17061 WILD WAY - PROJECT DATA			
	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
Zoning district	R-1:20	same	-
Land use		single family residence	-
General Plan Designation	low density residential	same	-
Lot size (sq. ft.)	12,300	12,300	20,000 sq. ft. minimum
Exterior materials:			
▪ siding	WOOD	STUCCO	-
▪ trim	WOOD	WOOD	-
▪ windows	WOOD	WOOD	-
▪ roofing	COMP	2PC MISSION TILE	-
Building floor area:			
▪ first floor	1006	2071	-
▪ second floor	—	1506	-
▪ cellar	—	—	-
▪ garage	180	716	-
Setbacks (ft.):			
▪ front	60	25	30 feet minimum
▪ rear	40' 3' (GARAGE)	45'6	25 feet minimum
▪ side	15	10	15 feet minimum
▪ side	30	11	15 feet minimum
Maximum height (ft.)	17	28'6	30 feet maximum
Building coverage (%)	10.71%	3231 (26.25%)	40% maximum
			EXHIBIT 4

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Floor Area Ratio (%)			
▪ house	1006.	3577 (.89)	3,587 sq. ft. maximum
▪ garage	180	716 (.06)	979 sq. ft. maximum
Parking	2	2 ~~(.06)~~	two spaces minimum
Tree Removals			canopy replacement
Sewer or septic	SEWER	SEWER.	-

2 DEAD
7 SHRUB/TREES – PRIVET W/REPLACEMENT
5 TREES. W/REPLACEMENT.

T.H.I.S.

DESIGN & DEVELOPMENT

Box 1518, Los Gatos, CA 95031

Fax: 408.354.1823 Tel: 408.354.1863

April 7TH, 2015[Revised]

110 E. Main Street
Los Gatos, CA 95032
Attn: Planning Department

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New Construction at 17061 Wild Way.

Demolition of Existing Home:
This home has been removed from the Historic Register. A structural report has been provided by a licensed structural engineer showing that the existing home is beyond salvation. The homeowner has requested to demolish it and replace it with a new home as proposed, so there will be no reduction in the Town's housing stock.

Neighborhood Compatibility:
This is a neighborhood in transition, with no real predominant styling.

The surrounding neighborhood comprises a mixture of older single and two story homes on similar sized lots, new homes on similar sized lots and large Estates with very large homes and outbuildings. House sizes range from older 1,000 - 2,500 square ft homes to newer homes over 4,000 sq ft to estate residences of several thousand square feet. The homes are older ranch style and traditional with newer homes craftsman, European cottage style & Mediterranean homes incorporating both hipped & gabled roofs. Roof pitches vary from 5:12 to 12:12 and the heights of homes vary from 20ft - 30 ft or more. Exterior materials vary from wood siding to stucco and stone and brick. Roofing materials also vary from composition shingle to concrete tile, mission tile and slate.

This neighborhood was subdivided in 1910 and many lots are significantly smaller than the R1-20 zoning now requires. Most have street frontages less than 100 ft and the original County front and side setbacks of 20-25 ft and 10 ft or less prevail. It was incorporated in the late 1970's. A Neighborhood Compatibility sheet [C3] has been included in the plans in lieu of a streetscape, which would not show anything useful. Two of the "immediate neighborhood" are Estates and others are completely screened by trees, making the homes are not visible.

The Existing Structures:
Both the existing house and garage are in poor condition and will be demolished. A Structural Report has been provided. The house was removed from the historic register.

Proposed New Home:
A Spanish mission design is proposed for this lot. The 6:12 pitch 2-piece mission tile roof, stucco and exterior detailing will be consistent with this architectural style. The front garage doors are recessed to minimize their prominence. The location of the new residence has been determined primarily by looking at the nearby neighborhood homes but also by considering the location of the healthy oak trees. The property is non-conforming and so a 25 ft front setback is proposed and a 10 ft side setback [see neighborhood compatibility sheet C3]. This also protects the trees by relocating the building footprint further from the existing residence.

Driveway, Grading & Drainage:
The preliminary Grading Plan shows minimal grading and there will be only minor excavation at the crawl space. Spoils will be exported. There are no grade changes proposed – just providing continued sheet flow drainage on the property without changing the natural drainage pattern of the site. Dissipaters and splash-blocks will be used. Driveway will be pavers in a bed of sand. The street is typically unimproved with no curb, gutter and sidewalk. None is proposed.

Trees and Landscaping:
The trees and landscape have been neglected for the last half a century. There are some majestic Blue Oaks on the property and this is really the feature of the site. We consulted with a knowledgeable neighbor [Mary Keith Osborn - expert in native flora and oaks] and with a Certified Master Arborist and although none of the oaks would be considered an Exceptional specimen, they do form the anchor around which we have chosen to design the new home. Two large blue oaks [numbers #635, #643] are extremely close to the existing home and so when the existing home is removed, the replacement home will be located further away. Blue oak number #635 is also on the property, but the other side of the fence and there is a grove of 5 blue oaks behind the existing home [numbers #636, #637, #639 - #641] none of which is particularly wonderful, but collectively as a grouping are very interesting. Because of this we propose to remove the 8" coast live oak, which is suppressing their development.

Mary Keith has followed these oaks over the years and is instrumental in saving them several years ago by recommending their being sprayed for *anthracnose*. Many neighboring oaks died and these survived. Both she and the Project Arborist noted that tree number #644 probably has *armillaria mellea,* a shoestring fungus rot, which is a disease of the roots and often extends a short distance up the bole. It gradually weakens a tree at the base until it falls. As a result of this, it is proposed to remove this tree and #630, which is almost dead, and save all the remaining blue oaks [12 total] on the property.

At the front of the property the coast live oak #620 is in good condition and will be retained. The live oak #618 is in poor condition, but will be retained for front screening. 18 replacement trees are proposed. They will be native and drought tolerant, with the species to be finalized.

Screening shrubs will be placed along the side property lines. In this Application we are proposing a total of 20 x 15 gal Myrica Californica to replace the Privets we are proposing to remove. A small amount of drought tolerant vegetation will be incorporated into the final project design at the rear of the property, together with synthetic permeable turf. The goal is to have minimal watering near oak trees and only drip irrigation, if any.

Please call me at 408-354-1833 if you have any questions.

Yours truly,

T.H.I.S. Design & Development
per: A. T. Jeans

JENNIFER - I HAVE SENT YOU AN ELECTRONIC VERSION OF THIS. CAN YOU FORWARD TO CANON PLEASE

T.H.I.S. DESIGN & DEVELOPMENT P.O.Box 1518, Los Gatos, CA 95031

Tel: 408.354.1863 Fax: 408.354.1823

May 1st, 2015

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MAY 04 2015

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Compatibility and Design Analysis

Evolution of the Design:

Before starting any design work I first talked to the 2 immediate neighbors to the left [Jim and Connie Sullivan] and right [Mary Keith Osbourn] who are long time residents. We discussed both the existing house as well as the trees on the property and on their neighboring properties. Both house and landscape have been neglected over the years. The Sullivans were interested in any new home being as far forward on the property as possible so as to minimize the impact on their views and living. Ms. Osbourn was concerned about the native oak trees, the impact that a new house might have on them and also favored the house being moved forward - away from the oaks.

As a result we enlisted a Certified Master Arborist [who is also the Town consulting arborist for other neighboring jurisdictions] to help us with the early design concepts for the site layout for this project and he has been involved on a continuing basis. An early evaluation of the trees on the property determined that of the four large blue oaks on the property [and another 8 or 9 medium sized ones] one of them showed evidence of a root fungus, which would eventually cause the tree to topple easily. This tree is in the front segment of the property in the building envelope, but if we could develop a strategy to design a home that only removed this one of the 4 key oaks, then we could build towards the front of the lot and keep the remaining trees healthy, while respecting the privacy, views and lifestyle of the immediate neighbors.

Our research showed that this area was developed starting in 1910 and the original designs of the area were craftsman. This then evolved into a mixed neighborhood as it developed further and was subsequently incorporated into the Town in 1978. Most of the neighboring houses were built with setbacks which are very different from those of the current R1-20 zoning, with front setbacks varying from as little as 15 ft with 20 ft the most common. Side setbacks also are as little as 5 ft or less in some instances with 10 ft being the most common. As some homes were remodeled over the years these have not changed. We decided to design for a portion of the front setbacks at 25 ft and part 30 ft, with sides at 10 ft and 11 ft, both for compatibility and to keep much of the development at the front of the lot. Our lot is nonconforming R1-20 with 82 ft of frontage [vs. 100ft standard].

From our research we then decided to base our house on the arts and craft movement designs and chose not to go with a wood/shingle design because of the proximity of the big oak trees that we wished to retain. A Spanish Mission design concept was the end

result and when we showed an early model of our approach to the Historic Committee they were supportive [although this was not part of their purview].

With the constraints of the trees, we felt that we needed to put the garage at the front. We "disguised" this with an extended roof overhang - so in fact the majority of the front elevation, including the garage, is at a 30 ft setback to the structure which translates into 40 ft to the street. The same is also true at the right side where the majority of the right elevation is set back 15 ft or more from the Property Line. The Spanish Mission design differentiates itself from more contemporary Mediterranean styling with more vertical massing so a short 24 ft section of the front elevation does not "step back" at the second level. Several Neighboring homes do not step back the second story at the front elevation either and many do not at the sides. There is no neighbor directly across the street, which is the Oak Ridge Way right of way. The same is true at the right elevation, where there is no adjacent neighboring home, so there are no privacy, view, or light concerns [see also the shadow study].

Wild Way is an unusual street, which was created in the Vasona Heights Subdivision of 1910. On the south side of Wild Way there are larger, deeper lots and the front setbacks are typically deeper. On the north side of Wild Way and on Summit Way, the lots were typically created as smaller parcels. On Summit way, almost all of the front setbacks are 25 ft or less and most have reduced side setbacks. On the only 2 remaining APNs on Wild Way that where the depth has remained unchanged from the original subdivision map there are reduced Wild Way frontage setbacks. 17141 Wild Way has a 20 ft setback and 17171 Wild Way has a 25 ft setback. The large corner lot estate at 17121 has combined 3 of the original subdivision lots and does sit further back, but it is an exception and does, in fact, have reduced frontage of 10 ft on Summit Way. The neighboring home to the west at 17076 Summit Way has a 25 ft front setback on Summit Way. The other neighbor to the east - 17051 is a double lot that has not been merged. The current home is on the rear lot and at some time in the future the front lot will be developed. Based on trees and the general layout of the parcel, it would make sense to consider a 25 ft frontage there also.

House Size and FAR:

There are a number of larger homes in the immediate neighborhood, some significantly so. So clearly house size is not a problem for this proposal.

FAR is a simple ratio of house size versus lot size. Allowable FAR is an attempt to identify what might be appropriate on a particular lot, all other things being equal. An adjustment is first made to the gross lot size based on the slope and then an allowable FAR is calculated. It should be noted that the allowable FAR for a smaller lot is a higher number, with 35% permitted on small lots of 5,000 sq ft or so down to 15% on lots of 30,000 sq ft. Above 30,000 sq ft there is a Maximum House Size Of 6,000 sq ft

rather than a FAR. Summit Way lots are also significantly sloped reducing lot size for FAR calculation purposes.

If we look at a couple of homes within close to the subject property, we can analyze the allowable house size in more detail:

Two houses away, 17020 Wild Way is on a large lot but, at 12,868 sq ft, it is 214% X the maximum allowable house size of 6,000 sq ft.

Also two houses away, the newly built 4,052 sq ft home at 15220 Oak Ridge Way is on a 20,000 sq ft lot, so the FAR based on gross lot size calculates at just over 20% with an allowable FAR of 23% which is 92% of the allowable FAR.

The proposed project at 17061 is at a larger allowable FAR of just over 29%, but in reality is very comparable with the recently completed home in relation to allowable lot size at 99% of allowable FAR. It is significantly more in line with allowable house size than is 17020 Wild Way. With this in mind, it does not seem appropriate to reduce the allowable FAR for this lot.

We think that the overall design is balanced, in scale and proportion to the oaks, is considerate of neighbors and appropriate for the neighborhood. We have now communicated with all the neighbors and there are no known objections to the proposal and for the most part, there is broad support for it. The few minor concerns appear to revolve around construction traffic and parking.

In the light of this analysis and the neighborhood sentiment, we are requesting that the project be allowed to proceed to Design Review Committee. The owner is ready to erect story poles and get this project under way and would welcome your support in this matter.

Thank you

Tony Jeans
For T.H.I.S. Design.

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Jennifer Savage

From: Tony Jeans <tony@thisdesign.com>
Sent: Wednesday, April 08, 2015 2:30 PM
To: Jennifer Savage
Subject: 17061 Wild Way A&S

Jennifer:

A&S Considerations:

1. Traffic: No traffic impact. Home replaces existing.
2. Advertizing: N/A
3. Landscaping: No impact. Replacement Trees provided in plan.
4. Site Layout: Preserves significant trees; no solar impact on neighbors; provides useable open space for residents.
5. Drainage: No change to drainage pattern; Minimal impact to neighbors; On site retention will be provided.
6. Design: Arts and Crafts - Spanish Mission style is characteristic of neighborhood origins. In keeping with nearby newer homes in materials, scale and mass; All of the building elevations step back the second story in at least 60% of the elevation.
7. Lighting: No impact. Down facing lights will be installed at front elevation.
8. ADA: No steps at ground floor; Town standard ADA building regulations will be followed.
9. Not Applicable.

Hope that this is what you need.

Tony

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

May 19, 2015

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MAY 20 2015

TOWN OF LOS GATOS
PLANNING DIVISION

Ms. Jennifer Savage
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95031

RE: 17061 Wild Way

Dear Jennifer:

I reviewed the drawings, and visited the site. My comments are as follows:

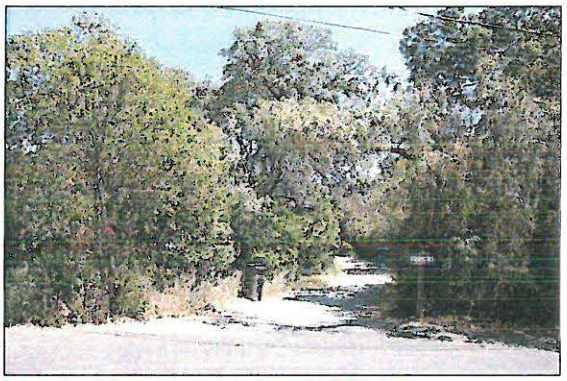
Neighborhood Context

The site is a small parcel among a number of much larger ones. The site and surrounding neighborhood are heavily wooded. Photographs of the site and surrounding neighborhood are shown on the following page.

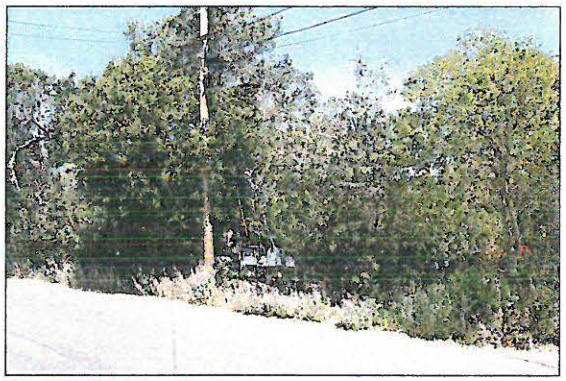
EXHIBIT 8

700 LARKSPUR LANDING CIRCLE . SUITE 199 . LARKSPUR . CA . 94939

TEL: 415.331.3795
CDGPLAN@PACBELL.NET



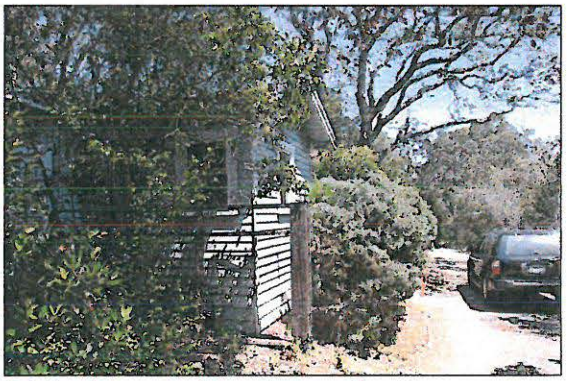
Current driveway entry from Wild Way



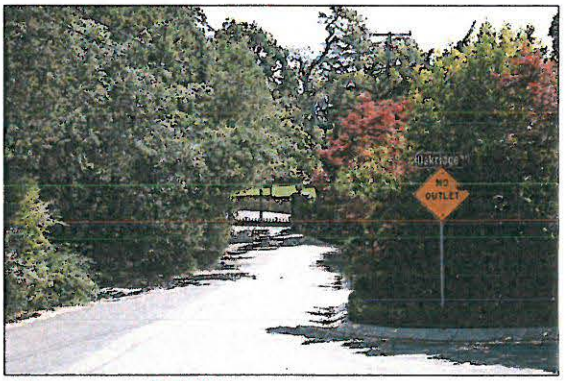
Site's Wild Way frontage

Existing house on the site

View to rear of the site

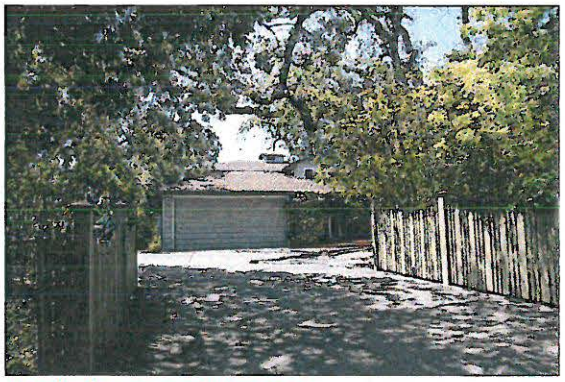


Existing house and large tree on the site



View east on Wild Way

Nearby house on SE corner



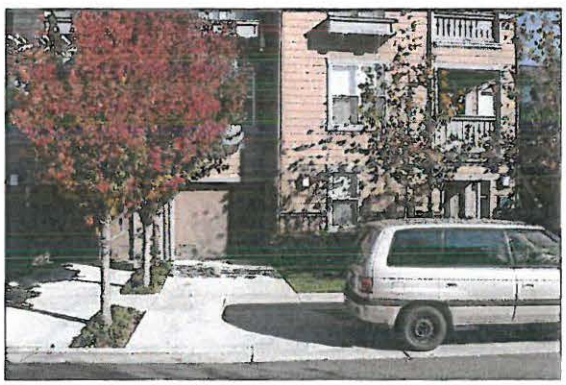
Nearby house on SW corner

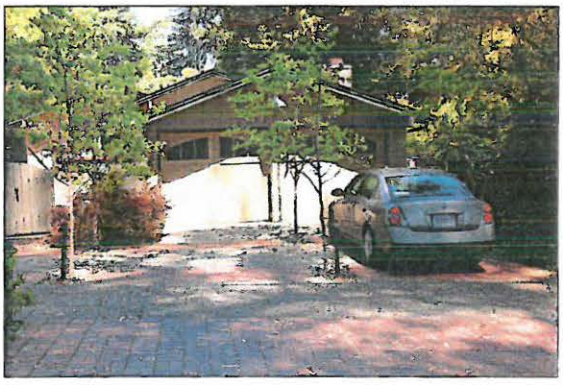
Concerns and Recommendations

The proposed house is well designed with a recognizable architectural style and details consistent with its style. There are only a couple of issue as follows:

1. The front setback , at 25 feet, is 5 feet short of the required setback, and much smaller than others in the immediate neighborhood (see illustration below). While the side setback at the nearby house located across Wild Way at the southeast corner of the Wild Way/Oak Ridge Way intersection is relative small, street views to the facade are buffered with heavy landscaping. The frontage landscaping for the proposed house will be limited because of the primary 2-car garage access from Wild Way. Justification for the reduced setback has been stated as a desire on the part of the applicant and neighbors with whom the applicant has spoken to save as many of the large trees on the site as possible. The applicant is also providing some visual mitigation by recessing the garage and dividing it with two doors.

Recommendation: This is an issue that staff and the Planning Commission will need to make in balancing the benefits of a greater setback versus the retention of at least one of the large existing trees on the site. The only observation that I have is that a additional 5-foot of setback would probably not materially change the visual impact of the house. However, the applicant could reduce the footprint to meet the front setback requirement. Consideration could also be given to the planting of trees within the driveway, as shown in the two photos below, to add some buffer landscaping .





Another visual mitigation measure would be to add more refinement to the column caps and bases in front of the garage (see example photo below).

2. The corbels supporting the popouts on the front and right side elevation seem a bit small.

Recommendation: Increase the size of the corbels (see example photo on the following page).

3. The columns in front of the garage are lacking a traditional beam.

Recommendation: Add a beam per Residential Design Guideline 3.10.1 (see example photo below).

Jennifer, please let me know if you have any questions, or if there are other issues that I did not address.

Sincerely,
CANNON DESIGN GROUP

Larry L. Cannon

T.H.I.S. DESIGN & DEVELOPMENT P.O.Box 1518, Los Gatos, CA 95031

Tel: 408.354.1863 Fax: 408.354.1823

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MAY 27 2015

TOWN OF LOS GATOS
PLANNING DIVISION

ARCHITECT COMMENTS - Response

The Consulting Architect's report does not request any significant changes to the overall design of the home and we have incorporated his comments into the design. We are surprised at one - which we have highlighted in red below, but do not want to send it back for further review.

1. We have previously discussed the immediate neighborhood, which must include the front setbacks of at least some of the homes on Summit Way and Oak Ridge Way where 8 ft and 25 ft setbacks have been documented. The Consulting Architect has noted that increasing the front setback by 5 ft will have little impact on the visual impact of the home. However, more to the point, we have revised the driveway design to incorporate driveway trees as recommended. Please note that the garage is at the 30 ft setback and is 40 ft from the street, that the property is below the level of the street and that the mature oaks are twice the height of the home - all factors which diminish visual impact. We have also added column caps and bases at the garage front for now. We do not think that this is really in keeping with the Spanish Mission styling as we are proposing rough-hewn beams, but it is not a game changer. If planning staff agrees then we will remove these for the building submission, otherwise we will leave them as shown.
2. We have enlarged the size of the corbels to 6 x 10 lumber on the front and right elevations.
3. We have enlarged the traditional beam at the front of the house to make it more visible from the street.

Tony Jeans
For T.H.I.S. Design

EXHIBIT 9

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Tree Inventory, Assessment, And Protection

17061 Wild Way
Los Gatos, CA 95032

Prepared for:

Tony Jeans
&
T.H.I.S. Design

April 8, 2015

Prepared By:

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PLANNING DIVISION

Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

ASCA - Registered Consulting Arborist ® #496
ISA - Board Certified Master Arborist® WE-4341B
ISA - Tree Risk Assessor Qualified

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EXHIBIT 1 0

Table of Contents

Summary

The property located at 17061 Wild Way in Los Gatos and contains 32 trees comprised of 5 different species. Twenty-six trees are in fair condition with one tree good, two dead, and five in poor shape. The majority of oaks on the property are blue oaks (*Quercus douglasii*) and coast live oaks (*Quercus agrifolia*) and most are in fair overall condition. Sixteen trees are poorly suited for preservation which are mostly undesirable species. Fifteen trees will be highly affected by the project which includes two dead trees and all the invasive species. Five trees will be moderately influenced by the proposed development which are growing close to the existing structure. The remaining fourteen trees will not be affected by the project including those on the adjacent properties.

Introduction

Background

Tony Jeans of T.H.I.S. Design asked me to assess the site, trees, proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy the Town of Los Gatos planning requirements.

Assignment

1. Provide an arborist's report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health and structure), and suitability for preservation ratings.
2. Provide tree protection specifications and influence ratings for the trees that will be influenced by the project.

Limits of the assignment

1. The information in this report is limited to the condition of the trees during my inspection on February 17 and April 1, 2015. No tree risk assessments were performed.
2. The plans reviewed for this assignment were as follows: Plan Set dated April 3, 2015 provided by T.H.I.S Design. Grading, Drainage, and Utility Plan C3 dated April 3, 2015

Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by T.H.I.S. Design, the property owners, their agents, and the Town of Los Gatos as a reference for existing tree conditions to help satisfy the Town of Los Gatos planning requirements.

Observations

The property is located at 17061 Wild Way in Los Gatos and contains 32 trees and various shrubs around the site plus two trees on adjacent properties with crowns that extend over the boundary (Image 1). There is one primary structure centrally located on the property and another small storage building near the northwest corner. Three large mature blue oaks (*Quercus douglasii*) have grown close to the existing structure and have crowns that extend over the roof (635, 643, and 644) (Appendix C). One blue oak (644) is growing near the southern end of the structure and may be infected with oak root fungus (*Armilaria mellea*) because several fungal fruiting bodies were noticed near the base of the tree. Blue oak (635) on the west side of the property has triple codominant stems originating about seven feet above grade and there is abnormal bark color, texture, and bulging near the attachment. Blue oak (643) is the best of the three mature blue oaks growing near the northeast corner of the existing structure while blue oak (633) is another mature tree growing on the other side of the neighbor fence near the northwest corner. There are several volunteer privet (*Ligustrum lucidum*), wild plum (*Prunus sp.*), and Peruvian pepper (*Schinus molle*) scattered about the property with an understory of toyon shrubs (*Heteromeles arbutifolia*).

Image 1: Aerial overview of the property located at 17061 Wild Way

Discussion

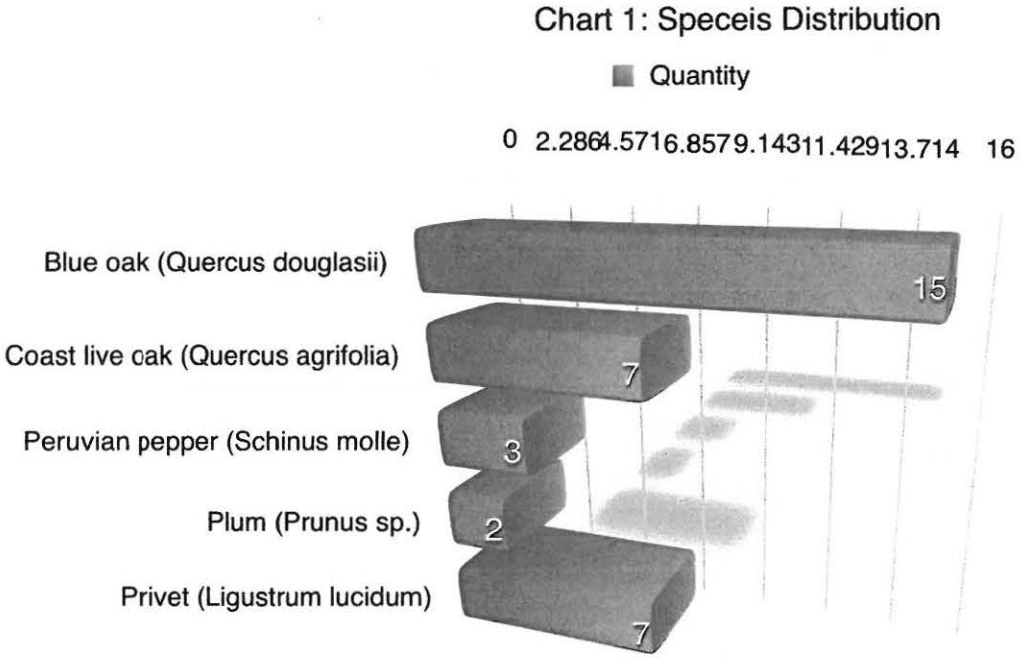
Tree Inventory

The tree inventory consists of trees protected by the Town of Los Gatos that are located on the site and those in close proximity on neighboring properties. The Town of Los Gatos protects all trees with a trunk diameter greater than (4) four inches at (36) thirty six inches above grade on vacant or underdeveloped lots (Appendix A and B).

All trunk diameters were measured with a standard tape measure. Heights and crown radii are estimates. Aluminum tree tags have been affixed to all trees listed in the inventory except the two trees on the adjacent properties.

The tree inventory contains 34 trees comprised of 5 different species which are as follows: blue oak (*Quercus douglasii*), coast live oak (*Quercus agrifolia*), Peruvian pepper (*Schinus molle*), wild plum (*Prunus sp.*), and glossy privet (*Ligustrum lucidum*). Two trees, blue oak 648 and coast live oak 649 are located on the adjacent properties.

The chart below lists the species and their relative quantity within the project area (Chart 1).



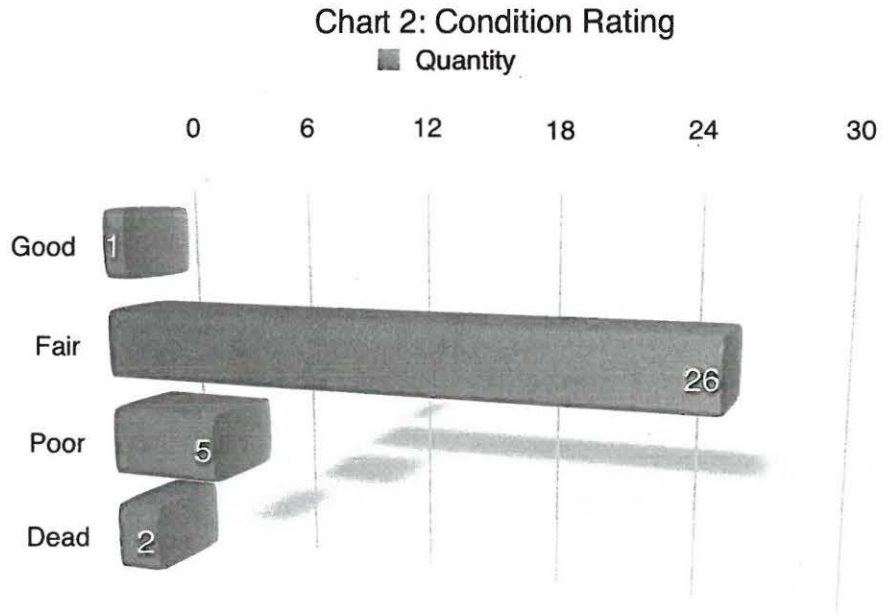
Condition Rating

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems, good structure and health, good longevity for the site.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

Twenty-five trees are in fair condition with one tree in good, two dead, and four in poor shape. The majority of trees on the property are blue oaks and coast live oaks and they are mostly in fair overall condition. There are two dead coast live oaks, one coast live oak and one blue oak in poor condition and two plums in poor shape. Once the leaves grow back this spring it may be easier to determine what oaks are in what condition, including blue oak 644 which may have oak root fungus. Blue oak 648 is in poor condition with a lean and significant decay at the base.

The chart below list the condition ratings and the relative quantity of each category (Chart 2).



Suitability for Preservation

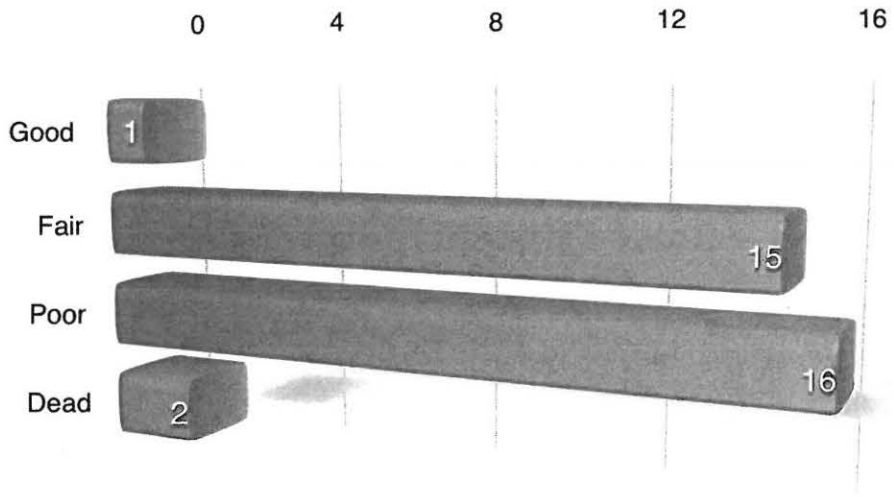
A tree's suitability for preservation is determined based on its health, structure, age, species characteristics, and longevity using a scale of good, fair, or poor. The following list defines the rating scale (Tree Care Industry Association, 2012):

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Sixteen trees are poorly suited for preservation and include all the plums, peppers, and privets which are undesirable species. Some of these undesirable trees may be in locations where they provide some type of function like privacy screening. However at a minimum I would consider the removal of all the privets. I included blue oak 644 on the list of poorly suited trees due to its likelihood of being infected with oak root fungus. Most of the oaks have fair suitability for preservation and two trees are dead.

The chart below list the condition ratings and the relative quantity of each category (Chart 3).

Chart 3: Suitability for Preservation



Influence Level

Influence level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

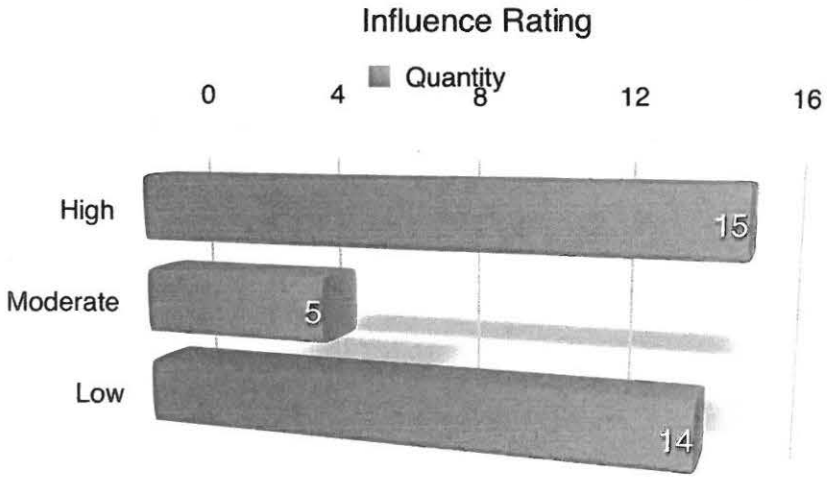
- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

Fifteen trees will be highly affected by the project which includes two dead trees, all the privets, a couple peppers, and blue oak 644. Five trees will be moderately influenced by the proposed development including blue oaks 635 and 643 which are growing close to the existing structure. The remaining fourteen trees will not be affected by the project.

The grading plan indicates there will be some cutting and filling in within the footprint of the old structure which should minimally affect trees 635 and 643. The areas of grading are outside the stipulated five times the trunk diameter critical root zone of these trees.

The utility locations including the new sewer, joint trench, and water are nowhere near any of the protected trees on site. The existing sewer runs along the property boundary near tree 648 but should have little influence on that tree's health or structure as well.

The chart below lists the trees and the development influence rating (Chart 4).



Tree Protection

Tree protection focuses on protecting trees from damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D).

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) or as the drip line in some instances. The tree protection zones for this project should simply be located at the tree drip line distances where possible (Figure 1). For trees moderately influenced that will require bridging and no fence there should be straw wattle wrapped around the main stem to help prevent mechanical damage.

Preventing mechanical damage to the main stems from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle (Figure 2). The wattle will create a porous barrier around the trunk and prevent damage to the bark and vascular tissues underneath. Trees that are to be moderately affected by the project without adequate fence protection should be wrapped in wattle.

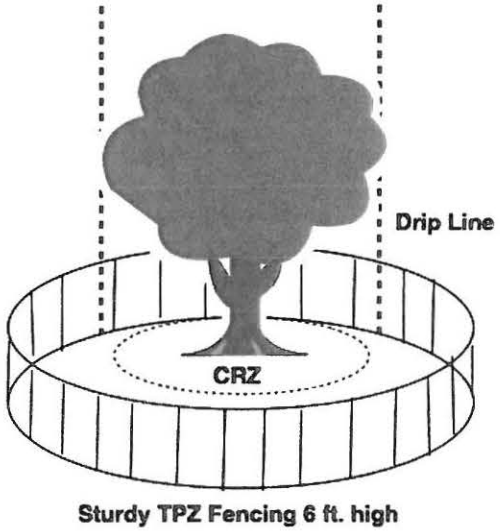


Figure 1: Tree protection distances

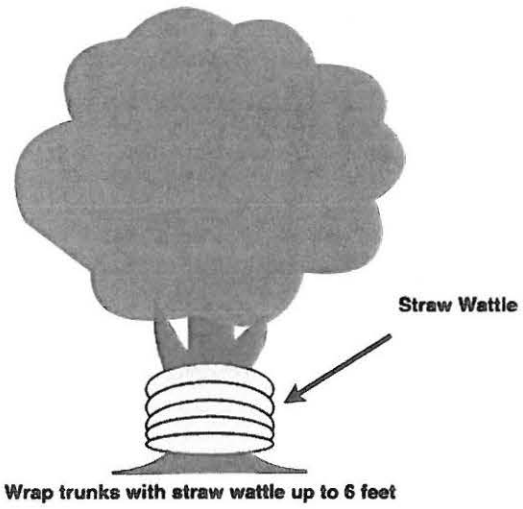


Figure 2: Trunk protection with straw wattle

Critical Root Zone

Because the trees will only be influenced on one side the CRZ will in effect be the TPZ for this project. The CRZ distances are listed in "Appendix B2".

The critical root zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide stability and uptake of water and nutrients required for the tree's survival. The CRZ is the minimum distance from the trunk that trenching or root cutting can occur and will be defined by the trunk diameter as a distance of three times the DBH in feet, and preferably, five times (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007). For example if the tree is two feet in diameter, the minimum CRZ distance would be six to ten feet from the stem on one side of the tree.

The recommended maximum encroachment distance into the root zone of oaks on one side is five times the trunk diameter (Coate, B.)(Costello, L., Hagan, B., Jones, K. 2011)(Figure 3).

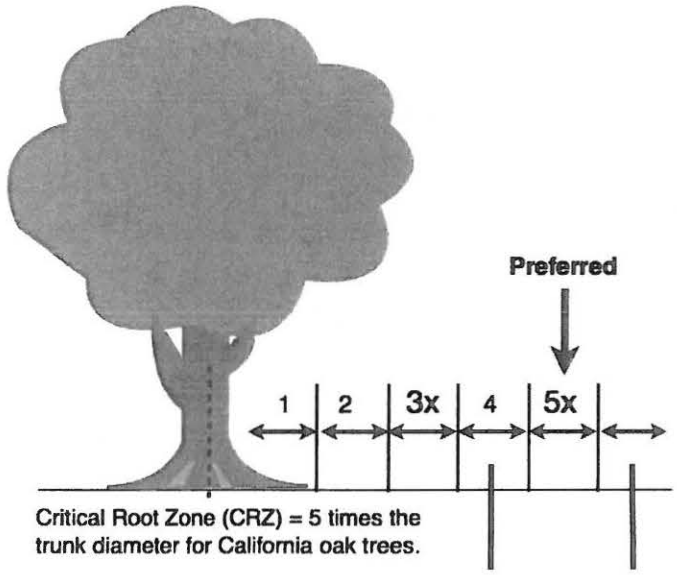


Figure 3: The image above depicts the preferred Critical Root Zone distance for oaks.

Bridging with Mulch

It will be necessary to bridge near the blue oaks when the new home is constructed and demolition occurs to provide ingress and egress to the property. Because tree protection fence would not allow for the actual construction of the new building or access, a platform will be required to help protect the roots from compaction in this area.

Because the moderately influenced trees are close to the proposed construction the CRZ and the TPZ may be the same distance in these instances. It may be impractical to fence off the TPZ near the construction because there will be limited room to work in the vicinity of the trees.

Placing mulch and steel road plates over the CRZ/TPZ will create a work platform that can be used to help protect the roots from compaction (Figure 4). Once the much is spread under the trees the steel road plate or plywood can be placed on top and the compaction of the root zones will be limited as pressure on the soil is now dispersed and displaced.

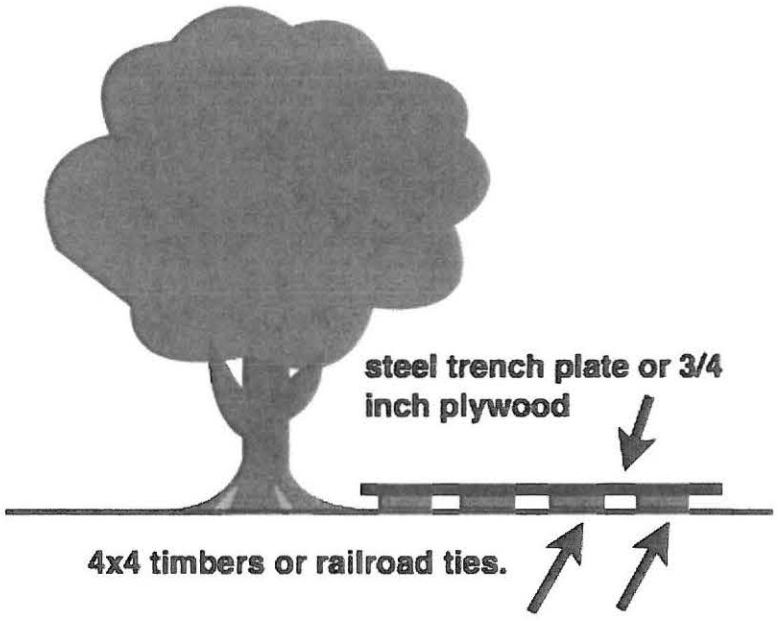


Figure 4: The image above depicts bridging for a work platform under the trees.

Conclusion

The property located at 17061 Wild Way in Los Gatos and contains 34 trees comprised of 5 different species which are as follows: blue oak, coast live oak, Peruvian pepper, wild plum, and glossy privet including two trees on the adjacent properties. The tree inventory consists of trees protected by the Town of Los Gatos located on the site and in close proximity on neighboring properties. Twenty-six trees are in fair condition with one tree good, two dead, and five in poor shape. The majority of trees on the property are blue oaks and coast live oaks and they are mostly in fair overall condition. There are two dead coast live oaks, one coast live oak and one blue oak in poor condition and two plums in poor shape. Sixteen trees are poorly suited for preservation and include all the plums, peppers, and privets which are undesirable species. Some of these undesirable trees may be in locations where they provide some type of function like privacy screening. I would consider the removal of all the privets. I included blue oak 644 on the list of poorly suited trees due to its likelihood of being infected with oak root fungus. Most of the oaks have fair suitability for preservation. Fifteen trees will be highly affected by the project which includes two dead trees, all the privets, two peppers, and blue oak 644. Five trees will be moderately influenced by the proposed development including blue oaks 635 and 643 which are growing close to the existing structure. The remaining fourteen trees will not be affected by the project including those on adjacent properties. The tree protection zones for this project should be located at the tree drip line distances where possible and along the critical root zone near the new structure. For the oaks close to the existing and new structure the recommended maximum encroachment distance into their root zones on one side is five times the trunk diameter (Appendix B2). It may be impractical to fence off the TPZ near the construction because there will be limited room to work close to the trees. Bridging with mulch or timbers and road plate or plywood may be necessary to protect their root zones during construction.

Recommendations

1. Obtain all necessary permits from the Town of Los Gatos prior to removing or significantly altering any tree.

2. Refer to Appendix D of this document for general protection guidelines and specifications.

3. Protect blue oaks 635 and 643 at their CRZ distance of five times the trunk diameter, bridge over the root zones, and wrap the trunks with wattle during demolition and construction.

4. Protect the remaining trees to be preserved at their drip line distances and protect trees as groups where possible.

5. Replant with new trees to replace any loss in screening and refer to Section 29.10.0985 Determination and Conditions of Permit: Tree Canopy Replacement Standard.

Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2012. Print.

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Smiley, E. Thomas, Fraedrich, Bruce R., and Hendrickson, Neil. *Tree Risk Management*. 2nd ed. Charlotte, NC: Bartlett Tree Research Laboratories, 2007.

Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that for the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

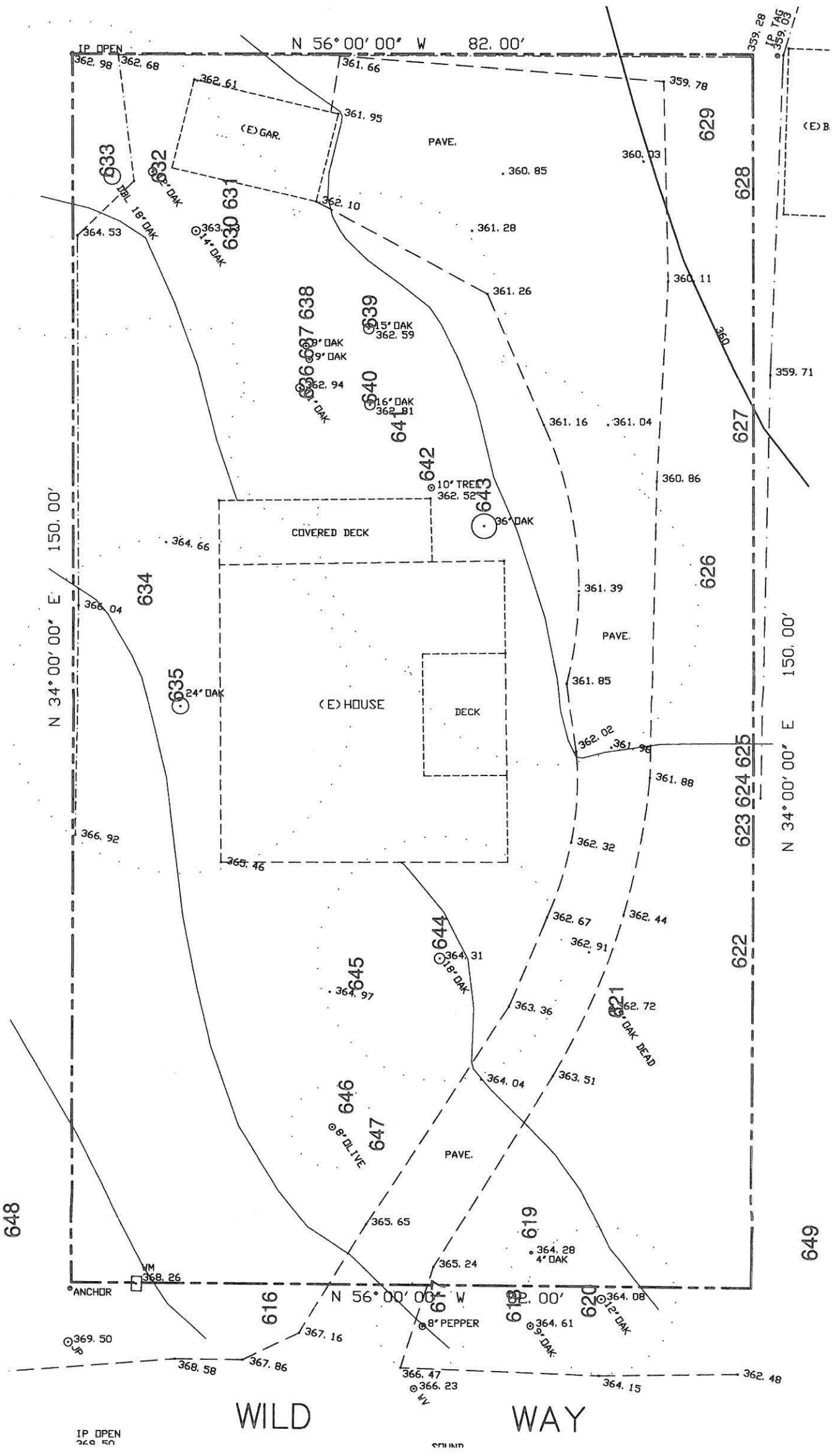
Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

Trunk: Stem of a tree.

Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

This Glossary of terms was adapted from the Glossary of Arboricultural Terms (ISA, 2011).

Appendix A: Tree Inventory Map



Appendix B: Tree Inventory and Disposition Tables

Table 1: Tree Inventory, Assessment, and Disposition

Tree Species	Number	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level	Notes	Disposition	Replacements
Privet (*Ligustrum lucidum*)	616	6	15	10	Fair	Poor	High	Invasive speceis	Remove	2 x 15 gal Mcalifornica
Peruvian pepper (*Schinus molle*)	617	8	15	16	Fair	Poor	High	Leans	Remove	3 x 15 gal Trees
Coast live oak (*Quercus agrifolia*)	618	11	25	16	Poor	Poor	Low	May provide screen in front	Retain	
Blue oak (*Quercus douglasii*)	619	5	15	10	Fair	Fair	Low		Retain	
Coast live oak (*Quercus agrifolia*)	620	13	25	20	Good	Good	Low		Retain	
Coast live oak (*Quercus agrifolia*)	621	9	20	10	Dead	Dead	High		Remove	None
Privet (*Ligustrum lucidum*)	622	8	20	16	Fair	Poor	High	Invasive speceis	Remove	3 x 15 gal Mcalifornica
Privet (*Ligustrum lucidum*)	623	8	20	12	Fair	Poor	High	Invasive speceis	Remove	3 x 15 gal Mcalifornica

Tree Species	Number	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level	Notes	Disposition	Replacements
Privet (*Ligustrum lucidum*)	624	4	20	12	Fair	Poor	High	Invasive speceis	Remove	3 x 15 gal Mcalifornica
Privet (*Ligustrum lucidum*)	625	6	20	12	Fair	Poor	High	Invasive speceis	Remove	3 x 15 gal Mcalifornica
Plum (*Prunus sp.*)	626	15	20	20	Poor	Poor	Low	May provide some screen	Retain	
Plum (*Prunus sp.*)	627	7	15	16	Poor	Poor	Low		Retain	
Peruvian pepper (*Schinus molle*)	628	12	15	20	Fair	Poor	Low		Retain	
Blue oak (*Quercus douglasii*)	629	8	15	10	Fair	Fair	Low		Retain	
Blue oak (*Quercus douglasii*)	630	7	15	10	Poor	Poor	High	Tree nearly dead and suppresse d	Remove	2 x 15 gal Trees
Blue oak (*Quercus douglasii*)	631	12	25	16	Fair	Fair	Low		Retain	
Blue oak (*Quercus douglasii*)	632	12	25	16	Fair	Fair	Low		Retain	
Blue oak (*Quercus douglasii*)	633	30	25	30	Fair	Fair	Low	Other side of fence	Retain	

Tree Species	Number	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level	Notes	Disposition	Replacements
Privet (*Ligustrum lucidum*)	634	12	25	20	Fair	Poor	High	Invasive speceis	Remove	3 x 15 gal Mcalifornica
Blue oak (*Quercus douglasii*)	635	28	35	40	Fair	Fair	Moderate	Close to house, Codomina nt stems	Retain	
Blue oak (*Quercus douglasii*)	636	10	30	16	Fair	Fair	Low	Nice Grouping	Retain	
Blue oak (*Quercus douglasii*)	637	8	30	16	Fair	Fair	Low	Nice Grouping	Retain	
Coast live oak (*Quercus agrifolia*)	638	8	20	16	Fair	Fair	High	Suppress ed under blue oak group	Remove	3 x 15 gal Trees
Blue oak (*Quercus douglasii*)	639	12	30	20	Fair	Fair	Moderate	Nice Grouping	Retain	
Blue oak (*Quercus douglasii*)	640	15	30	20	Fair	Fair	Moderate	Nice Grouping	Retain	
Blue oak (*Quercus douglasii*)	641	6	15	10	Fair	Fair	Moderate	Nice Grouping	Retain	
Privet (*Ligustrum lucidum*)	642	10	20	16	Fair	Poor	High	Invasive speceis	Remove	3 x 15 gal Mcalifornica
Blue oak (*Quercus douglasii*)	643	32	30	30	Fair	Fair	Moderate	Close to house	Retain	

Tree Species	Number	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level	Notes	Disposition	Replacements
Blue oak (*Quercus douglasii*)	644	18	30	30	Fair	Poor	High	May have armallaria, signs of old fungal fruiting bodies near base.	Remove	4 x 15 gal Trees
Peruvian pepper (*Schinus molle*)	645	4	20	20	Fair	Poor	High		Remove	3 x 15 gal Trees
Coast live oak (*Quercus agrifolia*)	646	8	20	20	Fair	Poor	High	Leans	Remove	3 x 15 gal Trees
Coast live oak (*Quercus agrifolia*)	647	12	15	0	Dead	Dead	High		Remove	None
Blue oak (*Quercus douglasii*)	648	10	30	8	Poor	Fair	Low	Adjacent property	Retain	
Coast live oak (*Quercus agrifolia*)	649	17	30	15	Fair	Fair	Low	Adjacent property	Retain	

B2: Tree Protection Distances Table

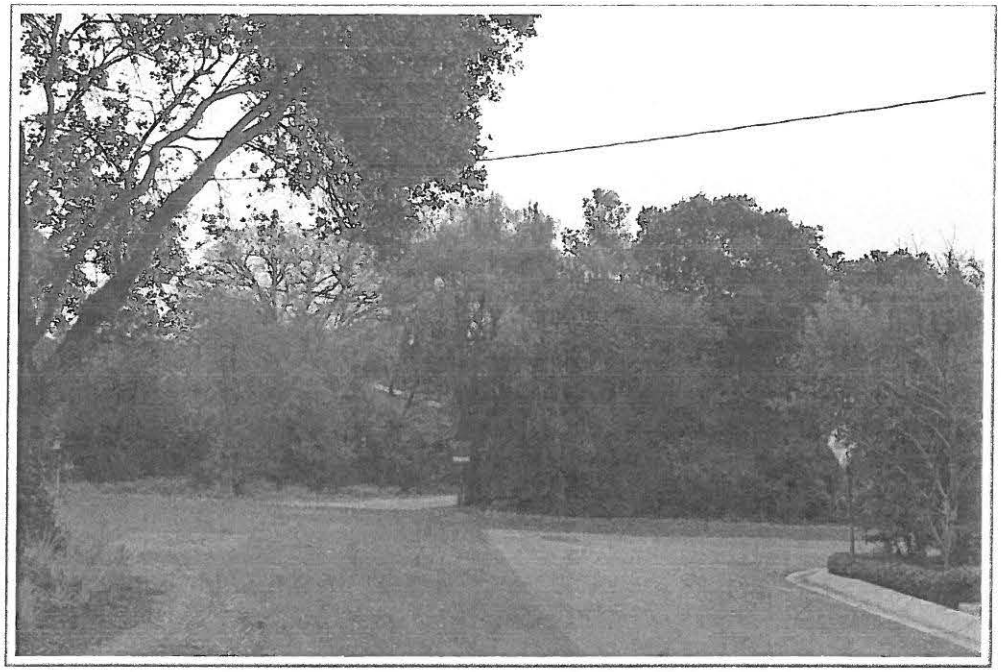
Table 3: Tree Protection Distances

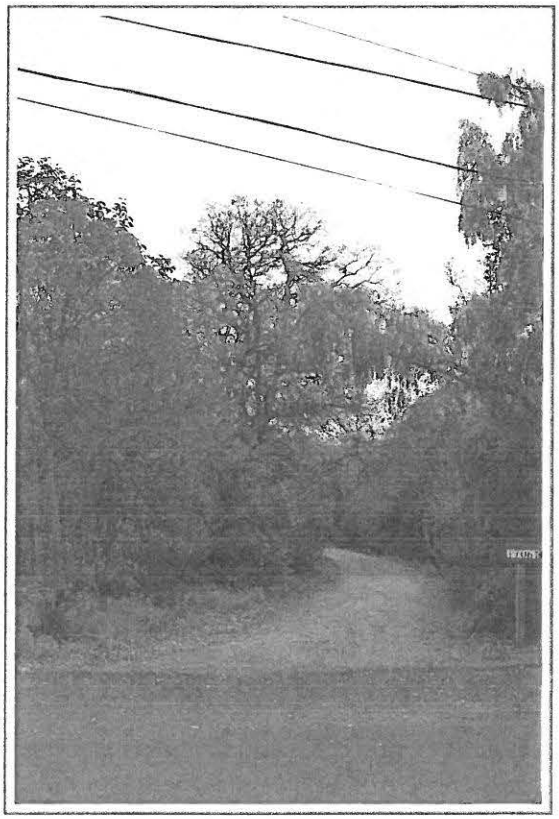
Tree Species	Number	Trunk Diameter	Drip Line (Best)	5 X Trunk Diameter CRZ (OK) (ft.)	3 Times Trunk Diameter (Worst) (ft.)
Privet (*Ligustrum lucidum*)	616	6	5	2.5	1.5
Peruvian pepper (*Schinus molle*)	617	8	8	3.3	2.0
Coast live oak (*Quercus agrifolia*)	618	11	8	4.6	2.8
Blue oak (*Quercus douglasii*)	619	5	5	2.1	1.3
Coast live oak (*Quercus agrifolia*)	620	13	10	5.4	3.3
Coast live oak (*Quercus agrifolia*)	621	9	5	3.8	2.3
Privet (*Ligustrum lucidum*)	622	8	8	3.3	2.0
Privet (*Ligustrum lucidum*)	623	8	6	3.3	2.0
Privet (*Ligustrum lucidum*)	624	4	6	1.7	1.0
Privet (*Ligustrum lucidum*)	625	6	6	2.5	1.5
Plum (*Prunus sp.*)	626	15	10	6.3	3.8
Plum (*Prunus sp.*)	627	7	8	2.9	1.8
Peruvian pepper (*Schinus molle*)	628	12	10	5.0	3.0
Blue oak (*Quercus douglasii*)	629	8	5	3.3	2.0
Blue oak (*Quercus douglasii*)	630	7	5	2.9	1.8
Blue oak (*Quercus douglasii*)	631	12	8	5.0	3.0
Blue oak (*Quercus douglasii*)	632	12	8	5.0	3.0

Tree Species	Number	Trunk Diameter	Drip Line (Best)	5 X Trunk Diameter CRZ (OK) (ft.)	3 Times Trunk Diameter (Worst) (ft.)
Blue oak (*Quercus douglasii*)	633	30	15	12.5	7.5
Privet (*Ligustrum lucidum*)	634	12	10	5.0	3.0
Blue oak (*Quercus douglasii*)	635	28	20	11.7	7.0
Blue oak (*Quercus douglasii*)	636	10	8	4.2	2.5
Blue oak (*Quercus douglasii*)	637	8	8	3.3	2.0
Coast live oak (*Quercus agrifolia*)	638	8	8	3.3	2.0
Blue oak (*Quercus douglasii*)	639	12	10	5.0	3.0
Blue oak (*Quercus douglasii*)	640	15	10	6.3	3.8
Blue oak (*Quercus douglasii*)	641	6	5	2.5	1.5
Privet (*Ligustrum lucidum*)	642	10	8	4.2	2.5
Blue oak (*Quercus douglasii*)	643	32	15	13.3	8
Blue oak (*Quercus douglasii*)	644	18	15	7.5	4.5
Peruvian pepper (*Schinus molle*)	645	4	10	1.7	1
Coast live oak (*Quercus agrifolia*)	646	8	10	3.3	2
Coast live oak (*Quercus agrifolia*)	647	12	0	5.0	3
Blue oak (*Quercus douglasii*)	648	10	30	4.2	2.5
Coast live oak (*Quercus agrifolia*)	649	17	30	7.1	4.25

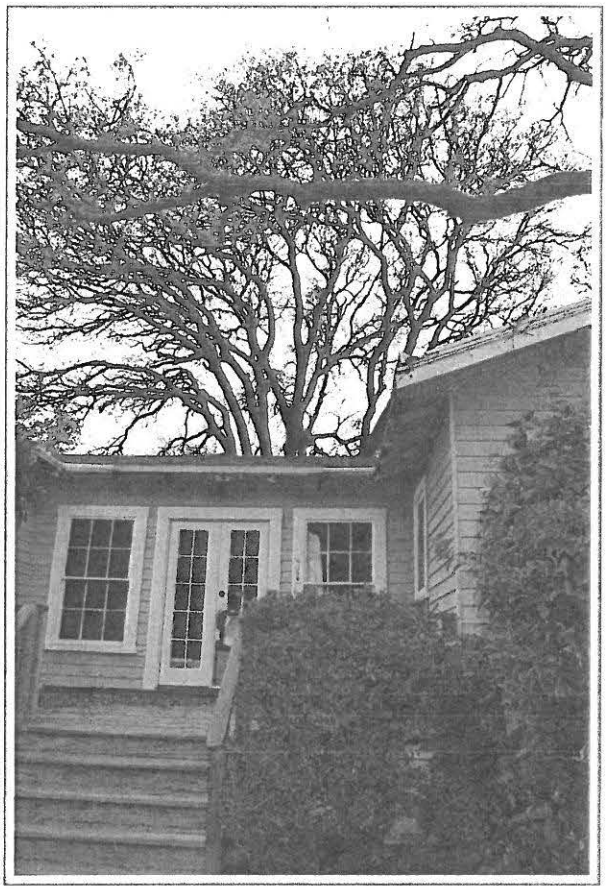
Appendix C: Photographs

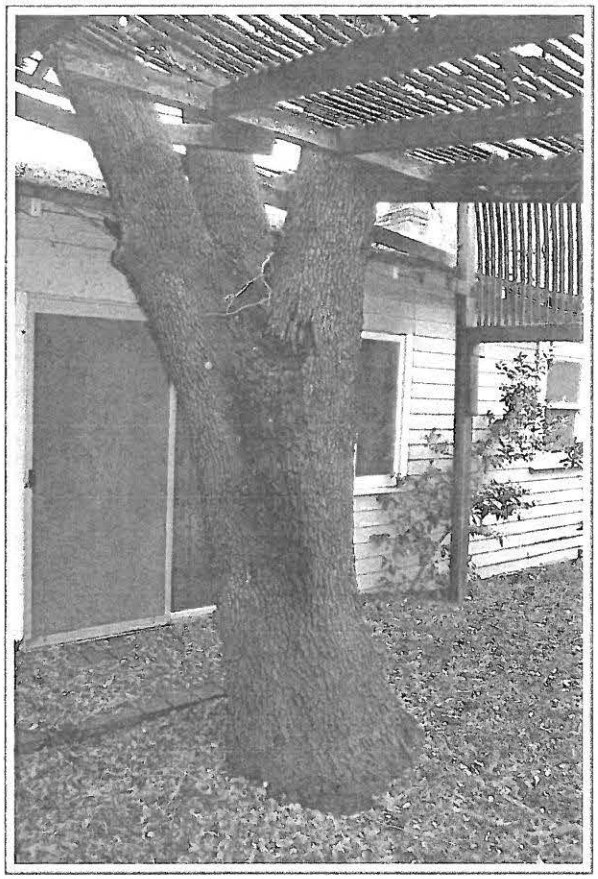
C1: Site From Street



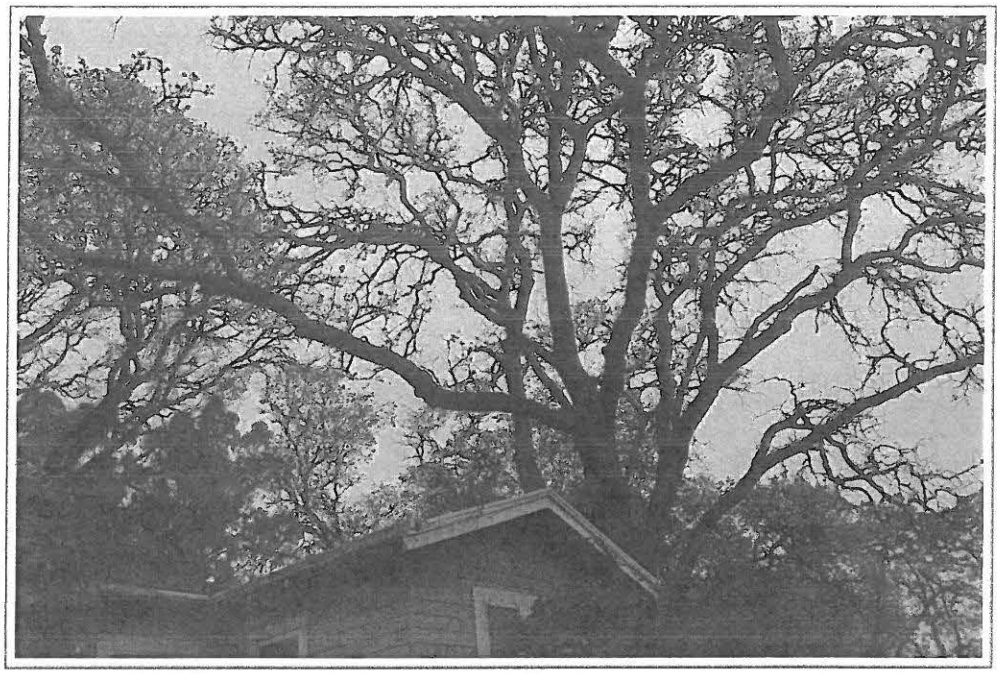


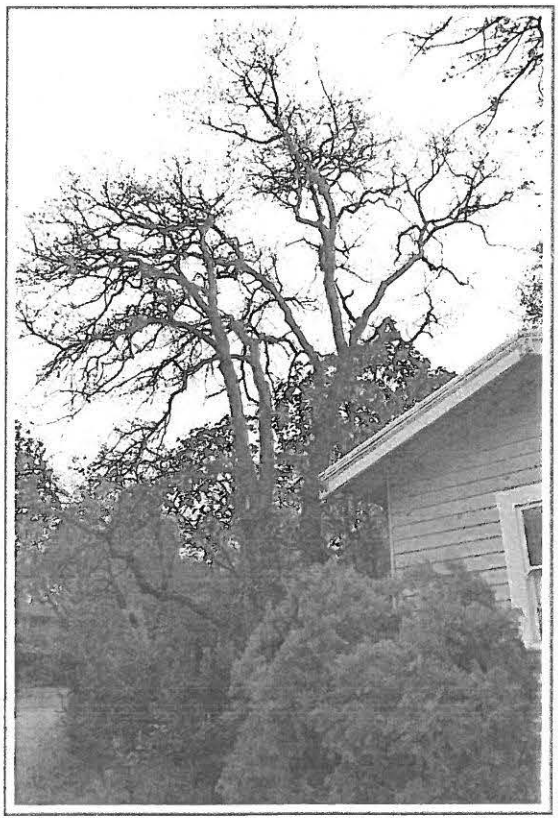
C2: Blue Oak 635



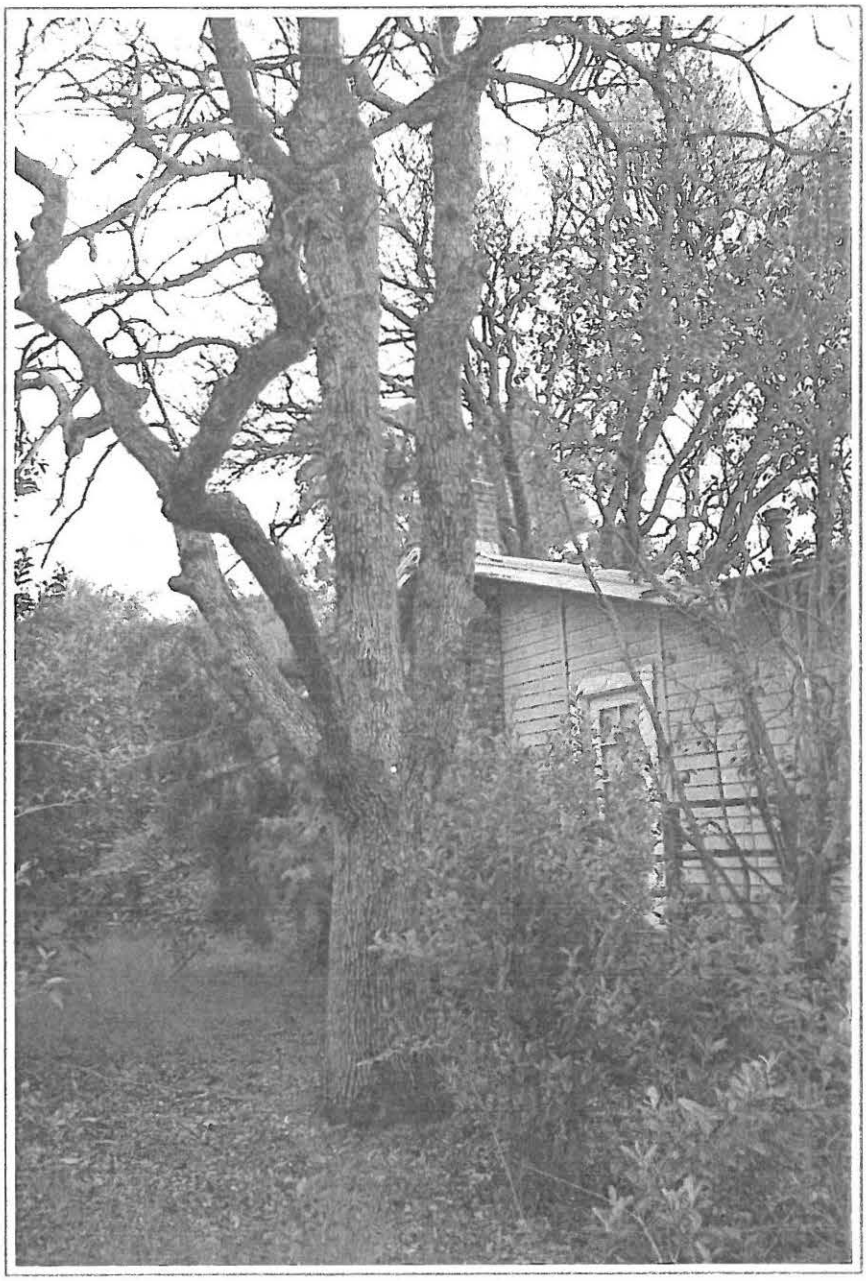


C3: Blue Oak 643





C4: Blue Oak 644



Appendix D: Tree protection specifications

Tree protection locations should be marked before any fencing contractor arrives.

Pre-Construction Meeting with the Project Arborist

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection.

The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions.

Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

A final inspection by the city arborist at the end of the project will be required prior to removing any tree protection fence and replacement tree shall be planted at this time.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

Appendix E: Tree Protection Signs

E1: English

WARNING

Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

Project Arborist

E2: Spanish

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

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® and Tree Risk Assessor Qualified. 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
ISA Tree Risk Assessor Qualified

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ARBOR RESOURCES
professional consulting arborists and tree care

May 26, 2015

via: email

Jennifer Savage
Community Development Department
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95031

RECEIVED
MAY 27 2015
TOWN OF LOS GATOS
PLANNING DIVISION

RE: ARBORIST REVIEW
17061 Wild Way, Los Gatos; Architecture and Site Application S-15-021

Dear Ms. Savage:

In connection with the proposed new home at the above-referenced site, this letter presents my comments and recommendations derived from the following: site observations obtained on 4/24/15; review of the project plan set, stamp dated 4/8/15 by the Town; and review of the 4/8/15 *Tree Inventory, Assessment and Protection* report by Monarch Consulting Arborists LLC.

TREE COUNT AND DESCRIPTION

A total of **34 trees** of six various species were inventoried for the applicant's arborist report, and are assigned **#616 thru 649**. They include the following:

- Six glossy privets (#616, 622, 624, 625, 634 and 642).
- Three Peruvian pepper trees (#617, 628 and 645).
- Six coast live oaks (#618, 620, 621, 638, 647 and 649).
- Fifteen blue oaks (#619, 629-633, 635-637, 639-641, 643, 644 and 648).
- Three flowering plums (#623, 626 and 627).
- One European olive (#646).

Regarding tree conditions, my observations vary from the applicant's report as follows:

- Trees **#623, 626, 627 and 630** are **dead** (#630 is a small blue oak, and the others are flowering plums).
- Blue oaks **#631, 640, 641 and 648** are in very poor condition, and as such, qualify as having poor or **low suitability** for preservation.
- Tree **#644** to has a fair or **moderate suitability** for preservation (indication of Armallaria not evident at time of observation).

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
office: 650.654.3351 ▪ cell: 650.274.3656 ▪ licensed contractor #796763

Regarding **tree #648**, it is a blue oak situated on the neighboring western property; the entire plane leans towards the street and utility pole supporting high-voltage electrical wires; there is extensive decay opposite the lean; and its canopy is sparse. In my opinion, this tree presents a serious threat to public safety and should be **immediately removed**.

Of the inventoried trees, the following five are **exempt** from regulation: **#616, 623, 626, 627 and 646**. **Tree #616** is exempt due to its two trunks measuring three inches at 36 inches above grade (less than the four-inch threshold qualifying a "protected tree"). The other four trees (**#623, 626, 627 and 646**) are exempt due to being fruit- or nut-bearing with trunk diameters less than 18 inches.

REVIEW OF POTENTIAL IMPACTS

My review of the proposed plans reveals the following, non-exempt **11 trees** are specified as removals: **#617, 621, 622, 624, 625, 634, 638, 642 and 644, 645 and 647**. Of these, #621 and 647 are dead coast live oaks; #617, 622, 624, 625, 634 and 645 have a low suitability; and #638 and 644 have moderate suitability.

Regarding **#638**, it is a healthy appearing coast live oak with a fairly balanced form, and growing beneath a fairly dense grove or stand of declined and asymmetrical blue oaks. Due to its small trunk diameter of eight inches, moderate suitability for preservation, and large amount of other oaks above and surrounding its location, its removal conforms with Town Code. However, in my opinion, managing the existing tree landscape should include **retaining #638** due to its seemingly superior health and longevity potential, and **removing** the following four blue oaks, partly to create growing space for #638, and partly due to their weak conditions: **#631, 637, 640 and 641**.

Regarding **#644**, it is a blue oak with a trunk diameter of 19 inches, and the fourth largest tree on site. In my opinion, its removal for a new residence conforms to Town Code due to being in only fair condition; its location within a large section of the proposed home, thus possibly reduce the otherwise-permissible building envelope by more than 25-percent; and the high number of other oaks, both large and small, being retained throughout the site.

The **front walkway** is situated very close to the trunks of trees **#618 and 619**. Based on the trees' smaller sizes and conditions, revision does not seem warranted. Rather, care should be taken during excavation for the walk beneath their canopies to avoid cutting roots ≥two inches in diameter, and adjusting the subgrade and materials as needed; this work should be manually performed using shovels.

Regarding impacts to the two large oaks adjacent to the home, **#635 and 643**, it is my opinion that impacts will be tolerable, provided all recommendations regarding the protection and care presented herein and the applicant's report are closely followed, and the project arborist is frequently retained to assess and address impacts. Impacts to **#635** will seemingly be the least due to its existing rooting structure appearing directed away from the proposed home. Impacts to **#643** appear slightly greater, but careful hand-digging of the foundation perimeter, performed in conjunction with the project arborist's involvement, can limit impacts and promote success of survival and maintaining anchoring capacity.

The table section of **Sheet C1** should be updated to color code #644 as a removal, as well as all others mentioned in this letter. The plan portion of C1 should also be updated to include 'remove' within the description for #630, as well as others mentioned for removal in this letter.

ADDITIONAL RECOMMENDATIONS

Further recommendations are as follows:

a. This letter, and pages 9, 10 and Appendix D of the applicant's report must be incorporated into the final set of project plans; titled **Sheets T-1, T-2, etc.** ("Tree Protection Instructions"); and referenced on all site-related project plans:.
b. Add **assigned numbers** to Sheet C2.

c. **All recommendations** regarding the protection and care of retained trees shall be followed, with great emphasis placed on the **project arborist** being present during digging along the perimeter of the new foundation within the critical root zones for trees **#635 and 643**; all digging along the foundation perimeter should be manually performed using shovels.

d. The **tree protection fencing** locations shown on Sheet C1 shall be regarded as illustrative only, and the project arborist retained to specify, onsite, the exact location of tree protection fencing with the contractor prior to any grading and construction.

e. **Supplemental water** must be supplied to oaks **#635 and 643** throughout construction and possibly beyond; the frequency, amounts and distribution method can be defined by the project arborist.

f. **Coarse wood chips** should be manually spread within the drip lines of all retained oaks (but not piled against trunks). The project arborist can define depth and location.

g. Prior to construction, the **root collars** of all retained oaks should be **cleared** to fully expose and allow visual examination of the tops and possibly bottoms of buttress roots, 360° around, using an Airspade or manually dug by a professional and state-licensed tree service. The specific trees, extent of clearance, and examination should be directed by the project arborist.

h. **Section 29.10.0985** of the Town Code can be applied as the framework for determining amounts and sizes of replacement trees to address **mitigation** for the **removing protected trees** (and would apply only to non-exempt and living). The trees shall be planted prior to final inspection, double-staked with rubber tree ties (may unlikely be needed for trees of ≥36" box size), and all forms of irrigation be of an automatic drip or soaker hose system placed on the soil surface and not in a sleeve. Additionally, to achieve the greatest assurance of proper installation, all new trees shall be installed, including necessary irrigation, by an experienced California State-licensed landscape contractor or tree-service company.

i. The proposed location and spacing of replacement trees shown on C1 appears appropriate, but I recommend the sizes be of a minimum 24-inch box size for conformance to Town Code. The locations and amounts of proposed **replacement trees** require updating following incorporating the proposed tree disposition presented in this letter.

This concludes my letter, and please do not hesitate to contact me with any questions.

Sincerely,

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B

p.o. box 25295, san mateo, california 94402 ▪ email: arborresources@comcast.net
office: 650.654.3351 ▪ cell: 650.274.3656 ▪ licensed contractor #796763

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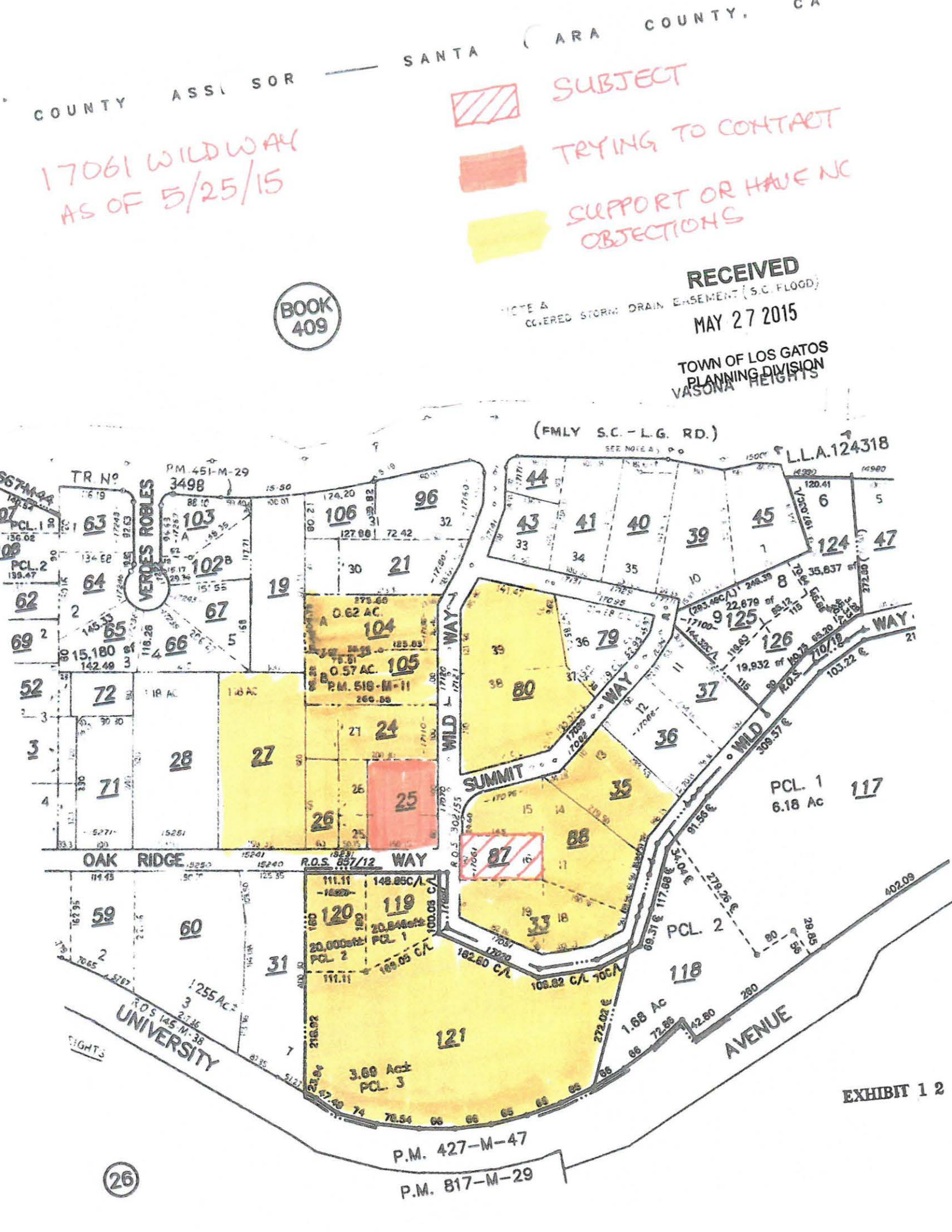
COUNTY ASSESSOR — SANTA CLARA COUNTY, CA
SUBJECT
TRYING TO CONTACT
SUPPORT OR HAVE NO OBJECTIONS
17061 WILDWAY
AS OF 5/25/15
RECEIVED
MAY 27 2015
TOWN OF LOS GATOS
PLANNING DIVISION
BOOK 409
VASONA HEIGHTS
(FMLY S.C.-L.G. RD.)
L.L.A.124318
TR No
PM 451-M-29
3498
VERDES ROBLES
OAK RIDGE
WILD
SUMMIT
WAY
AVENUE
UNIVERSITY
PCL. 1
6.18 Ac
PCL. 2
PCL. 3
3.69 Ac±
1.68 Ac
1.255 Ac±
0.62 AC.
0.57 AC.
P.M. 518-M-11
R.O.S. 145 M-38
R.O.S. 857/12
P.M. 427-M-47
P.M. 817-M-29
EXHIBIT 1 2
26

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A New Home
17061 Wild Way, Los Gatos.

April 2015.

I am a nearby resident of the proposed new single story home at 17061 Wild Way. I understand that the 3 large blue oaks in the rear of the property will be saved and that the blue oak at the front of the property shows evidence of disease and will be removed, along with several non-native privets. I have had an opportunity to review the plans and have no objections to the project as proposed.

	Name	Address	Phone
1.	Mary Beth Oster	17057 Wild Way, Los Gatos	408-354-1983
2.	Teri Cote	17050 Wild Way Los Gatos	408-234-6102
3.	Boyce Wend	15231 Oak Ridge Way Los Gatos.	408-354-4083
4.	Casey Wend	15231 Oak Ridge Way Los Gatos	408-354-4083
5.	[signature]	17082 Summit Way Los Gatos	408395.0342
6.	GLENDA STEVENS	17100 WILD WAY	[NO SIGNATURE BUT NO OBJECTIONS]
7.	[signature]	17076 Summit Way Los Gatos CA	408-358-3421
8.	[signature]	17076 Summit Way L.G. CA 95030	408-568-4007
9.	Charles W Tripp	15241 Oak Ridge Way L G	95030(408)395 212[illegible]
10.	ELLE STERN	17121 WILD WAY	[408] 395-9453 [NO SIGNATURE BUT NO OBJECTIONS]

[NO SIG] *

A New Home
17061 Wild Way, Los Gatos.

April 2015.

I am a nearby resident of the proposed new single story home at 17061 Wild Way. I understand that the 3 large blue oaks in the rear of the property will be saved and that the blue oak at the front of the property shows evidence of disease and will be removed, along with several non-native privets. I have had an opportunity to review the plans and have no objections to the project as proposed.

	Name	Address	Phone
1.	Robert & Elaine HERZIG	15220 OAK RIDGE WAY	408. 691.2027
2.	WARREN & PAULA JACOBSEN	17120 WILD WAY	(408)358-9326
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			