



CITY OF SARATOGA ARBORIST APPROVAL
Conditions of Approval and Tree Protection Plan

Prepared by Christina Fusco, City Arborist

Phone: (408) 868-1276

Email: cfusco@saratoga.ca.us

Application No.

Address:

Owner:

APN:

14486 Oak Place

Deepak Chandani

397-22-005

Date:

September 24, 2024

PROJECT SCOPE:

The applicant has submitted plans to demolish the existing home subdivide the lot and build three townhomes. Two trees are requested for removal to construct the project.

PROJECT DATA IN BRIEF:

Tree security deposit –	Required - \$39,800
Tree protection –	Required – See Conditions of Approval and attached map.
Tree removals –	Trees #1 and 2 meet the criteria for removal and may be removed once building division permits have been issued.
Replacement trees –	Required = \$11,530

ATTACHMENTS:

- 1 – Findings and Tree Information
- 2 – Tree Removal Criteria
- 3 – Conditions of Approval
- 4 – Map Showing Tree Protection

FINDINGS:Tree Removals

According to Section 15-50.080 of the City Code, whenever a tree is requested for removal as part of a project, certain findings must be made and specific tree removal criteria met. Two liquidambar trees are in conflict with the project, and meet the City's criteria allowing them to be removed and replaced as part of the project, once building division permits have been obtained. Attachment 2 contains the tree removal criteria for reference.

Table 1: Summary of Tree Removal Criteria that are met

Tree No.	Species	Criteria met	Comments
3	Liquidambar <i>Liquidambar styraciflua</i>	6, 7, 9	In conflict with proposed driveway
4	Liquidambar <i>Liquidambar styraciflua</i>	6, 7, 9	In conflict with proposed driveway

New Construction

Based on the information provided, and as conditioned, this project complies with the requirements for the setback of new construction from existing trees under Section 15-50.120 of the City Code.

Tree Preservation Plan

Section 15-50.140 of the City Code requires a Tree Preservation Plan for this project. To satisfy this requirement the following shall be copied onto a plan sheet and included in the final sets of plans:

- 1) The tree information, recommendations, and the map showing tree protection from the submitted arborist report dated **September 12, 2024**;
- 2) The Project Data in Brief and the Conditions of Approval from this report dated **September 24, 2024**.

TREE INFORMATION:

Project Arborist: Kailtyn Meyer
Date of Report: September 12, 2024

Number of protected trees inventoried: 4
Number of protected trees requested for removal: 2
A table summarizing information about each tree is below.

Table 2: Tree information from submitted arborist report dated September 12, 2024.

TREE INVENTORY - 14486 Oak Place, Saratoga, CA

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Chandani Residence 09/12/2024

							TREE IMPACT ASSESSMENT									
Number	Common Name	Botanical Name	DBH (inches)	math. DBH (inches)	Height (feet)	Spread (feet)	Condition	Age	Species Tolerance	6X DSH* (feet)	TPZ mult. Factor	Ideal TPZ Radius (ft)	Impact Level**	Suitability Rating	Remove / Preserve	Appraisal Result
1	Sweetgum	Liquidambar styraciflua	21.5	21.5	50	20	FAIR	MATURE	MODERATE	11	12	22	SEVERE	LOW	REMOVE (X)	\$7,100
2	Sweetgum	Liquidambar styraciflua	17	17	45	15	FAIR	MATURE	MODERATE	9	12	17	SEVERE	LOW	REMOVE (X)	\$4,430
3	Sweetgum	Liquidambar styraciflua	14	14	30	15	POOR	MATURE	MODERATE	7	12	14	MODERATE	MODERATE	PRESERVE	\$1,500
4	Valley Oak	Quercus lobata	est. 36	36	60	50	GOOD	MATURE	MODERATE	18	12	36	MODERATE	HIGH	PRESERVE	\$38,300
KEY:														TOTAL APPRAISED VALUE***		\$51,330
#	Neighboring / City Street Tree													VALUE OF TREES TO REMAIN		\$39,800
	Removal Request													REPLACEMENT VALUE		\$11,530
														SECURITY DEPOSIT (100%)		\$39,800

SEE GLOSSARY FOR DEFINITION OF TERMS

* 6X DSH is the distance from trunkface to transverse rootcut (i.e. trenching past a tree), that results in approximately 25% root loss. More than 25% rootloss is likely to result in the decline and/or instability of a tree. The City Arborist commonly uses this number as the setback they require from excavation work to a tree to be preserved.

**ASSUMES STANDARD AND SPECIAL TREE PROTECTION MEASURES ARE FOLLOWED.

*** I did not include trees in the path of ingress and egress (marked as "very low") in the appraisal total, based on guidance from the City Arborist that these typically do not count towards the deposit.

TREE REMOVAL CRITERIA

Criteria that permit the removal of a protected tree are listed below. This information is from Article 15-50.080 of the City Code and is applied to any tree requested for removal as part of the project. If findings are made that meet the criteria listed below, the tree(s) may be approved for removal and replacement during construction.

- (1)** The condition of the tree with respect to disease, imminent danger of falling, proximity to existing or proposed structures and interference with utility services, and whether the tree is a Dead tree or a Fallen tree.
- (2)** The necessity to remove the tree because of physical damage or threatened damage to improvements or impervious surfaces on the property.
- (3)** The topography of the land and the effect of the tree removal upon erosion, soil retention and the diversion or increased flow of surface waters, particularly on steep slopes.
- (4)** The number, species, size and location of existing trees in the area and the effect the removal would have upon shade, privacy impact, scenic beauty, property values, erosion control, and the general welfare of residents in the area.
- (5)** The age and number of healthy trees the property is able to support according to good forestry practices.
- (6)** Whether or not there are any alternatives that would allow for retaining or not encroaching on the protected tree.
- (7)** Whether the approval of the request would be contrary to or in conflict with the general purpose and intent of this Article.
- (8)** Any other information relevant to the public health, safety, or general welfare and the purposes of this ordinance as set forth in [Section 15-50.010](#)
- (9)** The necessity to remove the tree for economic or other enjoyment of the property when there is no other feasible alternative to the removal.
- (10)** The necessity to remove the tree for installation and efficient operation of solar panels, subject to the requirements that the tree(s) to be removed, shall not be removed until solar panels have been installed and replacement trees planted in conformance with the City Arborist's recommendation.
- (11)** The necessity to remove a tree following the creation of defensible space within 100 feet of a structure located within the Wildland Urban Interface, in accordance with defensible space standards established by CAL FIRE or as determined by Santa Clara County Fire Department, and that risk of increased wildfire cannot reasonably be addressed through maintenance or without tree removal.
- (12)** Monterey pine (*Pinus radiata*) or blue gum (*Eucalyptus globulus*) located within the Wildland Urban Interface Area as defined in section 16-20.150 of this Code.

CONDITIONS OF APPROVAL

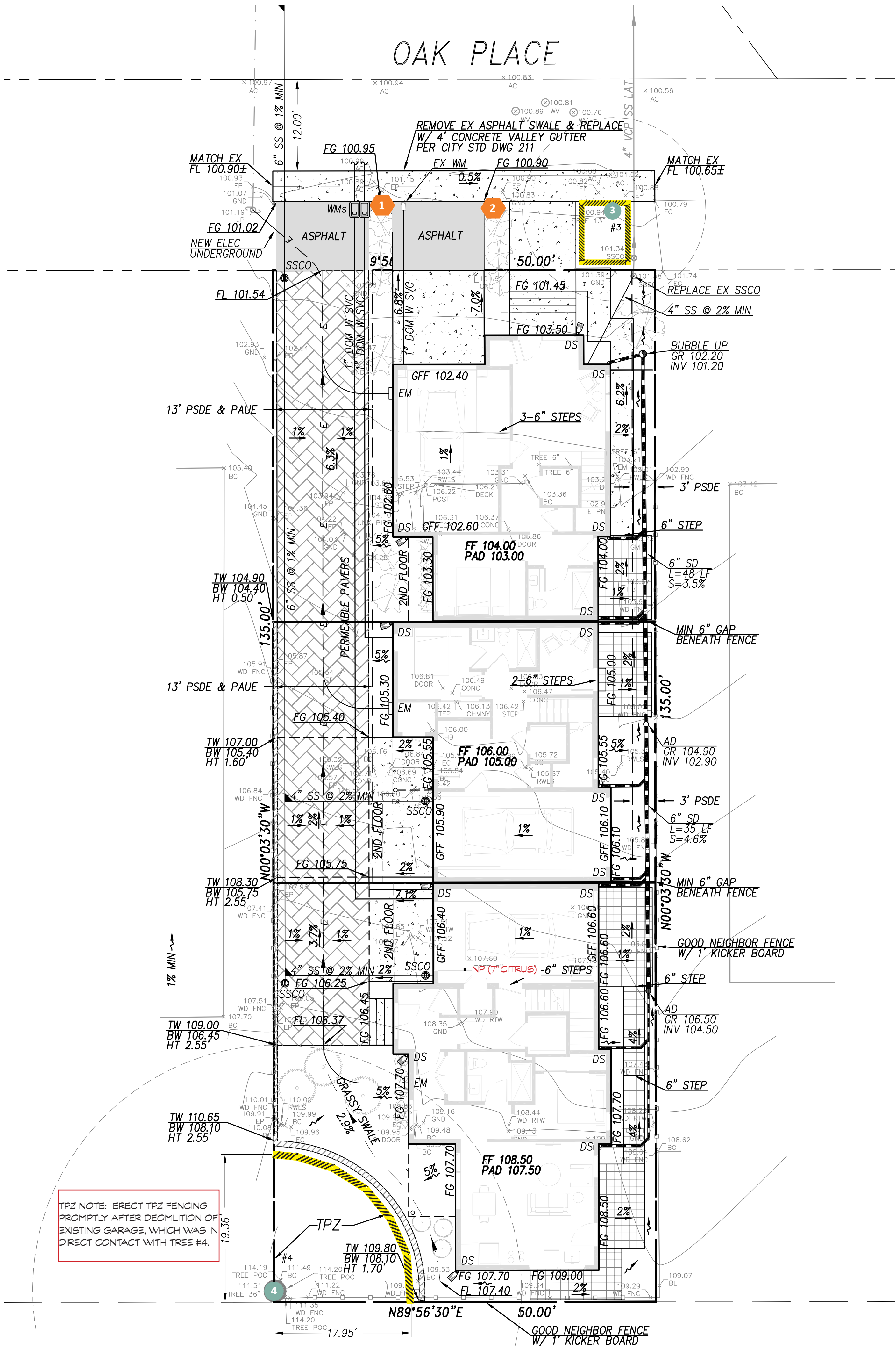
- 1) Owner, Architect, Contractor: It is the responsibility of the owner, architect, and contractor to be familiar with the information in this report and implement the required conditions.
- 2) Permit:
 - a) Receipt of a Planning or Building permit does not relieve the applicant of their responsibilities for protecting trees per City Code Article 15-50 on all construction work.
 - b) No protected tree authorized for removal or encroachment pursuant to this project may be removed or encroached upon until the issuance of the applicable permit from the building division for the approved project.
- 3) Final Plan Sets:
 - a) Shall include the tree information, protection recommendations, and map showing tree protection from the arborist report by **Kailtyn Meyer** dated **September 12, 2024** copied onto a plan sheet.
 - b) Shall include the Project Data in Brief and Conditions of Approval sections of the City Arborist report dated **September 24, 2024**.
- 4) Tree Protection Security Deposit:
 - a) Is required per City Ordinance 15-50.080.
 - b) Shall be **\$39,800** for trees **#3 and 4**.
 - c) Shall be obtained by the owner and filed with the Community Development Department before obtaining Building Division permits.
 - d) May be in the form of cash, check, or a bond.
 - e) Shall remain in place for the duration of construction of the project.
 - f) May be released once the project has been completed, inspected and approved by the City Arborist.
- 5) Tree Protection Fencing:
 - a) Shall be installed as shown on the attached map.
 - b) Shall be shown on the Site Plan.
 - c) Shall be established prior to the arrival of construction equipment or materials on site.
 - d) Shall be comprised of six-foot high chain link fencing mounted on 2-inch diameter galvanized posts, driven into the ground and spaced no more than 10 feet apart.
 - e) Shall be posted with signs saying, "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST, CHRISTINA FUSCO (408) 868-1276".
 - f) A letter/email shall be provided to the City from the project arborist confirming the correct installation of the tree protection fencing once it has been installed, including photos. This is required prior to obtaining building division permits.
 - g) Tree protection fencing shall remain undisturbed throughout the construction until final inspection.

- 6) Construction: All construction activities shall be conducted outside tree protection fencing unless permitted as conditioned below. These activities include, but are not necessarily limited to, the following: demolition, grading, trenching for utility installation, equipment cleaning, stockpiling and dumping materials (including soil fill), and equipment/vehicle operation and parking.
- 7) Work inside fenced areas:
- a) Requires a field meeting and approval from City Arborist before performing work.
 - b) Requires Project Arborist on site to monitor work.
- 8) Project Arborist:
- a) Shall be **Kailtyn Meyer** unless otherwise approved by the City Arborist.
 - b) Shall visit the site every two weeks during grading, trenching or digging activities and every six weeks thereafter. A letter/email shall be provided to the City after each inspection which documents the work performed around trees, includes photos of the work in progress, and provides information on tree condition during construction.
 - c) Shall supervise any permitted pruning or root pruning of trees on site. Roots of protected trees measuring two inches in diameter or more shall not be cut without prior approval of the Project Arborist.
 - d) The Project Arborist shall be on site to monitor all work within 20 feet of tree #4.
 - e) The recommendations from the submitted arborist report dated September 12, 2024 are conditions of approval for the project.
- 9) Tree removal: Trees #1 and 2 meet the criteria for removal and may be removed once building division permits have been obtained.
- 10) New trees:
- a) New trees equal to **\$11,530** shall be planted as part of the project before final inspection and occupancy of the new home. New trees may be of any species and planted anywhere on the property as long as they do not encroach on retained trees. Replacement values for new trees are listed below.

15 gallon = \$350	24 inch box = \$500	36 inch box = \$1,500
48 inch box = \$5,000	60 inch box = 7,000	72 inch box = \$15,000
 - b) Trees shall be replaced on or off site according to good forestry practices and shall provide equivalent value in terms of aesthetic and environmental quality, size, height, location, appearance, and other significant beneficial characteristics of the removed trees.
- 11) Damage to protected trees that will be retained: Should any protected tree be damaged beyond repair:
- a) New trees shall be required to replace the tree(s) equal to the assessed value of the damaged/removed tree(s). Replacement values for new trees are listed above.

- b) A payment shall be made to the City Tree Fund equal to the assessed value of the damaged/removed trees.
- c) These remedies are cumulative and not exclusive.

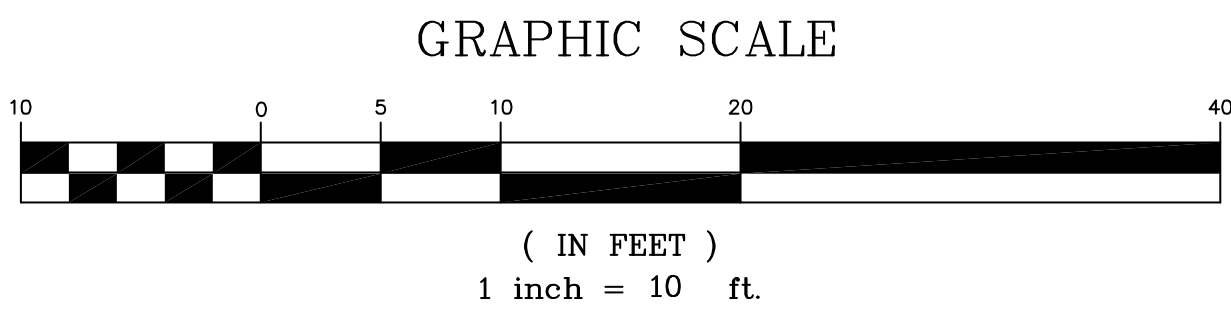
12) Final inspection: At the end of the project, when the contractor wants to remove tree protection fencing and have the tree protection security deposit released by the city, call City Arborist for a final inspection. Before scheduling a final inspection from the City Arborist, have the project arborist do an inspection, prepare a letter with their findings, and provide that letter to the city for the project file.



TPZ MAP LEGEND:

- PROTECTED TREE TO REMOVE
- NEIGHBORING / CITY STREET TREE
- TREE PROTECTION FENCING (SEE SPEC.)
- "NOT PROTECTED" BY CITY CODE

- Tree protection fencing requirements as required by the City of Saratoga:
- Six-foot high chain link fencing mounted on eight-foot tall, 2-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
 - Fences must be posted with signs saying: "TREE PROTECTION FENCE - DO NOT MOVE OR REMOVE WITHOUT APPROVAL FROM CITY ARBORIST, CHRISTINA FUSCO - 408 868-1276."
 - The City requires that tree protection fencing be installed before any equipment comes on site and inspected by the City Arborist before issuance of permits.
 - Tree protection fencing is required to remain in place throughout construction.
 - The TREE PROTECTION ZONE is the distance from the trunk to a point that is five feet beyond the canopy of a tree protected by City code. Tree protection fencing shall be located as close to this location as possible while still allowing room for construction to occur.



TREE PROTECTION ZONE MAP

14486 OAK PLACE, SARATOGA, CA



DATE:
09/12/24

TPZ ELEMENTS DRAWN:
K. MEYER
ISA-CERTIFIED ARBORIST
#WE-14992A

BASE MAP: SITE PLAN TPM-4
by STERLING CONSULTANTS
(09/02/2024)

ARBORIST REPORT
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