

**Tree Inventory and Assessment**

**August 26, 2017**

**18081 Saratoga Los Gatos Road  
Monte Sereno, CA 95030**

**Prepared for:**

**SV Homes  
2059 Camden Avenue, #298  
San Jose, CA 95124**

**Prepared By:**

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## Table of Contents

<b>Summary .....</b>	<b>1</b>
<b>Introduction .....</b>	<b>1</b>
Background .....	1
Assignment.....	1
Limits of the assignment .....	1
Purpose and use of the report.....	2
<b>Observations and Methodology .....</b>	<b>2</b>
<b>Discussion.....</b>	<b>3</b>
Tree Inventory .....	3
Condition Rating.....	4
Suitability for Preservation.....	5
<b>Conclusion .....</b>	<b>6</b>
<b>Recommendations .....</b>	<b>6</b>
<b>Bibliography .....</b>	<b>6</b>
<b>Appendix A: Tree Inventory Map .....</b>	<b>7</b>
<b>Appendix B: Tree Inventory Table.....</b>	<b>8</b>
<b>Appendix C: Photographs .....</b>	<b>10</b>
C1: Ash tree #110.....	10
C2: Italian cypress #115 and #116 .....	11
C3: Silk tree #136 .....	12
C4: Birch #139.....	13
<b>Qualifications, Assumptions, and Limiting Conditions.....</b>	<b>14</b>
<b>Certification of Performance .....</b>	<b>15</b>



## Summary

The property is located along the northeast side of Saratoga Los Gatos Road between Rose Avenue and Viewfield Road and the tree inventory and assessment contains 46 trees comprised of 16 different species. Ten trees are in good condition, twenty poor, and sixteen in fair shape. Eleven trees have good suitability for preservation, thirteen fair, and twenty-two are poorly suited for retention. This assignment did not include tree protection guidelines or specifications and if the site is to be developed a comprehensive tree protection plan should be established.

## Introduction

### Background

SV Homes asked me to provide a tree inventory and assessment for 18081 Saratoga Los Gatos Road in Monte Sereno. I agreed to affix number tags on the trees, locate them on a map, and assess the criteria listed in the "Assignment" below.

### Assignment

- 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/circumference), condition (health and structure), and suitability for preservation (Appendix B).
- Location, diameter and species of all existing native and ornamental trees exceeding six (6) inches in diameter, four (4) feet above grade will be assessed and aluminum number tags affixed to the trees with the locations plotted on the provided survey (Appendix A).

### Limits of the assignment

- No tree risk assessments were performed.
- The assignment is limited to the condition of the trees and site during my inspection on August 24, 2017.
- Tree locations provided on the map are estimates and are not to be taken as actual or survey accurate (Appendix A).
- This scope does not include tree protection guidelines or impact assessments and is solely an assessment of the existing tree resources.





## Purpose and use of the report

The purpose of the report is to help satisfy the City of Monte Sereno planning requirements and to identify the existing tree conditions and quantities for a proposed site development. The report is to be used by the property owners, their agents, and the City of Monte Sereno to help make decisions about the trees and site.

## Observations and Methodology

The property is located along the northeast side of Saratoga Los Gatos Road between Rose Avenue and Viewfield Road. The lot is vacant with an old concrete structure and disintegrating shed (Image 1). The entire road frontage consists primarily of volunteer invasive acacias (*Acacia spp.*) with one coast redwood (*Sequoia sempervirens*) #107 and Norfolk Island pine (*Araucaria heterophylla*) #106 on the west end. The frontage trees have to be maintained below the high voltage lines and most have been topped including #106 and #107. The interior of the site contains an array of volunteers and invasive species with most of the trees accounted for being coast live oaks with an average trunk diameter of 12 inches. There are two coast live oaks #109 and #128 at opposite corners of the property which are the best specimens along with deodar cedar (*Cedrus deodara*) #108. Many trees have ivy growing up their trunks and nothing has been maintained for years if ever. Silk oak (*Grevillea robusta*) #134 is another large specimen on the property but contains codominant stems, decay in the trunk, and is also covered in ivy.



Image 1: Interior of the site with deodar cedar #108 in the background

I performed a “Level 1: Limited Visual Assessment” as described in the ISA Best Management Practices: *Tree Risk Assessment, 2017* for trees within the property boundary. The trees were assessed only from one vantage point on foot to provide general information about health, structure, and location.

Stamped aluminum number tags were affixed to the trees ranging from 101 to 146 for a total of 46 and placed in a table and on the provided map (Appendix A and B).



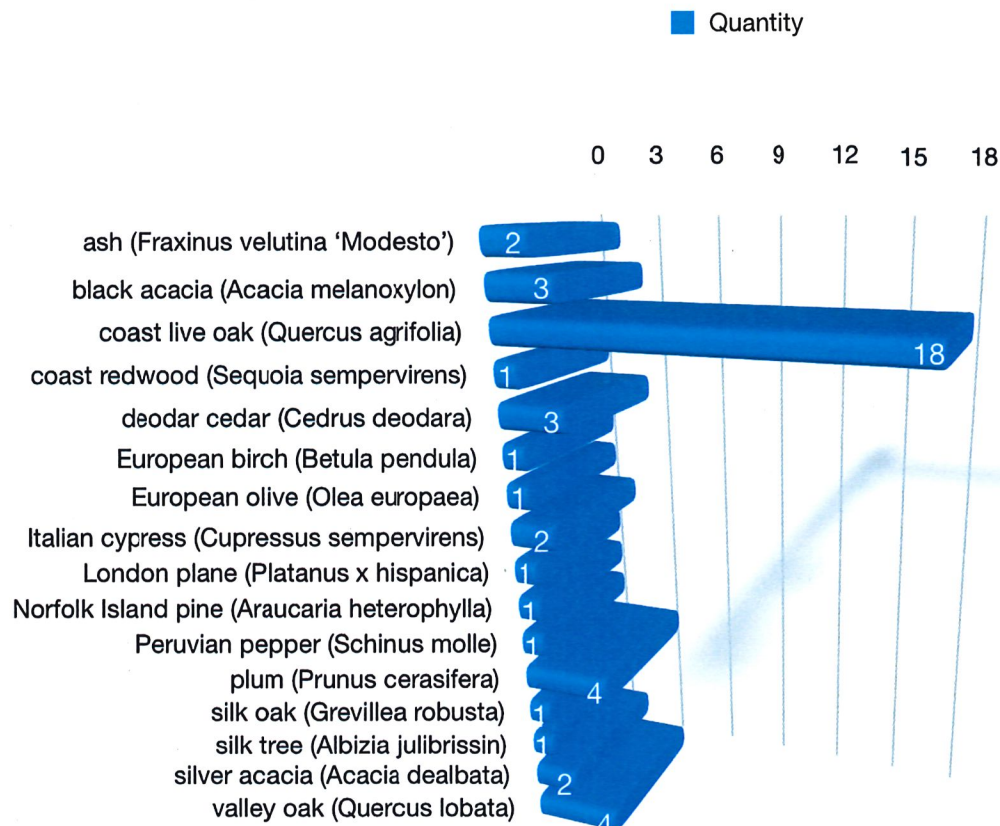


## Discussion

### Tree Inventory

The City of Monte Sereno section 10.15.030 considers trees with the following characteristics to be "Significant Trees:" oaks and redwoods having a trunk circumference greater than 20 inches at 4 feet above grade (6.3 inch diameter). Any tree having a trunk circumference greater than 25 (7.9 inch diameter) inches at 4 feet above grade. Any three or more trees proposed to be removed from any parcel of property within a twelve month period. The inventory contains the location, diameter and species of all existing native and ornamental trees exceeding six (6) inches in diameter at four (4) feet above grade. The assessment contains 46 trees comprised of 16 different species with coast live oak accounting for 39 percent and 18 specimens (Chart 1). The average trunk diameter of all the trees assessed is about 13 inches with Norfolk Island pine #106, deodar cedar #108, and coast live oak #109 being the largest specimens.

Chart 1: Species Distribution

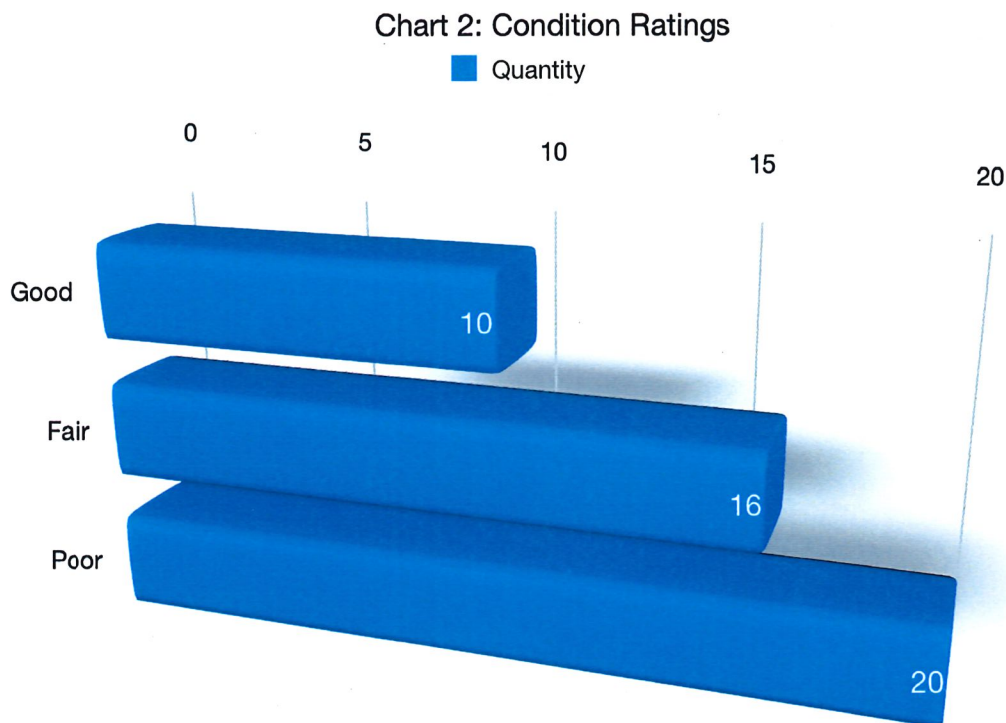


## Condition Rating

A tree's condition is a determination of its overall health and structure based on a visual assessment of the tree's crown, trunk, and trunk flare along with crown opacity or transparency.

- Exceptional = Good health and structure with significant size, location or quality.
- Good = No apparent problems with good structure and health.
- 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.

Most of the trees, twenty, are in poor condition while ten are considered to be in good shape. The majority in good condition are smaller coast live oaks that have not developed the kinds of structural problems larger more mature trees typically possess. Sixteen additional trees are in fair condition (Chart 2).

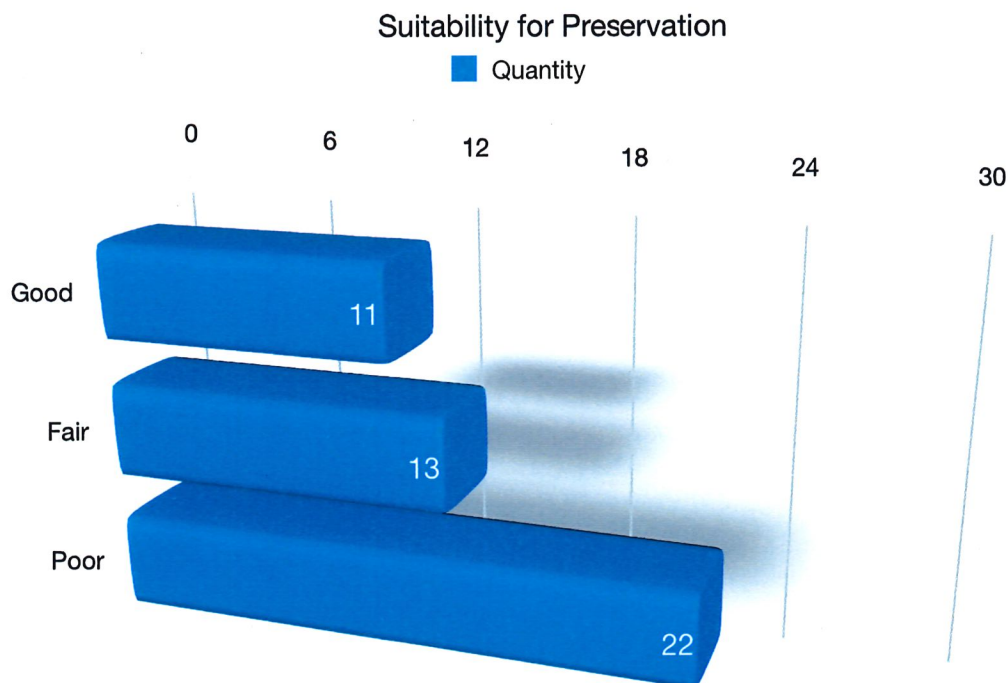


## Suitability for Preservation

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 purpose of this rating is to differentiate between the condition of the tree and potentially other characteristics that may be in conflict with the site or compatibility. This rating is typically used in a development setting. The following list defines the rating scale (Fite, K, and Smiley, E. T. 2016) :

- 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.

Mirroring the condition ratings are the suitability for preservation ratings with the exception of one coast live oak considered to be in fair condition but having good suitability for preservation. Eleven trees have good suitability, thirteen fair, and twenty two are poorly suited for retention.





## Conclusion

The property is located along the northeast side of Saratoga Los Gatos Road between Rose Avenue and Viewfield Road, and the lot is vacant. The interior of the site contains an array of volunteers and invasive species. The trees were assessed only from one vantage point on foot to provide general information about health, structure, and location. Stamped aluminum number tags were affixed to the trees ranging from 101 to 146 for reference in this report and on site. The assessment contains 46 trees comprised of 16 different species with coast live oak accounting for 39 percent. Ten trees are in good condition, twenty poor, and sixteen in fair shape. Mirroring the condition ratings are the suitability for preservation ratings with the exception of one coast live oak considered to be in fair condition but having good suitability for preservation. Eleven trees have good suitability, thirteen fair, and twenty-two are poorly suited for retention. This assignment did not include tree protection guidelines or specifications and if the site is to be developed a comprehensive tree protection plan should be established.

## Recommendations

If the site is to be demolished and or developed have the total tree impacts evaluated and develop a proper tree protection plan following the guidelines in *Managing Trees During Construction, second edition*, International Society of Arboriculture, 2016.

All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. Tree maintenance shall be performed according to International Society of Arboriculture (ISA) Best Management Practices.

## Bibliography

Bond, J., and Bryan Kotwica. *Tree inventories*. Champaign, IL: International Society of Arboriculture, 2013.

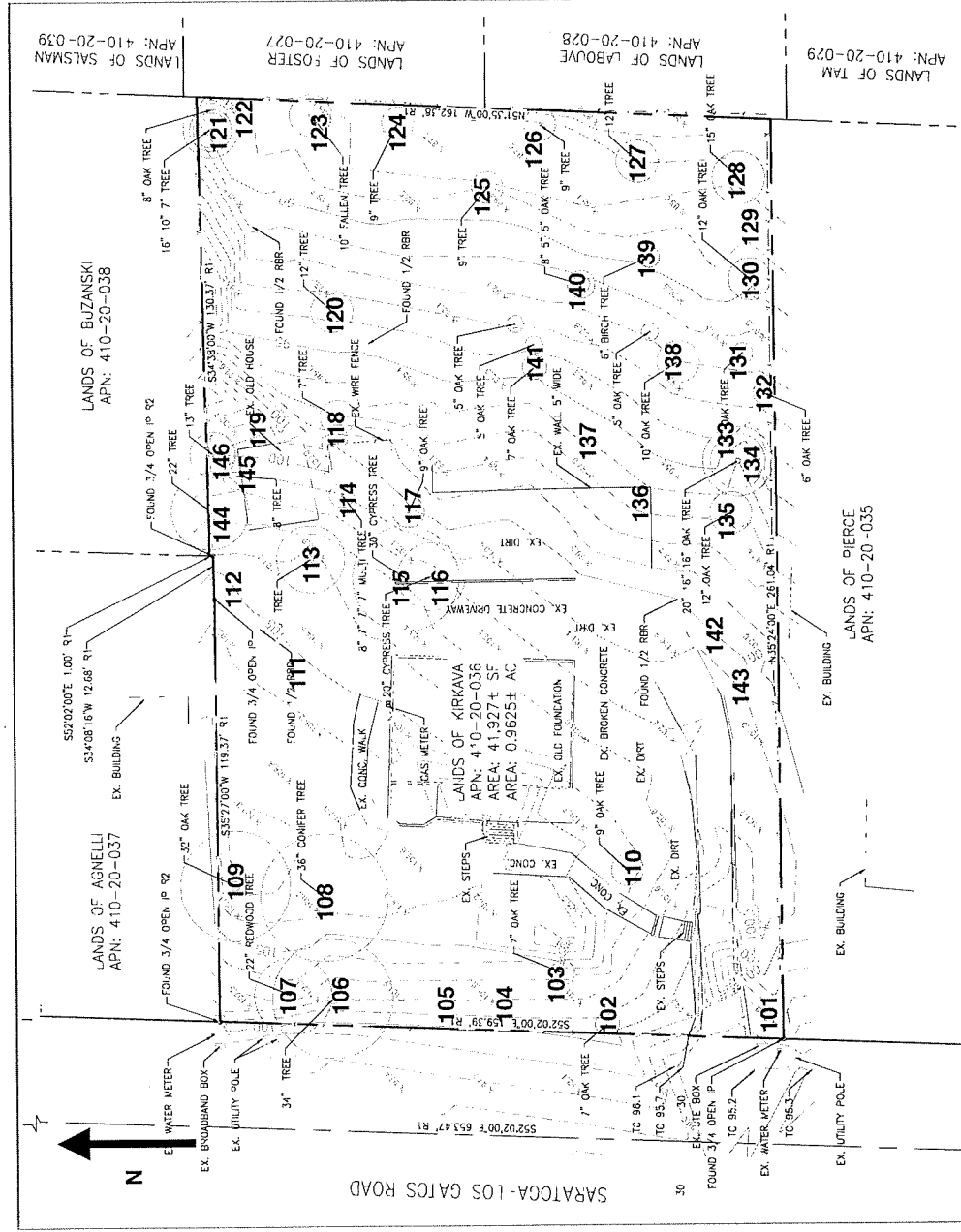
Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*. Champaign, IL: International Society of Arboriculture, 2016.

Smiley, Edgar Thomas., Nelda P. Matheny, and Sharon Lilly. *Tree risk assessment*. Champaign, IL: International Society of Arboriculture, 2017



## Appendix A: Tree Inventory Map

Map is not to scale (1"=20'). Tree locations are estimated and may not be exact. Base map from preliminary boundary and topographic map dated July 25, 2017.



## Appendix B: Tree Inventory Table

Table 1: Tree Inventory and Assessment

Tree Species	Number	Trunk Diameter (in.)	Estimated Height (ft.)	Estimated Crown Diameter (ft.)	Health	Structure	Condition	Suitability for Preservation	Notes
black acacia ( <i>Acacia melanoxylon</i> )	101	8 x 8	30	40	Fair	Poor	Poor	Poor	
black acacia ( <i>Acacia melanoxylon</i> )	102	9 x 7 stems 4	30	30	Fair	Poor	Poor	Poor	
silver acacia ( <i>Acacia dealbata</i> )	103	10, 8, 4	30	35	Poor	Poor	Good	Good	Tree failed
silver acacia ( <i>Acacia dealbata</i> )	104	8	30	20	Good	Poor	Poor	Poor	Topped under high voltage
black acacia ( <i>Acacia melanoxylon</i> )	105	8	30	20	Good	Poor	Poor	Poor	Topped under high voltage
Norfolk Island pine ( <i>Araucaria heterophylla</i> )	106	32	35	30	Good	Poor	Poor	Poor	Topped under high voltage
coast redwood ( <i>Sequoia sempervirens</i> )	107	23	35	30	Poor	Poor	Poor	Poor	Topped under high voltage
deodar cedar ( <i>Cedrus deodara</i> )	108	29	55	50	Fair	Fair	Fair	Fair	
coast live oak ( <i>Quercus agrifolia</i> )	109	33	60	60	Good	Good	Good	Good	
ash ( <i>Fraxinus velutina</i> 'Modesto')	110	11	35	25	Fair	Poor	Poor	Poor	Failed tree
coast live oak ( <i>Quercus agrifolia</i> )	111	14	35	30	Good	Good	Good	Good	
plum ( <i>Prunus cerasifera</i> )	112	20	20	20	Poor	Poor	Poor	Poor	
Peruvian pepper ( <i>Schinus molle</i> )	113	11, 12	25	30	Poor	Poor	Poor	Poor	Tree is not salvageable
London plane ( <i>Platanus x hispanica</i> )	114	9, 9, 9, 9	45	45	Good	Fair	Fair	Fair	
Italian cypress ( <i>Cupressus sempervirens</i> )	115	24	55	20	Good	Fair	Fair	Poor	
Italian cypress ( <i>Cupressus sempervirens</i> )	116	15	55	20	Good	Fair	Fair	Poor	
coast live oak ( <i>Quercus agrifolia</i> )	117	10	35	25	Good	Good	Good	Good	
valley oak ( <i>Quercus lobata</i> )	118	8	30	25	Good	Good	Good	Good	
valley oak ( <i>Quercus lobata</i> )	119	6	25	20	Good	Fair	Fair	Fair	
plum ( <i>Prunus</i> sp.)	120	10	20	20	Poor	Poor	Poor	Poor	
deodar cedar ( <i>Cedrus deodara</i> )	121	12	20	40	Fair	Poor	Poor	Poor	tree has fallen growing parallel to the ground
coast live oak ( <i>Quercus agrifolia</i> )	122	8	25	20	Good	Poor	Poor	Poor	Leans over neighbor, topped
coast live oak ( <i>Quercus agrifolia</i> )	123	15, 10, 7	45	45	Good	Fair	Fair	Fair	
deodar cedar ( <i>Cedrus deodara</i> )	124	10	20	20	Good	Poor	Poor	Poor	Failed tree
valley oak ( <i>Quercus lobata</i> )	125	9	30	25	Good	Good	Good	Good	
plum ( <i>Prunus</i> sp.)	126	12 multi	20	20	Good	Fair	Fair	Fair	





Tree Species	Number	Trunk Diameter (in.)	Estimated Height (ft.)	Estimated Crown Diameter (ft.)	Health	Structure	Condition	Suitability for Preservation	Notes
plum ( <i>Prunus</i> sp.)	127	12 multi	20	20	Good	Fair	Fair	Fair	
coast live oak ( <i>Quercus agrifolia</i> )	128	12	35	30	Fair	Good	Fair	Good	
coast live oak ( <i>Quercus agrifolia</i> )	129	6	25	20	Good	Fair	Fair	Fair	
coast live oak ( <i>Quercus agrifolia</i> )	130	10	35	30	Good	Good	Good	Good	
coast live oak ( <i>Quercus agrifolia</i> )	131	6	25	20	Good	Good	Good	Good	
coast live oak ( <i>Quercus agrifolia</i> )	132	6	25	20	Good	Good	Good	Good	
coast live oak ( <i>Quercus agrifolia</i> )	133	8	30	20	Good	Poor	Poor	Poor	suppressed under silk oak
silk oak ( <i>Grevillea robusta</i> )	134	20, 14, 10	55	40	Fair	Poor	Poor	Poor	
coast live oak ( <i>Quercus agrifolia</i> )	135	10	40	30	Good	Fair	Fair	Fair	
silk tree ( <i>Albizia julibrissin</i> )	136	6, 6, 6, 4	30	30	Poor	Poor	Poor	Poor	
coast live oak ( <i>Quercus agrifolia</i> )	137	10 multi	25	20	Fair	Poor	Poor	Poor	
coast live oak ( <i>Quercus agrifolia</i> )	138	6, 6 or 10	30	30	Good	Fair	Fair	Fair	
European birch ( <i>Betula pendula</i> )	139	7	30	20	Poor	Poor	Poor	Poor	
coast live oak ( <i>Quercus agrifolia</i> )	140	5, 7, 8	30	30	Good	Fair	Fair	Fair	
coast live oak ( <i>Quercus agrifolia</i> )	141	6, 6	25	20	Good	Fair	Fair	Fair	
valley oak ( <i>Quercus lobata</i> )	142	7	30	20	Good	Fair	Good	Good	
coast live oak ( <i>Quercus agrifolia</i> )	143	11	40	30	Good	Fair	Fair	Fair	Leans
ash ( <i>Fraxinus velutina</i> 'Modesto')	144	22	45	45	Poor	Poor	Poor	Poor	
European olive ( <i>Olea europaea</i> )	145	8	25	20	Fair	Poor	Poor	Poor	
coast live oak ( <i>Quercus agrifolia</i> )	146	14	45	35	Fair	Fair	Fair	Fair	

• The structural assessment included the following observations for defects or conditions that may contribute to failure within the next year: dead branches, previous failures, topping or head cuts, broken branches, codominant stems with decay or acute angle attachments, poor taper, weak sprouts, unbalanced crown and low live crown ratio.

• The health assessment focused on the following conditions:

- Overall Appearance
- Crown Transparency/Opacity
- Environment (abiotic disorders)
- Presence of insects and disease (biotic disorders)

The overall health rating is either good, moderate, or poor. The system is based on the overall appearance of the tree, crown density, and the presence and severity of insects or disease.



## Appendix C: Photographs

### C1: Ash tree #110



## C2: Italian cypress #115 and #116





**C3: Silk tree #136**



**C4: Birch #139**





## 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



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CA Qualified Applicators License QL-104230



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