Deborah Ellis, MS

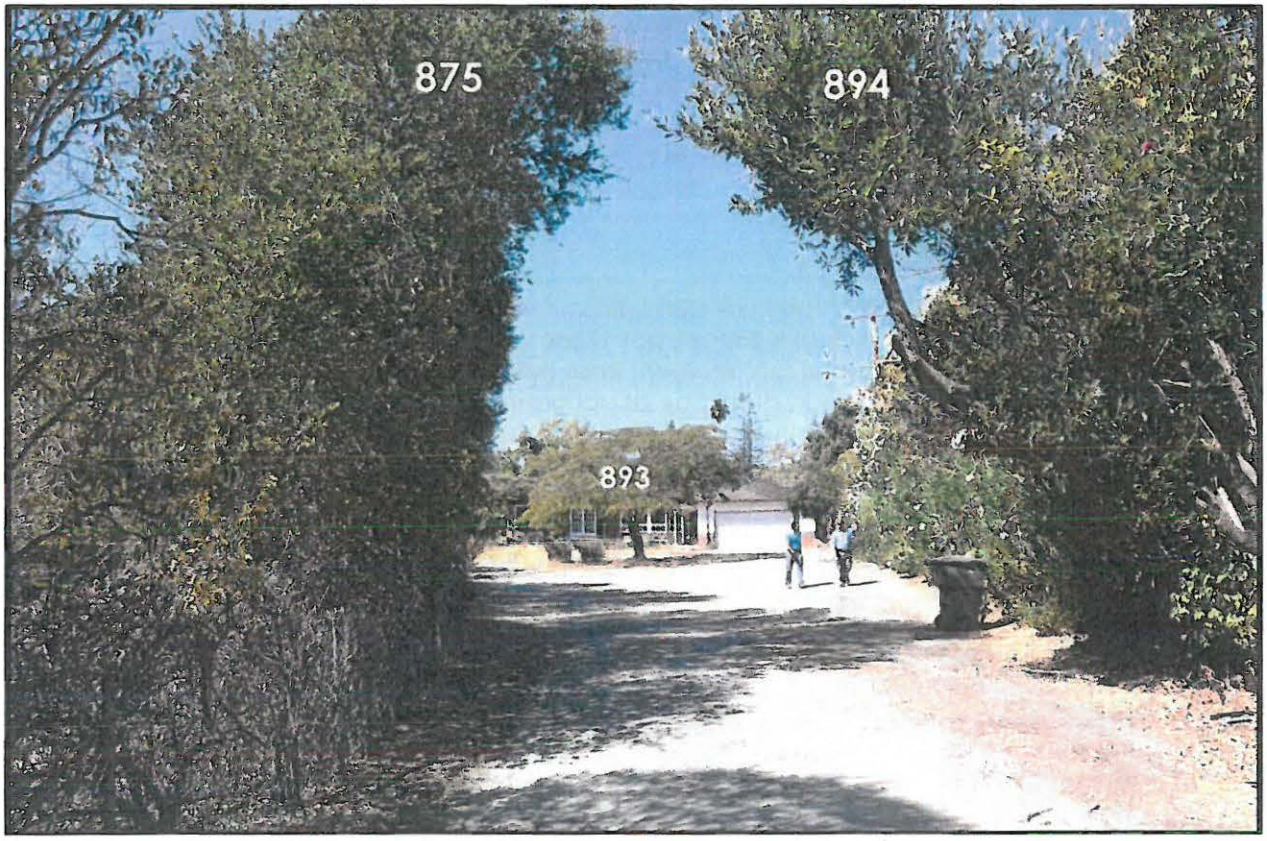
Consulting Arborist & Horticulturist

Service since 1984

Marni Moseley
Town of Los Gatos Community Planning Department
110 E. Main Street
Los Gatos, CA 95031

September 4, 2015

15735 Camino Del Cerro – Peer Review #1 of the arborist report and recommendations for trees in the vicinity of the proposed development



PO Box 3714, Saratoga, CA 95070. 408-725-1357. decah@pacbell.net. http://www.decah.com.

SUMMARY:

I visited the project site on September 3, 3015.

This is my first report for this project.

I have reviewed the following document for this project:

- Arborist Report (*Tree Inventory, Assessment & Protection. Camino Del Cerro Los Gatos*). Monarch Consulting Arborists, August 4, 2015

The arborist report is a good report except that I found several discrepancies between trees in the field and their descriptions in the report. I did not check all of the reported data on each evaluated tree, but I did check many of the trees and found the significant discrepancies listed below. The tree survey and arborist report needs to be redone to correct the discrepancies and to make sure that all collected information is as accurate as possible.

Discrepancies noted:

- **#872 coast live oak, 20"**. The trunk DBH I measured is 14.8 inches. Canopy spread (measured by me, with calibrated pacing) is 25 feet, not 12 feet as is listed in the report. This makes a difference in the number of replacement trees that would be required if this tree were to be removed, so canopy spread should be as accurate as possible.
- **#873 coast live oak, 5": the trunk DBH I measured is 18.3". The canopy spread I mea**sured with calibrated pacing is 25 feet, not 15 feet. As mentioned previously, canopy width determines the number of replacement trees required if this tree were to be removed, so canopy spread should be as accurate as possible.
- **#875 coast live oak, 12"**: I cannot find this tree in the field.
- **#876 coast live oak, 12"**: The canopy spread I measured with calibrated pacing is 18 feet, not 12 feet.
- **#877 coast live oak, 6"**: the trunk diameter is closer to 12 inches, maybe 13 inches (on other property, so I did not measure with a measuring tape). Canopy spread is 18 feet, not 12 feet.
- **#882 coast live oak, 12"**: canopy spread is 22 feet, not 8 feet. Note that tag for this tree and #883 are on the cyclone fence because these trees are on neighboring property.
- **#892 silk tree, 16"**: canopy spread is 27 feet, not 20 feet.
- **#893 silk tree, 16"**: canopy spread is 36 feet, not 20 feet.

RECOMMENDATIONS:

1) **The previous arborist report must be revised in order to correct the discrepancies** listed above, and to correct any other discrepancies I have not found or listed.

2) **Since the Town Code Tree Protection requirements were revised in July of 2015**, all arborist reports must now meet the standards listed in those requirements. The arborist report submitted for this project does not meet some of the new requirements.

3) **As part of the report revision, monetary valuations are required for protected trees that are to remain, when those trees are adjacent to proposed improvements and could be affected by construction of those improvements**. Please provide such valuations, according to the most recent edition of the *Guide for Plant Appraisal* (Council of Tree &Landscape Appraisers and International Society of Arboriculture) and the *Species Classification & Group Assignment* (Western Chapter of the International Society of Arboriculture).

4) **Please provide me with a full-size hard copy of the construction plan set** for review, along with the revised arborist report.

5) **The Tree Map in the arborist report is difficult to read.** In fact, I had to use a magnifying glass to find and read the tree numbers. Tree numbers and tree trunk locations should be larger and easy to find and read.

6) **It is not necessary to provide a description of trees that do not qualify as "protected trees" in the arborist report**, although it is helpful (and encouraged) to include the tree trunk and dripline location on the plans, as well as a brief note about the type and size of the tree such as: "4-inch almond". Likewise, non-protected trees do not require a valuation.

7) **Tree replacement numbers and sizes to mitigate for tree removals should not be provided in the arborist report.** The reason for this is that the arborist report will be reviewed by the Town and the final tally of trees to remain or be removed may change. Final tree replacement numbers and sizes will be determined by the Town.

8) **I agree with the recommendation to remove blue gum Eucalyptus #887.** I don't see how the construction impact to this tree is "High", but in any case now is a good time to remove this large and problematic tree.

9) **Protected trees to remain along the driveway:** I do not think that the recommendation #4 on page 9 of the arborist report (construct the driveway out of porous materials and do not cut into soil surface for sub-base treatment) is going to work. If this is really possible, then great. But usually the subsurface area is going to be ripped and compacted, with some soil removed, in order to ensure the most stable base possible. So the impacts to some of the trees, e.g. coast live oaks #879 and 880 may be greater than "Low". It may be a good idea to investigate this further and perhaps move the driveway farther from the trees, or reduce the width of the driveway.

Deborah Ellis, MS

Consulting Arborist & Horticulturist

Service since 1984

****

I certify that the information contained in this report is correct to the best of my knowledge, and that this report was prepared in good faith. Thank you for the opportunity to provide service again. Please call me if you have questions or if I can be of further assistance.

Sincerely,

Deborah Ellis

Deborah Ellis, MS.
Consulting Arborist & Horticulturist
Certified Professional Horticulturist #30022
ASCA Registered Consulting Arborist #305
I.S.A. Board Certified Master Arborist WE-457B
I.S.A. Tree Risk Assessment Qualified

Deborah Ellis, MS

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Marni Moseley
Town of Los Gatos Community Planning Department
110 E. Main Street
Los Gatos, CA 95031

September 11, 2015

15735 Camino Del Cerro – Peer Review #2, after review of project plan set

Dear Marni:

This is my second report for this project, after receiving and reviewing the full-size plan set. My first and previous report was dated September 4, 2015.

SUMMARY:

Most of the recommendations in my previous report still stand, and I will repeat those along with some new recommendations on pages 1 and 2. I was able to resolve some of the questions (and associated recommendations) from my previous report after review of the plans.

My main tree protection concern at this time is for several of the trees along the existing and proposed driveway. The following trees may be too close too and could sustain significant root damage due to driveway construction (assuming typical subgrade preparation):

#872, 14.8" coast live oak (trunk DBH is not 20" as listed in applicant's arborist report dated August 4, 2015).
#873, 18.3" coast live oak (trunk DBH is not 5" as listed in applicant's arborist report).
#878, 8" coast live oak
#879, 10" coast live oak
#880, 10" coast live oak

I think that root damage can be reduced to an acceptable level by moving the driveway and associated grading farther from the trees, so that at least the *3xDBH*[1] and preferably the 6xDBH root protection distance or farther is provided for these trees. That means that the actual driveway needs to be farther than the calculated distances from these trees, to take into account any necessary over-excavation distances beyond the driveway. Based upon the site plan it seems that this should be relatively easy to accomplish, and it should not significantly alter the plan design or the functional use of the site.

#884, 8" coast live oak: some grading comes within a few feet of the trunk. Simply move the grading so that there is no soil disturbance within a minimum of 3xDBH from the trunk.

#887, 84" blue gum Eucalyptus: I can now see that grading will occur within the vicinity of this tree; hence the "High" level of <construction> influence. I would recommend the removal of this tree even if there were no construction impact.

[1] See page 4 for an explanation of tree root protection distances.

EXHIBIT 8

Deborah Ellis, MS

Consulting Arborist & Horticulturist

Service since 1984

PLANS REVIEWED:

PLAN	DATE	SHEET	REVIEWED	SHOULD REVIEW
Existing Site Topographic Map *including existing tree trunk locations*	7/2015	C1	X	
Proposed Site Layout	7/2015	C2	X	
Demolition				
Construction Staging				
Grading/Drainage	7/2015	C3	X	
Erosion Control				
Underground Utility				X
Site & Building Sections	7/18/15	A5.0,5.1, 6.1, 7.0	X	
Building Exterior Elevations	7/18/15	A3.0, 3.1, 6.0, 7.0	X	
Roof	7/18/15	A4.0, 6.1, 7.0	X	
Shadow Study	7/18/15	A1.0	X	
Construction Details *that would affect trees (for example building foundations, pavement installation including sub-grade preparation, underground utility installation)*				X
Landscape Planting				X
Irrigation Plan				X
Landscape & Irrigation Details				X

RECOMMENDATIONS:

*repeated from my September 4, 2015 report.

1) **The previous arborist report (the applicant's arborist report) should be revised in order to correct the discrepancies** listed in my previous report dated September 4, 2015, and any other discrepancies I have not found or listed.

2) **Since the Town Code Tree Protection requirements were revised in July of 2015**, all arborist reports must now meet the standards listed in those requirements. The arborist report submitted for this project does not meet some of the new requirements.

3) **As part of the report revision, monetary valuations are required for protected trees that are to remain, when those trees are adjacent to proposed improvements and could be affected by construction of those improvements**. Please provide such valuations, according to the most recent edition of the *Guide for Plant Appraisal* (Council of Tree &Landscape Appraisers and International Society of Arboriculture) and the *Species Classification & Group Assignment* (Western Chapter of the International Society of Arboriculture).

4) **The Tree Map in the applicant's arborist report is difficult to read**. In fact, I had to use a magnifying glass to find and read the tree numbers. Tree numbers and tree trunk locations should be larger and easy to find and read.

5) **Some of the tree numbers in the applicant's arborist report Tree Map/ (Site Plan) are missing or incorrect**. For example, trees listed as #892 and 893 (12", 4" oak) are actually #881 and 882. Tree #893 is the silk tree that is shown to be removed, located in the proposed driveway close to the south side of the proposed garage. Tree #892 is (on the site plan) an unnumbered tree with an `X' symbol, located within the proposed house footprint, between the Master Suite and an adjacent Bedroom whose number I cannot read. Tree #891 number is unreadable on the site plan (this tree has an X through it and will be removed). This tree is on the west side of the proposed cabana. Likewise, tree #896 on the North side of the house is unreadable on the Site Plan. I need to see the numbers of trees that will be removed. Some of these numbered trees are less than protected size, but if a tree is shown to be removed and it has been described in the plans, I want to see the tree number on the tree map.

6) **It is not necessary to provide a description of trees that do not qualify as "protected trees" in the arborist report**, although it is helpful (and encouraged) to include the tree trunk and dripline location on the plans, as well as a brief note about the type and size of the tree such as: "4-inch almond". Likewise, non-protected trees do not require a valuation.

7) **Tree replacement numbers and sizes to mitigate for tree removals should not be provided in the arborist report**. The reason for this is that the arborist report will be reviewed by the Town and the final tally of trees to remain or be removed may change. Final tree replacement numbers and sizes will be determined by the Town.

8) **Protected trees to remain along the driveway**: I do not think that the recommendation #4 on page 9 of the applicant's arborist report (construct the driveway out of porous materials and do not cut into soil surface for sub-base treatment) is going to work. If this is really possible, then great. But usually the subsurface area is going to be ripped and compacted, with some soil removed, in order to ensure the most stable base possible. Instead, move the driveway farther from the trees. See my recommendations for specific trees listed on page 1 of this report relative to the driveway.

Deborah Ellis, MS

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Service since 1984

****

I certify that the information contained in this report is correct to the best of my knowledge, and that this report was prepared in good faith. Thank you for the opportunity to provide service again. Please call me if you have questions or if I can be of further assistance.

Sincerely,

Deborah Ellis

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I.S.A. Board Certified Master Arborist WE-457B
I.S.A. Tree Risk Assessment Qualified

TREE ROOT PROTECTION DISTANCES

No one can estimate and predict with absolute certainty how far a soil disturbance such as an excavation must be from the edge of the trunk of an individual tree to effect tree stability or health at a low, moderate or severe degree -- there are simply too many variable involved that we cannot see or anticipate. **3xDBH** however, is a reasonable "rule of thumb" minimum distance (in feet) any soil disturbance should be from the edge of the trunk on one side of the trunk. This is supported by several separate research studies including (Smiley, Fraedrich, & Hendrickson 2002, Bartlett Tree Research Laboratories). DBH is trunk "diameter at breast height" (4.5 feet above the ground). This distance is often used during the design and planning phases of a construction project in order to estimate root damage to a tree due to the proposed construction. It tends to correlate reasonably well with the *zone of rapid taper*, which is the area in which the large buttress roots (main support roots close to the trunk) rapidly decrease in diameter with increasing distance from the trunk. For example, using the 3X DBH guideline an excavation should be no closer than 4.5 feet from the trunk of an 18-inch DBH tree. For trees with multiple trunks, an adjusted DBH is often calculated using 100% of the largest trunk plus 50% of the remaining smaller trunks. Such distances are guidelines only, and should be increased for trees with heavy canopies, significant leans, decay, structural problems, etc. I will generally not recommend a root protection distance of less than 5 feet for any tree, even very small trees. It is also important to understand that in actual field conditions we often find that much less root damage occurs than was anticipated by the guidelines. 3xDBH may be more of an aid in preserving tree stability and not necessarily long-term tree health.

6 to 18 X DBH is the minimum distance which is recommended in the *ANSI (American National Standard) A300 (Part 5)-2012 Management of Trees & Shrubs During Site Planning, Site Development, & Construction*, and also in the companion publication from the International Society of Arboriculture, *Best Management Practices, Managing Trees During Construction*, 2008. When the 6 to 18 x DBH distance cannot be met, "appropriate mitigation or determination that the work will not impact tree health and stability shall be performed", according to the ANSI Standard. ANSI A300 (Part 8) - 2013 Root Management, states: "When roots are damaged within 6 times the trunk diameter (DBH) mitigation shall be recommended." For practical purposes I use the 6 x DBH distance as the minimal distance acceptable (in most circumstances) in order to maintain good tree health and structural stability. The 6 x DBH distance or greater should definitely be used when there are soil disturbances on more than one side of the trunk.

Tree Inventory, Assessment, And Protection

Camino Del Cerro
Los Gatos, CA 95032

Prepared for:

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

August 4, 2015

Revised October 1, 2015

Prepared By:

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

EXHIBIT 9

Table of Contents

Summary

The property located at the end of Camino Del Cerro and adjacent properties contain twenty-seven trees comprised of eleven different species. The most commonly found species in the inventory is coast live oak (*Quercus agrifolia*), most of which are located adjacent to the driveway along the top of the creek bank. The blue gum eucalyptus (*Eucalyptus globulus*) (887) is the only tree considered a "Large Protected Tree" as defined in section 29.10.0955 Definitions of the municipal code. Most of the trees are in either fair or good condition with fair or good suitability for preservation. Eleven trees will be highly affected by the project, four of which are not protected by the ordinance. The trees growing along the top of the creek bank will be moderately affected depending on the new driveway construction and location. The removal of seven protected trees will result in a replanting mitigation plan to account for lost canopy cover. A total of 27 trees were appraised for a value of $57,495.00 (Appendix B2). A total of $25,749.00 is the value of the protected trees to be retained.

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.
3. Provide canopy replacement requirements.

Limits of the assignment

1. The information in this report is limited to the condition of the trees during my inspection on July 31, 2015. No tree risk assessments were performed.
2. The plans reviewed for this assignment were as follows: Site Plan C2 and Grading and Drainage Plan C3 dated July 2015. No landscape or utility plan was reviewed.

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 a flag lot located at the end of Camino Del Cerro if you enter from the Los Gatos Almaden Road intersection (Image 1). The property is the last lot on the west side of the road where Ross Creek bisects Camino Del Cerro at the foot bridge. The lot and adjacent properties contain twenty-seven trees on or in close proximity to the property. Most of the trees are coast live oaks located along the driveway into the main portion of the property and are growing at the top of the creek bank on the other side of the cyclone fence. Within the property are three silk trees (*Albizia julibrissin*), a black walnut (*Juglans nigra*), willow, a few fruit trees and one large blue gum eucalyptus. The north side of the driveway is lined with oleander (*Nerium oleander*) growing under the high voltage utility lines.

The proposed new structure moved the main house east toward the central portion of the lot creating a larger backyard. The new structure footprint is over the two silk trees and orange.

The plan indicates a total of twenty-two 24-inch box and five 15-gallon replacement trees are to be planted around the site.

Image 1: The white online above indicated the approximate property boundary. Image courtesy of Google Maps, 2015.

Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 9th Edition, 2000* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Method" (Appendix B).

"Trunk Formula Method" is calculated as follows: Basic Tree Cost = (Appraised tree trunk increase X Unit tree cost + Installed tree cost) Appraised Value = (Basic tree cost X Species % X Condition % X Location %).

The trunk formula valuations are based on four tree factors; species, size (trunk cross sectional area), condition, and location. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and species rating which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement.*

The second part is to depreciate the value according to the location and condition of the trees.

The condition assessment and percentages are defined in the "Condition Rating" section of this report. The condition rating s deviate from the Guide's condition assessment numerical rating system. The reason for this deviation is the Guide's assessment criteria fails to account for significant health or structural issues creating high percentages for tree with either significant structural defects or health problems that could ultimately lead to failure or irreversible decline.

Location rating is an average of three factors; site, contribution, and placement. Site is determined by the relative property value where the trees are planted. The residential site would be classified as "very high" value with a 90 percent rating compared to similar sites in the area (ISA, 2000).

Contribution and placement is determined by the function and aesthetics the trees provide for the site and their location on the property. The percent of contribution and placement can range from 10 to 100 percent depending on the trees influence to the value of the property. These percentages ranged from 0 to 90 percent in my assessment.

A total of 27 trees were appraised for a value of $57,495.00 (Appendix B2). A total of $25,749.00 is the value of the protected trees to be retained.

Appraisal worksheets are available upon request.

Discussion

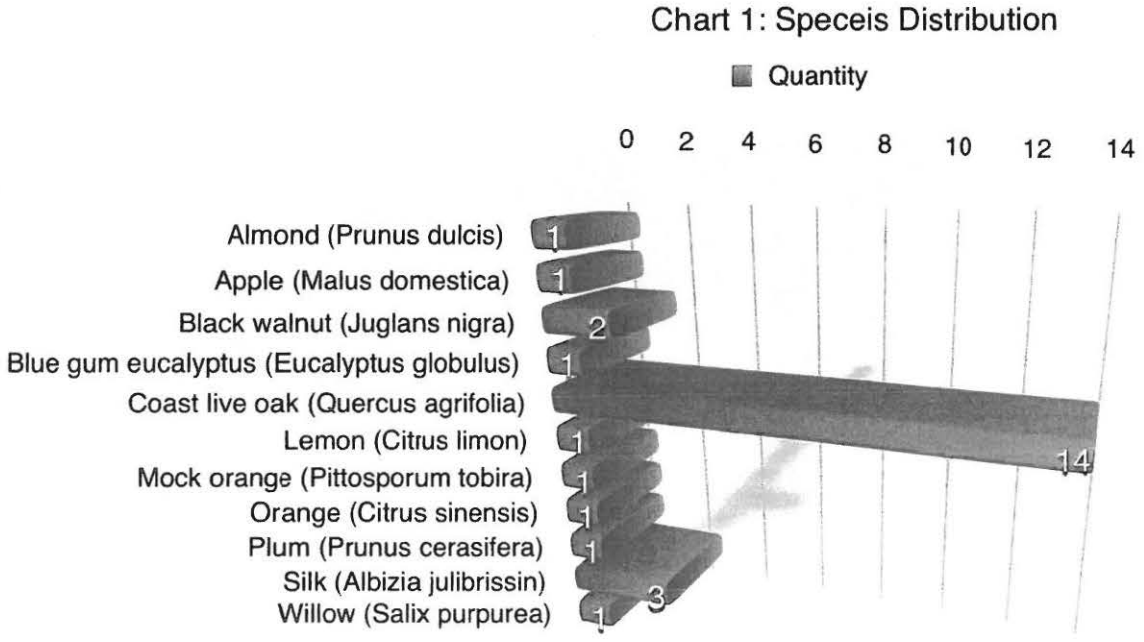
Tree Inventory

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 (54) fifty-four inches above grade on vacant or underdeveloped lots (Appendix A and B).

Aluminum tree tags have been affixed to all trees listed in the inventory except the two trees on the adjacent properties.

The property and adjacent properties contain twenty-seven trees comprised of eleven different species. The most commonly found species in the inventory is coast live oak, most of which are located adjacent to the driveway along the top of the creek bank. The trees within the property consist of the black walnut (889), blue gum eucalyptus (887), three silk (892, 893, and 895), with one willow (894) growing horizontal off the retaining wall, as well as some smaller trees (888, 890, 891, and 896). The blue gum eucalyptus (887) is considered a "Large Protected Tree" as defined in section 29.10.0955 Definitions of the municipal code.

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



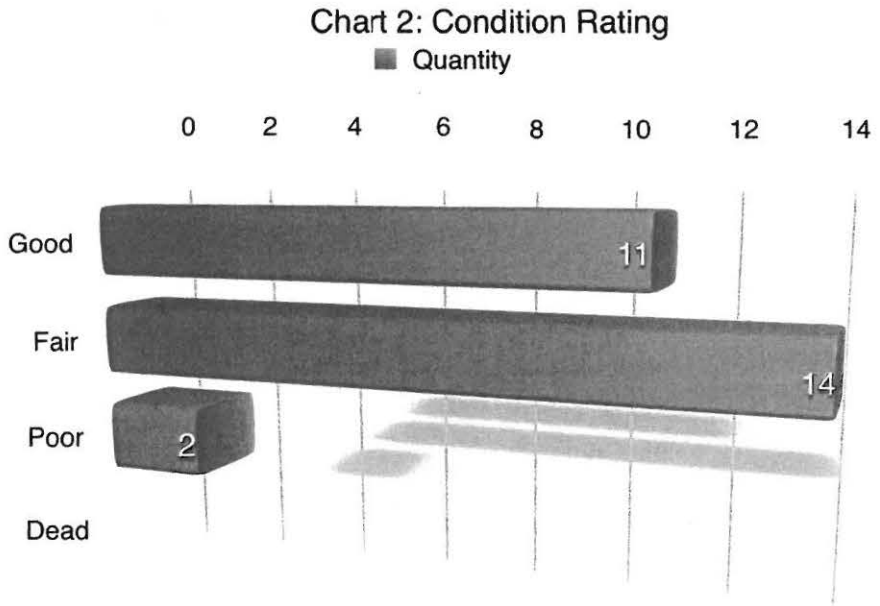
Condition Rating

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.

- 100% = Exceptional = Good health and structure with significant size, location or quality.
- 75% = Good = No apparent problems, good structure and health, good longevity for the site.
- 50% = 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.
- 25% = Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.
- 0% = Dead/Unstable = Extreme problems, irreversible decline, failing structure, or dead.

Most of the trees are in either fair or good condition, primarily because they are small volunteers that have not developed the same kinds of problems older trees develop. The willow (894) and silk (895) are both in poor shape and located along the north side of the driveway within the oleander hedge.

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



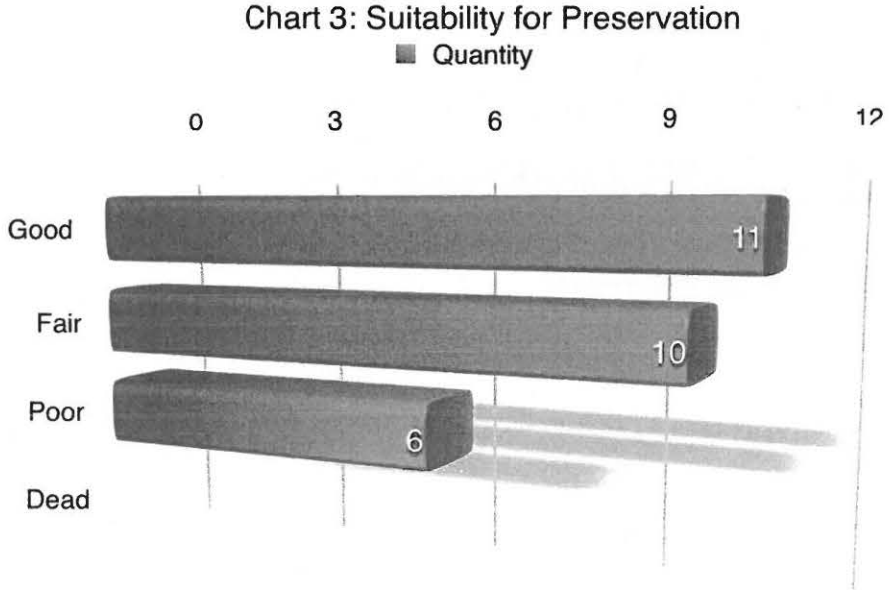
Suitability for Preservation

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.

Most of the trees have fair or good suitability for preservation and are small volunteers growing along the top of the creek bank adjacent to the existing driveway. In addition to the silk (895) and willow (894) I also considered the almond (885), black walnut (881) although it is on water district property, mock orange (896), and the blue gum eucalyptus (887) to be poorly suited for preservation. The black walnut (889) has fair suitability for preservation but the area near the tree would need to be left alone because the tree's tolerance to disturbance is poor.

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



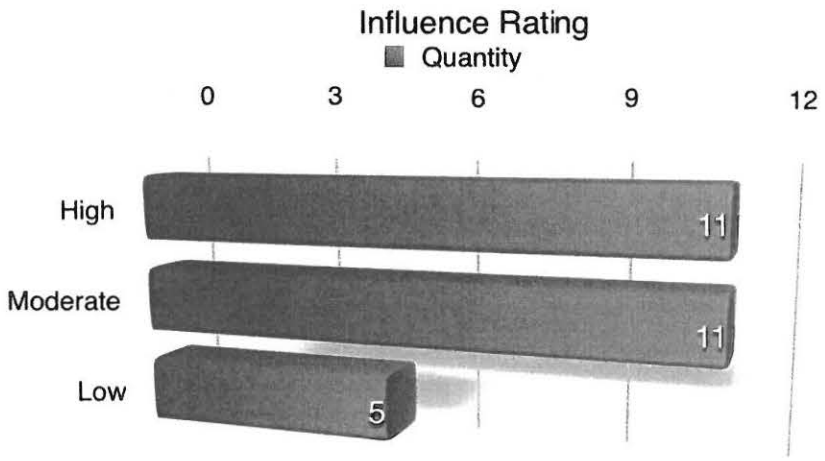
Influence Level

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.

Eleven trees will be highly affected by the project, four of which are not protected by the ordinance. Eleven more trees will be moderately affected and are located along the driveway. If driveway excavation can be moved away from the trees or biaxial georgic is used the impact can be reduced. The trees highly influenced are all the fruit trees and mock orange along with the three silk, black walnut (889), willow (894), and blue gum eucalyptus (887).

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 be located at the critical root zone distance of five times the trunk diameter because influence will only be on one side of any tree to remain. The fence along the driveway should remaining place during construction unless a new fence is to be erected prior to construction. This will protect the trees on the adjacent site and is a sufficient means of Type I tree protection.

Preventing mechanical damage to the main stems from equipment or hand tools can be accomplished by wrapping the main stem with straw wattle for Type II and Type III protection scenarios (Figure 2). The wattle will create a porous barrier around the trunk and prevent damage to the bark and vascular tissues underneath. No trees for this project will require trunk protection.

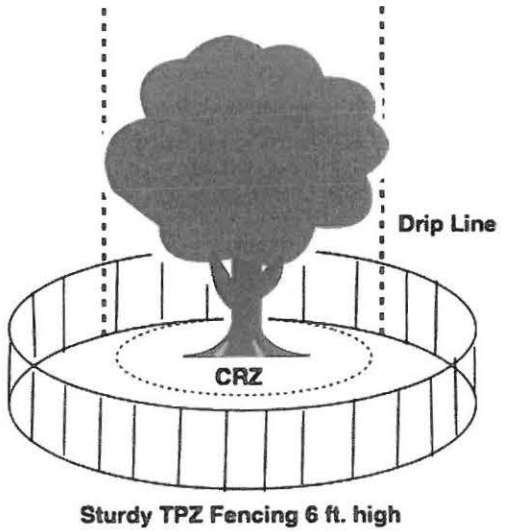


Figure 1: Tree protection distances

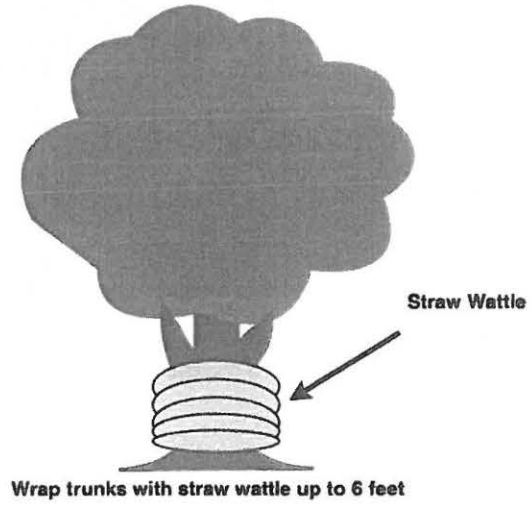


Figure 2: Trunk protection with straw wattle

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 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). Most of the trees that could be affected are located along the driveway at the top of the creek bank. New driveway construction will be the only impact on the trees.

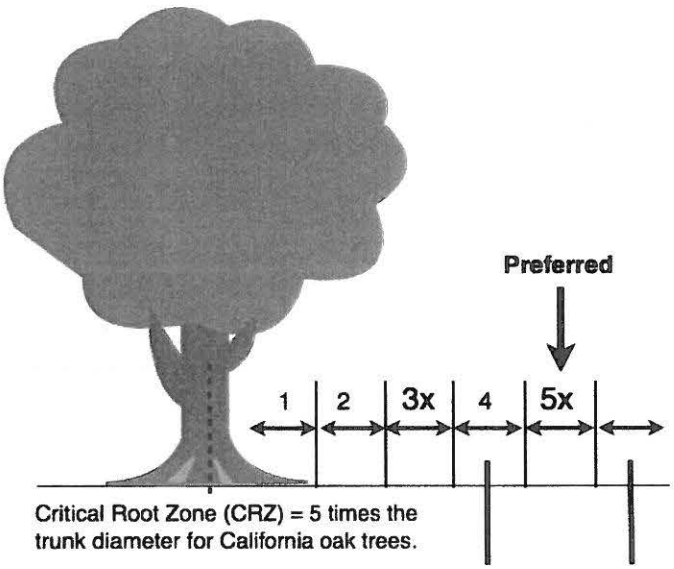


Figure 3: The image above depicts the preferred Critical Root Zone distance for oaks.

Conclusion

The property located at the end of Camino Del Cerro and adjacent properties contain twenty-seven trees comprised of eleven different species. The most commonly found species in the inventory is coast live oak, most of which are located adjacent to the driveway along the top of the creek bank. The blue gum eucalyptus (887) is the only tree considered a "Large Protected Tree" as defined in section 29.10.0955 Definitions of the municipal code. Most of the trees are in either fair or good condition, primarily because they are small volunteers that have not developed the same kinds of problems older trees develop. The willow (894) and silk (895) are both in poor shape and located along the north side of the driveway within the oleander hedge. The majority of trees have fair or good suitability for preservation and are small volunteers growing along the top of the creek bank adjacent to the existing driveway. In addition to the silk (895) and willow (894) I also considered the almond (885), black walnut (881) although it is on water district property, mock orange (896), and the blue gum eucalyptus (887) to be poorly suited for preservation. Eleven trees will be highly affected by the project, four of which are not protected by the ordinance. The trees highly influenced are all the fruit trees and mock orange along with the three silk, black walnut (889), willow (894), and blue gum eucalyptus (887). The trees growing along the top of the creek bank will be moderately affected depending on the new driveway construction. The fence along the driveway should remaining place during construction unless a new fence is to be erected prior to construction. This will protect the trees on the adjacent site. Most of the trees that could be affected are located along the driveway at the top of the creek bank. The removal of seven protected trees will result in a replanting mitigation plan to account for lost canopy cover. A total of $25,749.00 is the value of the protected trees to be retained.

Recommendations

1. Obtain all necessary permits prior to removing or significantly altering any trees.

2. Provide a replanting plant with the appropriate number and size of trees or mitigate the loss in canopy cover (Appendix F).

3. Maintain the current fence along the driveway to be used as tree protection or construct a new one prior to site development activity to be used as a Type I tree protection fence.
4. Move the driveway to the northeast to avoid the trees or use biaxial georrid on native soil for support on existing grade.

5. Construct the driveway out of porous materials and do not cut into the soil surface for sub-base treatment. Place new driveway on top of existing grade or move to the northeast.

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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 and Site Map

Tree inventory and site map is provided on a separate sheet.

Appendix B: Tree Inventory and Disposition Tables

Table 1: Tree Inventory, Assessment, Disposition

Tree Species	#	Trunk Diameter	~ Height	~ Crown ø	Condition	Suitability	Influence Level/ Remove or Retain	Protected
Coast live oak (*Quercus agrifolia*)	870	10	25	12	Fair	Good	Moderate/ Retain	Protected
Plum (*Prunus cerasifera*)	871	5	15	10	Fair	Fair	Moderate/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	872	15	30	25	Good	Good	Moderate/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	873	18	35	25	Good	Good	Moderate/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	874	5	35	15	Fair	Fair	Moderate/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	875	4	25	8	Fair	Fair	Moderate/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	876	12	20	18	Good	Good	Moderate/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	877	12	35	18	Good	Good	Moderate/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	878	8	35	12	Good	Good	Moderate/ Retain	Protected

Tree Species	#	Trunk Diameter	~ Height	~ Crown ø	Condition	Suitability	Influence Level/ Remove or Retain	Protected
Coast live oak (*Quercus agrifolia*)	879	10	35	10	Good	Good	Moderate/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	880	10	35	10	Good	Good	Moderate/ Retain	Protected
Black walnut (*Juglans nigra*)	881	11	25	15	Fair	Poor	Low/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	882	4	30	22	Good	Good	Low/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	883	12	25	8	Fair	Fair	Low/ Retain	Protected
Coast live oak (*Quercus agrifolia*)	884	8	20	8	Fair	Fair	Low/ Retain	Protected
Almond (*Prunus dulcis*)	885	14	20	12	Fair	Poor	High/ Remove	Not protected
Coast live oak (*Quercus agrifolia*)	886	10	15	8	Good	Good	Low/ Retain	Protected
Blue gum eucalyptus (*Eucalyptus globulus*)	887	84	80	60	Fair	Poor	High/ Remove	Protected
Orange (*Citrus sinensis*)	888	6	15	8	Fair	Fair	High/ Remove	Not protected

Tree Species	#	Trunk Diameter	~ Height	~ Crown ø	Condition	Suitability	Influence Level/ Remove or Retain	Protected
Black walnut (*Juglans nigra*)	889	36	35	40	Fair	Fair	High/ Remove	Protected
Apple (*Malus domestica*)	890	8	10	7	Good	Good	High/ Remove	Not protected
Lemon (*Citrus limon*)	891	3	6	5	Fair	Fair	High/ Remove	Not protected
Silk (*Albizia julibrissin*)	892	16	35	27	Fair	Fair	High/ Remove	Protected
Silk (*Albizia julibrissin*)	893	16	35	36	Fair	Fair	High/ Remove	Protected
Willow (*Salix purpurea*)	894	30	25	15	Poor	Poor	High/ Remove	Protected
Silk (*Albizia julibrissin*)	895	6, 6, 6, 6	20	10	Poor	Poor	High/ Remove	Protected
Mock orange (Pittosporum tobira)	896	4, 4, 4, 4	15	8	Good	Poor	High/ Remove	Not protected

B2: Appraisal Summary

Table 2: Appraisal Summary

Tree Species	Number	Trunk Diameter	Location (Average of S, C, and P)	Condition	Species Rating	Appraised Value	Protected and Retained
Coast live oak (*Quercus agrifolia*)	870	10	68.33%	50.0%	90.00%	$1,150.3	Yes
Plum (*Prunus cerasifera*)	871	5	68.33%	50.0%	50.00%	$288.0	No
Coast live oak (*Quercus agrifolia*)	872	15	68.33%	75.0%	90.00%	$3,782.8	Yes
Coast live oak (*Quercus agrifolia*)	873	18	68.33%	75.0%	90.00%	$5,412.2	Yes
Coast live oak (*Quercus agrifolia*)	874	5	68.33%	50.0%	90.00%	$327.4	Yes
Coast live oak (*Quercus agrifolia*)	875	4	68.33%	50.0%	90.00%	$228.7	Yes
Coast live oak (*Quercus agrifolia*)	876	12	68.33%	75.0%	90.00%	$2,449.7	Yes
Coast live oak (*Quercus agrifolia*)	877	12	68.33%	75.0%	90.00%	$2,449.7	Yes
Coast live oak (*Quercus agrifolia*)	878	8	68.33%	75.0%	90.00%	$1,133.0	Yes

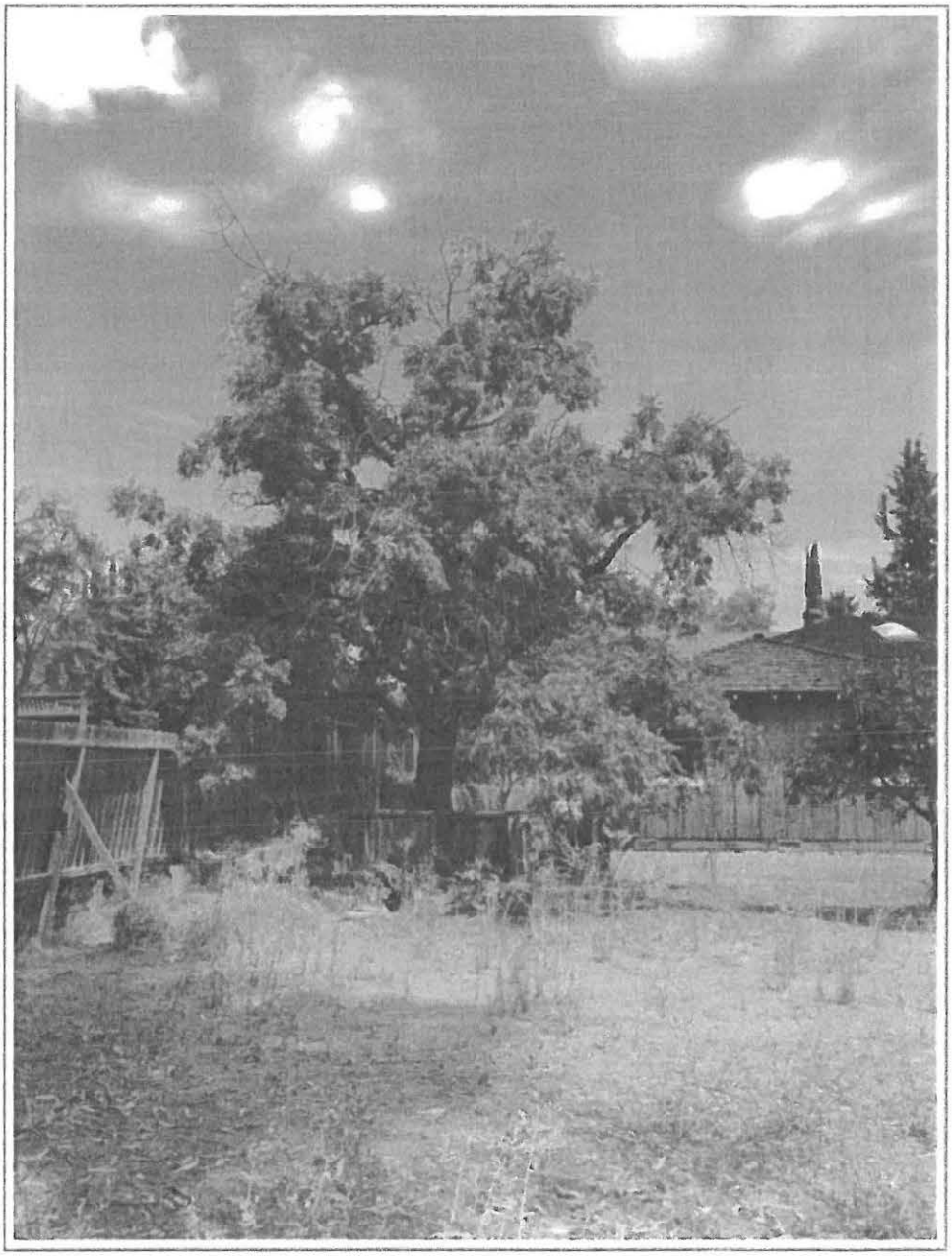
Tree Species	Number	Trunk Diameter	Location (Average of S, C, and P)	Condition	Species Rating	Appraised Value	Protected and Retained
Coast live oak (*Quercus agrifolia*)	879	10	68.33%	75.0%	90.00%	$1,725.5	Yes
Coast live oak (*Quercus agrifolia*)	880	10	68.33%	75.0%	90.00%	$1,725.5	Yes
Black walnut (*Juglans nigra*)	881	11	68.33%	50.0%	50.00%	$619.6	No
Coast live oak (*Quercus agrifolia*)	882	4	68.33%	75.0%	90.00%	$343.0	Yes
Coast live oak (*Quercus agrifolia*)	883	12	68.33%	50.0%	90.00%	$1,633.1	Yes
Coast live oak (*Quercus agrifolia*)	884	8	68.33%	50.0%	90.00%	$755.3	Yes
Almond (*Prunus dulcis*)	885	14	68.33%	50.0%	50.00%	$2,056.3	Remove
Coast live oak (*Quercus agrifolia*)	886	10	68.33%	75.0%	90.00%	$1,725.5	Yes
Blue gum eucalyptus (*Eucalyptus globulus*)	887	84	68.33%	50.0%	50.00%	$14,755.2	Remove
Orange (*Citrus sinensis*)	888	6	63.33%	50.0%	70.00%	$521.3	Remove
Black walnut (*Juglans nigra*)	889	36	63.33%	50.0%	50.00%	$5,633.2	Remove

Tree Species	Number	Trunk Diameter	Location (Average of S, C, and P)	Condition	Species Rating	Appraised Value	Protected and Retained
Apple (*Malus domestica*)	890	8	63.33%	75.0%	70.00%	$1,438.0	Remove
Lemon (*Citrus limon*)	891	3	63.33%	50.0%	70.00%	$159.1	Remove
Silk (*Albizia julibrissin*)	892	16	80.00%	50.0%	50.00%	$1,861.5	Remove
Silk (*Albizia julibrissin*)	893	16	80.00%	50.0%	50.00%	$1,861.5	Remove
Willow (*Salix purpurea*)	894	30	46.67%	25.0%	50.00%	$1,508.7	Remove
Silk (*Albizia julibrissin*)	895	6, 6, 6, 6	46.67%	25.0%	50.00%	$340.00	Remove
Mock orange (Pittosporum tobira)	896	4, 4, 4, 4	63.33%	75.0%	70.00%	$1,610.00	Remove

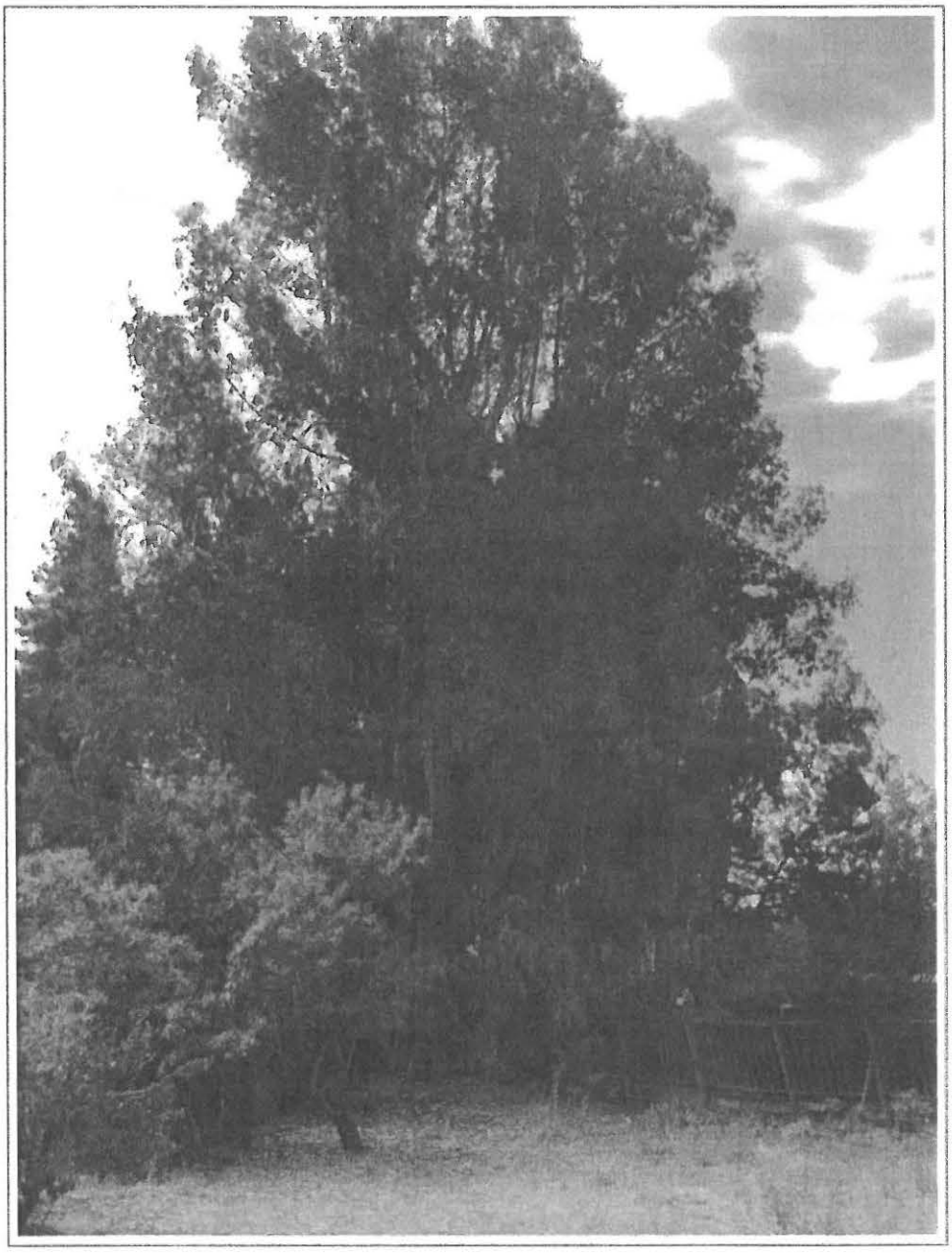
A total of $25,749.00 is the value of the protected trees to be retained.

Appendix C: Photographs

C1: black walnut 889



C2: Blue gum eucalyptus 887



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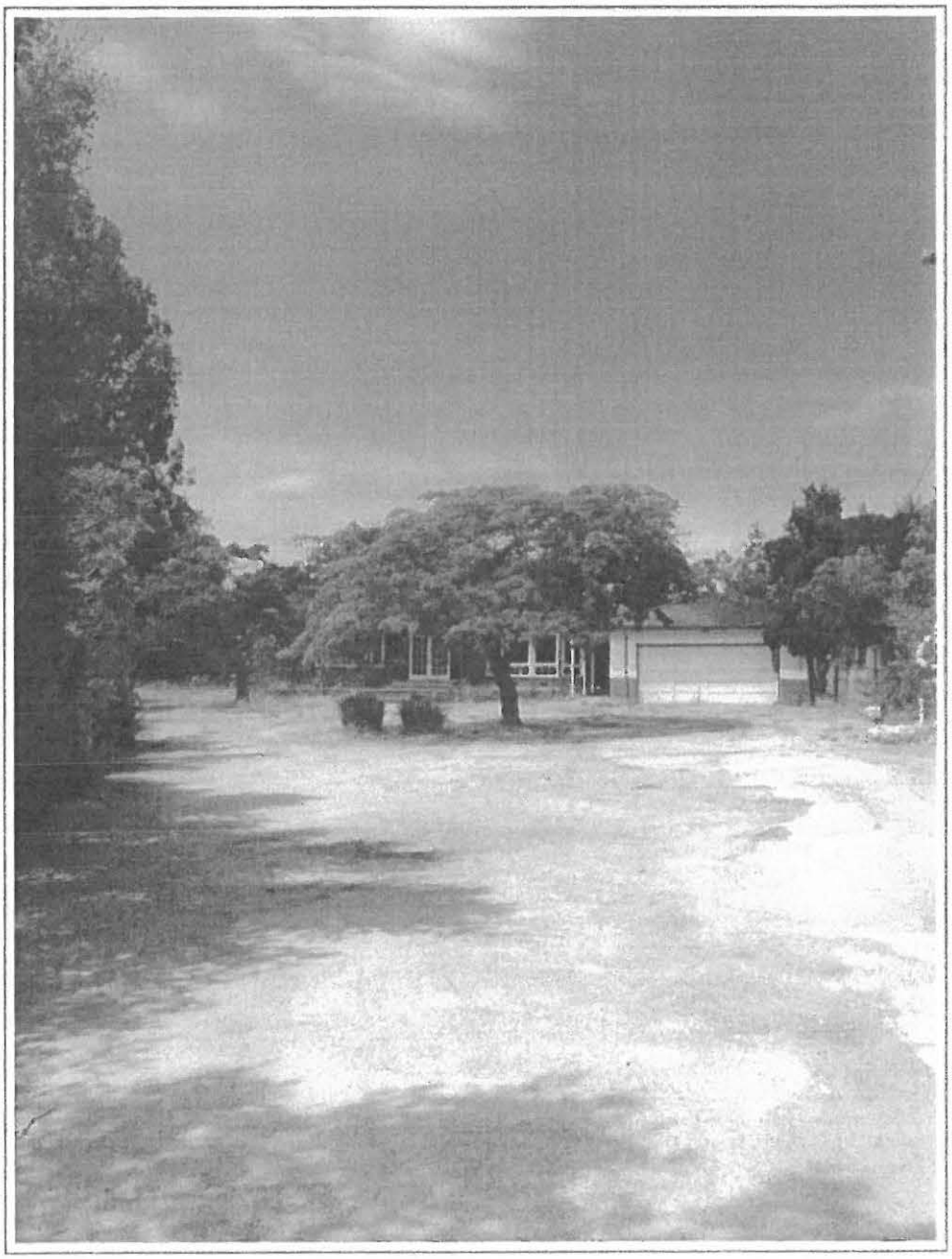
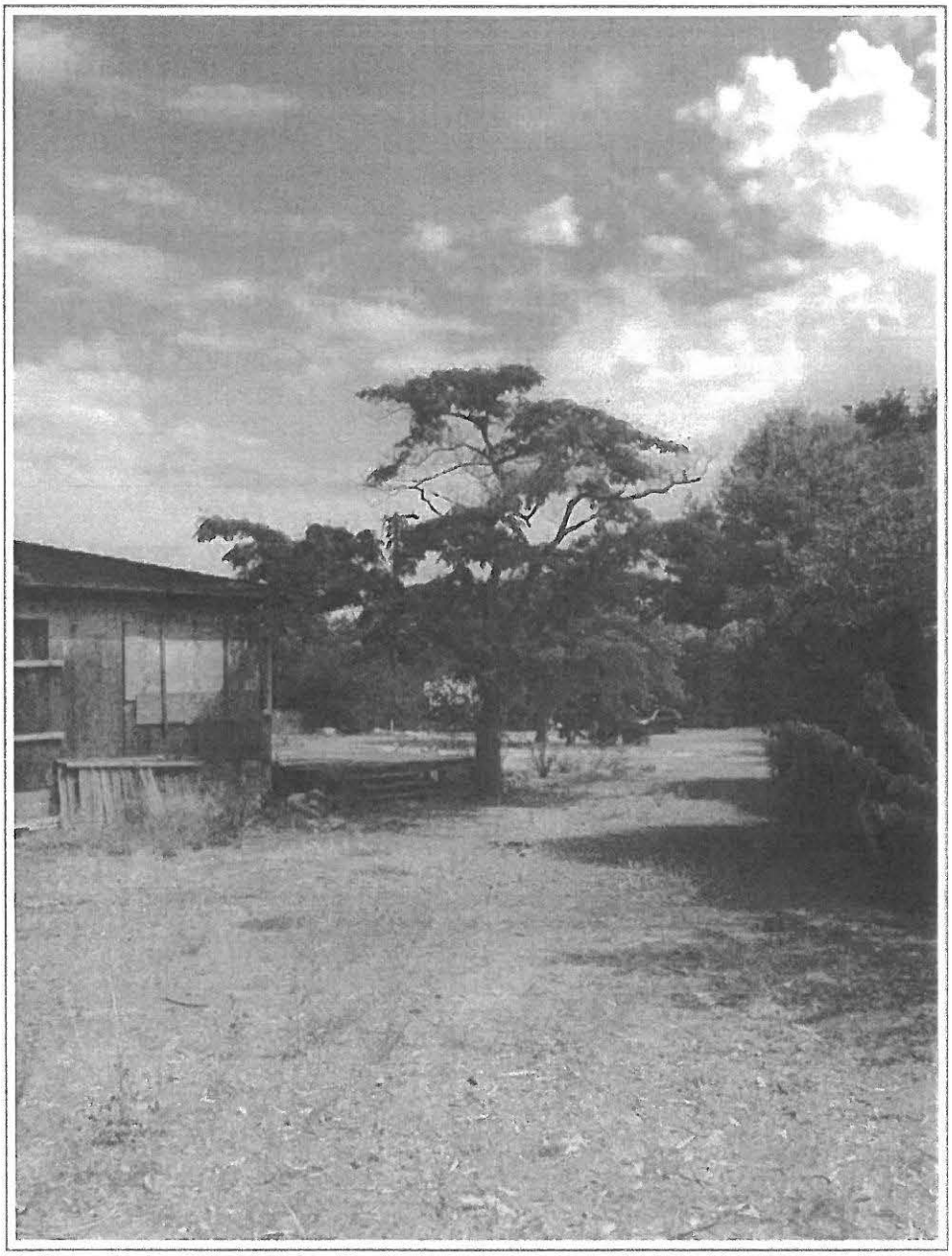
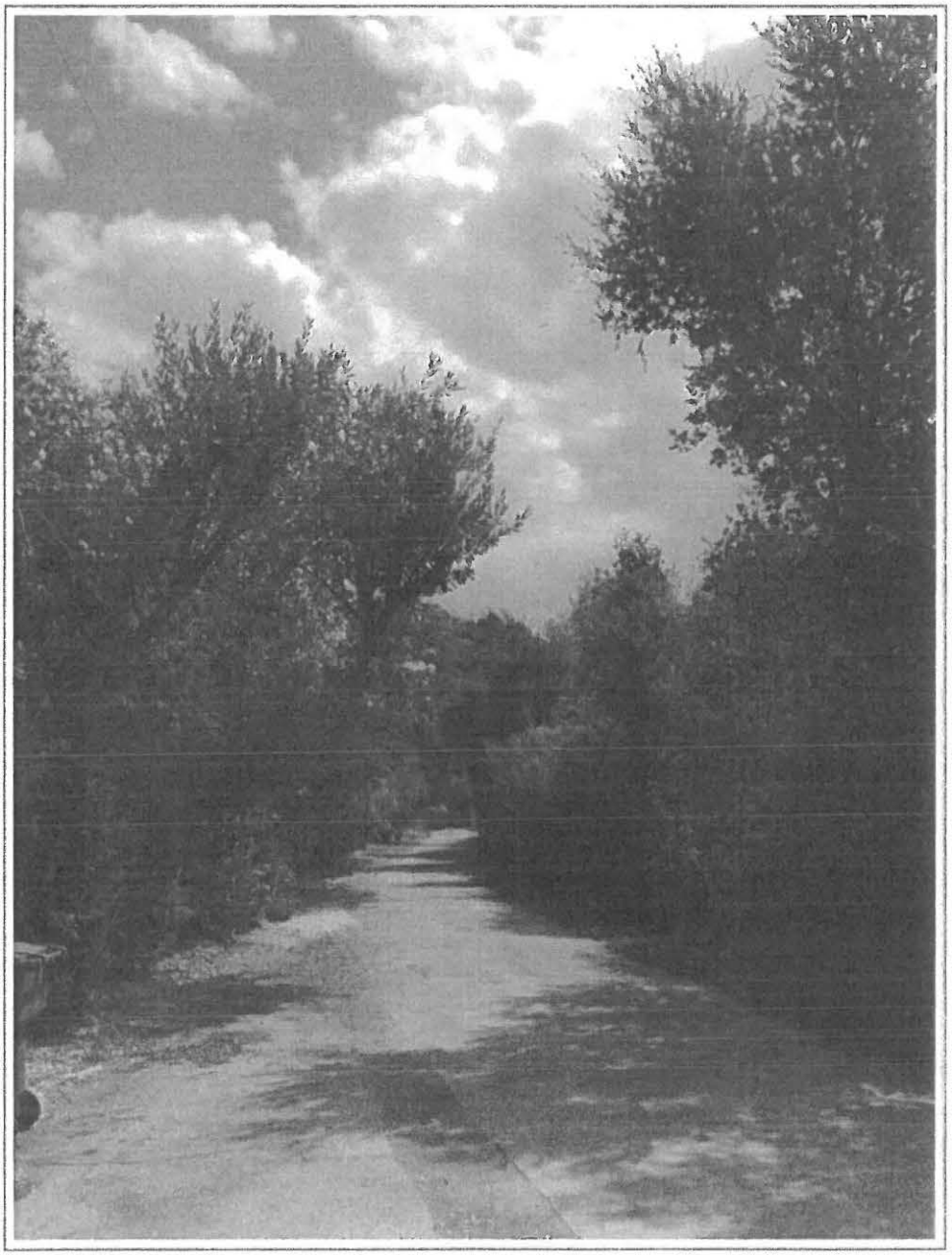


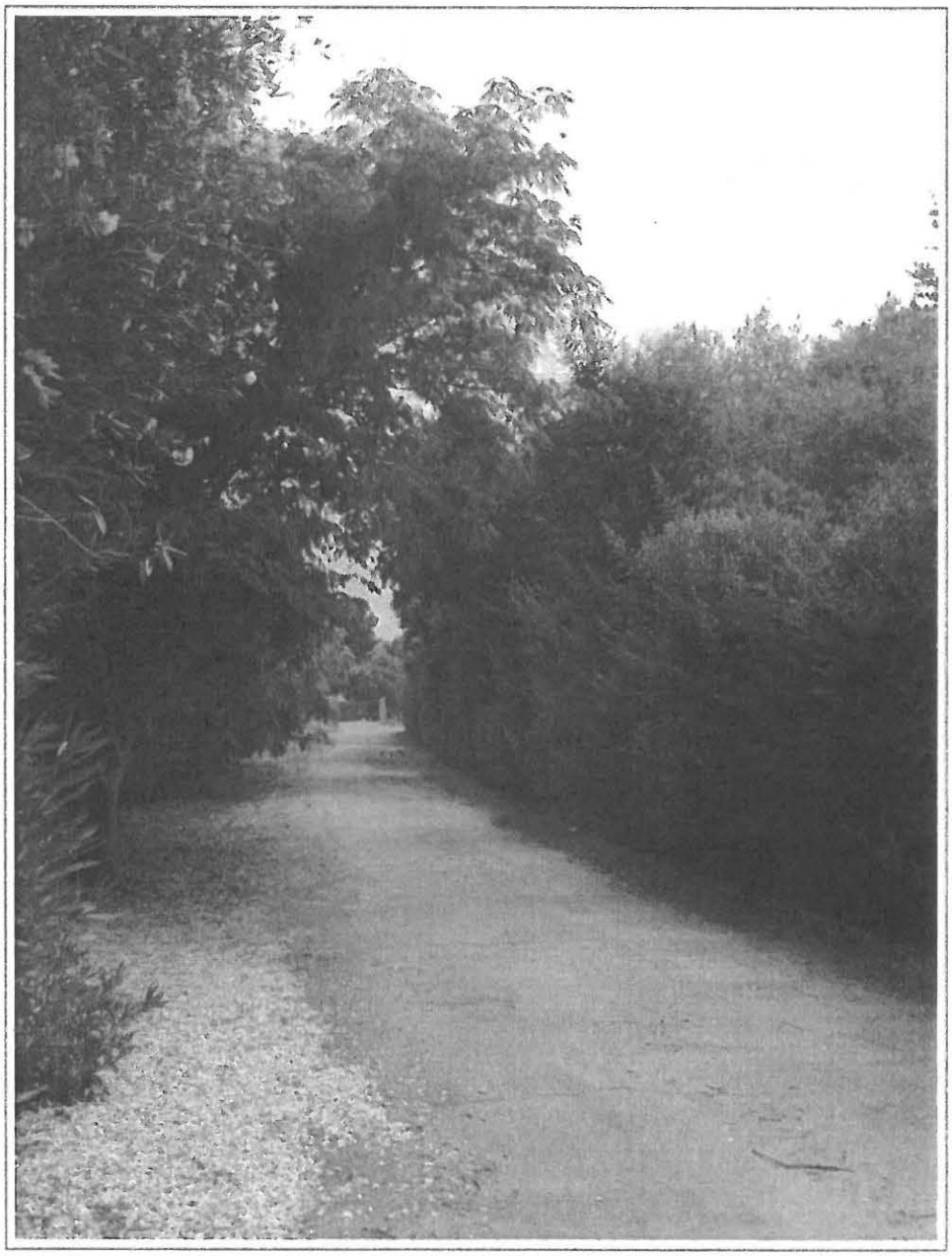
C4: Silk tree 892



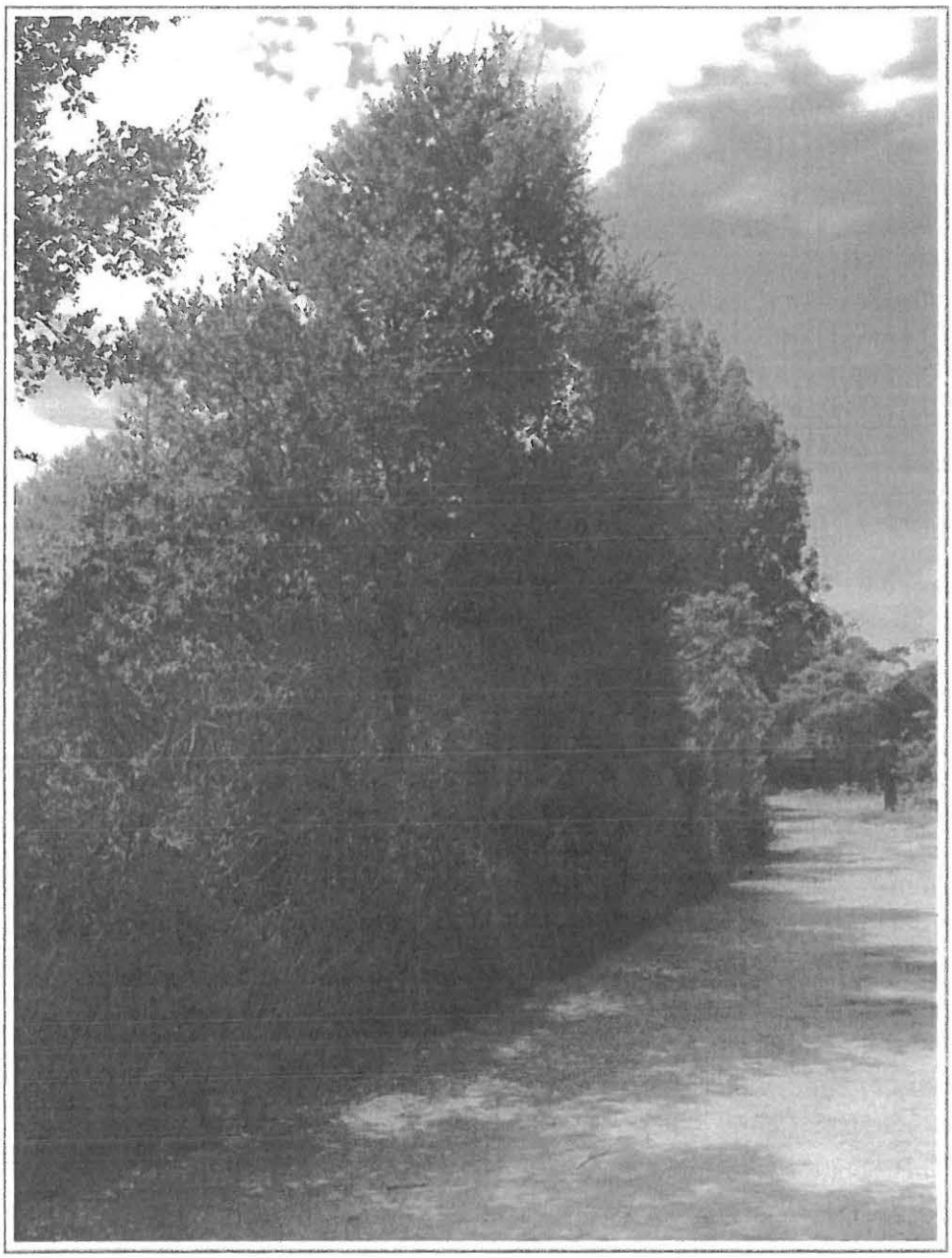
C5: Willow tree 894



C6: Silk tree 895



C7: Driveway



Appendix D: Tree protection specifications

Section 29.10.1005. - Protection of Trees During Construction states the following:

Tree Protection Zones and Fence Specifications

1. **Size and materials:** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than ten-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
2. **Area type to be fenced:** Type I: Enclosure with chain link fencing of either the entire dripline area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist. Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches. Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with two-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
3. **Duration of Type I, II, III fencing:** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.
4. **Warning Sign:** Each tree fence shall have prominently displayed an eight and one-half-inch by eleven-inch sign stating: "Warning—Tree Protection Zone—This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025." Text on the signs should be in both English and Spanish (Appendix E).

All persons, shall comply with the following precautions

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

6. Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
7. The Director and project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.

Listed below are some additional tree protection measures:

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.

Root Pruning

Roots greater than two inches in diameter shall not be cut. When roots over two inches in diameter are encountered and are authorized to be cut or removed, 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.

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. Treatment, including pruning, shall be specified according to ANSI A-300A standards and limitations and performed according to ISA Best Management Practices, 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.

Appendix E: Tree Protection Signs

E1: English

E2: Spanish

Cuidado
Zona De Arbol Pretejido

Esta valla no podrán ser sacados
Y está sujeta a sanción en función de
Código Ciudad del 29.101025

Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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

Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner

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

Copyright

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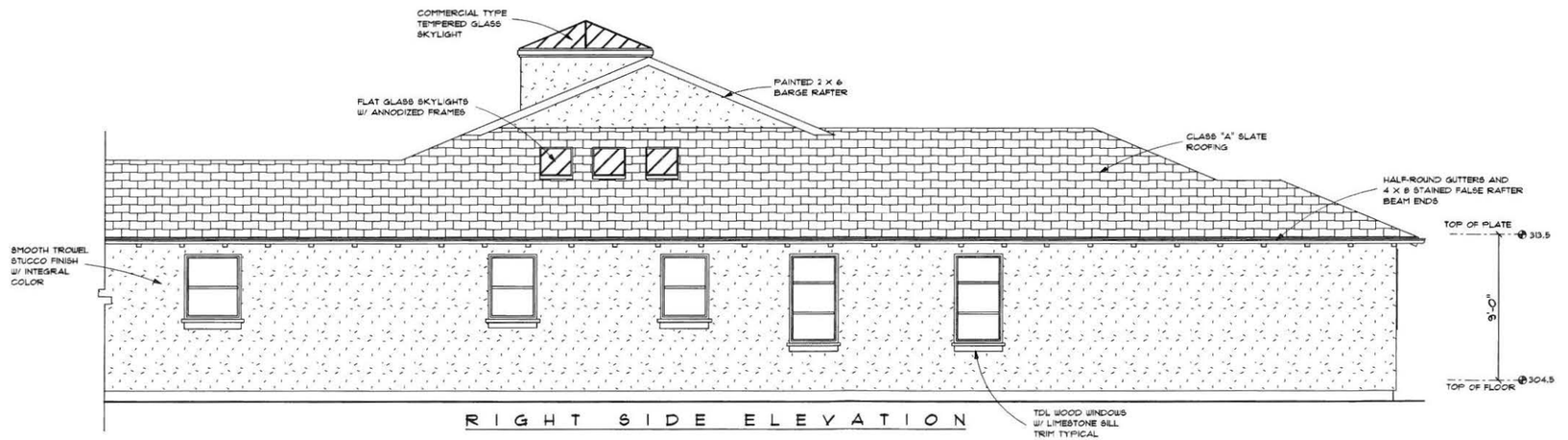
FRONT ELEVATION 1A



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/4" = 1'-0"

T.H.I.S Design

DESIGN and DEVELOPMENT

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VOICE: 408.354.1833

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a new single-story residence and attached garage:

CAHOON RESIDENCE

15735 Camino Del Cerro
Los Gatos, CA 95032

A.P.N. 523 - 24 - 001

Revisions:

exterior elevations 1

Exhibit 10

scale: 1/4" = 1'-0"

2015 - 30

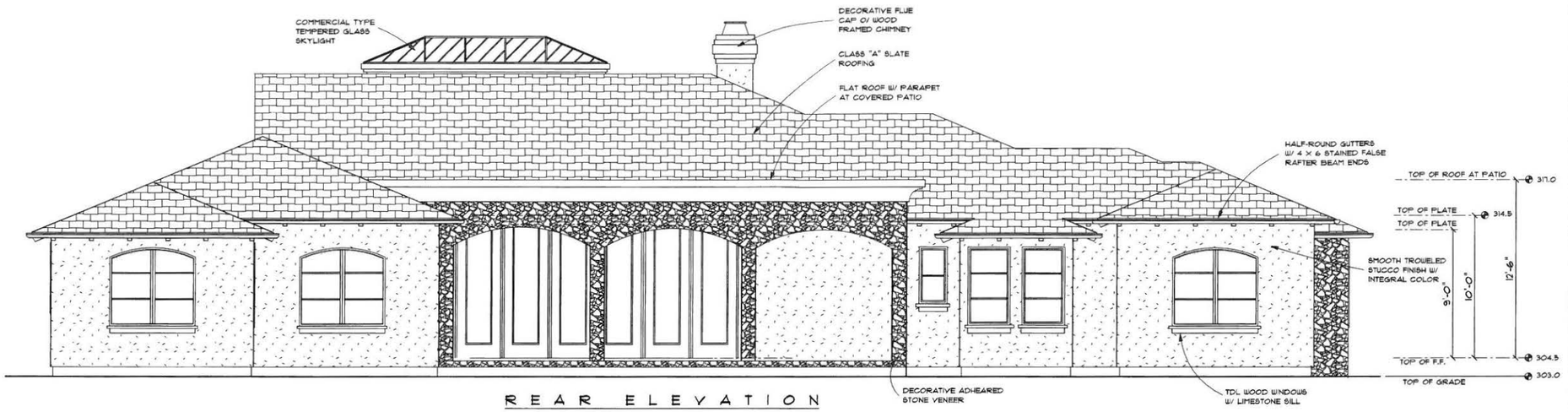
Sheet A3.0

July 18, 2015

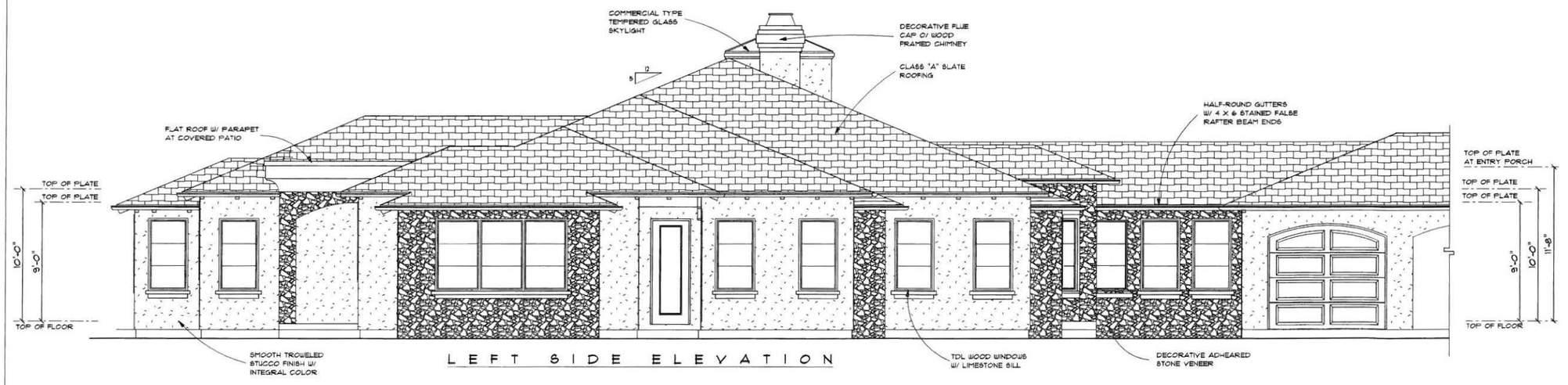
15735 CAMINO DEL CERRO LG CAHOON

Tuesday, August 04, 2015

EXHIBIT



REAR ELEVATION



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/4" = 1'-0"

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15735 Camino Del Cerro
Los Gatos, CA 95032

A.P.N. 523 - 24 - 001

Revisions:

exterior elevations 2

scale: 1/4" = 1'-0"

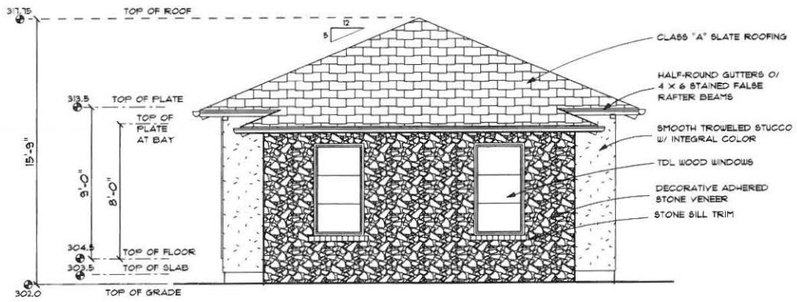
2015 - 30

July 18, 2015

Sheet A3.1

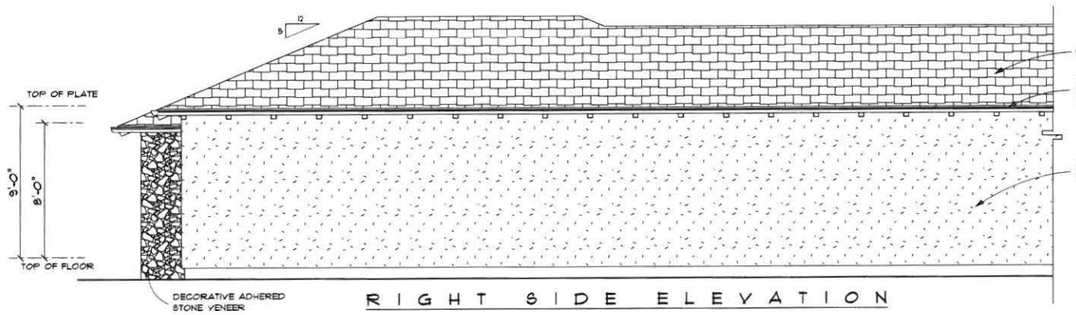
15735 CAMINO DEL CERRO LOS GATOS

Thursday, August 04, 2016

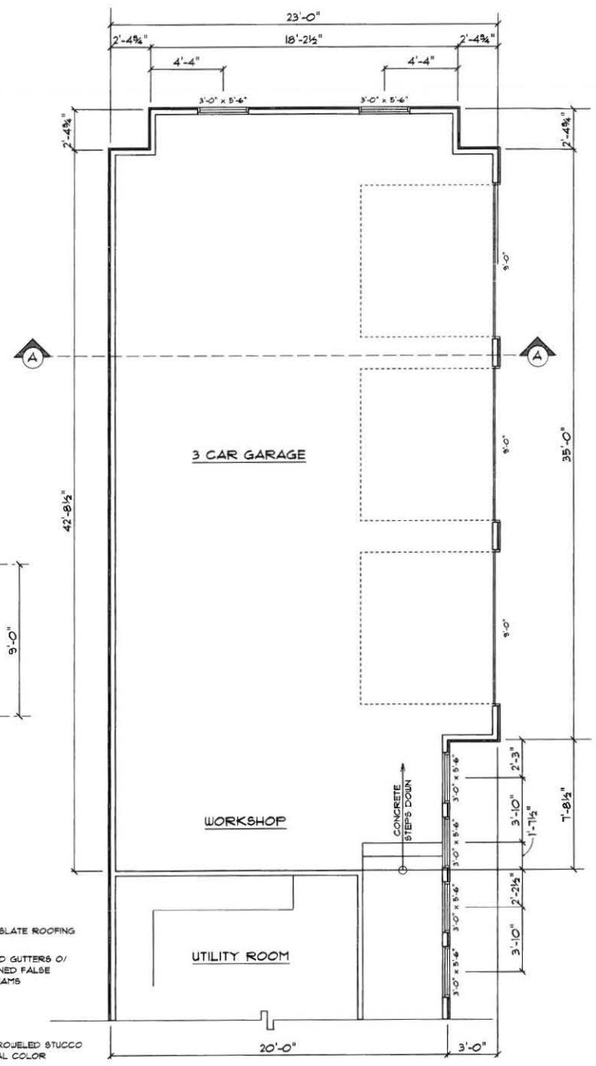


FRONT ELEVATION

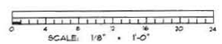
LEFT SIDE ELEVATION

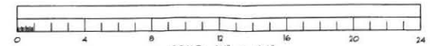


RIGHT SIDE ELEVATION



GARAGE FLOOR PLAN





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15735 Camino Del Cerro

Los Gatos, CA 95032

A.P.N. 523 - 24 - 001

Revisions:

attached garage floor plan and elevations

scale: 1/4" = 1'-0"

2015 - 30

Sheet A6.0

July 18, 2015

15735 CAMINO DEL CERRO LOS GATOS

Tuesday, August 04, 2015

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CDG
CANNON
DESIGN
GROUP

ARCHITECTURE PLANNING URBAN DESIGN

RECEIVED

SEP 10 2015

TOWN OF LOS GATOS
PLANNING DIVISION

September 9, 2015

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

RE: 15735 Camino Del Cerro

Dear Marni:

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

Neighborhood Context

The site is located adjacent to Ross Creek, and is accessed via a long driveway from Camino Del Cerro. The site is shown on the aerial photo below, and photos of the site and its surroundings are on the following page.

EXHIBIT 11

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

TEL: 415.331.3795
CDGPLAN@PACBELL.NET

Entry drive from Camino Del Cerro

Existing house on the site

View from site to homes across Ross Creek

The site and existing house

Home to the immediate rear of the site

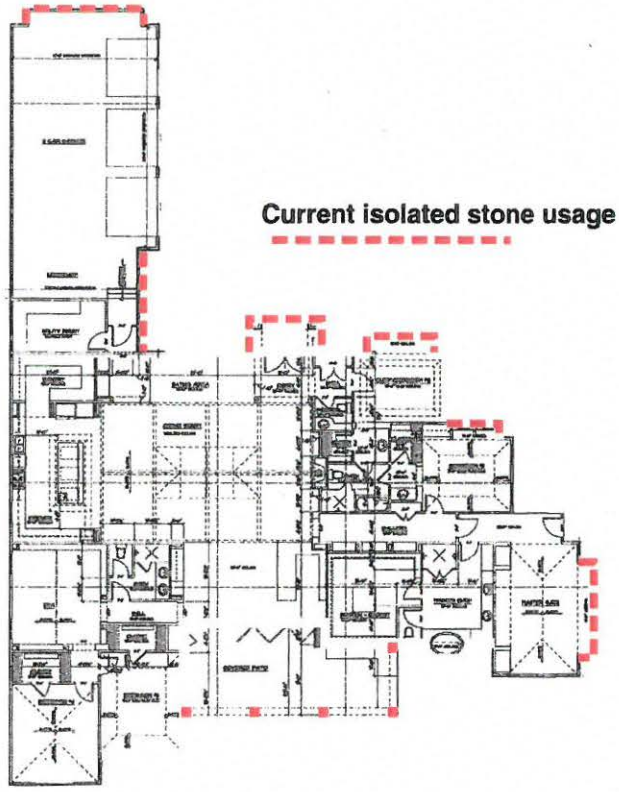
Rear yard of the existing house on the site

View from site to home immediately to the north

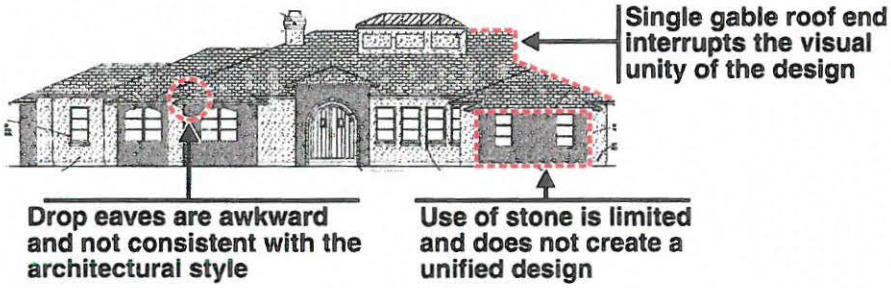
Issues and Concerns

The property is relatively isolated from adjacent development except for the home immediately to the rear of the site. While the proposed house is large, its one-story height will limit its impact on adjacent homes. There are only a few concerns relating to the design style and details as follows:

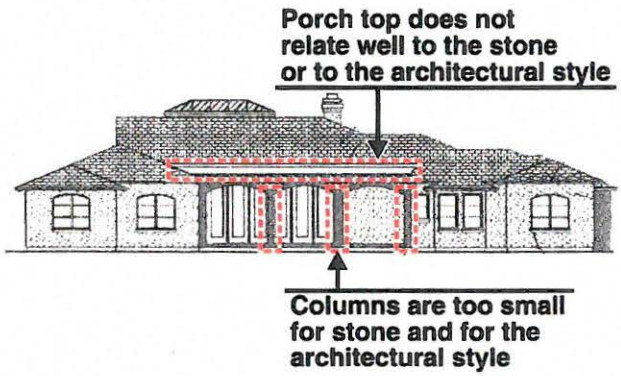
1. The architectural style is a bit eclectic, but seems to be drawing inspiration from the Tuscan and Mediterranean Styles. Stone veneer is employed in areas on three sides of the house (see diagram below), but it appears rather fragmented and used purely decoratively whereas the architectural style would usually include more stone relative to the stucco, and the stone would be used to define significant volumetric areas of the structure.



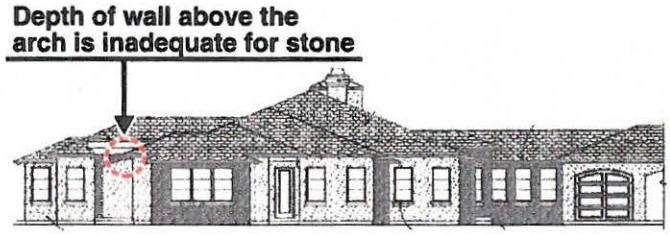
2. While hip roof forms are used extensively, there is one awkward area where a gable end is used to accommodate a large skylight over the Great Room.
3. The detail proposed for the drop eaves at bay pop outs is awkward, and not typical of the architectural style.



4. The columns at the rear covered patio are too small for the architectural style and for the scale of stone.
5. The parapet at the rear covered patio does not seem to work very well with the stone at the rear patio.

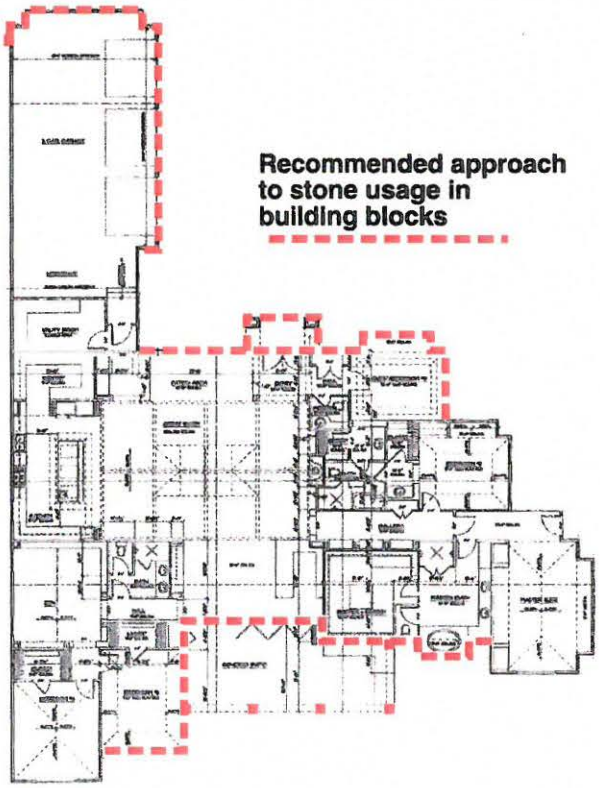


6. The depth of the wall area above the stone arch at the side of the rear patio is too small for a stone wall.

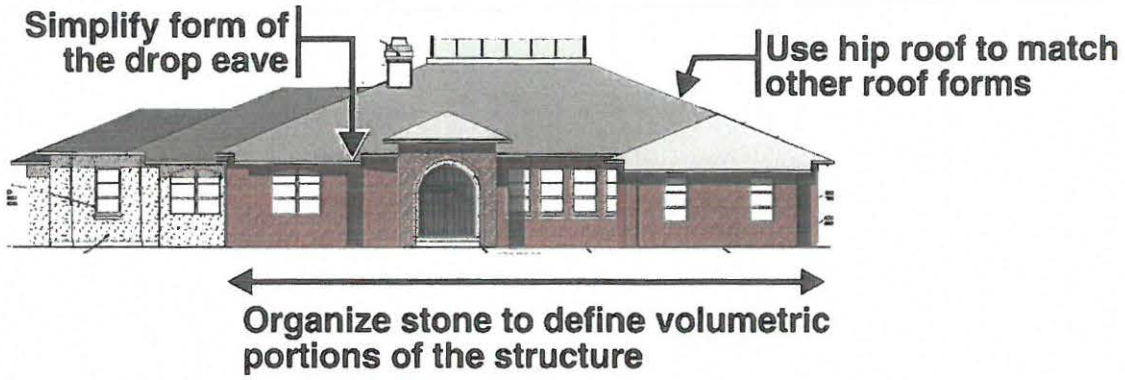


Recommendations

1. Increase the amount of stone facing, and consolidate the stone to define volumetric portions of the structure. There are undoubtably a number of ways of doing this. One recommended approach is shown in the diagram to the right.



2. Replace the gable roof with a hip roof to match the remainder of the structure, and redesign the skylight to better integrate it with the roof form.



3. Design the drop eave in a more traditional manner.

I noticed plans and elevation for a cabana, but did not find it located on any of the other drawings. I also noticed that the elevation drawings for the cabana were incomplete - the elevations show a substantial overhang on the front and rear elevations, but how that is resolved on the left side elevation is not shown.

Marni, 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

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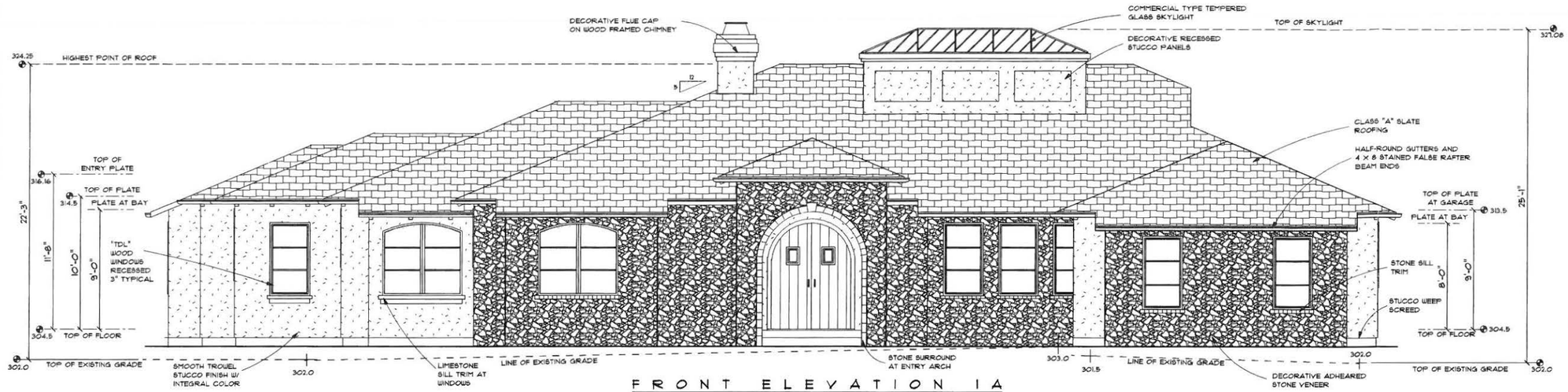
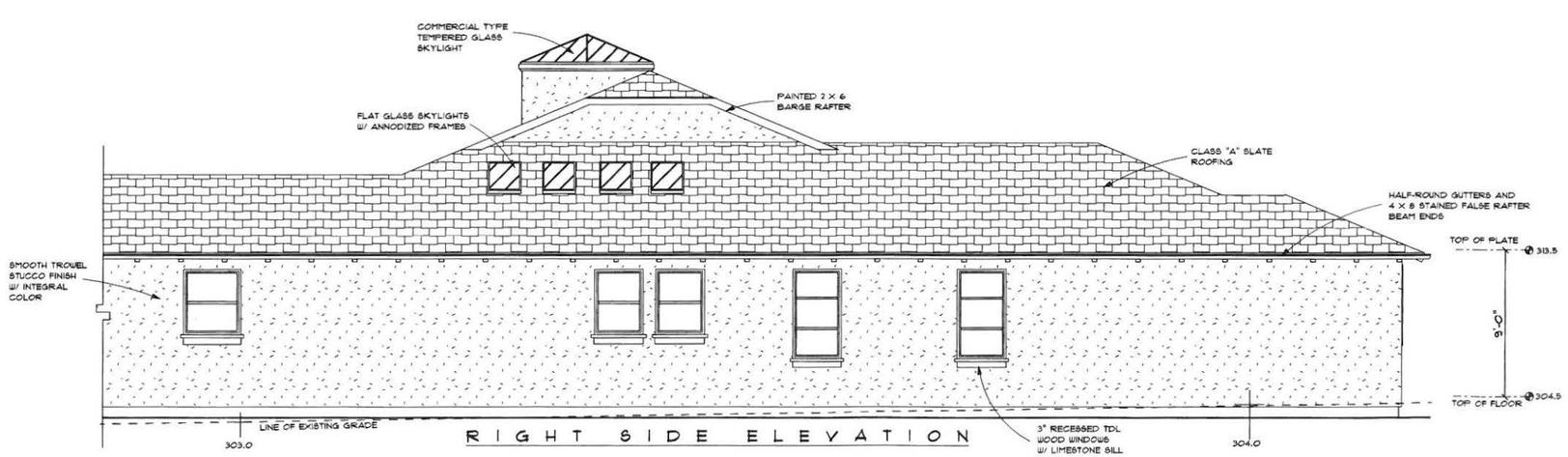


FRONT ELEVATION 1A



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/4" = 1'-0"

T.H.I.S Design

DESIGN and DEVELOPMENT

P.O. BOX 1518 Los Gatos, CA. 95031

VOICE: 408.354.1833

www.thisdesign.com

a new single-story residence and attached garage:

CAHOON RESIDENCE

15735 Camino Del Cerro
Los Gatos, CA 95032

A.P.N. 523 - 24 - 001

Revisions:

REV 3 09-22-15

exterior elevations 1

scale: 1/4" = 1'-0"

2015 - 30

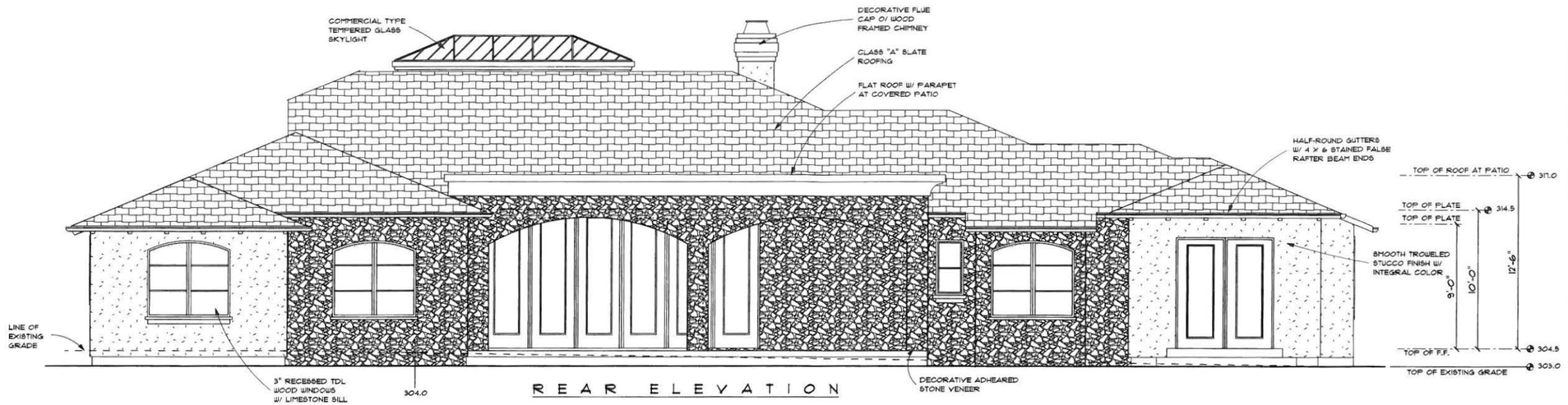
Sheet A3.0

July 18, 2015

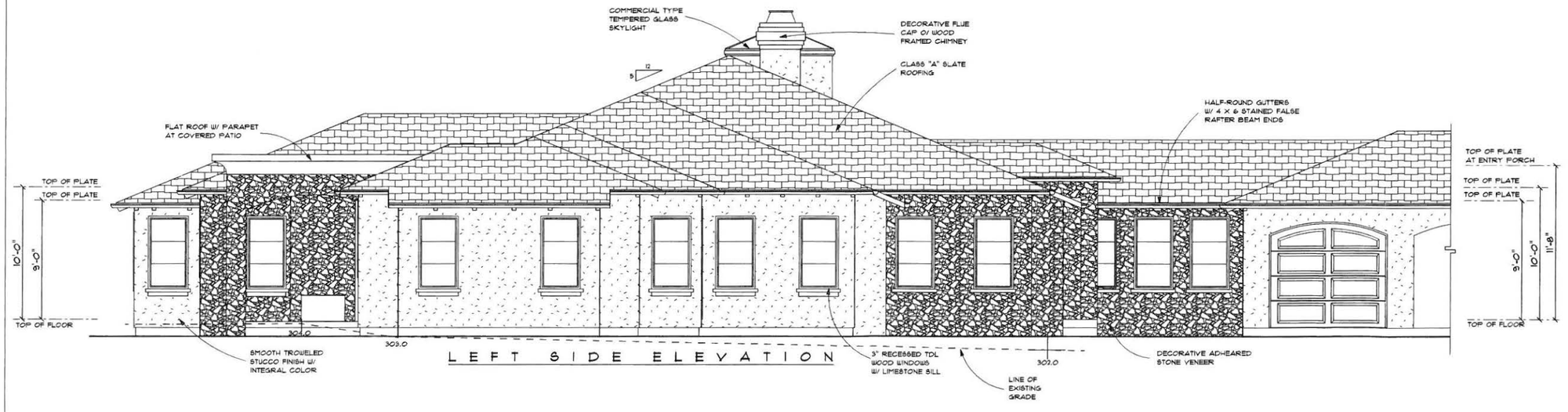
15735 CAMINO DEL CERRO LOS GATOS

Wednesday, September 30, 2015

EXHIBIT 1 2



REAR ELEVATION



LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

SCALE: 1/4" = 1'-0"

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Revisions:

REV 3 09-22-15

exterior elevations 2

scale: 1/4" = 1'-0"

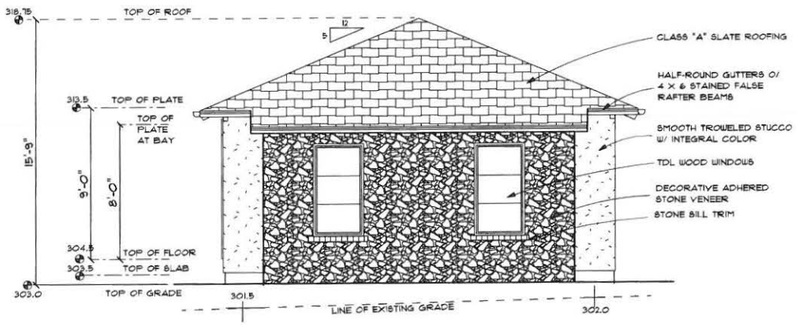
2015 - 30

Sheet A3.1

July 18, 2015

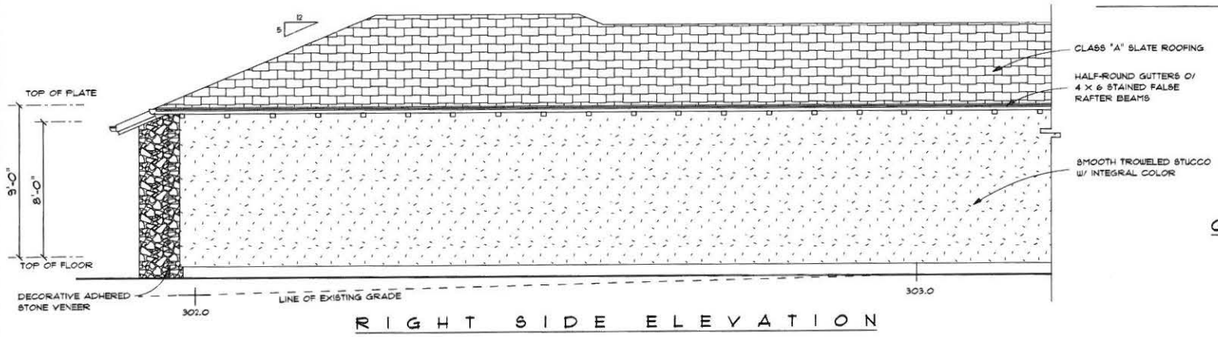
15735 CAMINO DEL CERRO LOS GATOS

Wednesday, September 30, 2015

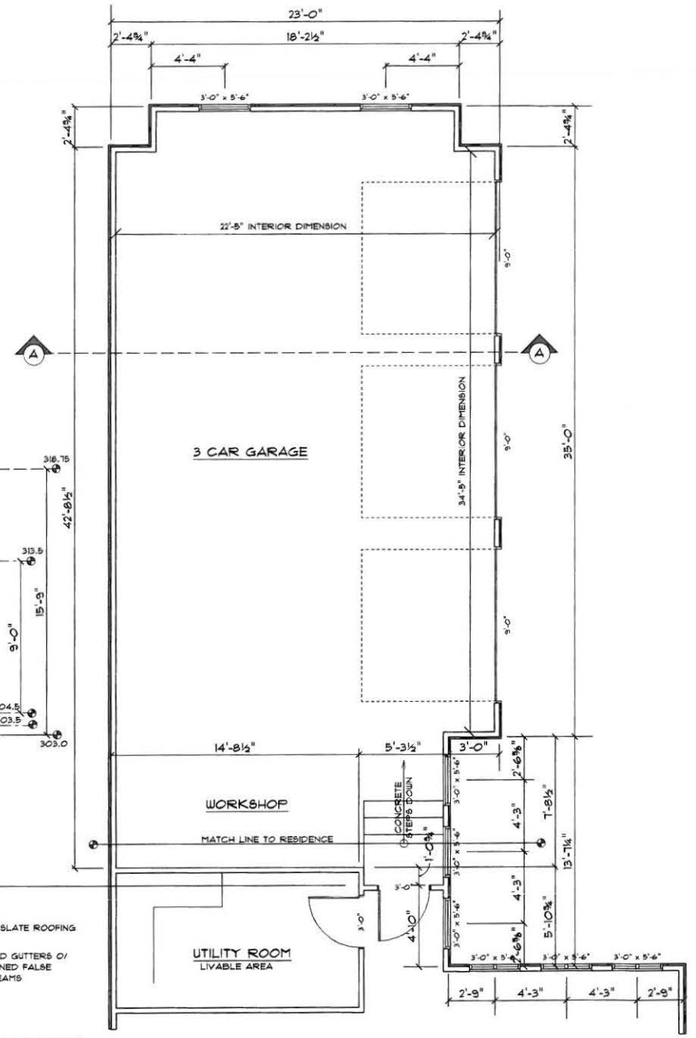


FRONT ELEVATION

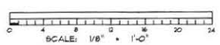
LEFT SIDE ELEVATION

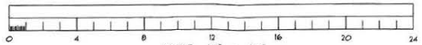


RIGHT SIDE ELEVATION



GARAGE FLOOR PLAN





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a new single-story residence and attached garage:

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15735 Camino Del Cerro
Los Gatos, CA 95032

A.P.N. 523 - 24 - 001

Revisions:

REV 3 09-22-15

attached garage floor plan and elevations

scale: 1/4" = 1'-0"

2015 - 30

Sheet A2.1

July 18, 2015

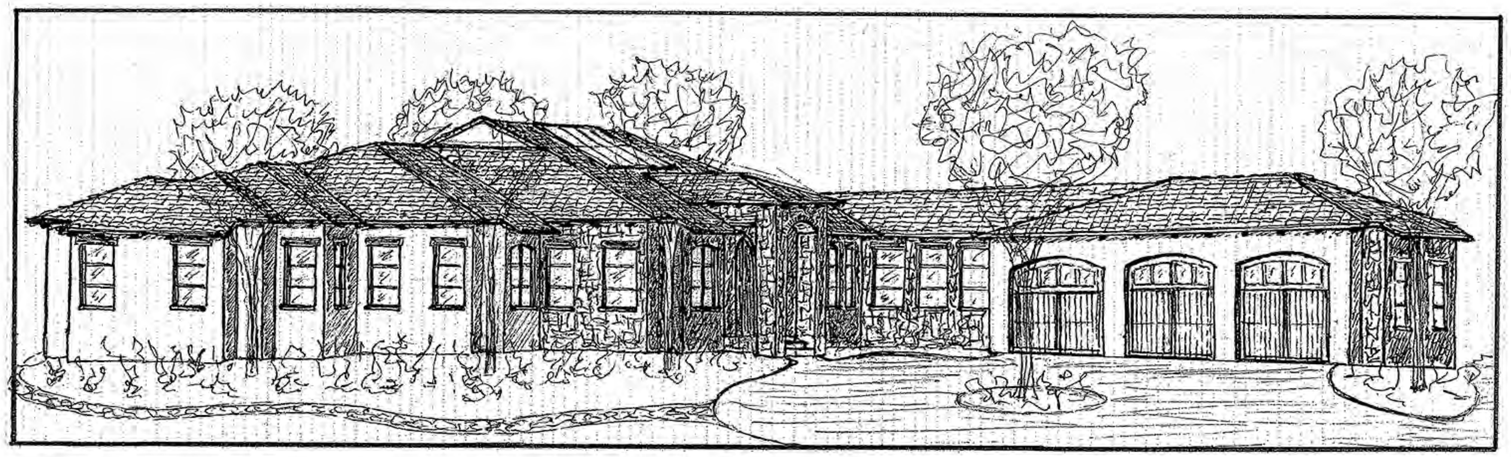
15735 CAMINO DEL CERRO LG CAHOON

Wednesday, September 30, 2015

proposed single-story residence w/ attached
garage and accessory cabana unit for the:

CAHOON RESIDENCE

15735 Camino Del Cerro
Los Gatos, CA 95032



SHEET INDEX:

ARCHITECTURAL

PROPERTY DATA:

ASSESSOR'S PARCEL NO.	523 -24 - 001
EXISTING USE:	SINGLE FAMILY RESIDENCE
ZONING DISTRICT:	R - 1: 8
OCCUPANCY GROUP:	R3/U
FLOOD ZONE:	YES
CONSTRUCTION TYPE:	V - B
SPECIAL INSPECTION ITEMS:	YES
NUMBER OF STORIES:	2
LOT SIZE:	28,150.00 SF GROSS 24,500.00 SF NET

PROJECT DATA SUMMARY:

EXISTING RESIDENCE TO BE REMOVED:	2,430.00
EXISTING GARAGE TO BE REMOVED:	660.00
PROPOSED LIVABLE AREA:	4,428.00
PROPOSED ATTACHED GARAGE:	1,028.00
PROPOSED COVERED PATIO:	432.00
PROPOSED COVERED ENTRY:	57.00
PROPOSED CABANA:	449.00

PROPOSED PROJECT DATA:

	EXISTING CONDITIONS	PROPOSED PROJECT
BUILDING FLOOR AREA:		
RESIDENCE	2,430.00 SF	4,428.00 SF
GARAGE	660.00 SF	1,028.00 SF
COVERED PORCHES/PATIO	0	432.00 SF
ACCESSORY CABANA UNIT	0	449.00 SF
SETBACKS		
FRONT	45'-0"	36'-9"
REAR	20'-0"	43'-0"
LEFT SIDE	32'-0"	11'-0"
RIGHT SIDE	28'-0"	10'-0"
CREEK TOP OF BANK		13'-0"
MAXIMUM HEIGHT	20'-10"	23'-11 1/2"
GROSS LOT AREA	28,150.00 SF	28,150.00 SF
STREET DEDICATION		-700.00 SF
DRIVEWAY		-3,550.00 SF
NET LOT AREA		24,500.00 SF
BUILDING COVERAGE (%)	12.61 %	24.00 %
ACCESSORY LOT COVERAGE (15% MAX.)	0 %	2.1 %

	EXISTING CONDITIONS	PROPOSED PROJECT
FLOOR AREA RATIO:		
HOUSE (18.4% MAX = 4,153.00 SF.)	24.97 %	18.06 %
GARAGE (4.53% MAX = 1,112.00 SF.)	2.68 %	4.19 %
PARKING	2	6
PROTECTED TREE REMOVAL		7
REPLACEMENT TREES (24" BOX)		22
IMPERVIOUS COVERAGE:		
HOUSE	2,430.00	4,428.00 SF
GARAGE	660.00	1,028.00 SF
PORCHES	0	576.00 SF
CABANA	0	449.00 SF
PATIOS	450.00	1,000.00 SF
DRIVEWAY (PAVERS AND ASPHALT)	7,500.00	3,450 SF AC
LANDSCAPE	0	0
POOL (NEW POOL FUTURE PROJECT)	420.00	0
TOTALS (LESS THAN 40 % OF 11,500 GROSS AREA)	11,460.00	11,443.00 SF
PERMABLE DRIVEWAY	0	3,750.00 SF

VICINITY MAP:

(NO SCALE)

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DESIGN and DEVELOPMENT

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a new single-story residence
and attached garage:

CAHOON RESIDENCE

15735 Camino Del Cerro
Los Gatos, CA 95032

A.P.N. 523 - 24 - 001

Revisions:

COVER SHEET

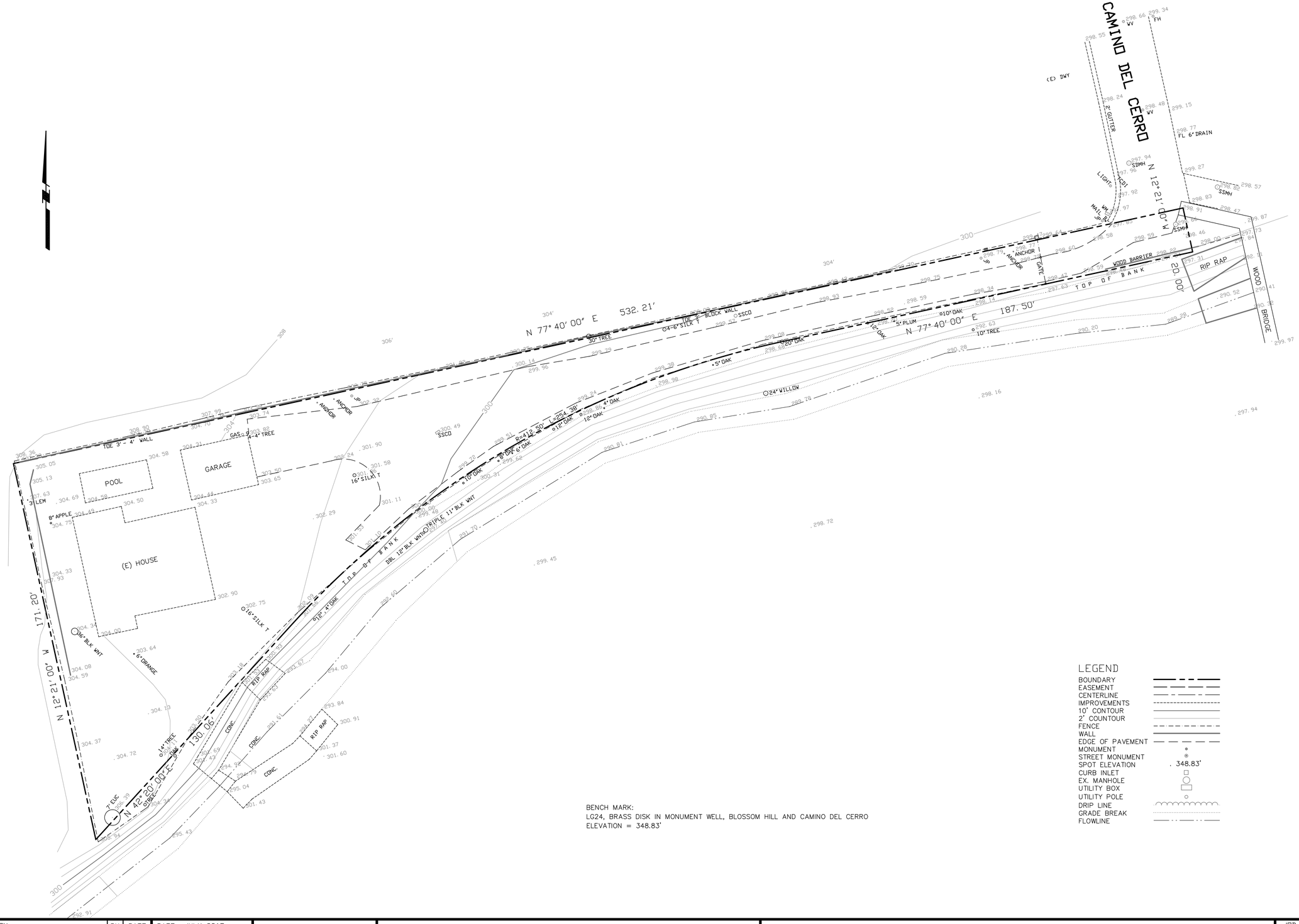
Exhibit 13

2015 - 31

August 03, 2015

Sheet **T1.0**

Wednesday, September 02, 2015 15735 CAMINO DEL CERRO LG THIS/CAHOON



BENCH MARK:
LG24, BRASS DISK IN MONUMENT WELL, BLOSSOM HILL AND CAMINO DEL CERRO
ELEVATION = 348.83'

LEGEND

- BOUNDARY
- EASEMENT
- CENTERLINE
- IMPROVEMENTS
- 10' CONTOUR
- 2' COUNTOUR
- FENCE
- WALL
- EDGE OF PAVEMENT
- MONUMENT
- STREET MONUMENT
- SPOT ELEVATION . 348.83'
- CURB INLET
- EX. MANHOLE
- UTILITY BOX
- UTILITY POLE
- DRIP LINE
- GRADE BREAK
- FLOWLINE

NO.	BY	DATE	REVISION	BY	DATE

DATE: JULY 2015
SCALE: HOR. 1" = 20'
VERT.
DESIGNED:
DRAWN: HB
PROJ. ENGR:

BY: HARRY BABICKA, LS 4953
DATE:

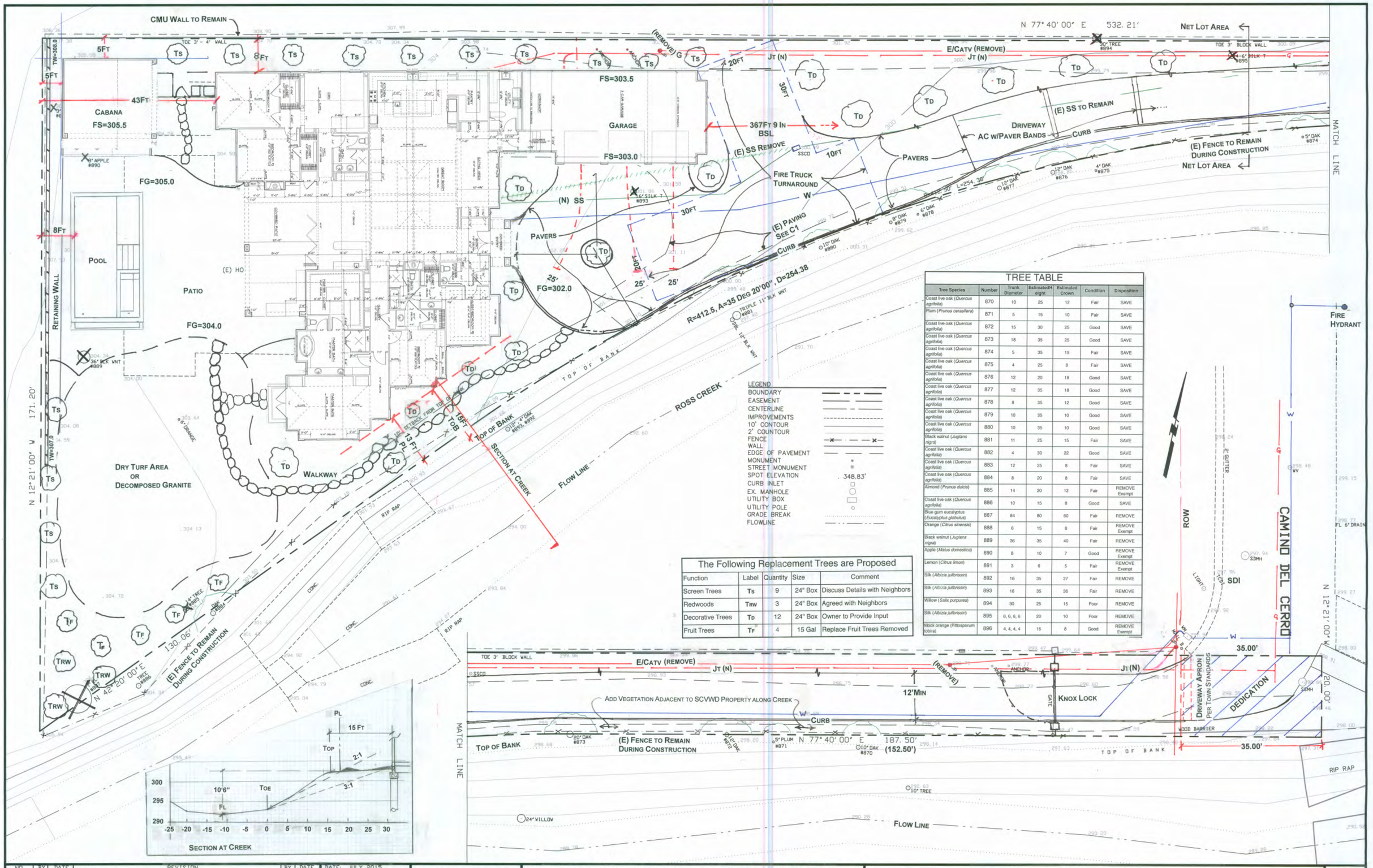
WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

TOPOGRAPHIC MAP

15735 CAMINO DEL CERRO, LOS GATOS, CA

JOB NO. 2015-091

SHEET 1
OF 1



LEGEND

BOUNDARY	
EASEMENT	
CENTERLINE	
IMPROVEMENTS	
10' CONTOUR	
2' COUNTOUR	
FENCE	
WALL	
EDGE OF PAVEMENT	
MONUMENT	
STREET MONUMENT	
SPOT ELEVATION	348.83'
CURB INLET	
EX. MANHOLE	
UTILITY BOX	
UTILITY POLE	
GRADE BREAK	
FLOWLINE	

TREE TABLE

Tree Species	Number	Trunk Diameter	EstimatedH eight	Estimated Crown	Condition	Disposition
Coast live oak (*Quercus agrifolia*)	870	10	25	12	Fair	SAVE
Plum (*Prunus cerasifera*)	871	5	15	10	Fair	SAVE
Coast live oak (*Quercus agrifolia*)	872	15	30	25	Good	SAVE
Coast live oak (*Quercus agrifolia*)	873	18	35	25	Good	SAVE
Coast live oak (*Quercus agrifolia*)	874	5	35	15	Fair	SAVE
Coast live oak (*Quercus agrifolia*)	875	4	25	8	Fair	SAVE
Coast live oak (*Quercus agrifolia*)	876	12	20	18	Good	SAVE
Coast live oak (*Quercus agrifolia*)	877	12	35	18	Good	SAVE
Coast live oak (*Quercus agrifolia*)	878	8	35	12	Good	SAVE
Coast live oak (*Quercus agrifolia*)	879	10	35	10	Good	SAVE
Coast live oak (*Quercus agrifolia*)	880	10	35	10	Good	SAVE
Black walnut (*Juglans nigra*)	881	11	25	15	Fair	SAVE
Coast live oak (*Quercus agrifolia*)	882	4	30	22	Good	SAVE
Coast live oak (*Quercus agrifolia*)	883	12	25	8	Fair	SAVE
Coast live oak (*Quercus agrifolia*)	884	8	20	8	Fair	SAVE
Almond (*Prunus dulcis*)	885	14	20	12	Fair	REMOVE Exempt
Coast live oak (*Quercus agrifolia*)	886	10	15	8	Good	SAVE
Blue gum eucalyptus (*Eucalyptus globulus*)	887	84	80	60	Fair	REMOVE
Orange (*Citrus sinensis*)	888	6	15	8	Fair	REMOVE Exempt
Black walnut (*Juglans nigra*)	889	36	35	40	Fair	REMOVE
Apple (*Malus domestica*)	890	8	10	7	Good	REMOVE Exempt
Lemon (*Citrus limon*)	891	3	6	5	Fair	REMOVE Exempt
Silk (*Albizia julibrissin*)	892	16	35	27	Fair	REMOVE
Silk (*Albizia julibrissin*)	893	18	35	36	Fair	REMOVE
Willow (*Salix purpurea*)	894	30	25	15	Poor	REMOVE
Silk (*Albizia julibrissin*)	895	6, 6, 6, 6	20	10	Poor	REMOVE
Mock orange (*Pittosporum tobira*)	896	4, 4, 4, 4	15	8	Good	REMOVE Exempt

The Following Replacement Trees are Proposed

Function	Label	Quantity	Size	Comment
Screen Trees	TS	9	24" Box	Discuss Details with Neighbors
Redwoods	TRW	3	24" Box	Agreed with Neighbors
Decorative Trees	TD	12	24" Box	Owner to Provide Input
Fruit Trees	TF	4	15 Gal	Replace Fruit Trees Removed

NO.	BY	DATE	REVISION	BY	DATE
1	ATJ	9/1/15	TECH REVIEW COMMENTS	ATJ	
2	ATJ	10/1/15	TECH REVIEW + ARBORIST COMMENTS	ATJ	

DATE: JULY 2015
SCALE: HOR. 1"= 10'
VERT.
DRAWN: ATJ

BY: HARRY BABICKA, LS 4953
DATE:

T.H.I.S. DESIGN & DEVELOPMENT
P.O.Box 1518, Los Gatos, CA 95031 Tel: 408.354.1863 Fax: 408.354.1823

SITE PLAN
15735 CAMINO DEL CERRO, LOS GATOS, CA

C2
OF

ROSS CREEK:
NEITHER CONCENTRATED NOR SHEET FLOW DRAINAGE IS TO BE ALLOWED ACROSS THE TOP OF BANK INTO ROSS CREEK. ALL SURFACE RUNOFF IS TO BE CHANNELED VIA SWALES, BERMS OR DRIVEWAY CURBS TO THE STORM DRAIN INLET AT CAMINO DEL CERRO.

LIMIT OF GRADING

GRADING ON THIS PROJECT IS LIMITED TO EXCAVATION AT THE HOUSE/GARAGE AND POOL LOCATIONS WITH THE EXCEPTION OF THE CREATION OF DRAINAGE SWALES TO CONTROL RUN-OFF AND TO ENSURE THAT THERE IS NO CONCENTRATED FLOW OR SHEET-FLOW OF WATER TO ROSS CREEK. MAXIMUM DEPTH OF CUT OR FILL IS 2 FT.

GRADING QUANTITIES			[Yards]
LOCATION	CUT	FILL	TOTAL
House	150		150
Garage	25		25
Patios		75	75
Cabana		15	15
Driveway	25		25
Landscape	40	150	190
Pool	100	100	200
TOTALS	340	340	680

IMPERVIOUS COVERAGE		[Sq Ft]
LOCATION	EXISTING	PROPOSED
House	2430	4428
Garage	660	1028
Porches	0	576
Cabana	0	449
Patios	450	1000
Driveway AC	7500	3450
Landscape	0	0
Pool	420	512
TOTALS	11460	11443

Driveway will be a combination of AC and interlocking pavers. Permeable surface not shown in Table above is 3750 Sq Ft

BENCH MARK:
LG24, BRASS DISK IN MONUMENT WELL, BLOSSOM HILL AND CAMINO DEL CERRO
ELEVATION = 348.83'

NO.	BY	DATE	REVISION	BY	DATE
1	ATJ	9/1/15	TECH REVIEW COMMENTS	ATJ	
2	ATJ	10/1/15	TECH REVIEW COMMENTS + SCVWD INPUT/DRAINAGE.	ATJ	

DATE: JULY 2015
SCALE: HOR. 1" = 10'
VERT.
DRAWN: ATJ

BY: HARRY BABICKA, LS 4953
DATE:

T.H.I.S. DESIGN & DEVELOPMENT
P.O.Box 1518, Los Gatos, CA 95031 Tel: 408.354.1863 Fax: 408.354.1823

GRADING & DRAINAGE PLAN
15735 CAMINO DEL CERRO, LOS GATOS, CA

C3

NO.	BY	DATE	REVISION	BY	DATE

DATE: JULY 2015
SCALE: HOR. 1" = 20'
VERT.
DRAWN: AT-4

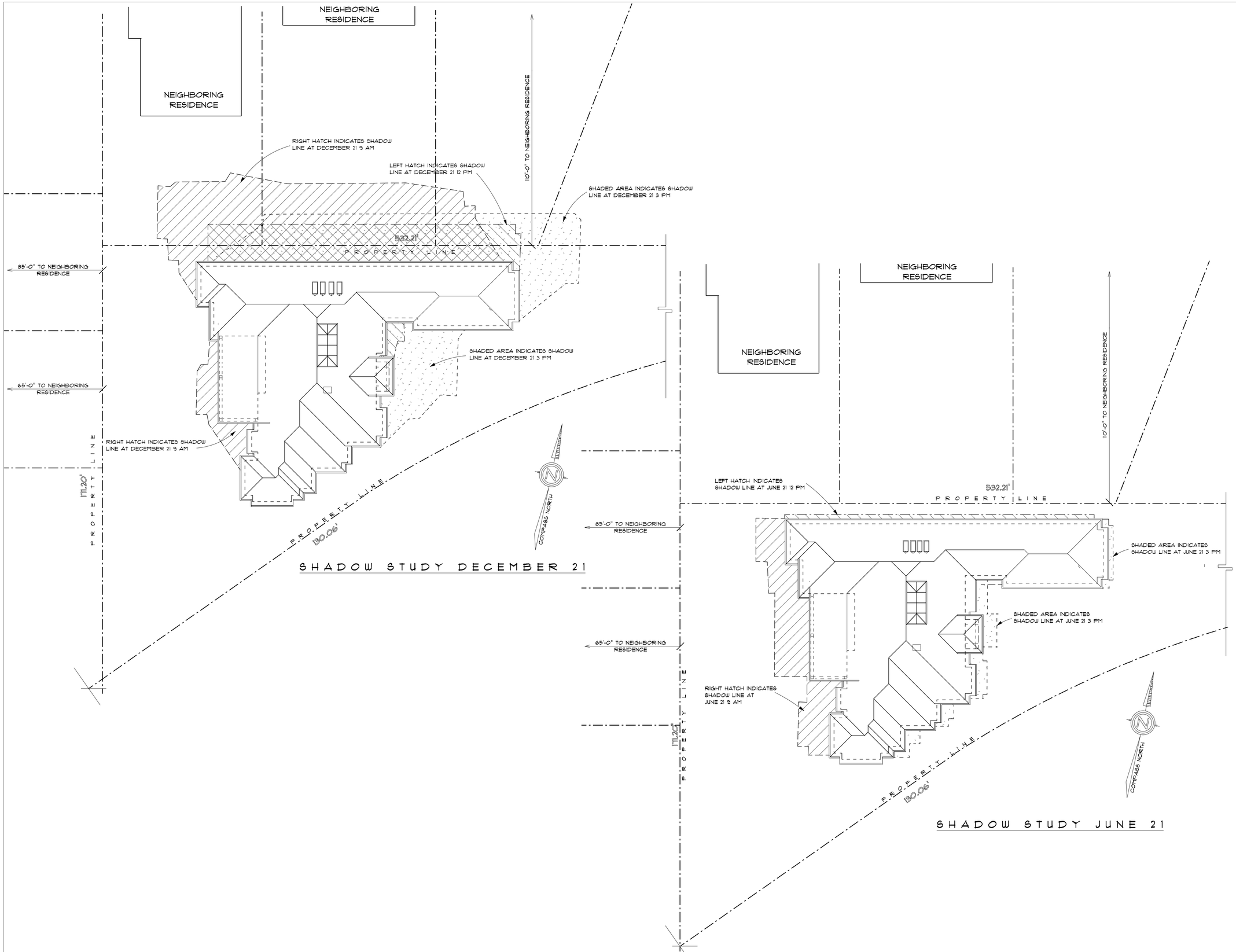
BY:
DATE:

T.H.I.S. DESIGN & DEVELOPMENT
P.O.Box 1518, Los Gatos, CA 95031 Tel: 408.354.1863 Fax: 408.354.1823

NEIGHBORHOOD COMPATIBILITY STUDY

15735 CAMINO DEL CERRO, LOS GATOS, CA

C4
OF



SHADOW STUDY DECEMBER 21

SHADOW STUDY JUNE 21

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A.P.N. 523 - 24 - 001

Revisions:

shadow study

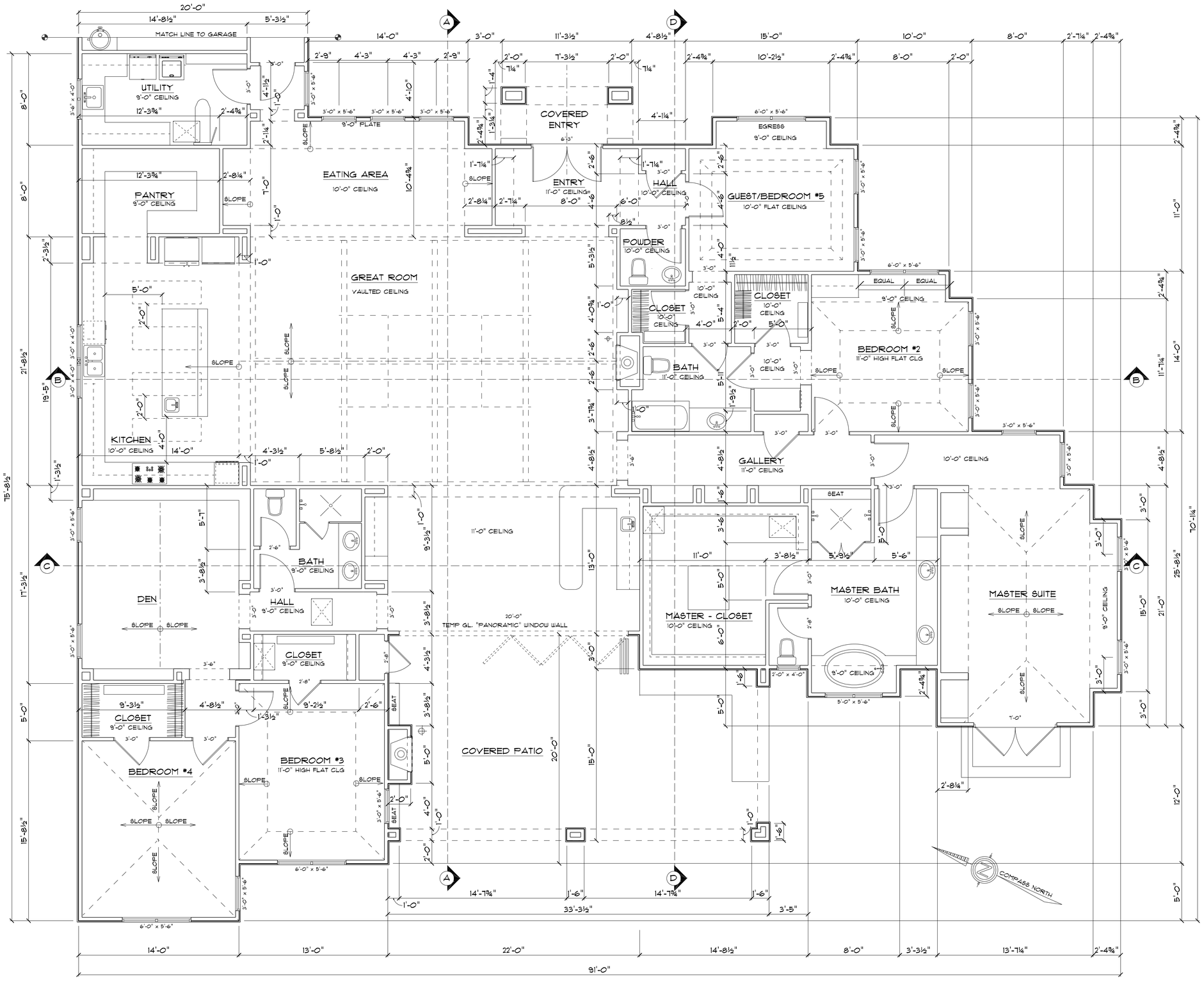
scale: 1/16" = 1'-0"

2015 - 30

Sheet
A1.0

July 18, 2015

Wednesday, September 30, 2015 15735 CAMINO DEL CERRO LG CAHOON



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A.P.N. 523 - 24 - 001

Revisions:

REV 3 09-22-15

proposed floor plan

scale: 1/4" = 1'-0"

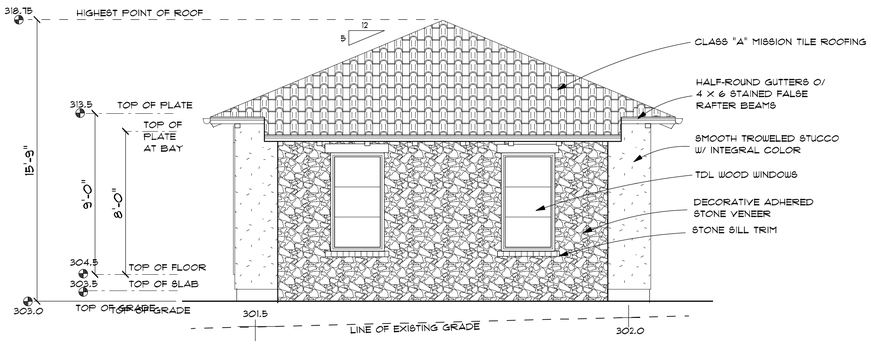
2015 - 30

Sheet

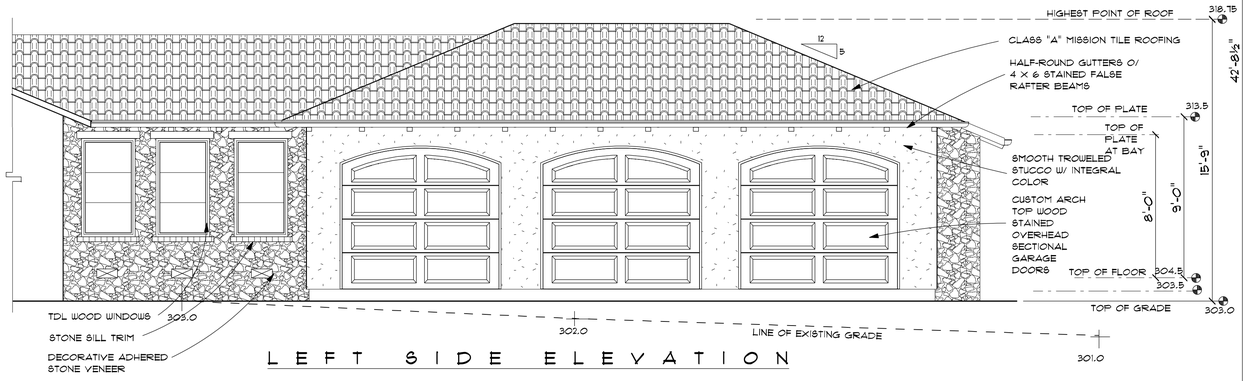
A2.0

July 18, 2015

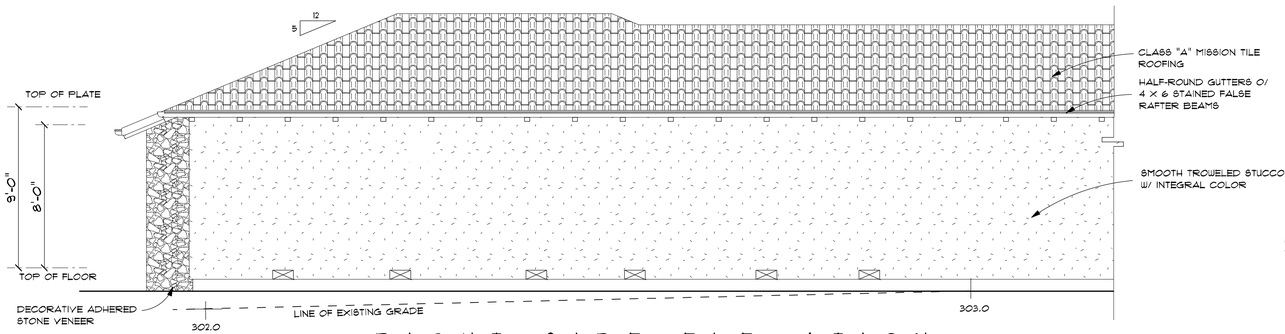
Tuesday, November 10, 2015 15735 CAMINO DEL CERRO LG CAHOON



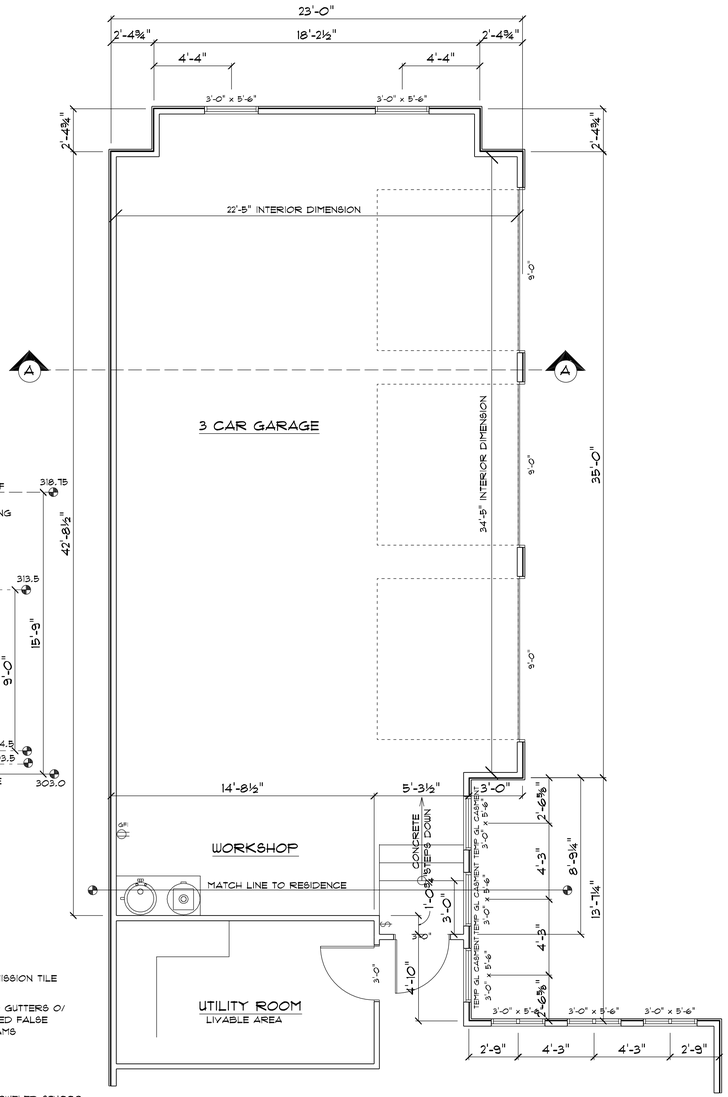
FRONT ELEVATION



LEFT SIDE ELEVATION

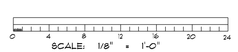


RIGHT SIDE ELEVATION



GARAGE FLOOR PLAN

NOTE:
ALL INTERIOR LIGHTING ARE TO BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIESTO BE ALWAYS ON



T.H.I.S Design

DESIGN and DEVELOPMENT

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a new single-story residence and attached garage:

CAHOON RESIDENCE

15735 Camino Del Cerro
Los Gatos, CA 95032

A.P.N. 523 - 24 - 001

Revisions:

REV 3 09-22-15

attached garage floor plan and elevations

scale: 1/4" = 1'-0"

2015 - 30

July 18, 2015

Sheet A2.1

15735 CAMINO DEL CERRO LOS GATOS

Tuesday, November 10, 2015