeled as one of three categories: Protected = any tree with a dbh of 4 inches or greater, Large Protected = any of the three genera listed in the ordinance Sec. 29.10.0955 with a 24-inch dbh or greater, plus any tree with a 48-inch dbh or greater, and finally, those that are *Exempt*. The Exempt trees are exceptions to the rule, limited to designated species with a smaller diameter at breast height (dbh) than what is listed in Sec. 29.10.0970-Exceptions. The breakdown of the inventoried trees includes fifteen Protected trees, eleven of which are proposed for removal and four for retention. Of the eleven proposed for removal, only one is a native species.

CONDITION RATING

The condition rating of a tree reflects the species' characteristics and stage of development at the time of inspection. The tree's health, structure, and form are all determining factors. To assess the trees at La Rinconada, we used qualitative terms (Dead, Very Poor, Poor, Fair, Good, and Excellent) and percentage ratings (0%-100%), with 100% indicating Excellent and 0% indicating Dead. These classifications are based on the rating categories defined in *The Council of Tree and Landscape Appraisers Guide for Plant Appraisal, 10th Edition, Second Printing*. A summarized version is listed below. According to my assessment, the maintenance yard has fourteen trees that will be affected by the proposed upgrades. Ten (66.67%) of the fifteen trees are in Excellent condition, zero are in Good condition, one (6.67%) is in Fair condition, one (6.67%) is in Poor condition, three (20%) are in Very poor condition, and zero trees are dead. Nine of these trees were previously inventoried and condition ratings applied as a part of their appraisal. The ratings and values already documented have been replicated in this report, as they were completed within the last year and confirmed in the previous inspection. These trees are listed as "Existing Inventoried Trees".



SUMMARIZED VERSION OF CONDITION RATINGS USED FOR ASSESSMENT

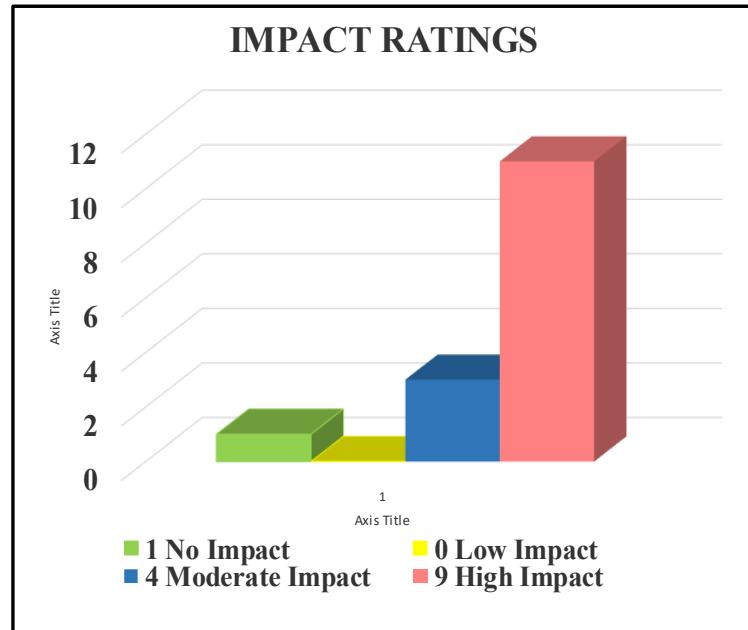
- 81%-100% = **Excellent**: Nearly perfect health, defect-free structure, and symmetrical form.
- 61%-80% = **Good**: Normal vigor, no visible pest or disease, twig/foliage dieback minor, the structure is well-developed, defects, if any, are correctable, minor asymmetries of the canopy that do not compromise overall appearance.
- 41%-60% = **Fair**: Reduced vigor with visible damage from pest or disease that is non-fatal, a structure with one or more significant defects that would require multiple treatments over time to correct and form that is asymmetrical from species norm and compromise overall appearance.
- 21%-40% = **Poor**: Low vigor, extensive twig dieback, foliage density, and color are abnormal, pest and disease may be fatal, structure is severely compromised with serious defects that cannot be corrected and failures likely to occur, form is extremely asymmetrical and aesthetics and intended use negatively impacted.
- 6%-20% = **Very Poor**: Appears to be dying, failure is probable, and overall appearance unsightly-detracts from intended use in the landscape.
- 0%-5% = **Dead**: Minimal to no life.

EXPECTED IMPACT LEVEL

The impact level, classified as none, low, moderate, or high, indicates how a tree may be damaged by construction activities.

Factors considered are changes in grade, hardscape installation or removal, drainage, trenching, and irrigation at a minimum. The levels of impact are described below.

- **None/No Impact** = No construction activity-tree unaffected.
- **Low Impact** = Construction activity will have minimal impact on the tree.
- **Moderate Impact** = Future structural or health issues could result from the construction activity; precautions must be taken to prevent the tree from being negatively affected.
- **High Impact** = Removal or alternative measures must be implemented to provide the best possible outcome for the tree's survival, as its health and structure are already compromised or will be jeopardized by close construction activities.



After reviewing the plans listed above, I have drawn the following conclusions regarding the expected impact of the inventoried trees. Of the fifteen trees inventoried, all but one will be impacted, one tree will have No Impact (6.67%), three trees (20%) will have Moderate Impact, and eleven trees (73.33%) will have High Impact. The eleven trees with High Impact are proposed for removal. All trees listed in the inventory with a proposed Moderate Impact that are to remain on-site will require monitoring by an ISA-certified arborist during construction activities near these trees. These trees will require extra care and monitoring, including hardscape removal and installation, as well as storm drain installations. The latter may need to be adjusted in the field during the execution of the work. The trees designated as High Impact have been noted due to multiple construction activities proposed to take place (e.g., removal and replacement of hardscape, changes in fencelines, and addition of solar panels). These combined activities may take place on multiple sides of the tree. The construction crew, architect, or appointed personnel shall work in conjunction with the on-site arborist.

REMOVALS

At the time of this report, eleven trees have been listed for removal. It is my professional opinion that the protected trees fall under the criteria of guidelines 1 & 4. The trees have low overall condition ratings or poor structure that would pose a threat to the public use of the property as they are dead, dying, severely diseased, decayed, or disfigured and cannot be returned to a healthy and structurally sound condition (Criteria 1). The trees conflict with the proposed development and land improvements, restricting the economic enjoyment of the property (Criteria 4). Please refer to the accompanying tree inventory spreadsheet for details.

MITIGATION FOR REMOVALS

The tree mitigation requirements are outlined in the Project Requirements and Protection Measures, specifically in the subsection "Tree Replacement Requirements," on pages 30-31. Suggestions for species quantity and size are based on the Town Requirements and listed in the inventory spreadsheet. The number of estimated trees to be replanted is (48) - 24in boxed trees. However, it may be possible to plant a combination of larger-sized trees and/or in lieu payments to meet the required replacements. It is highly recommended that native trees, indigenous to the Los Gatos area, be utilized whenever possible. The final tree replacement count, size, and species will be designated on any permits issued by the Town of Los Gatos.

DISCUSSION & CONCLUSION:

For the La Rinconada Country Club maintenance yard project, the proposed work entails demolishing three of the enclosed buildings, while two of the enclosed buildings (the Superintendent's housing and the two-car garage) along with the open-air shed, will remain intact. The three enclosed buildings to be demolished will be reconstructed as two buildings: Administration/Locker Building 1 and Maintenance Building 2. The upgrades will also include necessary fire truck access and improved traffic flow for equipment and carts alike. A majority of the trees that the redesign and improvements will impact are located along the north fence line, between the current cart path and the existing yard fence. The condition of the trees is mixed, with a combined rating of 73.34% Fair to Excellent and 26.67% Very

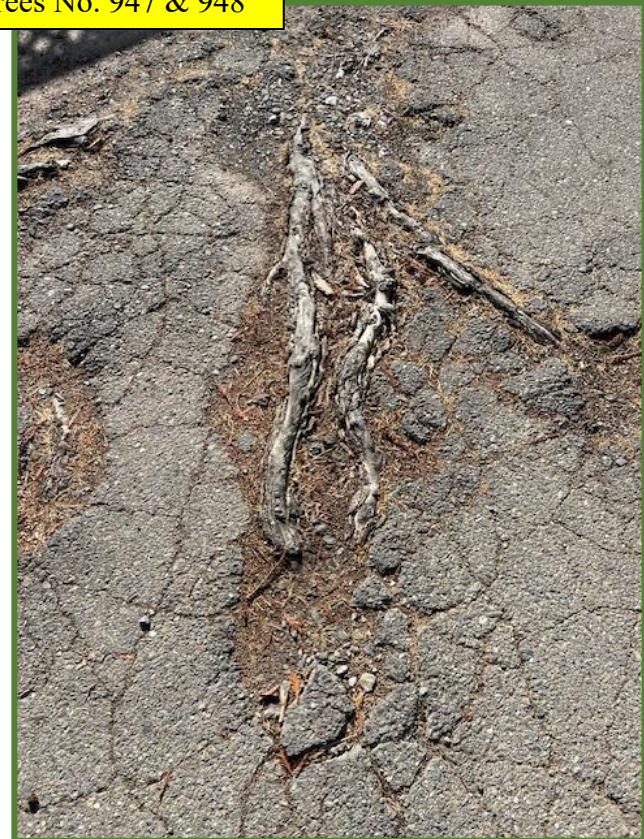
Poor to Poor. Revisions to the maintenance yard will require the removal of several non-native trees and a recommendation of replanting with native trees. Due to the limited space for planting within the maintenance yard, consideration of alternative locations is advised. Of the fifteen trees, all are classified as protected. Overall, the proposed construction is expected to have some level of impact on fourteen of the fifteen trees, with three trees experiencing a moderate impact and eleven experiencing a high impact. These trees are either in direct conflict because they are too close to the proposed changes, are located in areas with limited viable growing space, are non-native with high water needs, or are poor specimens with no valuable contribution to warrant their retention, or a combination of the above. Over ninety percent of the trees recommended for removal are non-native trees, including redwood and elm. If the removals are approved, the remaining trees inventoried must be protected, as indicated in this document. Furthermore, the applicant must replant in accordance with the Town of Los Gatos' mitigation requirements. Currently, I have calculated replacement trees based on the proposed removals' canopy sizes. The estimated number of trees is forty-eight, 24 in boxed specimens. The Town will determine the total quantity, species, and size of replacement trees or the payment in place of planting once a permit is issued. The plans provided and reviewed appear to be thorough; however, they will need additional details for tree protection. I have provided recommendations, along with a sample map, on page 20 of this document. The reasoning behind the selection of areas and the type of fence material to be used is based on the perceived levels of impact from the construction. It should be noted that the areas outside the maintenance yard will already be protected as part of the larger golf course renovation project. The arborist will adjust as necessary and approve all final fencing locations in the field before breaking ground on this project. All construction projects around trees shall promote a positive outcome for the long-term preservation of the tree. The construction process and on-site teams must understand that tree preservation is a top priority, and the work around them needs to be conducted in a manner that minimizes disruption. At the time of this report, there has been no landscape plan, nor has there been any suggestion of one, to review. Please refer to the details provided in the Project Requirements and Protection Measures section below. These details shall be adhered to and copied onto the Tree Protection Plan Sheet Set as part of the final document for submittal.

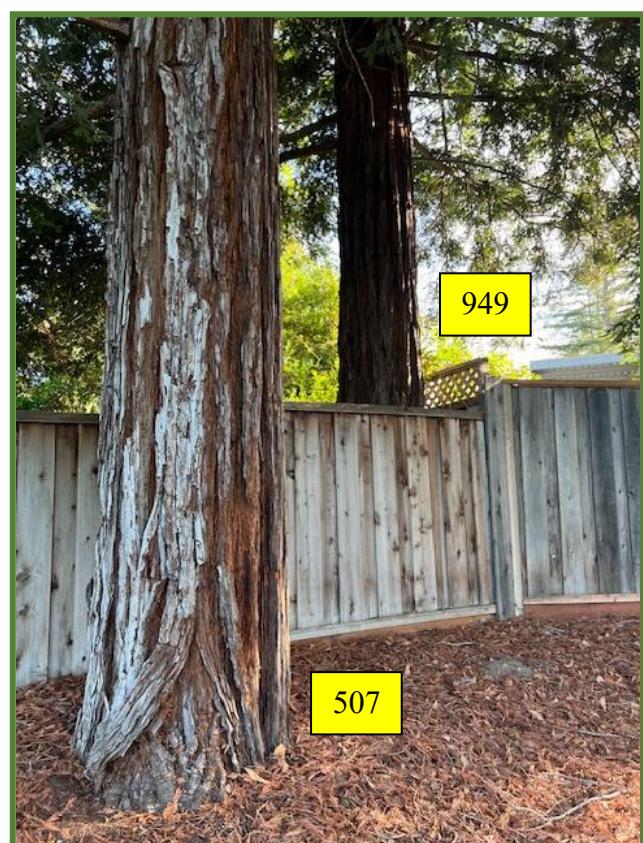
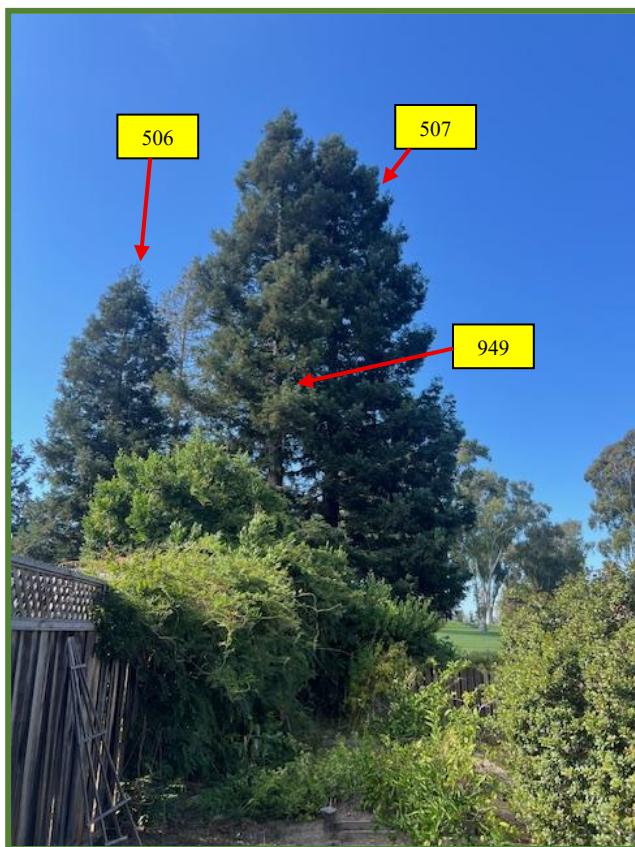
APPENDIX A

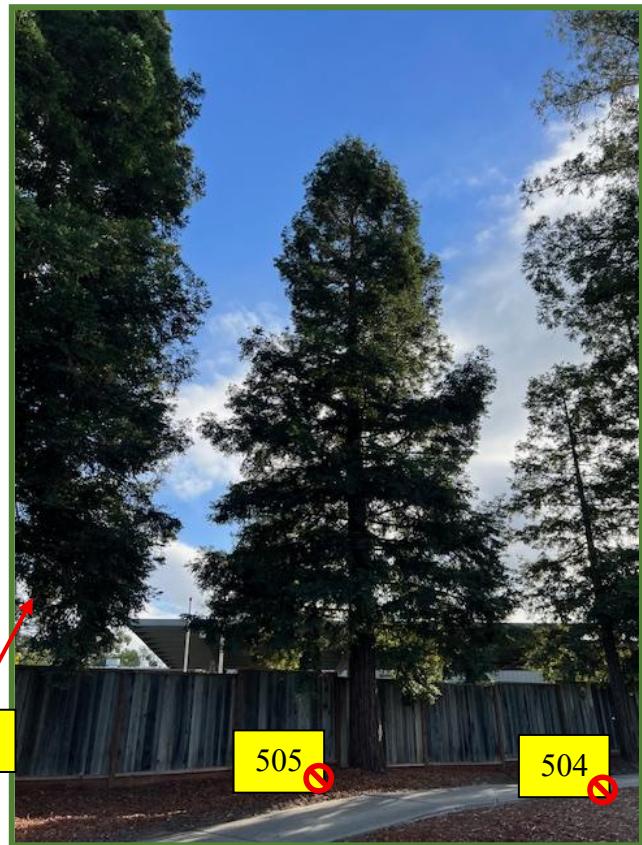
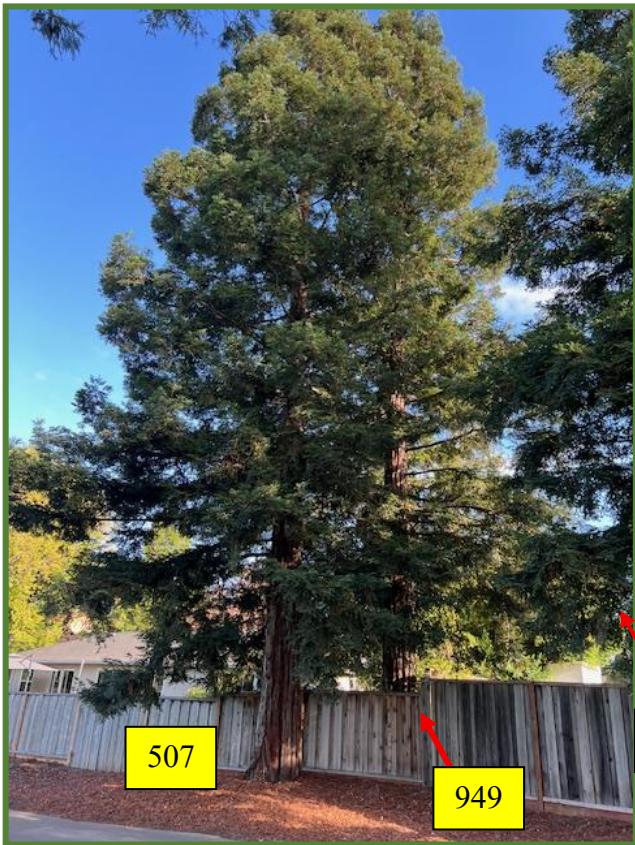




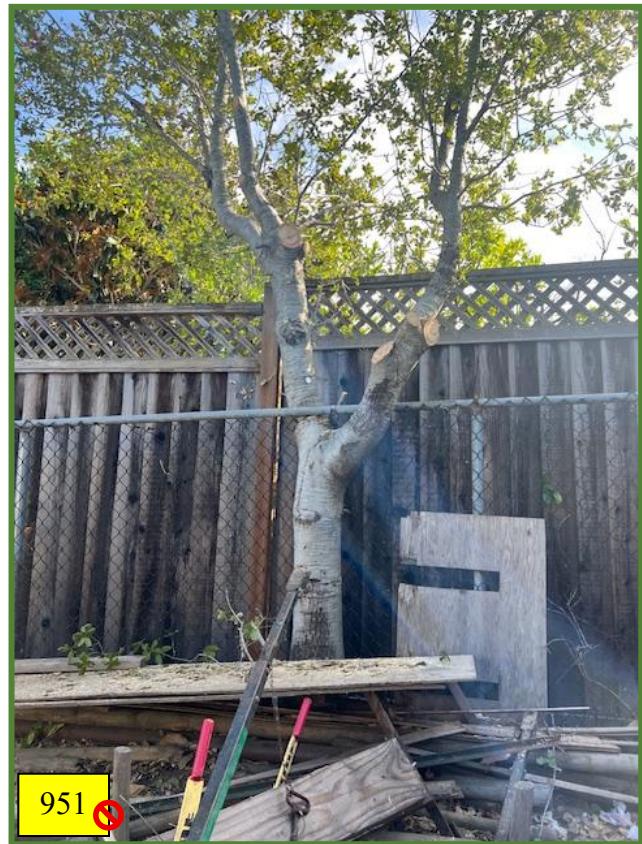
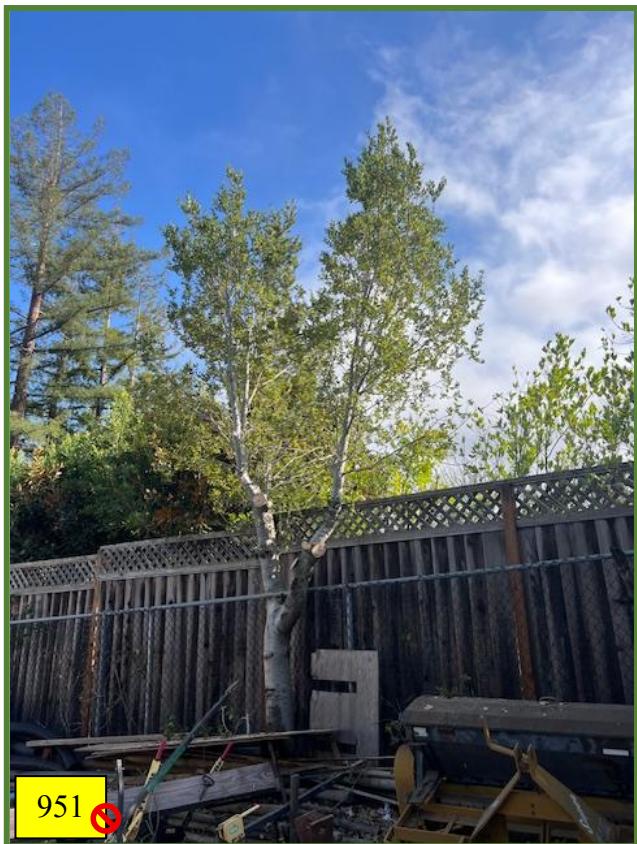
Hardscape damage due to extensive surface roots from Trees No. 947 & 948

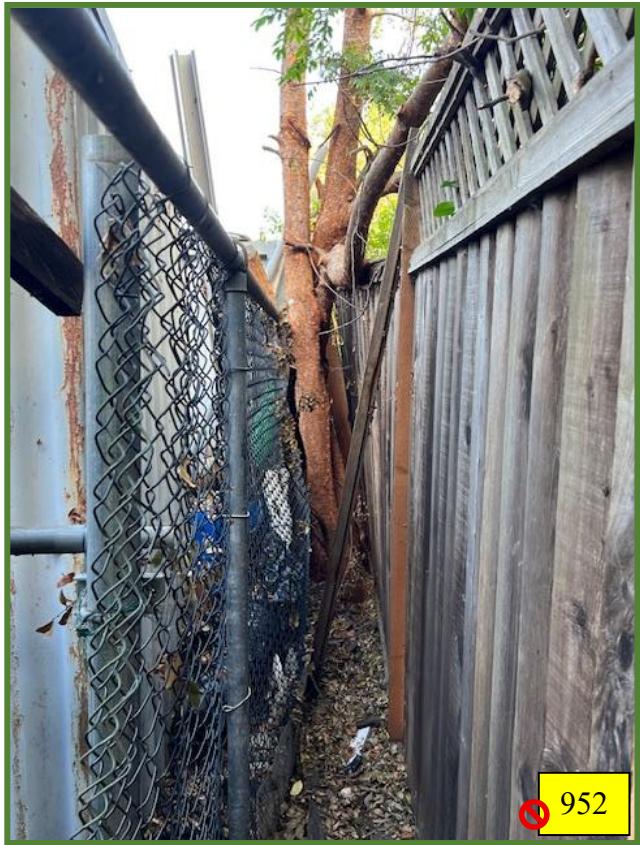










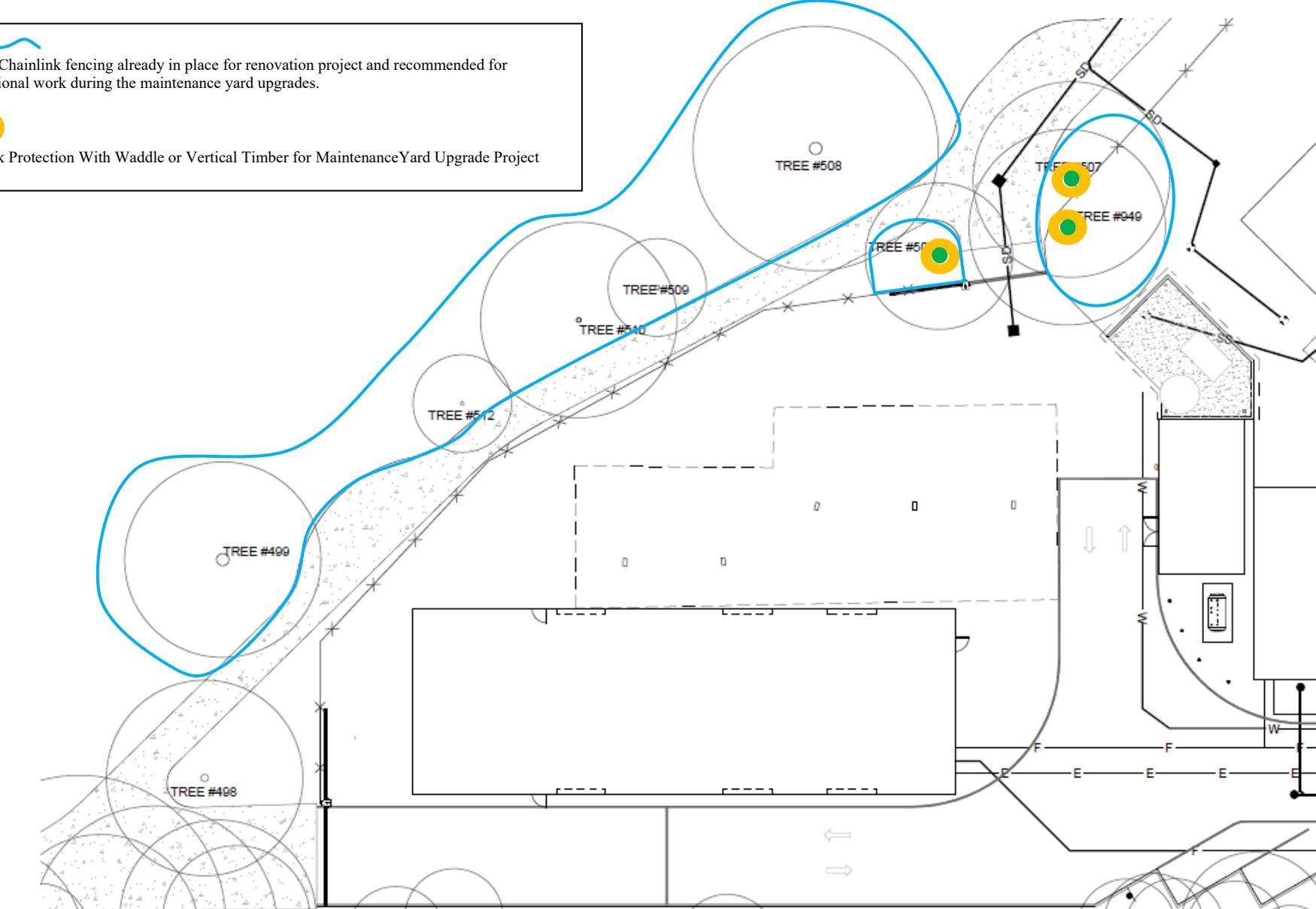
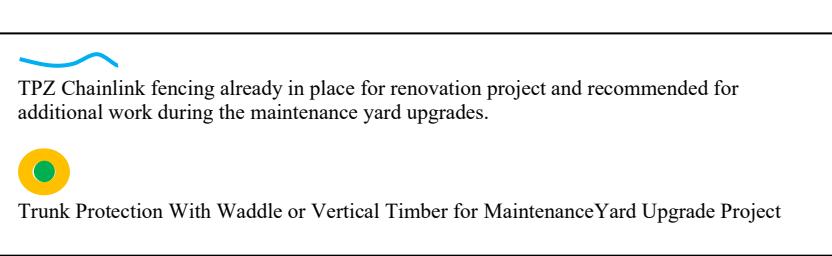


LRCC Maintenance Yard
14595 Clearview Dr.
Los Gatos, Ca. 95032

LRCC MAINTENANCE YARD TREE LOCATION MAP



TREE PROTECTION ZONE MAP

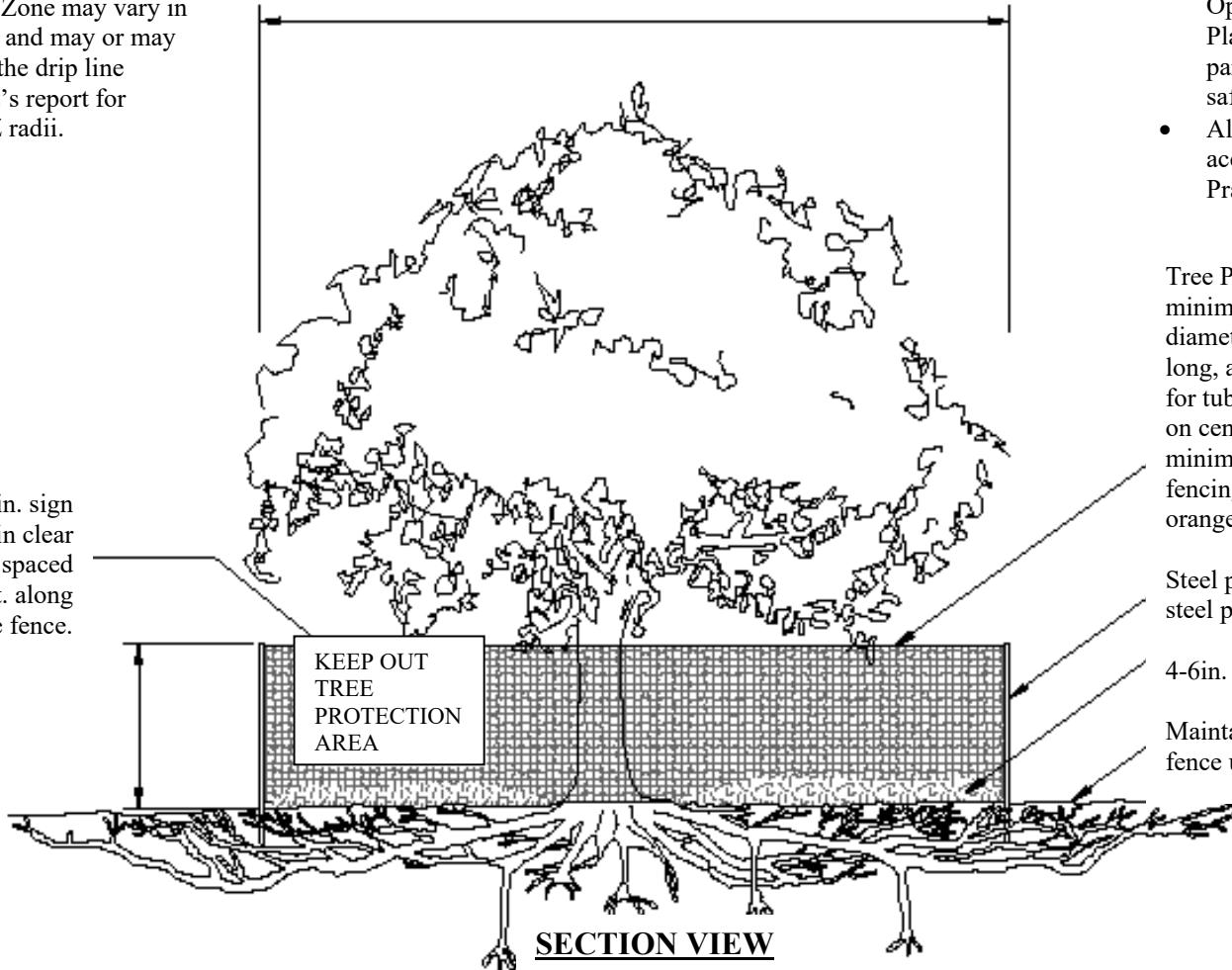


APPENDIX B

TPZ-Tree Protection Zone may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report for specifications of TPZ radii.

Crown drip line or other limit of Tree Protection area.
See Tree Preservation Plan for fence alignment.

8.5in. x 11in. sign
laminated in clear
plastic and spaced
every 25-50ft. along
the fence.



NOTES:

- See Project requirements and Protection Measures Appendix E for additional tree protection requirements.
- All maintenance and care shall be performed by a qualified and approved arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be executed according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1-10 and adhere to ANSI Z133.1 safety standards and local regulations.
- All maintenance is to be performed according to ISA Best Management Practices.

Tree Protection Fence: Chain link fencing, a minimum of 6ft. in height, mounted on 2in. diameter galvanized posts, a minimum of 8ft. long, and pounded 24in. into the ground. Spacing for tube posts must be less than or equal to 10ft. on center. For extensive areas of protection with minimal impact, a high-density polyethylene fencing with 3.5in. x 1.5in. openings; Color-orange.

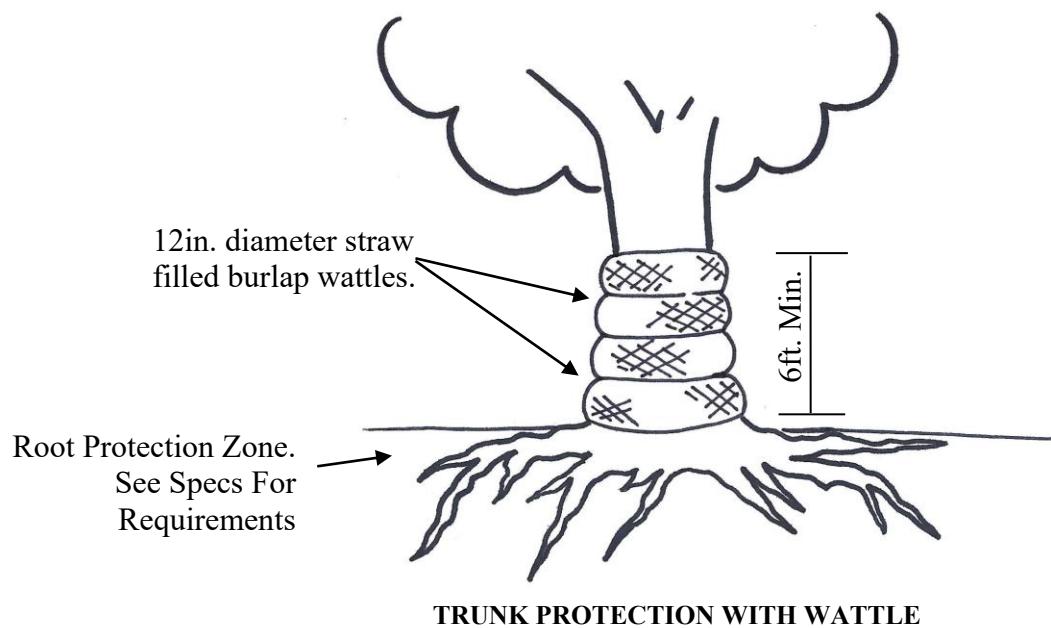
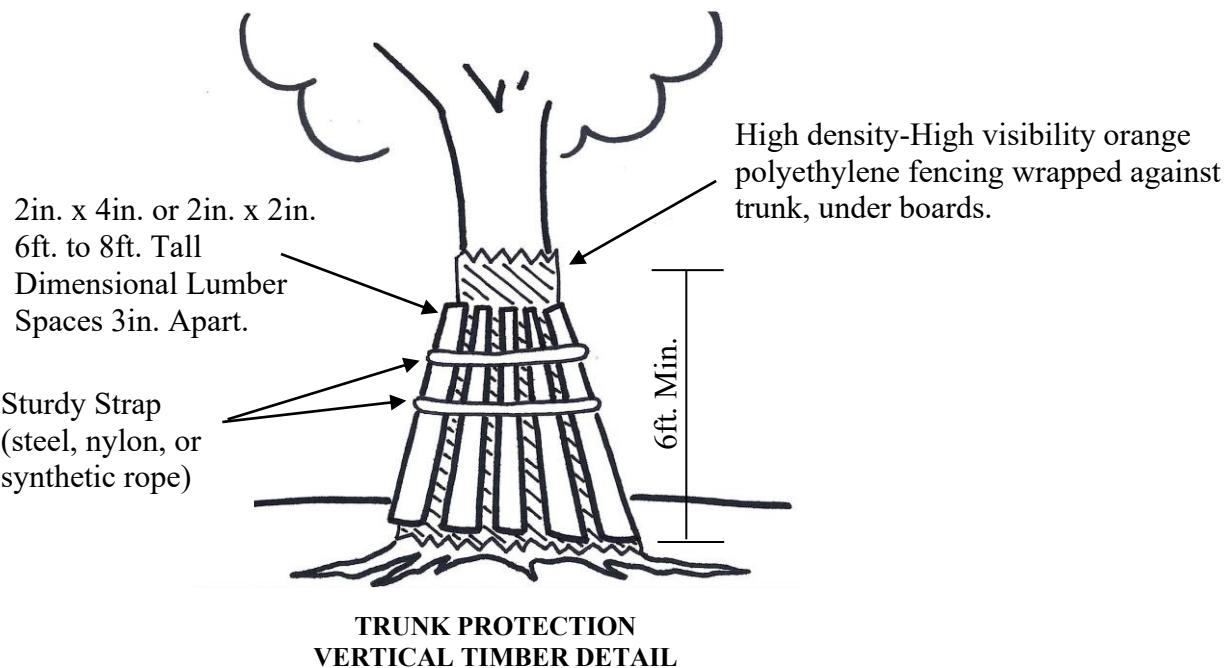
Steel posts installed at 8ft. on center and 2in. x 6ft. steel posts or approved equal.

4-6in. layer of mulch.

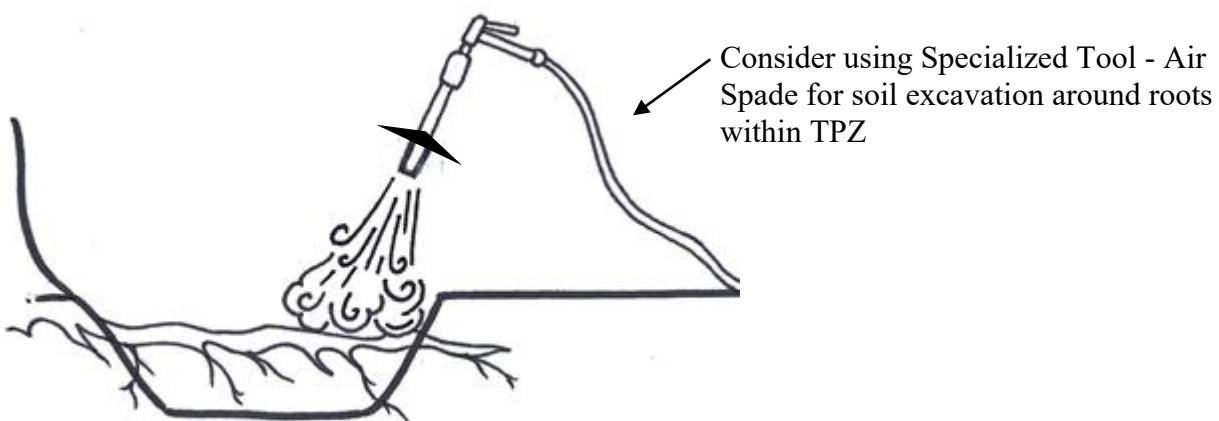
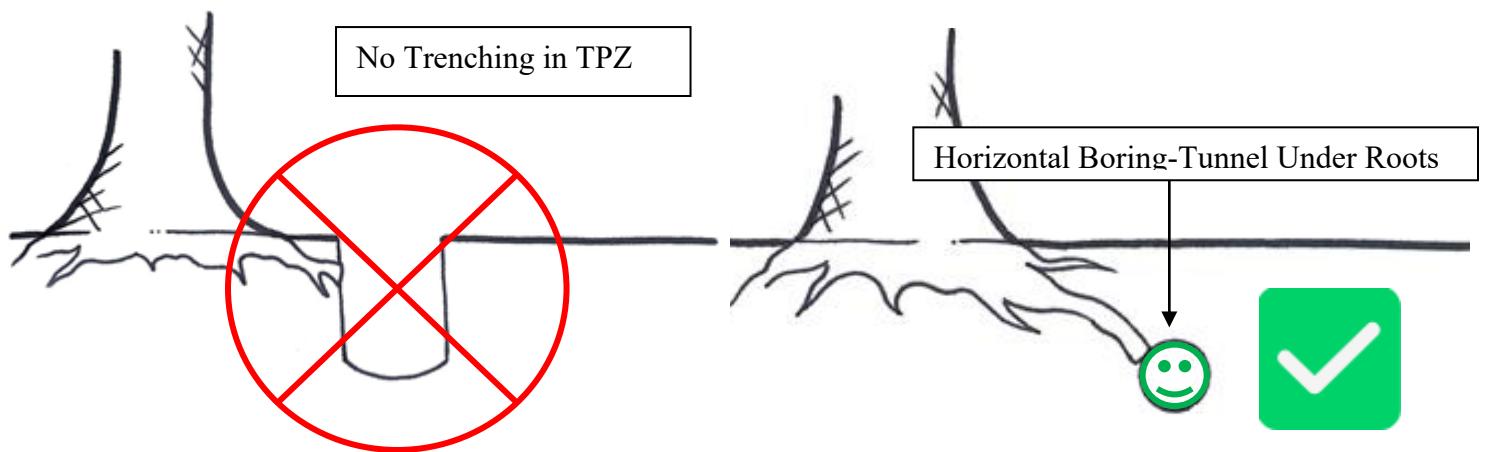
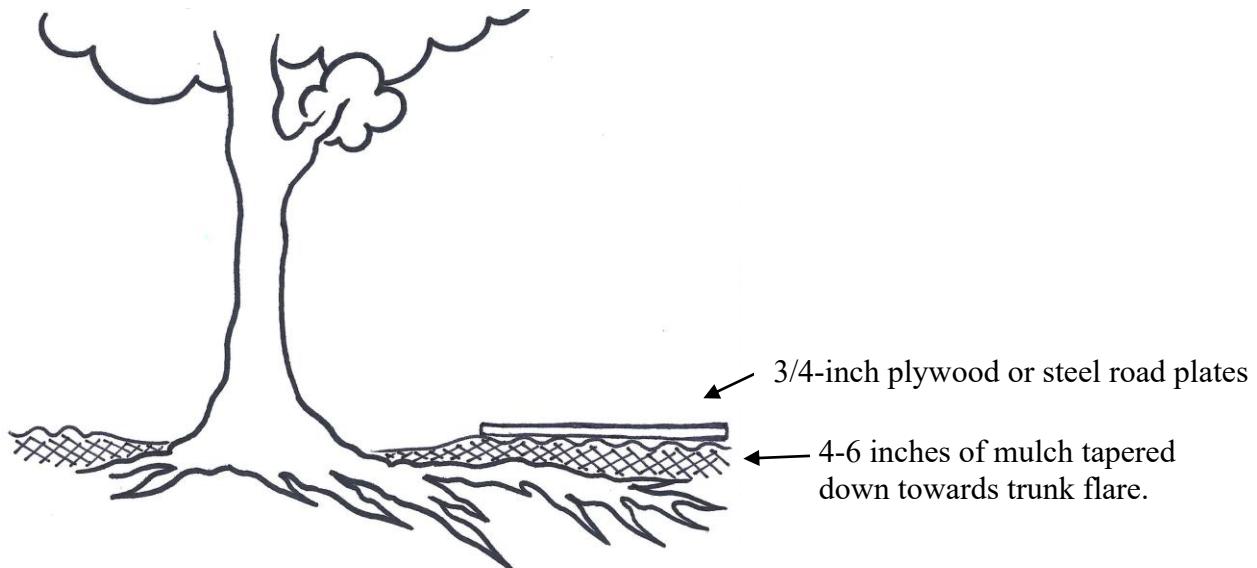
Maintain existing grade with the tree protection fence unless otherwise indicated on the plans.



APPENDIX B CONTINUED...



APPENDIX B CONTINUED...



APPENDIX C

PROJECT REQUIREMENTS & PROTECTION MEASURES

- **Project Arborist:** The applicant shall retain a project arborist with a minimum of International Society of Arboriculture Certification credentials. The Items that fall under the guidance of the project arborist shall include, but are not limited to, the following.
- **Verification of tree protection and maintenance:** The project arborist shall verify that all pre-construction conditions of approval for the project have been met and are in place before the initial demolition of any structure or earthwork. This includes, but is not limited to, tree fencing, trunk buffers (if applicable), signage, designated staging areas, and temporary irrigation. Verification will be done by attending a pre-construction meeting. The pre-construction meeting shall consist of all involved parties, at a minimum, the construction superintendent, pertinent personnel, the project arborist, and the Town-appointed consulting arborist. This meeting shall take place before breaking ground on the project. As mentioned above, this meeting will review root pruning protocols, tree protection, maintenance measures, and establish or confirm staging areas and potential supplemental irrigation around trees.
- **Regular Monitoring Reports:** Once work commences and at any time requiring supervision by the project arborist, the details will be documented in writing, reflecting the reasons for the job, how it was executed, and whether any further mitigation is required. Namely, all canopy and root pruning shall be performed or overseen by an ISA-Certified Arborist. The project arborist is responsible for visiting the site for progress reports at a minimum of once a month throughout the project's life, unless directed otherwise by the Town arborist. During these site visits, the status of trees, including tree protection measures and maintenance, shall be inspected and documented in a brief letter/report sent to the Town Arborist via email, as required by the Town. Photos may be included where and when deemed necessary.
- **Special Activity Monitoring Notification:** Site personnel shall contact the Project Arborist, at a minimum, 48 hours in advance to facilitate monitoring of proposed activities that may disturb tree canopies or roots. The root disturbance will apply to all areas where roots measuring one inch in diameter or greater are likely to be encountered. When any roots one inch or greater are encountered and authorized to be cut or removed, any work shall be done under the supervision of a certified arborist and executed according to ANSI A300 standards.

- **Staging & Haul Route:** All equipment shall be kept in designated areas as determined by the project arborist. Attention to the impact of heavy equipment on remaining trees and their root protection zones are imperative; therefore, staging shall be limited to the designated area and outside any established fencing. Ultimately, the staging location shall be agreed upon at the on-site meeting with the town-appointed consulting arborist and project arborist before the project breaks ground. All materials hauled offsite shall be done via the exit onto Zena Avenue and therefore shall not be in conflict with the protected trees. Should this change, the on-site arborist shall be notified.
- **Fencing/Tree Protection Zone (TPZ):** The tree protection zone has been defined by the Town of Los Gatos ordinance "Sec. 29.10.0955 – Definitions" and further described in this report as a temporary fenced area that, at a minimum, is set for a tree or group of trees under the tree's dripline, designating "...a restricted activity zone before and after construction where no soil disturbance is permitted unless approved and supervised by the certified or consulting arborist." The dripline, as defined in the same section "Sec. 29.10.0955" is the area under the canopy from the edge of the trunk that consists of the "...distance ten (10) times the diameter of the trunk, or the perimeter of the tree canopy, whichever is greater." Where possible, the TPZ fencing shall encompass as many trees in a group as possible rather than fencing individual trees. Once installed, the TPZ fencing must not be moved or altered without the project arborist's authorization. To be efficient with the TPZ fencing, installing it after the tree and existing fence removals have taken place would prove beneficial. This would facilitate mulch distribution under the retained tree canopies before TPZ fencing is closed off for construction. Fencing shall be entirely in place and must be inspected and approved by the project arborist or Town-appointed consulting arborist before the construction commences. Fencing shall remain in place until the project's final sign-off inspection has been completed. If work is required in the TPZ, all work in the TPZ shall be under the supervision of a project arborist or a Town-appointed consulting arborist. No vehicles, equipment, chemical substances, materials, tools, supplies, liquids, or waste will be dumped or stored within the TPZ. No attachment of wires, signs, or ropes to protected trees. All main irrigation lines shall be located outside the tree's dripline when feasible. See Appendix B for visual details.
- **Fencing Material for the TPZ:** The contractor shall use a combination of fencing materials to provide exclusion zones. Recommended tree protection fencing shall be chain-linked and located as close as possible to these defined locations, while allowing sufficient room for construction. Installation shall be as follows: Chain link fencing, a minimum of 6 feet in height, mounted on 2-

inch diameter galvanized posts, a minimum of 8 feet long, and pounded 24 inches. into the ground. Spacing for tube posts must be less than or equal to 10ft on center. For larger, extended areas that are far enough away from the construction impact, and based on the level of impacts that may be involved with work around the trees, heavy-duty, plastic orange barrier construction fencing may be used independently or in combination with chain link fencing. The project arborist or Town consulting arborist will have final say. See Appendix B for visual details.

- **Locations:** The TPZ must be indicated on the Tree Protection map sheets. The most recent revision to be submitted to the planning department for review will require these areas to be defined and specified. Exact TPZ fence locations will be finalized before the commencement of construction. Approval by the project arborist or Town-appointed consulting arborist will determine if TPZ fence lines require adjustment while on-site.
- **Trunk Protection:** In areas where heavy equipment may be close to trees, or the tree protection fencing needs to be opened up for access, and the project arborist determines it, then the use of straw wattles, orange-plastic construction fencing, vertical wood slats, or a combination of the items listed can be wrapped around the tree trunk to avoid any impact damage-See Appendix B.
- **Signage:** Affix TPZ signage to the chain link. These signs must be waterproof and 8.5 inches. x 11in., and recommend that they be affixed approximately once every 25-50-linear ft of TPZ fenced distance. The sign should state: "**Warning – Tree Protection Zone – This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025**". The signs should be in English and Spanish (See samples below).

**WARNING
TREE PROTECTION ZONE
THIS FENCE SHALL NOT BE REMOVED
AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025**

**ADVERTENCIA
ZONA DE PROTECCIÓN DE ÁRBOLES
LA BARRA NO DEBERÍA DE SER MOVIDA Ó SERÁ SUJETA A UNA MULTA
DE ACUERDO CON EL CÓDIGO DE LA CIUDAD
29.10.1025**

PRUNING & REMOVALS:

- **Pruning Standards:** All required canopy or root pruning shall be performed by or under the direct supervision of an ISA-certified or ASCA-registered arborist. The pruning shall conform to the latest version of *ANSI A300 Tree Care Standards for trees, shrubs, palms, and other woody landscape plants* – standard practices (pruning) and the accompanying *Best Management Practices – Companion publication to the ANSI A300*. Before pruning commences, the contractor must call the project arborist to perform the work or meet with the assigned tree care vendor to determine the specific root, branch, or scaffold limb removal under their supervision. When temporary clearances are required, and whenever possible, low-hanging branches should be tied to hold them out of the way. If clearance is not possible by tying branches back temporarily, then the reduction of limbs must be executed by or under the supervision of an approved ISA-certified arborist. Poor pruning practices, such as thinning, lion-tailing, shearing, topping, pollarding, or otherwise, shall not be allowed as they are non-compliant with the most current specifications of ANSI A300 standards for tree care operations.
- **Tree Removal Criteria Statement (Criteria per Town code 29.10.0992):** As defined, a tree removal permit issued by the Town of Los Gatos is required before removing any protected-size trees. At the time of this report, it is my professional opinion that those protected trees listed for removal as part of the redevelopment of the maintenance yard at La Rinconada Country Club are due, but not limited to the following (Criteria 1 & 4). (Criteria 1) The trees have low overall condition ratings or poor structure that would pose a threat to the public use of the property, as they are dead, dying, severely diseased, decayed, or disfigured and cannot be returned to a healthy and structurally sound condition. (Criteria 4) The trees conflict with the proposed development and land improvements, restricting the economic enjoyment of the property.

EARTHWORK

- **Grading and Drainage:** All changes to grade shall be outside the TPZ; even minor cut-and-fill processes can negatively impact trees. Changes of as little as two inches can cause a tree to decline in health and even die in the long term. Cutting can fracture and damage roots, and filling can suffocate them. It is highly recommended, where possible, that the critical root zone be protected. Therefore, wherever possible, any grade changes near the protected tree shall tie into natural grade no closer than 1.5 times (in linear feet) the tree diameter in inches when measured at 4.5ft (54 inches) from ground level. All changes to surface drainage shall not alter or redirect existing natural

water flows into or out of the TPZ unless it is to improve the overall conditions for the tree and is specified by the on-site arborist. Therefore, the drainage improvements shall consider the natural water table levels and seasonal water distribution within the TPZ areas. For example, if water is being diverted away from a tree that has evolved in situ with that water source, then irrigation measures may need to be considered to replace this deficit, and vice versa.

- **Soil Compaction Mitigation:** Wherever possible, mulched wood chips from tree removals on site shall be utilized under the protected trees and, where necessary, inside the fenced-off areas of the Tree Protection Zone (TPZ) and any staging areas if required. This layer of mulch helps prevent soil compaction and disruption, and must be in place before construction begins. Should the contractor need access to or pass through an area of TPZ, for example, between trees, the contractor shall use a bridging technique for the ingress/egress locations. The bridge shall consist of a 4-6in. layer of mulch and 3/4in. plywood or steel road plates laid on top.
- **Trenching - Utilities/Drainage/Irrigation:** Locations of all proposed trenching for pipes and conduits, such as storm drains, area drain boxes, gas, water, sewer, cable, electrical, and landscape irrigation lines, shall all be located outside the dripline or TPZ, whichever is most feasible and furthest from the trunk of the protected tree. If the offset distance from any trench is less than 15ft from the edge of any tree trunk, contact the project arborist to consult on alignment options for optimal tree root retention. Furthermore, in cases where soil excavation for the trench is required inside the TPZ, specialized equipment such as an air spade or horizontal boring tool shall be used to protect and allow roots to be readily exposed and worked around or pruned if needed. For all digging activities near trees, the contractor shall be mindful to avoid doing so during hot, dry weather. The root zone should be well watered before and after digging. All exposed roots shall be immediately covered with soil, mulch, or damp burlap and irrigated to ensure they do not dry out. See Appendix B for visual details.
- **Root Pruning:** If one-inch-diameter or larger roots are encountered during any site plan-related work, the project arborist shall be contacted immediately so that the soil excavation and root pruning activity can be monitored. Any areas requiring root pruning will be dug out by hand using approved tools such as an Airspad or small hand tools to expose roots requiring pruning. Roots shall be cut at right angles to the direction of root growth, leaving clean, healthy, undamaged tissue. Furthermore, the pruning shall be done using sharp tools, such as professional-grade loppers, hand saws,

chainsaws, Sawzall, or other appropriate instruments. Root pruning shall occur only under the direct supervision of the project arborist. Furthermore, photographs shall be taken whenever possible to document the before and after images of the pruning cuts. If damage does occur, the areas shall be hand-dug back into clear, healthy root tissue and pruned, as mentioned above. Backfill around the roots immediately (same day) or cover the roots with several layers (5-10) of wet burlap material to prevent root desiccation, keeping the roots moist until the final backfill can occur. Always backfill using existing parent soil and never compact soil around the roots.

IRRIGATION:

- **Temporary Irrigation:** If areas are to be irrigated temporarily, the Project Arborist will determine the Necessary Implementation, contacting the appropriate site personnel to provide supplemental watering. Supplemental irrigation can be obtained via a garden hose, soaker hose, drip irrigation lines, tow-behind tank, or water truck, at a frequency, volume, and duration to be determined by the project arborist. Ideally, the irrigation should be applied within the TPZ and wet the top 2-3ft. of soil. With the addition of water, the General Contractor, subcontractor, or golf course personnel shall maintain records reflecting the dates of water application, application methods, volumes, and frequency. These records will be available for inspection by the project arborist as deemed necessary. Reasons for supplemental irrigation include extreme drought conditions, such as dry winters and hot summers, areas that have been routinely irrigated, and the current irrigation is being disrupted. For native species, such as oaks, located in naturalized areas, it is essential to replicate as closely as possible standard seasonal weather patterns to which they are naturally accustomed. For example, overwatering or watering too close to the trunk can create unnaturally moist soil conditions that are detrimental to the tree. If done excessively, over time, this can create an optimal environment for waterborne soil pathogens, potentially harming the trees' health.
- **Permanent Irrigation for Tree Applications:** When designing the final landscape and irrigation installation plans, watering locations and regimes should be carefully considered. Locate the irrigation lines outside of the dripline wherever possible. Completed landscape and irrigation plan sheets were not reviewed for this initial assignment. However, it was noted that bubblers on flexible black PVC irrigation tubing will be used. If flexible irrigation tubing is also used, it should be pinned directly over grade and buried beneath mulched wood chips. The surface tubing creates an irrigation system with minimal impact on existing tree roots. The Project Arborist

shall be supplied with landscape and irrigation plans for review and may recommend changes before final installation.

- **Tree Canopy Dust Control:** To promote optimal diffusion (exchange of gases) through the openings in the leaf surfaces, and only if deemed necessary by the arborist, periodic washing of tree canopies can be performed, provided using either a standard hose on site or via a water truck, ensuring the upper and lower foliage surfaces are accessed. Periodic washing of the tree canopies will likely depend on seasonal rain or drought conditions.

TREE DAMAGES, DEPOSITS, PLANTING & FINAL INSPECTION:

- **Damages:** As required per the Town code "Sec. 29.10.1025. – Enforcement – Remedies for violations– subsection (3) Projects under construction": At a minimum, protected trees noted in this report that become damaged beyond repair due to the construction-related activity or removed without permit are subject to a replacement ratio that "...shall be at a greater ratio than that required under the standards outlined in "Table 3-1 – Tree Canopy – Replacement Standard" listed in the Town code "Sec 29.10.0985 – Determination and condition of permit". The Tree Protection Plan Checklist states, "Any protected tree on-site will require replacement according to its appraised value if it is damaged beyond repair as a result of construction." Additionally, and at the discretion of the Town of Los Gatos, monetary fines may also be imposed.
- **Tree Appraisal:** The assessed values in the appraisal spreadsheet provided come from a combination of criteria collected during the site visit, professional experience, and formulas written by The Council of Tree and Landscape Appraisers *Guide for Plant Appraisal, 10th Edition, Second Printing 2019*, along with the Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. Trees were appraised using the "Cost Approach-Trunk Formula Technique." Formulas are derived by obtaining the basic tree cost and then applying the condition rating and additional depreciation factors, such as external and functional limitations, if appropriate. The final tree appraisal values are rounded, depreciated values.
- **Tree Replacement Requirements:** The replacement trees (quantity and species to be determined) are based on the criteria for replacement defined in the table below and found in Town code "Sec. 29.10.0985 Determination and conditions of permit – Table 3-1 Tree Canopy – Replacement Standard". The table below has been modified to represent non-Single-Family Residential

Replacement only. Single-family residential replacement details have been excluded from this document. The final determination of tree replacement will be established as part of the permit approval.

Tree Canopy – Replacement Standard

Canopy Size of Removed Tree ¹	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

¹To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.

²Often, 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...

⁴Replacement 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 but is required for Hillside properties, as per section 29.10.0987, Special Provisions Hillsides, with tree species per Hillside Development Standards and Guidelines Appendix A" (Town of Los Gatos, CA Division 2. Tree Protection Ordinance 2022).

- **Final Inspection:** A final inspection by the Town Arborist at the end of the project is mandatory to ensure all tree replacements have been made. It is recommended that tree planting occur at the end of the project upgrades or when the time comes to implement the landscaping phase, to ensure the trees' successful establishment and avoid unnecessary damage.

FINAL STATEMENT

- ❖ This report or at a minimum the Protection Requirements and Protections Measures section within this report is to be copied onto a plan sheet and become part of the final plan set. The owner, contractor, and architect are all responsible for knowing the information included in the arborist report and adhering to the conditions provided.
- ❖ The arborist report, once copied onto a plan sheet and included in the final set of plans, along with the Sec. 29.10.1005-Protection of trees during construction serves as a Tree Preservation Plan.
- ❖ Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the health of the trees to be preserved. The project arborist will be present whenever activities occur which may pose a potential threat to the health of the tree to be preserved and shall document all site visits.
- ❖ Trees requested for removal must meet the tree removal criteria, and qualify for removal and replacement as part of the project. Sec. 29.10.0992-Required Findings. No trees shall be removed without permits.
- ❖ Contractor shall ensure that construction activity is set back far enough from trees to provide adequate protection, unless otherwise noted, with mitigation and protection measures required to provide adequate protection.
- ❖ 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.
- ❖ Any tree on site protected by Town code Sec. 29.10.0960 that is damaged during any phase of the project will require replacement according to its appraised value if it is damaged beyond repair because of construction. Sec. 29.10.1025-Enforcement – Remedies for violation
- ❖ The TPZ fencing shall remain in place until the project has been completed, inspected, and approved for removal by the Town Arborist.

Should you have any questions regarding the above information, please do not hesitate to call us.

Thank you,

Lisa M. Edwards

Lisa Edwards
ISA Certified Arborist WE-5612A
408-455-5911

BIBLIOGRAPHY

American National Standards for Tree Care Operations. "Management of Trees and Shrubs during Site Development and Construction/Part 9." *ANSI A300 Tree Care Standards for Trees, Shrubs, Palms, and Other Woody Landscape Plants*, Tree Care Industry Association, Inc., Manchester, NH, 2023.

American National Standards for Tree Care Operations. "Pruning/Part 5." *ANSI A300 Tree Care Standards for Trees, Shrubs, Palms, and Other Woody Landscape Plants*, Tree Care Industry Association, Inc., Manchester, NH, 2023.

American National Standards for Tree Care Operations. "Root Management/Part 12." *ANSI A300 Tree Care Standards for Trees, Shrubs, Palms, and Other Woody Landscape Plants*, Tree Care Industry Association, Inc., Manchester, NH, 2023.

Council of Tree and Landscape Appraisers. *Guide for Plant Appraisal*. 10th ed., International Society of Arboriculture, 2019.

Hagen, Bruce W., et al. *Oaks in the Urban Landscape: Selection, Care, and Preservation*. University of California. Agriculture and Natural Resources, 2011.

ISA. *Species Classification and Group Assignment, Western Chapter Regional Supplement*. Western Chapter, International Society of Arboriculture, 2004.

Johnson, Jill R., et al. *Tree Owner's Manual*. U.S. Dept. of Agriculture, Forest Service, Northeastern Area, State and Private Forestry, 2010.

Lilly, Sharon, et al. *Pruning Best Management Practices*. 3rd ed., International Society of Arboriculture, 2019.

Matheny, Nelda, and James R. Clark. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture, 1998.

Town of Los Gatos, CA Division 2. *Tree Protection Ordinance 2015-2022*