TOWN OF LOS GATOS
PLANNING COMMISSION AGENDA
AUGUST 13, 2025
110 EAST MAIN STREET
TOWN COUNCIL CHAMBERS
7:00 PM

Emily Thomas, Chair
Kendra Burch, Vice Chair
Jeffrey Barnett, Commissioner
Susan Burnett, Commissioner
Joe Sordi, Commissioner
Steven Raspe, Commissioner
Rob Stump, Commissioner

IMPORTANT NOTICE

This is a hybrid/in-person meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through the Zoom webinar application (log-in information provided below). Members of the public may provide public comments for agenda items in-person or virtually through the Zoom webinar by following the instructions listed below. The live stream of the meeting may be viewed on television and/or online at www.LosGatosCA.gov/TownYouTube.

PARTICIPATION

The public is welcome to provide oral comments in real-time during the meeting in three ways:

Zoom webinar (Online): Join from a PC, Mac, iPad, iPhone or Android device: Please click this URL to join: https://losgatosca-gov.zoom.us/j/84581980917?pwd=HBC1JDVAnIv95RNwWbWOUU0PKq949O.1. Passcode: 943933. You can also type in 845 8198 0917 in the "Join a Meeting" page on the Zoom website at https://zoom.us/join and use passcode 943933.

When the Chair announces the item for which you wish to speak, click the "raise hand" feature in Zoom. If you are participating by phone on the Zoom app, press *9 on your telephone keypad to raise your hand.

Telephone: Please dial (877) 402-9753 for US Toll-free or (636) 651-3141 for US Toll. (Conference code: 602463). If you are participating by calling in, press #2 on your telephone keypad to raise your hand.

In-Person: Please complete a "speaker's card" located on the back of the Chamber benches and return it to the Vice Chair before the meeting or when the Chair announces the item for which you wish to speak.

NOTES: (1) Comments will be limited to three (3) minutes or less at the Chair's discretion.
(2) If you are unable to participate in real-time, you may email planning@losgatosca.gov with the subject line "Public Comment Item #__" (insert the item number relevant to your comment).
(3) Deadlines to submit written public comments are:

- 11:00 a.m. the Friday before the Planning Commission meeting for inclusion in the agenda packet.
- 11:00 a.m. the business day before the Planning Commission meeting for inclusion in an addendum.
- 11:00 a.m. on the day of the Planning Commission meeting for inclusion in a desk item.

MEETING CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS *(Members of the public may address the Commission on matters not listed on the agenda and are within the subject matter jurisdiction of the Commission. Unless additional time is authorized by the Commission, remarks shall be limited to three minutes.)*

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION) *(Before the Planning Commission acts on the consent agenda, any member of the Commission may request that any item be removed from the consent agenda. At the Chair's discretion, items removed from the consent calendar may be considered either before or after the Public Hearings portion of the agenda.)*

1. Draft Minutes of the June 25, 2025, Planning Commission Meeting

PUBLIC HEARINGS *(Applicants/Appellants and their representatives may be allotted up to a total of five minutes maximum for opening statements. Members of the public may be allotted up to three minutes to comment on any public hearing item. Applicants/Appellants and their representatives may be allotted up to a total of three minutes maximum for closing statements. Items requested/recommended for continuance are subject to the Commission's consent at the meeting.)*

2. Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 16805 Loma Street**. APN 532-07-101. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-007. Property Owner/Appellant: William Wundram. Applicant: David Britt, Britt-Rowe. Project Planner: Sean Mullin.

3. Consider a Request for a Grading Permit and Removal of Large Protected Trees Associated with a Comprehensive Redevelopment of the La Rinconada Golf Course on Property Zoned RC and R-1:20. **Located at 14595 Clearview Drive, 17400 Wedgewood Avenue, and 17445 Zena Avenue.** APNs 409-18-008, -009, -010, and 409-31-001. Architecture and Site Application S-25-005. Categorically Exempt Pursuant to CEQA Guidelines Sections 15301: Existing Facilities, and 15302: Replacement or Reconstruction. Property Owner: Clearview Golf Associates LLC. Applicant: Andy Kimball. Project Planner: Ryan Safty.

4. Consider a Request for Approval to Modify Planned Development Ordinance 1281 to Increase the Maximum Floor Area Ratio (FAR) and Lot Coverage for Property Zoned R-M:5-12:PD. **Located at 130 Vasona Oaks Drive**. APN 424-42-008. This Request for Modification of a Planned Development Ordinance is not Considered a Project Pursuant to the California Environmental Quality Act. Planned Development Amendment Application PD-25-002. Applicant: Elad Batito, Green Bay Remodeling Inc. Property Owner: Ken MacDonald. Project Planner: Samina Merchant.

REPORT FROM THE DIRECTOR OF COMMUNITY DEVELOPMENT

SUBCOMMITTEE REPORTS / COMMISSION MATTERS

ADJOURNMENT *(Planning Commission policy is to adjourn no later than 11:30 p.m. unless a majority of the Planning Commission votes for an extension of time.)*

ADA NOTICE In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk's Office at (408) 354-6834. Notification at least two (2) business days prior to the meeting date will enable the Town to make reasonable arrangements to ensure accessibility to this meeting [28 CFR §35.102-35.104].

NOTE The ADA access ramp to the Town Council Chambers is under construction and will be inaccessible through June 2025. Persons who require the use of that ramp to attend meetings are requested to contact the Clerk's Office at least two (2) business days prior to the meeting date.

NOTICE REGARDING SUPPLEMENTAL MATERIALS Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packets are available for public inspection at Town Hall, 110 E. Main Street, Los Gatos and on the Town's website at www.losgatosca.gov. Planning Commission agendas and related materials can be viewed online at https://losgatos-ca.municodemeetings.com/.

Planning Commission meetings are broadcast Live on KCAT, Channel 15 (on Comcast) on the 2nd and 4th Wednesdays at 7:00 p.m. Live and Archived Planning Commission meetings can be viewed by going to: www.LosGatosCA.gov/TownYouTube

This Page
Intentionally
Left Blank

DRAFT
MINUTES OF THE PLANNING COMMISSION MEETING
JUNE 25, 2025

The Planning Commission of the Town of Los Gatos conducted a Regular Meeting on Wednesday, June 25, 2025, at 7:00 p.m.

MEETING CALLED TO ORDER AT 7:00 PM

ROLL CALL

Present: Vice Chair Kendra Burch, Commissioner Jeffrey Barnett, Commissioner Susan Burnett, Commissioner Steve Raspe, Commissioner Joseph Sordi, and Commissioner Rob Stump.
Absent: Chair Emily Thomas.

PLEDGE OF ALLEGIANCE

VERBAL COMMUNICATIONS

None.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. **Approval of Minutes** – June 11, 2025

MOTION: **Motion** by **Commissioner Stump** to approve adoption of the Consent Calendar. **Seconded** by **Commissioner Barnett.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

2. **14331 Capri Drive**
   Architecture and Site Application S-24-043
   Zone Change Application Z-23-005
   APN 406-32-004
   Applicant: Gordon K. Wong
   Property Owner: Ravi Kiran Vallamdas
   Project Planner: Ryan Safty

Consider a request for approval to demolish an existing single-family residence, construct a new single-family residence, site improvements requiring a Grading Permit, and a Zone Change from O (Office) to R-1:8 (Single-Family Residential, minimum lot size of 8,000 square feet). Categorically exempt pursuant to CEQA Guidelines Section 15303: New Construction, and Section 15061(b)(3): Common Sense Exemption.

Ryan Safty, Associate Planner, presented the staff report.

Opened Public Comment.

Kevin Yu (Architect)

Our intent is to design a home that blends into the existing neighborhood, enhances the overall aesthetic, contributes to the area's long-term value, and benefits the community as a whole. The building complies with the setback requirements, height, FAR, and the General Plan. 16 trees were preserved for privacy screening and natural shade. This project will use high-quality materials and craftmanship. We have adjusted our plans in consideration of the community feedback, such as reduced window sizes, flushed the wall of the master bedroom to increase the distance from the building to the properly line, added privacy planting to alleviate the direct line of sight into the neighboring property, and reduced the floor area. This project is the third tallest and the fourth largest in terms of FAR.

Michelle McCormick,

I am the neighbor at 14333 Capri Drive. I appreciate the architects making adjustments, but I had brought up concerns to the homeowner regarding the size of the building. For our direct neighborhood, Knowles is down the road and is our main street, but the proposed home, although beautiful, is huge and out of place in our neighborhood. The lot is so deep it would be easy to build a beautiful one-story home there. The garage is the original structure that went with the old home that is now demolished, and it doesn't match this new modern proposed home.

Closed Public Comment.

Commissioners discussed the matter.

MOTION: **Motion** by **Commissioner Raspe** to recommend Town Council approval of a Zone Change application for 14331 Capri Drive. **Seconded** by **Commissioner Stump**.

VOTE: **Motion passed unanimously.**

MOTION: **Motion** by **Commissioner Raspe** to recommend Town Council approval of an Architecture and Site Application, including a Grading Permit, for 14331 Capri Drive, with added conditions to modify the plans to incorporate a five-foot second-floor setback consistent with Residential Design Guideline 3.3.2, and inclusion of the applicant's design

suggestions noted during the hearing to modify the master bedroom window size, recess the wall, and incorporate planting screening.

Commissioner Raspe amended the motion clarify the five-foot second-floor setback is for the Capri Drive side of the property.

Seconded by **Commissioner Sordi.**

VOTE: **Motion passed 4-2 with Commissioners Barnett and Burnett dissenting.**

REPORT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT

Joel Paulson, Community Development Director

- Town Council met 6/17/25:
    - Heard an appeal of the denial of the Planning Commission decision on 16511 Cypress way related to the garage and directed staff to return with a resolution granting the appeal.
    - Approved a Tolling Agreement for a housing development at 101 Blossom Hill Road, one of the SB 330 projects, to give time for staff and the property owner to wait for the outcome of the declaratory relief filed by the Town.

SUBCOMMITTEE REPORTS/COMMISSION MATTERS

Historic Preservation Committee
Commissioner Burnett

- HPC met 6/25/25 and heard six items:
    - One was rescheduled.
    - Two were preliminary reviews.
    - One regarding a sliding door and was denied.
    - One regarding replacement windows was approved.
    - The HPC will try to have a workplan for the HPC to be presented to the Town Council.

ADJOURNMENT

The meeting adjourned at 8:04 p.m.

This is to certify that the foregoing is a true and correct copy of the minutes of the June 25, 2025 meeting as approved by the Planning Commission.

_____
/s/ Vicki Blandin

This Page
Intentionally
Left Blank

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 08/08/2025

ITEM NO: 2

DATE: August 8, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 16805 Loma Street**. APN 532-07-101. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-007. Property Owner/Appellant: William Wundram. Applicant: David Britt, Britt-Rowe. Project Planner: Sean Mullin.

RECOMMENDATION:

Deny the appeal of the Community Development Director decision to deny a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8, located at 16805 Loma Street.

PROJECT DATA:

General Plan Designation: Low Density Residential
Zoning Designation: R-1:8; Single Family Residential
Applicable Plans & Standards: General Plan, Town Code, Residential Design Guidelines
Parcel Size: 7,708 square feet
Surrounding Area:

	Existing Land Use	General Plan	Zoning
North	Residential	Low Density Residential	R-1:8
South	Residential	Low Density Residential	R-1:8
East	Residential	Low Density Residential	R-1:8
West	Residential	Low Density Residential	R-1:8

PREPARED BY: Sean Mullin, AICP
Planning Manager

Reviewed by: Community Development Director

CEQA:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

FINDINGS:

- The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment.
- As required to remove a pre-1941 property from the Historic Resources Inventory (HRI).

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property is located on the north side of Loma Street, approximately 58 feet east of the intersection with Ferris Avenue (Exhibit 1). The property is currently developed with an 862-square foot single-family residence constructed in 1929 per the Santa Clara County Assessor's Database. The property was annexed into the Town in 1999. The property is not within a historic district or LHP overlay, is not included in the 1990 Anne Bloomfield Survey, and is not located within the coverage area of the Sanborn Fire Insurance Maps.

On May 28, 2025, the Historic Preservation Committee (HPC) considered a request to remove the subject property from the HRI. The applicant's request included a letter indicating that, based on their research and experience, the findings for removal from the HRI could be made, noting that the residence is not associated with events important to the Town, not associated with significant persons, not representative of work of a master, does not yield information to the Town's history, and its integrity has been compromised (Exhibit 3, Attachment 1). The HPC received the staff report, held a public hearing, and discussed the request. The HPC voted three-to-two to recommend denial to the Community Development Director finding that the residence still has integrity and is typical of a California bungalow (Exhibit 4). The audio from this meeting is available on the Town's website at https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-10. On May 30, 2025, the Community Development Director denied the request for removal (Exhibit 5).

On June 4, 2025, the decision of the Community Development Director was appealed to the Planning Commission by an interested person, William Wundram, property owner of 16805 Loma Street (Exhibit 6). On the appeal form, the appellant indicated that the HPC stated that there were no changes to the residence, but neglected to reference a 1967 picture demonstrating changes that occurred to the windows, doors, and roofing.

Pursuant to Town Code Section 29.20.255, any interested person, as defined by Section 29.10.020, may appeal to the Planning Commission any decision of the Community Development Director determining matters pertaining to historic preservation. For residential projects, an interested person is defined as "a person or entity who owns property or resides within 1,000 feet of a property for which a decision has been rendered and can demonstrate that their property will be injured by the decision." The appellant meets the requirements.

Pursuant to Town Code Section 29.20.265, the hearing for the appeal must set for the first regular meeting of the Planning Commission more than five days after the date of filing the appeal. Due to legal noticing timelines and the July public hearing recess, the August 5, 2025 Planning Commission meeting is the first regular meeting available to consider the appeal. The Planning Commission may hear the matter anew and render a new decision on the matter.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is located on the north side of Loma Street, approximately 58 feet east of the intersection with Ferris Avenue (Exhibit 1). All the surrounding properties are zoned R-1:8 and developed with single-family residences.

B. Project Summary

The property owner is appealing the Community Development Director's decision to deny the request to remove a pre-1941 property from the HRI.

DISCUSSION:

A. HPC Authority and Applicability

Town Code Section 29.10.020 defines "Historic Structure" as "any primary structure constructed prior to 1941, unless the deciding body has determined that the structure has no historic significance and should not be included in the Town Historic Resources Inventory." The Santa Clara County Assessor's Database lists a construction date of 1929 for the residence; therefore, the subject property is included on the HRI as a presumptive historic residence.

Town Code Sections 29.20.700 and 29.80.222 provide that the Community Development Director, upon recommendation by the HPC, determines matters pertaining to historic preservation that are not assigned to the Planning Commission. Section 29.80.227 (6) provides that it is the power and duty of the HPC to make a recommendation to the Community Development Director on requests for removal of a pre-1941 property from the HRI.

Pursuant to Town Code Section 29.80.215, the purpose of the Town's Historic Preservation Ordinance states:

> It is hereby found that structures, sites, and areas of special character or special historical, architectural, or aesthetic interest or value have been and continue to be unnecessarily destroyed or impaired, despite the feasibility of preserving them. It is further found that the public health, safety, and welfare require prevention of needless destruction and impairment, and promotion of the economic utilization and discouragement of the decay and desuetude of such structures, sites, and areas.
>
> The purpose of historic preservation is to promote the health, safety, and general welfare of the public through:
>
> 1. The protection, enhancement, perpetuation, and use of structures, sites, and areas that are reminders of past eras, events, and persons important in local, State, or National history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the Town and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.
> 2. The development and maintenance of appropriate settings and environment for such structures.
> 3. The enhancement of property values, the stabilization of neighborhood and areas of the Town, the increase of economic and financial benefits to the Town and its inhabitants, and the promotion of tourist trade and interest.
> 4. The enrichment of human life in its educational and cultural dimensions by serving aesthetic as well as material needs and fostering knowledge of the living heritage of the past.

Residential Design Guidelines Section 4 notes that the Town has a wealth of older homes, many homes constructed prior to 1941, and may be found throughout Los Gatos. It is Town policy to preserve these resources whenever possible and practicable, and to require special care in the remodeling of and additions to them. All pre-1941 structures have the potential to be historically significant. Section 4.2 notes that the Town recognizes a historic resource as follows:

C:\Users\MeetingsOfficeUser13\AppData\Local\Temp\tmp4BA5.tmp

- Any structure/site that is located within an historic district (Broadway, Almond Grove, Fairview Plaza, University/ Edelen, and Downtown Commercial); or
- Any structure/site that is historically designated; or
- Any primary structure that was constructed prior to 1941, unless the Town has determined that the structure has no historic significance or architectural merit.

Lastly, Section 4.6 of the Residential Design Guidelines speaks specifically to pre-1941 structures and provides that pre-1941 structures have the potential to be historically significant, but not all will necessarily be classified as historic. Applications for removal, remodeling, or additions to structures constructed prior to 1941 will be reviewed by staff to determine their historic merit and contribution to the surrounding neighborhood. An initial evaluation will be made utilizing the 1991 Historical Resources Survey Project for Los Gatos. Staff may, at the discretion of the Community Development Director, refer a project application to the HPC for its input and recommendations.

When considering a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit, the HPC considers the following in their recommendation to the Community Development Director:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period, or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

These criteria are derived from the criteria used by the National and State Registers of Historic Places and reflect the purpose provided in the Town's Historic Preservation Ordinance found in Section 29.80.215 of the Town Code.

B. Historic Preservation Committee

On May 28, 2025, the HPC received the staff report, held a public hearing, and discussed the request (Exhibits 3 and 4). Following discussion, the HPC voted three-to-two to recommend denial to the Community Development Director finding that the residence still has integrity and is typical of a California bungalow (Exhibit 4). On May 30, 2025, the Community Development Director denied the request for removal without prejudice (Exhibit 5).

C:\Users\MeetingsOfficeUser13\AppData\Local\Temp\tmp4BA5.tmp

C. Appeal to Planning Commission

The decision of the Community Development Director was appealed on June 4, 2025, by the property owner, William Wundram (Exhibit 6). On the appeal form, the appellant indicated that the HPC stated that there were no changes to the residence, but neglected to reference a 1967 picture demonstrating changes to the windows, doors, and roofing (Exhibit 6). An additional letter from the appellant was provided in support of the appeal on July 28, 2025 (Exhibit 7). The letter includes an executive summary detailing reasons the appeal should be granted; two separate historic and architectural evaluations of the property; property research conducted by the property owner as required for an HPC application; neighborhood feedback; transcripts of the April 23, 2025, and May 28, 2025, HPC meetings; and a structural condition report from a licensed structural engineer. The various points raised in the letter are discussed below.

Executive Summary

Primary appeal points:

The main points made in the Executive Summary of the appeal letter are provided below followed by staff analysis in *italic font*.

1. The three dissenting committee members didn't identify the specific criteria for denial.

   As reflected in the meeting minutes included as Exhibit 4, Commissioner Burnett's motion to recommend denial included that the residence still has integrity and is typical of a California bungalow. The first part of the motion aligns with Criterion 5, while the second part of the motion does not explicitly align with the other criteria.

2. There was a wide variation of interpretation of the structure's architectural style by HPC members (Criterion #3).

   During discussion, HPC members described the residence as a generic bungalow, California bungalow, and a Los Gatos bungalow. The term bungalow is often provided as reference to a smaller, single-story house with a sloped roof and a porch. The primary defining feature of a bungalow is its small size. The Bloomfield Survey noted the style of the residence as Bungalow. The Historic and Architectural Evaluations provided by the appellant refer to the residence as a Craftsman Bungalow or a Bungalow with limited Craftsman elements.

3. Continued references to a newer photo (1990) than what was provided (1967) and not acknowledging the series of modifications that have been made to the structure (Criterion #5).

The applicant provided multiple photos of the residence including a 1990 photo from the Bloomfield Survey and a 1967 photo from the County Assessor. One Committee member referenced the 1990 Bloomfield photo, noting that the residence had not changed from that photo.

4. There was a comparison to another property on San Benito, which is not allowed.

   Each request considered by the HPC must be considered independent of other applications, even if there are similarities between the requests. Staff provided clarification to the HPC that the San Benito project considered on the same agenda should not be considered with this request.

5. There were incorrect statements made by the HPC Chair about similar pre-1941 houses on Loma Street that were previously approved for removal from the list under the same criteria.

   The appellant's letter provides more details on this assertion. Staff offers no further comments.

6. There have been repeated comments made by a few HPC members stating that the criteria is "very confusing and contradictory" and feeling as if they are "losing homes all of the time," which leads to concerns over a fair and consistent assessment for applicants.

   The Town's criteria used to determine whether a pre-1941 primary structure has historic significance or architectural merit are closely related to those used by the National and State Registers and reflect the purpose provided in the Town's Historic Preservation Ordinance found in Section 29.80.215 of the Town Code. Staff acknowledges that the criteria are not currently included in the Town Code and intends to address this through a future code amendment.

   The Town's Historic Preservation Ordinance casts a wide net when classifying homes constructed prior to 1941 as presumptive historic resources. This date was selected during consideration of the completed Bloomfiled Survey in 1991. The date represents the first year on record that the County Assessor had surveyed the Town thoroughly. In recognition that the wide net would inevitably classify many homes as presumptive historic resources that would not be found to have historic significance or architectural merit, the Town Code and Residential Design Guidelines provides a process for removal from the inventory. Requests for removal from the HRI are regularly included on HPC agendas.

   Staff has no comment on the concern over fair and consistent assessments.

C:\Users\MeetingsOfficeUser13\AppData\Local\Temp\tmp4BA5.tmp

Discussion of Criteria:

When considering a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit, the HPC considers the following in their recommendation to the Community Development Director:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period, or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

These criteria are derived from the criteria used by the National and State Registers of Historic Places and reflect the purpose provided in the Town's Historic Preservation Ordinance found in Section 29.80.215 of the Town Code.

The appellant provides a detailed discussion of the criteria used for evaluating the historic status of a pre-1941 residence in the Town. The appellant provides a comparison between the Town's criteria and the criteria used by the National Register. In line with the National Register, the appellant asserts that Criteria 1 through 4 speak to the whether a potential resource conveys significance, while Criterion 5 speaks to whether the integrity has been compromised such that it no longer has the potential to convey significance. The appellant contends that Criterion 5 is not a criterion that can be used on its own to determine if a potential resource conveys significance; rather, it describes whether significance conveyed via Criteria 1 through 4 is still present.

As reflected in the meeting minutes included as Exhibit 4, Commissioner Burnett's motion to recommend denial included that the residence still has integrity and is typical of a California bungalow. The first part of the motion aligns with Criterion 5, while the second part of the motion does not explicitly align with the other criteria. As noted above, the appellant asserts Criterion 5 cannot be used on its own to determine if a potential resource conveys significance and, therefore, the residence would not be architecturally or historically significant.

Evaluation of the Residence Against the Criteria

In Exhibit 7, the appellant provides a detailed evaluation of the residence against the Town's criteria, concluding that the residence does not meet the Town's criteria for historic significance or architectural merit.

As reflected in the meeting minutes included as Exhibit 4, Commissioner Burnett's motion to recommend denial included that the residence still has integrity and is typical of a California bungalow.

Historic and Architectural Evaluations

The appellant's letter includes two historic and architectural evaluations. The first, prepared by Jennifer Hembree of Page and Turnbull, concludes the following:

> Constructed in 1929, the property at 16805 Loma Street is not a unique Craftsman-style bungalow constructed in the area and dates to the end of the period when the style had lost favor. The property is also not the best example of a Craftsman bungalow in Los Gatos due to its simple pattern book-like design and multiple alterations. Many other better examples are prevalent in the town, those that individually convey the style, as well as those that together form a distinguishable district. The property at 16805 Loma Street is thus also not a rare or last remaining example of a Craftsman bungalow in Los Gatos that should be recognized despite its compromised integrity. Under review of the property's architectural merit, it is therefore in Page & Turnbull's professional opinion that the property at 16805 Loma Street does not fully embody the character-defining features necessary to individually convey architectural merit as a Craftsman bungalow. There are no distinctive characteristics of type, period, or method of construction or representation of work of a master, and the integrity has been compromised such that the structure no longer has the potential to convey significance.

The second evaluation, prepared by Brad Brewster of Brewster Historic Preservation , concludes the following:

> Although the subject property at 16805 Loma Street is more than 45 years old and has been identified as a 'bungalow' in the Town of Los Gatos' historic resources inventory, further review of the property indicates that it would not meet the Town, state, or national evaluation criteria for individual architectural significance.

Structural Condition Report

The appellant's letter includes a structural condition report prepared by Charles Williams, a registered structural engineer. The report discusses structural deficiencies with the roof, wall, and floor framing, as wells as foundation issues. The report concludes the following:

> Given the numerous problems with the existing structure at every level, it would not be economical to repair the existing structure. Therefore, it is my recommendation the existing structure be demolished and replace with a new structure that addresses all the concerns.

A structure's condition is not typically a consideration in determining whether a pre-1941 residence has historic significance or architectural merit. Due to the age of pre-1941 residences and myriad states of deferred maintenance, structural deficiencies are common. A structure with deficiencies that is found to have historic significance or architectural merit would be a good candidate for restoration.

PUBLIC COMMENTS:

Written notice was sent to property owners and tenants within 300 feet of the subject property. Public comments received by 11:00 am, Friday, August 8, 2025, are included as Exhibit 8.

ENVIRONMENTAL REVIEW:

The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question will have a significant effect on the environment, the activity is not subject to CEQA.

CONCLUSION:

A. Summary

The property owner is appealing the Community Development Director's decision to deny the request to remove a pre-1941 property from the HRI for property zoned R-1:8, located at 16805 Loma Street.

B. Recommendation

For reasons stated in this report, it is recommended that the Planning Commission deny the appeal and uphold the decision of the Community Development Director to deny the request to remove a pre-1941 property from the HRI.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction;
2. Grant the appeal and remove the subject property from the HRI, making the findings provided in Exhibit 2; or
3. Remand the appeal to the HPC with specific direction.

EXHIBITS:

1. Location Map
2. Required Findings
3. Historic Preservation Committee Staff Report and Attachments, May 28, 2025
4. Historic Preservation Committee Meeting Minutes for May 28, 2025
5. Historic Preservation Committee Action Letter, May 28, 2025
6. Appeal of the Community Development Director decision, received June 4, 2025
7. Appellant letter, dated July 28, 2025
8. Public comments received by 11:00 am, Friday, August 8, 2025

C:\Users\MeetingsOfficeUser13\AppData\Local\Temp\tmp4BA5.tmp

This Page
Intentionally
Left Blank

16805 Loma Street

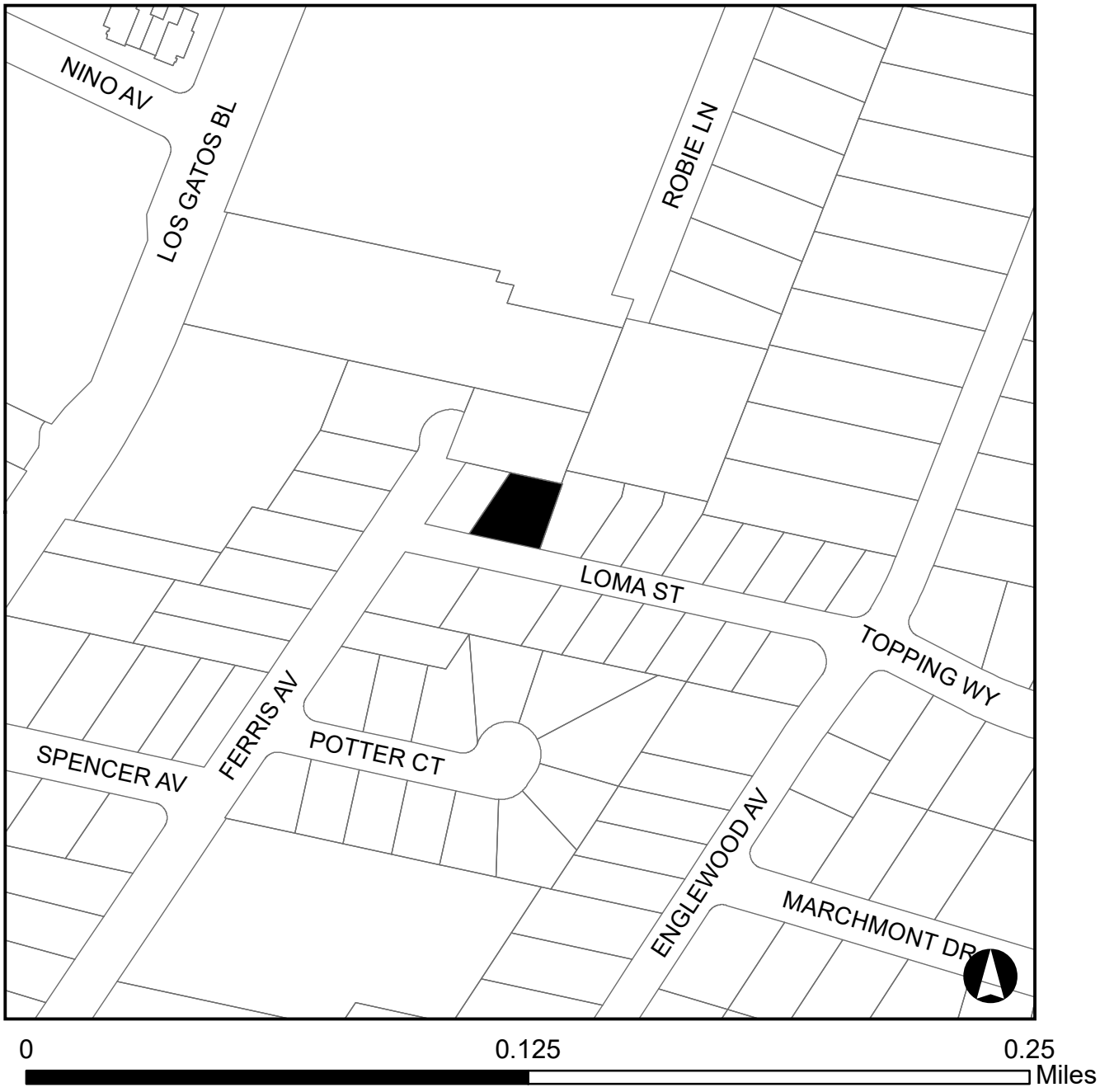


EXHIBIT 1

This Page
Intentionally
Left Blank

PLANNING COMMISSION – *August 13, 2024*
REQUIRED FINDINGS FOR:

16805 Loma Street
Request for Review PHST-25-007

Consider an Appeal of a Community Development Director Decision to Deny a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 532-07-101. Exempt Pursuant to CEQA Section 15061(b)(3).

Property Owner/Appellant: William Wundram
Applicant: David Britt, Britt-Rowe

FINDINGS

Required finding for CEQA:

- The project is not subject to the California Environmental Quality Act pursuant to the adopted Guidelines for the Implementation of CEQA, Section 15061(b)(3): A project is exempt from CEQA when the activity is covered by the commonsense exemption that CEQA only applies to projects which have the potential for causing a significant effect on the environment.

Required findings to determine that a pre-1941 structure has no significant or architectural merit:

- As required for a determination that a pre-1941 primary structure has no historic significance or architectural merit:

    1. The structure is not associated with events that have made a significant contribution to the Town;
    2. No Significant persons are associated with the site;
    3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
    4. The structure does not yield information to Town history; or
    5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

This Page
Intentionally
Left Blank

TOWN OF LOS GATOS
HISTORIC PRESERVATION
COMMITTEE REPORT

MEETING DATE: 05/28/2025

ITEM NO: 6

DATE: May 23, 2025

TO: Historic Preservation Committee

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. **Located at 16805 Loma Street**. APN 532-07-101. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-007. Property Owner: William Wundram. Applicant: David Britt, Britt-Rowe. Project Planner: Sean Mullin.

RECOMMENDATION:

Consider a request to remove a pre-1941 property from the Historic Resources Inventory for property zoned R-1:8 located at 16805 Loma Street.

PROPERTY DETAILS:

1. Date primary structure was built: 1929 per County Assessor
2. Bloomfield Preliminary Rating: "+" – historic and intact or worthy of special note
3. Does property have an LHP Overlay? No
4. Is structure in a historic district? No
5. If yes, is it a contributor? N/A
6. Findings required? Yes
7. Considerations required? No

DISCUSSION:

The applicant is requesting approval to remove the pre-1941 residence from the Historic Resources Inventory. The Santa Clara County Assessor's Database lists a construction date of 1929. The 1990 Anne Bloomfield Survey estimates the construction date as 1920s and provides a preliminary rating of "historic and intact or worthy of special note" (Attachment 1). The property is not within the coverage of the Sanborn Fire Insurance Maps.

PREPARED BY: Sean Mullin, AICP
Planning Manager

The subject property was annexed into the Town in the late 1990s and a review of Town records yielded no Town permit history.

The applicant provided an informational packet with their application, which includes a letter requesting removal of the residence from the inventory, historic research for the property, an architectural assessment of the residence, and a structural assessment and photos of the residence (Attachments 1 through 5). The applicant's letter indicates that, based on their research and experience, the findings for removal from the Historic Resources Inventory can be made, noting that the residence is not associated with events important to the Town, not associated with significant persons, not representative of work of a master, does not yield information to the town's history, and its integrity has been compromised (Attachment 1).

In addition to the materials provided relative to the request to remove the residence from the Historic Resources Inventory, the applicant has also provided preliminary details related to potential redevelopment of the property, including a Letter of Justification, project data, evaluation of the surrounding residences, How to Read Your Neighborhood Workbook, summary of neighborhood outreach efforts, and preliminary plans for a new residence (Attachments 6 through 11). Staff notes that the request before the Committee is for removal of the residence from the Historic Resources Inventory. The preliminary details for redevelopment should not be used as justification with any recommendation on the request and is not the subject of this review.

CONCLUSION:

Should the Committee find that the findings for removal can be made, a recommendation of approval of the request to remove the property from the Historic Resources Inventory would be forwarded to the Community Development Director. Once approved by the Director, any proposed alterations or redevelopment of the property would not return to the Committee.

FINDINGS:

A. Findings - related to a request for a determination that a pre-1941 primary structure has no historic significance or architectural merit.

____ In evaluating a request for a determination of historic significance or architectural merit, the Historic Preservation Committee shall consider the following:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No Significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or

5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

ATTACHMENTS:

1. Request Letter
2. Historic Research
3. Architectural Assessment
4. Structural Assessment
5. Structural Photos
6. Preliminary Letter of Justification for Redevelopment
7. Preliminary Project Data for Redevelopment
8. Evaluation of Surrounding Residences
9. How to Read Your Neighborhood Workbook
10. Summary of Neighbor Outreach Efforts for Redevelopment
11. Preliminary Plans for Redevelopment

This Page
Intentionally
Left Blank

BRITT/ROWE

108 N. Santa Cruz Ave.
Los Gatos, CA 95030

TO: Town of Los Gatos Historic Preservation Committee
FROM: David Britt; BRITT/ROWE
FOR: Justification of request for REMOVAL of existing structure from the Historic List of a single family residence in the TOWN OF LOS GATOS.

Dear members of the Los Gatos Historic Preservation Committee Member;

This letter has been prepared by the applicant David Britt, for the request to remove the existing structure located at **16805 Loma Street, Los Gatos.** The property is not located within the town's historic overlay districts. This letter outlines the justification for removal based on the 5 criterias adopted by the Town of Los Gatos. To make the findings for removal, the house has been thoroughly reviewed by me based on 40 years of experience working in the Town of Los Gatos as a residential designer and an educational background of historic Bay Area architecture at both San Jose State University and University of California, Berkeley.

1. There is no evidence that structure is associated with events that have made a significant contribution to the Town. The property was annexed to the town in 1999 as part of the Ferris #6 Annexation.
2. There is no evidence significant persons are associated with the site.
3. There are no distinctive characteristics of the type, period or method of construction or representation of work of a master. To elaborate, the structure can be identified as a"Builder Bungalow" with a simple dutch-hipped roof in mass and scale, but without any identifiable architectural features to determine a specific subset of builder bungalows, i.e. Craftsman, Storybook, Chalet, or others.
4. The Structure does not yield any information to the town's history
5. The integrity has been compromised such that the structure has the potential to convey significance. If there were any details that could possibly distinguish that structure and to deem it architecturally significant (i.e, decorative eave brackets, trim moulds, leaded glass, windows with a specific mullion pattern(s), etc., they have since been removed. There was an addition in 1967 at the rear of the house adding a bedroom and laundry room that are not original, nor match the architectural style of the original structure. The property was also split in the early 70's to create 16801 Lo where the pre-1941 structure at 16801 Loma Street was removed to build a new structure in 2000.

For supporting reference material and evidence to the historic research, please refer to *"Loma Historic Research v2."* and *"Loma Street Structural Photos"*.

Sincerely

David Britt, Britt/Rowe

This Page
Intentionally
Left Blank

Subj: Research the History of a House in Los Gatos
Location: 16805 Loma Street
Date: Between 3/212025 and 3/27/2025
Conducted By: William and Brenna Wundram (property owners)

Table of Contents

Los Gatos Public Library
- Sanborn Maps
- 1941 Tax Assessment Survey
- 1989 Anne Bloomfield Historic Resource Survey
- Polk's Directories 1924-1974
- Museums of Los Gatos Historic Homes Tours
- 100 Bellringers
- As It Was by Dora Rankin
- Los Gatos Historic Resources Inventory – Jun 1991
- Historic Property Research folders
- History of Los Gatos by Bruntz and Los Gatos Observed by Dallas.
- Residence drawers of the vertical file
- The Patrons' inquiries (binder #3)
- A Field Guide to American Houses

Santa Clara County Planning Office
- County Permit History

Santa Clara County Tax Assessors Office
- County Property Records

San Jose Public Library
- California Room - Aerial Maps

Los Gatos Planning Office
- Laserfiche System – property research

1. Los Gatos Public Library (POC – Shawnte Santos and Jenn Laredo)

    a. **Sanborn Maps** – Reviewed the 1928 and 1944 Sanborn maps (see photos in Exhibit A).

    FINDING: The location of 16805 Loma Street is outside of the scope of the two maps.

    b. **1941 Tax Assessment Survey** – Reviewed the 1941 Tax Assessment Survey documentation.

    FINDING: 16805 Loma Street was not listed in the tax assessment survey.

    c. **1989 Anne Bloomfield Historic Resource Survey** – The Anne Bloomfield survey for 16805 Loma Street was executed on April 5, 1990 (see Exhibit B in the Appendix) noting an estimated age of "1920s" and a "bungalow" style. Three other surveys were completed for properties on the same street at 16760, 16770 and 16791 Loma Street noting "bungalow" and "generic" style designations with two of those being active rentals. Ferris Ave doesn't have Anne Bloomfield surveys for 164XX addresses, only addresses starting with 166XX. Englewood also does not have corresponding Bloomfield surveys yet there were a series of pre 1941 houses on the street that have been demolished over the years.

    Most properties on Loma Street didn't start to get annexed to the city until February 1st, 1999 as part of the Ferris #6 Annexation, (see Exhibit C in the Appendix) (which was over nine years after the survey was executed) and well into the 2000s. Santa Clara County permit activity ceases in 2015 for Loma Street and there was a bulk annexation in 2019. 16805 Loma Street was not in the purview of the City of Los Gatos Planning office at the time of the Bloomfield survey.

    FINDING: Bloomfield survey found for 16805 Loma Street.

    d. **Polk's Directories 1924-1974**.

    The first match to an individual with a registered phone number was in 1962 to Hortenia Moreno for one year. The next registered phone number started in 1968 through 1974 to Albert Panighetti. The ancestory.com searches didn't provide any significant results (Albert Panighetti – born Mar 2nd, 1904 - died Mar 1991 – WW2 veteran).

    Per the listing realtor, Kurt E. and Arlyn M. Wilson family owned it for the past forty years and rented it out for the past twenty-five years.

    FINDING: No significant findings of previous residents.

    e. A list of the **Museums of Los Gatos Historic Homes Tours** and programs.

FINDING: No houses on Loma Street were on the home tours.

f. A list of the **100 Bellringers** and information.

FINDING: No match from the binder or supplemental.

g. Reviewed **As It Was** by Dora Rankin.

FINDING: No match found.

h. Reviewed the **Los Gatos Historic Resources Inventory – Jun 1991**.

FINDING: No match found.

i. Reviewed the **Historic Property Research folders**.

FINDING: No match found.

j. Reviewed **History of Los Gatos** by George Bruntz and **Los Gatos Observed** by Alistair Dallas.
FINDING: No Loma Street houses listed.

k. Reviewed Information in the **Residence drawers of the Vertical file**.

FINDING: Box 6 Folders 1-8. No Loma Street residences in the vertical files.

l. Reviewed **The Patrons' inquiries**, binder #3 residences.

FINDING: No listing for Loma Street houses.

m. Reviewed **A Field Guide to American Houses** by Virginia Savage McAlester.

FINDING: No match found.

2. Santa Clara County Resources

a. Santa Clara County Planning Office

FINDING: Found three permits. 1. "remodel/addition" permit from 1967 number: 1967-7094-00 (Exhibit D), 2. "repair roof" from 1967 number: 1967-7410-00 and 3. "re-roof" permit from 1990 number: 1990-840-00 by the owner Albert Panighetti. See supporting structural pictures (separate document) noting the addition of the rear bedroom and laundry room.

b. Santa Clara County Tax Assessor (see Exhibit E from 1966)

FINDING: One property was found which was listed under 16801, which is currently the next-door neighbor's address now. The original property had a garage that could have been on the current neighbor's property. The split of 16801 to create 16801 and 16805 was Nov 12th, 1971, and the old APN was 532-07-008.

c. San Jose Public Library (California Room)

FINDING: Researched aerial photography from the period and added the best photo I could from 1948 (Exhibit F) noting other structures on Loma Street.

3. Los Gatos Community Development Department Resources
   a. Permit and Planning Documents (Laserfiche)

   FINDING: No Planning or Building department results found for 16805 Loma Street. I did find three demolition requests for pre-1941 houses on Loma Street.

   1. 16801 Loma Street – Exhibit G – April 1, 1999 (next door)
   2. 16761 Loma Street – Exhibit H – Nov 18, 1998 (same side of the street)
   3. 16810 Loma Street – Exhibit I – July 7, 2004 (directly across the street)

APPENDIX

Exhibit A – Sanborn Maps 1944





Exhibit B – 16805 Loma Street – Anne Bloomfield Survey

ARCHITECTURAL HISTOR
(415) 922-106
2229 WEBSTER STREE
SAN FRANCISCO, CA 9411

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 16805 Loma St

PARCEL MAP INFORMATION

Parcel # 532-07-101 Lot size: 95 front ft. x <95 ft. deep

Lot shape: Rectangle not L___ Rectangle with small rear jog___ Other___

Location: N / S___ E___ W___ side of L St___ Ave___ Other___

distance to cross st: 60 ft. N___ S___ E / W___ from Ferris

at NE___ NW___ SE___ SW___ corner of___

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name ? Old Block # ? Old lot # ?

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1920s Style Bungalow # stories___

Alterations___

Other___

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page___ EFFective date___

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS
National Register listed date___
County Inventory 1979___
Town of Los Gatos: Designation___ Recognition___
District Name___
Previous Survey___
Gebhard: page #___ illustration page #___
Butler/Junior League___

PHOTOS: Roll/frame #036/24 Date 5 Apr 90



TOWN OF LOS GATOS
CALIFORNIA
TOWN COUNCIL/PARKING AUTHORITY
JOINT REDEVELOPMENT AGENCY
February 1, 1999/Minutes

FERRIS AVENUE #6/ANNEXATION TO THE TOWN/RESOLUTION 1999-14 (13.14)
Motion by Mr. Blanton, seconded by Mr. Attaway, that Council adopt Resolution 1999-13 entitled, **RESOLUTION OF THE TOWN OF LOS GATOS ORDERING THE REORGANIZATION OF CERTAIN INHABITED TERRITORY DESIGNATED AS FERRIS AVENUE #6 TO THE TOWN OF LOS GATOS.** Carried unanimously.

FERRIS AVENUE #6/ANNEXATION/SET DATE TO ADOPT RESOLUTION (14.09)

Mayor Hutchins stated that this was the time and place duly noted for public hearing to consider protests initiating proceeding for the reorganization of certain inhabited territory designated as Ferris Avenue #6 to the Town of Los Gatos.

Assistant Planning Director, Bud Lortz, asked specifically if there was anyone in the audience to file protests to this action, as this was the last opportunity to do so.

There was no one from the audience to address the Council.

Motion by Mr. Blanton, seconded by Mr. Attaway, to close the public hearing. Carried unanimously.

Council Consensus to set Monday, February 1, 1999 as the date to adopt a resolution making a finding of the value of protests filed and not withdrawn. Carried unanimously.

NOTICE OF HEARING

CONCERNING THE ANNEXATION OF TERRITORY TO THE

TOWN OF LOS GATOS KNOWN AS

FERRIS AVENUE NO. 6

NOTICE IS HEREBY GIVEN by the Town Clerk of the Town of Los Gatos that:

1. At its meeting of November 2, 1998, the Town Council adopted Resolution 1998-181, initiating proceedings for the annexation of the subject territory.

2. A map of the territory to be annexed.

3. The reason for the proposed annexation is to properly plan and provide municipal services to an area that is contiguous to and surrounded by the Town.

4. The hearing will be held on **MONDAY, DECEMBER 7, 1998 AT 7:30 P.M.** in the Council Chambers, Civic Center, 110 East Main Street, Los Gatos, CA 95030.

5. Any owner of land within the territory may file a written protest against the proposed annexation with the Town Clerk of the Town of Los Gatos at any time prior to the conclusion of the hearing on the proposed annexation by the Town Council. Protests filed before the close of the hearing on December 7, 1998 will be evaluated by the criteria set forth in Government Code Sections 57051, 57052, and sections referred to therein.

6. The documents concerning this annexation may be viewed during normal business hours in the Office of the Town Clerk of the Town of Los Gatos, 110 East Main Street, Los Gatos, CA 95032.

CC: Weekly-Times
Town Manager
Planning Department
L.A.F.C.O. Executive Officer
West Valley Sanitation District
Chamber of Commerce
Board of Realtors
Posted: Library
Town Board
Post Office

Distribution:

Kristiann Lukin, 1473 Miramonte Avenue, # 2, Los Altos, CA 94024
Vladimir & Iva Frank, 16810 Loma Street, Los Gatos, CA 95032
William T. & Carolyn S. Ivancovich, 16461 Ferris Avenue, Los Gatos, CA 95032
Helen Jones, 16463 Ferris Avenue, Los Gatos, CA 95032
Juliette Morgan, 16495 Ferris Avenue, Los Gatos, CA 95032
Joel D. & Kerry S. Lindholm, 16801 Loma Street, Los Gatos, CA 95032
Kurt E & Arlyn M. Wilson, 150 Longmeadow Drive, Los Gatos, CA 95032
Robb S. & Nancy M. Walker, 16791 Loma Street, Los Gatos, CA 95032
Elizabeth Silva, 149 Monte Villa Court, Campbell, CA 95008

N:\SHARE\FERRIS-6.1
DV37:\NOTICES\FERRIS-6.1

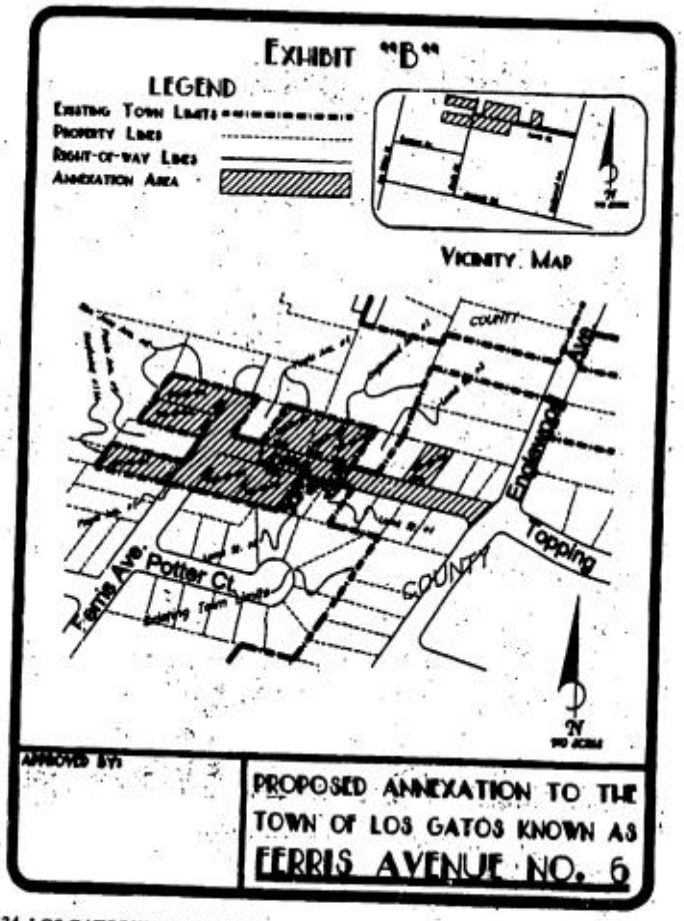


EXHIBIT "B"
LEGEND
EXISTING TOWN LIMITS
PROPERTY LINES
RIGHT-OF-WAY LINES
ANNEXATION AREA
VICINITY MAP
COUNTY
Ave
Englewood
Topping
COUNTY
Ferris Ave
Potter Ct
N
APPROVED BY:
PROPOSED ANNEXATION TO THE TOWN OF LOS GATOS KNOWN AS
FERRIS AVENUE NO. 6

Exhibit D – 1967 Permit for an Addition / Remodel

APPLICANT: BEAR DOWN. CARBON COPY MUST BE LEGIBLE.
DO NOT WRITE IN SHADED AREAS.

DATE 6/9/67 | ASSESSOR'S MAP NO. | P. C. NO. 5279

CHECK HERE IF YOU NEED A COPY OF THIS APPLICATION IN ADDITION TO YOUR PERMIT AND RECEIPT ☐

PERMIT REQ'D UNDER FLOOD CONTROL DIST. ORD. 59-1 ☐ YES ☐ NO

P. C. FEE (5) $ 13.50 JUN--9-67 64126 ○ ○ 5279 (5)--- A 13.50

SEP. TK. FEE (21) $

PERMIT FEE (1) $ 27.00 JUN--9-67 64129 ○ ○07091 (1)--- A 27.00

THIS SPACE FOR MACHINE VALIDATION

In conformity with the provisions of Section 7031.5 of the Business and Professions Code and Section 3800 of the Labor Code of the State of California, applicant shall file with the Building Inspector the certificates, designated in (1) and (2) below and/or shall indicate item (3), (4), (5) or (6) whichever is applicable.
(1) Certificate of Consent of Self-Insured issued by the Director of Industrial Relations.
(2) Certificate (or exact duplicate copy) of Workmen's Compensation Insurance issued by an admitted Insurer.

☐ (3) The cost of the work to be performed is $100 or less.

☐ (4) I certify that in the performance of the work for which this permit is issued that I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

☒ (5) I certify that the applicant is licensed under the provisions of Chapter 9 (commencing at Section 7000) of division 3 of the Business and Professions Code, and said applicant's California State Contractor's License No 164751 Classification is in full force and effect.

☐ (6) Applicant is exempt from (5) above under the applicable provisions of ... basis for

APPLICANT SIGNATURE [redacted]

ADDRESS 100 San Jose Ave

COMPENSATION CERTIFICATE VERIFIED

THIS APPLICATION IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND MACHINE VALIDATED IN THE SPACE PROVIDED.

PERMISSION IS THEREFORE GRANTED TO DO THE WORK INDICATED BELOW IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, LAWS AND REGULATIONS.

PLUMBING, GAS AND ELECTRIC NOT INCLUDED

— EXCEPTIONS AS NOTED —

BLDG. INSP.		BY / DATE
HEALTH DEPT.		BY / DATE
ENG. SERVICES	R-1 Res ONLY	BY CK / DATE 6/9/67
PLANNING DEPT.	" " AS PER PLAN.	BY / DATE 6-9-67
FIRE MARSHAL		BY / DATE
OTHER		BY / DATE

NUMBER 07094

APPLICANT: DO NOT WRITE IN SHADED AREAS - BEAR DOWN
PRINT OR TYPE - THE 2nd COPY IS YOURS

APPLICATION FOR BUILDING PERMIT
COUNTY OF SANTA CLARA
BUILDING INSPECTION DIVISION
20 WEST HEDDING ST. • SAN JOSE, CALIF. 95110 • TELEPHONE 299-2351

LOCATION
LOT | BLOCK | TRACT

STREET & ADDRESS 16805 LOMA ST.
NEAREST CROSS STREET FERRIS AVE
POST OFFICE (CITY) LOS GATOS
OWNER ALBERT PANAGETTI PHONE 62-44768
ADDRESS SAME CITY
ARCHITECT OR ENGINEER PHONE
CONTRACTOR Bachelli & Perry LIC. NO. 164751
USE OF STRUCTURE R-1 RES. — No gar.

SET BACKS FEET	FRONT	SIDE	SIDE	REAR	ZONE
	—	—	—	—	R1-8

☐ EXCAVATE ☐ BUILD ☒ REMODEL ☐ ADD TO ☐ REPAIR ☒ MOVE ☐ GRADE ☐ CONVERT ☐ WELL ☐ DEMOLISH
TYPE OF IMPROVEMENT

SQ. FT. SIZE | NO. OF STORIES | NO. OF FAMILIES 1
OTHER STRUCTURE

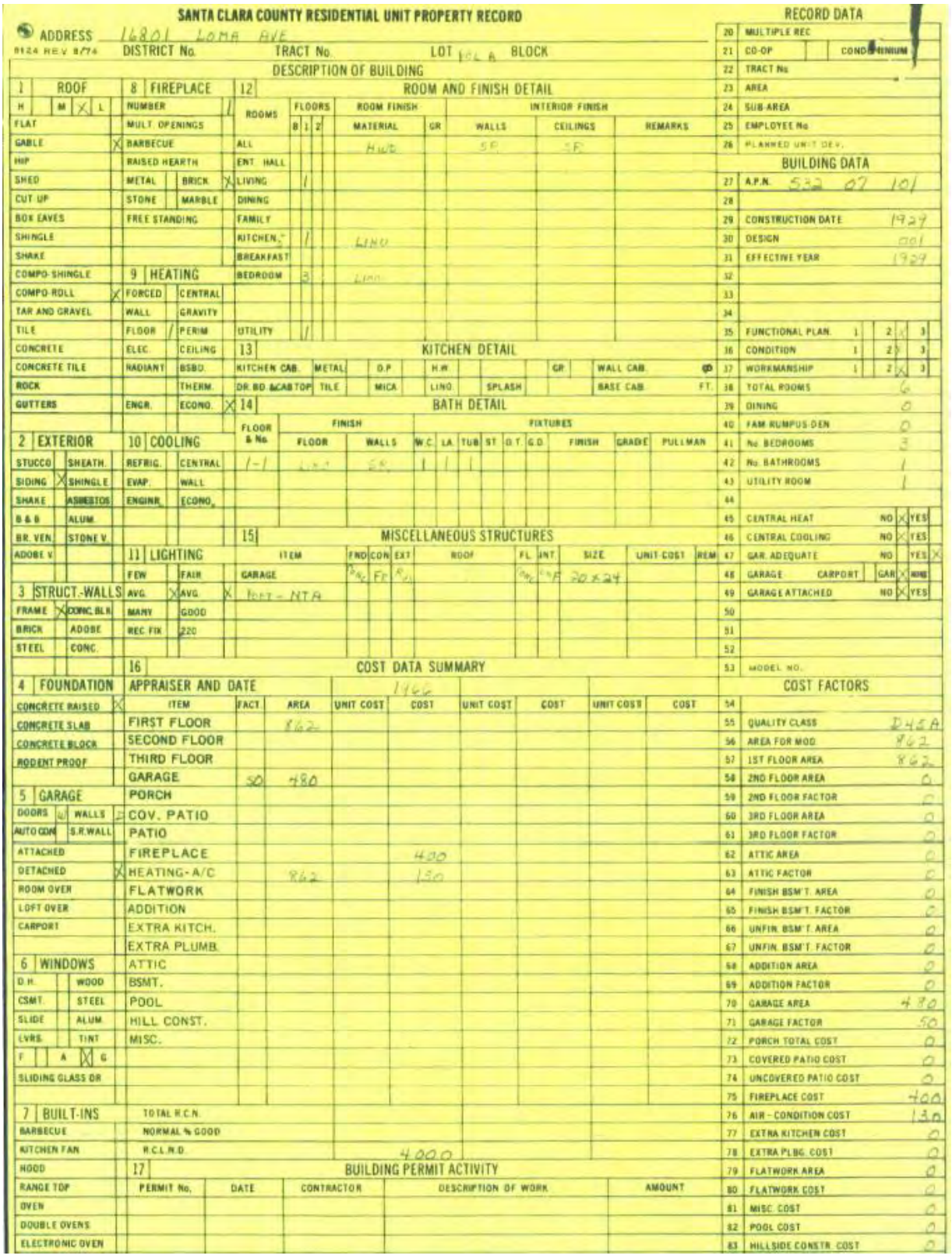
SANIT. DIST. NO. 4 | SEPTIC TANK PERMIT S.P. 18173 | VALUATION 1500.00
ISSUED BY | DATE 6/9/67

37 REV. 1-66 07094

INSPECTION RECORD

	DATE	INSPECTOR	REMARKS
1. FOUNDATION FORMS	6-22-67	CS	
2. FORMS			
POUR NO CONCRETE UNTIL THE ABOVE HAS BEEN SIGNED			
3. HEATING - DUCTS	8-11-67	CRS /	8-2-67 CRS
4. COMFORT COOLING			
5. GIRDERS			
DO NOT COVER FLOORS UNTIL THE ABOVE HAS BEEN SIGNED			
6. BOND BEAMS (CONC. BLK)			
7. PARTIAL ROUGH PLBG.			
COMPLETE ROUGH PLBG.	7-21-67	CRS	
8. SEWER INSPECT.	7-10-67	JC	
9. GAS PRESSURE	7-10-67	JC	
10. FRAME - INCLUDING ROOF, FLUES AND SIDING			
DO NOT WIRE UNTIL THE ABOVE HAS BEEN SIGNED			
11. ROUGH ELECTRIC WIRING	8-14-67	CH	
COVER NO WALLS UNTIL THE ABOVE HAS BEEN SIGNED			
12. STUCCO WIRE & LATH	9-6-67	RS	
13. PLUMBING FINALS (FIXTURES)	8-11-67	CRS	
14. GAS APPLIANCES	8-11-67	CRS	
15. ELECTRICAL FINAL (FIXTURES)	8-14-67	CH	
16. PLAN. DEPT. A.S.A. INSPECTION			
17. ENCROACHMENT - L.D.			
18. FIRE MARSHAL CLEARANCE REQUIRED			
19. BUILDING COMPLETE	8-15-67	hp	
NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED			
20. SEWER NO. DISTRICT			
21. SEPTIC TANK NO. HEALTH DEPT.			

Exhibit E – County Tax Assessor Property Record



SANTA CLARA COUNTY RESIDENTIAL UNIT PROPERTY RECORD

ADDRESS 14801 LOMA AVE
8124 REV 8/74 DISTRICT No. TRACT No. LOT 10 L A BLOCK

DESCRIPTION OF BUILDING

1 ROOF: H / M / X L; FLAT; GABLE X; HIP; SHED; CUT UP; BOX EAVES; SHINGLE; SHAKE; COMPO-SHINGLE; COMPO-ROLL X; TAR AND GRAVEL; TILE; CONCRETE; CONCRETE TILE; ROCK; GUTTERS

2 EXTERIOR: STUCCO; SHEATH.; SIDING X; SHINGLE; SHAKE; ASBESTOS; B & B; ALUM.; BR. VEN.; STONE V.; ADOBE V.

3 STRUCT.-WALLS: FRAME X; CONC. BLK.; BRICK; ADOBE; STEEL; CONC.

4 FOUNDATION: CONCRETE RAISED X; CONCRETE SLAB; CONCRETE BLOCK; RODENT PROOF

5 GARAGE: DOORS; WALLS; AUTO OPN; S.R.WALL; ATTACHED; DETACHED X; ROOM OVER; LOFT OVER; CARPORT; SLIDING GLASS DR

6 WINDOWS: D.H.; WOOD; CSMT.; STEEL; SLIDE; ALUM.; LVRS.; TINT; F / A / X G

7 BUILT-INS: BARBECUE; KITCHEN FAN; HOOD; RANGE TOP; OVEN; DOUBLE OVENS; ELECTRONIC OVEN

8 FIREPLACE: NUMBER 1; MULT. OPENINGS; BARBECUE X; RAISED HEARTH; METAL; BRICK X; STONE; MARBLE; FREE STANDING

9 HEATING: FORCED X; CENTRAL; WALL; GRAVITY; FLOOR / PERIM; ELEC.; CEILING; RADIANT; BSBD.; THERM.; ENGR.; ECONO. X

10 COOLING: REFRIG.; CENTRAL; EVAP.; WALL; ENGINR.; ECONO.

11 LIGHTING: FEW; FAIR; AVG.; AVG. X; MANY; GOOD; REC. FIX; 220

12 ROOM AND FINISH DETAIL

ROOMS	FLOORS B	1	2	ROOM FINISH MATERIAL	GR	INTERIOR FINISH WALLS	CEILINGS	REMARKS
ALL				HWD		SP	SP	
ENT. HALL								
LIVING		1						
KITCHEN		1		LINO				
BREAKFAST								
BEDROOM		3		LINO				
UTILITY		1						

13 KITCHEN DETAIL

KITCHEN CAB.	METAL	D.P	H.W		GR	WALL CAB.	@
DR.BD.&CAB.TOP	TILE	MICA	LINO	SPLASH		BASE CAB.	FT.

14 BATH DETAIL

FLOOR & No.	FINISH FLOOR	FINISH WALLS	FIXTURES W.C.	LA.	TUB	ST	O.T.	G.D.	FINISH	GRADE	PULLMAN
1-1	LINO	SP	1	1	1						

15 MISCELLANEOUS STRUCTURES

ITEM	FND	CON	EXT	ROOF	FL	INT	SIZE	UNIT COST	REM
GARAGE	CONC	FR	R/L		CONC	SP	20 x 24		
PATIO - NTA									

16 COST DATA SUMMARY

APPRAISER AND DATE 1966

ITEM	FACT.	AREA	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
FIRST FLOOR		862						
SECOND FLOOR								
THIRD FLOOR								
GARAGE	50	480						
PORCH								
COV. PATIO								
PATIO								
FIREPLACE				400				
HEATING-A/C		862		130				
FLATWORK								
ADDITION								
EXTRA KITCH.								
EXTRA PLUMB.								
ATTIC								
BSMT.								
POOL								
HILL CONST.								
MISC.								
TOTAL R.C.N.								
NORMAL % GOOD								
R.C.L.N.D.				4000				

17 BUILDING PERMIT ACTIVITY

PERMIT No.	DATE	CONTRACTOR	DESCRIPTION OF WORK	AMOUNT

RECORD DATA

20 MULTIPLE REC
21 CO-OP / CONDOMINIUM
22 TRACT No.
23 AREA
24 SUB-AREA
25 EMPLOYEE No.
26 PLANNED UNIT DEV.

BUILDING DATA

27 A.P.N. 532 07 101
28
29 CONSTRUCTION DATE 1929
30 DESIGN 001
31 EFFECTIVE YEAR 1929
32
33
34
35 FUNCTIONAL PLAN. 1 / 2 X / 3
36 CONDITION 1 / 2 X / 3
37 WORKMANSHIP 1 / 2 X / 3
38 TOTAL ROOMS 6
39 DINING 0
40 FAM.-RUMPUS-DEN 0
41 No. BEDROOMS 3
42 No. BATHROOMS 1
43 UTILITY ROOM 1
44
45 CENTRAL HEAT NO X YES
46 CENTRAL COOLING NO X YES
47 GAR. ADEQUATE NO YES X
48 GARAGE CARPORT GAR X ATT
49 GARAGE ATTACHED NO X YES
50
51
52
53 MODEL NO.

COST FACTORS

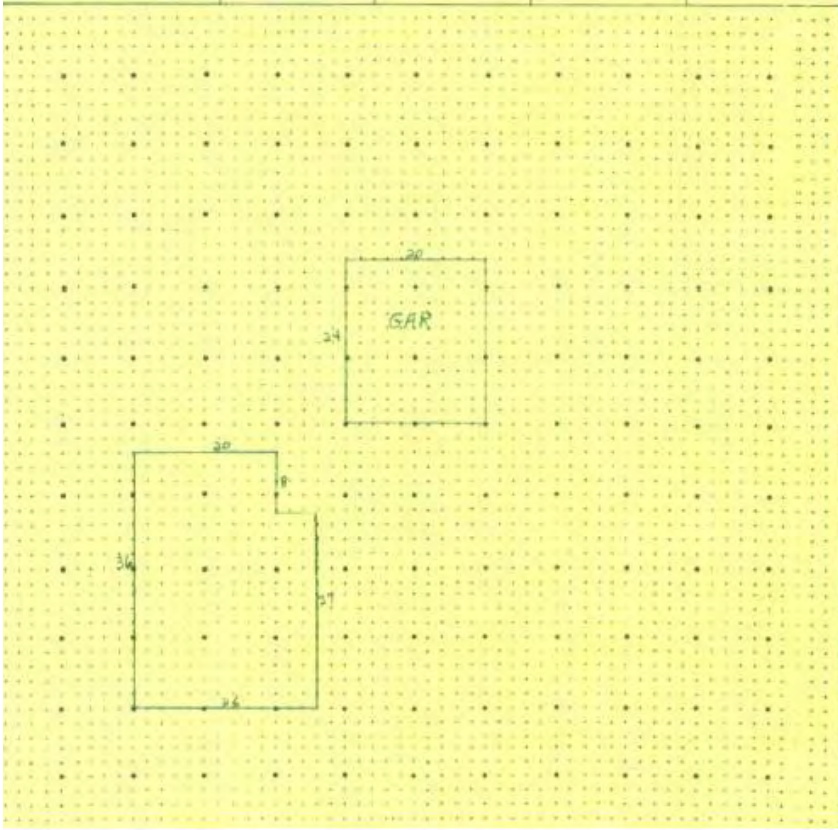
54		
55	QUALITY CLASS	D45A
56	AREA FOR MOD.	862
57	1ST FLOOR AREA	862
58	2ND FLOOR AREA	0
59	2ND FLOOR FACTOR	0
60	3RD FLOOR AREA	0
61	3RD FLOOR FACTOR	0
62	ATTIC AREA	0
63	ATTIC FACTOR	0
64	FINISH BSM'T. AREA	0
65	FINISH BSM'T. FACTOR	0
66	UNFIN. BSM'T. AREA	0
67	UNFIN. BSM'T. FACTOR	0
68	ADDITION AREA	0
69	ADDITION FACTOR	0
70	GARAGE AREA	480
71	GARAGE FACTOR	50
72	PORCH TOTAL COST	0
73	COVERED PATIO COST	0
74	UNCOVERED PATIO COST	0
75	FIREPLACE COST	400
76	AIR-CONDITION COST	130
77	EXTRA KITCHEN COST	0
78	EXTRA PLBG. COST	0
79	FLATWORK AREA	0
80	FLATWORK COST	0
81	MISC. COST	0
82	POOL COST	0
83	HILLSIDE CONSTR. COST	0

LAND VALUE COMPUTATIONS

YEAR	UNIT VALUE	FRONT FT. VALUE	SITE VALUE	VALUE

TOTAL PROPERTY SUMMARY

ASSESSMENT YEAR	19	19	19	19
APPRAISER				
MONTH-DAY-YEAR				
R.C.N.				
R.C.L.N.D.				
LAND VALUE				
SUMMATION				
DATE OF SALE				
INDICATED SALE PRICE				
LISTED SALE PRICE				
MARKET DATA INDICATOR				
TOTAL PROPERTY				
TOTAL PROPERTY VALUE				
LAND VALUE				
IMPROVEMENT VALUE				
PERSONAL PROP. VALUE				



A.P.N. 532 07 101

LAND ATTRIBUTES

101	WIDTH (EFFECTIVE)	82			
102	DEPTH (EFFECTIVE)	94			
103	SQUARE FT. (USABLE)	7708			
104	SQUARE FT. (ACTUAL)	7708			
105	ACRES	0			
106	REPRESENTATIVE	NO		YES	X
107	IRREGULAR	NO	X	YES	
108	CUL DE SAC	NO	X	YES	
109	NON-THRU ST	NO	X	YES	
110	CORNER	NO	X	YES	
111	ALLEY	NO	X	YES	
112	UTILITY UNDERGROUND	NO	X	YES	
113	CURB & GUTTER	NO	X	YES	
114	SIDEWALK	NO	X	YES	
115	STREET LIGHTS	NO		YES	X
116	PARKWAY	NO	X	YES	
117	PARKING STRIP	NO	X	YES	
118	ZONING CONFORMITY	NO		YES	X
119	ZONING (ACTUAL)	R1			
120	VIEW	NO	X	YES	
121	TYPICAL VIEW	1	2 X	3	
122	TRAFFIC FLOW	1	2 X	3	
123	DIST. TO PUB. SER.	1	2 X	3	
124	LANDSCAPING	1	2 X	3	
125	HIGHEST & BEST USE	R1			
126					
127	ACTUAL USE	01			

TOPOGRAPHY

128	LOW		EVEN	X	HIGH
129	SELECT ONE				
	LEVEL	1	X		
	HILLY	2			
	SLOPE	3			
	BANK	4			
	OTHER	5			

NEIGHBORHOOD

130	
131	
132	
133	
134	
135	
136	
137	
138	
139	

TOTAL PROPERTY

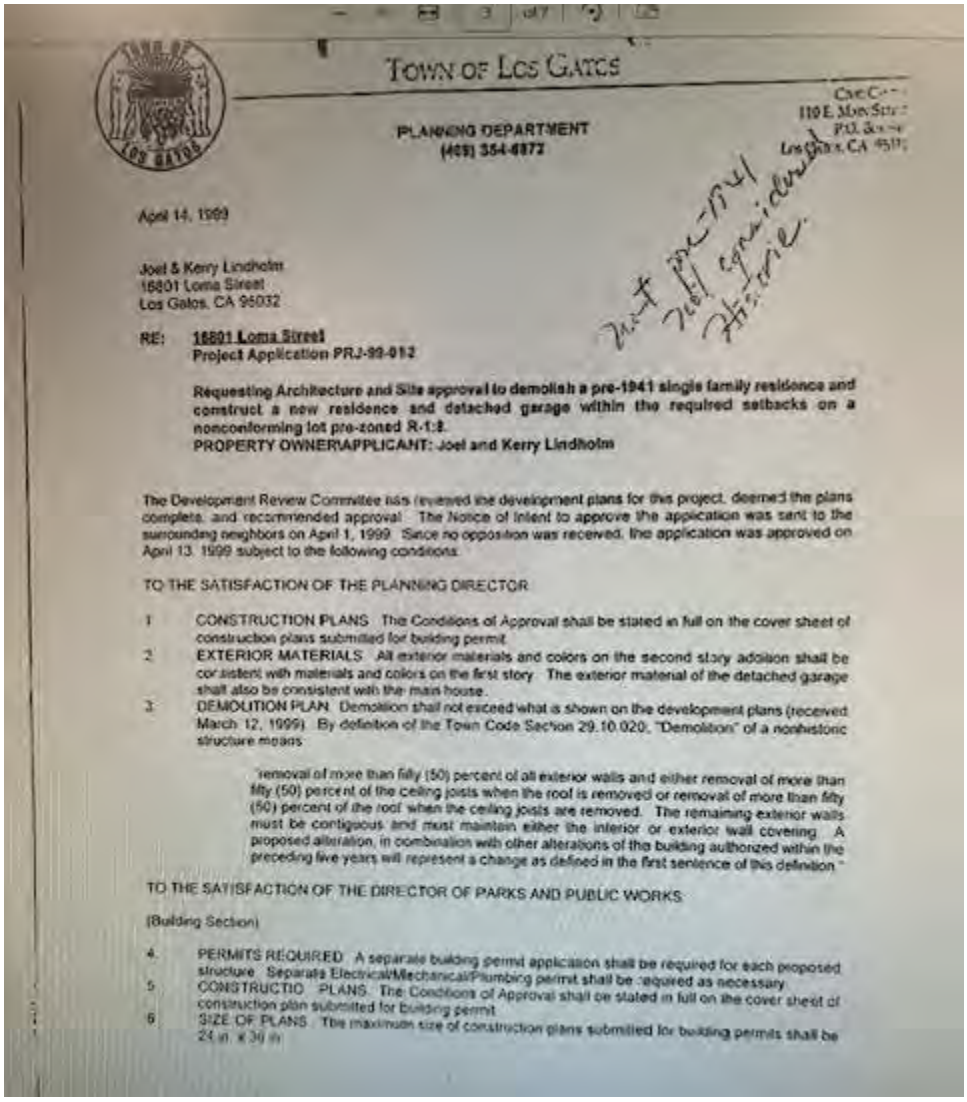
140	ARCHITECTURAL ATTRACT.	1	2 X	3	
141	UNIT CONFORMITY	1	2 X	3	
142	LOT UTILIZATION	1	2 X	3	
143	IMPROVEMENT	1	2 X	3	
144	TEMPORARY VALUE	NO	X	YES	
145	SELECT ONE				
	PARTIAL COMPLETE	1			
	DEFER. MAINT	2			
	BOARD ACTION	3			
	OTHER	4			
146	APPRAISAL DATE	00 00 73			
147					
148					
149					
150					
151					
152					



Exhibit F – 1948 Map showing a series of houses on Loma Street



Exhibit G – 16801 Pre-1941 Demo Approval – April 1, 1999



TOWN OF LOS GATOS

PLANNING DEPARTMENT
(408) 354-6872

110 E. Main Street
P.O. Box
Los Gatos, CA 95031

Just pre-1941
Still considered
Historic.

April 14, 1999

Joel & Kerry Lindholm
16801 Loma Street
Los Gatos, CA 95032

RE: **16801 Loma Street**
Project Application PRJ-99-012

Requesting Architecture and Site approval to demolish a pre-1941 single family residence and construct a new residence and detached garage within the required setbacks on a nonconforming lot pre-zoned R-1:8.
PROPERTY OWNER\APPLICANT: Joel and Kerry Lindholm

The Development Review Committee has reviewed the development plans for this project, deemed the plans complete, and recommended approval. The Notice of Intent to approve the application was sent to the surrounding neighbors on April 1, 1999. Since no opposition was received, the application was approved on April 13, 1999 subject to the following conditions:

TO THE SATISFACTION OF THE PLANNING DIRECTOR

1. CONSTRUCTION PLANS. The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
2. EXTERIOR MATERIALS. All exterior materials and colors on the second story addition shall be consistent with materials and colors on the first story. The exterior material of the detached garage shall also be consistent with the main house.
3. DEMOLITION PLAN. Demolition shall not exceed what is shown on the development plans (received March 12, 1999). By definition of the Town Code Section 29.10.020, "Demolition" of a nonhistoric structure means:

> "removal of more than fifty (50) percent of all exterior walls and either removal of more than fifty (50) percent of the ceiling joists when the roof is removed or removal of more than fifty (50) percent of the roof when the ceiling joists are removed. The remaining exterior walls must be contiguous and must maintain either the interior or exterior wall covering. A proposed alteration, in combination with other alterations of the building authorized within the preceding five years, will represent a change as defined in the first sentence of this definition."

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS

(Building Section)

4. PERMITS REQUIRED. A separate building permit application shall be required for each proposed structure. Separate Electrical/Mechanical/Plumbing permit shall be required as necessary.
5. CONSTRUCTIO PLANS. The Conditions of Approval shall be stated in full on the cover sheet of construction plan submitted for building permit.
6. SIZE OF PLANS. The maximum size of construction plans submitted for building permits shall be 24 in. x 36 in.



TOWN OF LOS GATOS

CIVIC CENTER
110 E. MAIN STREET
P.O. BOX 949
LOS GATOS, CA 95031

TOWN OF LOS GATOS
PLANNING DEPARTMENT

April 1, 1999

NOTICE OF INTENT TO APPROVE

The Los Gatos Planning Department has received an application from Joel & Kerry Lindholm to demolish a pre-1941 single family residence and construct a new residence and detached garage within the required setbacks on a noncon[illegible]ming lot at 16801 Loma Street (PRJ-99-012, Assessor Parcel Number 532-07-100). It is the intent of the Town to approve this proposal.

The plans are available for public review in the Town Planning Department from 8:00 a.m. to 5:00 p.m. Monday through Friday (except for holidays). Any comments in opposition to this proposal must be received by this office in writing by 5:00 p.m. on Thursday, April 11, 1999.

If you have any questions concerning this matter please contact Gary Chao, Planning Technician at (408)399-5746.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:GC

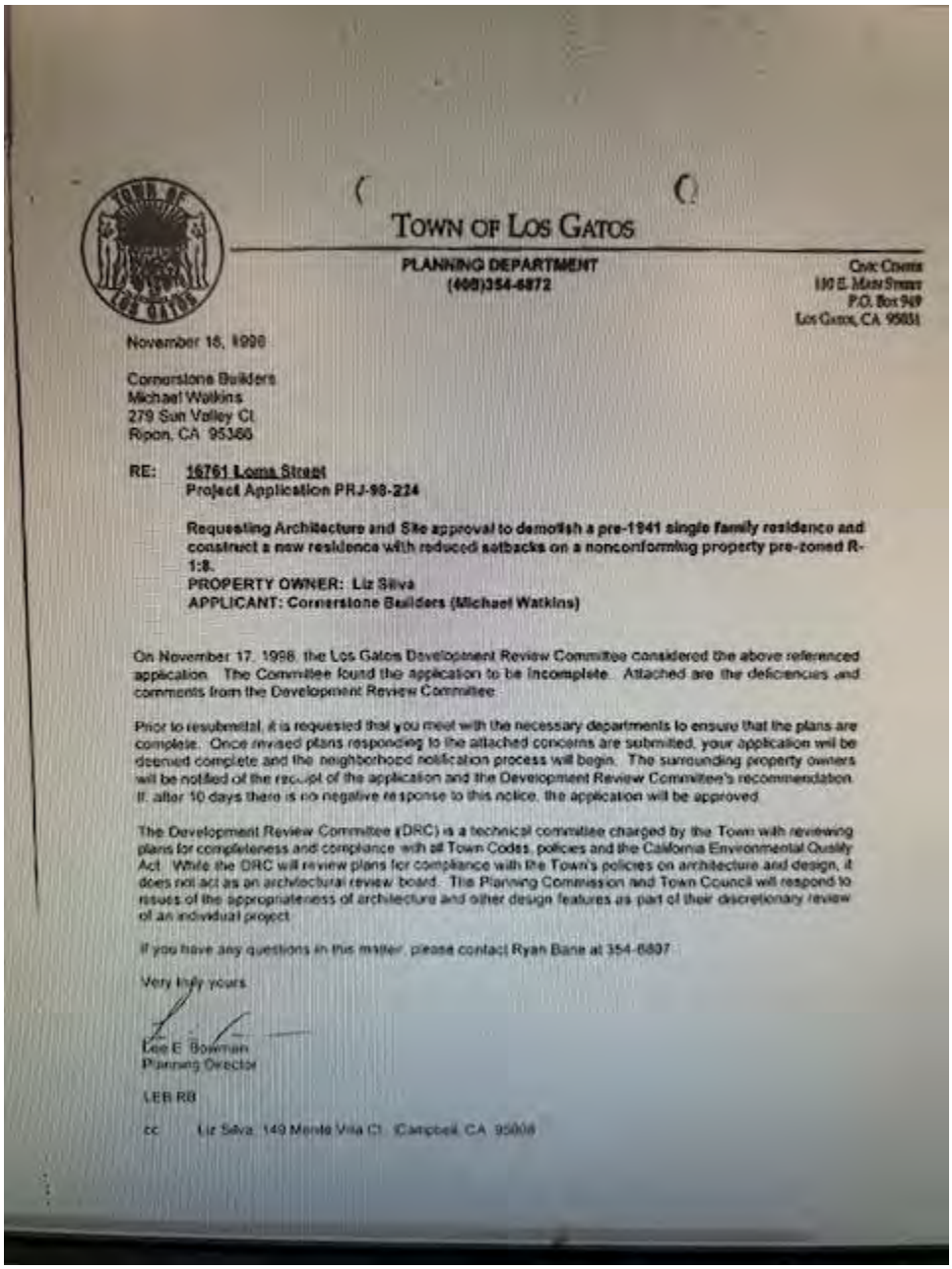
cc: Neighborhood notification List
Joel & Kerry Lindholm, 16801 Loma Street, Los Gatos, CA 95032
Vlodimir Frank, 16610 Loma St. Los Gatos, CA 95032

C:\GARY\ACTION\16801LOM.NOT


16801 Loma St.



Exhibit H – 16761 Pre-1941 Demo Approval – Nov 18, 1998



TOWN OF LOS GATOS

PLANNING DEPARTMENT
(408)354-6872

Civic Center
110 E. Main Street
P.O. Box 949
Los Gatos, CA 95031

November 18, 1998

Cornerstone Builders
Michael Watkins
279 Sun Valley Ct.
Ripon, CA 95366

RE: 16761 Loma Street
Project Application PRJ-98-224

Requesting Architecture and Site approval to demolish a pre-1941 single family residence and construct a new residence with reduced setbacks on a nonconforming property pre-zoned R-1:8.
PROPERTY OWNER: Liz Silva
APPLICANT: Cornerstone Builders (Michael Watkins)

On November 17, 1998, the Los Gatos Development Review Committee considered the above referenced application. The Committee found the application to be incomplete. Attached are the deficiencies and comments from the Development Review Committee.

Prior to resubmittal, it is requested that you meet with the necessary departments to ensure that the plans are complete. Once revised plans responding to the attached concerns are submitted, your application will be deemed complete and the neighborhood notification process will begin. The surrounding property owners will be notified of the receipt of the application and the Development Review Committee's recommendation. If, after 10 days there is no negative response to this notice, the application will be approved.

The Development Review Committee (DRC) is a technical committee charged by the Town with reviewing plans for completeness and compliance with all Town Codes, policies and the California Environmental Quality Act. While the DRC will review plans for compliance with the Town's policies on architecture and design, it does not act as an architectural review board. The Planning Commission and Town Council will respond to issues of the appropriateness of architecture and other design features as part of their discretionary review of an individual project.

If you have any questions in this matter, please contact Ryan Bane at 354-6807.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:RB

cc: Liz Silva, 149 Monte Vista Ct., Campbell, CA 95008

ITEM 4: **16810 LOMA STREET**

The Committee considered a request to demolish a pre-1941 single family residence. Pacheco moved to recommend approval of the demolition to the Development Review Committee. The basis for the recommendation is that:

1. The original structure was not a house.
2. There have been several nonhistoric additions.
3. The structure has no architectural significance.
4. The structure has no character defining features.
5. There is no historic integrity left in the original structure.

Drexel seconded, motion passed unanimously.

ITEM 5: **221 ALEXANDER AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence and maintain the historic front elevation to construct a new single family residence. The Committee expressed concern over the demolition of the house. The applicant decided to modify their plans to save the house. The matter was continued to a special meeting to look at the redesign.

ITEM 6: **16471 ENGLEWOOD AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence. Pacheco moved to recommend approval of the application to the Development Review Committee. The basis for the recommendation is that:

1. The house has no historic significance.
2. The house has no character defining features.
3. The original structure has been destroyed by unsympathetic additions.
4. The house is in a deteriorated condition.

Drexel seconded, motion passed unanimously.

ITEM 7: **104 LOMA ALTA AVENUE**

The Committee considered a request to demolish a pre-1941 single family residence. Drexel moved to

Britt/Rowe

108 N. Santa Cruz Ave.
Los Gatos, CA 95030

MAY 7, 2025

TO: Los Gatos Historic Preservation Committee
FROM: David Britt, BRITT/ROWE
RE: 16805 Loma Street, Los Gatos

Dear Committee members,

Thank you for your consideration of removing the existing single family structure located at 16805 Loma St. As the applicant and design professional hired by the property owner, I have been tasked to analyze the potential historic significance of this building relating to the existing architectural design. After studying the building, here are my findings.

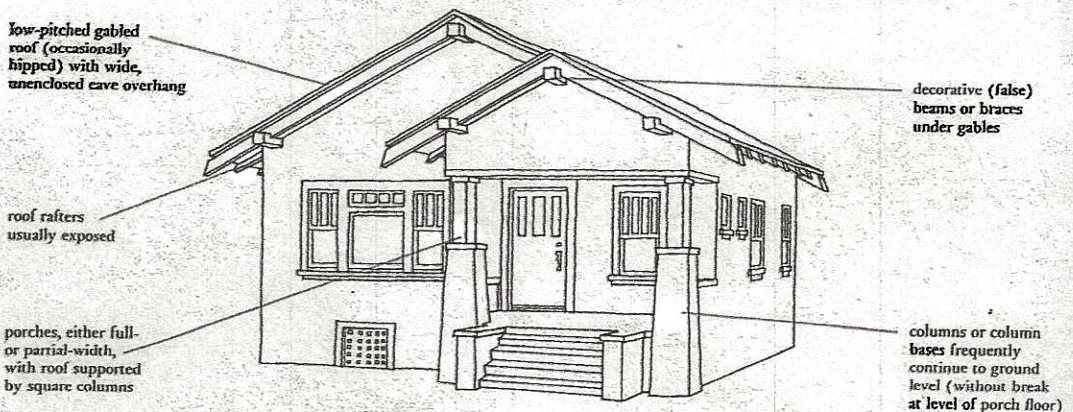
The building can be classified as a "side gabled roof bungalow", popular in the era it was constructed. As to further classification as to a subset of this style, there are no distinguishing features that I can identify. This is most likely because any identifiable architectural features such as decorative trim, stylized columns, and window mullion patterns are assumed to have been removed from the structure many years ago. In my research I attempted to determine a style, if any through printed and online research outlined below:

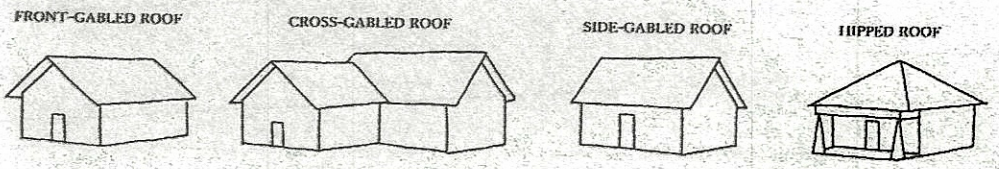
1. Printed: "A field Guide to American Houses" Page 452 - photocopy attached.
2. Online: "Guide to Bungalow Varieties" photocopy of webpage attached.

Working in the town as a residential design professional, it has alway been my pleasure to work on projects in the historic inventory, and have completed several remodel/additions to many. A project of BRITT/ROWE's located at 184 Villa Ave. is a good example. Unfortunately because of the lack of architectural significance of the existing structure at 16805 Loma Street, I find it difficult to present a remodel/addition where I would have to speculate "what it might have been".

Lastly, thank you for your commitment to preserving the unique built environment that makes the town of Los Gatos the envy of Santa Clara Valley.

Sincerely,
David Britt, BRITT/ROWE





pages 456–7
pages 458–9
pages 460–2
page 463

PRINCIPAL SUBTYPES

Page 452 "A field guide to American Houses"

THE BUNGALOW VARIETIES

INSPIRED BY HOMES OF BENGAL, INDIA ("BENGALI" BECAME "BUNGALOW") THIS HUMBLE ABODE FOUND EAGER BUYERS IN AMERICA FROM 1910 TO 1930, AND ITS FORMS AND DETAILS EXPRESSED THE POPULAR AESTHETIC STYLES OF THE DAY.



THE CALIFORNIA



THE CHICAGO



THE MILWAUKEE



THE BENGALI



THE DETROIT



THE SOUTHERN



THE MEDITERRANEAN REVIVAL



THE CATSKILLS

BY WONDER CITY STUDIO, RAVENSWOOD, CHICAGO, ILL.

Webpage:
"Guide to Bungalow Varities

This Page
Intentionally
Left Blank

Bill Wundram
16805 Loma St.
Los Gatos, Ca. 95032

March 31, 2025

Re: Existing Structural Conditions

Dear Bill,

Per your request, I have reviewed the structural conditions of the existing one story residential structure at 16805 Loma St. in Los Gatos, Ca. The following is a summary of what was observed.

1. Roof Framing: The existing roof framing consists of 2x4 rafters at 24 inches on center and a 1x ridge full length front to rear down the middle. The existing rafters are over spanned without any purlins or bracing throughout. In addition, the existing 1x ridge is also unbraced. The existing roof system should be replaced completely using upgraded 2x6 rafters, braced purlins, and a new 2x8 ridge braced at 4 feet on center throughout it's length.

2. Wall Framing: The existing wall framing consists of 2x4 studs covered with horizontal siding at the exterior and 1/4 inch sheetrock at the interior. Unfortunately, the entire structure has no insulation, and knob and tube wiring throughout. The only lateral bracing currently is the existing sheetrock. The horizontal siding does not provide any lateral capability. Replacing the knob and tube wiring as well as adding insulation would require the removal of the sheetrock throughout. Since sheetrock bracing is no longer allowed in this seismic zone, removing the existing sheetrock would then trigger new lateral bracing. The entire structure would have to be redesigned for lateral loads and new lateral bracing would need to be provided throughout.

3. Floor Framing: Like the roof framing, the existing floor framing is over spanned and not adequately supported. The existing floor was out of level and shims were added in an attempt to re-level the framing. Shims were found between the floor joists and the girders, between the girders and their support posts, between the girders and the mudsill, and between the mudsill and the foundation. In addition, the mudsill is not connected to the foundation with anchor bolts. Despite all the shims, the floor continues to be out of level and would need to be re-leveled. The entire floor system should be replaced, properly re-leveled, and the new mudsill should be anchor bolted to the foundation.

4. Foundation: While the exiting foundation was not observed to be badly damaged, there were several cracks and signs of efflorescence in a number of places. These are signs of excess water at the foundation that will eventually cause

the foundation to deteriorate and lose strength. In addition, the uneven floors discussed in item 3 above is probably due to the water at the foundation causing differential settlement and cracks in the foundation. At a minimum, drainage should be provided to remove the water from near the foundation to help stabilize the foundation. This may require additional retrofit to the foundation if correcting the drainage is not enough. Any attempt to re-level the floor should only be done only after the foundation has been stabilized. It is entirely possible that a new deeper foundation may be required to eliminate this problem.

Given the numerous problems with the existing structure at every level, it would not be economical to repair the existing structure. Therefore, it is my recommendation the existing structure be demolished and replaced with a new structure that addresses all the concerns listed above. As always, this review is strictly limited to the structural items listed above. Please feel free to contact me if there are any further questions.

Sincerely

Verified by pdfFiller
04/03/2025

Charles Williams
Registered Civil Engineer



04/03/2025

Subj: Structural and Condition Photos
Location: 16805 Loma Street
Date: 3/25/2025
Conducted By: William and Brenna Wundram (property owners)

16805 Loma Street Structural Photos

Table of Contents.

1. Foundation
    a. Exterior/Interior foundation spalling on exterior and interior foundation walls (painted over recently)
    b. Vertical cracks (front right section)
    c. No anchor bolts (Note: this signifies a high probably of no rebar in the foundation walls)
2. Crawlspace Framing
    a. Cripple wall framing on the foundation wall
    b. Shimmed floor joists and mudsill
    c. Cracked floor joists some up to 9ft spans for the 2x6 floor joists
    d. Post framing against dirt
    e. Subfloor damage
3. Attic Framing
    a. 1x6 ridge beams
    b. No purlins
4. Rear Addition (rear bedroom and laundry room were added).
    a. Rear Addition – Attic view from rear bedroom access).
    b. Rear Addition – Original exterior foundation wall
5. Main Level Framing and General Topics
    a. No shear walls or exterior sheathing
    b. No insulation
    c. ¼ drywall in multiple rooms
    d. Termite damage
    e. Single pane windows
    f. Knob and tube wiring
    g. Electrical panel (unknown amps)
    h. Gas meter location (under window)

1. Foundation

1A. Exterior/Interior Foundation Spalling (painted over recently)

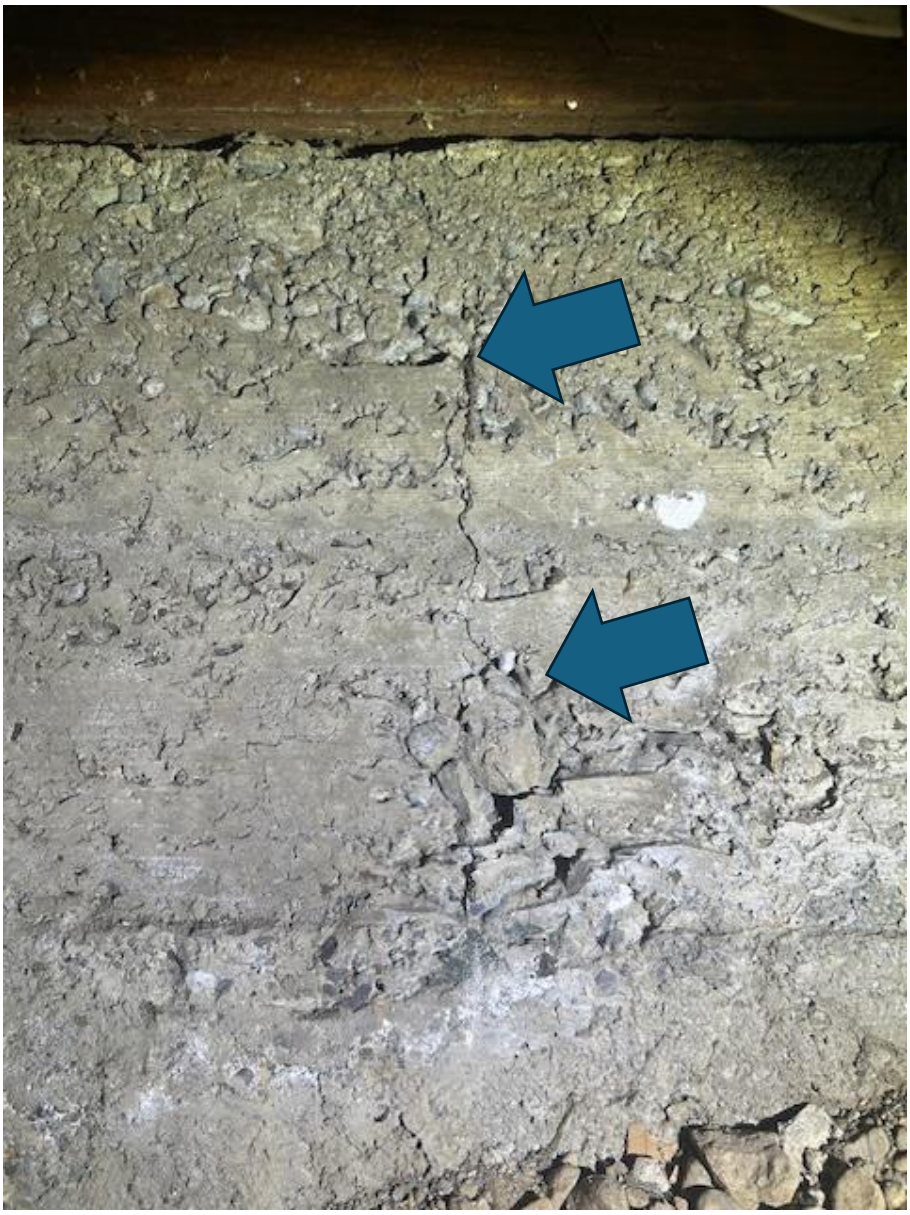




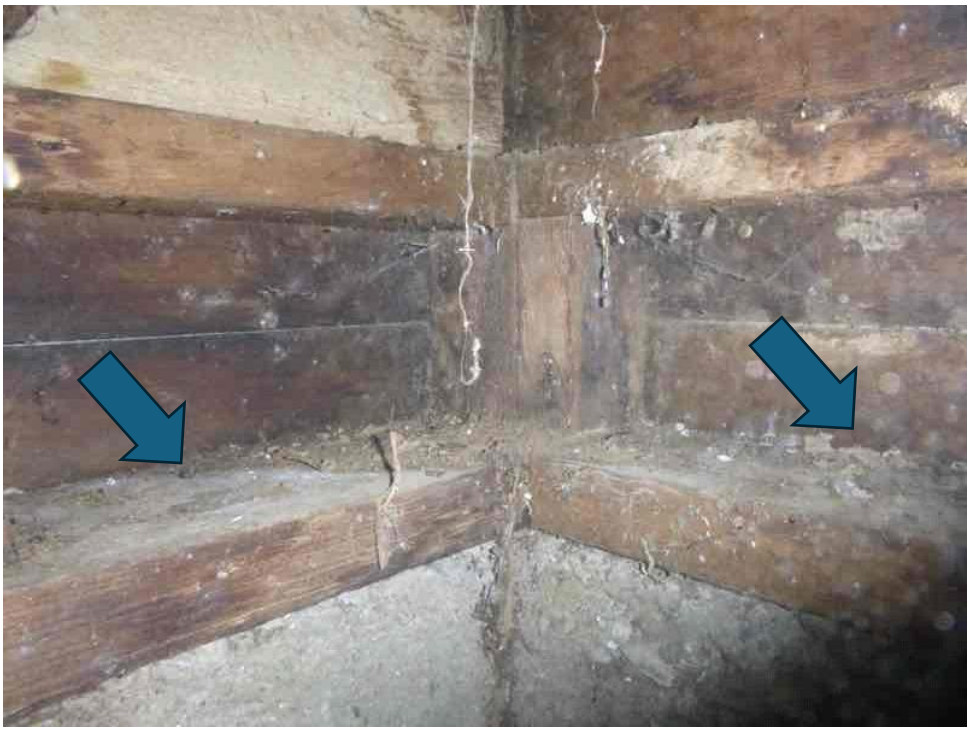




1B. Vertical cracks (front right section)

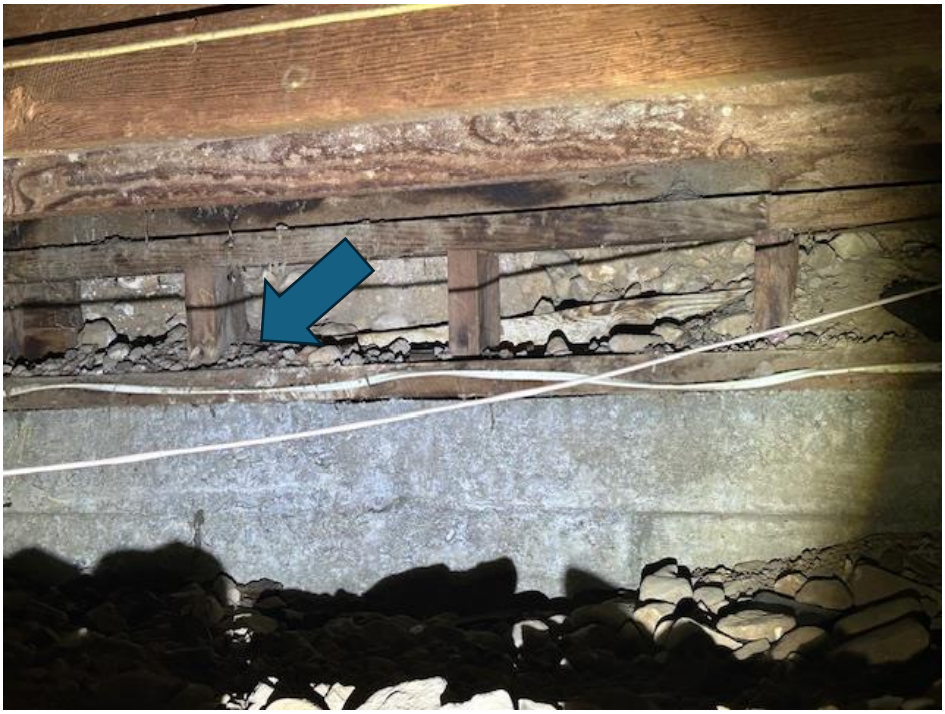


1C. No anchor bolts (Note: this signifies a high probably of no rebar in the foundation walls)



2. <u>Crawlspace Framing</u>

2A. Cripple wall framing on the foundation wall



2B. Shimmed floor joists and mud sill







2C. Cracked 2x6 floor joists. Some spans are up to 9 feet.



2D. Post framing against dirt.



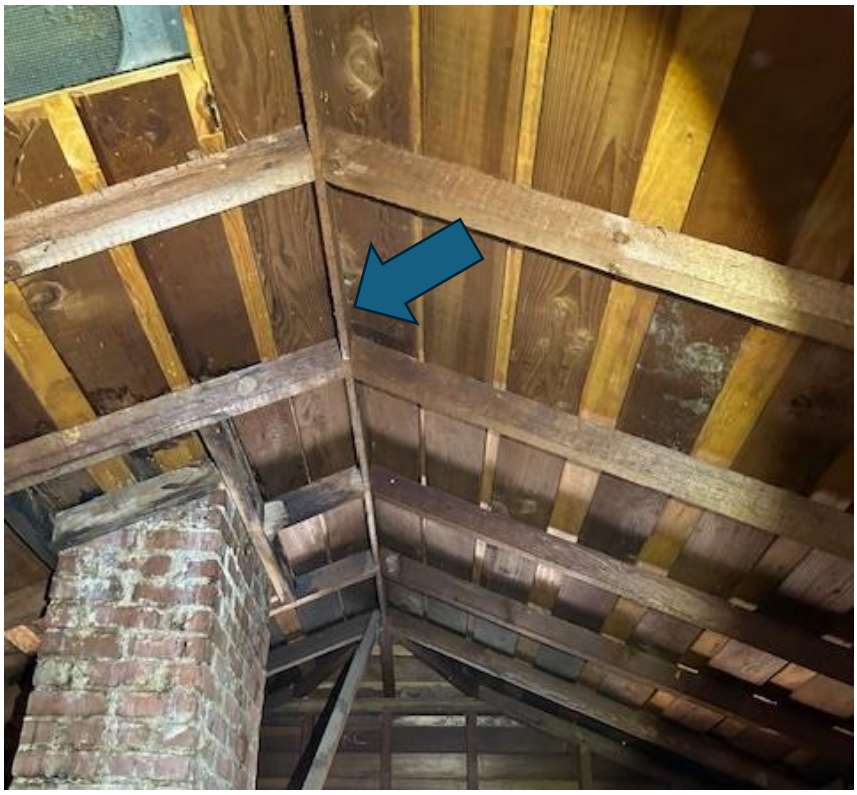


2E. Subfloor damage



3. Attic Framing

3A. 1x6 ridge beams



3B. No purlins (just vertical 1x6s)



4A. Rear Addition – Attic view from rear bedroom access).

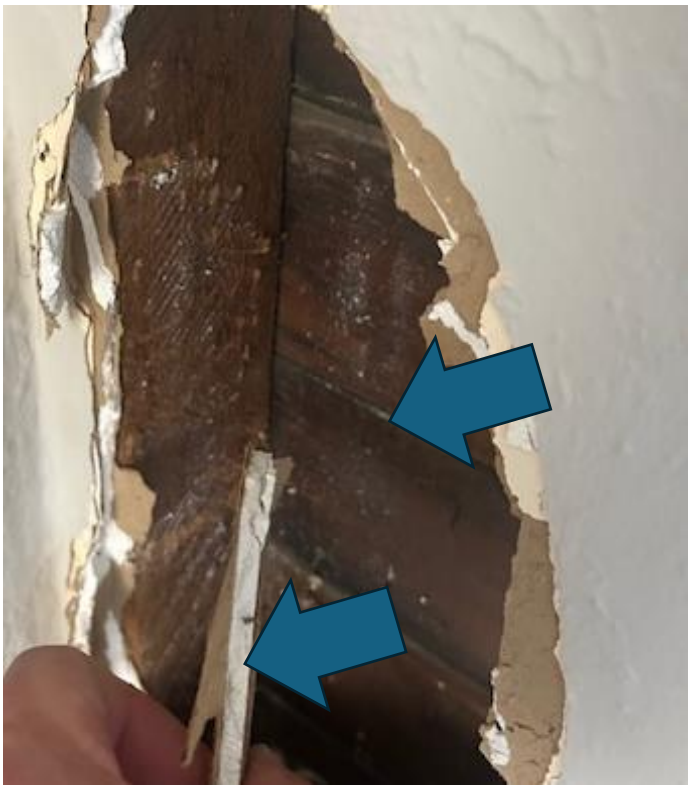


4B. Rear Addition – Original Exterior Foundation Wall





5A-C. No shear walls or exterior plywood sheathing (1X4 siding shown). No insulation and ¼ drywall installed in multiple rooms.



5D. Termite damage (rear door)



5E. Single pane windows (not original)



5F. Knob and tube wiring



5G. Electrical Panel (unknown amps) with cloth wrapped wiring



5G. Gas meter location under window (Not allowed)



This Page
Intentionally
Left Blank

BRITT/ROWE

108 N. Santa Cruz Ave.
Los Gatos, CA 95030

TO: Town of Los Gatos Planning Staff
FROM: David Britt; BRITT/ROWE
FOR: Justification of request to construct a new single family residence in the TOWN OF LOS GATOS.

Dear Town of Los Gatos Planning Staff;

This letter has been prepared by the applicant David Britt, for the request to construct a new two-story single family residence located at**16805 Loma Street,** This letter outlines the justification for construction. To make the findings for DRC application approval, the residence has been designed within criteria set forth by the town for all new residential construction as outlined in the "Design Review Guidelines" and other mitigating measures with respect to neighborhood compatibility and preservation.

1. The residence is designed within the allowed development standards of R1-8 residential zone.
2. The house has been designed to be compatible with the neighborhood by in that it is similar to FAR, height, proposed setbacks, height, and maas scale similar to many in the neighborhood consistent with the town Design Review Gj\uiview guideline as outlined in section 3.3.2
3. One story mass elements have been included in the sign to mitigate two-story mass consistent in guidelines as outlined in section 3:10.1
4. Proposed exterior finishes have been specified to be high quality and are consistent with the proposed architectural style and to compliment the neighborhood guidelines 3.3.1 and 3.3.2.
5. Propose window and door material have been specified to match the surrounding neigborhood per as outlined in section 3.4.1

In addition to items found in the Design Review Guidelines, other design elements have been incorporated to mitigate the impact of a new two-story residence:

1. Second floor windows facing side property lines have high sills.
2. Second floor setbacks are significantly increased from minimum allowable.

Thank you planning staff for your assistance with our application.

Sincerely

David Britt, Britt/Rowe

This Page
Intentionally
Left Blank

Project Information

Scope of Work: Demolition of existing pre-1941 one-story single-family residence with no garage, and construction of new two-story single family residence.

Property Owner: William Wundram
18605 Loma Street
Los Gatos, CA 95032

Project location: 18605 Loma Street
Los Gatos,CA95032

APN: 532-07-101
Zoning: R1-8
Lot Area: 7,461
Avg Lot Slope: less than 2% (flat)

FAR	Existing	Proposed	Allowed
Main Dwelling:	861 (.11)	2,454 (.32)	2,462 (.33)
Garage:	0 (.0)	483 (.06)	671 (.09)

Setbacks	Existing	Proposed	Allowed
Front:	17’-5”	25’-0”	25’-0”
Rear:	33’-6”	20’-0”	20’-0”
Sides (left/right)	38’-7”/9’-3”	8’-0”/8’-0”	8’-0”/8’-0”

Lot Coverage:	Existing	Proposed	Allowed
First Floor/Porches/Garage	905 (12%)	2,326 (31%)	(40%)

Building Height:	Existing	Proposed	Allowed
Measured from exist. grade)	14’	27’	30’

This Page
Intentionally
Left Blank

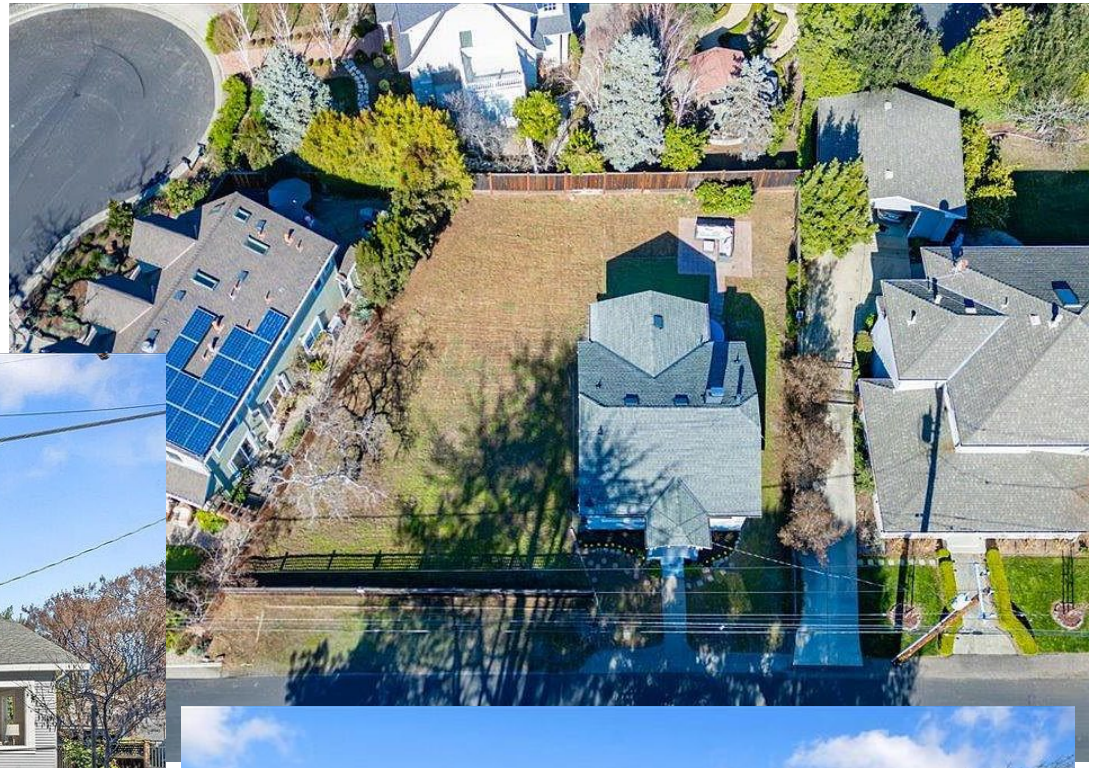
16805 Loma Street and Surrounding Houses

Los Gatos

ATTACHMENT 8

16805 Loma Street

16805 Loma St
862 sqft
7,460 lot
Single story
Year 1929







Rear View

16456 Ferris St
2,750 sqft
15,137 lot
Two story
Year 1995



From 16805 Loma Rear Yard

Front View

16800/10 Loma St
4,400 sqft
10,812 lot
Two story
Year 2010

Was a Pre 1941 House and was approved for demolition



Front (from Street) – directly across

Front Right View





16490 Ferris Ave
2,505 sqft
9,800 lot
Two story
Year 1999

Was a Pre 1941 House and was approved for major renovation and second story

Front (from Street) – directly across

Right View

16801 Loma St
2,472 sqft
7,578 lot
Two story
Year 2000

Was a Pre 1941 House and was approved for demolition



Front (from Street)



From 16805 Loma Yard

Left View

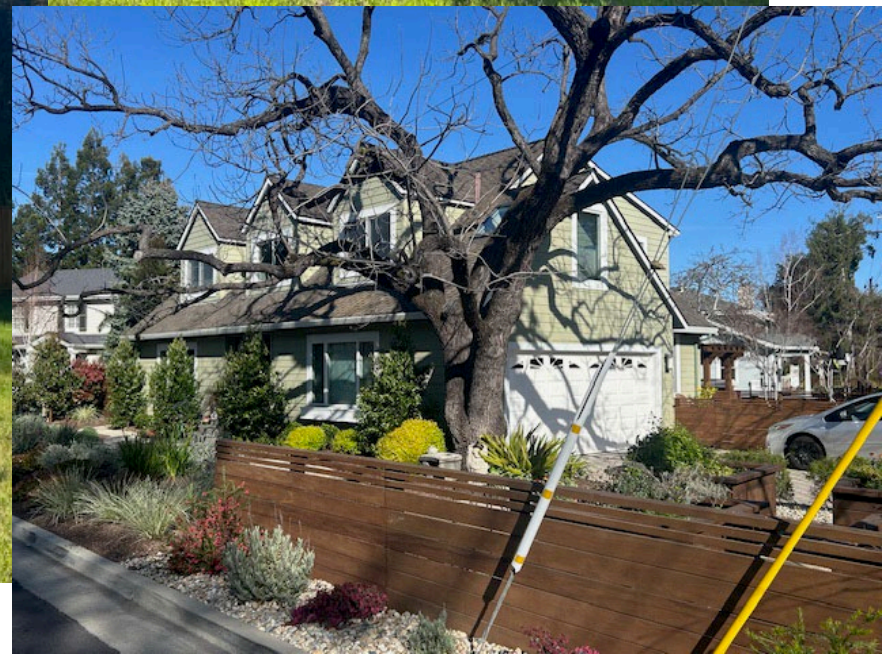
From 16805 Loma Yard



16460 Ferris St
2,368 sqft
5,880 lot
Two story
Year Unknown



From 16805 Loma Yard

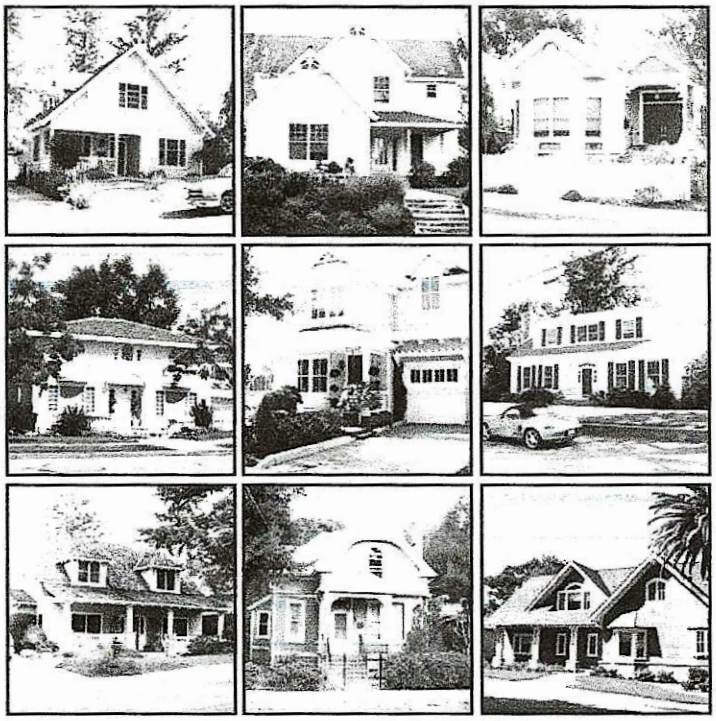


16460 Ferris St Front (from Street)

This Page
Intentionally
Left Blank

APPENDIX A
How to Read Your Neighborhood
Workbook

How to Read Your Neighborhood



A guide to assist in understanding a neighborhood's design context

Town of Los Gatos

APPENDIX A
How to Read Your Neighborhood Workbook

INTRODUCTION

Town of Los Gatos Character

Los Gatos is a community of homes with a wide variety of residential styles and unique neighborhoods. Small bungalows of the Nineteenth Century share street frontages with newer and larger house. While some of the Town's neighborhoods, such as the Mid-Twentieth Century subdivisions with Ranch Style houses, have a relative homogeneity, others have developed over a longer period of time and contain a great deal of diversity.

However, amid all of the various styles and diversity, the Town's individual residential neighborhoods do have a great deal of visual unity as a result of a respect for one's neighbors and a recognition that the quality of Los Gatos neighborhoods benefits greatly from efforts to enhance and reinforce the positive features of the neighborhoods that have grown over a period of many years.

Community Expectations

Los Gatos will continue to change and evolve over many decades to come. A diversity of architectural styles throughout the community will continue to be expected and valued.

Residents of the community wish to see the many positive qualities of the Town's neighborhoods preserved and enhanced, while recognizing that the needs of families and the nature of a home's living space will continue to change with time. It is the community's expectation that these changes will occur within a context of sensitivity and respect for the surrounding neighborhhod and those qualities that have made Los Gatos unique in the Bay Area.

Purpose of this workbook

In evaluating applications for new residential construction, additions and renovations, neighborhood compatibility will be given the highest consideration. This workbook is intended to assist property owners and their design professionals in focusing attention on the immediate neighborhood around their parcels. While a broader neighborhood context may be appropriate in some situations, a new residential project will likely have its greatest impact on the existing homes nearby. Sensitivity to the pattern, size and scale of this context will assist in integrating new projects into their individual neighborhoods. And, the use of some of the architectural and landscape vocabulary drawn from the neighborhood can enhance the visual unity of the neighborhood.

This workbook focuses on the major elements that seem to most frequently serve to either unify residential neighborhoods or make an individual house uncomfortably stand out from its neighbors.

How to use this workbook

The workbook is set up to allow a quick inventory of conditions in the area closest to the subject parcel - those that are most likely to be seen in the same context. A small map on each page shows a typical site condition with numbers assigned to nearby parcels. Observing the conditions that occur on each of the properties will assist in completing a summary at the end of the workbook which notes the major features that predominate in the immediate neighborhood.

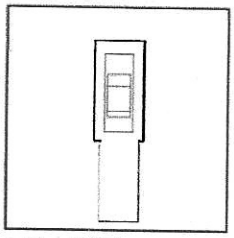
As you look at the specific conditions outlined in this workbook, also take time to observe the many other features that add diversity and visual richness to the neighborhood. A few of these are noted in the sidebar to the right.

Additional Elements to Observe

- Height of the first floor above grade
- Eave heights compared to adjacent homes
- Side yard separations between parcels
- Attic vents and other details
- Decorative lights
- Entry paths to entries
- Window patterns (formal vs. informal)
- Special trim between floors
- Special wall trim at roof overhangs
- Bay window tops and bottoms
- Second floor decks and balconies
- Chimney tops
- Roof vents
- Skylights
- Special decorative porch details
- Foundation walls at elevated first floors
- Base and trim colors
- Special paving materials and patterns
- Brick or stone patterns
- Trellises and lattices

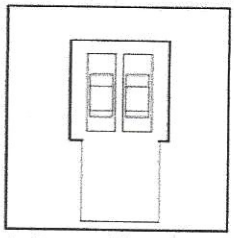
APPENDIX A
How to Read Your Neighborhood Workbook

Garage Doors



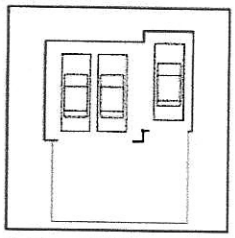
1 Car Wide

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



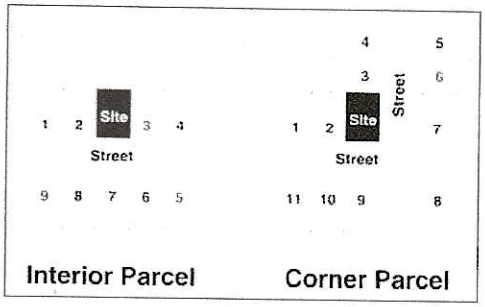
2 Cars Wide

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



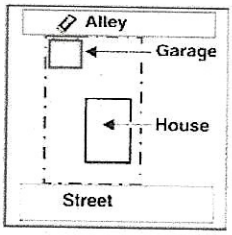
3 Cars Wide

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



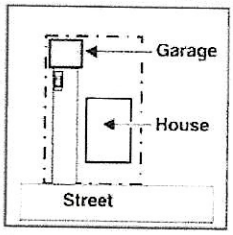
Interior Parcel Corner Parcel

Garage Location on the site



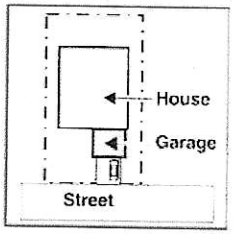
Alley Access

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



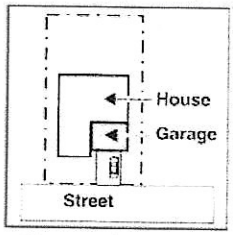
Rear Garage

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



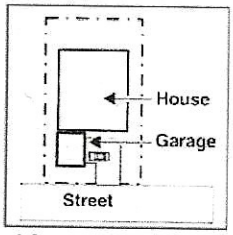
2 Car Front

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



2 Car Back

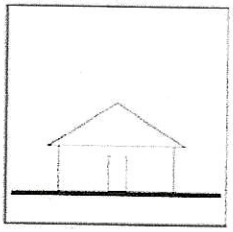
Frequency of Occurrences	
	5 or more
■	2 - 4
	0 - 1



Side Loaded

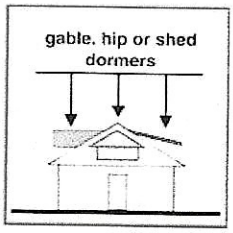
Frequency of Occurrences	
	5 or more
	2 - 4
■	0 - 1

Building Heights



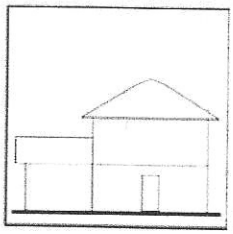
1 Story

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



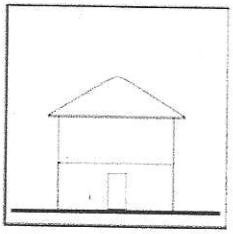
1 1/2 Story

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



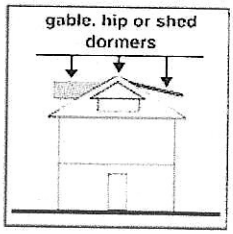
1 and 2 Story

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



2 Story

Frequency of Occurrences	
	5 or more
■	2 - 4
	0 - 1



2 Story plus

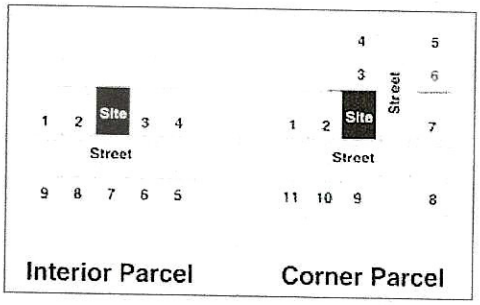
Frequency of Occurrences	
	5 or more
	2 - 4
■	0 - 1

APPENDIX A
How to Read Your Neighborhood Workbook

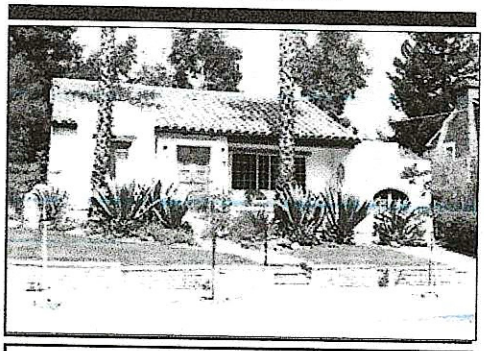
Craftsman Bungalow



Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Spanish / Mission Revival



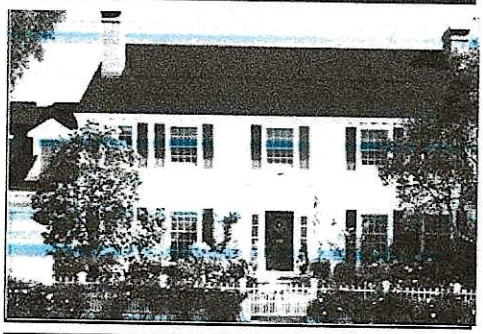
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

Victorian



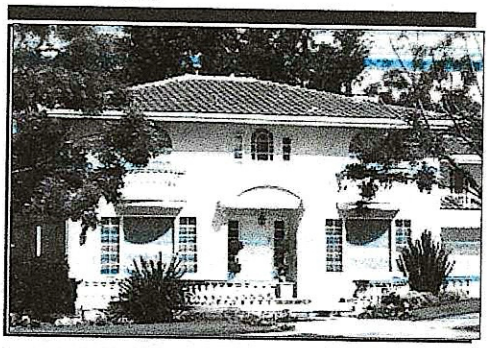
Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1

Colonial/Greek Revival



Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

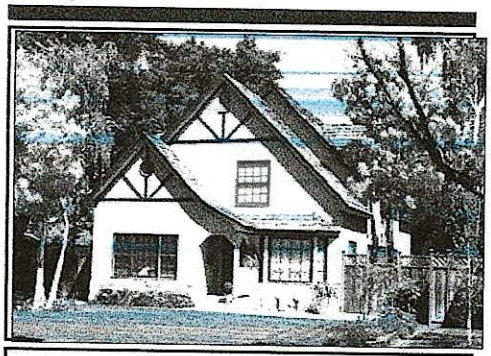
Italianate



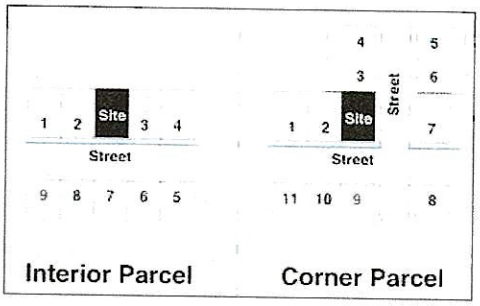
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

APPENDIX A
How to Read Your Neighborhood Workbook

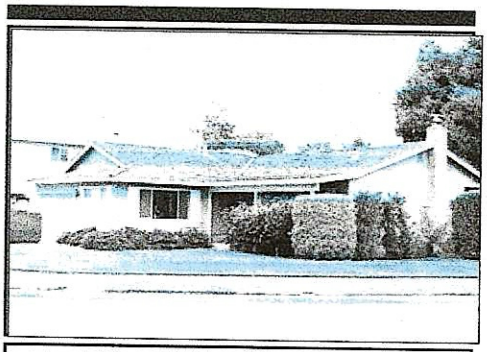
European Romantic



Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Ranch



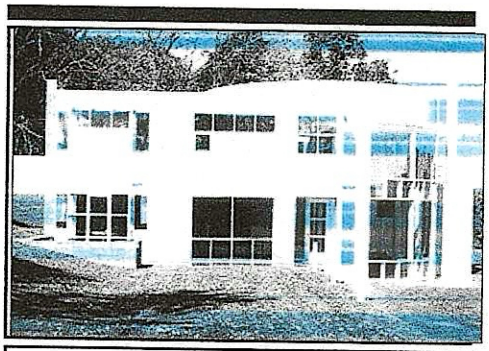
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

Builder Contemporary



Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

Modern



Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

Other Historic Style

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Other Non-Historic Style

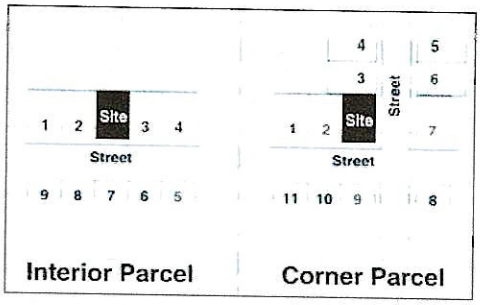
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

APPENDIX A
How to Read Your Neighborhood Workbook

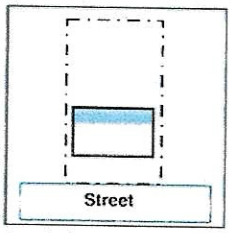
Building Height on Adjacent Parcels

Parcel 2	
	1 Story
	1 1/2 Story
	2 Story
	1 and 2 Story
	2 Story Plus

Parcel 3	
	1 Story
	1 1/2 Story
	2 Story
	1 and 2 Story
	2 Story Plus

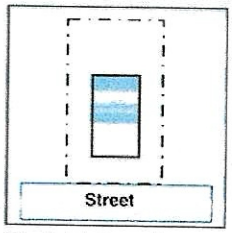


Street Presence



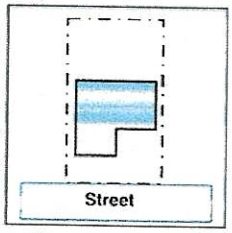
Straight Facade ***Wide***

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



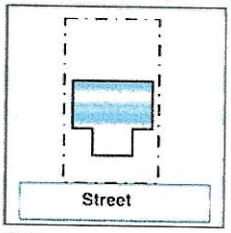
Straight Facade ***Narrow***

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



L Shape

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



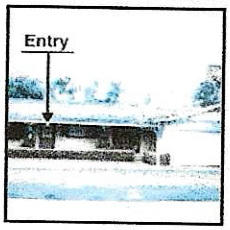
T Shape ***Narrow Forward***

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1

Other (Diagram)

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Entries



Recessed: ***In Wall or Under Roof***

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Attached: ***With Low Eave***

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Attached: ***With High Eave***

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Narrow Porch

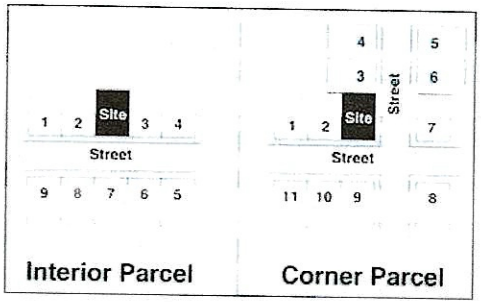
Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



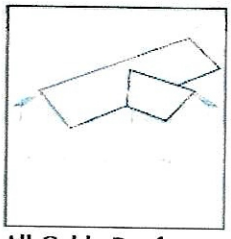
Wide Porch

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1

APPENDIX A
How to Read Your Neighborhood Workbook

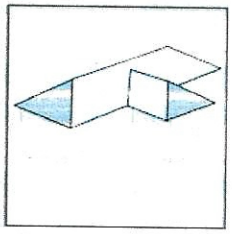


Roof Forms



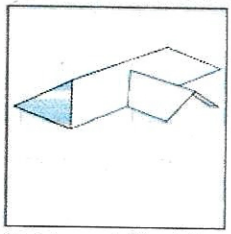
All Gable Roofs

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



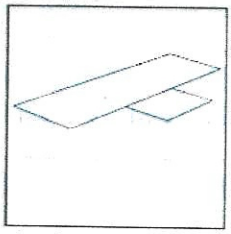
All Hip Roofs

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



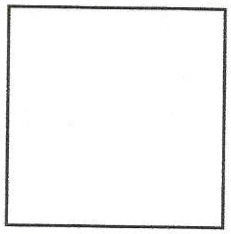
Gable and Hip Mix

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Flat / Low Slope

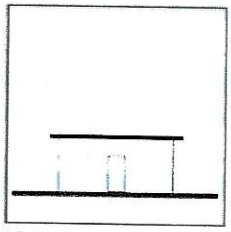
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Other (Diagram)

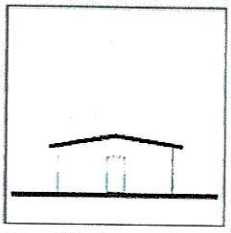
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Roof Pitches



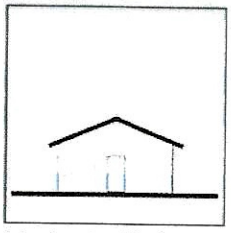
Flat

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



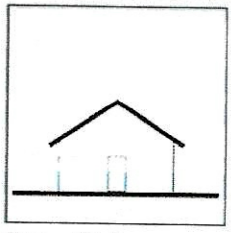
Low Pitch

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



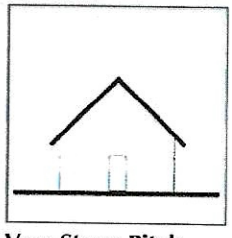
Moderate Pitch

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Steep Pitch

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1

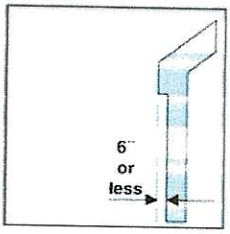


Very Steep Pitch

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

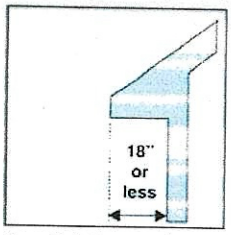
APPENDIX A
How to Read Your Neighborhood Workbook

Roof Overhangs



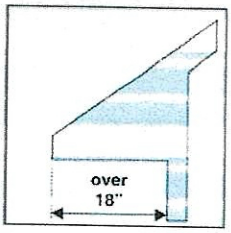
None (6" or less)

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



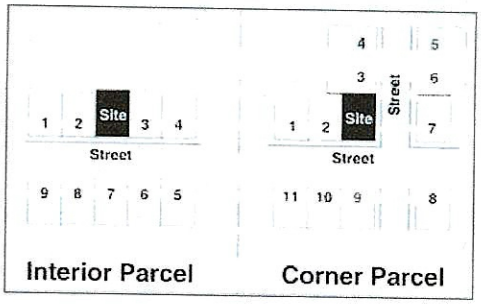
Small (18 " or less)

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



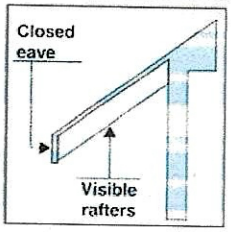
Large (Over 18")

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



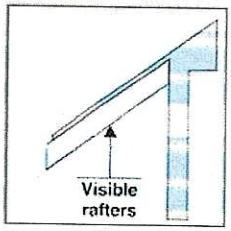
Interior Parcel Corner Parcel

Roof Eaves



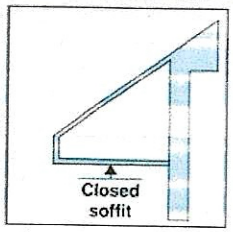
Open

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Open with exposed rafter tails

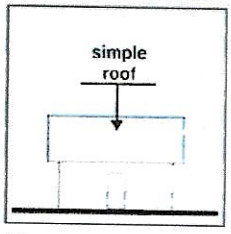
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Closed

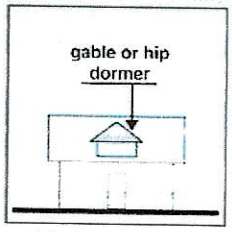
Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1

Roof Features



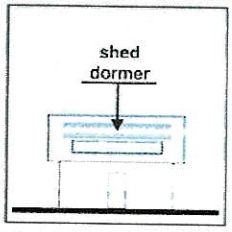
None

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Gable or Hip Dormers

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

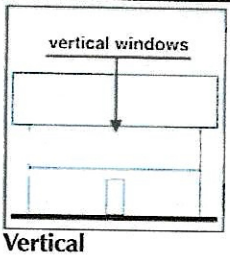


Shed Dormers

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

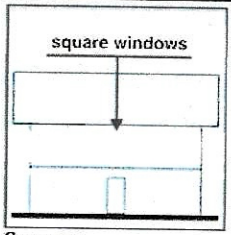
APPENDIX A
How to Read Your Neighborhood Workbook

Predominant Window Proportions



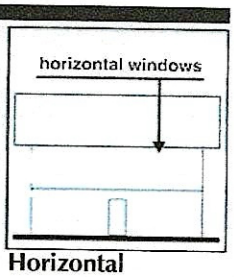
Vertical

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



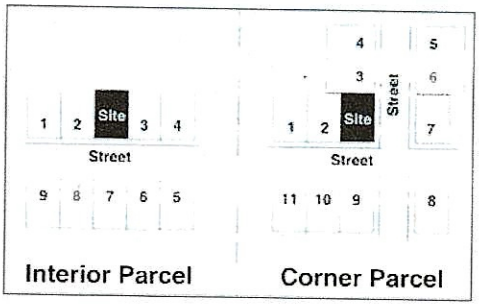
Square

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1

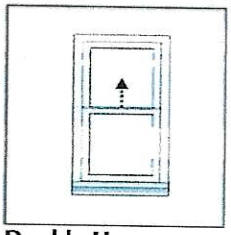


Horizontal

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

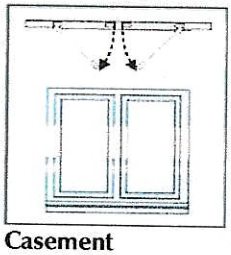


Predominant Window Type



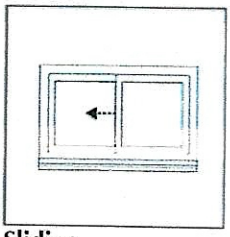
Double Hung

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



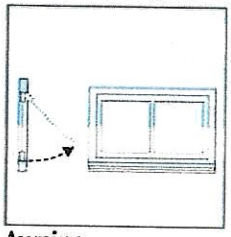
Casement

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



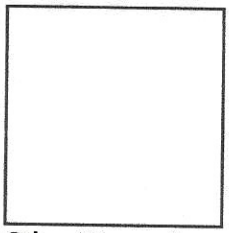
Sliding

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Awning

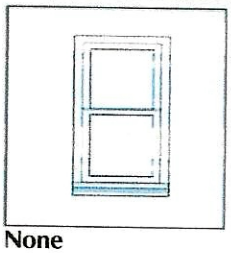
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Other (Diagram)

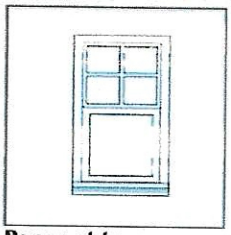
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Window Divisions



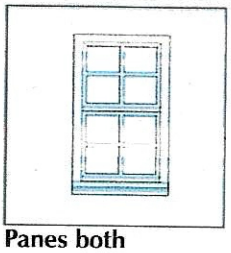
None

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



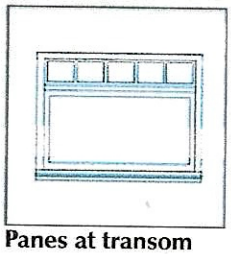
Panes at top

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



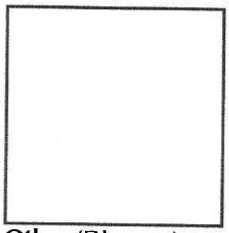
Panes both

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



Panes at transom

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Other (Diagram)

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

APPENDIX A
How to Read Your Neighborhood Workbook

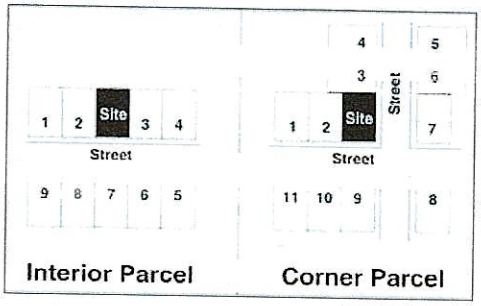
Window Material

Wood or looks like wood

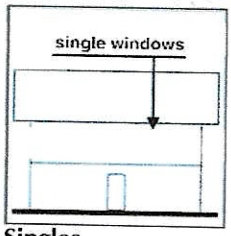
Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1

Metal

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1

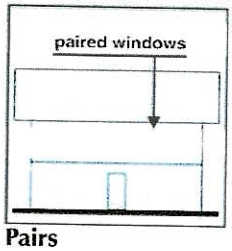


Window Groupings (Check those that are the most common on the houses nearby)



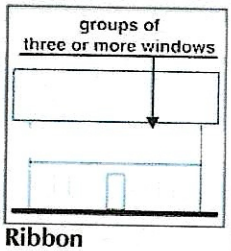
Singles

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



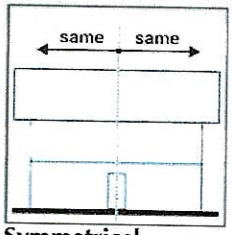
Pairs

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



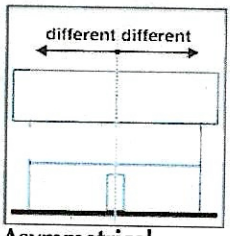
Ribbon

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Symmetrical

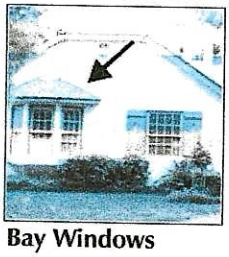
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Asymmetrical

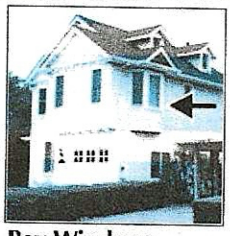
Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1

Special Window Shapes (Check all boxes that are common on an individual house)



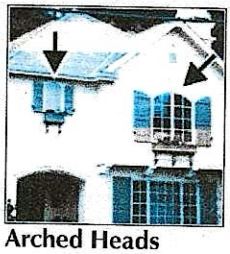
Bay Windows *First Floor*

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



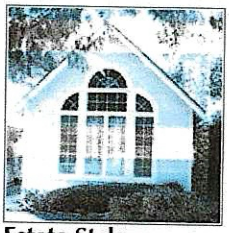
Bay Windows *Second Floor*

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Arched Heads

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



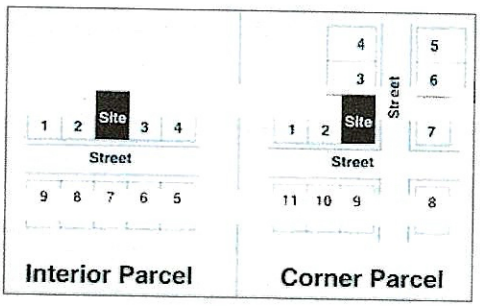
Estate Style Windows

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

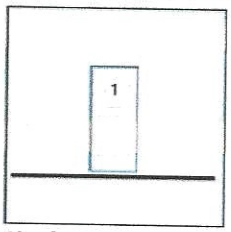
Other (Diagram)

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

APPENDIX A
How to Read Your Neighborhood Workbook

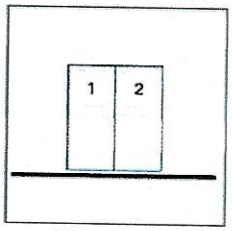


Door Size



Single

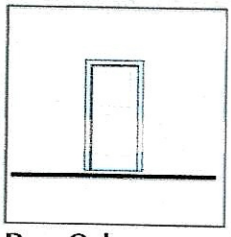
Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



Double

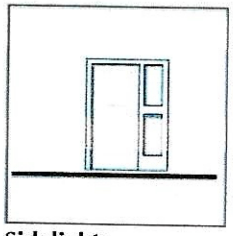
Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1

Door Setting



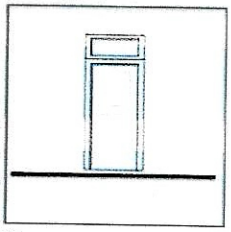
Door Only

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Sidelights

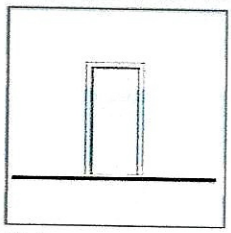
Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Transom

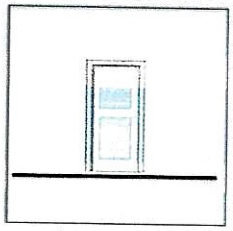
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

Door Details



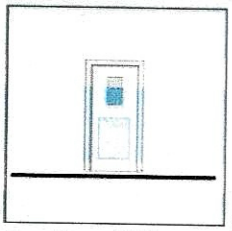
Plain

Frequency of Occurrence	
	5 or more
	2 - 4
	0 - 1



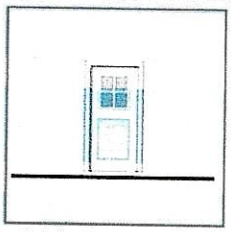
Panels

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



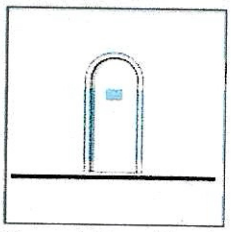
Panels and Glass

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Divided Panes

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



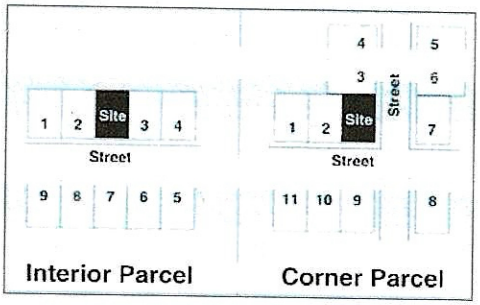
Shaped Door Head

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

APPENDIX A
How to Read Your Neighborhood Workbook

Accent Materials in the neighborhood

■	Stone Wall Bases
■	Brick Wall Bases
	Stone Chimneys
■	Brick Chimneys
	Other



Primary Wall Materials



Wood Siding

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



Shingles

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Stucco

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Brick or Stone

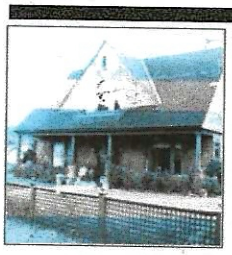
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Mix of Materials

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1

Roof Materials



Composition Shingles

Frequency of Occurrence	
■	5 or more
	2 - 4
	0 - 1



Wood Shakes

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Tile or Concrete Flat

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Tile or Concrete Arched

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Metal

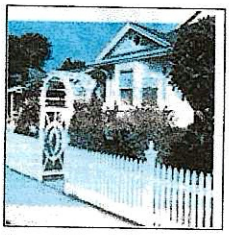
Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

APPENDIX A
How to Read Your Neighborhood Workbook



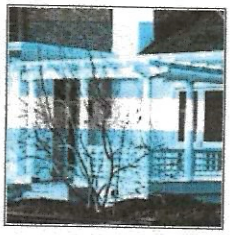
Front Yard Fence

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



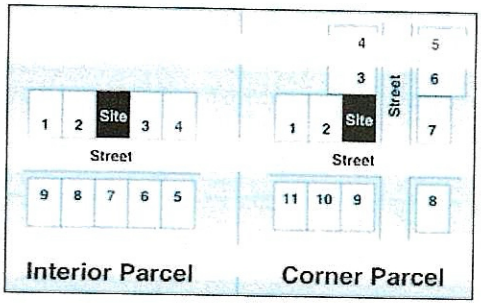
Front Yard Entry Arbor

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Trellises

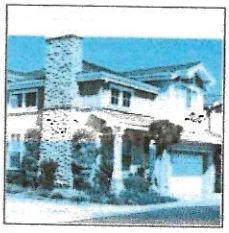
Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1





Stone or Brick Base

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



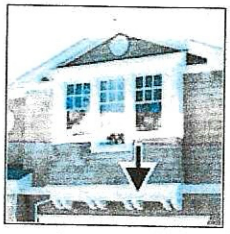
Stone or brick Chimneys

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



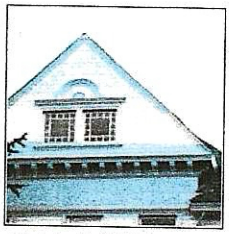
Shutters

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Brackets

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



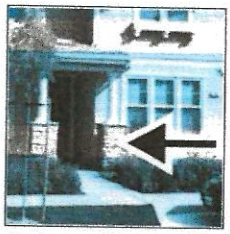
Gable Infill Texture

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Shaped or Detailed Entry Columns

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Column Caps and Bases

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Detailed Columns and Railings

Frequency of Occurrence	
	5 or more
■	2 - 4
	0 - 1



Half Timber Beams

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1



Towers / Turrets

Frequency of Occurrence	
	5 or more
	2 - 4
■	0 - 1

Other Distinctive Features in the <u>Immediate Neighborhood</u> (Within the parcels above) and **the <u>Broader Neighborhood</u>** (Within 1 block)

This Page
Intentionally
Left Blank

Subj: Neighboring property owner notification

Location: 16805 Loma Street

Date: Between 4/13/2025 and 4/22/2025

Conducted By: William and Brenna Wundram (property owners)

Dear Los Gatos Planning Department,

Brenna and I visited each of the following neighbors regarding our interest building the proposed house designed by David Britt. We provided each family a three-page packet that is included in our proposal (A0, A1 and A2) noting the placement of the structure on the lot, floor plans and elevations.

Address	Location	Names	Date
16801 Loma Street	Right of Property	Kerry and Joel Lindholm	4/13/25
16460 Ferris Ave	Left of Property	Catherine and Gary Pasternak	4/13/25
16456 Ferris Ave	Rear of Property	Vicky and Bob Francone	4/18/25
16790 Loma Street	Across the Street - Left	Catherine Ambrozewicz and Stephan Tremblay	4/18/25
16810 Loma Street	Across the Street – Center	Pavni Diwanji	4/13/25
16490 Ferris Ave	Across the Street - Right	Kris and Mark Rapazzini	4/22/25

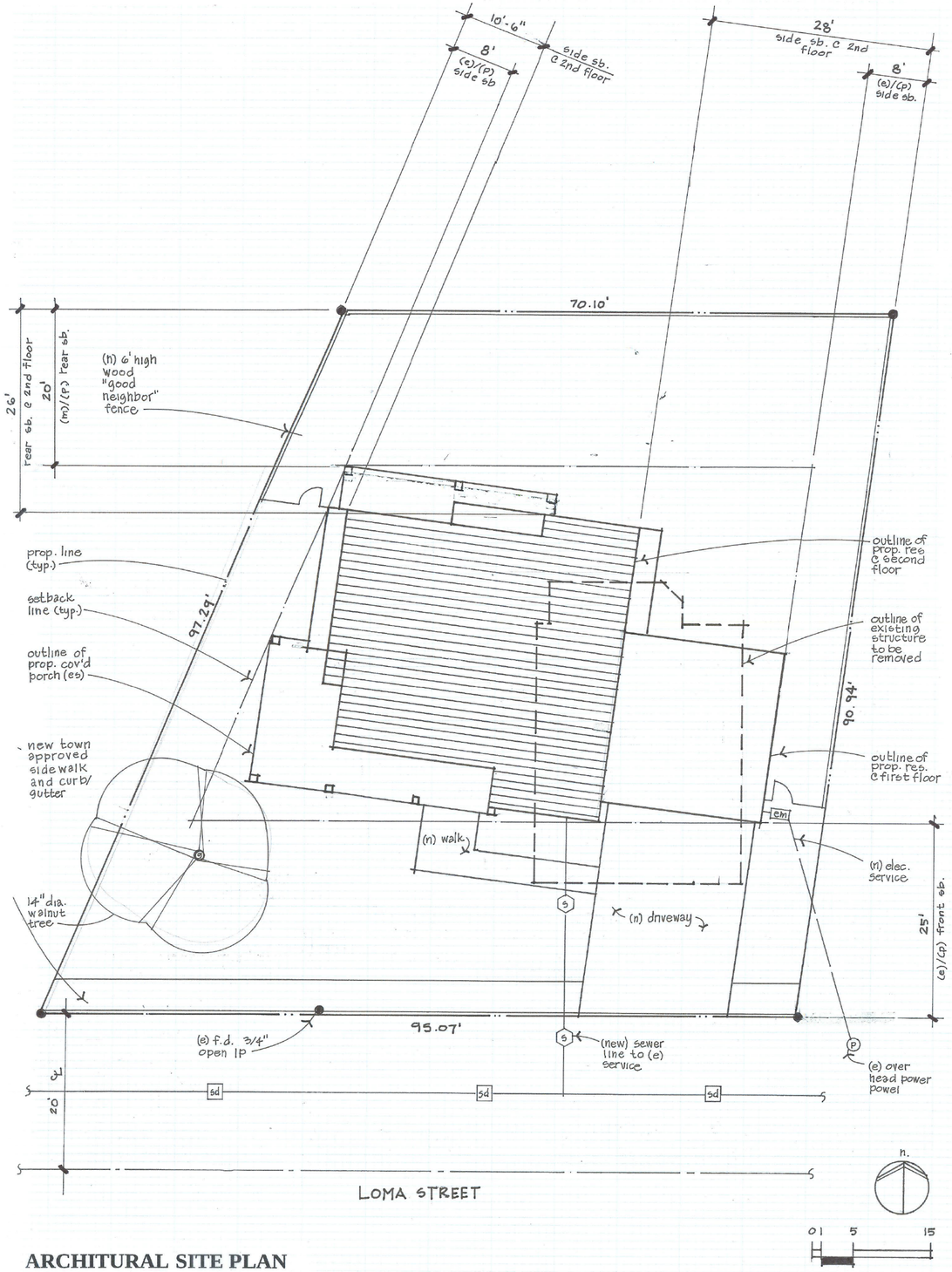
All neighbors were receptive of our intended plans, thought the design was fitting for the neighborhood and appreciated our outreach. The Pasternaks (16460 Ferris Ave) were interested in discussing potential landscape screening options between the two properties at a later stage.

Please let me know if you have any further questions. I can be reached at (408) 421-5494 or by email at wundy76@hotmail.com.

Best regards,

William Wundram

This Page
Intentionally
Left Blank



ARCHITURAL SITE PLAN

Lot Area = 7,461 ±

1/8" = 1'-0"

SHEET INDEX

A0 General Project Info./ Site Plan
A1 Existing Floor Plan/ New Floor Plan/Roof Plan/Exterior Elevations
A2 Streetscapes and Shadow Studies
C1 Site Survey/Topo Map

DRAWING SYMBOLS

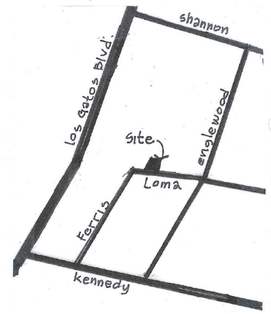
North Arrow

Elevation Indicator

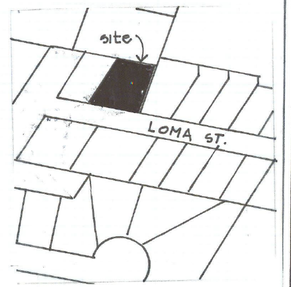
Match Line

Section Indicator

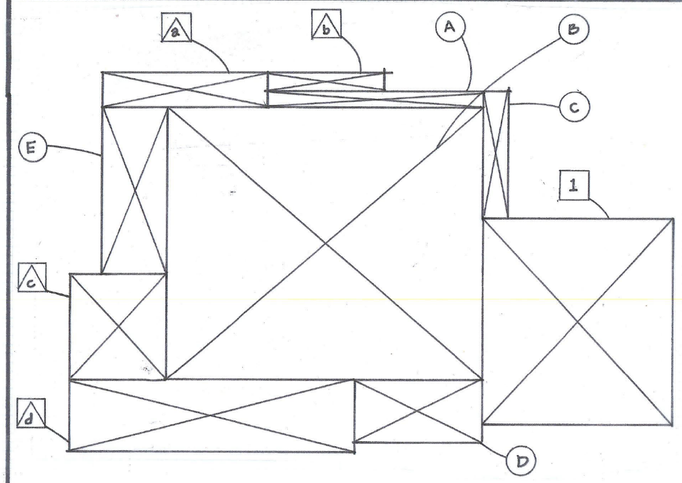
VICINITY MAP

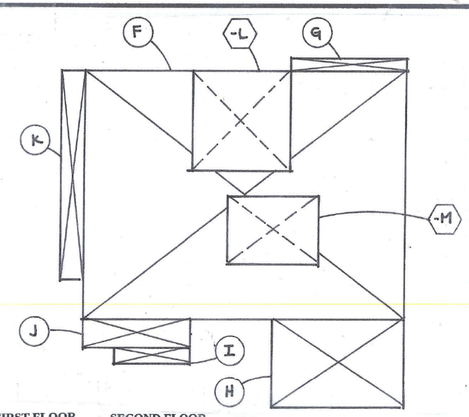


LOCATION MAP



SQUARE FOOTAGE CALCULATIONS





FIRST FLOOR			SECOND FLOOR			GARAGE		
A	24x2 =	48	F	35x28 =	980	1.	21x23 =	483
B	35x31 =	1,085	G	2x13 =	26			
C	2.5x14 =	35	H	9x15 =	135	**COV'D PORCHES**		
D	7x14 =	98	I	9x2 =	18	a	4x18 =	72
E	6x19 =	114	J	12x3 =	36	b	2x13 =	23
	=	1,380	K	3x24 =	72	c	10x12 =	120
			-L	11x11 =	-121	d	31x8 =	248
			-M	9x7 =	-72		=	463
				=	1,074			

FRONT VIEW OF PROPOSED RESIDENCE



GENERAL PROJECT INFO

Scope of Work: Demolition of existing pre-1941 one-story single-family residence with no garage, and construction of new two-story single family residence.

Property Owner: [redacted]
18605 Loma Street
Los Gatos, CA 95032

Project location: 18605 Loma Street
Los Gatos,CA95032

APN: 532-07-101
Zoning: R1-8
Lot Area: 7,461
Avg Lot Slope: less than 2% (flat)

FAR	Existing	Proposed	Allowed
Main Dwelling:	861 (.11)	2,454 (.32)	2,462 (.33)
Garage:	0 (.0)	483 (.06)	671 (.09)

Setbacks	Existing	Proposed	Allowed
Front:	17'-5"	25'-0"	25'-0"
Rear:	33'-6"	20'-0"	20'-0"
Sides (left/right)	38'-7"/9'-3"	8'-0"/8'-0"	8'-0"/8'-0"

Lot Coverage:	Existing	Proposed	Allowed
First Floor/Porches/Garage	905 (12%)	2,326 (31%)	(40%)

Building Height:	Existing	Proposed	Allowed
Measured from exist. grade)	14'	27'	30'

REVISIONS	BY

BR
Britt • Rowe
108 N. Santa Cruz Ave.
Los Gatos, CA 95030
408.354.6224 (office)
408.354.6514 (fax)

BRITT•ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may not be used on any other project without the expressed, written consent of BRITT•ROWE

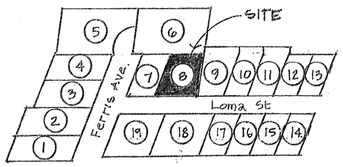
RESIDENCE

[redacted]
16805 Loma Street
Los Gatos, California

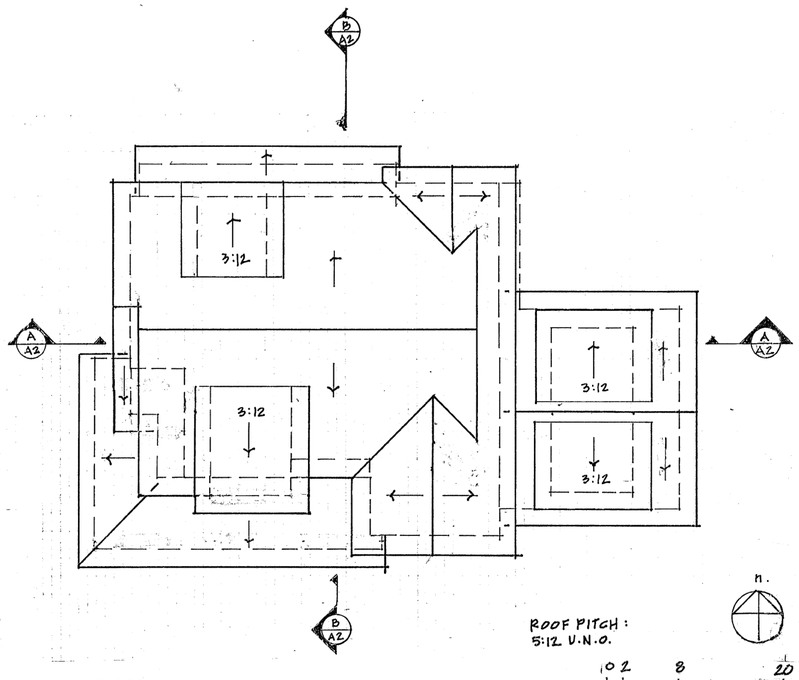
SHEET: title sheet/Proj Info
SCALE: n/a
DATE: 4.1.25
DRAWN:

A0

NEIGHBORHOOD SURVEY

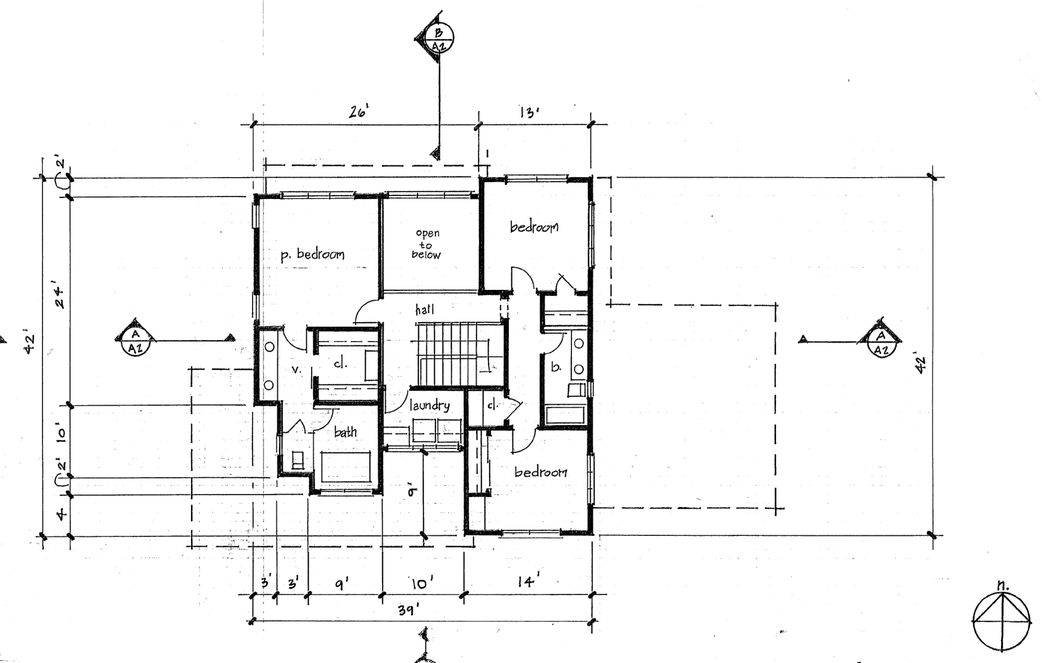


#	ADDRESS	LOT SIZE	STRUCT.	FAR	FL.	YR. BUILT
1	16495 Ferris	9,147	3,064	.35	2	2004
2	16475 Ferris	9,300	2,283	.25	2	1950
3	16575 Ferris	7,752	3,872	.50	2	2007
4	16461 Ferris	8,060	2,000	.25	2	?
5	16455 Ferris	14,374	3,000	.21	1	?
6.	16456 Ferris	15,137	2,750	.18	2	1995
7.	16460 Ferris	5,880	2,386	.40	2	1986/1900
8.	**16805 Loma**	**7,461**	**2,454**	**.32**	**2**	
9	16801 Loma	7,578	2,478	.33	2	2000/?
10.	16791 Loma	6,325	2,068	.32	2	1997/1930
11.	16761 Loma	6,098	1,975	.32	2	1993/?
12.	16771 Loma	5,390	708	.13	1	1940
13.	16761 Loma	5,390	1,844	.34	1	2000/1941
14.	16760 Loma	5,400	690	.13	1	?
15.	16770 Loma	5,227	896	.17	1	1940
16.	16780 Loma	5,390	1,956	.37	2	?
17	16790 Loma	5,390	1,856	.34	2	2010/?
18	16810 Loma	10,800	4,400	.41	2	?
19	16490 Ferris	9,800	2,505	.26	2	1999



ROOF PLAN

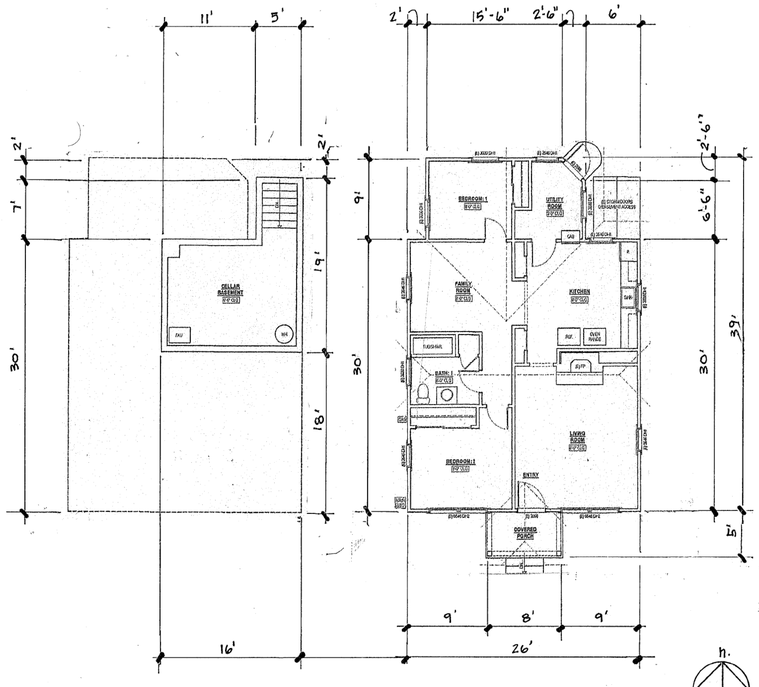
1/8"=1'-0"



SECOND FLOOR PLAN

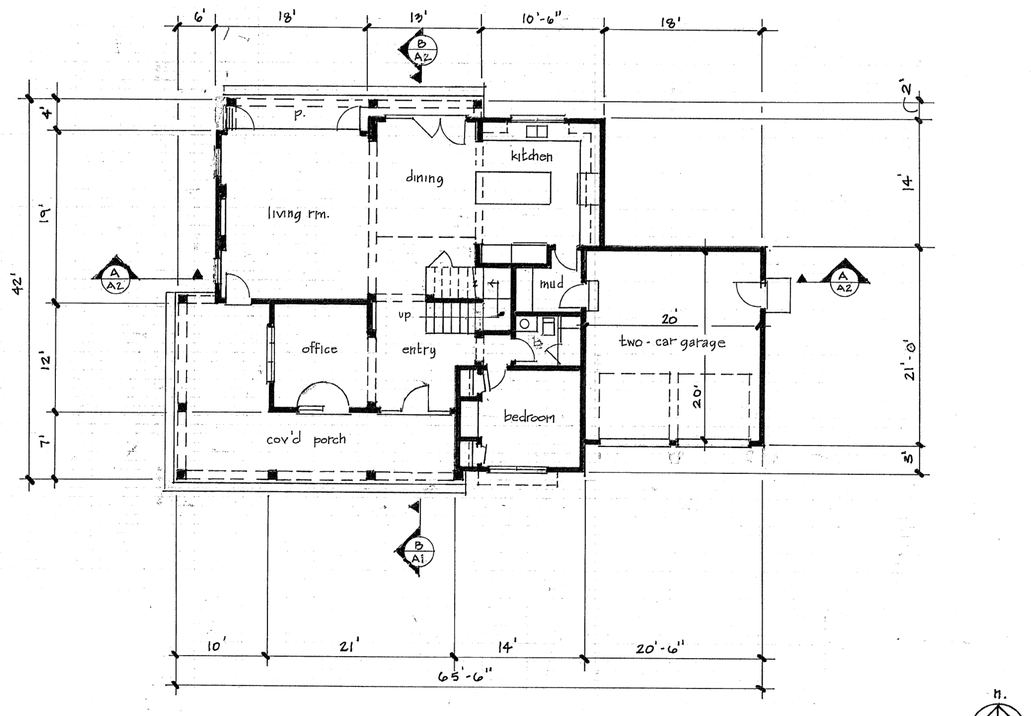
1/8"=1'-0"

FIRE DEPARTMENT NOTES



EXISTING/DEMO PLAN

1/8"=1'-0"



FIRST FLOOR PLAN

1/8"=1'-0"

REVISIONS	BY

BR
Britt • Rowe
108 N. Santa Cruz Ave.
Los Gatos, CA 95030
408.354.6224 (office)
408.354.6514 (fax)

BRITT•ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may not be used on any other project without the expressed, written consent of BRITT•ROWE

RESIDENCE

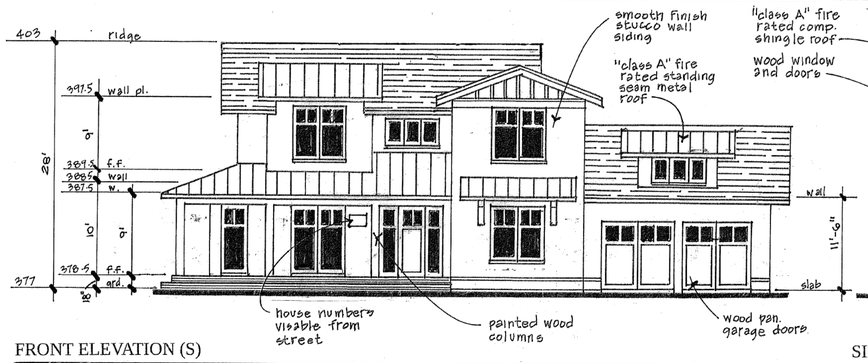
[redacted]
16805 Loma Street
Los Gatos, California

SHEET: floor Plans
SCALE: noted
DATE: 4.1.25
DRAWN: [redacted]

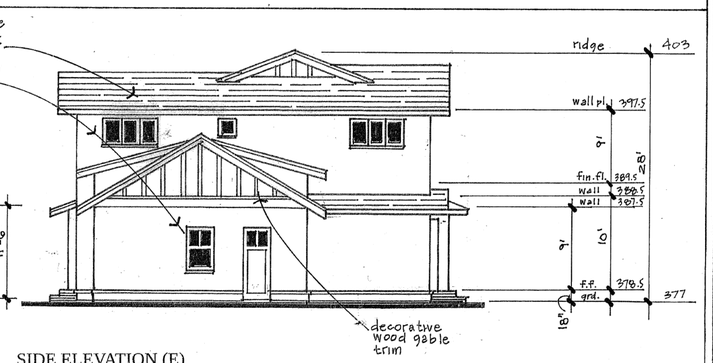
A1

SHADOW STUDIES

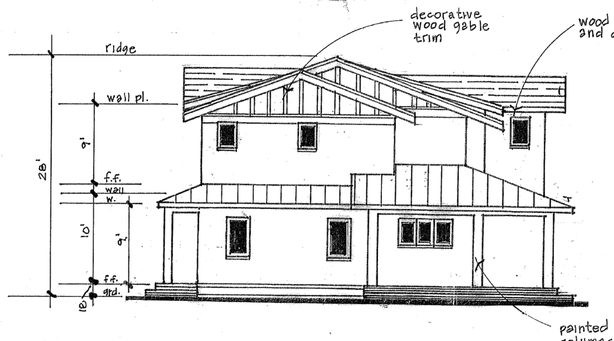
EXTERIOR ELEVATIONS/SECTIONS



FRONT ELEVATION (S)



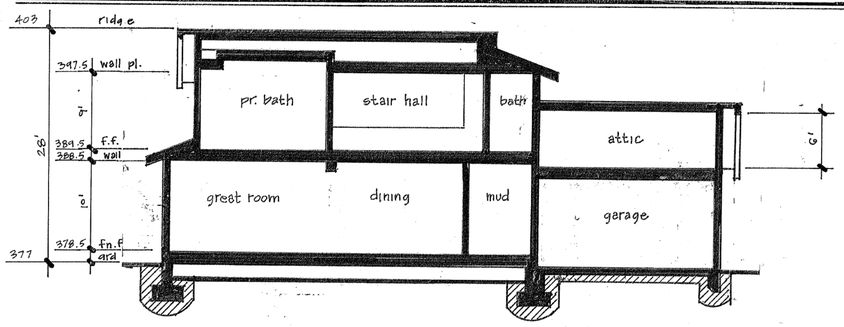
SIDE ELEVATION (E)



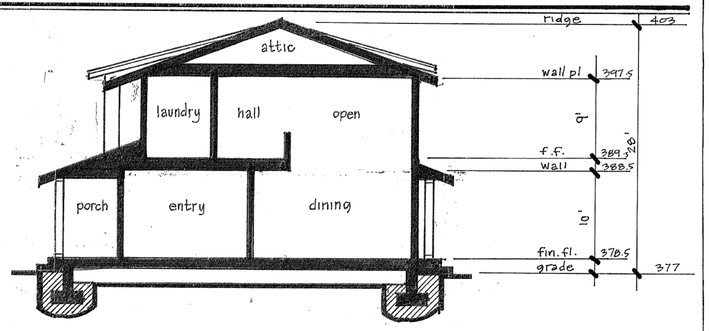
SIDE ELEVATION (W)



REAR ELEVATION (N)



SECTION A

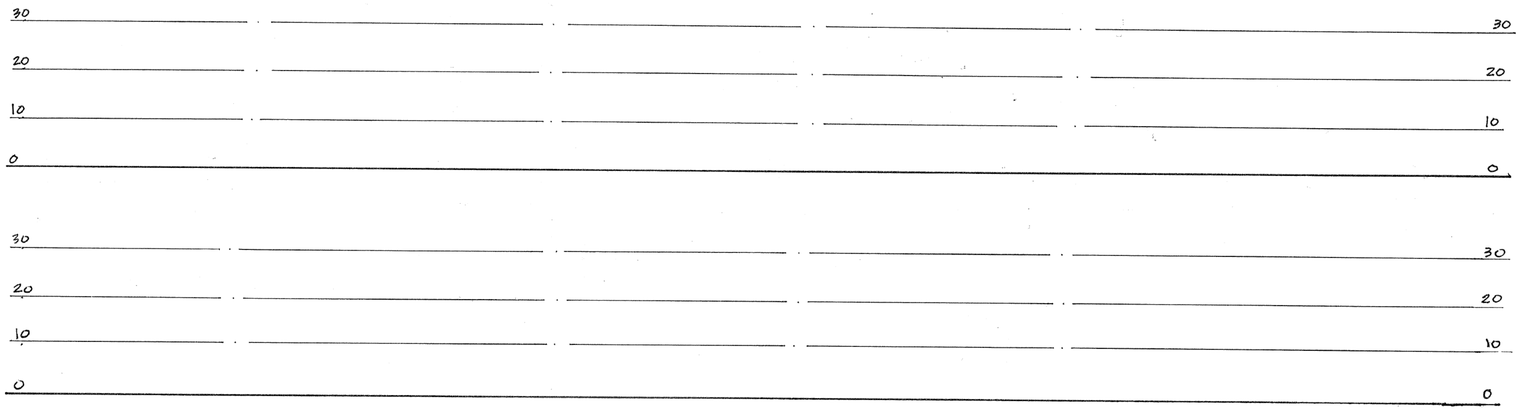


SECTION B

PUBLIC WORKS NOTES

PLANNING NOTES

STREETSCAPES



REVISIONS	BY

BR
Britt • Rowe
108 N. Santa Cruz Ave.
Los Gatos, CA 95030
408.354.6224 (office)
408.354.6514 (fax)

BRITT•ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may not be used on any other project without the expressed, written consent of BRITT•ROWE

RESIDENCE
[redacted]
16805 Loma Street
Los Gatos, California

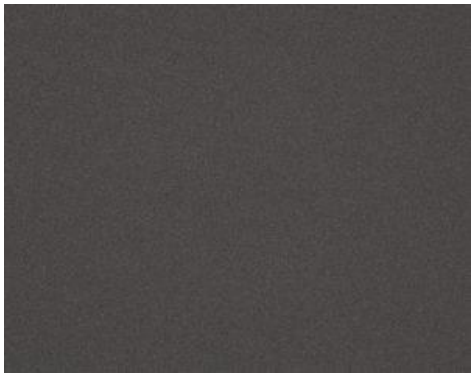
SHEET: elev./sec. 6.9/6.10
SCALE: noted
DATE: 4.1.25
DRAWN: dk

A2

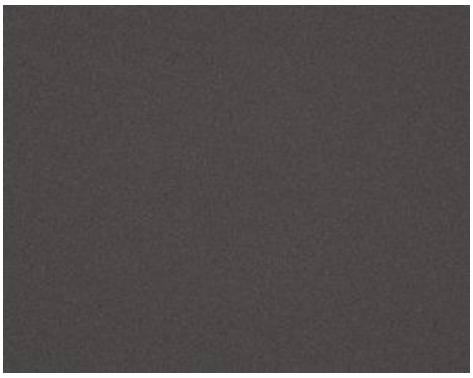
Material Board – 16805 Loma Street – Los Gatos



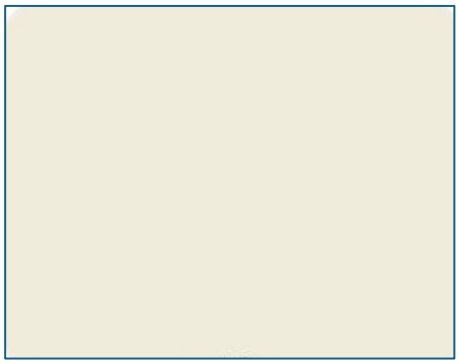
Roof Shingles – Presidential Shake – Shadow Gray



Metal Roof – Dark Bronze



Windows – Windsor – Bronze



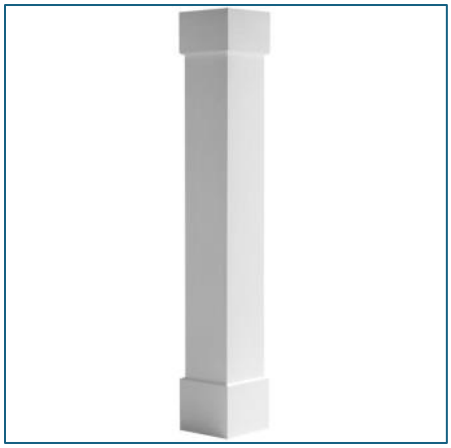
Siding – Stucco – Dover White



Trim Color – BM Beigewood



Garage Door Color



Column Design



Front Bracket Design

This Page
Intentionally
Left Blank

MINUTES OF THE HISTORIC PRESERVATION COMMITTEE MEETING MAY 28, 2025

The Historic Preservation Committee of the Town of Los Gatos conducted a regular meeting on May 28, 2025 at 4:00 p.m.

MEETING CALLED TO ORDER AT 4:00 PM

ROLL CALL

Present: Chair Lee Quintana, Vice Chair Martha Queiroz. Planning Commissioner Susan Burnett, Committee Member Alan Feinberg, and (Planning Commissioner Emily Thomas late due to traffic).

Absent: None.

VERBAL COMMUNICATIONS

Wayne Heimsoth, Vietnam Veteran, California State Guard Staff Sargeant, Los Gatos Veteran Memorial Support Foundation Board Member, and American Legion Post 99 Adjutant.

Their mission is to save the old fire station at 4 Tait Avenue as a historical landmark and use it as a meeting place and office for their two organizations. They are asking Planning what needs to be done to rent the building and the approximate cost. The American Legion has a 501c Charity organization which can help with the cost. They are asking that it be called a Veterans Center. Other towns have spaces for veteran organizations. They are not moving in but by calling it a Veterans Center, other veteran organizations can use, help fix and fund the building. Please save the building and advise the Planning Commission to turn it into a Town resource.

CONSENT ITEMS (TO BE ACTED UPON BY A SINGLE MOTION)

1. Approval of Minutes – March 26, 2025
2. Approval of Minutes – April 23, 2025

   Correction on April 23 Minutes - Discussion on the criteria for the State and Federal significance and the Town's significance. There are 5 different categories usually spoken of. For the State and Federal the first four criteria are "or" the last one is "and." The Town's all five criteria are followed by "or". There is no "and".

MOTION: **Motion** by **Commissioner Burnett** to approve the Consent Calendar. **Seconded** by **Vice Chair Queiroz.**

VOTE: **Motion passed unanimously.**

PUBLIC HEARINGS

3. 446 San Benito Avenue

   Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1D. APN 410-16-051. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-005. Property Owner/Applicant: Devendra Deshwal. Project Planner: Erin Walters.

Erin Walters, Senior Planner, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Devendra Deshwal, Owner/Applicant

At the last meeting there were four conditions required to remove from the property from inventory. Of the five conditions to remove from the inventory, four have been satisfied. The fifth condition is if the structure has lost its integrity.

They spoke with neighbors regarding the history of the property. The neighbor at 441 has lived there for fifty years and said that the front and rear of the house have been totally changed. A garage and an auxiliary structure used to be in the middle of the lot, but they burned in a fire three or four years ago. The neighbors at 447 and 437 confirmed that there was a fire, and that the auxiliary structure was damaged. They contacted the prior owners, who provided old photos of the front and rear of the house. Current photos are provided for comparison.

Committee members asked questions of the applicant.

Devendra Deshwal, Owner/Applicant

The applicant did a lot of work. They took photos of the subject structures widows and their neighbors windows for comparison. The windows have been altered. They don't know when the windows were changed.

Committee members asked questions of Staff.

Erin Walters, Project Planner

If the structure stays in the Historic Inventory, it will need to meet the requirement of no more than twenty-five percent demolition of the siding/wall covering for the front facing elevation and no more than fifty percent removal of the covering/siding for all elevations. The

application will return to the Committee for formal review after submittal of an Architecture and Site Application.

Sean Mullin, Planning Manager

The lattice is not a wall covering and not included in that twenty-five percent demolition calculation.

Erin Walters, Project Planner

The garage is an accessory structure and not included.

Sean Mullin, Planning Manager

Historic houses typically have structural issues and that is not typically a basis for removal from the inventory. Restoration and rehabilitation include structural issues.

Closed Public Comment.

Planning Commissioner Thomas arrived at 4:20.

Committee members discussed the matter.

Vice Chair Queiroz

Appreciate all the work done by the homeowner. The house represents a simple California bungalow style. It is shown through the front covered porch, wood shingled exterior, and low-pitched gabled roof. The structure could be expanded and kept in the inventory and restored to its former glory.

Member Feinberg

Satisfied that the technical criteria have been met and is willing to grant the request for removal.

Commissioner Burnett

It is a perfect example of a California bungalow. The houses on San Benito are unique to Los Gatos. The exterior tells a story about a time in Los Gatos. The owner can still build a larger home but keep the same feeling. I want to keep it in the inventory.

Commissioner Thomas

I agree that it is a nice representation but there have been modifications. Does it meet the criteria?

Chair Quintana

If taken off the inventory it could come back as a two-story house. That block has a cohesiveness. Other homes there have additions, but they are towards the back. The major change on this home is the lattice work but that can be removed. The porch floor changed from

wood to cement which is not significant. The foundation is fixable but costly. What cost does the Committee put on maintaining its inventory?

Vice Chair Queiroz

The photos reinforce that the house looks unchanged even with the window change. The windows can be replaced with the look of the former windows. What is the cost difference between fixing what is there and tearing down to build new.

Member Feinberg

Cost is not within our purview. It is not one of the criteria.

MOTION: **Motion** by **Commissioner Burnett** to forward a recommendation of denial of the above request to the Community Development Director. **Seconded** by **Vice Chair Queiroz**.

VOTE: **Motion passed unanimously, (5-0).**

4. 37 Ellenwood Avenue

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 510-19-015. Request for Review PHST-25-008. Exempt Pursuant to CEQA Guidelines, Section 15061 (b)(3). Property Owner/Applicant: Arthur Chatoff. Project Planner: Samina Merchant.

Samina Merchant, Associate Planner, presented the staff report.

Opened Public Comment.

Committee members asked questions of Staff.

Applicant presented the project.

Arthur Chatoff, Owner

He is the owner, showed photos of 41 and 37 Ellenwood. Cannot see the house from the street. 41 is the only house that looks at 37. Daughter, son, and grandkids live in 37. There's a permit for a shed attached to the garage. Nothing historic about it. Bought it from people who lived there for four generations. The photos show a hodge podge of styles. Went through the five points and none were met. Available for questions.

Closed Public Comment.

Committee members discussed the matter.

Commissioner Thomas

Appreciate the photos and Staff recommendation. In this case we don't see any original or significant architecture.

Commissioner Burnett

It has nice architectural features. But because it was built in 1956 it doesn't qualify.

Vice Chair Queiroz

If it wasn't on the map pre-1941, it should be removed.

MOTION: **Motion** by **Commissioner Thomas** to recommend removal from the Historic Inventory. Does not meet the five criteria. **Seconded** by **Commissioner Burnett**.

VOTE: Motion passed unanimously, (5-0)

5. 109 Tait Avenue

Consider a Request for Approval to Construct Exterior Alterations to a Non-Contributing Single-Family Residence in the Almond Grove District on Property Zoned R-1D:LHP. Located at. APN 510-18-037. Minor Development in a Historic District Application HS-25-009. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Property Owners: Howard Labe and Jill Nakamura. Applicant: Terry J. Martin, AIA. Project Planner: Erin Walters.

Vice Chair Queiroz recused themselves due to owning property within 500 feet of the property.

Erin Walters, Senior Planner, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Rebecca Pollard, Architect; Howard Labe and Jill Nakamura Owners

The project has two goals which include making a covered back porch for the owners to enjoy the backyard and replacing the current patchwork roof that is not weather sound. The project is not visible from the street.

Committee members asked questions of the applicant.

Howard Labe, Owner

The neighbor to the left did the same thing to their home.

Closed Public Comment.

Committee members discussed the matter.

Commissioner Burnett

It is an improvement. The design fits very well with the home.

Commissioner Thomas

It is a nice improvement and fits in with the district.

Member Feinberg

Main concern was that the left side is visible from the neighbor. But that was addressed.

MOTION: **Motion** by **Commissioner Burnett** to forward a recommendation of approval of the above request to the Community Development Director. **Seconded** by **Commissioner Thomas**.

VOTE: **Motion passed unanimously, (4-0, Vice Chair Queiroz recused).**

6. 16805 Loma Street

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 532-07-101. Exempt Pursuant to CEQA Section 15061(b)(3). Request for Review PHST-25-007. Property Owner: William Wundram. Applicant: David Britt, Britt-Rowe. Project Planner: Sean Mullin.

Sean Mullin, Planning Manager, presented the staff report.

Committee members asked questions of Staff.

Opened Public Comment.

Applicant presented the project.

Brenna Wundram, Co-owner

Brenna and Bill have lived in Los Gatos since 2008. Brenna is teacher at West Valley College. Bill works for Varian Medical Systems. They love Los Gatos. They bought this property and hired an architect. They have many neighbors here.

Bill Wundram, Co-owner

He will present the research and the proposal. No significant persons. It was a rental property for forty years. Wasn't in the Sanborn map or any other historic overlay. Listed as a bungalow. It wasn't annexed until 1999. The address was originally 16801 Loma Street. Split in 1971. Three of the six pre-1941 neighboring homes were approved for demolition. They had built dates from 1999 to 2010.

The property had three primary permits. Main permit in 1967 was for adding a bedroom and a laundry room. The structural engineer described an over span of floor framing, rafter framing without bracing, no sheer walls, and shims under the mudsills between the post and beam connections to level the house.

David Britt, Architect

They have been in the business for over 30 years. They had worked with HPC in the past on neighborhood projects. They did not find value. Work within an identifiable style. This property is the last parcel on Loma that has not been remodeled or rebuilt. They looked very carefully There was nothing left of the bungalow structure to identify it as California or a Spanish bungalow. They propose removal and building something more consistent with the neighborhood while following the Design Guidelines.

Carrie Winhall, Neighbor

They bought the adjoining house in 1998 and built in 2000. They've been there for twenty-seven years. They are in support of the project. The owners have been proactive in reaching out to the neighbors. All the houses are now two-story homes built in the last 30 years. It'll be a huge improvement to the neighborhood. It had been a rental property and not very well maintained.

Cheryl Green, Neighbor

They are in support of the project. The owners have been very proactive in working with all the neighbors. The new design looks consistent with the neighborhood. They have lived there for 20 years and don't know of any significance at that house.

Dave Renner, Neighbor

Shady lane 2 blocks away. Know Bill for 15 years. Maintaining the aesthetics of the neighborhood and have done a lot of research and thorough research of the five criteria.

David Britt, Architect

At the start of any project they try to find some architectural value in the structure. This structure has been reduced to a bungalow shape. All the decorative surface treatments have been removed. To add value it would be purely speculative.

Closed Public Comment.

Committee members asked questions of Staff.

Sean Mullin, Planning Manager

The proposed design is not part of the decision process.

Committee members discussed the matter.

Commissioner Thomas

Encourage the communicating and connecting with the neighbors.
Grew up in that neighborhood. It is a generic bungalow. Doesn't have anything architecturally significant or historically significant.

Vice Chair Queiroz

We appreciate the applicant's work. The house is representative of an era. Even though other homes have been taken off, we prefer to keep it. The house looks the same as the original.

Commissioner Burnett

It is a typical California bungalow built in the 1920's, especially in that area. In the 1998 Bloomfield photos, it looks the same. It should stay on the inventory.

Chair Quintana

Of the three examples that were allowed demolition, two were not homes but barns, which are not included as historic structures. The third one indicated an incomplete application. While there are a lot of second-story additions in the area, they are mostly in the back. It is not an exact style but is a typical bungalow seen throughout Los Gatos.

Commissioner Thomas

The neighborhood is not to be considered. This house does not have enough significance. Not in support of a denial.

Chair Quintana

In the List of five criteria the "or" integrity has not been kept. Some of the committee says it retains enough of a bungalow style. Keeping it on the inventory does not mean they cannot make improvements.

MOTION: **Motion** by **Commissioner Burnett** to forward a recommendation of denial of the above request to the Community Development Director. Finding that it still has integrity and typical California bungalow. **Seconded** by **Vice Chair Queiroz**.

VOTE: **Motion passed passes (3-2), Commissioner Thomas and Member Feinberg opposed.**

7. 119 Harding Avenue

   Consider a Request for Approval to Construct an Addition and Exterior Modifications to an Existing Pre-1941 Single-Family Residence on Property Zoned R-1:8. APN 532-35-022. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-25-010. Property Owner: Brian Conlisk. Applicant: Jay Plett Architect, LLC. Project Planner: Sean Mullin.

Sean Mullin, Planning Manager, presented the staff report.

Opened Public Comment.

Applicant presented the project.

Jay Plett, Architect; Brian Conlisk, Owner

Proposing a very small addition. According to the Bloomfield Survey, the windows were already changed. This will be the fourth change. The view from the front and roofline won't change. They are punching out in the back. Moving the door and removing only one window. The addition is no more than 500 square feet. All the new windows will be in keeping with the Spanish revival style.

Committee members asked questions of the applicant and staff.

Jay Plett, Architect; Brian Conlisk, Owner

The front door will be replaced with a similar nice door. They will match the stucco molding around the windows. There are no bay windows. The house will basically stay the same.

Chair Quintana

The house may have had more embellishment as a Spanish style home. Can the Committee make the recommendation to add lighting fixtures, to be more consistent with the Spanish Colonial style?

Sean Mullin, Planning Manager

You can make the recommendation, but those items are not part of the project.

Chair Quintana

Concerned that the project will come back many times due to structural damage.

Jay Plett, Applicant

They are not adding a second story. They are not taking the structure apart. Here's a close-up image of the windowsill that is rotten and filled with Bondo. There is termite damage to the windows.

Sean Mullin, Planning Manager

It is typical to find structural damage in older homes. It is usually handled at staff level and does not return to the Committee. You don't know the structure's condition until you open a wall.

Vice Chair Queiroz

Can the Committee recommend that if they find damage that they replace in kind?

Sean Mullin, Planning Manager

To replace in kind is covered in the Design Guidelines and Town Code.

Jay Plett

The crawl space looks good, and they have not found any termite damage. The windows were 1980's wood windows.

Jay Plett, Applicant

The fireplace structure remains but will not be used. The awnings will also remain as protection from the heat.

Vice Chair Queiroz

Materials for windows. Normally we don't approve the aluminum clad. How about fiberglass clad?

Jay Plett, Applicant

They would look for the style. The aluminum clad windows can still have the stucco trim. It will be indistinguishable. The interior would be wood. It would be wood with fiberglass clad or painted metal clad windows. The window would have the same trim and sill.

Sean Mullin, Planning Manager

Before the availability of fiberglass clad windows, the Committee typically approved wood or metal clad windows.

Commissioner Thomas

Will you be re-stuccoing the similar color shade. What window style was original to the home?

Jay Plett, Applicant

We will re-stuccoing and have not yet decided on a paint color. The window styles are casement and provide circulation.

Closed Public Comment.

MOTION: **Motion** by **Vice Chair Queiroz** to forward a recommendation of approval of the above request to the Community Development Director. **Seconded** by **Member Feinberg.**

VOTE: **Motion passed unanimously, (5-0).**

OTHER BUSINESS *(Up to three minutes may be allotted to each speaker on any of the following items.)*

8. 310 Tait Avenue

Consider a Request for Preliminary Review to Construct a New Second-Story Addition and Exterior Alterations to an Existing Non-Contributing Single-Family Residence Located in the Almond Grove Historic District on Property Zoned R-1D:LHP. APN 510-14-058. Exempt Pursuant to CEQA Guidelines, Section 15301: Existing Facilities. Request for Review Application PHST-24-026. Property Owner: Santiago Allende. Applicant: Donna Chivers. Project Planner: Erin Walters.

Erin Walters, Senior Planner, presented the staff report

Opened public comment.

Applicant presented the project.

Donna Chivers, Architect,

Architectural revisions were made based on the Committee's comments from the previous meeting. Based on their preliminary calculations and discussions with the project planner, they believe that it does not qualify as a technical demolition. They are saving the entire front, left side, and back of the house. Just taking off a portion. The front door, both windows and chimney all stay intact. They are adding a second story. They pushed back the upper story addition fifteen feet from the front property line. It now sits behind the ridge of the original roof. The ridge helps hide the massing from the front view. Windows are proposed to be single hung windows with wood trim. New windows will have the same trim. They will add a scalloped trim to match the existing. The existing siding was inspected by Planning, Building and Police. It was deemed sound. The foundation will not be demolished but will need to be reinforced.

Committee members asked questions of the applicant and staff and provided comments.

Vice Chair Queiroz
Is this the ADU bathroom? It seems like a wide building in a small lot.

Sean Mullin, Project Planner
The setbacks can be 4 feet.

Commissioner Thomas
The requested changes were addressed. Pushing back the addition lessens the massing.

Member Feinberg
In two dimensional drawings it is hard to see the setbacks. The landscaping helps a lot.

Donna Chivers, Applicant
The garage/shed is being removed. It is on the neighbor's property line. The ADU is attached to the house. There is no garage or off-street parking.

Chair Quintana
It is a much better design than previous one; however, it dominates the existing structure. Tait is its own neighborhood. There are no other two-story homes. Afraid that it'll open the door for other case-by-case, two-story structures.

Erin Walters, Project Planner
The parking and FAR would be reviewed when an Architecture and Site (A&S) application is submitted.

Sean Mullin, Planning Manager
When they receive the A&S application with details, staff will present it to the Planning Commission who can grant exceptions.

Vice Chair Queiroz
Recommend moving more of the mass to the back. The bathroom could be moved to the back to reduce the mass.

Erin Walters, Project Planner
The State allows a minimum 800 square foot ADU even if the main house is over the maximum allowed floor area.

Sean Mullin, Planning Manager
This attached ADU meets the Town Code. ADUs cannot be subject to discretionary review. The applicant is welcome to consider the recommendation, but it is not binding.

Member Feinberg

The back addition looks massive behind a tiny house.

Vice Chair Queiroz

Recommend that it should not go over FAR since it is in a historic district.

Sean Mullin, Planning Manager

In summary, the Committee agrees that it is a better design, but the lack of parking, the massing and the scale are concerns. It is a large home on a small lot. They ask that the architect consider working within the FAR.

Chair Quintana

Major concern is keeping the effect of that immediate neighborhood

Donna Chivers, Architect

There is a second-story house on Almendra right across the street and another two-story homes visible on that street.

Chair Quintana

That is typical of a corner house. This is a street of four cottage homes.

Commissioner Burnett

Ask that the architect to go back over the design guidelines.

ADJOURNMENT

The meeting adjourned at 6:19 p.m.

This is to certify that the foregoing is a true
and correct copy of the minutes of the
May 28, 2025 meeting as approved by the
Historic Preservation Committee.

_____

/s/ Sean Mullin, AICP, Planning Manager

This Page
Intentionally
Left Blank

TOWN OF LOS GATOS

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
(408) 354-6872 Fax (408) 354-7593

CIVIC CENTER
110 E. MAIN STREET
LOS GATOS, CA 95030

May 30, 2025

David Britt, Britt/Rowe
108 N Santa Cruz Avenue
Los Gatos, CA 95032
Via email

RE: **16805 Loma Street**
Request for Review PHST-25-007

Consider a Request to Remove a Pre-1941 Property from the Historic Resources Inventory for Property Zoned R-1:8. APN 532-07-101. Exempt Pursuant to CEQA Section 15061(b)(3).

Property Owner: William Wundram
Applicant: David Britt, Britt-Rowe
Project Planner: Sean Mullin

On May 28, 2025, the Los Gatos Historic Preservation Committee recommended denial of the above request to the Community Development Director. The request was denied by the Community Development Director on May 29, 2025.

PLEASE NOTE: Pursuant to Sections 29.20.255 and 29.20.260 of the Town Code, this decision may be appealed to the Planning Commission by any interested person as defined by Town Code Section 29.10.020 within 10 days on forms available online with fees paid. Final deadline is 4:00 p.m. on that 10th day. Therefore, this action should not be considered final, and no permits by the Town will be issued until the appeal period has passed.

If you have any questions, I can be contacted by phone at (408) 354-6823 or by email at smullin@losgatosca.gov.

Best regards,

Sean Mullin, AICP
Planning Manager

cc: William Wundram, via email

N:\DEV\HISTORIC PRESERVATION\HPC Action Letters\2025\Loma St, 16805 - HPC Action Letter - 05-28-25.docx

EXHIBIT 5

This Page
Intentionally
Left Blank

TOWN OF LOS GATOS
COMMUNITY DEVELOPMENT DEPARTMENT

110 E. Main Street
Los Gatos, CA 95030

PAID
JUN 04 2025
TOWN OF LOS GATOS

APPEAL OF THE DECISION OF DIRECTOR OF COMMUNITY DEVELOPMENT

PLEASE TYPE or PRINT NEATLY

I, the undersigned, do hereby appeal a decision of the DIRECTOR OF COMMUNITY DEVELOPMENT as follows:

DATE OF DECISION: 5/28/25

PROJECT/APPLICATION: 16805 Loma Street

LOCATION: APN 532-07-101

Pursuant to the Town Code, any interested person as defined in Section 29.10.020 may appeal to the Planning Commission any decision of the Director.

Interested person means:

1. *Residential projects.* Any person or persons or entity or entities who own property or reside within 1,000 feet of a property for which a decision has been rendered, and can demonstrate that their property will be injured by the decision.
2. *Non-residential and mixed-use projects.* Any person or persons or entity or entities who can demonstrate that their property will be injured by the decision.

LIST REASONS WHY THE APPEAL SHOULD BE GRANTED:

Committee members stated no change but didn't reference the 1967 picture with changed windows, doors and roofing. We are also challenging

IMPORTANT:

1. Appeal must be filed not more than ten (10) days after the decision is rendered by the Director of Community Development. If the tenth (10th) day is a Saturday, Sunday, or Town holiday, then the appeal may be filed on the workday immediately following the tenth (10th) day. Appeals are due by 4:00 P.M. ***If an appeal is filed on a Friday, they must be submitted by 1:00 P.M.***
2. The appeal shall be set for the first regular meeting of the Planning Commission which the business of the Planning Commission will permit, more than five (5) days after the date of the filing of the appeal. The Planning Commission may hear the matter anew and render a new decision in the matter.
3. You will be notified, in writing, of the appeal date.
4. Contact the project planner to determine what material is required to be submitted for the public hearing.

RETURN APPEAL FORM TO COMMUNITY DEVELOPMENT DEPARTMENT

PRINT NAME: William Wundram SIGNATURE: [signature]

DATE: 5/30/25 ADDRESS: [redacted]

PHONE: [redacted] EMAIL: [redacted]

****

OFFICE USE ONLY

DATE OF PLANNING COMMISSION HEARING: _____

COMMISSION ACTION: 1. _____ DATE: _____
2. _____ DATE: _____
3. _____ DATE: _____

PLAPPEAL $ 264.00 Residential
PLAPPEAL $ 1052.00 Commercial
PLAPPEAL $ 107.00 Tree Appeals

This Page
Intentionally
Left Blank

TO: Town of Los Gatos Planning Committee

FROM: William and Brenna Wundram

FOR: The appeal to the Planning Committee for the HPC recommendation (2 - 3 split vote) to deny approval to remove 16805 Loma Street (a pre-1941 property) from the Historic Inventory for Property Zoned R-1:8 APN 532-07-101.

DATE: July 28th, 2025

Dear Members of the Los Gatos Planning Committee,

We are submitting this appeal summary to the Los Gatos Planning Committee on August 13th, 2025 after our May 28th, 2025 HPC presentation where we were denied removal from the Historic Inventory for our property at 16805 Loma Street by a vote of 2 - 3 vote. This packet is segmented into the following sections:

References will be made to section and page (example: 3-5).

1. Executive Summary – This is a guide to summarize the (A) evaluation of 16805 Loma Street against the required findings, (B) the series of procedural issues we identified in our May 28th 2025 presentation, (C) a concern over the inconsistent application and understanding of the required findings by some HPC members (as noted in the April 23rd 2025 transcript provided) and (D) our proposed design that has received great feedback from the neighbors.
2. Technical Memo - Page and Turnbull– Jen Hembree of Page and Turnbull provides a detailed report evaluating architectural style, historic architectural context, character-defining features alterations and integrity, leading to an assessment against the town's five required findings. Jen qualifies that the structure does not meet the criteria for eligibility as a contributing historic structure.
3. Technical Memo - Brewster Historic Preservation– Brad Brewster of Brewster Historic Preservation provides an additional detailed analysis focusing on the architectural description of the property, a brief historic overview of the property's development, application of the standard state and local historic resource evaluation criteria and evaluation of integrity. Brad also qualifies that the structure does not meet the criteria for eligibility as a contributing historic structure.
4. Research the History of a House in Los Gatos – this consists of the required research at the Los Gatos and San Jose Public Libraries, Santa Clara County Planning Office and Tax Assessor's Office as well as the Los Gatos Planning Office for the property, as well as examples of other approved pre-1941 properties on Loma Street.

5. Neighborhood Notification, Letters and Surrounding House Photos – this is a summary of our communication to the immediate surrounding neighbors as well as letters from neighbors supporting our proposal. I have added photos of the adjacent houses to show context of the block.
6. May 28th Transcript – this is the transcript from our presentation to the HPC for 16805 Loma Street. I will reference statements of HPC members (highlighted).
7. April 23rd Transcript – this is a transcript from the April 23rd 2025 HPC meeting where some members of the HPC and the Planning Director discuss their uncertainty about the required findings and assessment process and a bias to retain the current inventory list (highlighted).
8. Existing Structural Conditions - 16805 Loma Street – this report details the issues and safety concerns with the foundation and framing identified in a March 31st 2025 inspection by Charlie Williams a licensed structural engineer.

Executive Summary

Prior to presenting our response, we would like to tell you about ourselves. My wife, Brenna, is a teacher at West Valley and Mission Colleges, and I work for Varian Medical Systems with a focus on program management and process improvement. We have been residents of Los Gatos since 2008 and have walked down Loma Street many times over the years. When we saw the "Coming Soon" sign up for 16805 Loma Street, we felt this would be a wonderful location to develop our primary and long-term residence. We have presented our plans to all of our adjacent neighbors and they have been very receptive and supportive.

In our May 28th 2025 HPC meeting, we were denied approval with a narrow 2-3 loss. In our meeting, (**a**) the three dissenting committee members didn't identify the specific findings for denial, (**b**) there a wide variation of interpretation of the structure's architectural style by HPC members (Criteria #3), (**c**) continued references to a newer photo (1990) than what was provided (1967) and not acknowledging the series of modifications that have been made to the structure (Required Finding #5) (**d**) there was a comparison to another property on San Benito, which is not allowed, (**e**) there were incorrect statements made by the HPC Chair about similar pre-1941 houses on Loma Street that were previously approved for removal from the list under the same criteria and (**f**) there have been repeated comments made by a few HPC members stating that the criteria is "*very confusing and contradictory*" and feeling as if they are "*losing homes all of the time*", which leads to concerns over a fair and consistent assessment for applicants.

We are augmenting our original analysis with two technical memos from professional architectural historians, Jen Hembree, from Page and Turnbull, and Brad Brewster from

Brewster Historic Preservation, with over 50 years of collective experience. Both agencies are listed as recommended consultants on the San Jose Historic Resources website. **Both architectural historians have qualified that 16805 Loma Street does not meet the criteria to be historically significant**.

I would also like to bring to light the last session of April 2025 HPC meeting. This session (transcript provided) was a discussion between a few HPC members and the Planning Department, where some committee members discussed their concern over how to apply the required findings.

Evaluation of Pre-1941 Structures Against the Criteria

Table 1-A compares the five required findings to remove from Los Gatos Historic Inventory (column 1) next to the National Register Criteria noted in "How to Apply the National Register Criteria for Evaluation" https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf (column 2) and have included statements from this document regarding eligibility (column 3). The California State criteria is near verbatim as well: https://californiapreservation.org/wp-content/uploads/2015/12/1.PaulTravis_Survey-Resources-101Jan2016.pdf (Slide 9 for Significance)

Table 1-A – Los Gatos Required Findings to National Register Criteria and Eligibility Mapping

Los Gatos Required Findings (for removal)	**National Register Criteria** (qualifying for preservation)	**National Register Criteria Eligibility**
1. The structure is not associated with **events** that have made a significant contribution to the Town;	A. That are associated with **events** that have made a significant contribution to the broad patterns of our history; or	The property you are evaluating **must be documented**, through accepted means of historical or archeological research (including oral history), **to have existed at the time of the event or pattern of events** and to have been associated with those events. (pg 18)
2. No Significant **persons** are associated with the site;	B. That are associated with the lives of **persons** significant in our past; or	The persons associated with the property **must be individually significant within a historic context**. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or

		social or ethnic group. It must be shown that the person gained importance within his or her profession or group. (pg 21)
3. There are **no distinctive characteristics** of **type, period** or **method of construction or representation of <u>work of a master</u>**;	C. That embody the **distinctive characteristics of a type, period, or method of construction**, or that represent the **work of a master**, or that **possess high artistic values**, or that **represent a significant and distinguishable entity** whose components may lack individual distinction; or	**Distinctive characteristics**: To be eligible, a property **must clearly contain enough of those characteristics to be considered a true representative** of a particular type, period, or method of construction. (pg 18)
		Type, period or method of construction: A structure is eligible as a specimen of its type or period of construction **if it is an important example (within its context) of building practices of a particular time in history**. (pg 18)
		Representation of work of a master: A master is a figure of **generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman** whose work is distinguishable from others by its characteristic style and quality. The property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular idea or theme in his or her craft. (pg 20)
4. The structure does not yield information to **Town histor**y; **or**	D. That have yielded, or may be likely to yield, information important in **prehistory or history**.	The property must have, or have had, **information to contribute to our understanding of human history or prehistory**, and the information must be considered important. The information must be considered important. (pg 27)

5. The **integrity has been compromised <u>such that</u>** the structure **no longer** has the potential to **convey significance**.	"When evaluated within its historic context, a **property must be shown to be significant for one or more of the four Criteria for Evaluation**" (pg 17) and, "**a property must not only be shown to be significant** under the National Register criteria**, but it also must have integrity**". (pg 50)

Note: Page references for eligibility statements are to the pdf page number. I added the eligibility statements from NPS.gov to help provide additional context to what qualifies as historically significant, specifically for Required Findings #3. The eligibility statements further segment the Required Findings #3 into three parts. These statements refer to a structure that is "**a** '**true representative**' of a particular type, period, or method of construction", "an '**important example'** (within its context) of building practices of a particular time in history", and "whose work is '**distinguishable from others'** by its characteristic style and quality".

One additional key point is that Required Findings #5 (referring to integrity) is not a criteria at the national and state level for a valid reason. "Significance" is qualified against (a) events, (b) persons, (c) distinctive characteristics and (d) history. "Integrity" is a scale of degree (seven aspects) that needs to be satisfied only after historical significance has been satisfied. From the first two sentences of the first paragraph (NPS.gov pg 50) on integrity, "**Integrity** is the ability of a property to **convey** its **significance**. To be listed in the National Register of Historic Places, a property **must not only be shown to be significant** under the National Register criteria, **but it also must have integrity**." (pg 50). You will see that the Town of Los Gatos Required Findings #5 is derived from the first sentence, just as a negative statement. The following sentence in the quotation above qualifies that "integrity" is not a component of "significance", and they both required to qualify eligibility. The latter half of Required Findings #5 "such that the structure no longer has the potential to convey significance" is a qualifying statement pointing to the first four criteria (significance).

"***Significance + Integrity = Eligibility***".

In Table 1-B below, I have drafted a theoretical example with two scenarios of an excellent example of a Craftsman style from 1939. In Scenario #1, the excellent example of a Craftsman style structure has not been modified. Based on these inputs, Required Findings #3 and Required Findings #5 have both been satisfied and this structure could be eligible for consideration to be qualified as a contributing historic resource. Let's compare this to Scenario #2, where this same excellent example of a Craftsman style structure has changes to design, materials, workmanship, setting or other aspects. The structure has

been modified so that doesn't represent what was originally there. Based on these different inputs, the structure would not be eligible to be qualified as a contributing historic resource because the "integrity" has been compromised.

The key takeaway from this example with two scenarios is that Required Findings #4 is dependent on the assessment of "integrity." Required Findings #1 through #4 are also dependent upon the assessment of "integrity" helping to qualify why the national and state processes refer to "***Significance + Integrity = Eligibility***". Integrity is not linear to the first four criteria (significance).

The confusion on how to interpret integrity and significance has been echoed by some members of the HPC as noted in the April 23rd, 2025 transcript and is referenced later in this document.

Table 1-B – An Example of Two Outcomes While Satisfying a Criteria

		Scenarios	
		1	2
	Los Gatos Required Findings	**Excellent example of a Craftsman style*, and has not been modified**	**Excellent example of a Craftsman style* but changes to design, materials, workmanship...**
Conveys Significance (National and State Definition)	1. The structure is not associated with **events** that have made a significant contribution to the Town;	TRUE	TRUE
	2. No Significant **persons** are associated with the site;	TRUE	TRUE
	3. There are no **distinctive characteristics** of type, period or **method of construction** or **representation of work of a master**;	FALSE	TRUE
	4. The structure does not yield information to **Town history; or**	TRUE	TRUE
	5. The **integrity has been compromised *such that*** the structure no longer has the potential to **convey significance**.	FALSE Maintains Integrity	TRUE Lacking Integrity
	ELIGIBILITY>>>>	ELIGIBLE	NOT ELIGIBLE

Evaluation of the 16085 Loma Street Structure Against the Criteria

The following section summarizes our findings to qualify that the structure at 16805 Loma Street is not historically significant.

Required Findings #1: "**The structure is not associated with events that have made a significant contribution to the Town**". This was sufficiently addressed in the May 28th HPC presentation with no questions asked or challenges to the findings provided in Section 4 - Research the History of a House in Los Gatos. Our property and all other properties on Loma Street were not referenced in the required materials to review (Museums of Los Gatos Historic Homes, 100 Bellringers or in the other eight listed references noted). The property was not annexed to the town until 1999, it is not in a historic district, and is not on the Sanborn maps.

FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #1

Required Findings #2: "**No Significant persons are associated with the site**;". This was sufficiently addressed in the May 28th HPC presentation with no questions asked or challenges to the findings provided in Section 4 - Research the History of a House in Los Gatos. Albert Panighetti was the first recognized owner in the 1960s and 1970s, who split the lot creating 16801 ([redacted] property) and 16805 and completing an addition/remodel in 1967 adding a bedroom and laundry room and other updates to the facade of the structure. The recent owners for the past forty years were Kurt and Arlyn Wilson, who rented the property for the past twenty-five years.

FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #1

Required Findings #3: "**There are no distinctive characteristics** of **type, period** or **method of construction or representation of work of a master**;

Please review Jen Hembree (Page & Turnbull) and Brad Brewster from Brewster Historic Preservation for detailed analysis.

On page (2-13), Jen Hembree (Technical Memo - Page and Turnbull) provides a table (Character-Defining Features) comparing the character-defining features and states, "*In review of the above, the property at 16805 Loma Street, which was a modest design to begin with, has fewer character-defining features of the Craftsman-style than those it either does not have or has lost due to alterations. Thus, the property at 16805 Loma Street does*

not appear to fully embody the Craftsman-style bungalow and therefore does not strongly represent the Craftsman style historic architectural context. There are no distinctive characteristics of type, period or method of construction or representation of work of a master." (2-13). Jen goes on to say, "***Under review of the property's architectural merit, it is therefore in Page & Turnbull's professional opinion that the property at 16805 Loma Street does not fully embody the character-defining features necessary to individually convey architectural merit as a Craftsman bungalow. There are no distinctive characteristics of type, period or method of construction or representation of work of a master****..."* (pg 2-16).

Brad Brewster's assessment (Technical Memo – Brewster Historic Preservation) further validates Jen Hembree's conclusion, "*While the building has some of the distinctive characteristics of this type of architecture, such as its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form,* ***it is an exceptionally modest and simplified version of the style that would not rise to the level of a local landmark for its architectural values***. *Over two dozen better examples of the property type and period can be found throughout Los Gatos that more closely embody the characteristics of the Craftsman Bungalow. Research revealed no associations with the work of a master.* ***For these reasons the subject property would not qualify as Town of Los Gatos historical landmark under local evaluation Criteria 3***." (3-3)

In addition to the professional analysis provided above, there was a wide range of interpretations by some of the HPC committee members:

Emily Thomas noted, "*I know this little bungalow house, but I also understand how it is just, generic bungalow*", " *from my perspective, it does not seem to have any specific characteristics that is...that qualifies it*". (6-7)

Alan Feinberg: did not comment on criteria #3 but did vote in favor of our request to remove the property from the list.

Martha Queiroz noted, "*it is representative of an era, even though other homes have been changed in the neighborhood maybe they were by, like, a less conservative group of ... on HPC, I'm not sure.*" (6-7) I would like to note that being representative of an era does not meet the criteria for being historically significant.

Lee Quintana, "*Los Gatos bungalow. Uh, it may not be an exact style*", ", *to me, this is a typical Los Gatos Bungalow. Uh, it may not be an exact style, but a lot of the homes on the survey that we consider, to be representative of the character of Los Gatos are not... examples of, uh...pure examples of the type of architecture*." (6-9) ...and goes on to say, "we

are trying to… preserve the feeling of our past history." (6-9) In Lee's comments she refers to a "Los Gatos bungalow" that is not a defined style and not does it meet the National Eligibility statement of being a "true representative of a particular type, period or method of construction". She also notes that she is trying to preserve a feeling of "our past history" which is not the purpose of the HPC for this assessment. The purpose of this process is the consistently and without bias apply the criteria to all resident applications.

Susan Burnett: "*very typical of a California bungalow*", (6-8) "*we are the Historic Preservation Committee and we're trying to maintain our inventory*", "*we're trying to maintain the same feeling of time and place*". (6-8) This assessment is not in line with the professional opinion of the two architectural historians and there were no stated qualifications on how this is satisfied. Susan Burnett is also mirroring the same commentary by Lee Quintana of wanting to maintain an inventory when that is not the charter of the HPC.

FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #3

Required Findings #4: "**The structure does not yield information to Town history**;". This criteria was sufficiently addressed in the May 28th HPC presentation with no questions asked or challenges to the findings provided in Section 4 - Research the History of a House in Los Gatos. The property and all other properties on Loma Street were not referenced in the required materials to review. The property was not annexed to the town until 1999 and is not part of the historic district.

FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #4

Required Findings #5: "**The integrity has been compromised such that the structure no longer has the potential to convey significance**."

Jen Hembree (Page & Turnbull) provides a detailed analysis of the alterations and integrity calling out a series of modifications in her report. Referring to the Character-Defining Features table (2-13), it helps to qualify the lack of integrity and is further validated with photos. She notes, "*A substantial amount of original features have been removed and do not date to 1929 (such as front flanking windows, front exposed rafter tails, and wood shingle roofing); For some features, only a portion of the original have been retained (such as original wood-sash windows and its original form/massing)*." (2-13). She notes in the conclusion, "***the integrity has been compromised such that the structure no longer has the potential to convey significance***." (2-16).

Brad Brewster's assessment further validates Jen Hembree's conclusion, "*visible alterations include replacement porch columns, replacement 'picture' windows on the front (south) elevation, the replacement vinyl frame front and rear doors, the rear (north) addition with gable roof and angled rear door with circular concrete steps and landing, as well as the asphalt roof cladding*. ***As a result of these alterations, the subject property would be considered to only have a low to moderate level of integrity***." Brad wraps up in his summary with, "***further review of the property indicates that it would not meet the city, state, or national evaluation criteria for individual architectural significance***." (3-4).

During the May 28th meeting, two members of the HPC (that voted to deny removal) consistently referred to the 1990 photo from the Bloomfield survey and not the picture provided from 1967 from the Santa Clara Tax Assessor's Office, which might have impacted the outcome. There are noted differences to the structure between the two photos as noted in Jen Hembree's report. I was not asked any questions about the photos and the following discussion happened during the committee-only discussion.

Martha Queiroz noted, "*I feel like at least the photo that we have of it as a... I don't know how far back this... this dates on the Ann Bloomfield Survey, but... The house looks exactly the same as before*". (7-8).

Susan Burnett: "*It hasn't changed at all since Bloomfield photograph that was done. I think it was in 98. Whatever, she did the survey. It was from 1998, it was. 1998.*" (7-8)

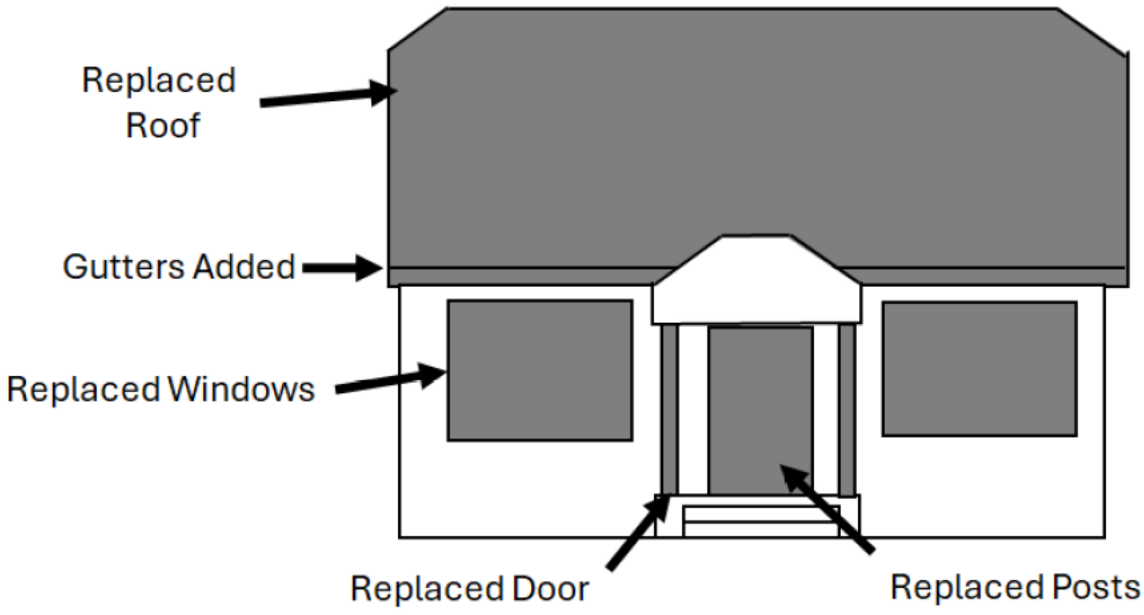


1967 Photo from the Santa Clara County Tax Assessment File – Earliest Available Photo



1990 Photo from the Bloomfield Survey

I would like to further elucidate the modifications to the front facade with a diagram below. I calculated the percentage of remaining originality in a two-dimensional format. The architectural historians have qualified that the roofing material, windows, door and posts are not original, and gutters were added. With the front facade totaling 506.9 sqft feet and the remaining original sqft totaling 155.5 sqft (of that total), the **percentage of originality on the front facade is only 30.7%**.



We believe that the analysis provided by Jen Hembree and Brad Brewster, along with the low percentage of the original facade remaining does not qualify for historical significance.

FINDING: 16805 LOMA STREET DOES MEET REQUIRED FINDING #5

In addition to satisfying the required findings at this point, we wanted to bring to light a few other elements that might have impacted our assessment outcome during our HPC presentation.

Comparison to Another Project - During our presentation there were multiple comparisons to another project on San Benito, which is very close to downtown. The **comparison by committee members to other applications is not allowed** (as noted by the Planning Manager). The HPC members that were comparing the properties were two of the same committee members that denied our application. I have extracted the quotes below as reference from the transcript.

Martha Queiroz: "*but it feels like a case exactly, like, San Benito*" (6-7)

Susan Burnett: "*I could honestly repeat what I said for our previous one on San Benito.*" (6-8)

Martha Queiroz to Emily Thomas, "*I would like that for my fellow committee member. Um, you voted for the other item on the agenda that was very similar, and I'd like to know what differences, you see, because they also have... We have spoken to neighbors and staff. It was not in good condition...*" (6-10)

Emily Thomas: "*Are we supposed to be considering other applications in our decision?*" (6-10)

Sean Mullin (Planning Manager): "*No*". (6-10)

Previous Decisions on Loma Street – In my research, I found other pre-1941 houses that have been approved for removal from the historic inventory by HPC on Loma Street and I provided evidence within the Research the History of a House in Los Gatos (see Section 4) from the Laserfiche records. Expanding out, there have been a series of approvals for pre-1941 structures on the adjacent streets of Englewood and Ferris. This neighborhood is over a mile and half away from the historic districts. The other approved pre-1941 houses on Loma Street were consistent in style to 16805 Loma Street and the decision by the HPC on May 28th for 16805 Loma Street is inconsistent with previous approvals under the same criteria.

During our May 28th presentation, [redacted], the owner of **16801 Loma Street**, presented as a neighbor. She noted that her family went through the process in 2000 and

surprisingly noted that Lee Quintana was on the Planning Commission to approve their project.

During our presentation in May, Lee Quintana noted, "*I also like to make the comment that of the three examples that were given as, um buildings that were… um, allowed… demolition, uh, two of them were… not homes, not the primary residence, but were barns*" (6-8).

Lee's comment that the structures provided were "barns" is an inaccurate statement. [redacted] (16801 Loma Street) has graciously taken the time to draft a detailed letter (6-2, 3 submitted June 27, 2025) referencing the false statement made by Lee Quintana. In this letter, Kerry notes that the house was in fact a single-family home quite similar to 16805 Loma Street. [redacted] noted, "***There was someone who implied our house was a barn back in the day but that is absolutely not true. It was a 3 bedroom, 1 bath house that we lived in for almost 2 years while we planned our new home***. *The house on the other side of us was almost a replica of the Wundram house and they, too, rebuilt their home shortly before we did. All of the homes immediately surrounding Bill and Brenna's have also been rebuilt*."



16801 Loma Street – Laserfiche Photo



Current Photo

In reference to another pre-1941 approval at **16761 Loma Street**, I was able to talk with [redacted] (16761 Loma Street), who has lived there her whole life and grandparents purchased the house in 1941. She took the time to also draft a letter confirming that the [redacted] family was approved for demolition in 2000 and she also noted, "***I'd like to clarify that the home was never a barn***, *nor was it part of any designated historical district. I understand there may be some confusion due to a nearby structure—the only barn in the area during the*

1940s was located around the corner on Ferris Avenue, where the Potter Court neighborhood now stands."



16761 Loma Street – Dallas Family Photo Current Photo

In addition to the incorrect statements made by Lee Quintana, Martha Queiroz's response to the facts that other houses pre-1941 houses have been approved for demolition was, "***even though other homes have been changed in the neighborhood maybe they were by, like, a less conservative group of … on HPC, I'm not sure***." (7-8). This statement is concerning since the committee members should be assessing all structures presented against the criteria without bias and not assume they should have the ability to do otherwise or set a different standard.

HPC's Concern Understanding the Criteria – In Their Own Words

In preparing for our May presentation, we attended the April 2025 HPC meeting. The last session was a discussion between a few HPC members (Emily Thomas was not in attendance) and the Planning Department (Joel Paulson) to discuss the HPC members' concern over their understanding of the process and required findings. I transcribed the session (Section 7 - April 23rd Transcript) for you.

The following quotations are from some HPC members. I have provided additional comments if necessary.

Lee Quintana: "*Yeah. And so my I would sum my experience my first year experience only historic Preservation Committee as confusing and frustrating because of the lack of clarity and consistency and look at all of this*." (7-3)

Lee Quintana: "*I was finding myself not sure I was making consistent decisions when requests were made to remove projects from inventory.*" (7-3)

Lee Quintana: "*A lot of our language is very confusing and contradictory*" (7-2)

Alan Feinberg and Lee Quintana further commented, "*arbitrary*", "*capricious*" (7-3)

Joel Paulson, "*I haven't sat here for a long time....with his body. But after seeing this close up tonight. You know, the HPC has roles, duties, responsibilities, continuing items because you want to see plans that are not your purview doesn't make any sense...if you can't. If you can't make one of the findings to remove or to keep it on to, just deny it.*" (7-6)

In summary, some HPC members have noted their concern over how to interpret and apply the criteria. The transcript also notes some members' concern over "*losing homes all the time*" (7-3) and jokingly referring to "*NIMBY*" (Not In My Backyard) (7-13). The charter of the HPC should be to fairly apply the documented criteria consistently to all residents regardless of timing.

Structural Integrity – In addition to the exterior changes noted, Charlie Williams, (certified structural engineer) drafted a detailed letter (with many photos) on March 31st, 2025 (see Section 8 – Existing Structural Conditions - 16805 Loma Street) about the condition of the structure. The specific callouts are considerable safety issues to the structure:

1. Overspanned floor framing
2. Overspanned rafter framing without bracing (Section 4-6,7)
3. No shear walls
4. Cripple walls between the mudsill and rim joists (Section 4-4)
5. Shims under the mudsill and between the post and beam connections in an attempt to level the house (Section 4-5,6)
6. No anchor bolts or rebar in the foundation (Section 4-4)
7. Significant spalling of the foundation (Section 4-3)

This structure regardless of its lack of historical significance would require a significant rebuild, including removal of the siding to install appropriate shear walls in the event of an earthquake to make the structure safe.

Proposal Design (Britt/Rowe Design) – We would like to add in a front elevation rendering of our preferred proposal in hopes that it might allay any concerns over proposing

a structure that doesn't fit within the neighborhood. David Britt of Britt/Rowe Design has been designing houses in Los Gatos for over thirty years and has a few examples in the Town's Design Guidelines. We have received great feedback from the neighbors as noted in their submitted letters of support.



In summation, we have provided hundreds of hours of research to date across many different resources and conferred with many neighbors on Loma Street regarding the history of the block to date. After a narrow 2-3 loss in the May HPC meeting, we hired not one but two recommended architectural historians with over 50 years of experience in their field. **The conclusion by the professionals is that 16805 Loma Street is not a structure that would be eligible as a contributing historic resource at the national, state or town level** and we hope that the Planning Commission agrees. Previous residents with similar houses on Loma Street have been approved under the same criteria. We have lived in the town for many years and would like to build our forever home based on David Britt's vision and a design that is welcomed by our neighbors.

Respectfully,

William and Brenna Wundram

SECTION 2

Technical Memo - Page and Turnbull

MEMORANDUM

DATE	July 21, 2025	PROJECT NUMBER	25228
TO	William Wundram wundy76@hotmail.com	PROJECT	16805 Loma Street, Los Gatos - Letter of Opinion
CC:	Christina Dikas Brobst, AICP, Principal-in-Charge	FROM	Jennifer Hembree, Page & Turnbull

REGARDING 16805 Loma Street, Los Gatos - Letter of Opinion

INTRODUCTION & METHODOLOGY

This letter of opinion has been requested by William Wundram, owner and occupant of the residence located at 16805 Loma Street, Los Gatos in California. According to the Santa Clara County Tax Assessor Records, the house was built in 1929. A historic resource survey form completed in 1990 estimates the construction date as the 1920s. The form describes the property as a "bungalow" and gave it a "preliminary rating" of "historic and intact or worthy of special note."[1] No further information was provided about the property on the 1990 survey form nor was a subsequent intensive level survey conducted to verify the preliminary rating. The property is on the Los Gatos Historic Resources Inventory. The Town of Los Gatos generally recognizes any primary structure constructed prior to 1941 as historic, "unless the town has specifically determined the structure has no historic significance or architectural merit."[2] Page & Turnbull understands that the property owner requested approval from the Los Gatos Historic Preservation Committee (HPC) to remove the pre-1941 residence from the Historic Resources Inventory for the purposes of its demolition. The request was denied by the HPC at the May 28, 2025 meeting. Page & Turnbull understands the property owner appealed the action taken by the HPC and that appeals will be considered by the Planning Commission. At the request of the owner, the purpose of this letter is to provide a professional opinion about the architectural merit of the property.

Jennifer Hembree, senior cultural resources planner and historian at Page & Turnbull, conducted a site visit to the property on June 16, 2025. The scope of work also included review of previous documentation provided by the property owner, such as the *Town of Los Gatos Historic Preservation Committee Report*, dated May 23, 2025 related to Item #6 of the meeting on May 28, 2025. Documentation also included research conducted and materials gathered by the property owner,

[1] "Anne Bloomfield Architectural/Cultural Survey – Los Gatos Research" survey form, dated April 5, 1990.
[2] https://www.losgatosca.gov/2004/Historic-Resources

such as historic aerial photographs, historic images associated with a 1967 tax assessment record and the 1990 survey form, building permits on file at the Santa Clara County Planning Department, as well as photographs of the interior attic space taken by the owner and letters prepared by the property owner's architect and structural engineer.

Limited research conducted by Page & Turnbull included a review of non-digitized historic photos in the *Arnold Del Carlo Photograph Collection, 1948-1990* at the Sourisseau Academy of San José State University which contains imagery, including aerials of Los Gatos as it developed in the post-1940s, although no images of the Loma Street property were found. Research did not include chain of title research, or any owner or occupant biographical information. Photographs of the current condition of the subject property were taken on June 16, 2025.

ARCHITECTURAL MERIT & INTEGRITY CRITERIA

This memorandum considers the architectural merit and associated integrity of the residence at 16805 Loma Street using the associated evaluative framework criteria or considerations of the Town of Los Gatos Historic Preservation Committee. The Historic Preservation Committee considers the following when making a determination that a pre-1941 primary structure has no historic significance or architectural merit:

1. The structure is not associated with events that have made a significant contribution to the Town;
2. No significant persons are associated with the site;
3. There are no distinctive characteristics of type, period or method of construction or representation of work of a master;
4. The structure does not yield information to Town history; or
5. The integrity has been compromised such that the structure no longer has the potential to convey significance.

Framework Criteria

The considerations established by the Town of Los Gatos for maintaining status on the Historic Resources Inventory are similar to the criteria for the National Register of Historic Places and the California Register of Historical Resources. In all cases, historic resources may be significant for their association with important events, people, architecture and/or master architects, and/or information potential (archaeological significance).

This letter *only* addresses the property's architectural merit and integrity. Integrity is closely related to the ability of the property to possess architectural merit. Therefore, this letter only addresses

Considerations #3 and #5. Evaluation of the property for its association with important events, people and/or information potential is outside the scope of work, at request of the owner.

Alterations and Integrity

Page & Turnbull compared photographs (pre-1975) to the current condition observed during the site visit. The following description of exterior alterations is not exhaustive but lists the primary observed alterations. While the house is set at a slight angle, cardinal directions are used in the following description for ease of comprehension (ex. southwest façade is called the south façade). Note also that interior alterations are not listed as it is Page & Turnbull's understanding that the interior is not subject to review by the Town of Los Gatos Historic Preservation Committee.

At the south façade facing Loma Street, the original wall and its cladding are extant, but both the main entry door and its east and west flanking windows have been replaced with contemporary units (**Figure 1** and **Figure 4**). The replacement windows each consist of a single pane, undivided lite, in lieu of original tripartite windows (**Figure 5, Figure 6,** and **Figure 13**). Also noticeable is the installation of a contemporary gutter which appears to have led to the removal of exposed rafter tails above the flanking windows (**Figure 7** and **Figure 13**). The front porch appears similar in location and form to that seen in earlier photographs. It contains slender, straight, square wood columns extending only to and directly on the concrete stoop. The porch roof appears to retain its original triangular knee braces at its south face although a trim board has been installed over its fascia board and gutters have been installed along its' side facades.

The east and west façades appear to retain original wall cladding as well as one-over-one wood hung windows and triangular knee braces (**Figure 2** and **Figure 3**). Visual inspection indicates that overall, there is an inconsistency in the construction of the knee braces; some knee braces are applied to the façade whereas others appear to be integrated through joinery (**Figure 8, Figure 9,** and **Figure 10**).

At the rear (north) facade, a non-original addition, constructed in 1967, has expanded the building's footprint from a roughly square shape to a rectangular shape and removed most of the original wall and cladding of the north façade, although an original hung wood window remains in the eastern portion (**Figure 2, Figure 3, Figure 11,** and **Figure 12**). The residence, inclusive of the porch has also received contemporary asphalt roof shingles, replacing original wood shingles (**Figure 15**). The loss of original features and the accretion of non-original features and materials such as the rear addition, front door, and plate glass windows as well as use of applied knee braces have compromised the building's integrity of design, materials, workmanship, and to an extent its overall feeling and association.



Figure 1. South façade, facing north.



Figure 2. East (left) and north (right) facades, view southwest towards Loma Street. Non-original rear addition in the foreground inclusive of back entry door and concrete stoop.



Figure 3. North (left) and west (right) facades, facing southeast to Loma Street. Non-original rear addition at left.



Figure 4. South façade, contemporary main entry door.



Figure 5. South façade, looking northwest contemporary single-pane window unit, typical of both front windows. Gutter installation seen above and at side of porch.



Figure 6. South façade, looking northwest at contemporary single-pane window unit, typical of both front windows.



Figure 7. Detail of southwest corner looking above east flanking window showing new gutter and altered/removed rafter tails.



Figure 8. Applied knee brace.



Figure 9. Applied knee brace.



Figure 10. Integrated knee brace.

Historic Images



Figure 11. Aerial photograph from 1931 showing original roughly square footprint (form and massing). Source: UCSB Framefinder.

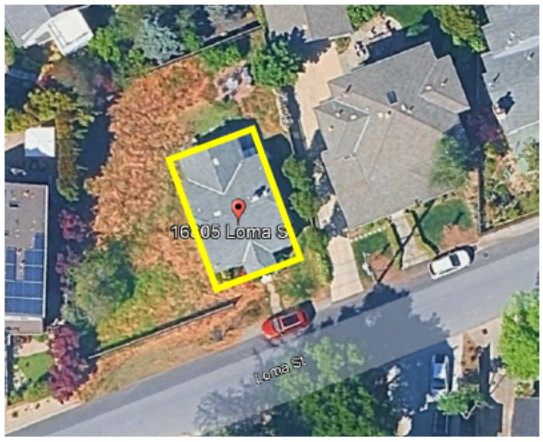


Figure 12. Aerial photograph from 2024 showing expanded footprint (form and massing.) Source: GoogleEarth.



Figure 13. Tax Assessor image dated 1967, showing prior exposed rafter tails and window grouping of three.



Figure 14. Historic Survey Form image, dated 1990, showing alterations to windows.



Figure 15. Detail view in attic space showing original wood shingles concealed due to rear addition, 2024. Source: Property owner.

Architectural Merit

This section considers the architectural merit of the residence at 16805 Loma Street.

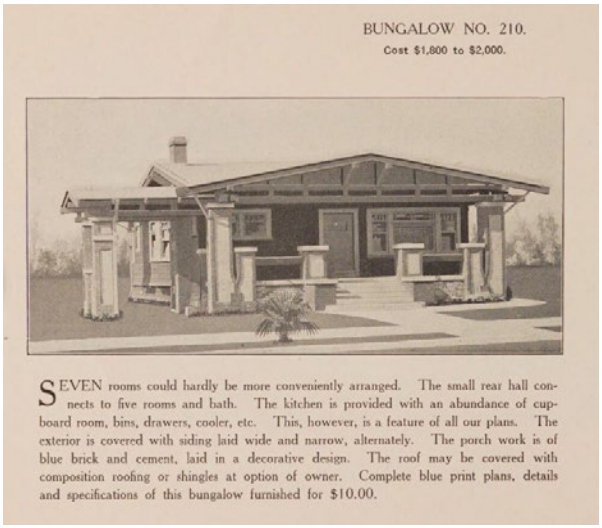
Historic Architectural Context

Page & Turnbull concurs with the description of the property at 16805 Loma Street as a "bungalow" as noted in the 1990 historic survey form. Page & Turnbull would further clarify the architectural style as a Craftsman. The historic architectural context for the property as a Craftsman bungalow must therefore be established.

The Craftsman style evolved from the English Arts and Crafts Movement and later, the work of innovative American architects working in the Midwest and California, in particular Frank Lloyd Wright and Greene & Greene.[3] The Craftsman style was utilized predominantly in residential properties and was dominant from the 1900s to the 1930s. Occurring primarily in California, the Craftsman style is a contemporary to the Midwestern-dominant Prairie style. *Craftsman* magazine, published in America from 1901 to 1917, helped to disseminate the ideas associated with the style in North America, such as anti-industrialism and emphasis on handcrafted products. The Craftsman style took off in California during the first decade of the twentieth century in response to the work of Greene & Greene in Southern California. Additional influences included Japanese architecture, Swiss chalets, and the indoor/outdoor traditions of the Spanish and Mexican homes of the region.[4] Ranging from the elaborate one-off homes of the wealthy in Pasadena and the Berkeley hills to the rows of bungalows of Oakland, Los Angeles, and San José, Craftsman style is the dominant residential style present within many contemporary smaller California communities. Elaborate homes such as Gamble House in Pasadena, represent high style examples.

Rows of more modest bungalows are found throughout California. Small-scale, wood-framed Craftsman bungalows could be constructed easily and affordably, which contributed to their popularity in the Bay Area following the 1906 earthquake. They were often available as kit houses or plans in pattern books beginning from the 1890s. Pattern book houses generally do not possess distinguishing historical or architectural significance required for individual listing, as they were mass-produced and therefore not unique designs. They consisted of standard plans and sometimes pre-cut materials, not designed by "master" architects or builders. They were widely available and intended for a broad market. The Craftsman style rapidly faded from favor after the mid-1920s.

[3] Virginia Savage McAlester, "Craftsman: 1905 – 1930," in *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 568, 578.
[4] Rodney Douglas Parker, "The California Bungalow and the Tyrolean Chalet: The Ill-Fated Life of an American Vernacular," *Journal of American Culture* 15, vol. 4 (1992): 1.


BUNGALOW NO. 210.
Cost $1,800 to $2,000.

SEVEN rooms could hardly be more conveniently arranged. The small rear hall connects to five rooms and bath. The kitchen is provided with an abundance of cupboard room, bins, drawers, cooler, etc. This, however, is a feature of all our plans. The exterior is covered with siding laid wide and narrow, alternately. The porch work is of blue brick and cement, laid in a decorative design. The roof may be covered with composition roofing or shingles at option of owner. Complete blue print plans, details and specifications of this bungalow furnished for $10.00.

Figure 16. The 1913 "Bungalow No. 210" is an example of a Craftsman bungalow kit house. *The Draughtsman* catalog.

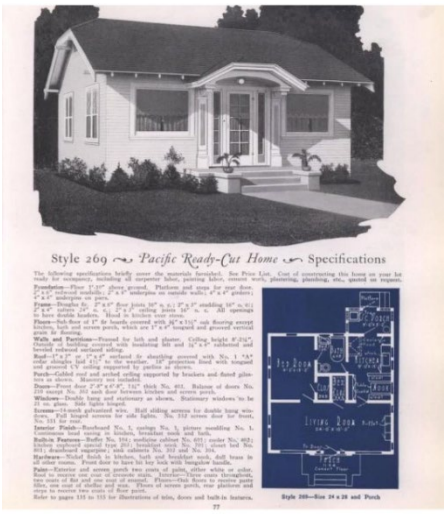

Style 269 ~ *Pacific Ready-Cut Home* ~ Specifications

Figure 17. Pacific Ready-Cut Homes No. 269 is another example of a Craftsman bungalow kit house, no date.


The LAMONT

The LAMPORT

Floor Plan

Figure 18. "The Lamont," is another example of a Craftsman bungalow kit house, publisher unknown, no date.


The Eleanor

See prices on inside of front cover.

Floor Plan—The Eleanor

Figure 19. "The Eleanor," is another example of a simple Craftsman bungalow kit house, *Aladdin Homes Annual Sales Catalog*, 1918.

Character-Defining Features

Once an historic architectural context has been established, an analysis of the property within that context is undertaken. More specifically, when evaluating a property for eligibility for national, state or local designation under criteria related to type, period, or method of construction (IE Architecture), the essential physical features – the character-defining features-- that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain *enough of those characteristics to be considered a true representative* of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Page & Turnbull notes that architectural historian's Virginia McAlester's *A Field Guide to American Houses,* most recently updated in 2024, is considered the definitive guide to residential architecture in America. *A Field Guide to American Houses* presents a list of character-defining physical features that must be present for a building to represent a particular architectural style. As stated in the field guide, Craftsman bungalows are typically characterized by the following character-defining physical features:

- Form/Massing: commonly one or one and one-half stories high;
- Roofs: low-pitched gabled roofs with
    - wide, unenclosed eave overhangs;
    - decorative (false) beams or braces;
    - exposed rafter tails;
- Porches: full- or partial-width porches with
    - tapered square columns or pedestals;
    - extending porch elements.
- Windows: two or more windows grouped together in one assembly
    - a narrow window on each side of a broad center window is common
- Materiality:
    - cladding of wood clapboard or wood shingles most common[5]

While the house at 16805 Loma Street contains a characteristic roof, a porch, windows on side facades, and exterior materials, the description of alterations and integrity considerations presented earlier in this memorandum conveys the following:

[5] Virginia McAlester, *A Field Guide to American Houses* McAlester (Alfred A. Knopf: New York, 2024), pp. 566-569.

- A substantial amount of original features have been removed and do not date to 1929 (such as front flanking windows, front exposed rafter tails, and wood shingle roofing);
- For some features, only a portion of the original have been retained (such as original wood-sash windows and its original form/massing).

The following table shows the Craftsman-style character-defining features the property at 16805 Loma Street currently contains, partially contains, or does not contain/has lost.

Character-Defining Features	Yes	Partial	No	Comments
Form and Massing				
▪ One or one and one-half story height		X		Altered footprint
Roof				
▪ Low-pitched, gabled	X			
▪ Decorative (false) beams or braces	X			Some applied
▪ Exposed rafter tails			X	Lost
Porch				
▪ Full or partial-width	X			
▪ Tapered square columns or pedestals			X	Slender straight square columns
▪ Extending porch elements			X	
Windows				
▪ Two or more windows grouped together in one assembly			X	Lost
Materiality				
▪ Wood clapboard cladding	X			
▪ Wood shingles (roof)			X	Lost
Total	**4**	**1**	**5**	

In review of the above, the property at 16805 Loma Street, which was a modest design to begin with, has fewer character-defining features of the Craftsman-style than those it either does not have or has lost due to alterations. Thus, the property at 16805 Loma Street does not appear to fully embody the Craftsman-style bungalow and therefore does not strongly represent the Craftsman

style historic architectural context. There are no distinctive characteristics of type, period or method of construction or representation of work of a master.

Furthermore, there are other Craftsman style, single-family homes in Los Gatos that represent the historic architectural context for the style more fully and also retain better integrity of design and materials, which is paramount for properties to convey their architectural significance. Page & Turnbull notes that there are a number of other Craftsman-style residences in the Town of Los Gatos that appear to more fully embody the style. The following photos show a sampling of such properties in Los Gatos that have been formally referenced, for instance in *Los Gatos Observed* by Alistair Dallas (**Figure 20** and **Figure 21**).[6] Page & Turnbull also notes that there are a number of Craftsman-style residences located throughout Los Gatos, including some that together, with other properties, form the *Almond Grove Historic District* and the *University/Edelen Historic District* (**Figure 22, Figure 23, Figure 24,** and **Figure 25**) as well as some located in the *Downtown Commercial Historic District (***Figure 26***)*. A district is an entity whose components (individual buildings) *may lack individual distinction* and only together, that is, only when looked at, as a whole, become a distinguishable entity. The property 16805 Loma Street is not located within any historic district.



Figure 20. 120 Cleland Avenue, noted in *Los Gatos Observed*



Figure 21. 25 Glen Ridge Avenue, noted in *Los Gatos Observed*

[6] Photos provided by Google, GoogleStreetview or W. Wundram.



Figure 22. 111 University Avenue, *University/Edelen Historic District*



Figure 23. 115 University Avenue, *University/Edelen Historic District*



Figure 24. 127 Wilder Avenue, *Almond Grove Historic District*



Figure 25. 150 Wilder Avenue, *Almond Grove Historic District*



Figure 26. 15 University Avenue, *Downtown Commercial Historic District*

CONCLUSION

Constructed in 1929, the property at 16805 Loma Street is not a unique Craftsman-style bungalow constructed in the area and dates to the end of the period when the style had lost favor. The property is also not the best example of a Craftsman bungalow in Los Gatos due to its simple pattern book-like design and multiple alterations. Many other better examples are prevalent in the town, those that individually convey the style, as well as those that together form a distinguishable district. The property at 16805 Loma Street is thus also not a rare or last remaining example of a Craftsman bungalow in Los Gatos that should be recognized despite its compromised integrity. Under review of the property's architectural merit, it is therefore in Page & Turnbull's professional opinion that the property at 16805 Loma Street does not fully embody the character-defining features necessary to individually convey architectural merit as a Craftsman bungalow. There are no distinctive characteristics of type, period or method of construction or representation of work of a master, and the integrity has been compromised such that the structure no longer has the potential to convey significance.

QUALIFICATIONS

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources, and civic areas. The company was one of the first architecture firms in California to dedicate its practice to historic preservation and is among the longest practicing such firms in the country. Offices are located in San Francisco, San José, Los Angeles, Sacramento, and staff includes planners, architectural historians, licensed architects, designers, and conservators. All of Page & Turnbull's professional staff members meet or exceed the Secretary of the Interior's Professional Qualifications Standards as published in the Code of Federal Regulations, 36 CFR Part 61.

Principal Christina Dikas Brobst and primary author, Jennifer Hembree, meet the Secretary of the Interior's Professional Qualifications Standards for Architectural History. Both have extensive experience researching and evaluating historic properties, as well as analyzing proposed projects that impact historic resources using the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

SECTION 3

Technical Memo –

Brewster Historic Preservation

Brewster Historic Preservation

July 27, 2025

MEMORANDUM: Historic-Architectural Evaluation of 16805 Loma Street, Los Gatos, CA

Introduction

Brewster Historic Preservation has been engaged by the property owner of a single-family residence at 16805 Loma Street in Los Gatos to provide a professional opinion regarding its potential architectural significance for consideration at a Town of Los Gatos Planning Commission appeal hearing on August 13, 2025. Provided below is a brief architectural description of the property, a brief history of the Craftsman Bungalow style of architecture, a brief comparison of similar property in Los Gatos, as well as an evaluation of the building's potential architectural significance using local, state and national evaluation criteria. Photos of the subject property as well as other, comparative examples are provided in Attachments A-B.

The memorandum has been prepared by Brad Brewster, founder and principal of Brewster Historic Preservation, a historic preservation consulting firm founded in San Francisco in 2017. Mr. Brewster is an architectural historian and preservation planner with a master's degree in Urban Design and Historic Preservation, 29 years of experience in the field of historic architectural resources primarily in the Bay Area, and one who meets the Secretary of the Interior's Standards for Architectural History. Mr. Brewster's professional resume is provided in Attachment C.

Architectural Description

Located on the north side of Loma Street, between Ferris Avenue on the west and Englewood Avenue on the east, the site is currently occupied by an 862-square-foot single-story residence that was built in 1929. The property was identified in a historic resource inventory completed in 1990 for the Town of Los Gatos by architectural historian and author, Anne Bloomfield, who identified the residence simply as a 'bungalow' (see brief history of the Craftsman Bungalow, below).

The building is a single-family residence with an irregular L-shaped plan, a side-gable roof clad in asphalt shingles, wall cladding consisting of horizontal wood lap siding with a narrow, 3" reveal, and is constructed of wood framing supported by a concrete perimeter foundation with a shallow basement/crawlspace. Broad, unenclosed roof eaves are supported by decorative wood eave brackets on the front (south) and side (east and west) elevations. A shallow entry porch with a gable roof supported by wood columns and decorative eave brackets is centered on the front (south) elevation. The raised porch floor is constructed of concrete and is approached by three concrete steps. While the shape of the roof is primarily gable in form, the east and west ends of the gable as well as the south end of the porch roof exhibit a clipped gable form, also called a 'jerkinhead' gable. The rear (north) elevation contains an addition with a standard gable roof. Wall cladding and roofing of the rear addition generally matches that found on the main part of the residence. Two wood frame louvered attic vents are located on the side (east and west) gable end elevations. Aluminum gutters can be found on the northern and southern ends of the roof, as well as on the eastern and western ends of the roof of the rear addition.

Fenestration consists of a mixture of sizes and materials depending on the elevation. The front (south) elevation contains two fixed frame replacement 'picture' windows with wood trim, one to either side of the front door. The front door consists of a replacement vinyl paneled unit with wood trim. Windows on the side (south and west) elevations are wood frame, double-hung sash units with one-over-one panes with wood sills and trim (total of five; three large and two small). The addition on the rear (north)

elevation contains a total of four wood frame, double-hung sash units with one-over-one panes with wood sills and trim. Located on an angled northeast corner of the rear addition is a replacement vinyl paneled door with wood trim. This rear door is accessed by concrete steps with a landing that are circular in form. The basement crawlspace is accessed from a set of wood frame double doors located in the northeast corner of the building.

Alterations. Visible alterations include replacement porch columns, replacement 'picture' windows on the front (south) elevation, the replacement vinyl frame front and rear doors, the rear (north) addition with gable roof and angled rear door with circular concrete steps and landing, the asphalt roof cladding, as well as the aluminum gutters.

Brief History of the Craftsman Bungalow

The architectural style of the subject property at 16805 Loma Street is a Bungalow with limited Craftsman elements, exhibited primarily by its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form.

The word "bungalow" in English is derived from the Hindi word "bangla," which literally means "belonging to Bengal." It was used to describe a type of low, single-story house common in the Bengal region of India. The British adopted this style of dwelling and the name, eventually leading to the modern English word "bungalow."

Craftsman houses were inspired by the work of two California brothers – Charles Sumner Greene and Henry Mather Greene – who together practiced in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows, and by 1909 they had designed several exceptional landmark examples. Several influences – the English Arts & Crafts movement, and interest in Oriental wooden architecture, and their early training in the manual arts – appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect, The Architect, House Beautiful, Good Housekeeping, Architectural Record*, and *Ladies Home Journal*, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appear, offering plans for Craftsman bungalows; some even offered pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular small house in the country. High style interpretations are rare and one-story vernacular examples, such as the subject property, are simply called 'bungalows.' This style of house was built in the US between 1905 and 1930 and peaked in their popularity in the mid-1920s. They can be found throughout the US but are especially prevalent in the West and South where simple, inexpensive housing was needed to accommodate the growing population during the first three decades of the Twentieth Century.[1] Key characteristics of the Craftsman house include low-pitched gabled roof with wide eaves, exposed beams and rafters, a full or partial-width front porch supported by square or tapered columns, an emphasis on natural materials such as stone, wood, or brick, built-in features and handcrafted details such as decorative woodwork, window seats, and cabinets.

Other Comparative Craftsman Style Homes in Los Gatos

Over two dozen Craftsman style homes in Los Gatos were reviewed for comparative purposes. Photos of a selection of these examples are provided in **Attachment B**. As shown in the attachment, most of these examples contain most if not all of the key characteristics of the Craftsman house described above. The

[1] Virginia Savage McAlester, *A Field Guide to American Houses*, Second Edition, 2013.

subject property at 16805 Loma Street is a Bungalow with limited Craftsman elements but is missing many of other elements of a true Craftsman style home, and therefore by comparison, it is considered a very modest and simplified version of the design type.

Evaluation of Potential Architectural Significance

The subject property has been evaluated for its potential architectural significance by applying the Town of Los Gatos, State, and National evaluation criteria.

Town of Los Gatos

The distinctive characteristics of type, period or method of construction or the representation of the work of a master (Criteria 3)

Built in 1929, the subject property is an example of a Bungalow with limited Craftsman elements. While the building has some of the distinctive characteristics of this type of architecture, such as its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form, it is an exceptionally modest and simplified version of the style that would not rise to the level of a local landmark for its architectural values. Over two dozen better examples of the property type and period can be found throughout Los Gatos that more closely embody the characteristics of the Craftsman Bungalow. The design type does not represent particular to a type of bungalow found exclusively in Los Gatos, but rather, is one that is commonly found in the region, the state, and the West in general. Similarly, the design would not be considered of one particular era, but rather, one that generally occurred during the first three decades of the Twentieth Century throughout the region, the state, and the West. Completed in 1929, the subject property was constructed at the very end of this time period as the type and style were waning in popularity. Research revealed no associations with the work of a master. For these reasons the subject property would not qualify as Town of Los Gatos historical landmark under local evaluation Criteria 3.

State of California – California Register of Historic Resources

Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criteria 3).

The subject property at 16805 Loma Street, completed in 1929, is a Bungalow with Craftsman limited elements exhibited by its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form. Beginning in Southern California in the early 20th Century, the one-story Craftsman house quickly became the most popular small house not only in California but in the entire country. High style interpretations are rare and one-story vernacular examples are simply called 'bungalows.' Although it retains some of the characteristics of the Craftsman Bungalow style of architecture, the subject property would be considered a very modest and more typical design effort rather than one which *embodies* the distinctive characteristics of the type, period, or method of construction, and would certainly not be characterized as a 'high style' version of the Craftsman Bungalow design. Thousands of better examples of the property type built between 1905 and 1930 can be found throughout state that more closely embody the characteristics of the Craftsman Bungalow. Research revealed no associations with the work of a master, nor would it be considered to possess high artistic values. For these reasons the subject property would not qualify as State historical landmark under State evaluation Criteria 3.

Nation – National Register of Historic Places

Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criteria C).

Designed and built in 1929 as a Bungalow with limited Craftsman elements, the subject property retains some of the characteristics of the design including its front porch, the side gable roof with decorative eave brackets, and its overall diminutive size and relatively simple architectural form. Beginning in Southern California in the early 20th Century, the one-story Craftsman house quickly became the most popular small house in the country due primarily to the extensive publicity in magazines and resulting flood of architectural pattern books. High style interpretations are rare and one-story vernacular examples are simply called 'bungalows.' This style of house was built in the US between 1905 and 1930 and peaked in their popularity in the mid-1920s. Although it retains some of the characteristics of the Craftsman Bungalow style of architecture, the subject property would be considered a very modest and more typical design effort rather than one which *embodies* the distinctive characteristics of the type, period, or method of construction, and would certainly not be characterized as a 'high style' version of the Craftsman Bungalow design. Numerous better examples of the property type built between 1905 and 1930 can be found throughout region and the country that more closely embody the characteristics of the Craftsman Bungalow. Research revealed no associations with the work of a master or would it be considered to possess high artistic values. While the building certainly lacks individual distinction, it does not represent a significant or distinguishable entity considering how common the building type was in the US. For these reasons, the subject property would not qualify as national historical landmark under national evaluation Criteria 3.

Integrity. Integrity refers to a property's ability to convey its significance through its physical characteristics and by possessing the elements that authentically represent the property's historical importance. The concept of integrity is not a standalone qualifier or a separate evaluation criterion for the determination of significance of a property. Typically, an evaluation of integrity is completed *after* an evaluation of historical significance has been thoroughly examined and is *only* applied after the evaluation determines that the subject property meets one or more of the standard criteria. Conversely, an evaluation of integrity is typically not completed if a property does not meet any of the aforementioned evaluation criteria. Although the subject property does not meet any of the local, state, or national criteria for individual architectural significance, an evaluation of integrity has been applied, nonetheless. As described above, visible alterations include replacement porch columns, replacement 'picture' windows on the front (south) elevation, the replacement vinyl frame front and rear doors, the rear (north) addition with gable roof and angled rear door with circular concrete steps and landing, the asphalt roof cladding, and the aluminum gutters. As a result of these alterations, the subject property would be considered to only have a low-to-moderate level of integrity.

Summary

Although the subject property at 16805 Loma Street is more than 45 years old and has been identified as a 'bungalow' in the Town of Los Gatos' historic resources inventory, further review of the property indicates that it would not meet the town, state, or national evaluation criteria for individual architectural significance.



Brad Brewster
Founder and Principal
Brewster Historic Preservation

Attachment A – Contemporary Photos of Subject Property
Attachment B – Comparative Craftsman style Homes in Los Gatos
Attachment C – Professional Resume

ATTACHMENT A – CONTEMPORARY PHOTOS OF SUBJECT PROPERTY



Front (south) elevation looking north



Front (south) and partial side (west) elevations, looking northeast



Front (south) and partial side (east) elevations, looking northwest



Side (east) elevation looking southwest



Rear (north) elevation looking south



Side (west) elevation looking east

ATTACHMENT B – COMPARATIVE CRAFTSMAN STYLE HOMES IN LOS GATOS



118 Loma Alta



115 Loma Alta



122 Loma Alta



256 Loma Alta



369 Johnson Ave



233 Johnson Ave



160 Villa Ave



215 Wilder Ave



150 Wilder Ave



127 Wilder Ave



56 Bayview



8 Pennsylvania Ave



207 Glenridge Ave



452 Monterey Ave



231 University Ave



565 San Benito Ave



32 Ashler Ave



565 San Benito Ave



105 University Ave



111 University Ave



115 University Ave



303 University Ave

Brad Brewster

[redacted]

SUMMARY OF PROFESSIONAL EXPERIENCE

Brewster Historic Preservation, San Francisco, CA — *January 2017 - Present*
Principal and Founder

- Consulting architectural historian and preservation planner, preparing historic architectural evaluations and multi-property surveys under CEQA and NEPA/Section 106 for public and private clients in the Bay Area.

Environmental Science Associates (ESA), San Francisco, CA — *September 2004- August 2016*
Senior Architectural Historian, Manager

- ESA's Senior Architectural Historian and Manager within the Bay Area Cultural Resources Group
- Specializing in historic architectural resource surveys and evaluations under CEQA and NEPA/Section 106
- HABS/HAER documentation specialist
- Significant marketing goals and management responsibilities

Carey & Co. Inc., Architects, San Francisco, CA — *February 2003 – September 2004*
Senior Project Manager, Preservation Planning

- Senior Project Manager for historic preservation products under CEQA and NEPA
- Specializing in historic building surveys and evaluations, as well as cultural resource sections under CEQA and NEPA/Section 106
- Experience with implementing mitigation measures, such as historic documentation (HABS/HAER) and public interpretation efforts
- Experience managing architects, architectural historians and materials conservators
- Significant marketing responsibilities

EIP Associates, San Francisco, CA — *March 2001 - February 2003*
Senior Project Manager, Environmental Planning

- Senior Project Manager for environmental review documents under CEQA and NEPA
- Specializing in EIRs for large and complex urban in-fill projects in San Francisco and the Bay Area
- Experienced in managing large project teams with numerous subconsultants and accelerated schedules
- Specific expertise in historic-architectural resources
- Extensive marketing experience, including managing and writing proposals, attending interviews

EDAW, Inc. San Francisco, CA and Seattle, WA — *July 1996 – January 2001*
Project Manager, Environmental Planning

- Managed numerous EIRs under CEQA for various municipalities and private developers, as well as EISs under NEPA for various federal agencies (DoD, BLM, FERC, etc.)
- Specializing in historic architectural resource surveys and management/treatment plans, Section 106 review
- Directly involved with proposal writing and other major marketing efforts

The Bentley Company, Moffett Field, CA *March 1993 – June 1994*
Environmental Planner

- Contract Planner for NASA Ames Research Center (now NASA Research Park) at the former Moffett Naval Air Station
- Co-author of the *Moffett Field Comprehensive Use Plan* to guide NASA development at Moffett Field

Brady and Associates (now LSA), Berkeley, CA *July 1992 – March 1993*
Environmental Planner

- Contributed significantly to numerous Initial Studies and EIRs for California cities and counties
- Wrote various general plan elements for California communities

EDUCATION

1994- 1996	Master of Urban Design and Planning, with Certificates in Urban Design and Historic Preservation, University of Washington, Seattle, WA
1987-1992	Bachelor of Science in City and Regional Planning California Polytechnic State University, San Luis Obispo, CA

AFFILIATIONS

California Preservation Foundation (CPF)
National Trust for Historic Preservation (NTHP)
Society of Architectural Historians (SAH)

SECTION 4

Research the History of a House in Los Gatos

Subj: Research the History of a House in Los Gatos
Location: 16805 Loma Street
Date: Between 3/21/2025 and 3/27/2025
Conducted By: William and Brenna Wundram (property owners)

Table of Contents

Los Gatos Public Library
- Sanborn Maps
- 1941 Tax Assessment Survey
- 1989 Anne Bloomfield Historic Resource Survey
- Polk's Directories 1924-1974
- Museums of Los Gatos Historic Homes Tours
- 100 Bellringers
- As It Was by Dora Rankin
- Los Gatos Historic Resources Inventory – Jun 1991
- Historic Property Research folders
- History of Los Gatos by Bruntz and Los Gatos Observed by Dallas.
- Residence drawers of the vertical file
- The Patrons' inquiries (binder #3)
- A Field Guide to American Houses

Santa Clara County Planning Office
- County Permit History

Santa Clara County Tax Assessors Office
- County Property Records

San Jose Public Library
- California Room - Aerial Maps

Los Gatos Planning Office
- Laserfiche System – property research

1. Los Gatos Public Library (POC – Shawnte Santos and Jenn Laredo)

    a. **Sanborn Maps** – Reviewed the 1928 and 1944 Sanborn maps (see photos in Exhibit A).

    FINDING: The location of 16805 Loma Street is outside of the scope of the two maps.

    b. **1941 Tax Assessment Survey** – Reviewed the 1941 Tax Assessment Survey documentation.

    FINDING: 16805 Loma Street was not listed in the tax assessment survey.

    c. **1989 Anne Bloomfield Historic Resource Survey** – The Anne Bloomfield survey for 16805 Loma Street was executed on April 5, 1990 (see Exhibit B in the Appendix) noting an estimated age of "1920s" and a "bungalow" style. Ferris Ave doesn't have Anne Bloomfield surveys for 164XX addresses, only addresses starting with 166XX. Englewood also does not have corresponding Bloomfield surveys yet there were a series of pr-1941 houses on the street that have been demolished over the years. 16805 Loma Street was not in the purview of the City of Los Gatos Planning office at the time of the Bloomfield survey as most properties on Loma Street weren't annexed to the city until February 1st, 1999 as part of the Ferris #6 Annexation, (see Exhibit C in the Appendix) which was over nine years after the survey was executed.

    FINDING: Bloomfield survey found for 16805 Loma Street.

    d. **Polk's Directories 1924-1974**.

    The first match to an individual with a registered phone number was in 1962 to Hortenia Moreno for one year. The next registered phone number started in 1968 through 1974 to Albert Panighetti. The ancestory.com searches didn't provide any significant results (Albert Panighetti – born Mar 2nd, 1904 - died Mar 1991 – WW2 veteran).

    Per the listing realtor, Kurt E. and Arlyn M. Wilson family owned it for the past forty years and rented it out for the past twenty-five years.

    FINDING: No significant findings of previous residents.

    e. A list of the **Museums of Los Gatos Historic Homes Tours** and programs.

    FINDING: No houses on Loma Street were on the home tours.

    f. A list of the **100 Bellringers** and information.

    FINDING: No match from the binder or supplemental.

g. Reviewed **As It Was** by Dora Rankin.

FINDING: No match found.

h. Reviewed the **Los Gatos Historic Resources Inventory – Jun 1991**.

FINDING: No match found.

i. Reviewed the **Historic Property Research folders**.

FINDING: No match found.

j. Reviewed **History of Los Gatos** by George Bruntz and **Los Gatos Observed** by Alistair Dallas.

FINDING: No Loma Street houses listed.

k. Reviewed Information in the **Residence drawers of the Vertical file**.

FINDING: Box 6 Folders 1-8. No Loma Street residences in the vertical files.

l. Reviewed **The Patrons' inquiries**, binder #3 residences.

FINDING: No listing for Loma Street houses.

m. Reviewed **A Field Guide to American Houses** by Virginia Savage McAlester.

FINDING: No match found.

2. Santa Clara County Resources

a. Santa Clara County Planning Office

FINDING: Found three permits. 1. "remodel/addition" permit from 1967 number: 1967-7094-00 (Exhibit D), 2. "repair roof" from 1967 number: 1967-7410-00 and 3. "re-roof" permit from 1990 number: 1990-840-00 by the owner Albert Panighetti. See supporting structural pictures (separate document) noting the addition of the rear bedroom and laundry room.

b. Santa Clara County Tax Assessor (see Exhibit E from 1966)

FINDING: One property was found which was listed under 16801, which is currently the next-door neighbor's address now (Lindholm's). The split of 16801 to create 16801 and 16805 was Nov 12th, 1971, and the old APN was 532-07-008.

c. San Jose Public Library (California Room)

FINDING: Researched aerial photography from the period and added the best photo I could from 1948 (Exhibit F) noting other structures on Loma Street.

3. Los Gatos Community Development Department Resources
    a. Permit and Planning Documents (Laserfiche)

    FINDING: No Planning or Building department results found for 16805 Loma Street. I did find a few demolition requests for pre-1941 houses on Loma Street.

    1. 16801 Loma Street – Exhibit G – April 1, 1999 (next door) – was a pre-1941 property that was approved for demolition and rebuild. See the attached Lindholm's letter who have owned the property for over 26 years and lived in the house prior to demolition.
    2. 16761 Loma Street – Exhibit H – Nov 18, 1998 (same side of the street) – was a pre-1941 property that was approved for demolition and rebuild. Kim Dallas is the current owner and had confirmed that the original pre-1941 structure was a single family home.

    There are multiple pre-1941 demolition approvals on Englewood and there are no listed denials noted within a block on Loma Street.

APPENDIX

Exhibit A – Sanborn Maps 1944



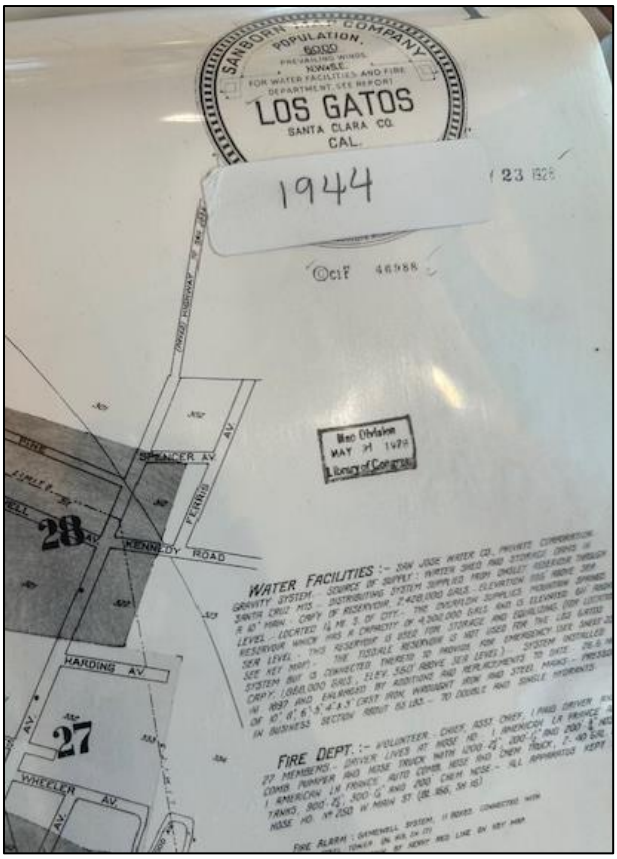


Exhibit B – 16805 Loma Street – Anne Bloomfield Survey

ARCHITECTURAL HISTOR
(415) 922-106
2229 WEBSTER STREE
SAN FRANCISCO, CA 9411

Anne Bloomfield

ARCHITECTURAL/CULTURAL SURVEY
LOS GATOS RESEARCH

File address 16805 Loma St

PARCEL MAP INFORMATION

Parcel # 532-07-101 Lot size: 95 front ft. x <95 ft. deep

Lot shape: Rectangle not L___ Rectangle with small rear jog___ Other___

Location: N / S___ E___ W___ side of L St___ Ave___ Other___

distance to cross st: 60 ft. N___ S___ E / W___ from Ferris

at NE___ NW___ SE___ SW___ corner of___

HISTORIC INFORMATION ON PARCEL MAP

Old tract or subdivision name ? Old Block # ? Old lot # ?

FIELD SURVEY INFORMATION (handwritten in red)

Preliminary rating + Estimated age 1920s Style Bungalow # stories___

Alterations___

Other___

COUNTY ASSESSOR--PROPERTY CHARACTERISTICS (paste on copy) Page___ EFFective date___

OWNERSHIP SHOWN ON MAPS

Source Name	Source Date	Source Page	Location of property, or Old tract/block/lot	Lot Size	Owner Name
	1891				
Blk Book	1908				
Survey	1941				

MISCELLANEOUS
National Register listed date___
County Inventory 1979___
Town of Los Gatos: Designation___ Recognition___
District Name___
Previous Survey___
Gebhard: page #___ illustration page #___
Butler/Junior League___

PHOTOS: Roll/frame #036/24 Date 5 Apr 90



TOWN OF LOS GATOS
CALIFORNIA
TOWN COUNCIL/PARKING AUTHORITY
JOINT REDEVELOPMENT AGENCY
February 1, 1999/Minutes

FERRIS AVENUE #6/ANNEXATION TO THE TOWN/RESOLUTION 1999-14 (13.14)
Motion by Mr. Blanton, seconded by Mr. Attaway, that Council adopt Resolution 1999-13 entitled, **RESOLUTION OF THE TOWN OF LOS GATOS ORDERING THE REORGANIZATION OF CERTAIN INHABITED TERRITORY DESIGNATED AS FERRIS AVENUE #6 TO THE TOWN OF LOS GATOS.** Carried unanimously.

FERRIS AVENUE #6/ANNEXATION/SET DATE TO ADOPT RESOLUTION (14.09)

Mayor Hutchins stated that this was the time and place duly noted for public hearing to consider protests initiating proceeding for the reorganization of certain inhabited territory designated as Ferris Avenue #6 to the Town of Los Gatos.

Assistant Planning Director, Bud Lortz, asked specifically if there was anyone in the audience to file protests to this action, as this was the last opportunity to do so.

There was no one from the audience to address the Council.

Motion by Mr. Blanton, seconded by Mr. Attaway, to close the public hearing. Carried unanimously.

Council Consensus to set Monday, February 1, 1999 as the date to adopt a resolution making a finding of the value of protests filed and not withdrawn. Carried unanimously.

NOTICE OF HEARING

CONCERNING THE ANNEXATION OF TERRITORY TO THE

TOWN OF LOS GATOS KNOWN AS

FERRIS AVENUE NO. 6

NOTICE IS HEREBY GIVEN by the Town Clerk of the Town of Los Gatos that:

1. At its meeting of November 2, 1998, the Town Council adopted Resolution 1998-181, initiating proceedings for the annexation of the subject territory.

2. A map of the territory to be annexed.

3. The reason for the proposed annexation is to properly plan and provide municipal services to an area that is contiguous to and surrounded by the Town.

4. The hearing will be held on **MONDAY, DECEMBER 7, 1998 AT 7:30 P.M.** in the Council Chambers, Civic Center, 110 East Main Street, Los Gatos, CA 95030.

5. Any owner of land within the territory may file a written protest against the proposed annexation with the Town Clerk of the Town of Los Gatos at any time prior to the conclusion of the hearing on the proposed annexation by the Town Council. Protests filed before the close of the hearing on December 7, 1998 will be evaluated by the criteria set forth in Government Code Sections 57051, 57052, and sections referred to therein.

6. The documents concerning this annexation may be viewed during normal business hours in the Office of the Town Clerk of the Town of Los Gatos, 110 East Main Street, Los Gatos, CA 95032.

CC: Weekly-Times
Town Manager
Planning Department
L.A.F.C.O. Executive Officer
West Valley Sanitation District
Chamber of Commerce
Board of Realtors
Posted: Library
Town Board
Post Office

Distribution:

Kristiann Lukin, 1473 Miramonte Avenue, # 2, Los Altos, CA 94024
Vladimir & Iva Frank, 16810 Loma Street, Los Gatos, CA 95032
William T. & Carolyn S. Ivancovich, 16461 Ferris Avenue, Los Gatos, CA 95032
Helen Jones, 16463 Ferris Avenue, Los Gatos, CA 95032
Juliette Morgan, 16495 Ferris Avenue, Los Gatos, CA 95032
Joel D. & Kerry S. Lindholm, 16801 Loma Street, Los Gatos, CA 95032
Kurt E & Arlyn M. Wilson, 150 Longmeadow Drive, Los Gatos, CA 95032
Robb S. & Nancy M. Walker, 16791 Loma Street, Los Gatos, CA 95032
Elizabeth Silva, 149 Monte Villa Court, Campbell, CA 95008

N:\SHARE\FERRIS-6.1
DV37:\NOTICES\FERRIS-6.1

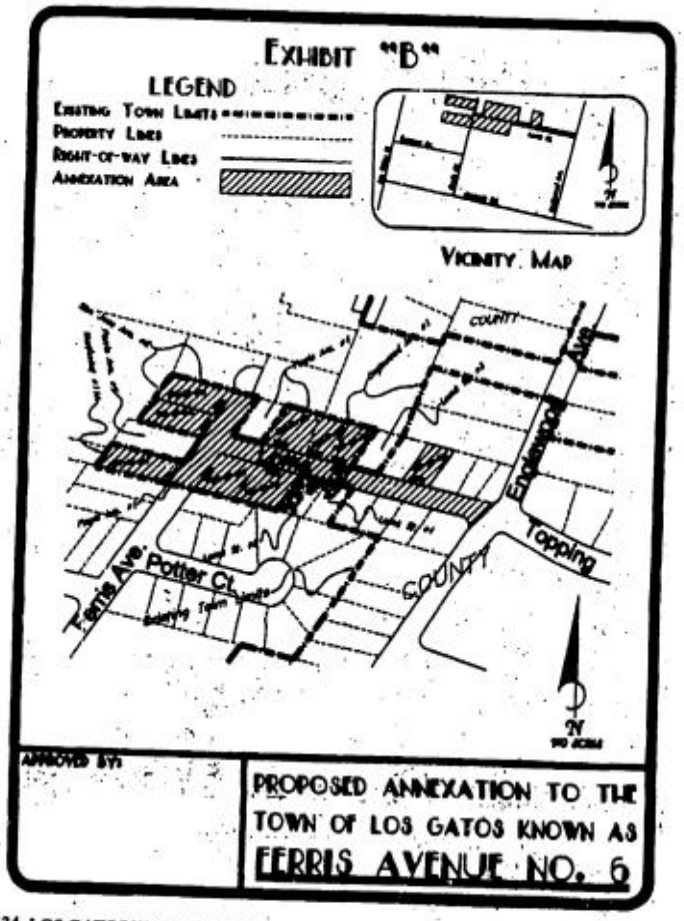


EXHIBIT "B"
LEGEND
EXISTING TOWN LIMITS
PROPERTY LINES
RIGHT-OF-WAY LINES
ANNEXATION AREA
VICINITY MAP
COUNTY
Englewood Ave
Topping
Potter Ct
Ferris Ave
COUNTY
N
APPROVED BY:
PROPOSED ANNEXATION TO THE TOWN OF LOS GATOS KNOWN AS
FERRIS AVENUE NO. 6

APPLICANT: BEAR DOWN. CARBON COPY MUST BE LEGIBLE.
DO NOT WRITE IN SHADED AREAS.

DATE 6/9/67 | ASSESSOR'S MAP NO. | P. C. NO. 5279

CHECK HERE IF YOU NEED A COPY OF THIS APPLICATION IN ADDITION TO YOUR PERMIT AND RECEIPT ☐

PERMIT REQ'D UNDER FLOOD CONTROL DIST. ORD. 59-1 ☐ YES ☐ NO

P. C. FEE (5) $ 13.50 JUN--9-67 64126 ○ ○ 5279 (5)--- A 13.50

SEP. TK. FEE (21) $

PERMIT FEE (1) $ 27.00 JUN--9-67 64129 ○ ○07091 (1)--- A 27.00

THIS SPACE FOR MACHINE VALIDATION

In conformity with the provisions of Section 7031.5 of the Business and Professions Code and Section 3800 of the Labor Code of the State of California, applicant shall file with the Building Inspector the certificates, designated in (1) and (2) below and/or shall indicate item (3), (4), (5) or (6) whichever is applicable.
(1) Certificate of Consent of Self-Insured issued by the Director of Industrial Relations.
(2) Certificate (or exact duplicate copy) of Workmen's Compensation Insurance issued by an admitted Insurer.

☐ (3) The cost of the work to be performed is $100 or less.

☐ (4) I certify that in the performance of the work for which this permit is issued that I shall not employ any person in any manner so as to become subject to the Workmen's Compensation Laws of California.

☒ (5) I certify that the applicant is licensed under the provisions of Chapter 9 (commencing at Section 7000) of division 3 of the Business and Professions Code, and said applicant's California State Contractor's License No 164751 Classification is in full force and effect.

☐ (6) Applicant is exempt from (5) above under the applicable provisions of ... basis for

APPLICANT SIGNATURE [redacted]

ADDRESS 100 San Jose Ave

COMPENSATION CERTIFICATE VERIFIED

THIS APPLICATION IS A BUILDING PERMIT WHEN PROPERLY FILLED OUT, SIGNED, AND MACHINE VALIDATED IN THE SPACE PROVIDED.

PERMISSION IS THEREFORE GRANTED TO DO THE WORK INDICATED BELOW IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, LAWS AND REGULATIONS.

PLUMBING, GAS AND ELECTRIC NOT INCLUDED

NUMBER 07094

APPLICANT: DO NOT WRITE IN SHADED AREAS - BEAR DOWN
PRINT OR TYPE - THE 2nd COPY IS YOURS

APPLICATION FOR BUILDING PERMIT
COUNTY OF SANTA CLARA
BUILDING INSPECTION DIVISION
20 WEST HEDDING ST. • SAN JOSE, CALIF. 95110 • TELEPHONE 299-2351

LOCATION
LOT | BLOCK | TRACT

STREET & ADDRESS 16805 LOMA ST.
NEAREST CROSS STREET FERRIS AVE
POST OFFICE (CITY) LOS GATOS
OWNER ALBERT PANAGETTI PHONE 62-44768
ADDRESS SAME CITY
ARCHITECT OR ENGINEER PHONE
CONTRACTOR Bachelis & Perry LIC. NO. 164751
USE OF STRUCTURE R-1 RES. — No gar.

SET BACKS FEET	FRONT	SIDE	SIDE	REAR	ZONE
	—	—	—	—	R1-8

☐ EXCAVATE ☐ BUILD ☒ REMODEL ☐ ADD TO ☐ REPAIR ☒ MOVE ☐ GRADE ☐ CONVERT ☐ WELL ☐ DEMOLISH
TYPE OF IMPROVEMENT

SQ. FT. SIZE | NO. OF STORIES | NO. OF FAMILIES 1
OTHER STRUCTURE

SANIT. DIST. NO. 4 | SEPTIC TANK PERMIT | VALUATION 7500 00
ISSUED BY | DATE 6/9/67

37 07094

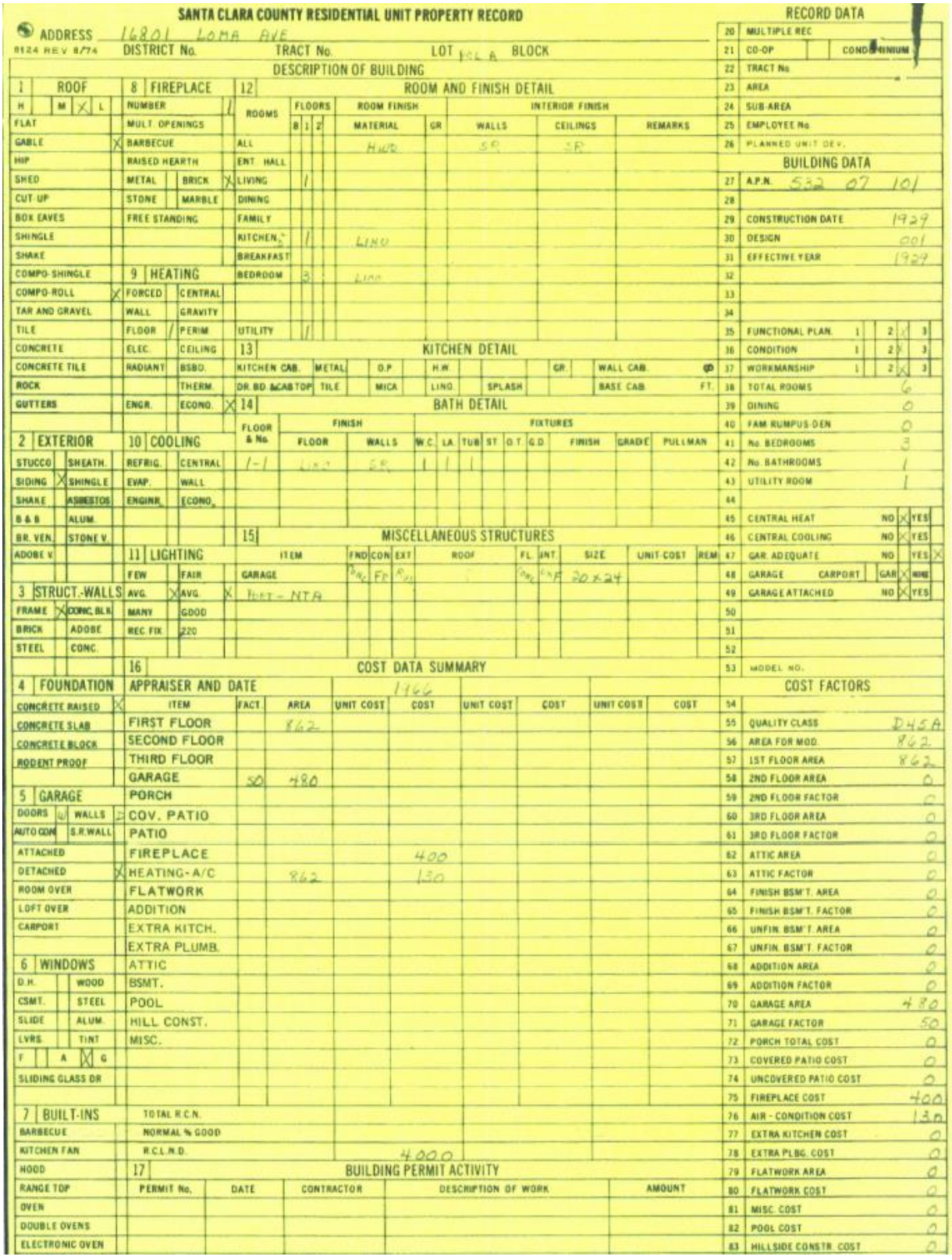
— EXCEPTIONS AS NOTED —

BLDG. INSP.		BY / DATE
HEALTH DEPT.		BY / DATE
ENG. SERVICES	R-1 Res ONLY	BY CK / DATE 6/9/67
PLANNING DEPT.	" " " AS PER PLAN.	BY / DATE 6-9-67
FIRE MARSHAL		BY / DATE
OTHER		BY / DATE

INSPECTION RECORD

	DATE	INSPECTOR	REMARKS
1. FOUNDATION FORMS	6-22-67	CS	
2. FORMS			
POUR NO CONCRETE UNTIL THE ABOVE HAS BEEN SIGNED			
3. HEATING - DUCTS	8-11-67	CRS /	8-2-67 CRS
4. COMFORT COOLING			
5. GIRDERS			
DO NOT COVER FLOORS UNTIL THE ABOVE HAS BEEN SIGNED			
6. BOND BEAMS (CONC. BLK)			
7. PARTIAL ROUGH PLBG.			
COMPLETE ROUGH PLBG.	7-21-67	CRS	
8. SEWER INSPECT.	7-10-67	JC	
9. GAS PRESSURE	7-10-67	JC	
10. FRAME - INCLUDING ROOF, FLUES AND SIDING			
DO NOT WIRE UNTIL THE ABOVE HAS BEEN SIGNED			
11. ROUGH ELECTRIC WIRING	8-14-67	CH	
COVER NO WALLS UNTIL THE ABOVE HAS BEEN SIGNED			
12. STUCCO WIRE & LATH	7-6-67	RS	
13. PLUMBING FINALS (FIXTURES)	8-11-67	CRS	
14. GAS APPLIANCES	8-11-67	CRS	
15. ELECTRICAL FINAL (FIXTURES)	8-14-67	CH	
16. PLAN. DEPT. A.S.A. INSPECTION			
17. ENCROACHMENT - L.D.			
18. FIRE MARSHAL CLEARANCE REQUIRED			
19. BUILDING COMPLETE	8-15-67	hp	
NO UTILITIES WILL BE CLEARED UNTIL "BUILDING COMPLETE" HAS BEEN SIGNED			
20. SEWER NO. DISTRICT			
21. SEPTIC TANK NO. HEALTH DEPT.			

Exhibit E – County Tax Assessor Property Record from 1967



SANTA CLARA COUNTY RESIDENTIAL UNIT PROPERTY RECORD

ADDRESS 16801 LOMA AVE
8124 REV 8/74 DISTRICT No. TRACT No. LOT 1 & A BLOCK

DESCRIPTION OF BUILDING

1 ROOF: H / M / X L — FLAT; GABLE X; HIP; SHED; CUT-UP; BOX EAVES; SHINGLE; SHAKE; COMPO-SHINGLE; COMPO-ROLL X; TAR AND GRAVEL; TILE; CONCRETE; CONCRETE TILE; ROCK; GUTTERS

2 EXTERIOR: STUCCO; SHEATH.; SIDING X; SHINGLE; SHAKE; ASBESTOS; B & B; ALUM.; BR. VEN.; STONE V.; ADOBE V.

3 STRUCT.-WALLS: FRAME X; CONC. BLK.; BRICK; ADOBE; STEEL; CONC.

4 FOUNDATION: CONCRETE RAISED X; CONCRETE SLAB; CONCRETE BLOCK; RODENT PROOF

5 GARAGE: DOORS; WALLS; AUTO OPN; S.R.WALL; ATTACHED; DETACHED X; ROOM OVER; LOFT OVER; CARPORT

6 WINDOWS: D.H.; WOOD; CSMT.; STEEL; SLIDE; ALUM.; LVRS.; TINT; F; A; X G; SLIDING GLASS DR

7 BUILT-INS: BARBECUE; KITCHEN FAN; HOOD; RANGE TOP; OVEN; DOUBLE OVENS; ELECTRONIC OVEN

8 FIREPLACE: NUMBER 1; MULT. OPENINGS; X BARBECUE; RAISED HEARTH; METAL; BRICK X; STONE; MARBLE; FREE STANDING

9 HEATING: FORCED X; CENTRAL; WALL; GRAVITY; FLOOR; PERIM.; ELEC.; CEILING; RADIANT; BSBD.; THERM.; ENGR.; ECONO. X

10 COOLING: REFRIG.; CENTRAL; EVAP.; WALL; ENGINR.; ECONO.

11 LIGHTING: FEW; FAIR; AVG.; X AVG.; MANY; GOOD; REC. FIX.; 220

12 ROOM AND FINISH DETAIL

ROOMS	FLOORS B	1	2	ROOM FINISH MATERIAL	GR	INTERIOR FINISH WALLS	CEILINGS	REMARKS
ALL				HWD		SP	SP	
ENT. HALL								
LIVING		1						
KITCHEN		1		LINO				
BREAKFAST								
BEDROOM		3		LINO				
UTILITY		1						

13 KITCHEN DETAIL

KITCHEN CAB.	METAL	O.P	H.W.			GR.	WALL CAB.	@
DR. BD. & CAB TOP	TILE	MICA	LINO.	SPLASH			BASE CAB.	FT.

14 BATH DETAIL

FLOOR & No.	FINISH FLOOR	FINISH WALLS	FIXTURES W.C.	LA.	TUB	ST.	O.T.	G.D.	FINISH	GRADE	PULLMAN
1-1	LINO	SP	1	1	1						

15 MISCELLANEOUS STRUCTURES

ITEM	FND	CON	EXT	ROOF	FL.	INT.	SIZE	UNIT COST	REM
GARAGE	CONC	FR	RU		CONC	CNF	20 x 24		
PART - NTA									

16 COST DATA SUMMARY — APPRAISER AND DATE 1966

ITEM	FACT.	AREA	UNIT COST	COST	UNIT COST	COST	UNIT COST	COST
FIRST FLOOR		862						
SECOND FLOOR								
THIRD FLOOR								
GARAGE	50	480						
PORCH								
COV. PATIO								
PATIO								
FIREPLACE				400				
HEATING-A/C		862		130				
FLATWORK								
ADDITION								
EXTRA KITCH.								
EXTRA PLUMB.								
ATTIC								
BSMT.								
POOL								
HILL CONST.								
MISC.								
TOTAL R.C.N.								
NORMAL % GOOD								
R.C.L.N.D.				4000				

17 BUILDING PERMIT ACTIVITY

PERMIT No.	DATE	CONTRACTOR	DESCRIPTION OF WORK	AMOUNT

RECORD DATA

20	MULTIPLE REC	
21	CO-OP / CONDOMINIUM	
22	TRACT No.	
23	AREA	
24	SUB-AREA	
25	EMPLOYEE No.	
26	PLANNED UNIT DEV.	

BUILDING DATA

27	A.P.N.	532 07 101
28		
29	CONSTRUCTION DATE	1929
30	DESIGN	001
31	EFFECTIVE YEAR	1929
32		
33		
34		
35	FUNCTIONAL PLAN. 1 / 2 X / 3	
36	CONDITION 1 / 2 X / 3	
37	WORKMANSHIP 1 / 2 X / 3	
38	TOTAL ROOMS	6
39	DINING	0
40	FAM. RUMPUS DEN	0
41	No. BEDROOMS	3
42	No. BATHROOMS	1
43	UTILITY ROOM	1
44		
45	CENTRAL HEAT NO X YES	
46	CENTRAL COOLING NO X YES	
47	GAR. ADEQUATE NO YES X	
48	GARAGE CARPORT GAR X NONE	
49	GARAGE ATTACHED NO X YES	
50		
51		
52		
53	MODEL NO.	

COST FACTORS

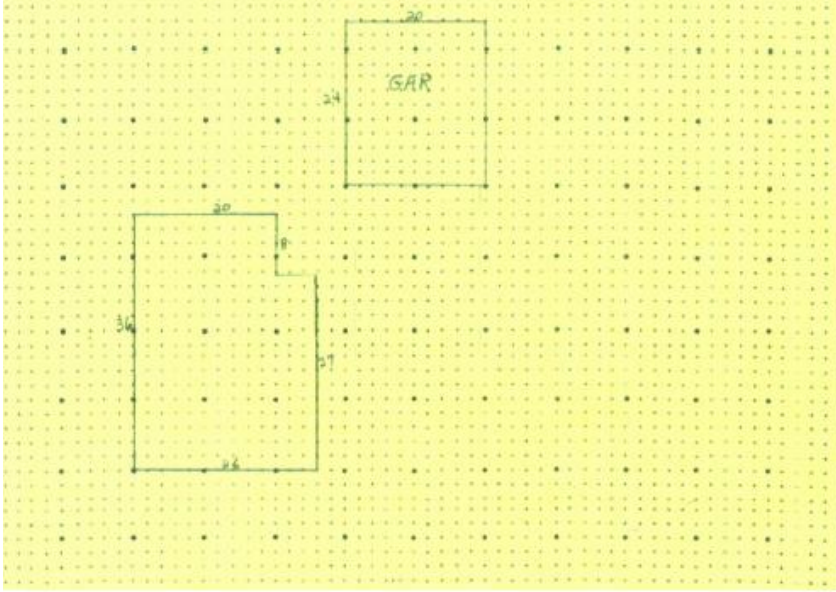
54		
55	QUALITY CLASS	D45A
56	AREA FOR MOD.	862
57	1ST FLOOR AREA	862
58	2ND FLOOR AREA	0
59	2ND FLOOR FACTOR	0
60	3RD FLOOR AREA	0
61	3RD FLOOR FACTOR	0
62	ATTIC AREA	0
63	ATTIC FACTOR	0
64	FINISH BSM'T. AREA	0
65	FINISH BSM'T. FACTOR	0
66	UNFIN. BSM'T. AREA	0
67	UNFIN. BSM'T. FACTOR	0
68	ADDITION AREA	0
69	ADDITION FACTOR	0
70	GARAGE AREA	480
71	GARAGE FACTOR	50
72	PORCH TOTAL COST	0
73	COVERED PATIO COST	0
74	UNCOVERED PATIO COST	0
75	FIREPLACE COST	400
76	AIR - CONDITION COST	130
77	EXTRA KITCHEN COST	0
78	EXTRA PLBG. COST	0
79	FLATWORK AREA	0
80	FLATWORK COST	0
81	MISC. COST	0
82	POOL COST	0
83	HILLSIDE CONSTR. COST	0

LAND VALUE COMPUTATIONS

YEAR	UNIT VALUE	FRONT FT. VALUE	SITE VALUE	VALUE

TOTAL PROPERTY SUMMARY

ASSESSMENT YEAR	19	19	19	19
APPRAISER				
MONTH-DAY-YEAR				
R.C.N.				
R.C.L.N.D.				
LAND VALUE				
SUMMATION				
DATE OF SALE				
INDICATED SALE PRICE				
LISTED SALE PRICE				
MARKET DATA INDICATOR				
TOTAL PROPERTY				
TOTAL PROPERTY VALUE				
LAND VALUE				
IMPROVEMENT VALUE				
PERSONAL PROP. VALUE				



A.P.N. 532 07 101

LAND ATTRIBUTES

101	WIDTH (EFFECTIVE)				82	
102	DEPTH (EFFECTIVE)				94	
103	SQUARE FT. (USABLE)				7708	
104	SQUARE FT. (ACTUAL)				7708	
105	ACRES				0	
106	REPRESENTATIVE	NO		YES	X	
107	IRREGULAR	NO	X	YES		
108	CUL DE SAC	NO	X	YES		
109	NON-THRU ST	NO	X	YES		
110	CORNER	NO	X	YES		
111	ALLEY	NO	X	YES		
112	UTILITY UNDERGROUND	NO	X	YES		
113	CURB & GUTTER	NO	X	YES		
114	SIDEWALK	NO	X	YES		
115	STREET LIGHTS	NO		YES	X	
116	PARKWAY	NO	X	YES		
117	PARKING STRIP	NO	X	YES		
118	ZONING CONFORMITY	NO		YES	X	
119	ZONING (ACTUAL)				R1	
120	VIEW	NO	X	YES		
121	TYPICAL VIEW	1	2	X	3	
122	TRAFFIC FLOW	1	2	X	3	
123	DIST. TO PUB. SER.	1	2	X	3	
124	LANDSCAPING	1	2	X	3	
125	HIGHEST & BEST USE				R1	
126						
127	ACTUAL USE				01	

TOPOGRAPHY

128	LOW		EVEN	X	HIGH	
129	SELECT ONE					
	LEVEL				1	X
	HILLY				2	
	SLOPE				3	
	BANK				4	
	OTHER				5	

NEIGHBORHOOD

130	
131	
132	
133	
134	
135	
136	
137	
138	
139	

TOTAL PROPERTY

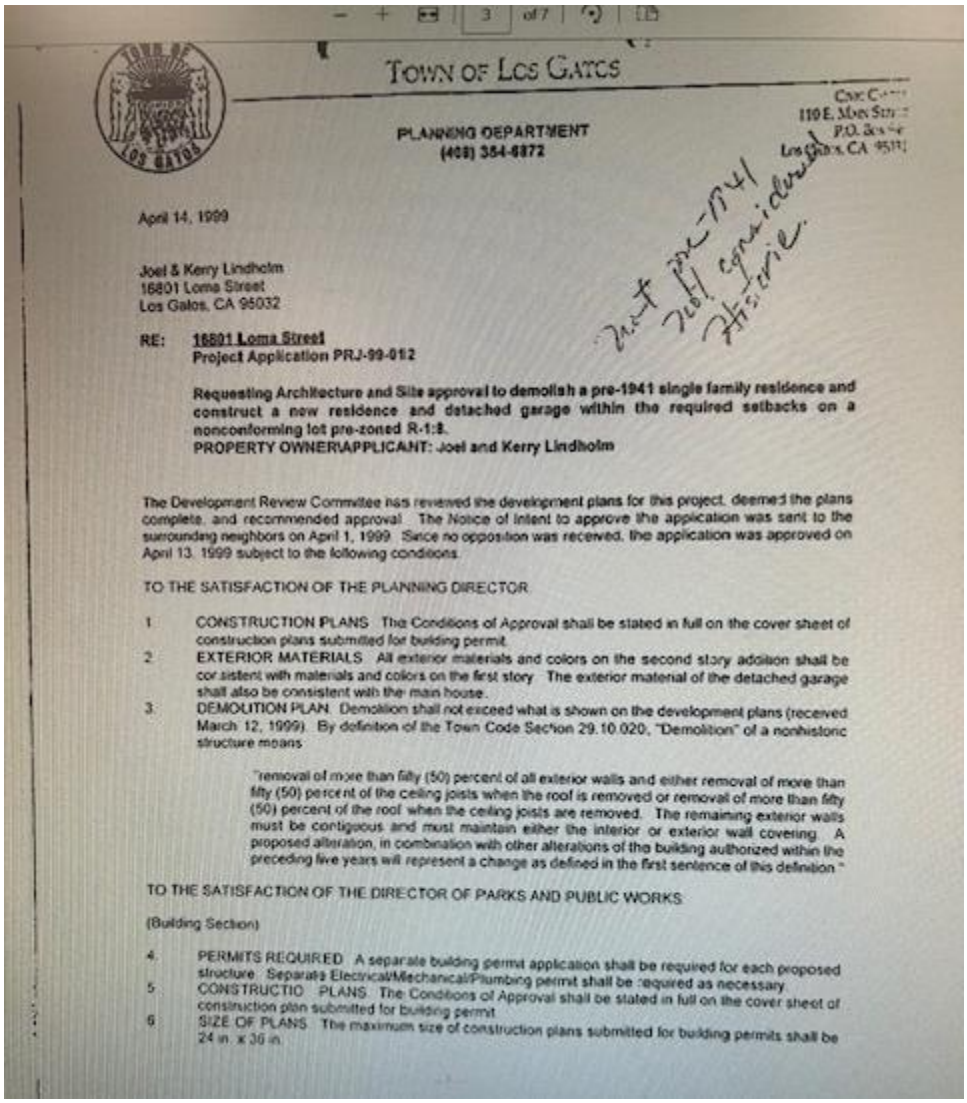
140	ARCHITECTURAL ATTRACT.	1	2	X	3	
141	UNIT CONFORMITY	1	2	X	3	
142	LOT UTILIZATION	1	2	X	3	
143	IMPROVEMENT	1	2	X	3	
144	TEMPORARY VALUE	NO	X	YES		
145	SELECT ONE					
	PARTIAL COMPLETE				1	
	DEFER. MAINT				2	
	BOARD ACTION				3	
	OTHER				4	
146	APPRAISAL DATE	00	00	73		
147						
148						
149						
150						
151						
152						

1967 Photo from the Tax Assessor File



Exhibit F – 1948 Map showing a series of houses on Loma Street





TOWN OF LOS GATOS

PLANNING DEPARTMENT
(408) 354-6872

110 E. Main St.
P.O. Box 949
Los Gatos, CA 95031

April 14, 1999

Joel & Kerry Lindholm
16801 Loma Street
Los Gatos, CA 95032

RE: **16801 Loma Street**
Project Application PRJ-99-012

Requesting Architecture and Site approval to demolish a pre-1941 single family residence and construct a new residence and detached garage within the required setbacks on a nonconforming lot pre-zoned R-1:8.
PROPERTY OWNER\APPLICANT: Joel and Kerry Lindholm

The Development Review Committee has reviewed the development plans for this project, deemed the plans complete, and recommended approval. The Notice of Intent to approve the application was sent to the surrounding neighbors on April 1, 1999. Since no opposition was received, the application was approved on April 13, 1999 subject to the following conditions.

TO THE SATISFACTION OF THE PLANNING DIRECTOR

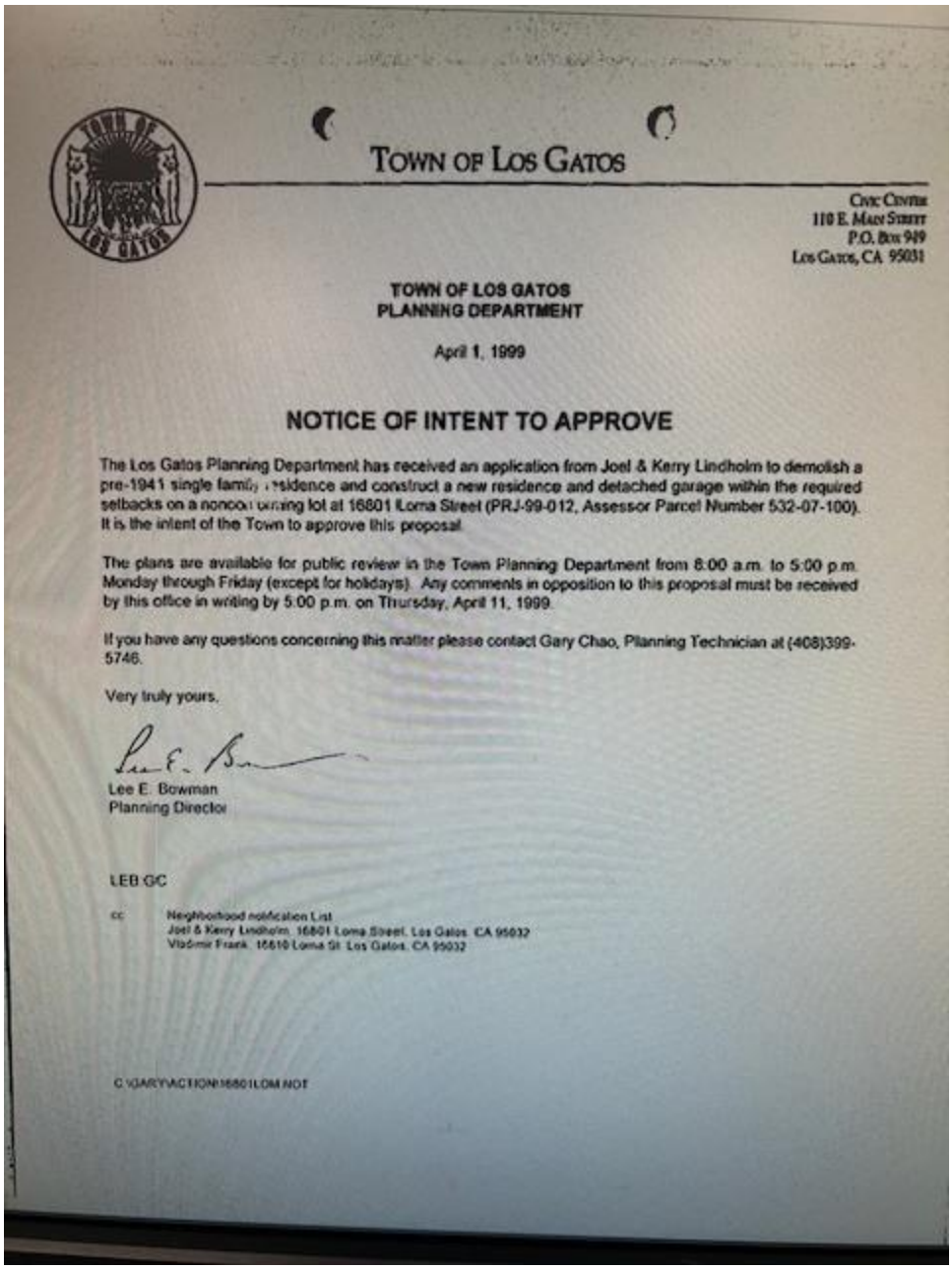
1. CONSTRUCTION PLANS. The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
2. EXTERIOR MATERIALS. All exterior materials and colors on the second story addition shall be consistent with materials and colors on the first story. The exterior material of the detached garage shall also be consistent with the main house.
3. DEMOLITION PLAN. Demolition shall not exceed what is shown on the development plans (received March 12, 1999). By definition of the Town Code Section 29.10.020, "Demolition" of a nonhistoric structure means:

> "removal of more than fifty (50) percent of all exterior walls and either removal of more than fifty (50) percent of the ceiling joists when the roof is removed or removal of more than fifty (50) percent of the roof when the ceiling joists are removed. The remaining exterior walls must be contiguous and must maintain either the interior or exterior wall covering. A proposed alteration, in combination with other alterations of the building authorized within the preceding five years will represent a change as defined in the first sentence of this definition."

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS

(Building Section)

4. PERMITS REQUIRED. A separate building permit application shall be required for each proposed structure. Separate Electrical/Mechanical/Plumbing permit shall be required as necessary.
5. CONSTRUCTIO PLANS. The Conditions of Approval shall be stated in full on the cover sheet of construction plan submitted for building permit.
6. SIZE OF PLANS. The maximum size of construction plans submitted for building permits shall be 24 in. x 36 in.



TOWN OF LOS GATOS

CIVIC CENTER
110 E. MAIN STREET
P.O. BOX 949
LOS GATOS, CA 95031

TOWN OF LOS GATOS
PLANNING DEPARTMENT

April 1, 1999

NOTICE OF INTENT TO APPROVE

The Los Gatos Planning Department has received an application from Joel & Kerry Lindholm to demolish a pre-1941 single family residence and construct a new residence and detached garage within the required setbacks on a noncon forming lot at 16801 Loma Street (PRJ-99-012, Assessor Parcel Number 532-07-100). It is the intent of the Town to approve this proposal.

The plans are available for public review in the Town Planning Department from 8:00 a.m. to 5:00 p.m. Monday through Friday (except for holidays). Any comments in opposition to this proposal must be received by this office in writing by 5:00 p.m. on Thursday, April 11, 1999.

If you have any questions concerning this matter please contact Gary Chao, Planning Technician at (408)399-5746.

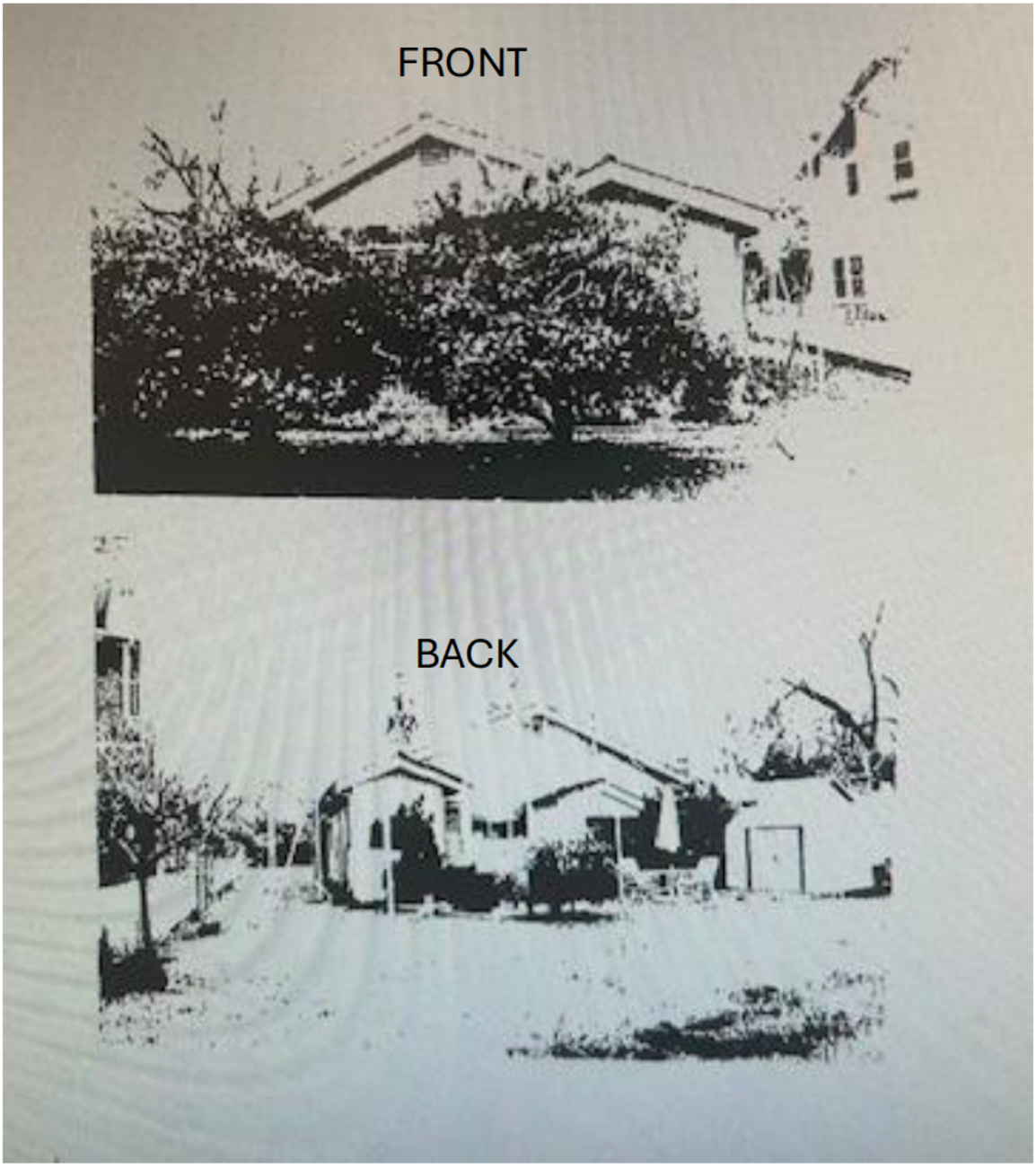
Very truly yours,

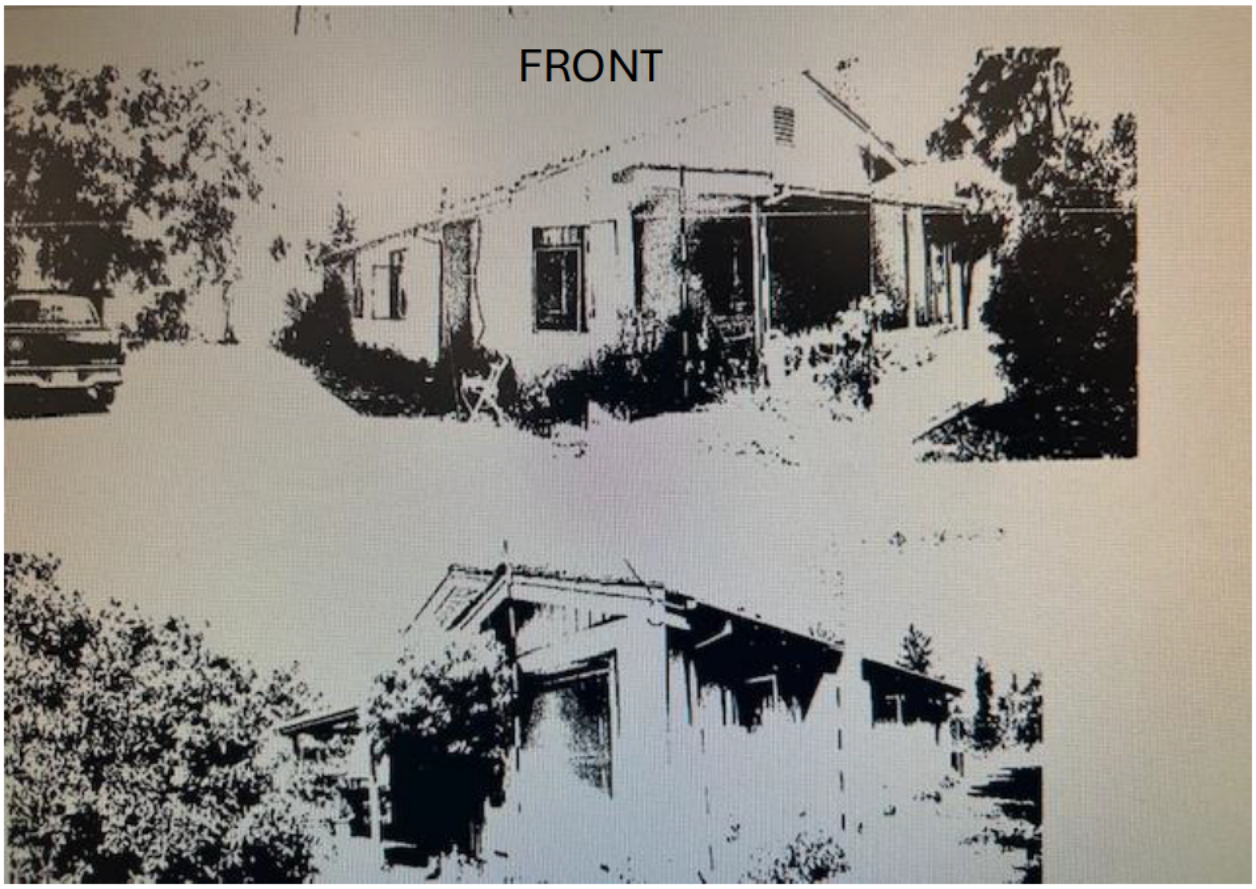
Lee E. Bowman
Planning Director

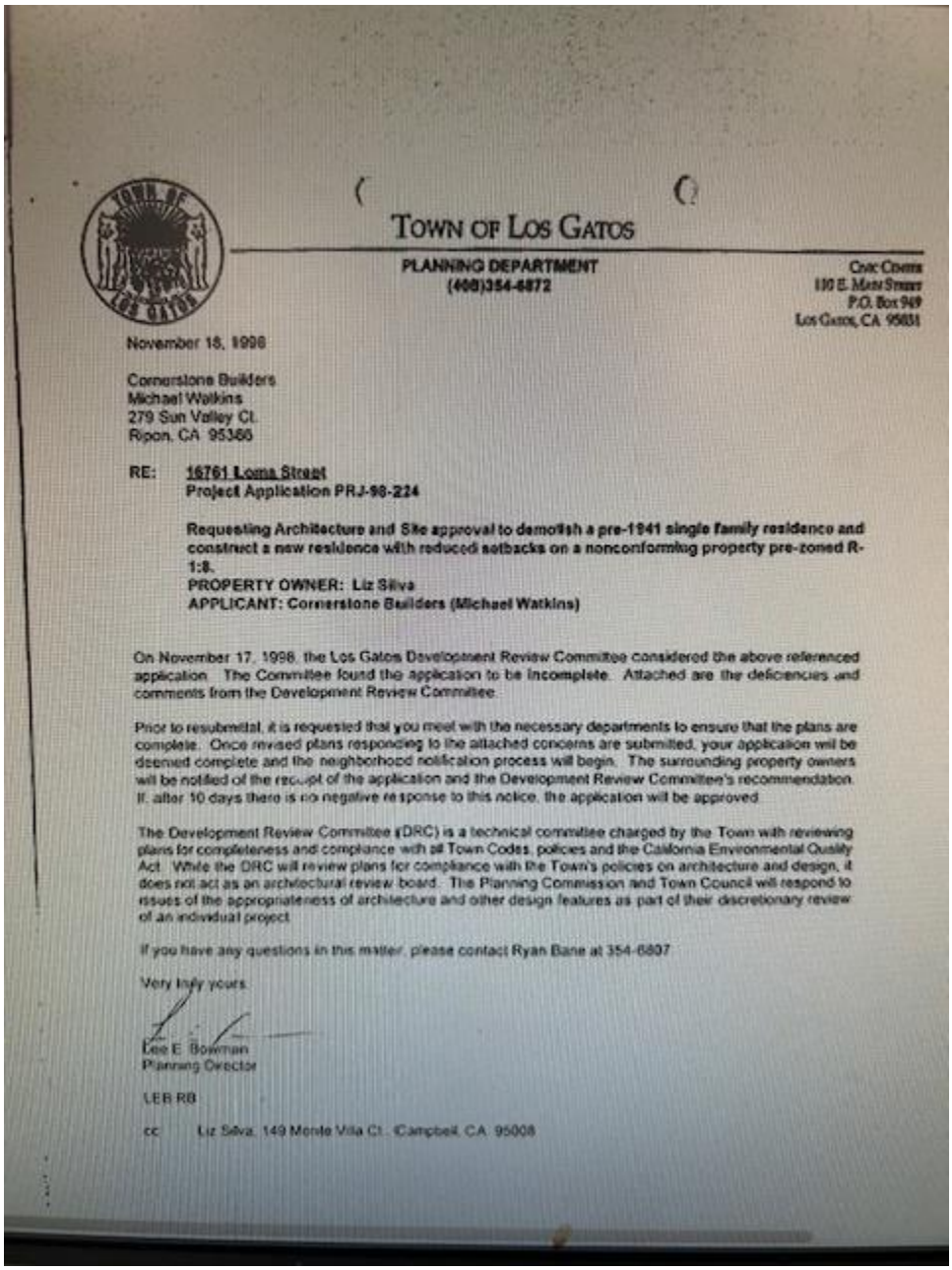
LEB:GC

cc: Neighborhood notification List
Joel & Kerry Lindholm, 16801 Loma Street, Los Gatos, CA 95032
Vlado Frank, 16810 Loma St. Los Gatos, CA 95032

C:\GARY\ACTION\16801LOM.NOT


FRONT
BACK


FRONT



TOWN OF LOS GATOS

PLANNING DEPARTMENT
(408)354-6872

Civic Center
110 E. Main Street
P.O. Box 949
Los Gatos, CA 95031

November 18, 1998

Cornerstone Builders
Michael Watkins
279 Sun Valley Ct.
Ripon, CA 95366

RE: 16761 Loma Street
Project Application PRJ-98-224

Requesting Architecture and Site approval to demolish a pre-1941 single family residence and construct a new residence with reduced setbacks on a nonconforming property pre-zoned R-1:8.
PROPERTY OWNER: Liz Silva
APPLICANT: Cornerstone Builders (Michael Watkins)

On November 17, 1998, the Los Gatos Development Review Committee considered the above referenced application. The Committee found the application to be **incomplete**. Attached are the deficiencies and comments from the Development Review Committee.

Prior to resubmittal, it is requested that you meet with the necessary departments to ensure that the plans are complete. Once revised plans responding to the attached concerns are submitted, your application will be deemed complete and the neighborhood notification process will begin. The surrounding property owners will be notified of the receipt of the application and the Development Review Committee's recommendation. If, after 10 days there is no negative response to this notice, the application will be approved.

The Development Review Committee (DRC) is a technical committee charged by the Town with reviewing plans for completeness and compliance with all Town Codes, policies and the California Environmental Quality Act. While the DRC will review plans for compliance with the Town's policies on architecture and design, it does not act as an architectural review board. The Planning Commission and Town Council will respond to issues of the appropriateness of architecture and other design features as part of their discretionary review of an individual project.

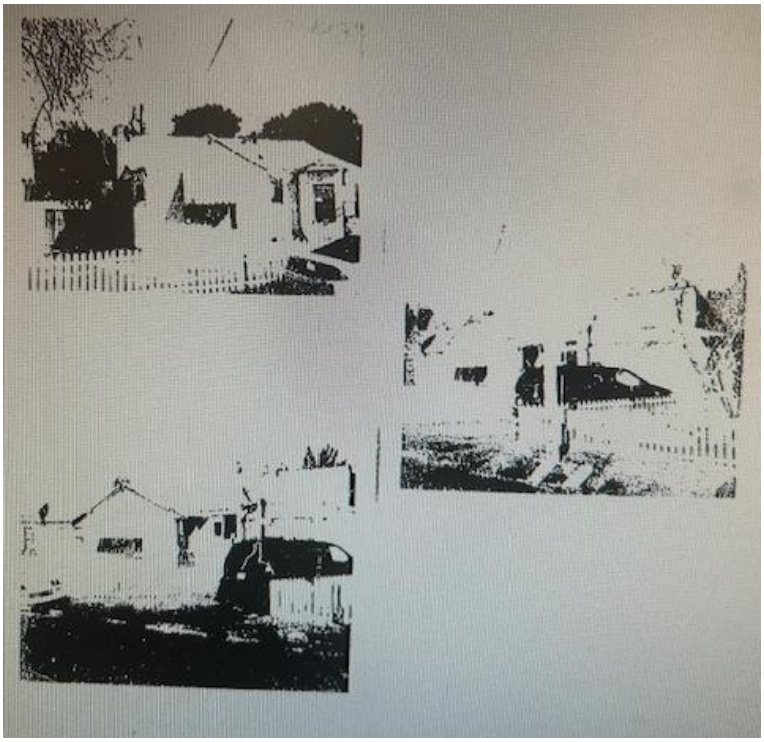
If you have any questions in this matter, please contact Ryan Bane at 354-6807.

Very truly yours,

Lee E. Bowman
Planning Director

LEB:RB

cc: Liz Silva, 149 Monte Vista Ct., Campbell, CA 95008





SECTION 5

Neighborhood Notification, Letters and Surrounding House Photos

Subj: Neighboring property owner notification

Location: 16805 Loma Street

Date: Between 4/13/2025 and 4/22/2025

Conducted By: William and Brenna Wundram (property owners)

Dear Los Gatos Planning Department,

Brenna and I visited each of the following neighbors regarding our interest building the proposed house designed by David Britt. We provided each family a three-page packet that is included in our proposal (A0, A1 and A2) noting the placement of the structure on the lot, floor plans and elevations.

Address	Location	Names	Date
16801 Loma Street	Right of Property	[redacted]	4/13/25
16460 Ferris Ave	Left of Property	[redacted]	4/13/25
16456 Ferris Ave	Rear of Property	[redacted]	4/18/25
16790 Loma Street	Across the Street - Left	[redacted]	4/18/25
16810 Loma Street	Across the Street – Center	[redacted]	4/13/25
16490 Ferris Ave	Across the Street - Right	[redacted]	4/22/25

All neighbors were receptive of our intended plans, thought the design was fitting for the neighborhood and appreciated our outreach. The [redacted] (16460 Ferris Ave) were interested in discussing potential landscape screening options between the two properties at a later stage.

Please let me know if you have any further questions. I can be reached at [redacted] or by email at [redacted].

Best regards,

William Wundram

APPENDIX A – Neighbor Letters

LETTER FROM [redacted] (16801 LOMA STREET) SUBMITTED 6/27/2025

Dear Sean,

Our family has lived at 16801 Loma St for the past 27 years and we are directly adjacent to 16805 Loma St. This property had been maintained as a rental property (mainly single person) during the entire time we've lived here. Our new neighbors, the Wundram's are attempting to build a new house on their recently purchased property. They have proactively shown their plans to all of the neighbors and explained what their intentions are.

We purchased a pre 1941 home in 1998 and went through this same approval process and were allowed to remove our home and build a new home back in 2000. At one point in time 16805 and 16801 Loma were one parcel. There was someone who implied our house was a barn back in the day but that is absolutely not true. It was a 3 bedroom, 1 bath house that we lived in for almost 2 years while we planned our new home. The house on the other side of us was almost a replica of the Wundram house and they, too, rebuilt their home shortly before we did. All of the homes immediately surrounding Bill and Brenna's have also been rebuilt. They are surrounded by 5 two story homes. The plans for their new home will fit seamlessly in our neighborhood.

The Town of Los Gatos' Historic Preservation Ordinance wisely protects structures that contribute meaningfully to the town's historic character—those with architectural distinction, historical context, or cultural value. But not every pre-1941 structure automatically qualifies. The Town Code clearly notes that for a structure to be considered historic, it must demonstrate significance through its architecture, history, or contribution to a historic district.

I am obviously not an expert, but the home in question does not seem to meet that standard in any way, shape or form. It is NOT architecturally significant, it is NOT in a historic area, is it NOT associated with any notable event or figure NOR was it constructed by a master. It is, by definition, simply old, and it has barely been maintained throughout the time we've lived here. No one that I have talked to on our street or in our community feels this home meets that criteria. The majority of residents on our street are all old time community members of Los Gatos who have been active either within the town or in our school districts for decades. We are not "new blood" and we appreciate the historic houses within our community. We do not, however, believe that this house qualifies as one

of those. Even our mail carrier couldn't believe that the house would be considered historic and he has an intimate knowledge of the houses in our town!

I attended the HPC meeting on April 23 and left really upset at the outcome. The committee was not unanimous in denying their petition to be removed from the register. It was a 3-2 split vote. It was clear the committee was confused about what deems a house historical as they openly discussed their frustration or lack of knowledge of the guidelines. They clearly stated that the guidelines are ambiguous. Many of the members stated they were confused and frustrated because of the lack of clarity and consistency and that their own language is contradictory. Please reference the minutes from the April 23 HPC meeting to truly see the confusion amongst the group.

Instead of relying on clear, objective criteria that should be consistently applied to every property, it felt as though the committee let sentimentality guide their decision. In the absence of firm standards, they seemed to default to emotional attachments and nostalgia for a bygone era. One member openly stated this brings her to tears. But not every bungalow or farmhouse in Los Gatos automatically merits preservation simply because it evokes memories of the past.

Bill and Breanna are building a home that suits their family's needs, while respecting the character of the neighborhood. They already live in our community and understand the character of Los Gatos. They have been proactive in reaching out to our neighborhood and sharing their plans with all of us.

Given the precedent on our street, I believe they should be allowed the same opportunity we and others have had. One of the HPC members actually stated that maybe they were more conservative than members from years past. The rules should be applied uniformly and fairly across all homeowners and not based on how conservative members of the HPC committee are at a given point in time.

I respectfully ask you to support their request as it would be a huge improvement to our neighborhood and is the right thing to do based on the precedent of what others have been allowed. We welcome Bill and Breanna to our neighborhood and hope they will be allowed the freedom to build a home that meets their needs.

Thank you for your consideration.

[redacted]

16801 Loma St

[redacted]

LETTER FROM [redacted] (16761 LOMA STREET) SUBMITTED 7/06/2025

July 6, 2025
Sean Mullin
Town of Los Gatos, Planning Manager

I hope this message finds you well.

I'm writing to provide some background and clarification regarding the pre-1941 single-family residence located at 16761 Loma Street. My family has a long history with this property—my grandparents, William and Virginia Oakes, purchased the home in 1941. My mother lived there from birth in 1943 until 1965. After my grandmother's passing in 1992, my family and I moved in and have lived there ever since.

In 1998, in order to accommodate our growing family, we applied to demolish the original 3 bedroom, 1 bath home at 16761 Loma St. We were approved for demolition in June of 1999.

I'd like to clarify that the home was never a barn, nor was it part of any designated historical district. I understand there may be some confusion due to a nearby structure—the only barn in the area during the 1940s was located around the corner on Ferris Avenue, where the Potter Court neighborhood now stands. That property belonged to the Hanson family and was later demolished to make way for the Potter Court subdivision.

In my opinion, Bill and Breanna's proposed home is well-suited to the character of our neighborhood and complements the surrounding properties. I respectfully encourage your support of their request, as this project would be a positive addition to our community. We warmly welcome both the development and their family to the neighborhood.

Warm Regards,
[redacted]
16761 Loma St



LETTER FROM NANCY AND [redacted] (16791 LOMA STREET) SUBMITTED 6/12/2025

Mr. Sean Mullin
Planning Manager
Town of Los Gatos

Re: 16805 Loma Street - Bill and Brenna Wundram

Dear Mr. Mullin,

I have lived on Loma Street since 1981. One of the issues involved on the lot is the home design's fit in the neighborhood. There is no question Bill and Brenna's house plan will be an asset to Loma Street. I support the building of this home on Loma Street.

Another issue is in need of some discussion that gets at what the term "historic" actually means for this property.

I have seen 8-9 renters occupying the bungalow since 1981. The view from the street was that of a rental unit. It has always been an eye sore for Loma Street neighbors. This bungalow is a rental structure. It does not fit into Loma Street's surroundings.

Removing this unit and building Bill and Brenna's home will satisfy the residents that something aesthetically pleasing will now be placed on the lot.

Thank you for your consideration in this matter.

[redacted]

16791 Loma Street

Los Gatos, Ca. 95032

LETTER FROM [redacted] (16505 ENGLEWOOD STREET)
SUBMITTED 6/29/2025

To Sean Mullin, Los Gatos Planning Manager,

My wife Michelle and I are writing on behalf of Bill and Brenna Wundram and other neighbors of **16805 Loma Street, Los Gatos, CA 95032.**

The purpose of this email is to show our strong support of the Wundrams and their proposal to redevelop the property noted above.

We have lived at the corner of Loma and Englewood for 15+ years. Over the years, we have hoped that the property at 16805 Loma Street would be purchased and utilized to its full potential. The current structure, which is not in a historical district, holds neither historical nor architectural value. Furthermore, the property is now out of date with the rest of the homes on the street and in the neighborhood.

Michelle and I have reviewed the proposed architectural drawings and believe that the home would be a great addition to the street.

We hope that you and the town will support the Wundrams in their building endeavor.

Regards,

[redacted]

16505 Englewood Avenue

LETTER FROM [redacted] (16464 SHADY VIEW LANE) SUBMITTED 7/07/2025

Dear Sean,

I have been a Los Gatos resident since 2010 and live on Shady View Lane and have known the Wundrams for about 15 years. I was in attendance at the Town Historic Preservation Committee meeting on May 28th when the Committee voted 3-2 to reject their proposal. I was shocked by the discussion and the "justification" the Committee used to reject the proposal as the facts presented in the documents, the presentation by the Wundram's and the neighbors didn't appear be a consideration and instead, the Committee discussion turned to an arbitrary set of information that was either untrue or irrelevant and the points were only made to help sway other members to reject the proposal without first determining the claims being made were factually correct or relevant.

As evidenced by the documents submitted and attestation from the architect and neighbors, the house doesn't meet any of the criteria that suggests the house may be worth considering to be preserved. Looking at the timeline and facts of the property, the original house was constructed in 1929 with no known documentation of what the house looked like or anything of the like. The aerial photo from 1948 shows a footprint of the home which is not consistent with the current roofline and footprint today. What happened between 1929 and 1948 is a complete unknown. The oldest photo of the front of the house is from 1967 where the facade and windows differ from the current structure. The property was not part of the Town until 1999 and was therefore unincorporated Santa Clara County and was not part of any Los Gatos planning or permitting processes during that time. Furthermore, the Committee is chartered to focus on homes prior to 1941 which there is no documentation for. The justification the Committee discussed was preserving a California bungalow. A California bungalow could have a very broad interpretation as it is an arbitrary term that could entail any small ranch house. However, with respect to 16805 Loma, there is no documentation or information about the house, so what exactly does the Committee wish to preserve? What about this house requires it to be preserved under the rules of the Historic Preservation Committee? Seems like any further proposals would be subject to whimsical and arbitrary opinions of what the Committee thinks it should look like rather than having a defined set of criteria and specific aspects that should be preserved. It is bothering to me that the Committee is using such arbitrary, misleading information to make decisions which impact resident property owners in the hundreds of thousands of dollars.

In addition, Loma St had a number of small ranch houses on it and all the other structures were approved for demolition. The structure is a simple farm house and doesn't look like

other true examples of a California Craftsman in Los Gatos. Finally, the neighbors are in support of the demolition and proposed structure.

As a long term resident, I urge the committee to reconsider its conclusion and revisit the justification used for denying the proposal.

Best Regards,

[redacted]

16464 Shady View Lane

APPENDIX B - Surrounding House Photos

Rear View (16456 Ferris Street) – 2,750 sqft – two story ([redacted])



From 16805 Loma Street View



From Street Front

Right View (16801 Loma Street) – 2,472 sqft – two story ([redacted])



From 16805 Loma Street View



From Street Front

Front View (16810 Loma Street) – 4,400 sqft – two story ([redacted])





From Street Front

Other Immediate Properties

16490 Ferris Ave – 2,505 sqft – two story ([redacted])



16490 Ferris Ave – 2,505 sqft – two story ([redacted])



16781 Loma Street – 1,975 sqft



16463 Ferris Ave – 3,872 sqft



SECTION 6

May 28th Transcript

Transcript of the May 25th HPC for 16805 Loma Street

Direct Source Link: https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-10

Time Start: 1:02:50

HPC Committee Attendees: Lee Quintana, Martha Queiroz, Alan Feinberg, Sue Burnett, Emily Thomas

Planning Staff Attendees: Sean Mullin

TRANSCRIPT:

Lee Quintana (HPC Committee Member): I'll call the applicant forward. Please state your names. You will have 5 minutes... Let's give it to staff. Each one of you should fill out a card. Oh, I see. Sorry about that.

Brenna Wundram (homeowner): Hi, thank you for letting us speak today. I'm gonna just do a quick little introduction of who we are and then they're going to get into a little bit more about the property. So, I just thought it would be kind of nice just to kind of introduce who we are. I'm Brenna, and this is Bill, and I'm a teacher at West Valley College, and Bill is a works for Varian Medical Systems. We've been residents of Los Gatos since 2008. We absolutely love the town of Los Gatos. We walked down Loma Street many times, and when we saw the sign coming soon, this last year, for this property, we were so excited, because we've always wanted to design and build our own home. And so, we connected with David Britt, who's our architect, and he's designed something that we think is really beautiful, that fits the neighborhood. We have a lot of our neighbors here. Um, in that neighborhood today that will speak to the property. And I guess we'll go ahead and pass it to Bill.

Bill Wundram (homeowner): I'm gonna hit wave tops on the research, because I know it's a lot of research, I don't have enough time. Um, so, obviously, we're going to present the research as well as our proposal, and we're presenting a proposal because we've heard that was the... what we heard in previous audio recordings that I've listened to recently and attended the last session. There were comments saying, I'd like to see what the proposal

is, and I'd like to hear what the neighbors think. So that's why we took time to draft that proposal, and that's where David will be able to cover that. Um, high points in terms of the property. In terms of the overall ownership, there weren't any significant persons that owned the property, Albert Panighetti owned it in the 60s and 70s, and it recently owned by Kurt and Arlyn Wilson for 40 years. It was a rental property, as we bought it from them.

Um, it wasn't in... this property or any other properties on Loma Street weren't in the museums of Los Gatos Historic Homes, 100 Bellringers, or the eight other listed references required to review as Sean referred, or noted, it wasn't in the Sanborn maps or any other historic overlay. It noted they had a 1990 Bloomfield survey, noted as a bungalow.

It did not have a Los Gatos Historic Resources Inventory Evaluation Sheet, another method of assessing a property. In particular, it wasn't even annexed until 1999 as part of the Ferris 6 annexation. And so, therefore, it wasn't in the purview of what's got us planning in 1990 when the surveys were executed.

The original house address was actually 16801 Loma Street, it was split in 1971 to create 16801, 16805 and 16801 is the property directly to the right owned by the Lindholms and Kerry is here to talk in a second and that was also a pre-41 structure that was approved for demo under the same criterion built in 2000. As well as, if you look at the direct adjacent six properties, three of the other houses were pre-41 and approved, the same process by Los Gatos planning and have bill dates from 1999 through 2010, and David will talk about the structure not being unique to any other properties there.

In terms of the structure itself. Permit history, there are 3 primary permits. The big one was an addition in 1967 of an addition remodel, adding a bedroom and laundry room to it.

I provided pictures of the original roof, still in the attic space today. And referring to Charlie Williams, a structural engineer analysis. Um, he particularly called out overspan of floor framing, rafter framing without bracing, no sheer walls, shims under the mud sills and between the post and beam connections to try to level the whole thing. I mean, that's a... it's not... a simple remediation.

Flying through here...but I'd like to hand it over to David Britt. He's, uh, been designing for 30-plus years. I don't want to talk about his age.

David Britt (Architect): The walker would have given it away, so...

Bill Wundram (homeowner): He actually does have a few examples of his work in the design guidelines reports.

David Britt (Architect): Yes. So, I'm David Britt, I've been working in the Town of Los Gatos for over 30 years with my business partners, Britt Rowe. The neighborhood in question, Mike lives on Englewood Avenue, and we've done a lot of work in that neighborhood, and there's been projects that we've done in the past that we work with HPC on, um, and in those projects, I could find value to the homes, uh, that we were given the opportunity to add on to, whether it was a two-story addition, or if it was a one-story addition. I've always been proud of the fact that we were able to work within an identifiable architectural style that could be uh, you know, identified, uh, based on the house that was there.

There's one on Los Gatos Boulevard that is a Spanish bungalow, and it's a beautiful home, and we just basically... Um, and added on to it in in that vein, turned out to be a very successful project. When Bill called me and said, listen, I just bought this house on Loma, I was aware of the property, and said, oh yeah, I think that's the last parcel on Loma Street that, uh, looks undeveloped, because all the houses on that street have been heavily remodeled, or are all new, and then went through the same process that, uh, we are going... together with Bill had the homes removed. Um, that were on inventory. And so, I saw this as, well...first, I looked at it very closely, and uh... like I said, I couldn't find any value into this particular, clearly what was a bungalow but they're... in this particular situation, there's nothing left of this, I'll say, bungalow structure, that I can say, I can't identify it as, I would say, a California bungalow, or it's a Spanish bungalow, or if it's a Georgian colonial bungalow that we can all find in Los Gatos. So, when I mentioned it...

Lee Quintana (HPC Committee Member): Would you like to just summarize things for 5 minutes?

David Britt (Architect): Sure, of course. Thank you. So what we are proposing is removing the house from the inventory, and then proposing something that is more consistent with the neighborhood. And, you know, we know how to work with staff, and uh... do something that is compatible with the neighborhood and uses that all the design review guidelines that have been adopted by the town.

Lee Quintana (HPC Committee Member): I know we want to do that, but it's the five minutes we're talking about. You must say that they're go back, or they're there? Not yet. Hold on...Okay, now you can move. Okay, thank you.

David Britt (Architect): Do I sit? Yeah, I mean, you know, I feel like you don't have to... is that okay? Yeah.

Lee Quintana (HPC Committee Member): Okay, do we have any comments from the public on this? Yes, you, thank you. Thank you for going to state your name.

[redacted] [redacted] **(16801 Loma Neighbor)**: Thank you. My name is [redacted] [redacted] I was part of that original parcel, and I live right next to them, I'm 16801 Loma Street. We bought the property in 1998, and we had to go through the same process back then. In fact, Lee, I think. I think we came in front of you, um, uh, while we built in 2000, so that's what I was... Yeah. Uh, yeah, so we've been there for 27 years, um. And I guess when I was looking at the town standards, I... to see, you know, a point of reference. I came across something that said it must demonstrate significance through its architecture, history, or contribution to a historic district.

Obviously, you guys are the expert, not me. But in my layman's terms, I don't think it meets any of those. Um, I feel like it's just... simply another house that's in our community, and I hope that age alone isn't it the deciding factor that overrides their right to improve their property in a responsible and aesthetically pleasing way in our neighborhood. Um, they have been very proactive in reaching out to all the neighbors in our neighborhood. The surrounding... the immediate surrounding five properties have all been rebuilt. We are all two-story homes that have been rebuilt within the past 30 years. Um, and given the precedent on our street, I believe they should be allowed the same opportunity we've had and others have had and I respectfully ask that you support their requests. As it would be a huge improvement to our community. Um, it has been a rental property the entire time I've lived there, and not well maintained. They've maintained better in the past 2 months than it has been over the past 27 years. So, um, again, I just hope you take into consideration the precedent that has been set on our street. If you... I don't know if you've driven by our street and seen it, but we are... we are all... we've all been afforded the opportunity to do what they're asking to be done. Thank you.

Lee Quintana (HPC Committee Member): Any questions from the committee? Thank you very much. So now, you have 3 minutes.

Emily Thomas (HPC Committee Member): Oh, there's someone else.

Lee Quintana (HPC Committee Member): Oh, someone else, sorry, sorry about that. I keep trying to rush this along.

[redacted] **(Ferris Ave Neighbor)**: Sorry. So I'm gonna be quick. My name is [redacted] I live on Ferris Avenue, just about two houses away from the property that is under consideration. I'm obviously not an expert either, but I wanted to echo my support for their application to be removed and to go forward with the building that they're proposing. I also think that they have been very proactive in working with all of the neighbors to get feedback, show them plans, ask questions and whatnot, and I really do think that the new design is going to be very consistent with the other homes on the street. Um, and to my knowledge, I've lived in my house for a little over 20 years.

I'm not aware of anything significant historically with that house, and I've asked a number of neighbors who've been there for much longer than me and neither are they, so, um, for whatever information that can help them in the decision.

Lee Quintana (HPC Committee Member): Thank you very much. Do you have any questions? No, thank you very much.

David Britt (Architect): So, going, uh, speaking directly about the structure that is on, on, on the...

Lee Quintana (HPC Committee Member): Wait, wait, I think that there's still more. Oh, I'm sorry, I'm sorry.

[redacted] **(Shady View Neighbor)**: My name is [redacted]. Um, I live over on Shady View Lane, which is about, uh, two blocks away. I've known Bill and Brenna for 15 years

and they have, I do know that you know, they are 100% interested in maintaining the aesthetics of the neighborhood and doing what's right for the neighborhood in a very, um, cooperative way. They've done thorough research on the criteria that the Commission has put forth, and, um. Based on those five criteria. I believe that, uh, um, you know, that they ought to be afforded the right to be able to Uh, to, um, uh... to be removed from the inventory. Thank you.

Lee Quintana (HPC Committee Member): Any comments for questions from the move? Okay, no, thank you very much. Thank you. Anybody else?

David Britt (Architect): Alright, so speaking to the particular structure in, uh... pushing, you know, again. When I took a look at it, I tried to... It could live any project. I try to find some architectural value in a structure that's there, right? It is built from 1941 but some... so much of the original trim has been removed. It has been reduced to just a bungalow shape and if I was to introduce any sort of identifiable architectural bungalow style it would be pure speculation. I couldn't say, well, this was a... shingle style craftsman, or if it was a Spanish bungalow. I refer to my little bungalow list, and the American book that I know that we use a lot here in Los Gatos that identifies architectural style. So, again. I feel that... there was no architectural... as an architect, there's no... value in the existing structure as it exists, and if I was to add value to it, it would be, um... purely speculative.

Lee Quintana (HPC Committee Member): Thank you very much. Will be good. I'm going to turn it back to the committee.

Alan Feinberg (HPC Committee Member): Understandably, you can't consider the, um... the construction. That's just... part of the decision of the criteria. Look, I was really curious to see, uh the rendering, that's not... the decision criteria first.

Sean Mullin (Planning Manager): That's correct. The new construction, the preliminary plan does not speak to any of the findings. It should not be the basis for it approving or denying.

Lee Quintana (HPC Committee Member): Any other questions? Do we have a question on other comments?

Emily Thomas (HPC Committee Member): Um, I just want to say that from... although we're not able to, consider the... potential plans are in the preliminary plans for redevelopment, as, the current chair of the Planning Commission, it is nice to hear that you've reached out to... the applicant has reached out to neighbors and started that process already, because that is something that we really, like, encourage in town, like, no matter what ends up happening with this project, just that you're discussing and finding support and just connecting with them, so I just first wanted to make that comment, because I think that that makes our staff, like, town staff's jobs easier in the long run, too and then my second thing is, is that, um, this... you know, I grew up over in this neighborhood and have been up and down this street in this area so many times, and um...

I know this little bungalow house, but I also understand how it is just, like, generic bungalow, and I am newer to the this committee, um, but from my perspective, it does not seem to have any spec, like, specific characteristics that is...that qualifies it, um... to be something that is, like, particularly architecturally important other than its age at this time, sadly. So, I'm curious to hear what my fellow committee members have to say, but I must say from the research presented, I don't think that it's... associated with events that have... You know, significant contributions to the town, or any significant people, and I don't think it, like, yields any info... specific information to town history, um, but... I am willing to hear what my fellow committee members have to say about, the consideration number 3, which is that it... whether or not it is... has distinctive characteristics of time period or method of construction, or representation of work of a master. I mean, I... don't think it does, in my opinion, by what's been presented and or if number 5 applies, um, such that the structure no longer has potential to convey significance because of the changes that have been made over time. For me, I'm not quite as sure if we have as much solid evidence of that in front of us, versus just kind of... some of the assumptions that were being made, so... Those are kind of my general comments, and I'm curious to know what other people have to say in those comments.

Martha Queiroz (HPC Committee Member): So, for me. Once again, I appreciate all the research that's been done by the homeowners, but it feels like a case exactly, like, San Benito and I think even the letter from the designer where it says this is representative of an era that it does... it is representative of an era, even though other homes have been

changed in the neighborhood maybe they were by, like, a less conservative group of ... on HPC, I'm not sure.

My leaning would be not to take it off. I feel like at least the photo that we have of it as a... I don't know how far back this... this dates on the Ann Bloomfield Survey, but... The house looks exactly the same as before, and...I would say it should stay on the .....

Lee Quintana (HPC Committee Member): Commissioner Burnett.

Sue Burnett (HPC Committee Member): Um, actually, I could honestly repeat what I said for our previous one on San Benito. In fact, this one is even more significant, and I think for a California bungalow in California. It was built in the 20s, and it's a typical... if you go through the... the book of the American Heritage. You can see all... this house all over the place, and there were typical California bungalow, and especially in that area. I live in the Ellenwood area and we have homes that the... when they are... over on San Benito, Monterey, and over on the east side of Los Gatos. And it's... yeah, I grew up in Los Gatos. So this is pretty typical and actually, the integrity of it, it looks very well put together. It hasn't changed at all since Bloomfield photograph that was done. I think it was in 98. Whatever, she did the survey. It was from 1998, it was. 1998. And, um, it's built in the 20s, so I find it a very good example, and... very typical of a California bungalow, so I would have a hard time removing it from the inventory, and as I said before, we are the Historic Preservation Committee and we're trying to maintain our inventory. Does it mean you can't add on or change, or, you know, make it better, make it... But it... we're trying to maintain the same feeling of time and place. And the character of the home, I think it stands for itself. How it looks, I mean... I would not want to take it out of the inventory.

Lee Quintana (HPC Committee Member): Okay, I'm gonna call myself. Um, I agree with the previous two speakers, and I also like to make the comment that of the three examples that were given as, um buildings that were... um, allowed... demolition, uh, two of them were... not homes, not the primary residence, but were barns, and... In my opinion, unfortunately, barns are not covered by our pre-1941. So, they really we're not, uh, demolitions of historic structures. They were straight demolitions and the third one... I couldn't find, um, that the application, it... It indicated that the application was incomplete, and I couldn't find any evidence that it was actually approved, but I also would like to make

the comment that well, I went to the site. It seemed to me that while there were a lot of second-story editions on Loma, you know, the in the immediate neighborhood. For the most part, those second-story editions were to the back of the original structure.

Um, or even if they were demos, they were... the second story was more to the rear than to the front, so it maintained the character that particular area of a street. Yes, there'll be many newer buildings and additions too.

Emily Thomas (HPC Committee Member): I just have a question about, are we... is that something that we're supposed to take into consideration when it is... Like, when approving or denying this request?

Sean Mullin (Planning Manager): The neighborhood? The neighborhood? No. Okay, okay.

Lee Quintana (HPC Committee Member): And I would also add that, to me, this is a typical Los Gatos Bungalow. Uh, it may not be an exact style, but a lot of the homes on the survey that we consider, to be representative of the character of Los Gatos are not... examples of, uh...pure examples of the type of architecture. Give my home as an example, it's the Queen Anne but it's not a typical Queen Anne. Uh... that's just one example I could probably go on forever, proving examples, but to me. Uh, this is a typical bungalow that was seen throughout Los Gatos And, um, we are trying to... preserve the feeling of our past history. This doesn't mean that they can't submit an application For a remodeling additions. Uh, would anybody like to make a motion?

Emily Thomas (HPC Committee Member): I... I think that I... I mean, I have similar comments that I've... I think that, as a person that I know that I'm, once again, newer to the committee, and not an expert in architecture, but I... I don't think that it has enough significance to keep it on. I think that, like I said, that there's possibly two different findings to take it off, and um... I know there's a lot of... there are a lot of other structures in that neighborhood that I think that... well, not even in that neighborhood. I guess what I'm saying is that as a person that grew up in this area and passed that house, like, very, very frequently and other parts of the neighborhood, I just want to say that there are homes that I see that I do walk by that I'm like, went... that I wouldn't...now, knowing from my

perspective as an adult on this committee going... something has more historical significance or not as a person that has grown up and lived here for 35 years and so, from my perspective, like, even though It is... it was marked as a bungalow on the Bloomfield Survey. I just don't think that it's, like any significant value, and I don't think that... I did not know that it was even this old, as person that grew up in this area, and now looks at houses all the time. For this specific purpose, and so, um... I just think that that's just my perspective on it, and I think that I won't be able to support a denial motion. At this point.

Lee Quintana (HPC Committee Member): I'd just like to add something from the inventory itself. It had an X, which means that it is, um... It was intact and worthy of special note. Um, and, um... I think it meets... the criteria number 5 of the considerations. Would anybody like to make a motion? No, I have another question? Okay.

Martha Queiroz (HPC Committee Member): Um, I would like that for my fellow committee member. Um, you voted for the other item on the agenda that was very similar, and I'd like to know what differences, you see, because they also have... We have spoken to neighbors and staff. It was not in good condition...

Emily Thomas (HPC Committee Member): Are we supposed to be considering other applications in our decision?

Sean Mullin (Planning Manager): No.

Emily Thomas (HPC Committee Member): I just feel like this does not... Uh, like, their... I mean, I don't have to justify this, but the previous ones, there... there was more architectural significance to it, and I don't think that there... in my in my non-expert opinion, other than sitting on this committee, I don't think that there's architectural significance to this one.

Lee Quintana (HPC Committee Member): Okay, I'm gonna make a comment here. Number 5 is the integrity has been compromised such that the structure no longer has the potential to convey significance. That's in the findings and considerations. That's... an “or”

so it doesn't have to meet any of the above, just an “or”... I think... some of the committee, uh, believes that it still has enough integrity to be seen as a bungalow that is typical of past life in California, whereas Los Gatos specifically. And, uh... Keeping on the inventory does not mean that they cannot submit a plan that is consistent with being on the inventory. Um So... Anybody like to make a motion?

Sue Burnett (HPC Committee Member): I make a motion to deny the request to remove it, uh, pre-1941 property from the historic resources inventory for properties on R- R1-8, right? They say that 16805 Loma Street. Apms 53207101. It's exempt pursuant to CEQA Section 15061. The three requests for review. Bhst-25-007, Property Owner William Wundram, Applicant David Britt (Britt Rowe) and project planner, Sean Mullen. And I'd like to make the comment that I can make the findings that it does still have a very distinctive characteristic and type of typical California bungalow.

You know, built in Los Gatos in the 20s. And I feel it still has, uh... integrity to it and it's very significant for a time and place. So I feel strongly that it should not be taken out of, uh... pre 1941 guidelines, the historic inventory.

Lee Quintana (HPC Committee Member): And do I hear a second?

Martha Queiroz (HPC Committee Member): I'll second it.

Lee Quintana (HPC Committee Member): Any further discussion? Okay, I'll call the question. All those in favor of the motion? All those opposed? The motion carries three to two. Thank you. I think we are now up to... Oh, so that's pretty good.

SECTION 7

April 23rd Transcript

Transcript of the last topic from the April 23rd HPC - this is a transcript with HPC members discussing the process and criteria with Joel Paulson

Direct Source Link: **https://losgatos-ca.municodemeetings.com/bc-hpc/page/historic-preservation-committee-9**

Time Start: 1:16:30

HPC Committee Attendees: Lee Quintana, Martha Queiroz, Alan Feinberg, Sue Burnett
Planning Staff Attendees: Joel Paulson

TRANSCRIPT:

Actually think for that is number 5. Yeah, other business. Oh.

Lee Quintana (HPC Committee Member): that is my concern is about understanding the town of Los Gatos historic preservation criteria. That'll just say that this has puzzled me for a long time.
Every time we get one of these asking to get something removed that is 1941,
I really hassle with it and I decided, and I'm going to apologize that I had intended to give you a list of all the places in all of the government, documents that I could find that address 1941 historic resources and I don't know what I did with. I know I spent a long time going through it.

Joel Paulson (Community Development Director): they are in the cloud.,,,

Lee Quintana (HPC Committee Member): they are in the cloud of my brain. So, but let me just try and summarize some of the things that I found. Specifically with reference to pre 1941 historic resources.
In the residential design guidelines. In the section specifically devoted to historic preservation,
There's a statement that says that extremely significant homes have been designated as landmarks. And also there is a statement about contributing structures and historic districts which are not landmarks.
I think our codes are written so it's confusing to a certain extent because you can have a historic district which contain both landmark structures, but also because other pre

1941 homes that are not landmark but are contributing structures.

Joel Paulson (Community Development Director): And so non contributors as well.

Lee Quintana (HPC Committee Member): So yeah, so. The way I come to think about it is that. And we state that pre 1941 structures are presumptive historic resources. So my figuring is the town has several different ways to identify historic resources. One is by landmark status that means space for federal criteria or under state criteria, meet local criteria for landmarking.
Or it doesn't meet the criteria but in a historic district it's identified as a contributing structure. And we identified pre-1941 structure as presumptive historic resources and since we have a level that says extremely significant for landmarks.
I therefore go to, well, there's another level and that's just a significant pre 1941 structure, which is a historic resource.
So what makes it a historic a pre 1941 presumptive historic resource, not a historic resource and what I come up with I, you know, with everything that I've read, and the fact that in the Bloomfield Study survey it often designates, not in a historic district, but if it were a historic district, it would be a contributing structure.

Sue Burnett (HPC Committee Member): Like the one on San Benito,

Lee Quintana (HPC Committee Member): the one on San Benito. It doesn't say that it that the whole area has to be in a historic district. It just says that if there were historic, if this were in a historic district or an area that was could be. You know. What I'm trying to say is it doesn't have to meet the criteria of being in an area of a historic district, it just needs to meet the criteria. If there were historic district, it would be a contributor, you know.
A lot of our language is very confusing and contradictory in all these different things, so that that's my primary thing. And then the other thing is. I think that the criteria for States and Federal listing as a landmark structure Is basically the same five findings that the town uses when we need to make findings with the exception that the state and federal have an “or” or “and” before the last and the next to the last finding, but the town has an “or” so the way I understand that after much hassle with my brain is that it may not have to meet all those the previous findings, that it only has to meet the last one, which is the “or” rather than “and”, but to be considered a pre 1941 historic resource not in a historic district or not a landmark. Whereas the state and federal criteria are stricter, and that fits with what I have always been told, which is that Los Gatos has a strong historic preservation program. Well, once having gone through this

reasoning, I could probably say yes, that's the case, but it certainly isn't clear in any of our documents. It's it's sort of there, but it's not there.

Alan Feinberg (HPC Committee Member): Yeah.

Lee Quintana (HPC Committee Member): So I mean and my concern here is that I was finding myself not sure I was making consistent decisions when requests were made to remove projects from inventory. Which an aside question, Joel. Do we actually have a historic inventory list? Or is it the Bloomfield survey? Or is it because not everything that's considered historic has a Bloomfield survey.

Joel Paulson (Community Development Director): Sean and I talked about this multiple times. I can't remember if one of our contract planners was starting that or took that on but when Seam gets back next week, we check in with him on the progress 'cause we can talk about that for months.

Lee: Yeah. And so my I would sum my experience my first year experience only historic Preservation Committee as confusing and frustrating because of the lack of clarity and consistency and look at all of this.

Alan Feinberg (HPC Committee Member): And if I hear you correctly, that just makes our jobs more difficult. The decision making process more difficult and ambiguous. Yeah, and arbitrary is a good word, yeah.

Lee Quintana (HPC Committee Member): Well, an arbitrary and capricious.

Sue Burnett (HPC Committee Member): Yeah. When I was first, I started years ago it was much easier because I think there were...I think the staff is more like minded and I think the members were more like minded, but it didn't have to get every of the five. It seems like now if there's...
If there's only now that there can't be just one reason to retain it. Now you seem to have said it doesn't...If it if it what I'm trying to say though, yeah, if it only if it still has integrity, it still looks and feels at a time and place in a neighborhood and you, your grandchildren can go there and say, well, grandma, you know, she had a house like that...that's what we're trying to preserve. But now I mean, I feel like sometimes crying about it because I feel that's the goal of our committee, but for some reason it's switched and now it's much it's at a much higher level that we have to meet to save these homes and it's extremely frustrating. We are losing homes all the time.

Lee Quintana (HPC Committee Member): We're not using the same criteria. If a project comes in with a historic report, that historic report does its evaluation based on the federal and state criteria.
Not the town's criteria, because there's no real statement of the town's criteria persay, like I said, you have to go through all of these different documents and I don't think that's done by most and I think there's even confusion within the town because one of the things that we refused to take off the inventory that went to the Planning Commission and our town attorney said, well, it was a mistake, that the finding said "or" and not "and", and I found that to that took my breath away.

Joel Paulson (Community Development Director): So I don't know how I don't know how many decades ago that state was made.

Lee Quintana (HPC Committee Member): No, it was. It was within the last couple of months.

Joel Paulson (Community Development Director): Yeah, we haven't changed the historic code in the last couple months. I know what statement you're talking about. When the last time we changed that section of the town code.

Lee Quintana (HPC Committee Member): OK, I'm saying that our attorney.

Joel Paulson (Community Development Director): Oh, I know.

Lee Quintana (HPC Committee Member): It was a mistake that it said.

Joel Paulson (Community Development Director): I also recall not hearing any reasoning for why it was a mistake.

Lee Quintana (HPC Committee Member): So yeah, and the next week we did the same thing on another project and we used the "or", but they upheld that appeal.

Sue Burnett (HPC Committee Member): Well, what's the solution?

Alan Feinberg (HPC Committee Member): Yeah. What do we do?

Lee Quintana (HPC Committee Member): No. OK. The most I could figure out from everything that's already here that the criteria. The only criteria I could figure out would be that if a structure qualified to be a contributing structure in a historic district, it would be considered a Los Gatos historic resource.

Joel Paulson (Community Development Director): So anything less than that is not historic,

Lee Quintana (HPC Committee Member): but that requires some kind of criteria that we can use to establish whether it would be a contributor and also, I think part of the problem is that...I was reading more historic reports as they come in sometimes with these projects, they're not consistent. They have different criteria and I remember that this was a problem in San Jose. And we in San Jose established criteria that historic architects, architectural historian PAT to use when they were analyzing historic building, so that there was some parallel consistency. And the other, the other thing is because...while the enabling ordinance, I believe says that. The town should hire a historic architecture. We don't have one. So you're getting inconsistencies with, you know, different consultants preparing the reports.

Alan Feinberg (HPC Committee Member): So coming back to Susan's comment then what? What do we do? What can we do? What can we ask staff to do? Cause, I agree with you and we absolutely want to be clear and consistent and....if if we're not, that creates all kinds of confusion, not only within our committee, but in recommendations we make for the decisions that come before us. So.

Lee Quintana (HPC Committee Member): I think it's easier for appeals to be approved because of the inconsistency in the differences. I don't know, Joel, if it's something that the committee could.

Sue Burnett (HPC Committee Member): You could define for us better.

Lee Quintana (HPC Committee Member): Either staff could define for us better, or that guideline we could form an ad hoc committee and come up with some suggestions that could be forwarded to Council and the Policy Committee or something to make some changes so that it's all works better and easier for both the committee and for the staff.

Joel Paulson (Community Development Director): Yeah, if you ever download from wherever the ideas and thoughts that you had from before, you can forward those to staff. We have directives from town manager and Council, whether it's ad hoc committee subcommittees, if it involves very much time, unless it's directed by Council, we're not going to be participating in that.
You guys are free to do what you want. I check and to see. Because you're recommending body, if there's any like special rules, represent some of them weren't in trouble with Brown Act and bringing people in, and there's been some other issues with some that he's apparently not with some other bodies, but yeah. Yeah, right down ideas is you have, we can take a look at the state and federal criteria that you think is similar but not the same as the five that we have in the town. That obviously would be, I don't even know that it's codified as findings. Frankly, it's town code that we've converted that someone converted over the years...
Lee Quintana (HPC Committee Member): which you know, right, brings me to this next statement is that we make findings and we make considerations and I'm not sure I understand why one or why the other and the findings that we make..

Joel Paulson (Community Development Director): Call Sandy. I'll call Sandy and find out.

Lee Quintana (HPC Committee Member): The findings we are in the introduction to the zoning code chapter and the considerations we make are referred to as standards in the zoning code and the historic overlay refers to standards that are in the historic overlay portion of the code and we don't. There we don't have standard. If they refer back to the residential design standards in the residential design guidelines, we don't have standards.
So you know it's all wishy washy...and the last thing is, you know, even considering, I think it's pretty easy to come to the conclusion that any pre 1941 structure that would make as a contributing structure and historic district, I think that's pretty easy to come by. But that doesn't cover the issues that Suzan brought up. We're losing these smaller. You know. Well, Los Gatos historic defining structures because we don't have..we don't have the tools, but not.

Joel Paulson (Community Development Director): I think I mean the process and little ...I haven't sat here for a long time....with his body. But after seeing this close up tonight. You know, the HPC has roles, duties, responsibilities, continuing items because you want to see plans that are not your purview doesn't make any sense...if you can't. If you can't make one of the findings to remove or to keep it on to just deny it.

Right, just make the recommendation now because you know you have two instances tonight where one, you've got a property owner, they're not doing this all the time. The one had their architecture or architectural historian, whatever she was. So that's kind of a leg up, but you know a lot of times we have folks who just want to do something that seems simple.
The amount of research that she did was, you know, astonishing, but the reality is that to go through that and it's continued because I don't know what you want to do....just deny it.

Lee Quintana (HPC Committee Member): It's a good point.

Joel Paulson (Community Development Director): Yeah
That waste of staff's time and the property owner applicant's time. So I think I I tried to let it go when I let it go the first time and then it started happening the second time. I'm like, oh, I guess I should have said something.
Lee Quintana (HPC Committee Member): Maybe the 1st?

Joel Paulson (Community Development Director): Yeah, for sure.

Alan Feinberg (HPC Committee Member): Well, I think the reason that happened the second time is...

Lee Quintana (HPC Committee Member): But let me ask you, if we deny them, then what happens?

Joel Paulson (Community Development Director): Well, that's what we, well, they either appeal or they don't. So they would appeal to the Planning Commission. Right, because basically what can happen is you're recommending to me I'm not gonna change your mind. Basically, I'm not gonna go against what the HPC unless there's some just really crazy evidence that comes forward and then it will go to Planning Commission. Right. Especially you make a recommendation. I actually formally deny it. You don't have to deny here...just make a recommendation. You're not the bad guy as bad as I am.

Lee Quintana (HPC Committee Member): But you know, part of the problem, I think is that. I don't think most homeowners, even given doing the research that they do with his store library such as cetera really have the skills to assess the structures and I don't

know how to get around that one.

Joel Paulson (Community Development Director): Yeah, I mean it's it's, it's a, it's a cost, right? So not everyone wants to go out and hire a historian.

Lee Quintana (HPC Committee Member): And one last question or statement. I'm gonna hire a historian to do a research on my house. Yeah. Just because I am curious and I'm too lazy to do the research myself.

Sue Burnett (HPC Committee Member): So this is another area. So we have, let's say, a historic house. It needs a lot of repair and they repair it and they do major work. But it still has this time feel you know that it still looks like it was intended to look like

Joel Paulson (Community Development Director): keeps its integrity.

Sue Burnett (HPC Committee Member): So then they sell it and someone comes in and says, well, yeah, but it's been totally remodeled and now it's not really historic anymore because it's all new. But yet, it followed our probable guidelines in the past to keep it to look and feel how it originally was attended and then you get caught because, well, it is new. So we're sort of put in like a little limbo area there.

Joel Paulson (Community Development Director): Yeah. I mean, there's a lot. I mean, there's, there's the problem is, there's so many different iterations of what can happen, right? Let's say you have a historic house that's outside of the historic district that's pre 1941. They come in, they wanna do some remodeling. They're matching in kind. They're, you know, doing maybe an addition that doesn't require discretionary review, staff says, doesn't meet the criteria, you know, historic resources “yes” or “no” and it does and it gets a building permit. I think that because in those cases, for the most part, they're gonna be replacing stuff in kind, because if they're not, then it's gonna come to you.
We are not going to approve that as a building permit necessarily. And so that's that's kind of the check there. But there's other processes where if I was replacing siding, do I wanna go to a building permit? Because I'm not a demo, if I'm not historic or wanna pay $30K plus in planning application fees, go through a six to nine month process that can get appealed all the way up to the town council, even though I'm doing a very simple project. underground and utilities, there's hundreds, probably $100,000 easy to come, extra stuff that gets triggered with that. But to your point, previously, it's sure we could change the code to where you know 'cause if it's historic, there are a bunch of little

caveats that do let them get around it right, it's in kind. It's just rotten beyond repair that the building official goes out and says yes, this actually has to be replaced, but it gets to be replaced in kind and I think there's a third one in the in the demo definition.
The other trigger for the historic is if you catch more than 25% of the side facing the street, that's automatically demo, even if you're not touching anything else on the house you touch, 25% of the exterior wall facade or cover it up in. The front in the front, anything that faces the street. So you could have an alley. You could be on the corner. You could technically have three sides so that automatically is a new house.
Right,

Lee Quintana (HPC Committee Member): OK. That is one of my questions. Is that we having that at 25% being considered a demo…encourages demos. That, if anything, that figure should be higher than per regular house.

Joel Paulson (Community Development Director): Well, I think to the point is trying to maintain the integrity of the existing structure and existing materials. So to your historic preservation bent. That's why it is lower than an non historic house, right?
Not historic house doesn't have a front facade number at all. It's 50% of the entire perimeter, right? So you could be taking pieces off here and there all over the place

Martha Queiroz (HPC Committee Member): and it's actually the framing, not the wall covering or non historic homes.
Lee: So for historic home, it's the wall covering, but if. If it were that. Not be considered a demo that that needs to be replaced to be consistent with.

Joel Paulson (Community Development Director): Yeah. That's why I said there's cut outs where if it's replacing in kind right when it's damaged, things like that. There's. I can't remember. There's three parts here.

Martha: Well, I'm like for example. What the one that you guys just reviewed about the insurance covered one. Our chief building official went out to the site to determine if that existing material was damaged enough that they could. They could replace it and so that was. That's one. As Joel says, there's one part of the historic demo that if they're to be able to determine it's completely damaged, they can replace it so.

Joel Paulson (Community Development Director): But still in kind, perhaps we can make sense….we run into this a lot now and hillsides we know what happens to have the fire insurance problem to our insurance and problem, but we're into it more and

more at the hillsides where you know you've got, let's just say it's shingle and the very high fire. Has its very own come in and say hey, I got to replace my site. Well your pre 1941 you got to come to HPC to let you do the Hardie siding. Right. Instead of the...

Lee Quintana (HPC Committee Member): well that that was my question on the one on.....what does the Hardie siding...

Joel Paulson (Community Development Director): Well, you should have asked her.

Lee Quintana (HPC Committee Member): Should've.

Joel Paulson (Community Development Director): I don't know if it's in the packet. The packet's pretty thick, but.

Lee Quintana (HPC Committee Member): We didn't even know that this was was triggered by the fact that they were replacing siding.

Joel Paulson (Community Development Director): It is irrelevant.

Martha Queiroz (HPC Committee Member): Yeah, just the findings.

Joel Paulson (Community Development Director): Cause what anyone wants to do with their property is irrelevant. It's those five findings. Whether or not they should be removed or not, that's it.

Lee Quintana (HPC Committee Member): I understand that where I have problem because that makes sense for certain things, but when the issue is they're requesting it to be removed because they want to demolish it. The two are tied together, which is most of the time and you know when you do it a demo you have to have a replacement structure, but we're setting it up. That that replacement structure doesn't have to be consistent with the historic anymore, because we took it off the inventory and all connected that through and...

Joel Paulson (Community Development Director): it gets back to what Susan said and that would be again change the code, get the Council to say that we're OK with historic Preservation Committee having to review every house that was ever built before 1941 and every house in the historic district, which you already have to do.

Lee Quintana (HPC Committee Member): but demolition ordinance, it works against historic preservation because it's not very strict, really. You know, if you can make the finding of this, this, this or this and and I think the last this is something to the effect the applicant doesn't have any desire to maintain the house.

Joel Paulson (Community Development Director): That's under the demolition findings.

Lee Quintana (HPC Committee Member): those are demolition findings. But there's a reason that they're asking to take it off the inventory so that they can ask for the demolition and make that finding.
Whereas you know for historic structure, it should be much higher bar. In the general plan language. I think I'm not sure if it's in the 2020 or 2040. I think it was still in the 2020, but the language in the introductory verbiage on everything is "prohibit" when it came comes to historic and then you go into the details on the you know, the goals and the policies and the actual implementation. It's not prohibitive, but at all so. There, to me that means there's inconsistency in our general plan, yeah.

Alan Feinberg (HPC Committee Member): Yeah. And to that point, my concern is if we deny an application recommend deny it and the applicant takes issue with that, they take it up to planning then our recommendation goes out the window or planning supports the recommendation we've made to them and the applicant still doesn't like it then they take it up to council and it gets approved.

Martha Queiroz (HPC Committee Member): It looks like every application. People have that conversation all the time. You will just regular applications that don't come to HPC. It's like, oh, I'm going to council anyway, so I'm just gonna, you know.

Sue Burnett (HPC Committee Member): We can we have some of these houses come back to us for the redesign.

Joel Paulson (Community Development Director): That's what I'm saying. Change the code.

Sue Burnett (HPC Committee Member): but how do we do that?

Joel Paulson (Community Development Director): That's basically what I just said to Lee, and she said “no”. Every pre 1941 right now comes to the HPC.

Sue Burnett (HPC Committee Member): So how do we do this?

Joel Paulson (Community Development Director): Yeah, it'd be a big lift to to do that work. So we would have to be directed by Council. You can ask Council stuff all the time. You know what you can do? You can ask him. Doesn't mean we're actually gonna do it, but.

Sue Burnett (HPC Committee Member): It has to be put on their agenda to get how do we get move it forward, though I can go up there and ask him for the money.

Joel Paulson (Community Development Director): I have this conversation. I ask him what other five things they don't want us to do.

Alan Feinberg (HPC Committee Member): Well, I think this conversation with, with, with Matthew Oh, because he's said. That one you're gonna be glad to know the top priorities for my term as mayor is historic preservation. I said great, thank you, he said. But that comes below,
And then he listed all the other critical issues he's dealing with. So my concern is yes, he has best intentions, but he'll never get to it...

Joel Paulson (Community Development Director): the reality to Susan and meets there used to be we haven't done it yet like last few years. We've done the strategic priorities right. That's been the time to say, OK. Here's a list of all the ordinances that everyone. That's what's due in our council. Here's our priorities from staff's perspective.
You prioritize it. So this year it was done a little bit differently. The strategic priorities that are supposed to be a follow up were targeted, which I think that portion was gonna fit into, which hasn't happened yet.

Lee Quintana (HPC Committee Member): Yes, we can make a suggestion to the Council, but what is the process?
For that suggestion to come from the committee as a whole, how do we do that 'cause that has a lot more weight than if we get off as an individual and say we're on the committee, but we're acting at an individual.

Joel Paulson (Community Development Director): Yeah, I'll check with Gabrielle and see what her thoughts are. The reality is it. It doesn't matter if it's one of you or 1000 of you. Still the same issue.

Sue Burnett (HPC Committee Member): We have so many new people moving into town. And they don't understand how this town feel like they're what we're trying to preserve. And you just see it all the time. It's gonna be more and more.

Lee Quintana (HPC Committee Member): Well, no, it's we love this town because it's historic character.

Joel Paulson (Community Development Director): but on everyone else's house.

Martha Queiroz (HPC Committee Member): Yeah, Nimby.

Alan Feinberg (HPC Committee Member): Right

Sue Burnett (HPC Committee Member): We still don't know what a pre 1941.....

Joel Paulson (Community Development Director): again those are all going to tie into probably ultimately code and or policy document revisions like if it's going to be creating another level or some more criteria for what's a you know pre 1941.
How do we make that distinction of a you know? It's not the Bloomberg Survey some of them say that some probably don't, but the timing might say, hey, I think that will actually would be a contributor if it if it wasn't a district, even though it's not more vice versa, right. It's gonna depend on the specific circumstances. So I think that could be difficult, but ultimately it's count code and or policy document modification.

Lee: So we have to come up with specific recommendations on how to change all of these things.

Joel Paulson (Community Development Director): You as individuals and I'll chat with Gabrielle on subcommittee thing too, where is the subcommittee and say, hey, here's staff. Here's what we've come up with first of ideas. What is it gonna take to implement it? And it's gonna be the same thing I'm telling you right now. Go to amendments and or policy. Document modifications. It's not on a work plan. When the Council directs us to do it, we'll do it.

Martha Queiroz (HPC Committee Member): Who made the historic districts in the beginning. Who set those?

Joel Paulson (Community Development Director): Susan Brock?

1:52:22 end.....

SECTION 8

Existing Structural Conditions - 16805 Loma Street

Bill Wundram
16805 Loma St.
Los Gatos, Ca. 95032

March 31, 2025

Re: Existing Structural Conditions

Dear Bill,

Per your request, I have reviewed the structural conditions of the existing one story residential structure at 16805 Loma St. in Los Gatos, Ca. The following is a summary of what was observed.

1. Roof Framing: The existing roof framing consists of 2x4 rafters at 24 inches on center and a 1x ridge full length front to rear down the middle. The existing rafters are over spanned without any purlins or bracing throughout. In addition, the existing 1x ridge is also unbraced. The existing roof system should be replaced completely using upgraded 2x6 rafters, braced purlins, and a new 2x8 ridge braced at 4 feet on center throughout it's length.

2. Wall Framing: The existing wall framing consists of 2x4 studs covered with horizontal siding at the exterior and 1/4 inch sheetrock at the interior. Unfortunately, the entire structure has no insulation, and knob and tube wiring throughout. The only lateral bracing currently is the existing sheetrock. The horizontal siding does not provide any lateral capability. Replacing the knob and tube wiring as well as adding insulation would require the removal of the sheetrock throughout. Since sheetrock bracing is no longer allowed in this seismic zone, removing the existing sheetrock would then trigger new lateral bracing. The entire structure would have to be redesigned for lateral loads and new lateral bracing would need to be provided throughout.

3. Floor Framing: Like the roof framing, the existing floor framing is over spanned and not adequately supported. The existing floor was out of level and shims were added in an attempt to re-level the framing. Shims were found between the floor joists and the girders, between the girders and their support posts, between the girders and the mudsill, and between the mudsill and the foundation. In addition, the mudsill is not connected to the foundation with anchor bolts. Despite all the shims, the floor continues to be out of level and would need to be re-leveled. The entire floor system should be replaced, properly re-leveled, and the new mudsill should be anchor bolted to the foundation.

4. Foundation: While the exiting foundation was not observed to be badly damaged, there were several cracks and signs of efflorescence in a number of places. These are signs of excess water at the foundation that will eventually cause

8-1

the foundation to deteriorate and lose strength. In addition, the uneven floors discussed in item 3 above is probably due to the water at the foundation causing differential settlement and cracks in the foundation. At a minimum, drainage should be provided to remove the water from near the foundation to help stabilize the foundation. This may require additional retrofit to the foundation if correcting the drainage is not enough. Any attempt to re-level the floor should only be done only after the foundation has been stabilized. It is entirely possible that a new deeper foundation may be required to eliminate this problem.

Given the numerous problems with the existing structure at every level, it would not be economical to repair the existing structure. Therefore, it is my recommendation the existing structure be demolished and replaced with a new structure that addresses all the concerns listed above. As always, this review is strictly limited to the structural items listed above. Please feel free to contact me if there are any further questions.

Sincerely

Charles Williams
Registered Civil Engineer



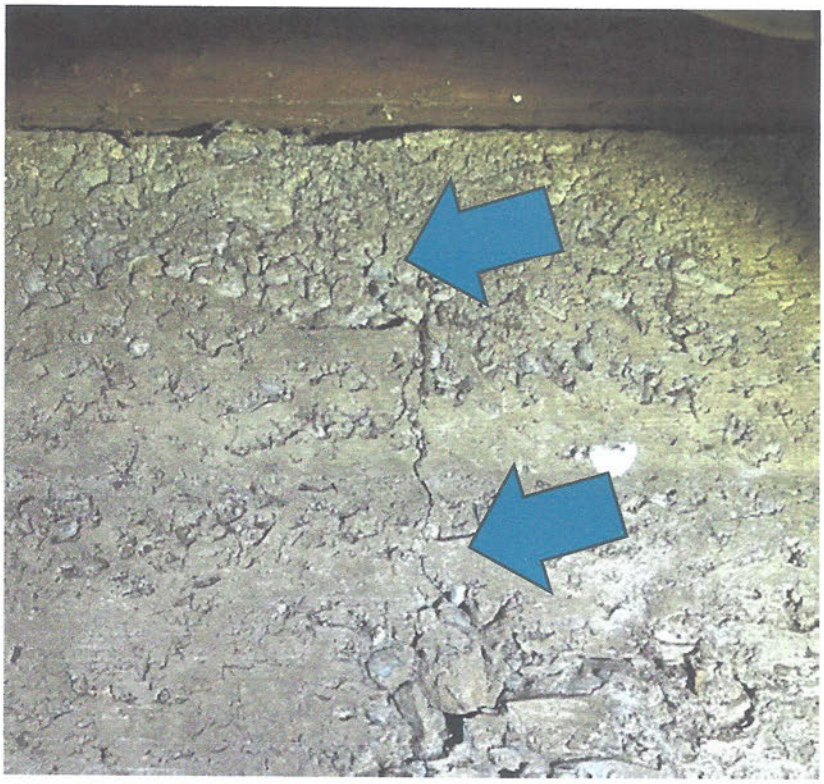
04/03/2025

APPENDIX: STRUCTURAL PHOTOS

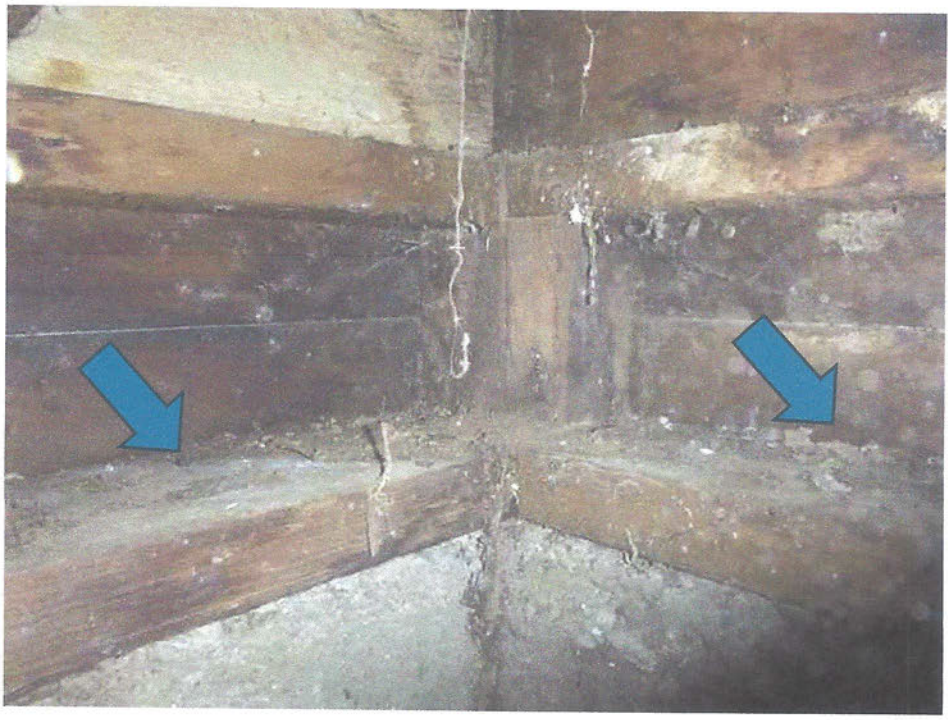
Exterior/Interior Foundation Spalling (painted over recently)



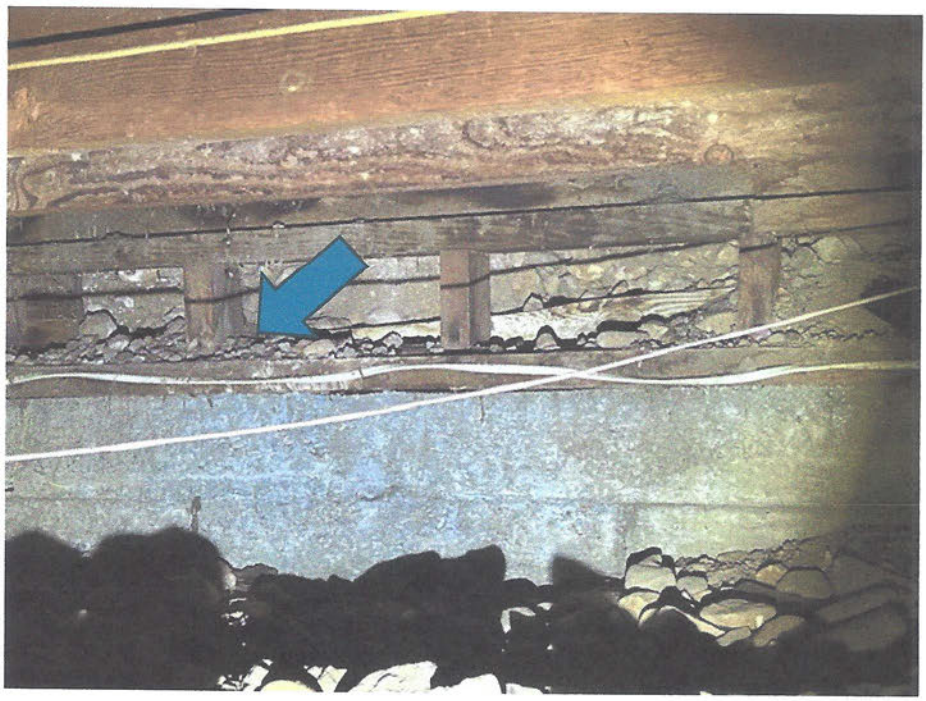
Vertical cracks (front right section)



No anchor bolts (Note: this signifies no rebar in the foundation walls)

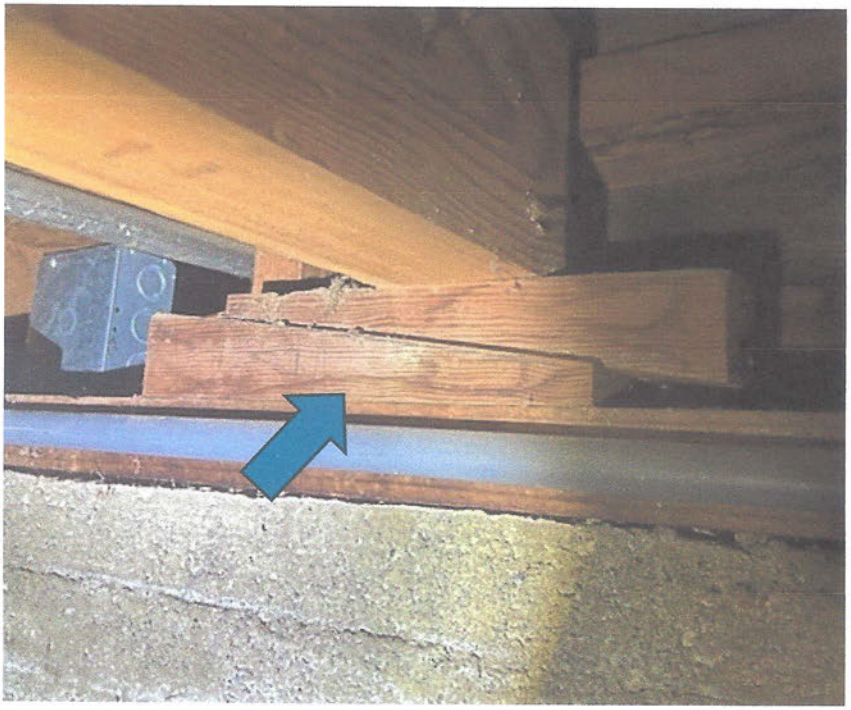


Cripple wall framing on the foundation wall (**Safety Issue**)



Multiple Points of shimmed floor joists and mud sill (**Safety Issues**)







Undersized Attic Framing - 1x6 ridge beams



3B. No purlins (just vertical 1x6s)



This Page
Intentionally
Left Blank

From: [redacted]>
Sent: Friday, June 27, 2025 10:43 AM
To: Sean Mullin <SMullin@losgatosca.gov>; bill wundram <[redacted]>
Subject: 16805 Loma St Letter of Support

[EXTERNAL SENDER]
Hi Sean,

Please find attached a letter of support for the Wundram family and their request to be removed from the Historic House Inventory listing as we went through this same process on the parcel immediately next to them.

Any question, please feel free to contact me directly and I'd be happy to elaborate.

[redacted]
16801 Loma St
[redacted]

June 27, 2025
Sean Mullin
Town of Los Gatos, Planning Manager

Dear Sean,
Our family has lived at 16801 Loma St for the past 27 years and we are directly adjacent to 16805 Loma St. This property had been maintained as a rental property (mainly single person) during the entire time we've lived here. Our new neighbors, the Wundram's are attempting to build a new house on their recently purchased property. They have proactively shown their plans to all of the neighbors and explained what their intentions are.

We purchased a pre 1941 home in 1998 and went through this same approval process and were allowed to remove our home and build a new home back in 2000. At one point in time 16805 and 16801 Loma were one parcel. There was someone who implied our house was a barn back in the day but that is absolutely not true. It was a 3 bedroom, 1 bath house that we lived in for almost 2 years while we planned our new home. The house on the other side of us was almost a replica of the Wundram house and they, too, rebuilt their home shortly before we did. All of the homes immediately surrounding Bill and Brenna's have also been rebuilt. They are surrounded by 5 two story homes. The plans for their new home will fit seamlessly in our neighborhood.

The Town of Los Gatos' Historic Preservation Ordinance wisely protects structures that contribute meaningfully to the town's historic character—those with architectural distinction, historical context, or cultural value. But not every pre-1941 structure automatically qualifies. The Town Code clearly notes that for a structure to be considered historic, it must demonstrate significance through its architecture, history, or contribution to a historic district.

I am obviously not an expert, but the home in question does not seem to meet that standard in any way, shape or form. It is NOT architecturally significant, it is NOT in a historic area, is it NOT associated with any notable event or figure NOR was it constructed by a master. It is, by definition, simply old, and it has barely been maintained throughout the time we've lived here. No one that I have talked to on our street or in our community feels this home meets that criteria. The majority of residents on our street are all old time community members of Los Gatos who have been active either within the town or in our school districts for decades. We are not "new blood" and we appreciate the historic houses within our community. We do not, however, believe that this house qualifies as one of those. Even our mail carrier couldn't believe that the house would be considered historic and he has an intimate knowledge of the houses in our town!

I attended the HPC meeting on April 23 and left really upset at the outcome. The committee was not unanimous in denying their petition to be removed from the register. It was a 3-2 split vote. It was clear the committee was confused about what deems a house historical as they openly discussed their frustration or lack of knowledge of the guidelines. They clearly stated that the guidelines are ambiguous. Many of the members stated they were confused and frustrated because of the lack of clarity and consistency and that their own language is

contradictory. Please reference the minutes from the April 23 HPC meeting to truly see the confusion amongst the group.

Instead of relying on clear, objective criteria that should be consistently applied to every property, it felt as though the committee let sentimentality guide their decision. In the absence of firm standards, they seemed to default to emotional attachments and nostalgia for a bygone era. One member openly stated this brings her to tears. But not every bungalow or farmhouse in Los Gatos automatically merits preservation simply because it evokes memories of the past. Bill and Breanna are building a home that suits their family's needs, while respecting the character of the neighborhood. They already live in our community and understand the character of Los Gatos. They have been proactive in reaching out to our neighborhood and sharing their plans with all of us.

Given the precedent on our street, I believe they should be allowed the same opportunity we and others have had. One of the HPC members actually stated that maybe they were more conservative than members from years past. The rules should be applied uniformly and fairly across all homeowners and not based on how conservative members of the HPC committee are at a given point in time.

I respectfully ask you to support their request as it would be a huge improvement to our neighborhood and is the right thing to do based on the precedent of what others have been allowed. We welcome Bill and Breanna to our neighborhood and hope they will be allowed the freedom to build a home that meets their needs.

Thank you for your consideration.

[redacted]
16801 Loma St
[redacted]

From: [redacted]
Sent: Sunday, June 29, 2025 5:16 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: [redacted]
Subject: Neighbor support for the redevelopment of 16808 Loma Street.

[EXTERNAL SENDER]
To Sean Mullin, Los Gatos Planning Manager,

My wife Michelle and I are writing on behalf of Bill and Brenna Wundram and other neighbors of 16805 Loma Street, Los Gatos, CA 95032.

The purpose of this email is to show our strong support of the Wundrams and their proposal to redevelop the property noted above.

We have lived at the corner of Loma and Englewood for 15+ years. Over the years, we have hoped that the property at 16805 Loma Street would be purchased and utilized to its full potential. The current structure, which is not in a historical district, holds neither historical nor architectural value. Furthermore, the property is now out of date with the rest of the homes on the street and in the neighborhood.

[redacted] have reviewed the proposed architectural drawings and believe that the home would be a great addition to the street.

We hope that you and the town will support the Wundrams in their building endeavor.

Regards,

[redacted]
16505 Englewood Avenue

From: [redacted]
Sent: Sunday, July 6, 2025 9:42 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: bill wundram [redacted]
Subject: 16805 Loma St. Letter of Support. (Resending with original house picture)

[EXTERNAL SENDER]
July 6, 2025
Sean Mullin
Town of Los Gatos, Planning Manager

I hope this message finds you well.

I'm writing to provide some background and clarification regarding the pre-1941 single-family residence located at 16761 Loma Street. My family has a long history with this property—my grandparents, [redacted], purchased the home in 1941. My mother lived there from birth in 1943 until 1965. After my grandmother's passing in 1992, my family and I moved in and have lived there ever since.

In 1998, in order to accommodate our growing family, we applied to demolish the original 3 bedroom, 1 bath home at 16761 Loma St. We were approved for demolition in June of 1999.

I'd like to clarify that the home was never a barn, nor was it part of any designated historical district. I understand there may be some confusion due to a nearby structure—the only barn in the area during the 1940s was located around the corner on Ferris Avenue, where the Potter Court neighborhood now stands. That property belonged to the Hanson family and was later demolished to make way for the Potter Court subdivision.

In my opinion, Bill and Breanna's proposed home is well-suited to the character of our neighborhood and complements the surrounding properties. I respectfully encourage your support of their request, as this project would be a positive addition to our community. We warmly welcome both the development and their family to the neighborhood.

Warm Regards,
[redacted]
16761 Loma St



Sent from my iPhone

From: [redacted]
Sent: Monday, July 7, 2025 12:58 PM
To: Sean Mullin <SMullin@losgatosca.gov>
Cc: Bill Wundram [redacted]
Subject: 16805 Loma St

[EXTERNAL SENDER]
Dear Sean,
I have been a Los Gatos resident since 2010 and live on Shady View Lane and have known the Wundrams for about 15 years. I was in attendance at the Town Historic Preservation Committee meeting on May 28th when the Committee voted 3-2 to reject their proposal. I was shocked by the discussion and the "justification" the Committee used to reject the proposal as the facts presented in the documents, the presentation by the Wundram's and the neighbors didn't appear be a consideration and instead, the Committee discussion turned to an arbitrary set of information that was either untrue or irrelevant and the points were only made to help sway other members to reject the proposal without first determining the claims being made were factually correct or relevant.

As evidenced by the documents submitted and attestation from the architect and neighbors, the house doesn't meet any of the criteria that suggests the house may be worth considering to be preserved. Looking at the timeline and facts of the property, the original house was constructed in 1929 with no known documentation of what the house looked like or anything of the like. The aerial photo from 1948 shows a footprint of the home which is not consistent with the current roofline and footprint today. What happened between 1929 and 1948 is a complete unknown. The oldest photo of the front of the house is from 1967 where the facade and windows differ from the current structure. The property was not part of the Town until 1999 and was therefore unincorporated Santa Clara County and was not part of any Los Gatos planning or permitting processes during that time. Furthermore, the Committee is chartered to focus on homes prior to 1941 which there is no documentation for. The justification the Committee discussed was preserving a California bungalow. A California bungalow could have a very broad interpretation as it is an arbitrary term that could entail any small ranch house. However, with respect to 16805 Loma, there is no documentation or information about the house, so what exactly does the Committee wish to preserve? What about this house requires it to be preserved under the rules of the Historic Preservation Committee? Seems like any further proposals would be subject to whimsical and arbitrary opinions of what the Committee thinks it should look like rather than having a defined set of criteria and specific aspects that should be preserved. It is bothering to me that the Committee is using such arbitrary, misleading information to make decisions which impact resident property owners in the hundreds of thousands of dollars.

In addition, Loma St had a number of small ranch houses on it and all the other structures were approved for demolition. The structure is a simple farm house and doesn't look like other true examples of a California Craftsman in Los Gatos. Finally, the neighbors are in support of the demolition and proposed structure.

As a long term resident, I urge the committee to reconsider its conclusion and revisit the justification used for denying the proposal.

Best Regards,
[redacted]
16464 Shady View Lane

From: [redacted]
Sent: Tuesday, August 5, 2025 10:05 AM
To: Sean Mullin <SMullin@losgatosca.gov>
Subject: 16805 Loma Street

[EXTERNAL SENDER]
Hey Sean,

I'm sending you this letter of support for Bill Wundrum as an immediate resident in the neighborhood versus a design professional.

Best,

M.
M. Rowe
Britt-Rowe
[redacted]

MAR

MICHAEL/GINGER ROWE
[redacted]

Tuesday, August 5, 2025

Mr. Sean Mullin
Planning Commission Members
Town of Los Gatos Planning
110 E. Main Street
Los Gatos, CA 95030

RE: Mr. Bill Wundrum
16805 Loma Street
Los Gatos, CA 95032

Mr. Mullin & Commission Members,

I/We are writing this letter of support of Mr. Wundrum's project, not as an architectural design professional in the community, but as nearby neighborhood residents. My wife and I have owned our home on Englewood Avenue for just over 33 years. Needless to say, we have witnessed a multitude of older homes which were noted to have been constructed prior to 1941, demolished and rebuilt throughout our neighborhood over the many years. It is disconcerting how the subjective opinion of a handful of Historical Preservation Committee members can shape OUR neighborhoods, when in fact, no historical lineage can be provided, no historical listing on any register can be noted and no historical event has ever taken place there. The older home in question is not historical. It is simply a leftover, forgotten & neglected example from a past moment in time built in an architectural style that was and still is very abundant across our state and the rest of the country. During the HPC Meeting, the members "struggled" with trying to make the distinction between a Historical Home and a Landmark. They failed to do so based on the criteria NEEDED to deny this application in the first place. They also made a very troubling public comment that "previous Historical Preservation Committees may have been less conservative than us…..". That in itself proves they are making decisions based on their personal emotions & subjectivity versus establishing the necessary historical criteria required to make such a finding. As a longtime resident of the immediate neighborhood, I find this statement and their decision to deny Mr. Wundrum's application very discriminatory. What makes this home more historically significant than the many Pre-1941 homes awarded permission for demolition before it? Was it the current mood and perspective of the HPC only? If so, that is outside the lines of their community responsibility.

It is in our opinion as immediate neighborhood residents that this house, like many others which have been provided demolition permission in the past, is no different, nor is it historically contributory to the preservation of the Town of Los Gatos' overall architectural character. It is the responsibilityof the Planning

Commission to protect the “best interest of the community”. Well, here we are as literal neighborhood residents hoping for a common sense decision by the Planning Commission and to allow Mr. Wundrum to move forward with his project. Thank you for allowing us to express our support for this application.

Best,

Michael & Ginger

Michael/Ginger Rowe
[redacted]

This Page
Intentionally
Left Blank

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 08/13/2025

ITEM NO: 3

DATE: August 8, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for a Grading Permit and Removal of Large Protected Trees Associated with a Comprehensive Redevelopment of the La Rinconada Golf Course on Property Zoned RC and R-1:20. **Located at 14595 Clearview Drive, 17400 Wedgewood Avenue, and 17445 Zena Avenue.** APNs 409-18-008, -009, -010, and 409-31-001. Architecture and Site Application S-25-005. Categorically Exempt Pursuant to CEQA Guidelines Sections 15301: Existing Facilities, and 15302: Replacement or Reconstruction.
Property Owner: Clearview Golf Associates LLC. Applicant: Andy Kimball.
Project Planner: Ryan Safty.

RECOMMENDATION:

Consider a request for a Grading Permit and removal of Large Protected Trees associated with a comprehensive redevelopment of the La Rinconada Golf Course on property zoned RC and R-1:20, located at 14595 Clearview Drive, 17400 Wedgewood Avenue, and 17445 Zena Avenue.

PROJECT DATA:

General Plan Designation:	Open Space
Current Zoning Designation:	R-1:20 – Single Family Residential, and RC – Resource Conservation
Applicable Plans and Standards:	General Plan, Town Code
Parcel Size:	118.4 acres

PREPARED BY: Ryan Safty
Associate Planner

Reviewed by: Planning Manager and Community Development Director

Surrounding Area:

	Existing Land Use	**General Plan**	**Zoning**
North	Residential	Low Density Residential	R-1:8
South	Residential	Monte Sereno	Monte Sereno
East	Residential	Low and Medium Density Residential	R-1:12, R-1:12:PD
West	Residential, Water Treatment Plant	Low Density Residential, Monte Sereno	R-1:10, R-1:20, R-1:20:PD, Monte Sereno

CEQA:

The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15301: Existing Facilities, and 15302: Replacement or Reconstruction.

FINDINGS:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Sections 15301: Existing Facilities, and 15302: Replacement or Reconstruction.
- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

CONSIDERATIONS:

- As required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application.

ACTION:

The decision of the Planning Commission is final unless appealed within ten days.

BACKGROUND:

The subject property includes the La Rinconada Country Club and golf course occupying approximately 118.4 acres across several different parcels. The golf course is located south of Highway 85 and west of Winchester Boulevard, with access along Wedgewood Avenue, Clearview Drive, and Zena Avenue (Exhibit 1). The golf course has been in operation at this location for nearly 100 years and presently includes a full 18-hole golf course, driving range, practice greens, maintenance facility, clubhouse, pool, and fitness facility.

The applicant submitted an Architecture and Site application to modernize the 18-hole layout, with site work requiring a Grading Permit, and removal of 287 trees, 16 of which are considered Large Protected. Several holes would be realigned, the fairway contours refined, and new bunkers and greens installed throughout the course. The redevelopment of the golf course requires a large amount of grading across the site, but the grading is designed to be balanced on-site to minimize truck hauling. Cart paths and the entry drive off Clearview Drive would be redesigned, and a new 250-square-foot restroom and comfort station would be added. Existing fairway grass would be replaced with more drought tolerant Bermuda grasses, with updated irrigation systems, and new trees would be planted to better suit the climate and modernization plan (Exhibit 5).

Grading Permits, and associated Architecture and Site applications, and Large Protected Tree removals do not automatically trigger Planning Commission approval; however, due to the size of the project, amount of tree removals, grading quantities, and exceptions requested to the tree fencing and tree replacement requirements, this application is being forwarded to the Planning Commission for approval.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject property is a golf course and country club that occupies approximately 118.4 acres and spans several different parcels. The golf course is located south of Highway 85 and west of Winchester Boulevard, with access along Wedgewood Avenue, Clearview Drive, and Zena Avenue (Exhibit 1). Single-family residential development surrounds the property on all sides, with the Rinconada Water Treatment Plant located along a portion of the western border of the site.

B. Project Summary

The applicant proposes a comprehensive redevelopment of the golf course, requiring a Grading Permit, removal of Large Protected Trees, and construction of a new restroom comfort station (Exhibit 5).

C. Zoning Compliance

The golf course and country club operates under an approved Conditional Use Permit (CUP), which was most recently amended in 2011 (Exhibit 4). The golf course modifications proposed with this Architecture and Site application would not affect the applicable conditions of approval tied to their CUP.

DISCUSSION:

A. Architecture and Site Analysis

The applicant proposes a comprehensive redevelopment of the golf course, which includes a modernization of the 18-hole course, site grading, tree removal, construction of a new comfort station, and new vehicular entrance. Details of each of these components are provided below. The existing club house building and other on-site structures are not a part of this application.

Golf Course Modernization

The overarching goal behind this application, as noted in Exhibit 5, is to redevelop and modernize the existing 18-hole golf course. The golf course has been operating in its current configuration since the early 1990's. As noted in Exhibit 5, golf courses typically require major rehabilitation every 30 years because fairway grasses become compromised and irrigation and drainage begin to fail.

The existing 18-hole layout would be slightly modified in terms of the locations of each hole, and would include refined fairway contours, new bunkers, new greens throughout the course, and slight modifications to the existing water features. Drainage and irrigation would be updated, and cart paths would be modified and substantially reduced throughout the course. In addition to the course greens, site landscaping would be updated as well (Exhibit 11).

Grading

To facilitate the course modernization, the associated site work requires approval of an Architecture and Site approval for a Grading Permit. The proposed grading is for the reconfiguration of the course, and would result in a total of 52,300 cubic yards of cut and 52,300 cubic yards of fill (Sheet A0-10, Exhibit 11). No off haul or importing of native soil is anticipated for this project. Maximum proposed cut depth would be approximately 10 feet (near Holes 11 and 16) and maximum proposed fill depth would be approximately 10 feet (near Holes 7, 8 and 16). As this project is not located within the Hillside Area, compliance with the Hillside Development Standards and Guidelines for maximum cut and fill depth is not applicable. Justification for the project grading is provided in Exhibit 5.

Tree Removal

The existing 118.4-acre property contains over 1,200 trees. The applicant submitted an arborist report (Exhibit 6), which tagged and surveyed 945 trees within the project area. This arborist report was peer reviewed by the Town's Consulting Arborist (Exhibit 7), and the applicant provided a response in Exhibit 8, and updated their report. The applicant proposes removal of 287 protected trees as a part of this project. The arborist report included as Exhibit 6 identifies 240 trees that require removal based on proposed construction activities, as well as another 47 trees that are recommended for removal based on current health, condition, and safety ratings. These additional 47 trees are identified as "HR" (Hazard Removal) within Exhibit 6 and the project plans (Exhibit 11) and are generally located along the perimeter of the golf course.

Of the 287 trees proposed for removal, eight are considered exempt based on the species and size, and 16 are considered Large Protected Trees. Most of the Large Protected Tree removals (14 of the 16) are eucalyptus trees, which are known to be a fire risk. The Consulting Arborist reviewed the applicant's arborist report and agreed with the list of 287 trees proposed for removal.

The applicant provided detailed justification for the removals in Exhibit 5. In summary, the applicant notes that a critical element of the modernization project is to reduce water usage by planting new drought tolerant Bermuda grass and native trees that are better equipped to thrive in this climate. Many of the existing trees were planted over the past 60 years to separate the fairways and are non-native. The new drought tolerant Bermuda grass needs more sunlight to grow, and the current tree locations and heights are creating narrow fairways and excessive shading. Over the past few years, over 100 trees have fallen on the course either due to storms or drought. The majority of the proposed removals (150 out of 287) are Coast Redwoods, which require excessive watering that can no longer be supported, and eucalyptus trees (47 out of 287).

Tree Replacement

Town Code requires tree replacements for each protected tree proposed for removal. Based on the canopy size of the 287 trees proposed for removal, a total of 977 24-inch box trees (or 489 36-inch box trees) must be replanted on-site. For each of the 977 trees not proposed to be replaced, Town Code allows the applicant to pay an in-lieu fee to the Town's Tree Replacement Fund.

The applicant is proposing a reforestation plan that includes replanting 173 native trees, most of which would be oak trees (121 out of 173). The majority of the proposed replacements would exceed the standard 24-inch box replacement standard, with 66 of them being 48-inch box and 26 being 60-inch box trees. Town Code treats a 36-inch box trees as counting for two 24-inch box trees, but does not specify how to treat a 48-inch or

60-inch box tree. Working with the Town Arborist and Consulting Arborist, staff would consider a 48-inch box tree as three 24-inch box trees and a 60-inch box tree as four 24-inch box trees. Based on these determinations, the proposed reforestation plan would be short 538 trees and would require an in-lieu fee payment of $134,500. The applicant attests that these larger trees should count more towards the replacement requirement, which would reduce the in-lieu fee total. The Planning Commission has the authority to increase the value of the 48- and 60-inch box trees, and also decrease the required tree in-lieu fees. The tables below outline the applicant's replacement calculation compared to staff's.

Staff's Replacement Calculation			
Tree Size	Number	Ratio between 24" box trees	Number of 24" box trees
24"	25	1 to 1	25
36"	56	2 to 1	112
48"	66	3 to 1	198
60"	26	4 to 1	104
		Total Proposed:	**439**
		Required Replacements:	977
		Amound Under:	538
		Total In-Lieu Fee ($):	**134,500**

Applicant's Replacement Calculation			
Tree Size	Number	Ratio between 24" box trees	Number of 24" box trees
24"	25	1 to 1	25
36"	56	2 to 1	112
48"	66	4 to 1	264
60"	26	8 to 1	208
		Total Proposed:	**609**
		Required Replacements:	977
		Amound Under:	368
		Total In-Lieu Fee ($):	**92,000**

Tree Protection

The applicant and their arborist have prepared tree protection plans (Exhibit 11, TP Sheets) to ensure protection of the 658 trees that would be preserved on the site. The tree protection plans show that Town standard Type I protection, with six-foot tall chain-link fencing, is proposed for all trees in high-impact areas. For trees in areas deemed to have low to no construction impact, the applicant is proposing to use orange plastic fencing. The applicant has provided detailed justification for this exception request within Exhibit 5, detailing the cost savings associated with fencing a property of this size. The Consulting Arborist reviewed the request and noted that this option will need to be discussed and approved by staff and that one option is to have regular monitoring of the fence in-lieu of

the sturdier chain-link fencing (Exhibit 7). The Town Arborist also reviewed this request and stated that this type of request has been supported in the past on larger projects. Staff has included Condition of Approval 9 within Exhibit 3 requiring monthly monitoring of the alternative fencing materials.

Accessory Building

As a part of the modernization and update plan for the property, a new 250-square foot comfort station is proposed on the site, between Holes 10 and 18 (Exhibit 11). The proposed comfort station includes two restrooms and a beverage station. The building would be approximately 13 feet tall and would include a tile roof and a mixture of stucco and stone veneer siding to match the club house.

New Vehicular Entrance

The modernization plan also includes a modified and realigned vehicular entry accessed via Clearview Drive, which serves as the primary public entrance to the property (Exhibit 11). The new entrance drive would be substantially in the same location, would be 22 feet wide, compliant with Town Code, and would require 480 cubic yards of grading.

B. Environmental Review

The applicant hired David J. Powers & Associates, Inc. to prepare a California Environmental Quality Act (CEQA) analysis on the proposed redevelopment plan. As provided in Exhibit 9, a noise study, construction emissions and health risk assessment, and biology report were conducted, concluding that, with implementation of the draft conditions of approval in Exhibit 3, the project is categorically exempt from CEQA per Sections 15301 (Existing Facilities) and 15302 (Replacement or Reconstruction).

PUBLIC COMMENTS:

Story poles and signage were installed on the site along three street frontages and written notice was sent to property owners and tenants located within 300 feet of the subject property. The applicant has also conducted substantial neighborhood outreach, including sending seven separate letters to all properties within 300 feet and hosting six different open house events. A summary of this neighborhood outreach is provided in Exhibit 10. Public comments received by 11:00 a.m., August 8, 2025, are provided in Exhibit 12.

CONCLUSION:

A. Summary

The applicant is requesting approval of an Architecture and Site application, Grading Permit, and removal of Large Protected Trees associated with a comprehensive redevelopment and modernization plan for the La Rinconada Golf Course. The project grading would include 52,300 cubic yards of cut and 52,300 cubic yards of fill, balancing the dirt on-site. A total of 287 trees are proposed for removal, including 16 Large Protected Trees. The tree removal would be offset through replacement plantings and payment of in-lieu fees.

B. Recommendation

Staff recommends that the Planning Commission consider the request and, if merit is found with the proposed project, take the following steps to approve the Architecture and Site application and Large Protected Tree removals:

1. Find that the proposed project is Categorically Exempt pursuant to the adopted Guidelines for the implementation of the California Environmental Quality Act, Section 15301: Existing Facilities, and Section 15302: Replacement or Reconstruction (Exhibit 2);
2. Make the finding that the project complies with the objective standards of Chapter 29 of the Town Code (Zoning Regulations) (Exhibit 2);
3. Make the considerations as required by Section 29.20.150 of the Town Code for granting approval of an Architecture and Site application (Exhibit 2); and
4. Approve Architecture and Site application S-25-005 with the conditions contained in Exhibit 3 and the development plans in Exhibit 11.

C. Alternatives

Alternatively, the Commission can:

1. Continue the matter to a date certain with specific direction; or
2. Approve the application with additional and/or modified conditions; or
3. Deny the application.

EXHIBITS:

1. Location Map
2. Required Findings and Considerations
3. Recommended Conditions of Approval
4. 2011 Conditional Use Permit
5. Project Description and Letter of Justification
6. Applicant Arborist Report
7. Consulting Arborist Peer Review
8. Applicant Response to Consulting Arborist Peer Review
9. CEQA Memorandum and Studies
10. Neighborhood Outreach Summary
11. Project Plans
12. Public comments received by 11:00 a.m., Friday, August 8, 2025

This Page
Intentionally
Left Blank

14595 Clearview Drive, 17400 Wedgewood Avenue, and 17445 Zena Avenue

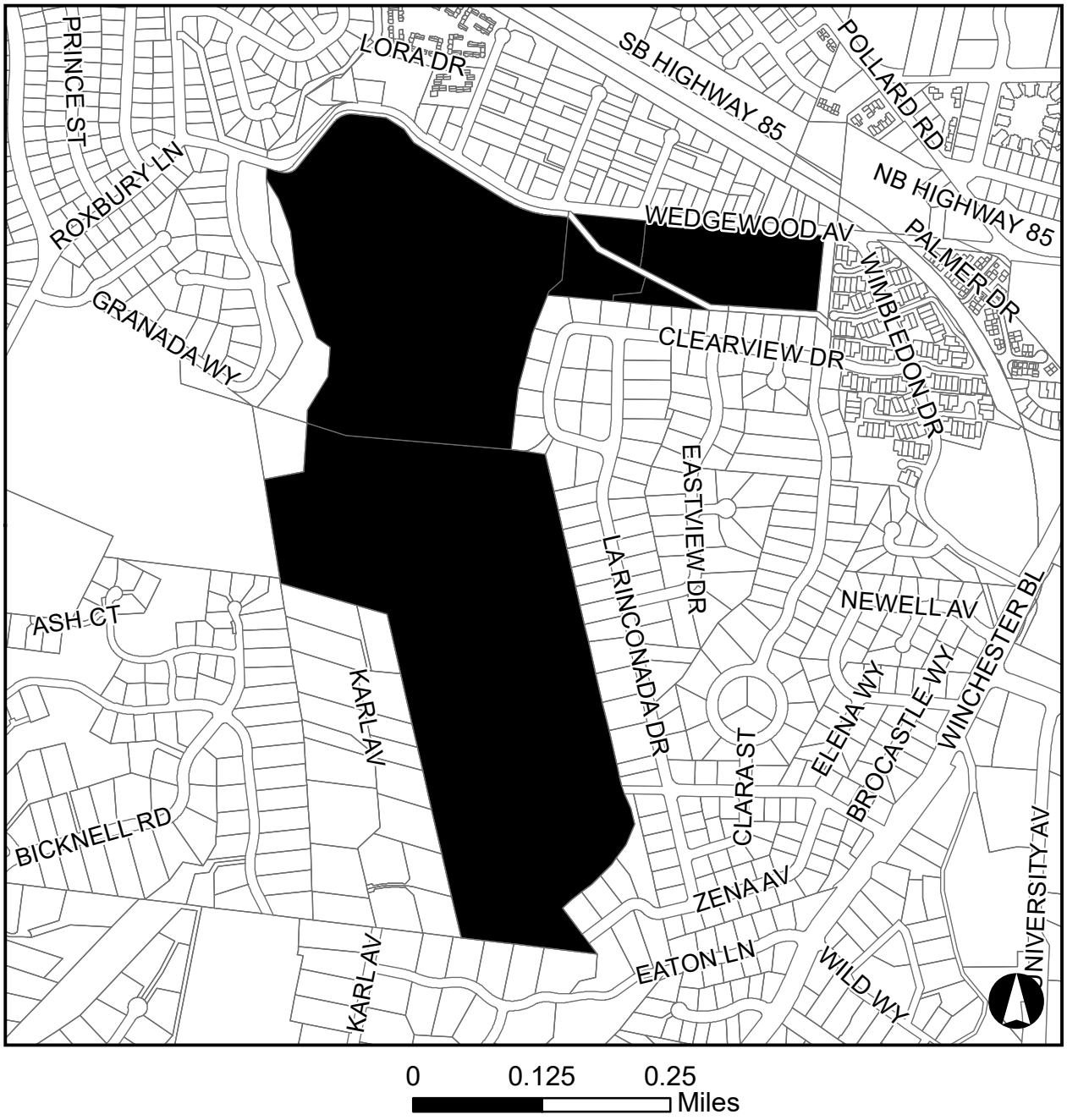


EXHIBIT 1

This Page
Intentionally
Left Blank

PLANNING COMMISSION – *August 13, 2025*
FINDINGS AND CONSIDERATIONS

14595 Clearview Drive, 17400 Wedgewood Avenue, and 17445 Zena Avenue
Architecture and Site Application S-25-005

Consider a Request for a Grading Permit and Removal of Large Protected Trees Associated with a Comprehensive Redevelopment of the La Rinconada Golf Course on Property Zoned RC and R-1:20. APNs 409-18-008, -009, -010, and 409-31-001. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities, and 15302: Replacement or Reconstruction. Property Owner: Clearview Golf Associates LLC. Applicant: Andy Kimball.

FINDINGS

Required finding for CEQA:

- The project is Categorically Exempt pursuant to the adopted Guidelines for the Implementation of the California Environmental Quality Act, Section 15301: Existing Facilities, and Section 15302: Replacement or Reconstruction.

Required compliance with the Zoning Regulations:

- The project meets the objective standards of Chapter 29 of the Town Code (Zoning Regulations).

CONSIDERATIONS

Required considerations in review of Architecture and Site applications:

- As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.

DRAFT

EXHIBIT 2

:\Users\MeetingsOfficeUser13\AppData\Local\Temp\tmp6C5A.tmp

This Page
Intentionally
Left Blank

PLANNING COMMISSION – *August 13, 2025*
DRAFT CONDITIONS OF APPROVAL

14595 Clearview Drive, 17400 Wedgewood Avenue, and 17445 Zena Avenue
Architecture and Site Application S-25-005

Consider a Request for a Grading Permit and Removal of Large Protected Trees Associated with a Comprehensive Redevelopment of the La Rinconada Golf Course on Property Zoned RC and R-1:20. APNs 409-18-008, -009, -010, and 409-31-001. Categorically Exempt Pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301: Existing Facilities, and 15302: Replacement or Reconstruction. Property Owner: Clearview Golf Associates LLC. Applicant: Andy Kimball.

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. APPROVAL: This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans and/or business operation shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. EXPIRATION: The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. OUTDOOR LIGHTING: Exterior lighting shall be kept to a minimum, and shall be down directed fixtures that will not reflect or encroach onto adjacent properties. No flood lights shall be used unless it can be demonstrated that they are needed for safety or security. The lighting plan shall be reviewed during building plan check.
4. EXISTING TREES: All existing trees shown on the plan and trees required to remain or to be planted are specific subjects of approval of this plan, and must remain on the site.
5. TREE REMOVAL PERMIT: A Tree Removal Permit shall be obtained for any trees to be removed, prior to the issuance of a Building or Grading Permit.
6. ARBORIST REQUIREMENTS: The developer shall implement, at their cost, all recommendations made by Trees 360 and Richard Gessner, identified in the Arborist reports, dated July 17, 2025, on file in the Community Development Department. A Compliance Memorandum shall be prepared by the applicant and submitted with the building permit application detailing how the recommendations have or will be addressed. These recommendations must be incorporated in the building permit plans, and completed prior to issuance of a building permit where applicable.
7. TREE FENCING: Protective tree fencing shall be installed in accordance with the approved landscape plans and as noted in the July 17, 2025, arborist report, unless as modified by the Planning Commission. A tree protection fencing plan shall be included with the construction plans.

8. REPLACEMENT TREES: New trees shall be planted to mitigate the loss of trees being removed. The number of trees and size of replacement trees shall be planted in accordance to the table below. New trees shall be double staked with rubber ties and shall be planted prior to final inspection and issuance of occupancy permits. In-lieu fees, pursuant to Town Code, shall be paid to mitigate the replacement of any trees not planted per Town Code.

Tree Size	Number	Ratio between 24" box
24"	25	1 to 1
36"	56	2 to 1
48"	66	3 to 1
60"	26	4 to 1

9. ARBORIST MONITORING: Anytime tree protection fencing and netting is to be constructed or moved, the project arborist shall be on-site to monitor the work and ensure compliance with tree protection plan. If plastic netting is approved in lieu of chain-link fencing, the project arborist shall inspect the fencing and submit a report to the Community Development Department monthly.
10. TREE STAKING: All newly planted trees shall be double-staked using rubber tree ties.
11. WATER EFFICIENCY LANDSCAPE ORDINANCE: The final landscape plan, including landscape and irrigation plans and calculations, shall meet the Town of Los Gatos Water Conservation Ordinance or the State Water Efficient Landscape Ordinance, whichever is more restrictive. The final landscape plan shall be reviewed by the Town's consultant prior to issuance of building permits. A review fee based on the current fee schedule adopted by the Town Council is required when working landscape and irrigation plans are submitted for review.
12. PROPERTY FENCE: All new fencing shall comply with Town Code Section 29.40.0315 at building permit stage, unless an exception is granted by the Community Development Director.
13. STORY POLES: The story poles and project signs on the project site shall be removed within 30 days of approval of the Architecture and Site application.
14. BAAQMD MEASURES: During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level.
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
    b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
    c. All visible mud/dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
    d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
    e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as

practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.

f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
h. Unpaved roads providing access to site located 100 feet of further from a paved road shall be treated with a six - to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
i. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall be visible to ensure compliance with applicable regulations.

15. CONSTRUCTION ACTIVITIES: To limit the presence of noise during construction, the following shall be complied with during any construction, grading, or tree removals.
    a. Construction activities shall be limited to the hours of 8:00 a.m. to 6:00 pm on weekdays and between the hours of 9:00 am and 4:00 pm on Saturdays. No construction is permitted on Sundays or holidays.
    b. Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
    c. Prohibit unnecessary idling of internal combustion engines.
    d. Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.
    e. Locate construction staging areas at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
    f. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
    g. Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.
16. CONSTRUCTION VIBRATION: To limit the presence of vibration during construction, the following shall be complied with during any construction, grading, or tree removals.
    a. Smaller equipment (less than 18,000 pounds) shall be used near the property lines adjacent to the residential buildings to minimize vibration levels. For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 25 feet of vibration-sensitive

buildings.

b. Small tractors/loaders/backhoes shall be used within 10 feet of vibration-sensitive buildings instead of excavators.
c. Designate a Disturbance Coordinator responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

17. NESTING BIRDS: To avoid impacts to nesting birds, the removal of trees and shrubs shall be minimized to the greatest extent feasible. Construction activities that include any tree removal, pruning, grading, grubbing, or demolition shall be conducted outside of the bird nesting season (January 15 through September 15) to the greatest extent feasible. If this type of construction starts, if work is scheduled to start or if work already occurring during the nesting season stops for at least two weeks and is scheduled to resume during the bird nesting season, then a qualified biologist shall conduct a pre-construction surveys for nesting birds to ensure that no nests would be disturbed during project construction. If project-related work is scheduled during the nesting season (February 15 to August 30 for small bird species such as passerines; January 15 to September 15 for owls; and February 15 to September 15 for other raptors), a qualified biologist shall conduct nesting bird surveys. Two surveys for active nests of such birds shall occur within 14 days prior to start of construction, with the second survey conducted with 48 hours prior to start of construction. Appropriate minimum survey radius surrounding each work area is typically 250 feet for passerines, 500 feet for smaller raptors, and 1,000 feet for larger raptors. Surveys shall be conducted at the appropriate times of day to observe nesting activities. If the qualified biologist documents active nests within the project site or in nearby surrounding areas, an appropriate buffer between each nest and active construction shall be established. The buffer shall be clearly marked and maintained until the young have fledged and are foraging independently. Prior to construction, the qualified biologist shall conduct baseline monitoring of each nest to characterize “normal” bird behavior and establish a buffer distance, which allows the birds to exhibit normal behavior. The qualified biologist shall monitor the nesting birds daily during construction activities and increase the buffer if birds show signs of unusual or distressed behavior (e.g. defensive flights and vocalizations, standing up from a brooding position, and/or flying away from the nest). If buffer establishment is not possible, the qualified biologist or construction foreman shall have the authority to cease all construction work in the area until the young have fledged and the nest is no longer active.

18. SPECIAL-STATUS BATS: Approximately 14 days prior to tree removal or structure demolition activities, a qualified biologist shall conduct a habitat assessment for bats and potential roosting sites in trees to be removed, in trees within 50 feet of the development footprint, and within and surrounding any structures that may be disturbed by the project. These surveys will include a visual inspection of potential roosting features (bats need not be present) and a search for presence of guano within the project site, construction access routes, and 50 feet around these areas. Cavities, crevices, exfoliating bark, and bark fissures that could provide suitable potential nest or roost habitat for bats shall be surveyed. Assumptions can be made on what species is present due to observed visual characteristics along with habitat use, or the bats can be

identified to the species level with the use of a bat echolocation detector such as an "Anabat" unit. Potential roosting features found during the survey shall be flagged or marked.

If no roosting sites or bats are found, a letter report confirming absence will be prepared and no further measures are required.

If bats or roosting sites are found, a letter report and supplemental documents will be prepared prior to grading permit issuance and the following monitoring, exclusion, and habitat replacement measures will be implemented:

a. If bats are found roosting outside of the nursery season (May 1 through October 1), they will be evicted as described under (b) below. If bats are found roosting during the nursery season, they will be monitored to determine if the roost site is a maternal roost. This could occur by either visual inspection of the roost bat pups, if possible, or by monitoring the roost after the adults leave for the night to listen for bat pups. If the roost is determined to not be a maternal roost, then the bats will be evicted as described under (b) below. Because bat pups cannot leave the roost until they are mature enough, eviction of a maternal roost cannot occur during the nursery season. Therefore, if a maternal roost is present, a 50-foot buffer zone (or different size if determined in consultation with the CDFW) will be established around the roosting site within which no construction activities including tree removal or structure disturbance will occur until after the nursery season.
b. If a non-breeding bat hibernaculum is found in a tree or snag scheduled for removal or on any structures scheduled to be disturbed by project activities, the individuals will be safely evicted, under the direction of a qualified bat biologist. If pre-construction surveys determine that there are bats present in any trees to be removed, exclusion structures (e.g. one-way doors or similar methods) shall be installed by a qualified biologist. The exclusion structures shall not be placed until the time of year in which young are able to fly, outside of the nursery season. Information on placement of exclusion structures shall be provided to the CDFW prior to construction.

If needed, other methods conducted under the direction of a qualified bat biologist could include: carefully opening the roosting area in a tree or snag by hand to expose the cavity and opening doors/windows on structures, or creating openings in walls to allow light into the structures. Removal of any trees or snags and disturbance of any structures will be conducted no earlier than the following day (i.e., at least one night will be provided between initial roost eviction disturbance and tree removal/structure disturbance). This action will allow bats to leave during dark hours, which increases their chance of finding new roosts with a minimum of potential predation.

19. ARCHAEOLOGICAL RESOURCES AND HUMAN REMAINS:
    a. In the event that archaeological traces are encountered, all construction within a 50-meter radius of the find will be halted, the Community Development Director will be notified, and an archaeologist will be retained to examine the find and make appropriate recommendations.

b. If human remains are discovered, the Santa Clara County Coroner will be notified. The Coroner will determine whether or not the remains are Native American. If the Coroner determines the remains are not subject to his authority, he will notify the Native American Heritage Commission, who shall attempt to identify descendants of the deceased Native Americans.
c. If the Community Development Director finds that the archaeological find is not a significant resource, work will resume only after the submittal of a preliminary archaeological report and after provisions for reburial and ongoing monitoring are accepted. Provisions for identifying descendants of a deceased Native American and for reburial will follow the protocol set forth in CEQA Guidelines Section 15064.5(e). If the site is found to be a significant archaeological site, a mitigation program will be prepared and submitted to the Community Development Director for consideration and approval, in conformance with the protocol set forth in Public Resources Code Section 21083.2.
d. A final report shall be prepared when a find is determined to be a significant archaeological site, and/or when Native American remains are found on the site. The final report will include background information on the completed work, a description and list of identified resources, the disposition and curation of these resources, any testing, other recovered information, and conclusions.

20. DUSKY-FOOTED WOODRATS: This project will implement the following standard measures to minimize impacts on woodrats and active woodrat nests on the project site.
a. PRECONSTRUCTION SURVEY. A qualified biologist will conduct a preconstruction survey for San Francisco dusky-footed woodrat nests within 30 days of the start of work activities. If active woodrat nests are determined to be present in, or within 10 feet of the impact areas, the conditions below (Avoidance and/or Nest Relocation) will be implemented, as appropriate. If no active woodrat nests are present on or within 10 feet of impact areas, no further conditions are warranted.
b. AVOIDANCE. Active woodrat nests that are detected within the work area wil be avoided to the extend feasible. Ideally, a minimum 10-foot buffer will be maintained between project activities and woodrat nests to avoid disturbance. In some situations, a small buffer may be allowed if, in the opinion of a qualified biologist, nest relocation (below) would represent a greater disturbance to the woodrats than the adjacent work activities.
c. NEST RELOCATION. If avoidance of active woodrat nests within and immediately adjacent to (within 10 feet of) the work areas is not feasible, then nest materials will be relocated to suitable habitat as close to the project site as possible (ideally, within or immediately adjacent to the project site). Relocation efforts will avoid the peak nesting season (February-July) to the maximum extent feasible. Prior to the start of construction activities, a qualified biologist will disturb the woodrat nest to the degree that all woodrats leave the nest and seek refuge outside of the construction area. Disturbance of the woodrat nest will be initiated no earlier than one hour before dusk to prevent the exposure of woodrats to diurnal predators. Subsequently, the biologist will dismantle and relocate the nest material by hand. During the deconstruction process, the biologist will attempt to assess if there are

juveniles in the nest. If immobile juveniles are observed, the deconstruction process will be discontinued until a time when the biologist believes the juveniles will be capable of independent survival (typically after 2 to 3 weeks). A no-disturbance buffer will be established around the nest until the juveniles are mobile. The nest may be dismantled once the biologist has determined that adverse impacts on the juveniles would not occur.

21. TOWN INDEMNITY: Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement ("the Project") from the Town shall defend (with counsel approved by Town), indemnify, and hold harmless the Town, its agents, officers, and employees from and against any claim, action, or proceeding (including without limitation any appeal or petition for review thereof) against the Town or its agents, officers or employees related to an approval of the Project, including without limitation any related application, permit, certification, condition, environmental determination, other approval, compliance or failure to comply with applicable laws and regulations, and/or processing methods ("Challenge"). Town may (but is not obligated to) defend such Challenge as Town, in its sole discretion, determines appropriate, all at applicant's sole cost and expense.

    Applicant shall bear any and all losses, damages, injuries, liabilities, costs and expenses (including, without limitation, staff time and in-house attorney's fees on a fully-loaded basis, attorney's fees for outside legal counsel, expert witness fees, court costs, and other litigation expenses) arising out of or related to any Challenge ("Costs"), whether incurred by Applicant, Town, or awarded to any third party, and shall pay to the Town upon demand any Costs incurred by the Town. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in such Challenge as Town, in its sole discretion, determines appropriate, all the applicant's sole cost and expense. No modification of the Project, any application, permit certification, condition, environmental determination, other approval, change in applicable laws and regulations, or change in processing methods shall alter the applicant's indemnity obligation.

21. COMPLIANCE MEMORANDUM: A memorandum shall be prepared and submitted with the building plans detailing how the Conditions of Approval will be addressed.

Building Division

22. PERMITS REQUIRED: A Building Permit is required to construct the new comfort station.
23. APPLICABLE CODES: The current codes, as amended and adopted by the Town of Los Gatos as of January 1, 2023, are the 2022 California Building Standards Code, California Code of Regulations Title 24, Parts 1-12, including locally adopted Energy Reach Codes.
24. CONDITIONS OF APPROVAL: The Conditions of Approval must be included on plan sheets within the construction plans. A Compliance Memorandum detailing how the conditions of approval will be addressed shall be prepared and submitted with the building permit application.
25. SIZE OF PLANS: Minimum size 24" x 36", maximum size 30" x 42".
26. SOILS REPORT: A Soils Report, prepared to the satisfaction of the Building Official,

containing foundation, and retaining wall design recommendations, shall be submitted with the Building Permit Application. This report shall be prepared by a licensed Civil Engineer specializing in soil mechanics.

27. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project Building Inspector at the foundation inspection. This certificate shall certify compliance with the recommendations specified in the Soils Report, and that the building pad elevations and on-site retaining wall locations and elevations have been prepared according to the approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered Civil Engineer for the following items:
    a. Building pad elevation
    b. Finish floor elevation
    c. Foundation corner locations
    d. Retaining wall(s) locations and elevations
28. BACKWATER VALVE: As required by Town Ordinance 6.40.020, provide details for any required sanitary sewer backwater valve on the plans and provide its location. The Town of Los Gatos Ordinance and West Valley Sanitation District (WVSD) require backwater valves on drainage piping serving fixtures with flood level rims less than 12 inches above the elevation of the next upstream manhole.
29. HAZARDOUS FIRE ZONE: All Town of Los Gatos projects require Class A roof assemblies.
30. SPECIAL INSPECTIONS: When a special inspection is required by CBC Section 1704, the Architect or Engineer of Record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to the issuance of the Building Permit. The Town Special Inspection form must be completely filled out and signed by all requested parties prior to permit issuance. Special Inspection forms are available online at www.losgatosca.gov/building.
31. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): The Town standard West Valley Clean Water Authority Nonpoint Source Pollution Control Program Sheet (page size same as submitted drawings) shall be part of the plan submittal. The specification sheet is available online at www.losgatosca.gov/building.
32. APPROVALS REQUIRED: The project requires the following departments and agencies' approval before issuing a building permit:
    a. Community Development – Planning Division: (408) 354-6874
    b. Engineering/Parks & Public Works Department: (408) 399-5771
    c. Santa Clara County Fire Department: (408) 378-4010
    d. West Valley Sanitation District: (408) 378-2407

TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND PUBLIC WORKS:
Engineering Division

33. GENERAL: All public improvements shall be made according to the latest adopted Town Standard Plans, Standard Specifications and Engineering Design Standards. All work shall conform to the applicable Town ordinances. The adjacent public right-of-way shall be kept clear of all job-related mud, silt, concrete, dirt and other construction debris at the end of the day. Dirt and debris shall not be washed into storm drainage facilities. The storing of goods and materials on the sidewalk and/or the street will not be allowed unless an encroachment permit is issued by the Engineering Division of the Parks and Public Works Department. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in the issuance of correction notices, citations, or stop work orders and the Town performing the required maintenance at the Owner's expense.
34. PAYMENT OPTIONS:
    a. All payments regarding fees and deposits can be mailed to:

    Town of Los Gatos PPW – Attn: Engineering Dept
    41 Miles Avenue
    Los Gatos, CA 95030

    Or hand deliver/drop off payment in engineering lock box
    Checks made out to "Town of Los Gatos" and should mention address and application number on memo/note line.
35. APPROVAL: This application shall be completed in accordance with all the conditions of approval listed below and in substantial compliance with the latest reviewed and approved development plans. Any changes or modifications to the approved plans or conditions of approval shall be approved by the Town Engineer.
36. CONSTRUCTION PLAN REQUIREMENTS: Construction drawings shall comply with Section 1 (Construction Plan Requirements) of the Town's Engineering Design Standards, which are available for download from the Town's website.
37. CHANGE OF OCCUPANCY: Prior to initial occupancy and any subsequent change in use or occupancy of any non-residential condominium space, the buyer or the new or existing occupant shall apply to the Community Development Department and obtain approval for use determination and building permit and obtain inspection approval for any necessary work to establish the use and/or occupancy consistent with that intended.
38. GENERAL LIABILITY INSURANCE: The property owner shall provide proof of insurance to the Town on a yearly basis. In addition to general coverage, the policy must cover all elements encroaching into the Town's right-of-way.
39. PUBLIC WORKS INSPECTIONS: The Owner, Applicant and/or Developer or their representative shall notify the Engineering Inspector at least twenty-four (24) hours before starting any work pertaining to on-site drainage facilities, grading or paving, and all work in the Town's right-of-way. Failure to do so will result in penalties and rejection of any work that occurred without inspection.

40. FENCES: Any fencing proposed within two hundred (200) feet of an intersection shall comply with Town Code Section §23.10.080. Fences between all adjacent parcels will need to be located on the property lines/boundary lines. Any existing fences that encroach into the neighbor's property need to be removed and/or relocated along boundary lines before a Certificate of Occupancy for any new building can be issued. Waivers of this condition will require signed and notarized letters from all affected neighbors
41. RESTORATION OF PUBLIC IMPROVEMENTS: The Owner, Applicant and/or Developer or their representative shall repair or replace all existing improvements not designated for removal that are damaged or removed because of the Owner, Applicant and/or Developer or their representative's operations. Improvements such as, but not limited to curbs, gutters, sidewalks, driveways, signs, pavements, raised pavement markers, thermoplastic pavement markings, etc., shall be repaired and replaced to a condition equal to or better than the original condition. Any new concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed, therefore. Existing improvement to be repaired or replaced shall be at the direction of the Engineering Construction Inspector and shall comply with all Title 24 Disabled Access provisions. The restoration of all improvements identified by the Engineering Construction Inspector shall be completed before the issuance of a certificate of occupancy. The Owner, Applicant and/or Developer or their representative shall request a walk-through with the Engineering Construction Inspector before the start of construction to verify existing conditions.
42. PLAN CHECK FEES: Plan check fees associated with the Grading Permit shall be deposited with the Engineering Division of the Parks and Public Works Department prior to the commencement of plan check review.
43. SITE SUPERVISION: The General Contractor shall always provide qualified supervision on the job site during construction.
44. INSPECTION FEES: Inspection fees shall be deposited with the Town prior to the issuance of permits or recordation of maps.
45. DESIGN CHANGES: Any proposed changes to the approved plans shall be subject to the approval of the Town prior to the commencement of all altered work. The Owner's project engineer shall notify, in writing, the Town Engineer at least seventy-two (72) hours in advance of all the proposed changes. Any approved changes shall be incorporated into the final "as-built" plans.
46. PLANS AND STUDIES: All required plans and studies shall be prepared by a Registered Professional Engineer in the State of California and submitted to the Town Engineer for review and approval. Additionally, any post-project traffic or parking counts, or other studies imposed by the Planning Commission or Town Council shall be funded by the Owner, Applicant and/or Developer.
47. GRADING PERMIT DETERMINATION DURING CONSTRUCTION DRAWINGS: All grading work taking place with this application and related applications/projects within a two-year period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. In the event that, during the production of construction drawings and/or during construction of the

plans approved with this application by the Town of Los Gatos, it is determined that a grading permit would be required as described in Chapter 12, Article II (Grading Permit) of the Town Code of the Town of Los Gatos, an Architecture and Site Application would need to be submitted by the Owner for review and approval by the Development Review Committee prior to applying for a grading permit.

48. GRADING: Any grading work, cut/fill, earthwork or combination thereof (completed or proposed on submitted plans) on the parcel over the upcoming two-year period are combined with regards to grading permit thresholds. This also applies to adjacent parcels with identical owners, applicants and or developers.

49. ILLEGAL GRADING: Per the Town's Comprehensive Fee Schedule, applications for work unlawfully completed shall be charged double the grading permit fee. As a result, the required grading permit fees associated with an application for grading will be charged accordingly.

50. DUST CONTROL: Blowing dust shall be reduced by timing construction activities so that paving and building construction begin as soon as possible after completion of grading, and by landscaping disturbed soil as soon as possible. Further, water trucks shall be present and in use at the construction site. All portions of the site subject to blowing dust shall be watered as often as deemed necessary by the Town, or a minimum of three (3) times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites in order to insure proper control of blowing dust for the duration of the project. Watering on public streets shall not occur. Streets shall be cleaned by street sweepers or by hand as often as deemed necessary by the Town Engineer, or at least once a day. Watering associated with on-site construction activity shall take place between the hours of 8 a.m. and 5 p.m. and shall include at least one (1) late-afternoon watering to minimize the effects of blowing dust. All public streets soiled or littered due to this construction activity, shall be cleaned and swept daily during the workweek to the satisfaction of the Town. Demolition or earthwork activities shall be halted when wind speeds (instantaneous gusts) exceed twenty (20) miles per hour (MPH). All trucks hauling soil, sand, or other loose debris shall be covered. For sites greater than four (4) acres in area:
    a. Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
    b. Limit traffic speeds on unpaved roads to fifteen (15) miles per hour.
    c. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
    d. Replant vegetation in disturbed areas as quickly as possible.
    e. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).

51. CONSTRUCTION ACTIVITIES: All construction shall conform to the latest requirements of the CASQA Stormwater Best Management Practices Handbooks for Construction Activities and New Development and Redevelopment, the Town's grading and erosion control ordinance, and other generally accepted engineering practices for erosion control as required by the Town Engineer when undertaking construction activities.

52. SILT AND MUD IN PUBLIC RIGHT-OF-WAY: It is the responsibility of Contractor and homeowner to make sure that all dirt tracked into the public right-of-way is cleaned up

daily. Mud, silt, concrete and other construction debris SHALL NOT be washed into the Town's storm drains.

53. COVERED TRUCKS: All trucks transporting materials to and from the site shall be covered.
54. GOOD HOUSEKEEPING: Good housekeeping practices shall be observed at all times during construction. All construction shall be diligently supervised by a person or persons authorized to do so at all times during working hours. The Owner's representative in charge shall be at the job site during all working hours. Failure to maintain the public right-of-way according to this condition may result in penalties and/or the Town performing the required maintenance at the Owner's expense.
55. SITE DESIGN MEASURES: All projects shall incorporate at least one of the following measures:
    a. Protect sensitive areas and minimize changes to the natural topography.
    b. Minimize impervious surface areas.
    c. Direct roof downspouts to vegetated areas.
    d. Use porous or pervious pavement surfaces on the driveway, at a minimum.
    e. Use landscaping to treat stormwater.
56. CONSTRUCTION HOURS: All improvements and construction activities, including the delivery of construction materials, labors, heavy equipment, supplies, etc., shall be limited to the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays. The Town may authorize, on a case-by-case basis, alternate construction hours. The Owner, Applicant and/or Developer shall provide written notice twenty-four (24) hours in advance of modified construction hours. Approval of this request is at discretion of the Town.
57. CONSTRUCTION NOISE: Between the hours of 8:00 a.m. to 6:00 p.m., weekdays and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities shall be allowed. No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet from the source. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible. The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.
58. DELAYED/DEFERRED REPORTS AND REVIEWS: TLGPPW strongly recommend that reports requiring a peer review be submitted and completed prior to committee approval/building permit stage. Note that these reviews may require a design change by the applicant and/or additional studies. Applicants who chose to defer assume risk that required changes may send project back to planning stage.
59. UNLAWFUL DISCHARGES: It is unlawful to discharge any wastewater, or cause hazardous domestic waste materials to be deposited in such a manner or location as to constitute a threatened discharge, into storm drains, gutters, creeks or the San Francisco Bay. Unlawful discharges to storm drains include, but are not limited to: discharges from toilets, sinks, industrial processes, cooling systems, boilers, fabric cleaning, equipment cleaning or vehicle cleaning.
60. GEOTECHNICAL/GEOLOGICAL RECOMMENDATIONS: The project shall incorporate the geotechnical/geological recommendations contained in the project's design-level geotechnical/geological investigation as prepared by the Owner's engineer(s), and any

subsequently required report or addendum. Subsequent reports or addendum are subject to peer review by the Town's consultant and costs shall be borne by the Owner, Applicant and/or Developer.

61. HAULING OF SOIL: Hauling of soil on- or off-site shall not occur during the morning or evening peak periods (between 7:00 a.m. and 9:00 a.m. and between 4:00 p.m. and 6:00 p.m.), and at other times as specified by the Director of Parks and Public Works. Prior to the issuance of an encroachment, grading or building permit, the Developer or their representative shall work with the Town Building Department and Engineering Division Inspectors to devise a traffic control plan to ensure safe and efficient traffic flow under periods when soil is hauled on or off the project site. This may include, but is not limited to provisions for the Developer to place construction notification signs noting the dates and time of construction and hauling activities, or providing additional traffic control. Coordination with other significant projects in the area may also be required. Cover all trucks hauling soil, sand and other loose debris.
62. ON-SITE/OFF-SITE PARKING: Parking spaces shall be paved with a compacted base not less than four (4) inches thick, surfaced with asphaltic concrete or Portland cement concrete pavement or other surfacing (e.g.: permeable paving materials, interlocking pavers and ribbon strip driveways) approved by the Town Engineer.
63. WATER METER: Water meters currently in public right-of-way shall be relocated within the property in question, within 30" of the property line / the public right-of-way line. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
64. SANITARY SEWER CLEANOUT: Sanitary sewer cleanouts currently in public right-of-way shall be relocated within the property in question, within one (1) foot of the property line per West Valley Sanitation District Standard Drawing 3, or at a location specified by the Town. The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any portion of concrete flatwork within said right-of-way that is damaged during this activity prior to issuance of a certificate of occupancy.
65. PRIVATE UTILITIES: Private utilities in town right of way is prohibited and should be located on parcel which it serves, unless otherwise allowed via easement.
66. PRECONSTRUCTION MEETING: Prior to issuance of any grading or building permits or the commencement of any site work, the general contractor shall:
    a. Along with the Owner, Applicant and/or Developer, setup a pre-construction meeting with Eric Christianson, Senior Public Works Inspector echristianson@losgatosca.gov (408) 354-6824 to discuss the project conditions of approval, working hours, site maintenance and other construction matters;
    b. Acknowledge in writing that they have read and understand the project conditions of approval and will make certain that all project sub-contractors have read and understand them as well prior to commencing any work, and that a copy of the project conditions of approval will be posted on-site at all times during construction.
67. CONSTRUCTION VEHICLE PARKING: No construction vehicles, trucks, equipment and worker vehicles shall be allowed to park on the portion of any public (Town) streets without written approval from the Town Engineer.
68. FOR PLANTERS: The Owner, Applicant and/or Developer shall apply for an

encroachment permit for the proposed planters within the public sidewalk and/or Town's right-of-way. The Owner, Applicant and/or Developer shall work with Parks and Public Works Department staff to arrive at a mutually agreeable solution that addresses safety and aesthetic issues. If no solution is reached, the vegetative screening requirement shall be waived. A Private Improvements in the Public Right-of-Way (formerly Indemnity) Agreement will be required if planters are proposed to be located within the Town's right-of-way. A copy of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department prior to the issuance of any grading or building permits.

69. PRIVATE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY (INDEMNITY AGREEMENT): The property owner shall enter into an agreement with the Town for all existing and proposed private improvements within the Town's right-of-way. The Owner shall be solely responsible for maintaining the improvements in a good and safe condition at all times and shall indemnify the Town of Los Gatos. The agreement must be completed and accepted by the Director of Parks and Public Works, and subsequently recorded by the Town Clerk at the Santa Clara County Office of the Clerk-Recorder, prior to the issuance of any grading or building permits.
70. STREET/SIDEWALK CLOSURE: Any proposed blockage or partial closure of the street and/or sidewalk requires an encroachment permit. Special provisions such as limitations on works hours, protective enclosures, or other means to facilitate public access in a safe manner may be required.
71. GRADING PERMIT REQUIRED: A grading permit is required for all site grading and drainage work except for exemptions listed in Section 12.20.015 of The Code of the Town of Los Gatos (Grading Ordinance). All grading work taking place with this application and related applications/projects within a two-year period are considered eligible for the grading permit process and will be counted toward the quantities used in determining grading permit requirements. After the preceding Architecture and Site Application has been approved by the respective deciding body and the appeal period has passed, the grading permit application with grading plans and associated required materials shall be submitted via email to the PPW engineer assigned to the A&S review. Permit fees (determined after initial submittal) are based on the values in the fee schedule in effect during the entitlement review, grading permit application submittal or approval, whichever is greater. Payment shall be sent to the Engineering Division of the Parks and Public Works Department located at 41 Miles Avenue. Unless specifically allowed by the Director of Parks and Public Works, the grading permit will be issued concurrently with the building permit. Prior to Engineering signing off and closing out on the issued grading permit, the Owner's soils engineer shall verify, with a stamped and signed letter, that the grading activities were completed per plans and per the requirements as noted in the soils report.
72. TREE REMOVAL: Copies of all necessary tree removal permits shall be provided prior to the issuance of a building permit. An arborist report may be necessary. Please contact Tammy Robnett-Illges, Engineering Administrative Assistant trobnett-illges@losgatosca.gov (408) 399-5771 for more information.
    a. Retaining wall: top of wall elevations and locations.
    b. Toe and top of cut and fill slopes.

c. Public Service Easement (PSE): Ten (10) feet wide, next to the Street Name right-of-way.
d. Ingress-egress, storm drainage and sanitary sewer easements, as required.
e. Trail Easement: Ten (10) feet wide, as shown on the tentative map.
f. Emergency Access Easement: Twenty (20) feet wide, from the end of the public road to location.

73. ADA COMPLIANCE: The Owner, Applicant and/or Developer shall be required to meet all ADA standards, which must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued. This may require additional construction measures as directed by the Town.

74. PARKING LOTS: Parking lots and other impervious areas shall be designed to drain stormwater runoff to vegetated drainage swales, filter strips, and/or other Low Impact Development (LID) treatment devices that can be integrated into required landscaping areas and traffic islands prior to discharge into the storm drain system and/or public right-of-way. The amount of impervious area associated with parking lots shall be minimized by utilizing design features such as providing compact car spaces, reducing stall dimensions, incorporating efficient parking lanes, using permeable pavement where feasible, and adhering to the Town's Parking Development Standards. The use of permeable paving for parking surfaces is encouraged to reduce runoff from the site. Such paving shall meet Santa Clara County Fire Department requirements and be structurally appropriate for the location.

75. UTILITIES: The Owner, Applicant and/or Developer shall install all new, relocated, or temporarily removed utility services, including telephone, electric power and all other communications lines underground, as required by Town Code Section 27.50.015(b). All new utility services shall be placed underground. Underground conduit shall be provided for cable television service. The Owner, Applicant and/or Developer is required to obtain approval of all proposed utility alignments from all utility service providers before a Certificate of Occupancy for any new building can be issued. The Town of Los Gatos does not approve or imply approval for final alignment or design of these facilities.

76. SIDEWALK REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any sidewalk damaged now or during construction of this project. All new and existing adjacent infrastructure must meet current ADA standards. Sidewalk repair shall match existing color, texture and design, and shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of sidewalk repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

77. CURB AND GUTTER REPAIR: The Owner, Applicant and/or Developer shall repair and replace to existing Town standards any curb and gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New curb and gutter shall be constructed per Town Standard Details.

New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of curb and gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.

78. VALLEY GUTTER REPAIR: The Owner/Applicant shall repair and replace to existing Town standards any valley gutter damaged now or during construction of this project. All new and existing adjacent infrastructure must meet Town standards. New valley gutter shall be constructed per Town Standard Details. New concrete shall be free of stamps, logos, names, graffiti, etc. Any concrete identified that is displaying a stamp or equal shall be removed and replaced at the Contractor's sole expense and no additional compensation shall be allowed therefore. The limits of valley gutter repair will be determined by the Engineering Construction Inspector during the construction phase of the project. The improvements must be completed and accepted by the Town before a Certificate of Occupancy for any new building can be issued.
79. CONSTRUCTION MANAGEMENT PLAN SHEET: Prior to the issuance of any grading or building permits, the Owner and/or Applicant's design consultant shall submit a construction management plan sheet (full-size) within the plan set that shall incorporate at a minimum the Earth Movement Plan, Traffic Control Plan, Project Schedule, site security fencing, employee parking, construction staging area, materials storage area(s), construction trailer(s), concrete washout(s) and proposed outhouse locations. Please refer to the Town's Construction Management Plan Guidelines document for additional information.
80. STORMWATER MANAGEMENT: Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs one (1) acre or more which are part of a larger common plan of development which disturbs less than one (1) acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. The Owner, Applicant and/or Developer is required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Town of Los Gatos Engineering Division of the Parks and Public Works Department and/or Building Department upon request.
81. BEST MANAGEMENT PRACTICES (BMPs): The Owner, Applicant and/or Developer is responsible for ensuring that all contractors are aware of all storm water quality measures and that such measures are implemented. Best Management Practices (BMPs) shall be maintained and be placed for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal of BMPs (temporary removal during construction activities) shall be replaced at the end of each working day. Failure to comply with the construction BMP will result in the issuance of correction notices, citations, or stop work orders.
82. REGULATED PROJECT: The project is classified as a Regulated Project per Provision C.3.b.ii. and is required to implement LID source control, site design, and stormwater treatment on-site in accordance with Provisions C.3.c. and C.3.d.

83. NPDES STORMWATER COMPLIANCE: In the event that, during the production of construction drawings for the plans approved with this application by the Town of Los Gatos, it is determined that the project will create and/or replace more than 2,500 square feet of impervious area, completion of the NPDES Stormwater Compliance Small Projects Worksheet and implementation of at least one of the six low impact development site design measures it specifies shall be completed and submitted to the Engineering Division before issuance of a grading/building permit.
84. BIORETENTION SYSTEM: The bioretention system(s) shall be designed to have a surface area no smaller than what is required to accommodate a 5 inches/hour stormwater runoff surface loading rate, infiltrate runoff through bioretention soil media at a minimum of 5 inches per hour, and maximize infiltration to the native soil during the life of the project. The soil media for bioretention system(s) shall be designed to sustain healthy, vigorous plant growth and maximize stormwater runoff retention and pollutant removal. Bioretention soil media that meets the minimum specifications set forth in Attachment L of Order No. R2-2022-0018 shall be used.
85. INFILTRATION TRENCHES: The following requirements apply to the proposed infiltration trenches:
    a. Prior to completion of the Final Stormwater Control Plan, a geotechnical engineer shall review the design of the infiltration trenches and retaining walls along the portion of the road within the property boundary and determine whether additional structural supports are needed to ensure stability of the road and the adjacent hillside during the wet season.
    b. The assumed infiltration rate of 0.67 in/hour shall be verified with actual site-specific soils data prior to the Final Stormwater Control Plan for the road and development on each lot, and if the infiltration rate is lower than 0.67 in/hour, a hydrologic analysis shall be conducted to ensure that the proposed trench sizes are adequate.
    c. If the lots are to be developed individually, each lot shall provide infiltration trenches consistent with the final stormwater control plan for the project, sized based on the actual amount of impervious surface to be created on the lot.
    d. The road and infiltration trenches shall be protected from sediment generated during construction of homes on the lots. The proposed source control measures shall be indicated on the project plans.
    e. Maintenance of stormwater treatment and the infiltration trenches shall be the responsibility of the property owner and/or future property owners. A maintenance agreement shall be prepared establishing the property owner or owners' responsibility.
86. LANDSCAPE MAINTENANCE AGREEMENT: The Developer shall enter into a Landscape Maintenance Agreement with the Town of Los Gatos in which the Developer agrees to maintain the vegetated areas along the project's Wedgewood Avenue frontage located within the public right-of-way. The agreement must be completed and accepted by the Town Attorney prior to the issuance of any encroachment, grading or building permits.
87. EROSION CONTROL: Interim and final erosion control plans shall be prepared and submitted to the Engineering Division of the Parks and Public Works Department. A Notice of Intent (NOI) and Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the San Francisco Bay Regional Water Quality Control Board for projects

disturbing more than one (1) acre. A maximum of two (2) weeks is allowed between clearing of an area and stabilizing/building on an area if grading is allowed during the rainy season. Interim erosion control measures, to be carried out during construction and before installation of the final landscaping, shall be included. Interim erosion control method shall include, but are not limited to: silt fences, fiber rolls (with locations and details), erosion control blankets, Town standard seeding specification, filter berms, check dams, retention basins, etc. Provide erosion control measures as needed to protect downstream water quality during winter months. The grading, drainage, erosion control plans and SWPPP shall comply with applicable measures contained in the amended provisions C.3 and C.14 of most current Santa Clara County National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP). Monitoring for erosion and sediment control is required and shall be performed by the Qualified SWPPP Developer (QSD) or Qualified SWPPP Practitioner (QSP) as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan (REAP) must be developed forty-eight (48) hours prior to any likely precipitation even, defined by a fifty (50) percent or greater probability as determined by the National Oceanic and Atmospheric Administration (NOAA), and/or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (http://www.srh.noaa.gov/forecast) which must accompany monitoring reports and sampling test data. A rain gauge is required on-site. The Town of Los Gatos Engineering Division of the Parks and Public Works Department and the Building Department will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

88. AIR QUALITY: To limit the project's construction-related dust and criteria pollutant emissions, the following the Bay Area Air Quality Management District (BAAQMD)-recommended basic construction measures shall be included in the project's grading plan, building plans, and contract specifications:
    a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day, or otherwise kept dust-free.
    b. All haul trucks designated for removal of excavated soil and demolition debris from site shall be staged off-site until materials are ready for immediate loading and removal from site.
    c. All haul trucks transporting soil, sand, debris, or other loose material off-site shall be covered.
    d. As practicable, all haul trucks and other large construction equipment shall be staged in areas away from the adjacent residential homes.
    e. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day, or as deemed appropriate by Town Engineer. The use of dry power sweeping is prohibited. An on-site track-out control device is also recommended to minimize mud and dirt-track-out onto adjacent public roads.

f. All vehicle speeds on unpaved surfaces shall be limited to fifteen (15) miles per hour.
g. All driveways and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. Please provide the BAAQMD's complaint number on the sign: 24-hour toll-free hotline at 1-800-334-ODOR (6367).
i. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed twenty (20) miles per hour.
j. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

89. SITE DRAINAGE: Rainwater leaders shall be discharged to splash blocks. No through curb drains will be allowed. Any storm drain inlets (public or private) directly connected to public storm system shall be stenciled/signed with appropriate "NO DUMPING - Flows to Bay" NPDES required language. On-site drainage systems for all projects shall include one of the alternatives included in section C.3.i of the Municipal Regional NPDES Permit. These include storm water reuse via cisterns or rain barrels, directing runoff from impervious surfaces to vegetated areas and use of permeable surfaces. If stormwater treatment facilities are to be used they shall be placed a minimum of ten (10) feet from the adjacent property line and/or right-of-way. Alternatively, the facility(ies) may be located with an offset between 5 and 10 feet from the adjacent property and/or right-of-way line(s) if the responsible engineer in charge provides a stamped and signed letter that addresses infiltration and states how facilities, improvements and infrastructure within the Town's right-of-way (driveway approach, curb and gutter, etc.) and/or the adjacent property will not be adversely affected. No improvements shall obstruct or divert runoff to the detriment of an adjacent, downstream or down slope property.

90. OFF-SITE DRAINAGE: The Owner, Applicant and/or Developer shall construct and install a private on-site storm drain system that is adequately sized to collect and convey adjacent off-site tributary drainage. Hydraulic calculations for a 100-year storm event shall provide documentation that the proposed storm drain system can convey said off-site drainage as well as on-site drainage during this event over, within, through and off the site, and ultimately into the Town's storm drain system.

91. STORM WATER MANAGEMENT PLAN: A storm water management plan shall be included with the grading permit application for all Group 1 and Group 2 projects as defined in the amended provisions C.3 of the Municipal Regional Stormwater NPDES Permit, Order R2-2022-0018, NPDES Permit No. CAS612008. The plan shall delineate source control measures and BMPs together with the sizing calculations. The plan shall be certified by a professional pre-qualified by the Town. If the storm water measures proposed on the Planning approval differ significantly from those certified on the Building/Grading Permit, the Town may require a modification of the Planning approval prior to release of the Building Permit. The Owner, Applicant and/or Developer may

elect to have the Planning submittal certified to avoid this possibility.

92. STORM WATER MANAGEMENT PLAN NOTES: The following note shall be added to the storm water management plan: "The biotreatment soil mix used in all stormwater treatment landscapes shall comply with the specifications in Attachment L of the MRP. Proof of compliance shall be submitted by the Contractor to the Town of Los Gatos a minimum of thirty (30) days prior to delivery of the material to the job site using the Biotreatment Soil Mix Supplier Certification Statement."
93. STORM WATER MANAGEMENT PLAN CERTIFICATION: Certification from the biotreatment soils provider is required and shall be given to Engineering Division Inspection staff a minimum of thirty (30) days prior to delivery of the material to the job site. Additionally deliver tags from the soil mix shall also be provided to Engineering Division Inspection staff. Sample Certification can be found here: http://www.scvurppp-w2k.com/nd_wp.shtml?zoom_highlight=BIOTREATMENT+SOIL.
94. AGREEMENT FOR STORMWATER BEST MANAGEMENT PRACTICES INSPECTION AND MAINTENANCE OBLIGATIONS: The property owner/homeowner's association shall enter into an agreement with the Town for maintenance of the stormwater filtration devices required to be installed on this project by the Town's Stormwater Discharge Permit and all current amendments or modifications. The agreement shall specify that certain routine maintenance shall be performed by the property owner/homeowner's association and shall specify device maintenance reporting requirements. The agreement shall also specify routine inspection requirements, permits and payment of fees. The agreement shall be recorded, and an electronic copy (PDF) of the recorded agreement shall be submitted to the Engineering Division of the Parks and Public Works Department, prior to the release of any occupancy permits.

TO THE SATISFACTION OF THE SANTA CLARA COUNTY FIRE DEPARTMENT:

95. GENERAL: Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.
96. FIRE APPARATUS (ENGINE)ACCESS ROADWAY REQUIRED: (As Noted on Sheet C6.0) Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside and 30 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1. CFC Sec. 503.
97. FIRE LANES REQUIRED: (As Noted on Sheet C-6.0) The minimum clear width of fire department access roads shall be 20 feet. Fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code.
98. FIRE HYDRANT SYSTEMS REQUIRED: (Hydrant relocation shown on sheet C6.0) Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as

measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies, equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1] On the building permit coversheet, make a note that hydrant relocation as a deferral submittal.

99. EMERGENCY GATE/ACCESS GATE REQUIREMENTS: (Knox switch for existing gate shown on sheet C6.0) Gate installations shall conform with Fire Department Standard Details and Specification G-1 and, when open shall not obstruct any portion of the required width of 20' for emergency access roadways or driveways. Locks, if provided, shall be fire department approved prior to installation. Gates across the emergency access roadways shall be equipped with an approved access device. If the gates are operated electrically, an approved Knox key switch shall be installed; if they are operated manually, then an approved Knox padlock shall be installed.

This Page
Intentionally
Left Blank

APPROVED

CONDITIONS OF APPROVAL *May 11, 2011*

14595 Clearview Drive
Conditional Use Permit U-11-002

Requesting approval to increase the allowed membership for the La Rinconada Country Club on property zoned RC, R-1:12, and R-1:20. APNS 409-31-001,409-18-007 and 409-29-018
PROPERTY OWNER: Maxine Nevine
APPLICANT: La Rinconada Country Club

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:
(Planning Division)

1. USE. Uses permitted include a private golf course with driving range, clubhouse, pool, and fitness facilities. The pool and fitness facilities are to be used by members and their guests only.
2. HOURS OF OPERATION. Hours of operation for Club room facilities shall be limited from 7 a.m. to 1 a.m. daily. The maximum operating hours of the pool and fitness facilities is between 6 a.m. to 10 p.m. daily.
3. MEMBERSHIP. A total of 446 "certified" members, and 125 "other" members, are permitted. The maximum number of certified and social members combined shall not exceed 571.
4. COMMUNITY BENEFIT FUNDS. The applicant has offered to provide the Town of Los Gatos rights and access to install the necessary water lines and equipment to provide irrigation to the public Right of Way along Wedgewood Avenue. In addition the applicant has offered to provide the water for the landscaping improvements for a period of two years from the completion of installation.
5. TRAFFIC IMPACT MITIGATION FEE. The developer shall pay a fee proportional to the project's share of transportation improvement needed to serve cumulative development within the Town of Los Gatos. The fee amount will be based upon the Town Council resolution in effect at the time the building permit application is made. The fee shall be paid before the building permit is issued. The traffic impact mitigation fee for this project, using the current fee schedule and the preliminary plans is $6,420.00. The final fee shall be calculated from the final plans using the rate schedule in effect at the time of the building permit application, using a trip generation rate based on the application for additional 50 members.
6. SEATS. The maximum number of inside and outside seats in the dining area shall not exceed 252. The maximum number of inside and outside seats in the grill room and snack shack area shall not exceed a total of 68.
7. OUTSIDE DINING. Patio meal service shall cease at 10 p.m.
8. MUSIC. Music is permitted inside the club house and fitness buildings. There shall be no outdoor music.
9. SERVICE VEHICLES. All service trucks and vendors shall only use the Wedgewood Avenue entrance and exit. The applicant shall request that vendor

EXHIBIT 4

deliveries occur between 9 a.m. and 3 p.m. No staging of delivery trucks shall occur on Town streets.

10. SECURITY GUARDS. A uniformed security guard shall be present at all large party functions.
11. SIGNS. Sign shall be posted at exit from parking lot reminding drivers to exercise caution as they're going through a residential area with poor visibility in some areas.
12. CLUB POLICY. The management of the Club shall maintain a policy to inform club members on how to use the driving range to reduce errant golf balls.
13. MEMBERSHIP NOTICE. The letter to the membership and the Country Club's web site shall continue to include a reminder on how to use the driving range.
14. ANNUAL MEETINGS. The management of the Club shall hold annual meetings with their neighbors on Clearview Drive and Wedgewood Avenue to discuss issues or concerns.
15. POLICING DRIVING RANGE. The driving range shall be policed by its members or staff at all times when in use to ensure the range is being used correctly. An employee shall be physically present at the range to observe and monitor all of the activities during the peak periods of errant golf balls on the days and hours stated in their letter, dated January 4, 2005, Exhibit B, of the report to the Planning Commission dated May 16, 2005. These days and hours may be modified if requested in writing by the La Rinconada Country Club and approved by Community Development Department.
16. GOLF SIGNAGE. Signs shall be placed on all the ball machines to inform golfers to direct their golf shots towards the center of the driving range. Signage shall be maintained on the range reminding golfers to hit towards the center of the range and/or the targets.
17. DRIVING RANGE. The direction of the first four stalls on the left side of the driving shall be maintained toward the center of the driving range
18. INSPECTION. Country Club staff shall inspect along Wedgewood Avenue once a week for errant golf balls and document their findings.
19. HITTING STALLS. The four stalls closest to Wedgewood Avenue shall prohibit the use of irons above seven. The stalls closest to Wedgewood Avenue shall be available for right handed golfers only.
20. NOTICE TO NEIGHBORS. The applicant shall notify impacted neighbors the dates and times of proposed sand deliveries.

N:\DEV\CONDITNS\2011\14595 Clearview.doc

LA RINCONADA
COUNTRY CLUB

July 1, 2025

Joel Paulson, Director
Community Development Department
Town of Los Gatos
110 E. Main Street
Los Gatos, CA 95030

RE: La Rinconada Country Club - Golf Course Modernization Project
Architectural & Site Review, Grading & Tree Removal Permit Applications
Project Description & Letter of Justification (3rd UPDATE)

Dear Mr. Paulson,

On behalf of La Rinconada Country Club, I am writing to provide you and the Town of Los Gatos with updated background information about our golf course modernization project and supporting justifications for approval of the applications noted above. As you know, we submitted initial applications to the Town on January 17th, resubmitted updated plans on April 9th and May 23rd, and are now submitting what we anticipate are final plans and supporting documents to undertake a full modernization of the golf course to make it more environmentally sustainable, responsible, and enjoyable for future generations.

La Rinconada Golf Course History
Founded almost 100 years ago in 1929, La Rinconada is one of the most beautiful properties in the Santa Clara Valley. The Club overlooks the valley from the western foothills to the Santa Cruz Mountains. Members enjoy a beautiful 18-hole golf course amid the local scenery with views across Silicon Valley. In addition to golf, we offer junior golf programs, swimming, fitness, bocce ball, yoga, dining and several social events to our members and the Los Gatos community.

Our Club consists of 517 members, more than 250 of whom are Town residents, many for decades. The organization acquired fee title ownership of all the land in 2021 to ensure its continuation as a golf course and asset to the community in perpetuity. We are proud of our continued stewardship of one of the largest open spaces in the Town of Los Gatos and enduring support for the larger community as one of its oldest institutions. The clubhouse regularly plays host to a wide variety of community serving events including many charitable activities such as the Dave's Avenue School Auction, Los Gatos New Millennium Foundation, Los Gatos Community Foundation, Hope Services, and Los Gatos High School Athletic Hall of Fame Induction.

Property Overview
The 118.4 acre property and surrounding area was originally grasslands, then farmland and orchards, without many trees when the Club was originally established. It now includes an 18-hole golf course, driving range, practice greens, maintenance facility, a clubhouse with dining room and event space, a pool and fitness facility, and on-site parking. The property is primarily surrounded by single family homes on larger lots that were built over decades around the golf course, and many of our neighbors are members of the Club as well. We maintain more than 1,200 trees most of which the Club planted beginning in the 1950's. Over several decades hundreds of trees were added to the site to facilitate course operations. Most of the trees were placed around the perimeter of the course and surrounding play corridors to support the current course layout without consideration for potential challenges their growth over many decades might create.

Golf Course Modernization Goals
While clubhouse reconstruction and the pool and fitness center addition were completed in the last twenty years, the golf course has not been comprehensively modernized to ensure long term sustainability or improved playability since the early 1990s. Golf courses typically require major rehabilitation after a 30 year period because fairways grasses become compromised and irrigation and drainage, especially around greens and bunkers, begin to fail. Many other courses in the region have gone through similar renovations recently including the Sharon Heights Golf Club in Menlo Park, Palo Alto Hills Country Club in Palo Alto, Palo Alto Municipal Golf Course, Lake Merced Golf Club in Daly City, The Olympic Club in San Francisco, and Pruneridge Golf Club in Santa Clara has announced similar future plans.

The Club now desires to modernize the golf course to make it more environmentally sustainable, safer and more fire resistant, improve course quality and playability for the enjoyment of future generations and ensure long term financial viability of the course. One of our primary goals is to continue to dramatically reduce water usage. The additions of new wells, reduction of irrigated turf, and the refurbishment of retention ponds on the course over the last twenty years reduced water consumption by 30% over historic use. However, a full course redesign is required to make further significant progress.

Project Description
After years of course planning and coordination, our Club's plan (which has been overwhelming approved and is being paid for by our members) is to completely modernize the 18-hole layout and replant the entire course by replacing fairways with more drought tolerant Bermuda grasses, adding native drought tolerant and climate responsive trees and plantings and installing a more efficient irrigation system that will reduce our water usage by an additional 30%-40%. Paved cart paths are being scaled back to dramatically reduce the amount of impervious surface on the site.

We have undertaken a classic renovation aligning with the Golden Age of Golf Course Architecture including a new course alignment for a few holes, refinement of fairway contours on

the other corridors, and new bunkers and greens across the entire course. The golf course modernization project will include modest grading while remaining neutral on site with material, tree removal, new drainage and irrigation, updated contouring, new bunkers and greens, new cart paths, realignment of the entry drive, a native tree replanting program, updated fairways and greens, a 250 square foot restroom/comfort station and other associated course landscaping.

Town Development Review Process

The golf course property has a General Plan Land Use designation of "Open Space" and Zoning District Designations of "Resource Conservation and R-1:20." The Club operates under a Conditional Use Permit dated May 11th, 2011 that allows all of the ongoing uses on the property that exist today. Our understanding is that the limited site work we intend to undertake requires Architectural & Site Review, a Grading Permit and Tree Removal Permit to be issued by the Town. There are no changes proposed to the Conditional Use Permit. The Club reviewed the CUP and its conditions of approval prior to submission of the original applications to confirm its ability to continue to comply with all of them through the completion of the proposed project.

We want to highlight a few key points for each of applications:

Architectural & Site Review (Permit No. S25-005)

Minimal above grade work is planned other than a slight realignment of the entrance drive to improve safety with golf play and a small restroom facility for the back 9 holes. No changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility, and no expansion of the course or membership capacity, events, traffic or intensity of the use is planned or proposed as part of this course modernization project.

Conceptual Grading and Future Grading Permit

While grading will occur over the entire course to create a new layout and contouring, no deep cut and fill areas or retaining walls are required. Most importantly, grading will balance on site so no major import or export of soil is required to complete the project and will minimize truck hauling. The revised application submittal actually reduces grading by more than 10% from the original plan submitted for review. Construction equipment and materials will be staged on site and construction workers will park on site as well during construction, minimizing any potential neighborhood disruption. The staging area will be near the current 5th hole across the parking lot to the west of the pool and is identified on the revised plan set.

Tree Removal Permit (Permit No. T25-013)

A critical element of the course modernization project is to reduce water usage by planting new drought tolerant grass and native trees through a reforestation program that are better equipped to thrive in our climate zone over many decades. Many of the trees added to the site over the past 60 years are non-natives that were originally planted to improve playability on the golf course by separating fairways but now hinder the long term success of the course by requiring excessive watering and creating over-shading that prevents grass from growing where play occurs. Over the last few years more than 100 trees have fallen on the course after storms or

failed as a result of drought despite the Club's considerable efforts to maintain them. Many of the trees, especially the coast redwoods, can only be maintained through extensive watering, which can no longer be supported. The Club's expectation based on past experience is that most of these non-native trees cannot survive over the long term once regular watering is eliminated as they are not drought-tolerant and will create increasing safety challenges as time goes on.

Equally important, the new drought tolerant grass requires more sunlight to grow and many non-native trees are in locations that will prevent new grasses from growing successfully due to narrow fairways, tree heights and excessive shading. The Club currently maintains over 1,200 mature trees across its property. In order to achieve our water reduction goals and course layout plan and address tree health and safety issues, we need to remove a significant number of trees, primarily non-native eucalyptus and coast redwoods which are not drought tolerant, that were planted in the 1950s and beyond. This approach to sustainability is not unique to the Club as similar golf course updates in the region noted earlier and dozens across the state and county have taken similar steps, many with much more significant tree removal included in their modernization efforts.

The Club has worked closely with a well-respected, local certified arborist, Trees 360 Degrees, to create a thoughtful and responsible tree protection, disposition and planting plan for the modernization project. The plan will retain and enhance the neighborhood character and the Town's urban forest by planting more native, drought tolerant and climate responsive trees and avoiding further tree loss. Please see the updated Architectural & Site Review application plan set dated July 1st for more detailed information about the tree inventory and tree protection, disposition and replanting plan we are proposing.

The Club had proposed removing 240 mature trees, mostly non-natives, to support its modernization and sustainability goals. In addition the project arborist has identified 47 additional trees that pose potential hazards and recommends their removal as part of the project, and the Town's consulting arborist has concurred with this assessment. The final number of trees proposed for removal is 287. However, we have a reforestation plan that includes replanting 173 native trees, primarily mature oaks in 24-60 inch boxes that significantly exceed Town size requirements, and we will also pay significant in-lieu fees to support the Town's urban reforestation program elsewhere in the community. The net result will leave the property with approximately 1,100 trees when the project is complete; however, trees on site will be more sustainable in future and be located in more thoughtful locations that will enable a successful transition to water saving Bermuda grass and an improved course layout.

A revised and updated final arborist's report dated July 1st which addresses all Town staff's prior comments and the Town's consulting arborist peer review input is being filed with the updated project plan set. We are also including a separate more detailed explanation of the reasons for the tree removal and replanting plan attached as Exhibit 1. The Club is proposing a unique plan to both replant 173 trees, many of which are larger than required under the City's tree replacement program, and pay in lieu fees which will likely exceed $75,000 once finally

calculated by Town staff. Exhibit 1 includes a more detailed description of the replanting plan and in lieu fee calculation to credit large box trees for which the current Town formula does not account. It also includes a request for modification and augmentation of the Town's typical tree fencing materials for developed parcels which do not work effectively on large open space projects like the golf course. The applicant seeks approval for both the updated in lieu fee formula and tree protection plan as part of the A&S and Tree Removal Permit application.

CEQA

The Club has engaged David J. Powers & Associates, Inc., a well-respected local environmental planning firm, to characterize the project and review it under guidelines established by California Environmental Quality Act and Town to facilitate the Planning Department's independent CEQA compliance assessment. The study includes separate assessments for site biology, noise and vibration, construction emissions and health risk. The environmental assessment, submitted to the Planning Department in mid-April, concludes that the project qualifies for a categorical exemption for further study under CEQA.

Neighborhood Compatibility

La Rinconada has operated for decades at its current location in harmony with the neighborhood that has grown up around the course. As we do not plan any expansion of facilities or operations, only a modernization of the golf course, this project will not change the experience our neighbors have with the day to day course operations in any way.

Community Benefits

As noted above, one of the primary Club goals is to further enhance the environmental sustainability of the golf course. This modernization facilitates the reduction of water usage by 30-40%, saving approximately 30 million gallons annually. It will also allow the Club to be more competitive and financially sustainable over the long term, ensuring preservation of one of the Town's largest open spaces for generations to come. The project helps maintain the neighborhood's character and will enhance the Town's urban forest with a reforestation program focused on planting large box mature native trees. The tree removal plan will also improve course safety and fire safety by removing more hazardous non-native eucalyptus trees.

Timeline

The Club anticipates the entire project will require the course to be closed for approximately 12-14 months with a 7-8 month construction schedule and 5-6 month grass grow-in period. The clubhouse and pool and fitness center will remain open during the course construction period. We plan to commence construction in March, 2026 and progress sequentially from hole to hole so only portions of the property will experience construction activity at any single point in time during the 7-8 month construction period. To minimize disruption for our neighbors, modernization activity will last approximately two to four weeks per hole, depending on the specific hole's design and level of work.

While earth moving activities will occur on the interior of the property, typical construction noise that comes with large structures is not part of the project. As noted above, only the short realignment of the entry drive and the small comfort station on the interior course are being built.

Community Outreach

The Club has worked cooperatively with the community for years to ensure the golf course remains an asset to the community, and we maintain close and cordial relations with neighbors, many of whom are members. As but one example, the Club just recently partnered with the local neighborhood in coordination with the Los Gatos Police Department and Flock Safety on a neighborhood watch program.

We have undertaken an extensive community outreach program with our immediate and nearby neighbors and larger community about the course modernization project. We started by adding an information page to the club's web site about proposed project and it is also listed on the Town's current projects web page. Numerous media stories have also covered the proposed modernization efforts.

We started neighborhood outreach meetings with one-on-one meetings at the beginning of the year and followed this with neighborhood Open Houses at the Club to discuss the project and address any questions or concerns. We hand-delivered an introductory letter to 83 fence-line neighbors at the same time the original application was filed on January 24th. In March, the Club also invited the entire neighborhood to a series of six (6) small group Open House events.

We used the Town provided mailing list of properties within 300 foot radius including over 350 occupant records and mailed invitations to each household via US Mail. In addition to mailing Open House invitations to neighbors within the 300 foot radius, we also sent Open House invitations to 500 additional nearby households via US Mail including Winchester Boulevard, Clearview Drive, Golf Links Drive, Clara Street, Eaton Lane, Zena, La Rinconada Drive, Wimbledon Drive, Newell Ave., Smith Ranch Court, and other streets in the broader neighborhood. Also included in each letter was a link to the Club's website that includes a dedicated webpage with information about the project. (Copies of these seven (7) neighborhood outreach letters are attached as Exhibit 2.)

The Open Houses were held on the following dates:

- March 20, 2025, 5-7 PM
- March 22, 2025, 12-2 PM
- March 25, 2025, 5-7 PM
- April 8, 2025, 5-7 PM
- April 10, 2025, 5-7 PM
- April 12, 20205, 5-7 PM

Club leadership met with nearly 50 people as a result of this formal outreach process in addition to many others through day-to-day club operations and interactions with neighbors. A more

detailed summary of our outreach efforts, including names and addresses of those we have met with, can be provided under separate cover should Planning staff wish to review. However, the Club did not receive any negative comments through this outreach process about the proposed project. One fence-line neighbor shared his opinion that coast redwoods can thrive at the golf course. However, most neighbors have been generally supportive of the proposed modernization and sustainability plan in addition to the many members of the Club that live near the course.

One member of the community did make contact with Club representatives outside of this outreach process and expressed concern about the number of trees being proposed for removal. We are also aware that a Club member and neighbor has written to the Town on a number of occasions in opposition to the modernization and sustainability plan approved by the full club membership. In addition to her written outreach, she has toured both staff and town officials around the property without notifying Club officials. We have offered to meet with her on over a dozen occasions to review concerns and also try to address factual misunderstandings being made in this correspondence without any success.

We look forward to working collaboratively with the Town so the Club can undertake this comprehensive golf course modernization project to make it more environmentally sustainable and enjoyable for future generations. With this fourth submittal, the Club believes the project applications are suitable to be deemed complete. As previously discussed, the Club is eager to have the Planning Commission review the project applications for approval in mid-August to allow sufficient time for building permits to be obtained before construction commences in March 2026. If you have any questions or would like additional information, please contact me directly at 408-402-7468 or via email at akimball@larinconadacc.com.

Sincerely,



Andy Kimball, PGA
General Manager
La Rinconada Country Club

Exhibit 1

Golf Course Modernization Project - Tree Removal Permit (Permit No. T25-013)

Proposed Tree Removal, Replacement and Protection Explanation

TREE REMOVAL

Background Information

A critical element of the course modernization project is to reduce water usage through a reforestation program by planting new drought tolerant grasses, shrubs and native trees that are better suited for our climate zone. Many of the trees originally planted and subsequently added to the site over the past 60 years are non-natives designed to improve playability on the golf course by separating fairways. A large percent of the introduced trees are eucalyptus and coast redwood. At the time of their planting, consideration was not given to mature tree size and structure, future climate change and excessive water requirements. In recent years more than 100 trees have fallen on the course after storms or died, as a result of drought despite the Club's considerable efforts to maintain them.

Equally important, the new drought tolerant grass requires more sunlight and many of the non-native trees will prevent new grasses from growing successfully due to a combination of factors including narrow fairways, tree heights and density, predominantly redwoods, resulting in excessive shading. The Club currently maintains over 1,200 mature trees across its property including non-tagged trees outside of the project area. To achieve our water reduction goals and course layout plans, we are requesting the removal of approximately 240 trees, primarily non-native eucalyptus and coast redwoods that were originally planted in the 1950s and beyond. In addition, the project arborist has identified an additional 47 trees that may pose future hazards and recommends them for removal as part of the project which, and the Town's consulting arborist peer review concurs with this assessment. The final number of trees proposed for removal is 287. We are also proposing a reforestation plan to replant 173 trees, primarily native oaks, in 24 to 60-inch boxes, and will also pay more than $75,000 in lieu fees after Town staff makes a final calculation to support the Town's urban reforestation program elsewhere in the community. (See the calculation table at end of document.)

The net result is that a similar number of trees will remain on the course when the project is complete, and tree removal proposed will not change the character of the neighborhood. Better planning and consideration to tree location, along with the planting of more indigenous trees, should allow for a successful transition to the water saving Bermuda grass which will be the predominant grass on the fairways, resulting in a less water dependent golf course. New plantings will also rejuvenate, and contribute to diversification of the urban forest. We anticipate many of the mature trees proposed for removal will likely be lost over time due to the significant water demand that will no longer be provided through irrigation and inability to adapt to our changing climate. Most of the trees proposed for removal are on the interior of the course and

are also required to be removed for the new course layout and to achieve a less water dependent design. Our plan will retain and enhance the neighborhood character and the Town's urban forest by planting more native, drought tolerant and climate responsive trees to avoid further tree loss.

We commissioned an arborist's report by Trees360 Degrees, a Certified Arborist, who analyzed trees on the property within the project area, including information about the condition of trees proposed for removal as required by the Town's guidelines. This includes the identification of all protected tree species, size (trunk diameter, canopy height, and spread), health, structure, form, and location on the property. The report assesses the condition of the trees with respect to: (a) disease, (b) imminent danger of falling, (c) structural failure, (d) proximity to existing or proposed structures, (e) structural damage to a building, or (f) a public nuisance caused by a tree. The final updated, revised report is dated July 1, 2025 addresses all Town staff comments and input from the Town's consulting arborist peer review.

Many of the trees, proposed for removal are already in poor condition. Given their location on site, the new course design (being more water efficient and requiring more sunlight to the fairways) will most likely add to their further decline in tree health. Ultimately, if not removed, they would impede the proposed design of the golf course preventing the Club from achieving its water reduction goals and create ongoing safety issues. The trees proposed for removal will not result in a change or decrease in density of tree coverage that is inconsistent with the current golf course as it will maintain over 1,100 trees on site when the project is complete. There will not be a substantial adverse change in the site's aesthetic or biological significance, primarily because the trees proposed for removal will not affect the topography of the course, nor will it trigger erosion, soil loss, diversion or increased flow of surface waters. In addition, the plan primarily avoids removal in potentially sensitive areas on site or along the perimeter near existing residents (unless they are sick, dying a hazard or unsightly), preserving the character of the surrounding neighborhood.

Finally, if the trees proposed for removal are not permitted, they will have a significant impact on the property in that they will unreasonably interfere with the golf course's normal and intended long term use due to the location, size, or condition of the trees which cannot be managed through normal maintenance. The number of trees the golf course can adequately support under similar conditions, including sustainability goals for water reduction and ongoing course operations, is limited and some of the protected trees if not removed will impede the health of other protected native trees on site. This will restrict the economic enjoyment of the property and create a hardship by precluding the Club from achieving its long-term sustainability goals, especially water reduction by planting of drought tolerant grasses, that other courses in the region have undertaken including the Sharon Heights Golf Club in Menlo Park, Palo Alto Hills Country Club in Palo Alto, Palo Alto Municipal Golf Course, Lake Merced Golf Club in Daly City, and The Olympic Club in San Francisco.

Reasons for Removal of Coastal Redwood Trees in Los Gatos Chaparral

1. Ecological Incompatibility and Habitat Disruption

Coastal redwoods (*Sequoia sempervirens*) are native to cooler, fog-rich coastal environments and do not naturally belong in the hot, dry chaparral ecosystem typical of Los Gatos in the golf course area. Their presence disrupts the ecological balance by significantly altering native plant communities. The dense canopy of redwood trees blocks sunlight, changes soil moisture profiles, and creates a cooler and moister microclimate that is unsuitable for many drought-adapted chaparral species. The intent of this project is to reduce reliance on irrigation water by 30% to 40% over current practices.

2. Excessive Water Use in a Drought-Prone Region

One of the most compelling reasons for their removal is the excessive water demand of coastal redwoods. In their native foggy habitats, redwoods supplement their water needs by absorbing moisture directly from the air—accounting for up to 40% of their annual intake. However, the area of Los Gatos around the course does not experience coastal fog during the summer. As a result, redwoods planted in this area rely heavily on irrigation to survive.

In the context of ongoing drought conditions and increasing water restrictions across California, maintaining these non-native trees is an unsustainable and irresponsible luxury. Their high water demands put strain on the irrigation systems and divert vital resources from native or drought-tolerant turf and landscapes more suitable for chaparral conditions.

3. Resource Heavy Burden and Landscape Management

From a landscape management perspective, the redwoods at La Rinconada Country Club require constant attention due to their inappropriate planting locations. Their dependence on irrigation, combined with their rapid growth and large biomass, increases both financial and labor costs for maintenance. Removing these trees would reduce the need for costly water use and maintenance while allowing for a transition to more sustainable, native landscaping that aligns with state and local conservation goals.

Reasons for Removal of Eucalyptus Trees in Los Gatos Chaparral

The second largest tree species requested for removal, after the coast redwoods, are Eucalyptus, predominantly *Eucalyptus camadulensis* (river red gum). The river red gum, so accurately named, is a riparian tree in their native Australia and can grow to massive sizes in both height and spread, requiring both large amounts of water and high maintenance requirements in urban settings. These trees are renowned for summer branch drop, which is a concern when the trees are growing in high traffic areas for pedestrians, cars, and carts alike. The river red gum is also a prolific self-seeder and can be problematic for control and invasion of our oak woodland chaparral habitats. Ultimately, the genera of Eucalyptus are also known to be highly flammable due to the oils in the leaves, bark, and wood. When they burn, they create

intense fires releasing oils into the atmosphere which can contribute to the rapid spread of a wildfire.

Conclusion

While majestic and ecologically significant in their native coastal habitats, coastal redwood trees are ill-suited to the chaparral environment of Los Gatos. We believe their removal, along with the Eucalyptus, is a step toward restoring ecological balance, conserving water resources and managing fire risk effectively. Transitioning to more native or climate-adapted trees will better support the local ecosystem, reduce maintenance costs, water use, and promote long-term sustainability.

TREE REPLACEMENT AND REPLANTING PLAN

Given the unique requirements for golf operations and the inherent limitations created by the course layout with narrow fairway corridors and mature trees proposed for preservation, it is only feasible to re-plant 173 new trees on the site. To meet the Town's replacement ratio preferences, the applicant is proposing a tree replacement plan that includes larger 48 and 60 inch boxed trees of primarily native oaks which exceed the Town's standard 24 and 36 inch boxed tree requirements. See table below that summarizes the applicant's tree replanting obligation based on tree canopy size and associated replacement plan. The table shows the number of 24 inch boxed trees that would be required for planting to satisfy the Town's replacement requirements. Because the Town's tree protection ordinance does not provide 24 inch boxed tree equivalencies for 48 and 60 inch boxed trees, the applicant proposes a logical method for determining 24 inch boxed credits for each of these tree sizes that simply extends the 2:1 ratio for 24 to 36 inch boxed trees for each size. In addition, significant in lieu fees would come with approval of the application to support the Town's urban reforestation plan in the neighborhood and other areas of the community.

Removals Requested	Permit Cost	24" Box Replacements Required based on canopy removed	Proposed Replacement Value of 24" Box equivalent	Trees In Lieu of Planting	Size	In Lieu Fee
287	$36,000	977	609	368	24" box @ $250	$92,000
Tree Replacement Plan	173 Trees					
Species	Size	Quantity	Replacement Value Based on 24" box standard logic	Replacement Value Logic		
Oak	24" box	12	12	24" box (x 1)	Town Ordinance	
Oak	36" box	36	72	24" box(x 2)	Town Ordinance	
Oak	48" box	50	200	24" box (x 4)	Proposed	
Oak	60" box	23	184	24" box (x 8)	Proposed	
	Total	121	468			
Other Species	Size	Quantity	Replacement Value Based on 24" box standard logic	Replacement Value Logic		
New Trees	24" box	13	13	24" box (x 1)	Town Ordinance	
New Trees	36" box	20	40	24" box(x 2)	Town Ordinance	
New Trees	48" box	16	64	24" box (x 4)	Proposed	
New Trees	60" box	3	24	24" box (x 8)	Proposed	
	Total	52	141			

In summary, the applicant is proposing to remove 287 trees, although some may be exempt under the Town's tree protection ordinance. The applicant seeks approval to replant 173 trees of varying sizes and types as shown on the landscape planting plan sheets, including fifty 48 inch and twenty-three 60 inch boxed oaks, and provide the in lieu fee calculated by the Town to satisfy the balance of the replacement obligation and support the Town's urban forestry plan.

TREE PROTECTION | CHANGE IN TREE FENCING MATERIAL

The Club has proposed a detailed tree protection plan which is supplemented by recommendations in the final project arborist report dated July 1, 2025. The applicant also seeks modification and augmentation of the Town's typical tree fencing material specifications for developed parcels which do not work effectively on large open space projects like the golf course. The tree protection plan sheet identifies locations where orange netting is appropriate as alternative to fencing based on the project's arborist's guidance.

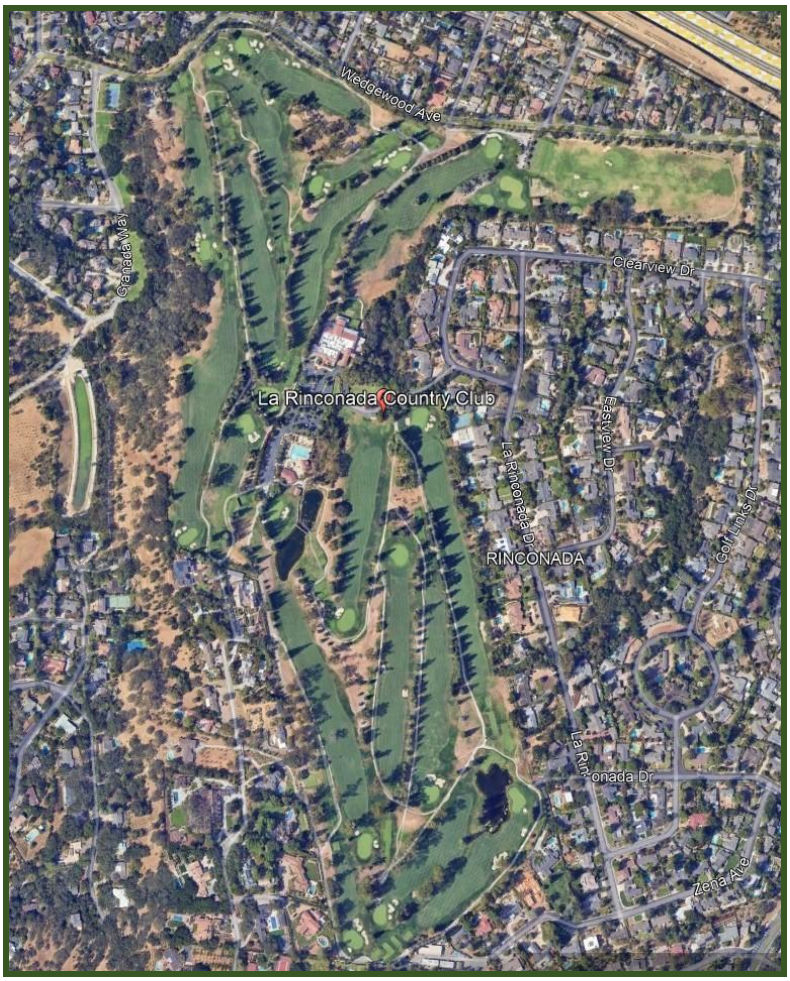
The project arborist reviewed the final plan and work to be done in and around the areas of the trees and noted their level of proposed impact based on these drawings. The arborist recommends using alternative fencing materials in low-to-no-impact areas and a combination of high-visibility plastic and metal chain link fencing in areas where moderate impacts are predicted. All areas of potential high impact should have the chain link fencing installed, as previously noted in arborist's report. Due to the scope of the project, with a large number of trees and areas to be fenced, along with the proposed goals to retain as many trees as possible, the use of the orange fencing will aid in making sure the project is executed to meet these goals. The reduction in cost for the material and for the workforce to install and move metal fencing can be transferred to more physical onsite presence of an arborist or appointed staff to ensure that ALL areas are being restricted from access for tree protection. The orange fencing will also allow for the convenience of shifting from area to area as the project moves along with construction will be performed in phases, and access to critical areas that may require supervised work by hand can be more effectively managed. Finally, the bright color will also improve visibility.

A FULL SPECTRUM PROFESSIONAL TREE CARE COMPANY

TREE REPORT
For
La Rinconada Golf & Country Club

14595 Clearview Dr. Los Gatos 95032

GOLF COURSE MODERNIZATION PROJECT



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

July 1st, 2025 (Revised July 17th, 2025)

EXHIBIT 6

SUMMARY 1

INTRODUCTION **2**
BACKGROUND 2
ASSIGNMENT 2
LIMITS OF ASSIGNMENT 3
PURPOSE AND USE OF REPORT 4

OBSERVATIONS 4
TREE INVENTORY 4
PLAN REVIEW 5

ANALYSIS 6
SPECIES COUNT *7*
SPECIES STATUS 7
CONDITION RATING *8*
EXPECTED IMPACT LEVEL *10*
REMOVALS *11*
MITIGATION FOR REMOVALS *11*

DISCUSSION/CONCLUSION *12*

APPENDIX A: SPECIES BREAKDOWN *14*
SPECIES DIVERSITY *14*
TREE REMOVALS *15*
TREES TO RETAIN *16*

APPENDIX B: TREE PROTECTION GUIDELINE IMAGES *17*
TRUNK PROTECTION *18*
BRIDGING *19*
TRENCHING *19*
AIRSPADE *19*

APPENDIX C: PROJECT REQUIREMENTS *20*
PROJECT ARBORIST *20*
VERIFICATION OF TREE PROTECTION AND MAINTENANCE *20*
REGULAR MONITORING REPORTS *20*
SPECIAL ACTIVITY MONITORING NOTIFICATION *20*
STAGING AND HAUL ROUTE *20*
FENCING/TREE PROTECTION ZONE (TPZ) *21*
FENCING MATERIAL FOR TPZ *21*
LOCATIONS *22*
TRUNK PROTECTION *22*
SIGNAGE *22*
PRUNING AND REMOVALS *23*
PRUNING STANDARDS 23
TREE REMOVAL CRITERIA STATEMENT *23*

EARTHWORKS *23*
GRADING AND DRAINAGE *23*
SOIL COMPACTION MITIGATION *24*
TRENCHING-UTILITIES/DRAINAGE/IRRIGATION *24*
ROOT PRUNING *24*
IRRIGATION *25*
TEMPORARY IRRIGATION *25*
PERMANENT IRRIGATION FOR TREE APPLICATION *25*
TREE CANOPY DUST CONTROL *26*
TREE DAMAGES, DEPOSITS, PLANTING & FINAL INSPECTION *26*
DAMAGES *26*
TREE APPRAISAL *26*
TREE REPLACEMENT REQUIREMENTS *27*
FINAL INSPECTION *27*

ADDENDUM *28*

FINAL STATEMENT *29*

BIBLIOGRAPHY 30

SUMMARY

The applicant is requesting approval for site improvements to modernize the existing golf course. The golf course is zoned RC — also known as Resource Conservation Zone — an area used at a minimum to enhance open space and preserve wildlife, watersheds, and vegetation. The intent is to return the course to a more sustainable environment by minimizing the number of impervious cart paths and changing to a more drought-tolerant and indigenous landscape, thus reducing water consumption. According to the Town Code Sec. 29.10.0955, “native means any tree that is found in the immediate natural habitat.” As this project relates to trees, there will be a shift to replace many non-native trees with native species naturally occurring in the Los Gatos area. For example, the coast redwood, while the most prominent tree species growing on the course, is not indigenous to the oak woodlands and chaparral areas of Los Gatos, but to the Santa Cruz mountains. Moreover, it is not conducive to the golf course’s specific climate. As the fog belts shift in California along with the high water intake these trees are accustomed to, they are facing a drastic change, and it seems reasonable to reduce the quantity while proposing a remodel. In addition to the redwoods, the Eucalyptus is a non-native tree species that can be a safety hazard due to the risk of falling limbs and fuel potential for fires.

The site improvements require a moderate amount of earthwork to be executed, including grade changes for course contours, improved drainage, and an upgrade to the current irrigation system. The modernization project requires some tree removals and replacements; therefore, a tree inventory has been completed. The inventory contains a total of 945 mixed-species trees. In addition to the inventoried trees, naturalized greenbelt areas outside the project scope, which are expected to be unimpacted, exist and have been identified on the Grading and Drainage Plan Sheets C-1.0 to C-1.5 rev. date 03/28/25. Of the 945 trees tagged, 790 are considered Protected trees, 92 are Large protected trees, and 63 fall into the exempt category due to their smaller size, undesirable species, or both.

As of the writing of this report, one tree has been removed by Pacific Gas and Electric Company, and is not included in the inventory, leaving 287 proposed for removal and 658 proposed for retention. According to the ordinance requirements and based on the removal requests, the applicant will be required to replace the removal trees with (977) 24-in. boxed trees or a combination of trees and in-lieu payment. The final decision on planting and payment configuration is to be confirmed by the Town arborist. Tree protection for the remaining trees is outlined in this document, and the tree protection fencing locations are identified on the Preliminary TP Plan sheets TP-1 through TP-5 dated 03/28/25 and revised 07/01/25. Final adjustments for tree protection fencing will be made in the field before work

commences. The TP plan sheets shall also include this report outlining the required tree protection recommendations. Appraisal values were calculated for 732 of the 945 trees that are determined to be in Low to High-impact areas. The remaining 213 tagged trees are in zones designated as "Area Not Part of Project," such as the driving range, pool, and clubhouse parking lot. The 732 were appraised for a rounded depreciated value of $13,458,393.

INTRODUCTION

BACKGROUND

La Rinconada Golf and Country Club is a private member club with an 18-hole course in Los Gatos, California. Other amenities include a restaurant, heated spa, swimming pool, gym, yoga studio, and bocce courts. In November of 2024, LRCC tasked Trees 360 Degrees with assessing the trees and the proposed changes required to upgrade the existing golf course and provide a report with our findings and recommendations for tree protection to satisfy the Town of Los Gatos Planning Department requirements.

ASSIGNMENT:

- This assignment is to provide La Rinconada Golf and Country Club with an arborist report to use for submission to the Town of Los Gatos Planning Department to obtain the necessary permits for the proposed golf course renovation project.
- The arborist report includes an assessment of the trees within and adjacent to the proposed project area. It consists of affixing a numbered tree tag to each tree trunk, species identification, trunk diameter measurement, approximate canopy height, and spread, overall condition ratings based on health, structure, and form, and suitability for preservation. The tree tag numbers are for reference on-site and correlate to site plans provided for review.
- Provide tree protection guidelines and specifications set forth by the Town of Los Gatos Tree Protection and impact ratings for those trees impacted by the project.
- Provide appraised values using criteria collected during our site visits, professional experience, and formulas written by The Council of Tree and Landscape Appraisers in the *Guide for Plant Appraisal, 10th Edition, Second Printing.*

LIMITS OF ASSIGNMENT

- This report and the contents thereof represent the professional opinion of the arborist or appraiser. The arborist or appraiser fee is not contingent upon reporting a specific value or providing predisposed findings.
- While the arborist or appraiser cannot guarantee the accuracy or information provided by others nor be held responsible, great care has been taken to seek reliable sources and verify the information obtained as much as possible.
- The information in this report is limited to the trees' condition during the time the trees were inspected between November 13th, 2024, and January 13th, 2025. No risk assessments were performed on any of the trees.
- The information collected was used to apply condition ratings and was a visual assessment at ground level only. Tree heights and canopy spreads are estimates, while the trunk diameters were measured. There is no guarantee that issues or deficiencies of the examined trees or property will not arise in the future.
- The final plans reviewed included the Architectural and Site Review Plans compiled by HMH dated July 1st, 2025). The photos of trees on-site that have been inserted as hyperlinks into the tree inventory were provided by La Rinconada Golf and Country Club.
- The sketches or drawings in this report are solely for visual aid and are not to scale or architecturally sound representations.
- Unless otherwise required by law, the possession or use of this report – whether it be an original, copy, or electronic version – has no implied right of publication or use, other than expressed in the given assignment of this report unless permitted by the authors.
- Unless further contractual arrangements are made, the arborist or appraiser shall not be required to participate in any litigation, attend court, or give testimony due to the contents of this report.
- Deletion or alteration of any portion of this document invalidates the report.

PURPOSE AND USE OF THE REPORT

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

OBSERVATIONS

TREE INVENTORY

All observations made in the field have been recorded in the tree inventory. The inventory consists of trees located on-site and those near project activity on neighboring properties that have been identified as protected from removal unless permitted by the Town of Los Gatos in the Town code ordinance *DIVISION 2.–TREE PROTECTION*.

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

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

The inventory details include tree identification of botanical and common names, trunk diameter and canopy measurements, overall condition ratings, appraised value, and recommendations for their care or removal. The information has been formatted in a spreadsheet and submitted along with this report. The diameter at breast height (dbh) is the measurement of the trunk diameter at 4.5ft (54-inches above natural grade) on a single trunk specimen. Multi-trunk trees are measured at the same height, but the individual trunk measurements are combined to calculate the sum of all trunk diameters. This calculation follows the guidelines per the Town code "Sec. 29.10-0955 – Definitions…Diameter." Any removal recommendations are made considering the criteria for removal outlined in "Sec. 29.10.0985. – Determination and conditions of permit". We have determined that the most fitting criteria for this project are listed in the Project Requirements and Protections Measures, subsection Tree Removal Criteria Statement (Criteria per Town code Sec. 29.10.0992) listed on page 23 of this report. Replacement tree quantity and sizes have also been suggested based on what is defined in Town code "Sec. 29.10.0985 – Determination and conditions of permit". A condensed version of this table is viewable on page 27 of this report. Finally, due to the size of this project, photo links have been added to the spreadsheet for use on demand.

PLAN REVIEW

Specific attention was given to the following plan sheets related to the trees on site in the Architectural and Site Review Plans and the TP sheets revised 07/01/25.

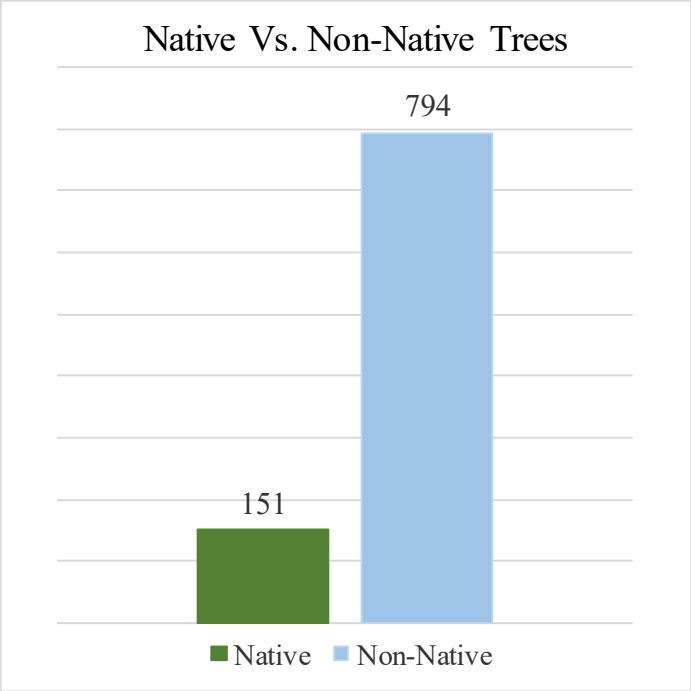
- Civil Drainage and Utility sheets C-0.0 to C-1.5 provided by Clifford Bechtel and Associates, LLC
- Demolition Plan sheets AO-2, AO-3, and Cart Path Plan sheet AO-11 provided by Todd Eckenrode of Origins Golf Design
- Landscape Construction Document sheets, including Tree Protection and Removal Plan Sheets TP1-TP6, Irrigation Plan Sheets IP1-IP6, Planting Plan Sheets PP1-PP-5, and Planting Detail Sheets PD1-PD2 provided by Pinnacle Design Company
- Preliminary Entry Road Grading and Drainage, Interim Erosion Control Measures, and Fire Access Plan C4.0-C6.0 provided by HMH.

ANALYSIS

The data collected for the tree inventory spreadsheets has been used to determine the total number of species on site as well as the breakdown of species variation, identification of native vs. non-native specimens, status of protected trees, the condition rating of trees at the time of inspection, with the overall condition rating based on the lowest rating of the three, the expected level of impact to the trees, number of removals required to fulfill the project requirements and the recommended replacements and protection of retained trees. In addition to the tree inventory, the plan set provided by HMH for the project's overall scope was reviewed, and suggestions were provided to the architecture and design team during the planning phase. The plan set will show all tree protection fencing at a minimum outside the tree canopy driplines and extend fencing around groups of trees where applicable. Contractors shall execute construction activities (e.g., drainage, grading, and mainline irrigation installation) outside the designated tree protection zones. At the time of our review of the revised documents dated July 1st, 2025, consideration of our recommendations appears to have been applied. All other areas that remain a concern have been labeled with an impact rating of Low to High, and a protection measure protocol has been advised at the end of this document.

SPECIES COUNT

Per the data collected, there are 945 tree species with a mix of 49 genera. The breakdown of native trees .is based on the indigenous oak woodland and chaparral areas of Los Gatos, with 151 native to 794 non-native trees, the latter being trees that belong to geographical areas outside Los Gatos.



SPECIES STATUS

The species status is based on the Town of Los Gatos Tree Protection guidelines. The trees that have been inventoried are labeled as one of three categories: Protected = any tree with a dbh of 4 inches or greater, Large Protected = any of the three genera listed in the ordinance Sec. 29.10.0955 with a 24-in dbh or greater plus any tree with a 48-in. dbh or greater, and finally, those that are *Exempt.* The Exempt trees = exceptions to the rule that are designated species and smaller size dbh listed in Sec. 29.10.0970-Exceptions. These exceptions were previously detailed in this document. The breakdown of the inventoried trees includes 790 Protected, 92 Large Protected, and 63 Exempt. See the chart below for the division of trees proposed for removal vs. retained.

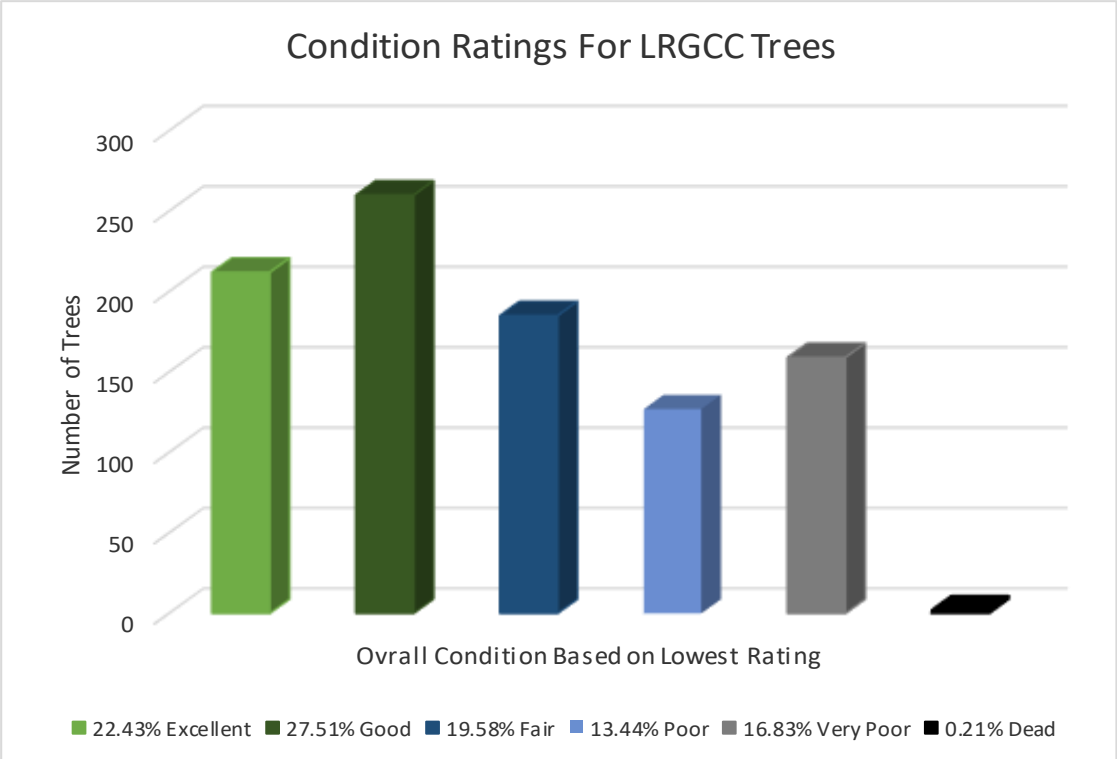
287 PROPOSED REMOVALS	658 RETAINED TREES
• 263 Protected Status (261 non-native/2 native)	• 527 Protected Status (426 non-native/101 native)
• 16 Large Protected (15 non-native/1 native)	• 76 Large Protected (29 non-native/47 native)
• 8 Exempt (all non-native)	• 55 Exempt (all non-native)

CONDITION RATING

Species age and diversity do not come as a surprise, seeing that the course was initially built in 1929, is closing in on 100 years of operation, and consists of approximately 125 acres. The course is heavily tree-lined with mature specimens of various ages. The condition rating of a tree reflects the species' characteristics and stage of development at the time of inspection. The tree's health, structure, and form are all determining factors. To assess the trees at La Rinconada, we used qualitative terms (Dead, Very poor, Poor, Fair, Good, and Excellent) and percentage ratings (0%-100%), with 100% being Excellent and 0% being Dead. These classifications are based on the rating categories defined in The Council of Tree and Landscape Appraisers *Guide for Plant Appraisal, 10th Edition, Second Printing*. A summarized version is listed below. Per our assessment, La Rinconada has two hundred and twelve trees in Excellent condition (81%-100%), two hundred and sixty are in Good condition (61%-80%), one hundred and eighty-five are in Fair condition (41%-60%), one hundred and twenty-seven are in Poor condition (21%-41%), one hundred and fifty-nine are in Very poor condition (6%-20%). Two are dead (0%-5%).

SUMMARIZED VERSION OF CONDITION RATINGS USED FOR ASSESSMENT

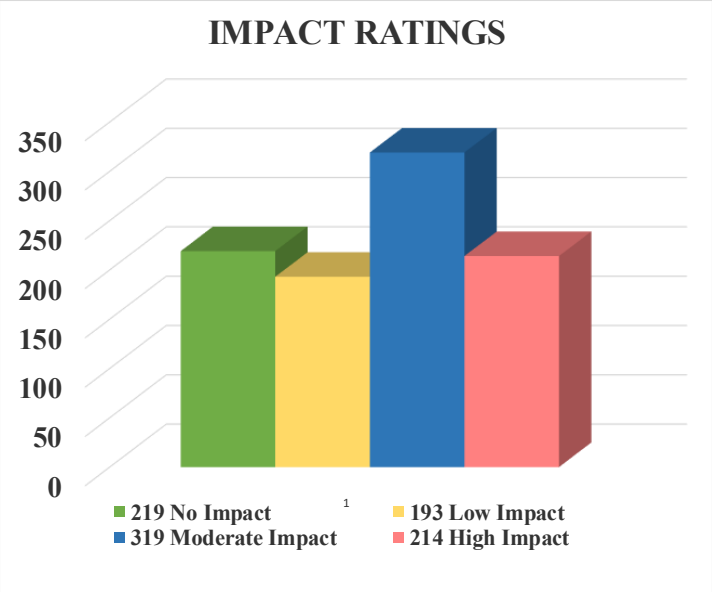
- 81%-100% = Excellent: Nearly perfect health, defect-free structure, and symmetrical form.
- 61%-80% = Good: Normal vigor, no visible pest or disease, twig/foliage dieback minor, the structure is well-developed, defects, if any, are correctable, minor asymmetries of the canopy that do not compromise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



EXPECTED IMPACT LEVEL

The impact level, classified as none, low, moderate, or high, indicates how a tree may be damaged by construction activities. Factors considered are changes in grade, hardscape installation or removal, drainage, trenching, and irrigation at a minimum. The levels of impact are described below.

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



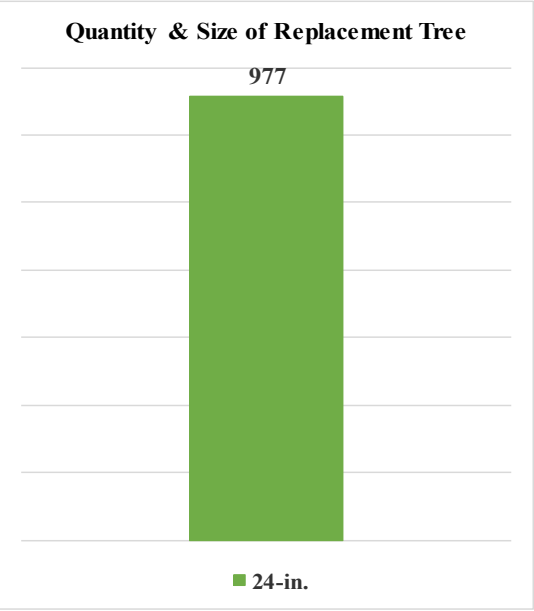
After reviewing the plans listed above, I have come to the following conclusions on the expected impact of the trees inventoried. Of the 945 trees inventoried, 219 (23.17%) will have no impact (213 of those are excluded from the work area), 193 (20.42%) will have Low Impact, 319 (33.76%) will have Moderate Impact, and 214 (22.65%) will have High Impact. A further breakdown reveals a single tree with no apparent impact, 48 trees with low-impact, 81 moderately impacted, and 157 highly impacted that are proposed for removal. All trees listed in the inventory as Low-High that remain on-site will require monitoring by an ISA-certified arborist when construction activities take place near these trees. The trees designated with high impact have been noted due to multiple construction activities proposed to take place (e.g., cart path installation or removal, change in grade nearby, and storm drain installation). These combined activities may take place on multiple sides of the tree. These trees will require extra care and may necessitate grading or storm drain locations to be

adjusted in the field while the work is being executed. The construction crew, architect, or appointed personnel shall work together with the arborist on-site.

REMOVALS

At the time of this report, 287 trees have been listed for removal. This number was revised from the submitted report dated April 25th,2025. The revised count combines the original 240 and the additional recommended 47 trees that have been identified as HR (Hazard Removal) in the updated inventory spreadsheets. Our professional opinion is that those protected trees, as part of the redevelopment of La Rinconada Golf Course, fall under the criteria guidelines, but are not limited to the following. The trees have low overall condition ratings or poor structure that would pose a threat to the public use of the property as they are dead, dying, severely diseased, decayed, or disfigured and cannot be returned to a healthy and structurally sound condition (Criteria 1). They may be crowding other protected trees of greater significance (Criteria 3). The trees conflict with the proposed development and land improvements, restricting the economic enjoyment of the property (Criteria 4). The removals and replacements will allow the property to transition towards a more native oak woodland landscape like the indigenous oak woodland and chaparral area of Los Gatos (Criteria 10). The accompanying tree inventory spreadsheet should be referenced for details.

MITIGATION FOR REMOVALS



The tree mitigation requirements are outlined in the Project Requirements and Protection Measures, subsection Tree Replacement Requirements, on page 27. Suggestions for species quantity and size are based on the Town Requirements and listed in the inventory spreadsheet. The number of estimated trees to be replanted is (977) - 24in boxed trees. However, it may be possible to plant a combination of larger-sized trees and/or in lieu payments to meet the required replacements. Per the current Landscape Planting Plan sheet PP-2, 158 trees are suggested for replanting, plus 15 additional trees with planting locations to be finalized in the field. These replacement trees are of

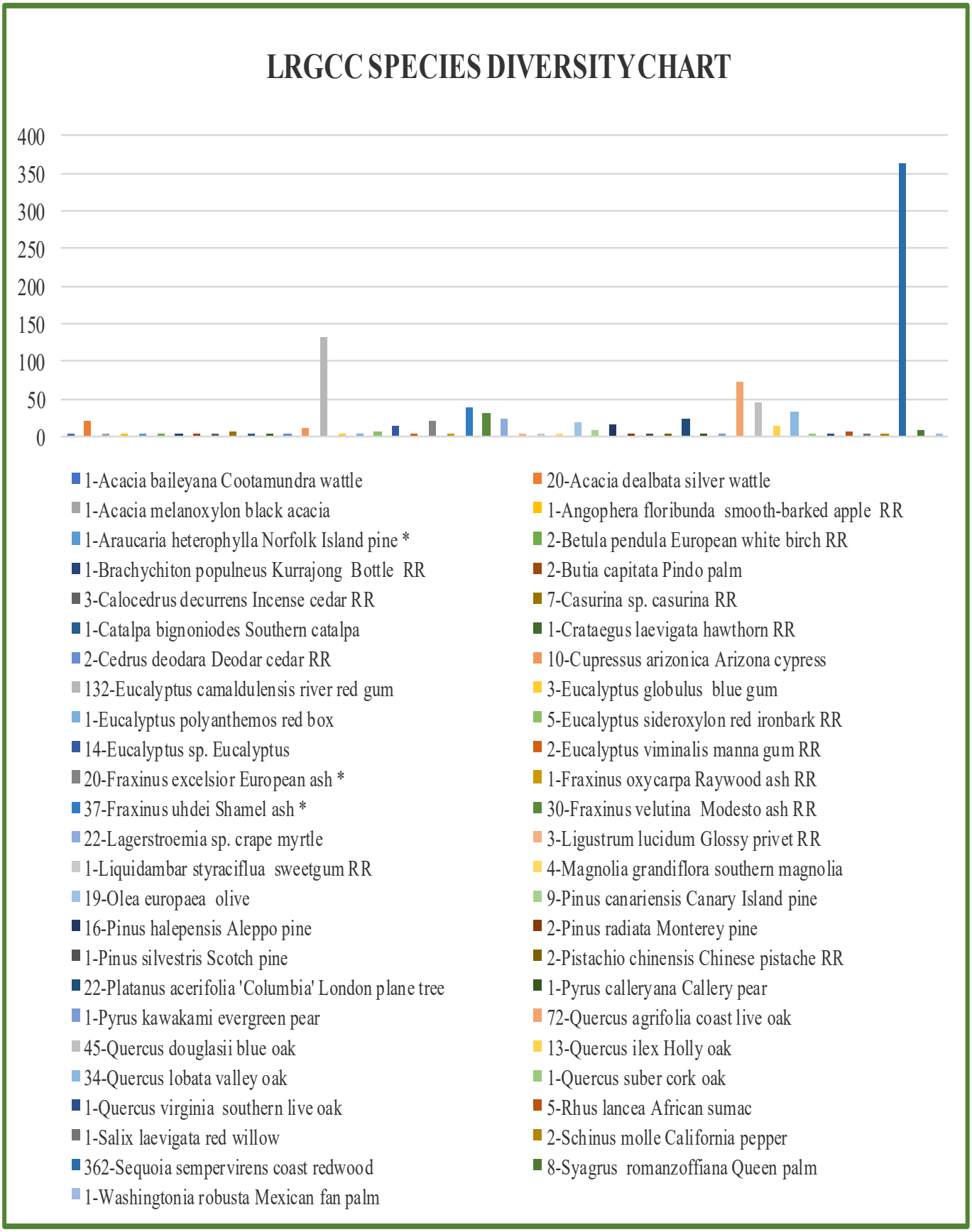
various sizes, including 24-in., 36-in., 48-in., and 60-in. boxed specimens; a mix of (121x) oaks, (39x) madrones, and (13x) sycamores. It is highly recommended that the native trees, Indigenous to the area of Los Gatos, be utilized whenever possible (e.g., *Quercus douglasii* in high, dry, well-draining locations, *Q. agrifolia* in well-drained areas with moderate water, and *Q. lobata* in wetter areas that have deep, well-draining, fertile soil that is also preferably dry in summer). The final tree replacement count, size, and species will be designated on any permits issued by the Town of Los Gatos.

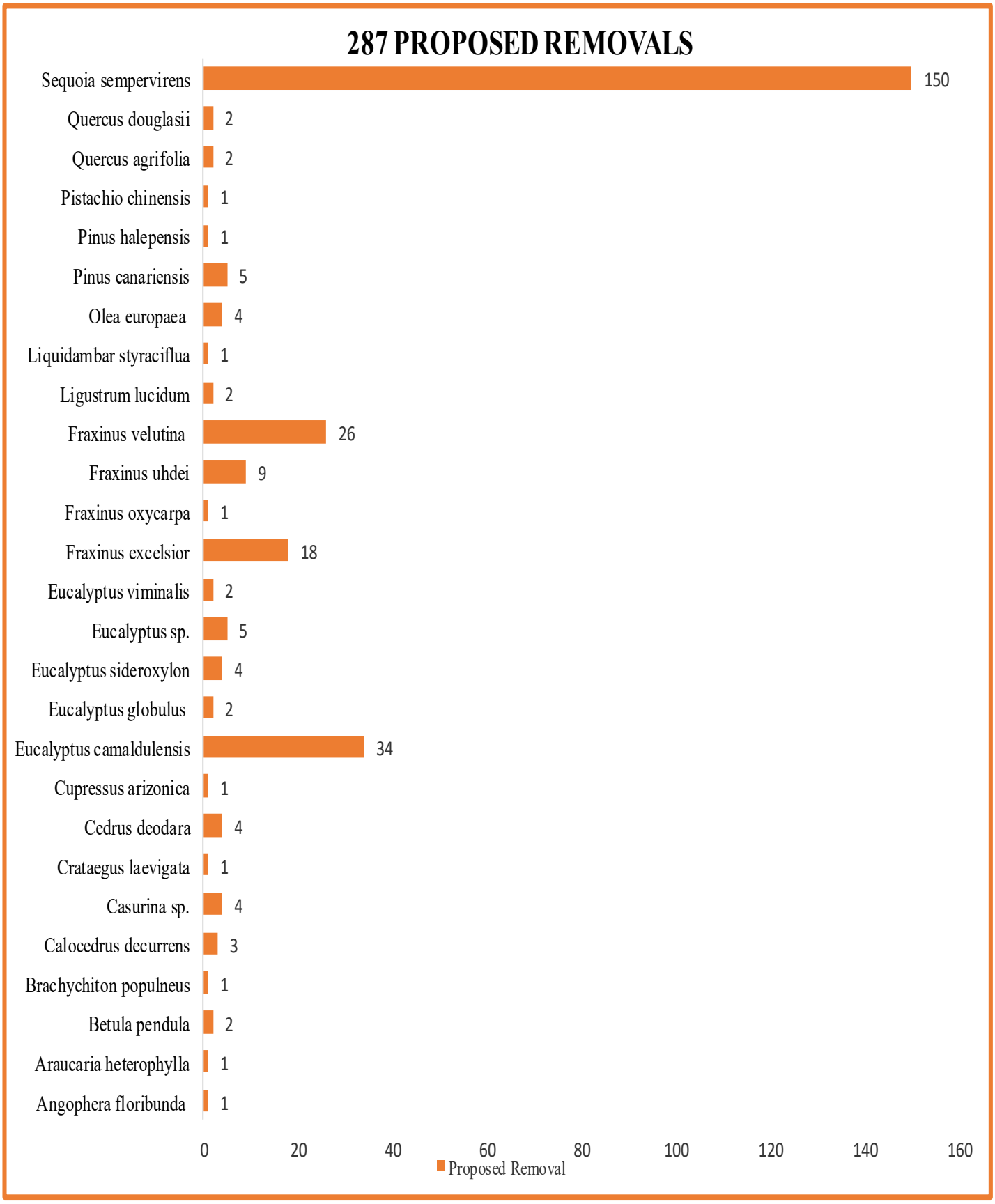
DISCUSSION & CONCLUSION:

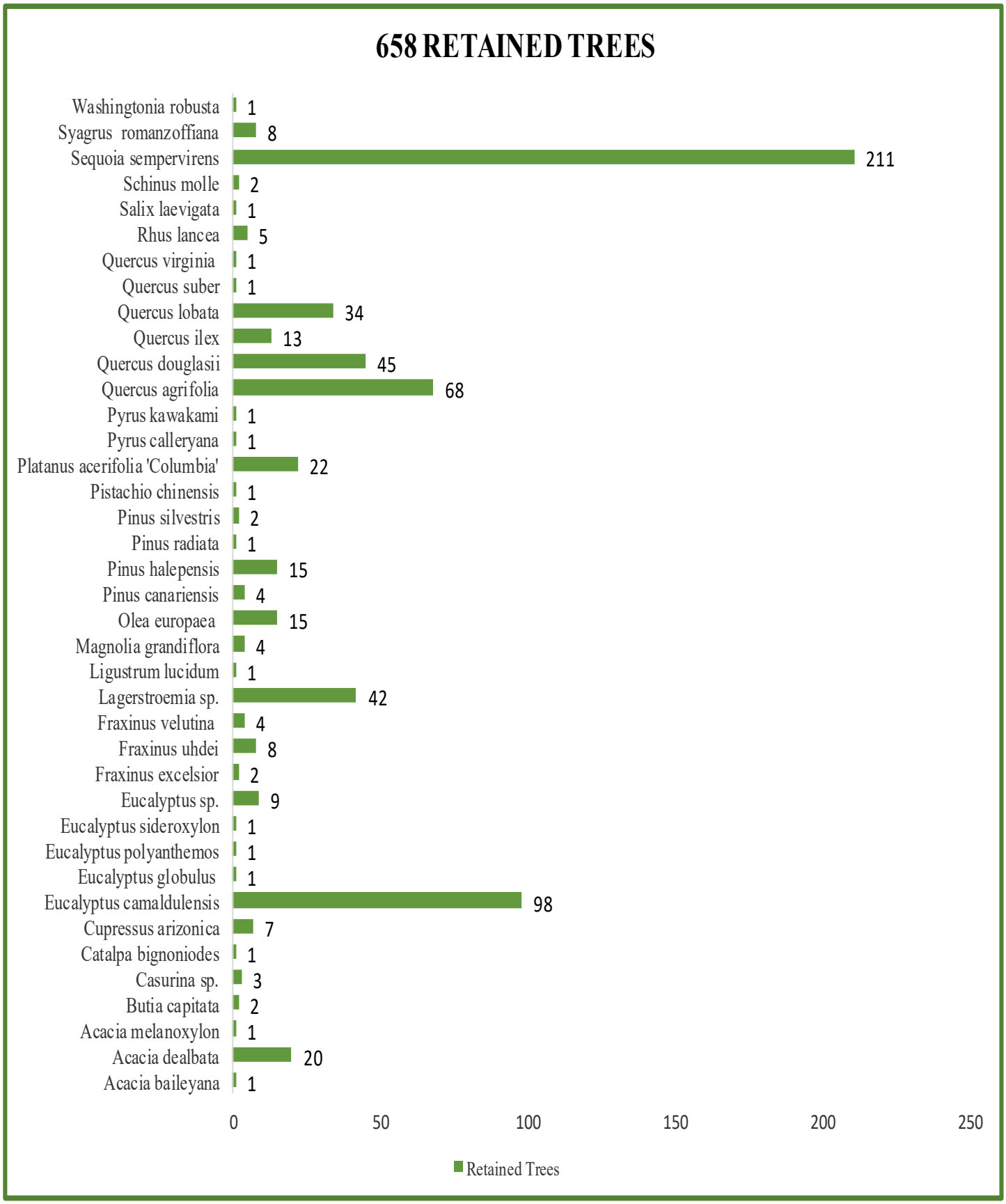
For La Rinconada Golf Course's modernization project, the proposed work entails changing the contours and upgrading bunkers, greens, cart paths, fairways, irrigation, and drainage. It is my understanding that all materials will remain on-site. The condition of the trees is mixed with a combined 69.52% Fair to Excellent rating, 30.27% Very Poor to Poor rating, and an insignificant 0.21% for Dead trees. The new look of the course will include the removal of a significant number of non-native trees and the replanting of native trees and shrubs alike. Of the 945 trees, 63 are Exempt, leaving 882 trees classified as protected, with 92 of those Large Protected. Overall, the proposed construction is expected to have some level of impact on all but 219 trees. Of the recommended removals, there is only 1 with no apparent impact, and the following are in areas with various degrees of impact: 48-low impact, 81-moderate impact, and 157-high impact. These trees are either in direct conflict because they are too close to the proposed changes, do not harmonize with the goals of the new course layout, are non-native with high water needs, or are poor specimens with no valuable contribution to warrant their retention, or a combination of the above. Over fifty percent of the trees recommended for removal are non-native trees, including redwood, Eucalyptus, and Ash. One of the goals is to reduce water consumption on the course, and the redwood trees make up the vast majority of the existing species. If the removals are approved, all the remaining trees inventoried must be protected, as indicated in this document. Furthermore, the applicant must replant based on the Town of Los Gatos mitigation requirements. At this time, we have calculated replacement trees based on the canopy size of the removals that have been proposed. The estimated number of trees is 977- 24in boxed, or an approved combination of the two. The Town will determine the total tree quantity, species, size of replacement trees or payment in place of planting once a permit is issued. The plans provided and reviewed appear to be accurate,
with details applied for tree protection. All tree protection zones have been designated on the Tree

Protection and Removal Plan sheets TP-1 to TP-6. These sheets were recently updated on 07/01/25 under our consultation and guidance, with details addressing the breakdown of areas and types of fencing proposed. The reasoning for the selected areas and fence material to be used is based on our perceived levels of impact from the construction. The arborist will adjust as necessary and approve all final fencing locations in the field before breaking ground on this project. All construction projects around trees shall promote a positive outcome for the long-term preservation of the tree. The construction process and on-site teams need to understand that tree preservation is a top priority, and the work around them needs to be fluid. Similarly, the landscape installation plans must be reviewed once plant materials and locations are finalized. No large-sized trees/plants at full maturity or large-scale plantings shall occur directly under the canopies of already existing, mature, large-sized trees. It is highly recommended that the plantings be limited to outside the drip line and, where possible, native material with similar irrigation needs be planted. Additionally, special consideration should be given to the large native oak trees (e.g., *Quercus douglasii* -Blue oaks) that tend to thrive best on seasonal dry, well-drained soils in full sun on slopes and hillsides. Please see the details below in the Project Requirements and Protection Measures section. These details shall be adhered to and copied onto the Tree Protection Plan Sheet Set.

APPENDIX A


LRGCC SPECIES DIVERSITY CHART
400
350
300
250
200
150
100
50
0
1-Acacia baileyana Cootamundra wattle
1-Acacia melanoxylon black acacia
1-Araucaria heterophylla Norfolk Island pine *
1-Brachychiton populneus Kurrajong Bottle RR
3-Calocedrus decurrens Incense cedar RR
1-Catalpa bignoniodes Southern catalpa
2-Cedrus deodara Deodar cedar RR
132-Eucalyptus camaldulensis river red gum
1-Eucalyptus polyanthemos red box
14-Eucalyptus sp. Eucalyptus
20-Fraxinus excelsior European ash *
37-Fraxinus uhdei Shamel ash *
22-Lagerstroemia sp. crape myrtle
1-Liquidambar styraciflua sweetgum RR
19-Olea europaea olive
16-Pinus halepensis Aleppo pine
1-Pinus silvestris Scotch pine
22-Platanus acerifolia 'Columbia' London plane tree
1-Pyrus kawakami evergreen pear
45-Quercus douglasii blue oak
34-Quercus lobata valley oak
1-Quercus virginia southern live oak
1-Salix laevigata red willow
362-Sequoia sempervirens coast redwood
1-Washingtonia robusta Mexican fan palm
20-Acacia dealbata silver wattle
1-Angophera floribunda smooth-barked apple RR
2-Betula pendula European white birch RR
2-Butia capitata Pindo palm
7-Casurina sp. casurina RR
1-Crataegus laevigata hawthorn RR
10-Cupressus arizonica Arizona cypress
3-Eucalyptus globulus blue gum
5-Eucalyptus sideroxylon red ironbark RR
2-Eucalyptus viminalis manna gum RR
1-Fraxinus oxycarpa Raywood ash RR
30-Fraxinus velutina Modesto ash RR
3-Ligustrum lucidum Glossy privet RR
4-Magnolia grandiflora southern magnolia
9-Pinus canariensis Canary Island pine
2-Pinus radiata Monterey pine
2-Pistachio chinensis Chinese pistache RR
1-Pyrus calleryana Callery pear
72-Quercus agrifolia coast live oak
13-Quercus ilex Holly oak
1-Quercus suber cork oak
5-Rhus lancea African sumac
2-Schinus molle California pepper
8-Syagrus romanzoffiana Queen palm


287 PROPOSED REMOVALS
Sequoia sempervirens 150
Quercus douglasii 2
Quercus agrifolia 2
Pistachio chinensis 1
Pinus halepensis 1
Pinus canariensis 5
Olea europaea 4
Liquidambar styraciflua 1
Ligustrum lucidum 2
Fraxinus velutina 26
Fraxinus uhdei 9
Fraxinus oxycarpa 1
Fraxinus excelsior 18
Eucalyptus viminalis 2
Eucalyptus sp. 5
Eucalyptus sideroxylon 4
Eucalyptus globulus 2
Eucalyptus camaldulensis 34
Cupressus arizonica 1
Cedrus deodara 4
Crataegus laevigata 1
Casurina sp. 4
Calocedrus decurrens 3
Brachychiton populneus 1
Betula pendula 2
Araucaria heterophylla 1
Angophera floribunda 1
0 20 40 60 80 100 120 140 160
Proposed Removal


658 RETAINED TREES
Washingtonia robusta 1
Syagrus romanzoffiana 8
Sequoia sempervirens 211
Schinus molle 2
Salix laevigata 1
Rhus lancea 5
Quercus virginia 1
Quercus suber 1
Quercus lobata 34
Quercus ilex 13
Quercus douglasii 45
Quercus agrifolia 68
Pyrus kawakami 1
Pyrus calleryana 1
Platanus acerifolia 'Columbia' 22
Pistachio chinensis 1
Pinus silvestris 2
Pinus radiata 1
Pinus halepensis 15
Pinus canariensis 4
Olea europaea 15
Magnolia grandiflora 4
Ligustrum lucidum 1
Lagerstroemia sp. 42
Fraxinus velutina 4
Fraxinus uhdei 8
Fraxinus excelsior 2
Eucalyptus sp. 9
Eucalyptus sideroxylon 1
Eucalyptus polyanthemos 1
Eucalyptus globulus 1
Eucalyptus camaldulensis 98
Cupressus arizonica 7
Catalpa bignoniodes 1
Casurina sp. 3
Butia capitata 2
Acacia melanoxylon 1
Acacia dealbata 20
Acacia baileyana 1
0
50
100
150
200
250
Retained Trees

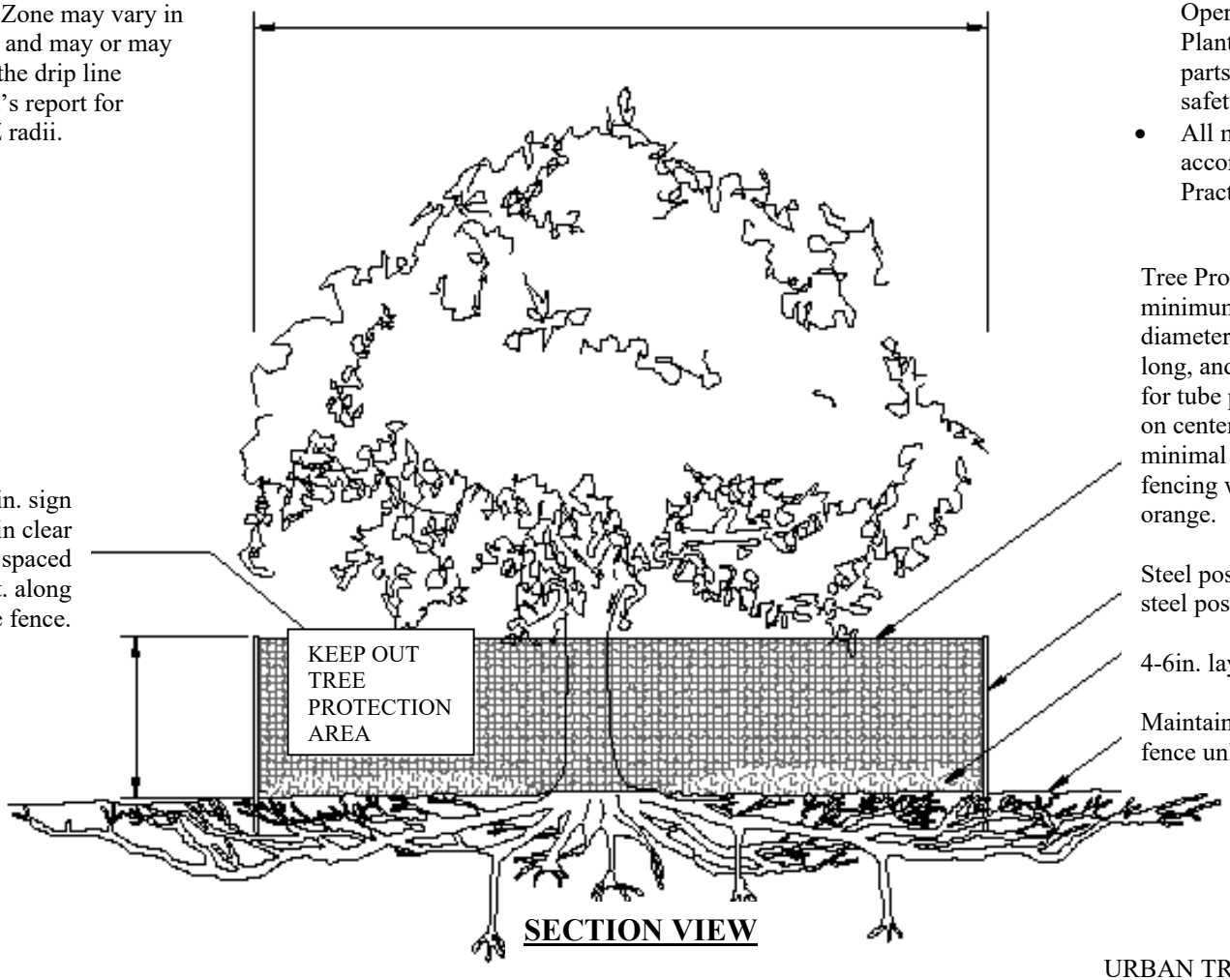
La Rinconada Country Club
14595 Clearview Dr.
Los Gatos, Ca. 95032

NOTES:

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

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

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



SECTION VIEW

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

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

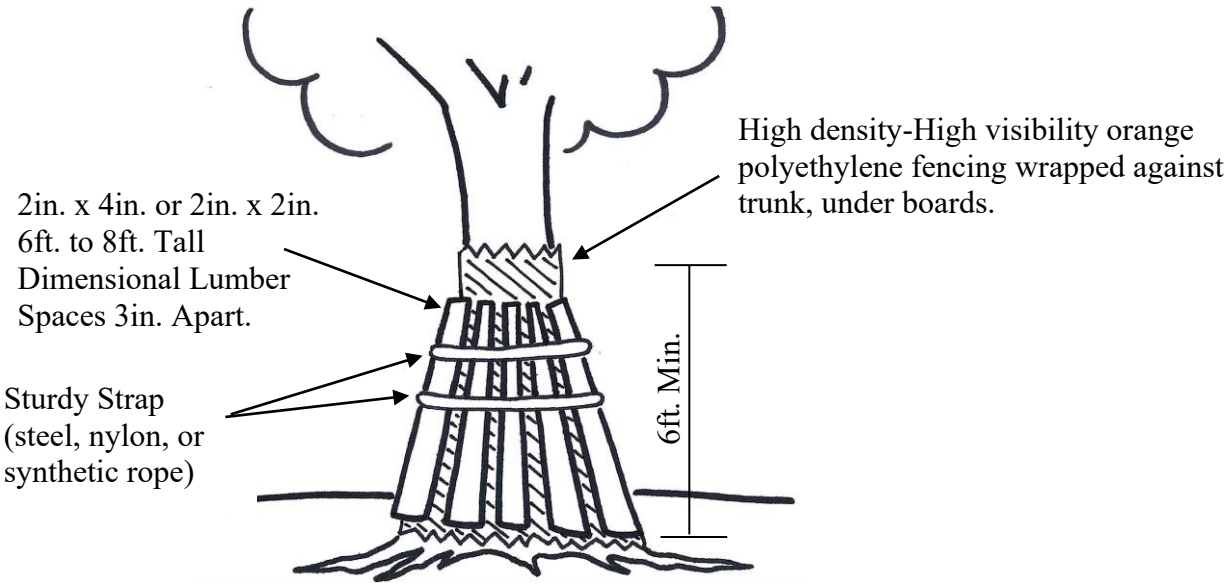
4-6in. layer of mulch.

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

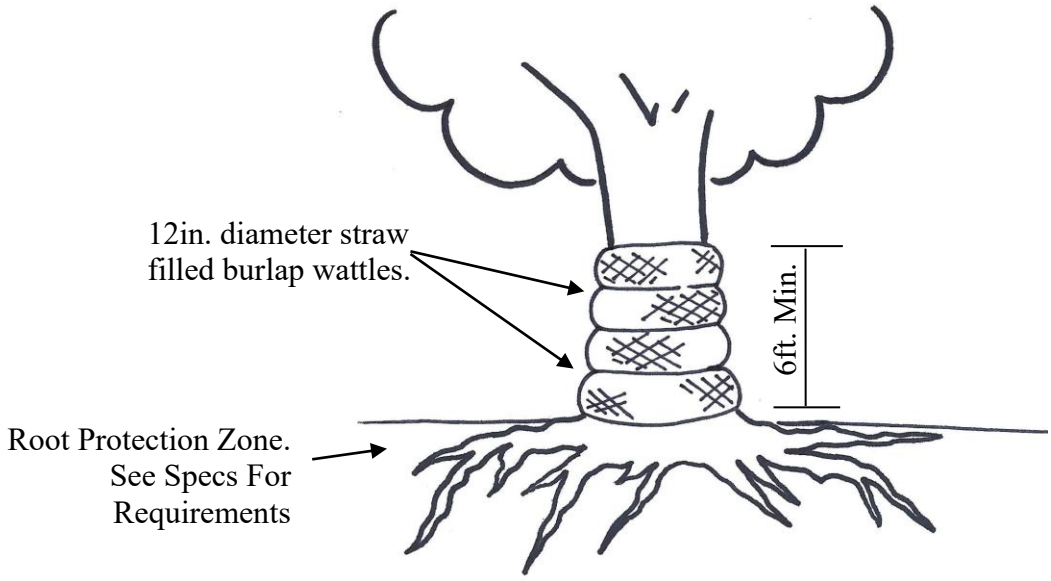
URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Trees 360 Degrees 2025

S-X TREE PROTECTION

APPENDIX B CONTINUED…

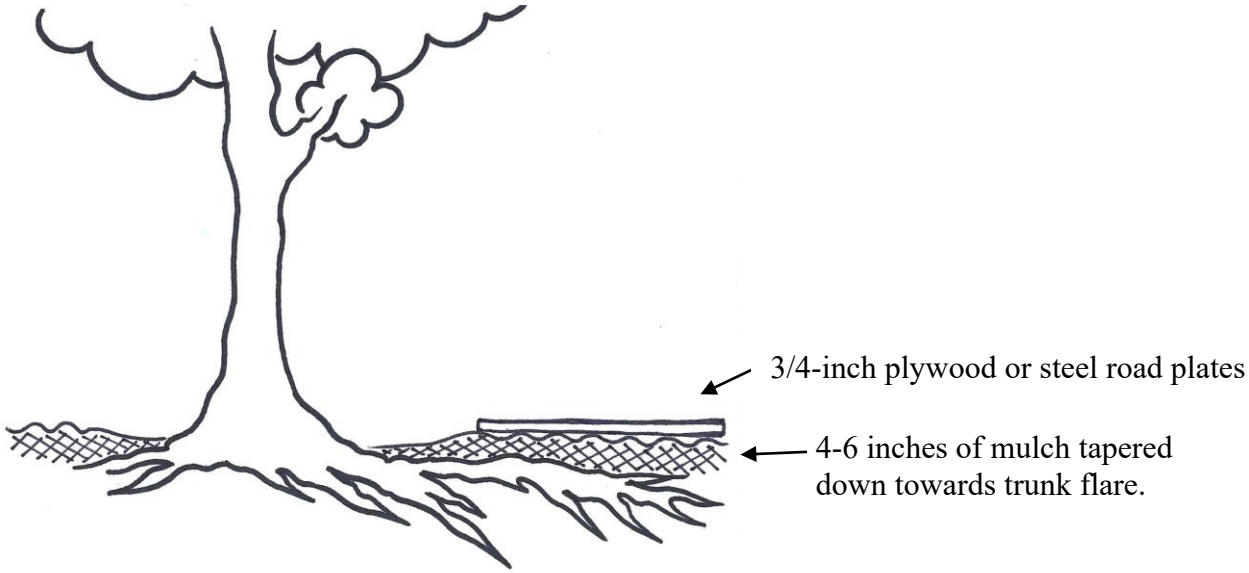


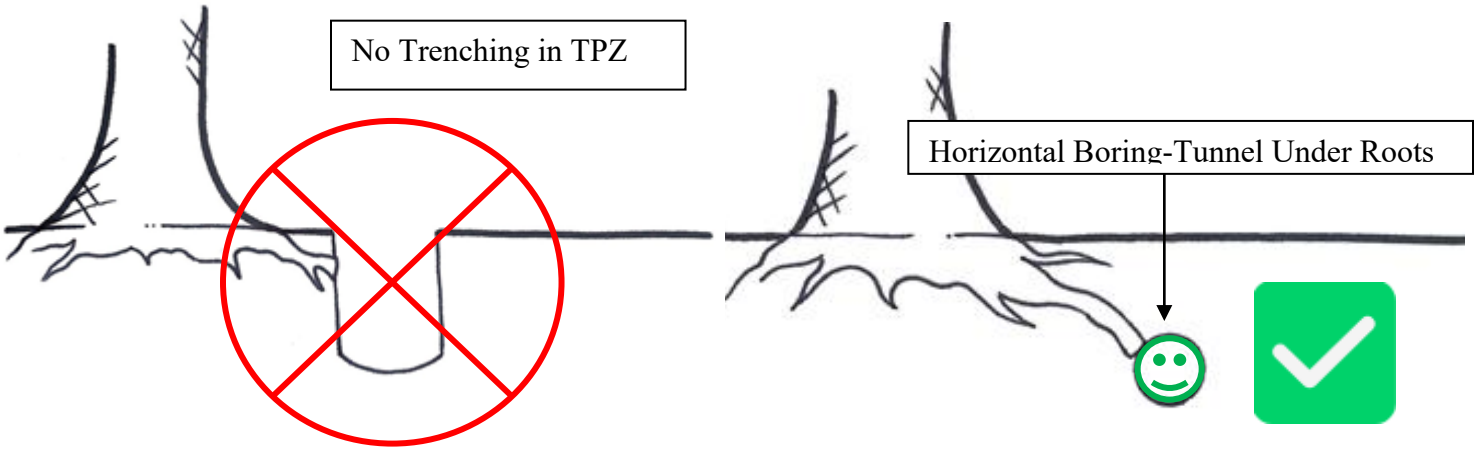
TRUNK PROTECTION
VERTICAL TIMBER DETAIL

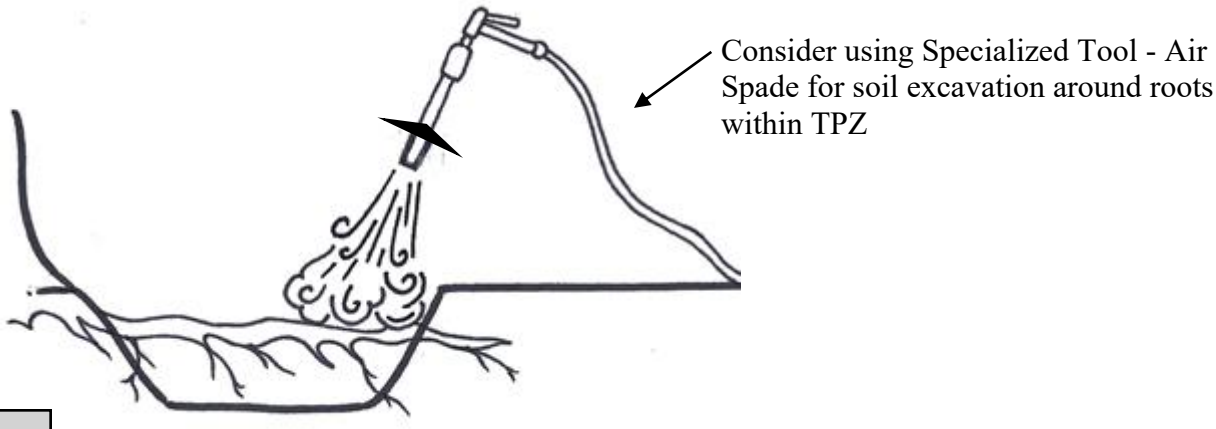


TRUNK PROTECTION WITH WATTLE

APPENDIX B CONTINUED…







APPENDIX C

PROJECT REQUIREMENTS & PROTECTION MEASURES

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

zones is imperative; therefore, staging shall be limited to the designated area and outside any established fencing. Ultimately, the staging location shall be agreed upon at the on-site meeting with the town-appointed consulting arborist and project arborist before the project breaks ground. Plans indicate that all material will be kept on-site, so no off-haul route designation will be necessary. Should this change, the on-site arborist shall be notified to determine the best haul route to avoid conflicts with the protected trees.

- **Fencing/Tree Protection Zone (TPZ):** The tree protection zone has been defined by the Town of Los Gatos ordinance "Sec. 29.10.0955 – Definitions" and further described in this report as a temporary fenced area that, at a minimum, is set for a tree or group of trees under the tree's dripline, designating "…a restricted activity zone before and after construction where no soil disturbance is permitted unless approved and supervised by the certified or consulting arborist." The dripline, as defined in the same section "Sec. 29.10.0955" is the area under the canopy from the edge of the trunk that consists of the "…distance ten (10) times the diameter of the trunk, or the perimeter of the tree canopy, whichever is greater." Where possible, the TPZ fencing shall encompass as many trees in a group as possible rather than fencing individual trees. Once installed, the TPZ fencing must not be moved or altered without the authorization of the project arborist. In order to be efficient with the tree fencing, installing the TPZ fencing post tree removals would prove beneficial. This would facilitate mulch distribution under the retained tree canopies before TPZ fencing is closed off for construction. Fencing shall be entirely in place and must be inspected and approved by the project arborist or Town-appointed consulting arborist before the construction commences. Fencing shall remain in place until the project's final sign-off inspection. If work is required in the TPZ, then all work in the TPZ shall be under project arborist supervision or Town appointed consulting arborist. No vehicles or equipment, chemical substances, materials, tools, supplies, liquids, wastes, etc., will be dumped or stored within the TPZ. No attachment of wires, signs, or ropes to protected trees. All main irrigation lines shall be located outside the tree's dripline when feasible. See Appendix B for visual details.
- **Fencing Material for the TPZ:** The contractor shall use a combination of fencing materials to provide exclusion zones. Recommended tree protection fencing shall be chain-linked and located as close to these defined locations as possible while allowing room for construction. Installation shall be as follows: Chain link fencing, a minimum of 6ft. in height, mounted on 2in diameter galvanized posts, a minimum of 8ft. long, and pounded 24in. into the ground. Spacing for tube posts must be

less than or equal to 10ft. on center. For larger extended areas, areas far enough away from the construction impact, and based on the level of impacts that may be involved with work around the trees, heavy-duty, plastic orange barrier construction fencing shall be used independently or in combination with the chain link fencing. Please refer to TP-1 through TP-6 sheets dated 07/01/25, for the details. LRCC would prefer to limit the use of chain link fencing to high-impact areas only if the orange netting is not suitable for adequate protection. The project arborist or Town consulting arborist will have final say. See Appendix B for visual details.

- **Locations:** The TPZ are indicated on the Tree Protection map sheets (TP-1 through TP-6) associated with the HMH architectural review dated 03/28/25 has been updated as of 07/01/25. The most recent revision will be submitted to the planning department for review and to fulfill the request for more detail. Exact TPZ fence locations will be finalized prior to construction commencement.
  Final approval by the project arborist or Town-appointed consulting arborist will determine if TPZ fence lines require adjustment while on-site.
- **Trunk Protection:** In areas where heavy equipment may be close to trees, or the tree protection fencing needs to be opened up for access, and the project arborist determines it, then the use of straw wattles, orange-plastic construction fencing, vertical wood slats, or a combination of the items listed can be wrapped around the tree trunk to avoid any impact damage-See Appendix B.
- **Signage:** Affix TPZ signage to the chain link. These signs must be waterproof, 8.5in. x 11in., and recommend that they be affixed approximately once every 25-50-linear ft of TPZ fenced distance. The sign should state: **"Warning – Tree Protection Zone – This fence shall not be removed and is subject to penalty according to Town Code 29.10.1025".** The signs should be in English and Spanish (See samples below).

WARNING
TREE POTECTION ZONE
THIS FENCE SHALL NOT BE REMOVED
AND IS SUBJECT TO PENALTY ACCORIDNG TO TOWN CODE
29.10.1025

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

PRUNING & REMOVALS:

- **Pruning Standards:** All required canopy or root pruning shall be performed by or under the direct supervision of an ISA-certified or ASCA-registered arborist. The pruning shall conform to the latest version of *ANSI A300 Tree Care Standards for trees, shrubs, palms, and other woody landscape plants* – standard practices (pruning) and the accompanying *Best Management Practices– Companion publication to the ANSI A300*. Before pruning commences, the contractor must call the project arborist to perform the work or meet with the assigned tree care vendor to determine the specific root, branch, or scaffold limb removal under their supervision. When temporary clearances are required, and whenever possible, low-hanging branches should be tied to hold them out of the way. If clearance is not possible by tying branches back temporarily, then the reduction of limbs must be executed by or under the supervision of an approved ISA-certified arborist. Poor pruning practices such as thinning, lions-tailing, shearing, topping, pollarding, or otherwise shall NOT be allowed as they are non-compliant with the most current specifications of ANSI-A300 standards for tree care operations.
- **Tree Removal Criteria Statement (Criteria per Town code 29.10.0992):** As defined, a tree removal permit issued by the Town of Los Gatos is required before removing any protected-size trees. At the time of this report, it is my professional opinion that those protected trees listed for removal as part of the redevelopment of La Rinconada Golf Course are due but not limited to the following (Criteria 1, 3, 4 & 10). (Criteria 1) The trees have low overall condition ratings or poor structure that would pose a threat to the public use of the property as they are dead, dying, severely diseased, decayed, or disfigured and cannot be returned to a healthy and structurally sound condition. (Criteria 3) They may be crowding other protected trees of greater significance. (Criteria 4) The trees conflict with the proposed development and land improvements, restricting the economic enjoyment of the property. (Criteria 10) The removals and replacements will allow the property to transition towards a more native oak woodland landscape like the indigenous oak woodland and chaparral area of Los Gatos.

EARTHWORK

- **Grading and Drainage:** All changes to grade shall be outside the TPZ; even minor cut and fill processes can negatively impact trees. Changes of as little as two inches can cause a tree to decline in health and even die long-term. Cutting can fracture and damage roots, and filling can suffocate

them. It is highly recommended, where possible, that the critical root zone be protected. Therefore, wherever possible, any grade changes near the protected tree shall tie into natural grade no closer than 1.5 times (in linear feet) the tree diameter in inches when measured at 4.5ft. (54-inches) from ground level. All changes to surface drainage shall not be altered to redirect existing natural water flows into or out of the TPZ unless it is to improve the overall conditions for the tree and is specified by the arborist on-site. Therefore, the drainage improvements shall consider the natural water table levels and seasonal water distribution within the TPZ areas. For example, if water is being diverted away from a tree that has evolved on-site with that water source, then irrigation measures may need to be considered to replace this deficit and vice versa.

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

tools such as an Airspad or small hand tools to expose roots requiring pruning. Roots shall be cut at right angles to the direction of root growth, leaving clean, healthy, undamaged tissue. Furthermore, the pruning shall be done using sharp tools such as professional grade loppers, hand saws, chainsaws, Sawzall, or other appropriate instruments. Root pruning shall occur only under the direct supervision of the project arborist. Furthermore, photographs shall be taken whenever possible to document the before and after images of the pruning cuts. If damage does occur, the areas shall be hand-dug back into clear, healthy root tissue and pruned, as mentioned above. Backfill around roots immediately (same day) or cover roots with several layers (5-10) of wet burlap material to avoid root desiccation, keeping roots moist until final backfill can occur. Always backfill using existing parent soil and never compact soil around the roots.

IRRIGATION:

- **Temporary Irrigation:** If areas are to be irrigated on a temporary basis, it will be determined by the Project Arborist, who will contact appropriate site personnel to implement supplemental watering. The supplemental irrigation can be obtained via a garden hose, soaker hose, drip irrigation lines, tow-behind tank, water truck, etc., at a frequency, volume, and duration to be determined by the project arborist. Ideally, the irrigation should be applied within the TPZ and wet the top 2-3ft. of soil. With the addition of water, the General Contractor, sub, or golf course personnel shall maintain records reflecting dates of water application and application methods, volumes, and frequency. These records will be available for inspection by the project arborist as deemed necessary. Reasons for supplemental irrigation include extreme drought conditions, such as dry winters and hot summers, areas that have been routinely irrigated, and the current irrigation is being disrupted. For native species such as the oaks located in naturalized areas, it is essential to replicate as close to standard seasonal weather patterns as they are naturally accustomed to. For example, overwatering or watering too close to the trunk may create unnaturally moist soil conditions detrimental to the tree. If done excessively, over time, this may create an optimal environment for waterborne soil pathogens and harm the trees' health.
- **Permanent Irrigation for Tree Applications:** When designing the final landscape and irrigation installation plans, watering locations and regimes should be carefully considered. Locate the irrigation lines outside of the dripline wherever possible. Completed landscape

and irrigation plan sheets were not reviewed for this initial assignment. However, it was noted that bubblers on flexible black PVC irrigation tubing will be used. If flexible irrigation tubing is also used, it should be pinned directly over grade and buried beneath mulched wood chips. The surface tubing creates an irrigation system with minimal impact on existing tree roots. The Project Arborist shall be supplied with landscape and irrigation plans for review and may recommend changes before final installation.

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

TREE DAMAGES, DEPOSITS, PLANTING & FINAL INSPECTION:

- **Damages:** As required per the Town code "Sec. 29.10.1025. – Enforcement – Remedies for violations– subsection (3) Projects under construction″: At a minimum, protected trees noted in this report that become damaged beyond repair due to the construction-related activity or removed without permit are subject to a replacement ratio that "…shall be at a greater ratio than that required under the standards outlined in "Table 3-1 – Tree Canopy – Replacement Standard" listed in the Town code "Sec 29.10.0985 – Determination and condition of permit". The Tree Protection Plan Checklist states, "Any protected tree on-site will require replacement according to its appraised value if it is damaged beyond repair as a result of construction." Additionally, and up to the discretion of the Town of Los Gatos, monetary fines may also be applied.
- **Tree Appraisal:** The assessed values in the appraisal spreadsheet provided come from a combination of criteria collected during the site visit, professional experience, and formulas written by The Council of Tree and Landscape Appraisers *Guide for Plant Appraisal, 10th Edition, Second Printing 2019,* along with the Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. Trees were appraised using the "Cost Approach-Trunk Formula Technique." Formulas are derived by obtaining the basic tree cost and then applying the condition rating and additional depreciation factors, such as external and functional limitations, if appropriate. The final tree appraisal values are rounded depreciated values. For La Rinconada Country Club, that value applies only to the 732 trees listed for removal and protection in

the spreadsheets that are within proximity of the project work zone (excludes the 213 trees outside the work zone.

- **Tree Replacement Requirements:** The replacement trees (quantity and species to be determined) are based on the criteria for replacement defined in the table below and found in Town code "Sec. 29.10.0985 Determination and conditions of permit – Table 3-1 Tree Canopy – Replacement Standard". The table below has been modified to represent non-Single-Family Residential Replacement only. Single-Family Residential Replacement details have been excluded from this document. The final determination of tree replacement will be established as part of the permit approval.

Tree Canopy – Replacement Standard

Canopy Size of Removed Tree[1]	Replacement Requirement[2,4]
10 feet or less	Two 24-inch box trees
More than 10 feet to 25 feet	Three 24-inch box trees
More than 25 feet to 40 feet	Four 24-inch box trees or Two 36-inch box trees
More than 40 feet to 55 feet	Six 24-inch box trees or Three 36-inch box trees
Greater than 55 feet	Ten 24-inch box trees or Five 36-inch box trees

"[1]To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.
[2]Often, it is not possible to replace a single large, older tree with an equivalent tree(s). In this case, the tree may be replaced with a combination of both the Tree Canopy Replacement Standard and in-lieu payment in an amount set forth by Town Council resolution paid to the Town Tree Replacement Fund…
[4]Replacement Trees shall be approved by the Town Arborist and shall be of a species suited to the available planting location, proximity to structures, overhead clearances, soil type, compatibility with surrounding canopy and other relevant factors. Replacement with native species shall be strongly encouraged but is required for Hillside properties, as per section 29.10.0987, Special Provisions Hillsides, with tree species per Hillside Development Standards and Guidelines Appendix A" (Town of Los Gatos, CA Division 2. Tree Protection Ordinance 2022).

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

ADDENDUM TO

LRCC TREE REPORT FOR THE GOLF COURSE MODERNIZATION PROJECT 07/01/2025

PURPOSE: Recommendation for removing forty-seven additional trees and justification for using a polyvinyl tree protection fence.

Per the request of the Town of Los Gatos, I have adjusted the tree protection inventory spreadsheets to include the extra trees proposed for removal based on their overall conditions relating to being potentially hazardous, located in high target areas, actively failing, in the process of dying, or not suitable for their current environment. I have noted these trees with an HR to represent Hazard Removal. These additional trees have been included throughout the revised documents dated 07/01/25. They are reflected in the inventory spreadsheet as HR, to represent Hazard Removal, and included in the representative graphs as a part of this updated report (e.g., calculation for the replacement trees and native vs. non-native species). Furthermore, they have been added to the Architectural and Site Review Plans with a designated symbol to distinguish from the previous removals requested. Below are the tree species count, botanical and common names, and associated tree tag numbers. Please refer to the accompanying inventory spreadsheet for details.

ADDITIONAL 47x TREE REMOVAL RECOMMENDATION:

1x –*Araucaria heterophylla* (Norfolk Island pine)- Tree No. 644

1x -*Casurina sp.* (Casurina)- Tree No. 102

1x -*Cupressus arizonica* (Arizona cypress)- Tree No. 687

12x -*Eucalyptus camaldulensis* (river red gum)- Tree No. 48, 51, 72, 76, 82, 85, 535, 537, 539, 552, 739, & 925

17x -*Fraxinus excelsior* (European ash)- Tree No. 633, 642, 643, 645, 646, 647, 648, 650, 652, 657, 658, 659, 660, 661, 662, 663 & 666

5x -*Fraxinus uhdei* (Shamel ash)- Tree No. 398, 686, 689, 690, & 691

6x -*Fraxinus velutina* (Modesto ash)- Tree No. 300, 429, 430, 490, 620, & 667

1x -*Olea europaea* (olive)- Tree No. 511

2x -*Quercus agrifolia* (coast live oak)- Tree No. 104 & 624

1x -*Quercus douglasii* (blue oak)- Tree No. 471

JUSTIFICATION FOR CHANGE IN FENCING MATERIAL USED ON-SITE:

Tree Protection maps dated 7/01/25 have been revised to reflect the approximate fencing locations and materials to use. We have provided consultation on the fencing locations and materials, and post review, feel that the location of the orange-colored high-density polyethylene fencing with 3.5in. x 1.5in. openings in the locations suggested on the map are sufficient. The decisions were based on reviewing the plans and work to be done in and around the areas of the trees. The level of proposed impact (none, low, moderate, and high) was noted and used to make the abovementioned decisions. We recommend using alternative fencing materials in low-to-no-impact areas and a combination of high-visibility plastic and metal chain link fencing in areas with predicted moderate impacts. All areas of potential high impact shall have the chain link fencing installed, as previously noted in the report provided and dated April 25th, 2025. Due to the scope of the project, with a large number of trees and areas to be fenced, along with the proposed goals to retain as many trees as possible, the use of the orange fencing will aid in making sure the project is executed to meet these goals. The reduction in cost for the material and for the workforce to install and move metal fencing can be transferred to more physical on-site presence of an arborist or appointed staff to ensure that ALL areas are being restricted from unnecessary access and ensuring tree protection. The orange fencing will also allow for the convenience of shifting from area to area as the project moves along, as construction will be performed in phases, and access to critical areas that may require supervised work by hand can be more effectively managed. Finally, the bright color will also improve visibility.

FINAL STATEMENT

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

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

Thank you,

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

Straun Edwards
ISA Certified Arborist WE-5055A
408-898-0625

BIBLIOGRAPHY

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

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

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

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

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

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

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

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

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

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

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
1	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/80/75	75%-Good		Protected			Moderate	Retain			$30,557.76	Tree is next to #1 Tee and cart path, behind clubhouse. Overall condition, typical for species. Some small branch failures in upper 1/3 of canopy on east side.
2	32.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/80/75	75%-Good		Protected			Moderate	Retain			$23,576.79	Minor deadwood and small broken branches throughout.
3	37.00	na	na	*Quercus agrifolia*	coast live oak	35/40	80/50/60	50%-Fair			Large Protected		Moderate	Retain			$25,465.77	Generally healthy, low squat form tree that was recently pruned within the last year to reduce heavy end weight and provide clearance between cart path and #1 fairway. Codominant and included at 3ft. Frass noted at base of the tree, indicative of borer activity.
4	37.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	55/30/65	30%-Poor		Protected			Moderate	Retain			$12,555.69	Thin canopy overall, multiple codominant unions in upper canopy with included bark.
5	28.50	na	na	*Sequoia sempervirens*	coast redwood	45/30	60/90/80	60%-Fair		Protected			Moderate	Retain			$14,504.33	Tree canopy foliage is thin. Form and structure typical for species.
6	26.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	65/90/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$10,059.43	Tree canopy thin on east side, overall good tree. Structure is typical for species.
7	26.50	na	na	*Casurina sp.*	Casurina	40/35	85/50/50	50%-Fair	Photo	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$16,328.83	Relatively small tree for species, asymmetrical form. Form and structure condition rating are both fair overall.
8	39.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	75/75/75	75%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$33,950.58	Thin canopy, form compromised by adjacent tree limited growing space. Swelling and decayed area at trunk base (decay on south side), where previous trunk failure occurred. Photo link shows adjacent tree directly behind it.
9	30.50	na	na	*Sequoia sempervirens*	coast redwood	60/20	75/50/60	50%-Fair	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$15,380.98	Major defect at top of tree, codominant with inclusion at approximately 40ft. Form is compromised by adjacent tree, limited growing space.
10	42.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/80/80	80%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$46,666.24	Good tree that has grown and developed a lean then self corrected its form. Overall, tree is good.
11	35.00	na	na	*Quercus lobata*	valley oak	30/60	70/20/50	20%-Very Poor			Large Protected		None	Retain			$21,476.33	Valley oak located in rough off #1 fairway. Large central leader failed and top has regrown. Canopy has been pruned to clean up past failures. Codominant union between 4-5ft. Wood pecker holes/cavities throughout. Structure compromised by main leader tear out.
12	48.00	na	na	*Quercus lobata*	valley oak	40/65	80/80/65	65%-Good			Large Protected		None	Retain			$131,277.36	Large sprawling tree, mature specimen on east slope between back of residence and #1 fairway. Form is compromised by previously adjacent, large canopy trees of similar species, now both neighboring trees are dead. Codominant at 5ft. with good union. Majority of growth to the southwest leaving canopy sparse, typical for species of age and stature.
13	22.00	22.00	44.00	*Quercus douglasii*	blue oak	40/35	85/85/85	85%-Excellent		Protected			None	Retain			$72,125.41	Codominant at 3.5ft good looking tree, typical for species in naturalized environment.
14	28.50	na	na	*Quercus douglasii*	blue oak	30/40	60/60/60	60%-Fair			Large Protected		None	Retain			$21,360.18	Asymmetrical form. Height has been maintained under powerlines. Ivy growing at base, recommend removal. Canopy has some significant size deadwood, structure is compromised due to location, under powerlines.
15	37.50	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/80/60	60%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$27,901.53	Typical for species, minor co-dominance at top. Water damage to trunk from impact sprinkler. The tree canopy has been raised up to 30ft. to provide clearance.
16	41.00	na	na	*Quercus lobata*	valley oak	35/30	80/45/80	45%-Fair			Large Protected		High	Retain			$66,309.27	Tree appears aesthetically good, it is located in the center of the fairway. Tree has been pruned to maintain canopy for clearanceson. Overall structure has been compromised due to failure of central leader several decades ago.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
17	51.00	na	na	*Sequoia sempervirens*	coast redwood	70/35	80/60/80	60%-Fair			Large Protected		Moderate	Retain			$46,446.01	Good overall health, foliage vigor appears normal. Tree is codominant with included bark in upper canopy at approximately 50ft. Structure is a limiting factor that could be corrected with pruning over several years.
18	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	30/85/85	30%-Poor		Protected			Moderate	Retain			$8,859.29	Structure has self corrected with time. Canopy is thin with epicormic sprouts throughout; tree appears stressed.
19	26.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	50/85/85	50%-Fair	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$11,177.15	Structure is typical for species. Similar to other redwoods on the course, there is visible trunk damage from impact sprinkler irrigation and golf balls.
20	30.00	na	na	*Sequoia sempervirens*	coast redwood	40/30	45/85/85	45%-Fair		Protected			Moderate	Retain			$13,392.74	Similar to tree no. 19 with small amounts of dead foliage throughout the canopy.
21	18.50	na	na	*Sequoia sempervirens*	coast redwood	35/25	50/85/85	50%-Fair		Protected			Moderate	Retain			$5,092.96	Young tree with typical form and structure for species.
22	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/85/85	75%-Good		Protected			High	Retain			$15,555.41	Tree has irrigation damage to the trunk on west side. Other than that typical for species.
23	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$17,499.84	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
24	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good		Protected			High	Retain			$15,089.15	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
25	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$17,499.84	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
26	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good		Protected			High	Retain			$22,148.24	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
27	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$25,803.34	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
28	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$25,803.34	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
29	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$15,089.15	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
30	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$25,803.34	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
31	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$30,557.76	Trees 23-34 include a stand of trees that line the cart path, edge of #1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as a screen. Powerlines run through the lower canopies of trees no. 31-32. affecting canopy of no. 32 more than 31. Clearance pruned.
32	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good		Protected			Moderate	Retain			$30,557.76	Trees 23-34 include a stand of trees that line the cart path, edge of #1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as a screen. Powerlines run through the lower canopies of trees no. 31-32. affecting canopy of no. 32 more than 31. Clearance pruned.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
33	39.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/85/85	75%-Good		Protected			Moderate	Retain			$33,950.58	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
34	35.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/85/85	75%-Good		Protected			Moderate	Retain			$27,343.50	Trees 23-34 include a stand of trees that line the cart path, edge of #1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen. Minor tip codominance that could be corrected with pruning.
35	15.50	17.00	32.50	*Eucalyptus sp.*	Eucalyptus	30/40	75/60/60	60%-Fair		Protected			Low	Retain			$27,835.95	Tree no. 35-40 are all Eucalyptus trees, possibly *E. microtheca* (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. This tree has a codominant structure from base, minor deadwood. The form is typical of species.
36	16.50	17.50	34.00	*Eucalyptus sp.*	Eucalyptus	35/30	75/50/75	50%-Fair		Protected			Low	Retain			$25,355.22	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. This tree is codominant at 2ft., has minor deadwood and evidence of past lateral limb failures in the upper canopy.
37	21.50	14.50	36.00	*Eucalyptus sp.*	Eucalyptus	35/30	80/50/50	50%-Fair		Protected			Low	Retain			$29,475.17	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. This tree has an asymmetrical, twisted form and a large amount of epicormic sprouts. Codominant with included bark at 15ft.
38	14.00	na	na	*Eucalyptus sp.*	Eucalyptus	20/20	80/70/50	50%-Fair		Protected			Low	Retain			$8,590.53	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. The form is compromised by adjacent tree no. 37, which is leaning into it. Tree has been pruned over time to maintain clearances over course.
39	24.00	na	na	*Eucalyptus sp.*	Eucalyptus	35/30	70/20/40	20%-Very Poor		Protected			Low	Retain			$10,098.26	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. Structure is codominant at 5ft. with secondary trunk removed between 4-5ft., overall form is asymmetrical. Branch failures are noted throughout, including at base on west side where decay is visible.
40	40.00	19.50	49.50	*Eucalyptus sp.*	Eucalyptus	50/25	60/50/50	50%-Fair			Large Protected		Low	Retain			$86,792.87	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. Structure is twisted with depressions throughout the trunk bark surface. Appears to be reaction wood response to canker or some other unknown factor.
41	28.00	20.00	48.00	*Eucalyptus sideroxylon*	red ironbark	35/30	40/40/60	40%-Poor	Photo		Large Protected		High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$33,212.05	Structure is codominant from 2.5-3ft., with multiple trunks and lower lateral limbs removed. Dieback is apparent in upper canopy. Overall structure is poor which is typical for species. High amount of sucker growth makes up majority of canopy foliage.
42	23.00	24.00	47.00	*Salix laevigata*	red willow	30/45	50/40/45	40%-Poor		Protected			Low	Retain			$7,308.13	This is a large sprawling tree located along fenceline of Wedgewood Ave. Structure is codominant from base, the form consists of a twisted canopy that has been pruned over overtime to maintain clearances.
43	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	40/30	70/55/45	45%-Fair		Protected			Low	Retain			$7,859.23	This is a large tree close to fenceline of Wedgewood Ave. The tree grows out towards the road searching for space and light, due to competition with larger adjacent trees.
44	48.00	15.00	63.00	*Eucalyptus camaldulensis*	river red gum	60/50	80/75/70	70%-Good			Large Protected		Low	Retain			$45,737.00	This is a large tree typical for species. Good overall condition.
45	11.50	na	na	*Eucalyptus camaldulensis*	river red gum	35/10	80/85/80	80%-Good				Exempt	Moderate	Retain			$2,733.42	Trees no. 45-47 are all young, typical for species growing next to fencelineof Wedgewood Ave. Sap sucker damage to trunk. Tree is under the size requirement for removal permit.
46	13.50	na	na	*Eucalyptus camaldulensis*	river red gum	35/10	80/50/50	50%-Fair				Exempt	Moderate	Retain			$2,354.28	Trees no. 45-47 are all young, typical for species growing next to fencelineof Wedgewood Ave. Sap sucker damage to trunk. Tree is under the size requirement for removal permit.
47	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	35/10	80/80/80	80%-Good				Exempt	Moderate	Retain			$4,051.04	Trees no. 45-47 are all young, typical for species growing next to fencelineof Wedgewood Ave. Tree is under the size requirement for removal permit.
48	31.00	na	na	*Eucalyptus camaldulensis*	river red gum	45/30	20/10/10	10%-Very Poor	Photo	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$2,482.81	Recommend removal, codominant with decay in union from base on north side. It is included from 0 to 10ft., leans over the road and golf course. Hazardous

Lisa Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
49	8.00	6.00	14.00	*Eucalyptus camaldulensis*	river red gum	30/10	60/20/20	20%-Very Poor				Exempt	Moderate	Retain			$516.71	Young tree, appears to be a volunteer, with twin trunk from ground level. This tree is codominant and has no long-term future, as it grows on a lean at fenceline.Tree is under the size requirement for removal permit.
50	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	40/15	50/20/30	20%-Very Poor				Exempt	Low	Retain			$1,012.76	Structure is compromised by past failure of central leader. Other failures also visible throughout remaining canopy. Tree is under the size requirement for removal permit.
51	16.50	na	na	*Eucalyptus camaldulensis*	river red gum	40/20	30/6/6	6%-Very Poor	Photo			Exempt	Moderate	HR	1	(3x)24-in.	$202.57	This tree grows on a heavy lean over Wedgewood Ave. and powerlines. Large amount of decay at base of the tree-recommend removal. Hazardous-Tree is under the size requirement for removal permit.
52	25.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	41/85/60	41%-Fair	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$7,626.42	This tree appears to be stressed with some decline apparent towards the bottom half of the tree (on cart path side).
53	16.50	na	na	*Cupressus arizonica*	Arizona cypress	12/20	30/30/30	30%-Poor	Photo	Protected			High	Remove	1, 4, 10	(3x)24-in.	$6,443.56	Small size tree at edge of cart path that has been pruned for clearance. Major lateral limb failures evident.
54	25.00	na	na	*Eucalyptus camaldulensis*	river red gum	60/30	80/80/80	80%-Good		Protected			Moderate	Retain			$23,252.16	Tree is typical for species. Recommend pruning to remove deadwood and reduce heavy end-weight. Tree grows on a slight lean due to competition with adjacent trees.
55	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	55/15	80/70/60	60%-Fair		Protected			Low	Retain			$18,862.15	Tree grows on a lean out from under trees with larger canopies. There is evidence of large lateral limb failures. Tree appears to be typical for species growing in a grove.
56	15.50	na	na	*Eucalyptus camaldulensis*	river red gum	45/20	30/40/40	30%-Poor				Exempt	Low	Retain			$3,351.80	Tree has a large decay pocket at base on the south side, as well as in upper part of the canopy and main leader. It grows next to and out from under tree #55. Large amount of deadwood- overall poor specimen. Tree is under the size requirement for removal permit.
57	16.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/15	70/70/60	60%-Fair				Exempt	Moderate	Retain			$6,349.39	Structure is codominant at 10ft., with a good union. Tree grows out from under canopies of #54 and #55. Significant lean to south west due to competition. Tree is under the size requirement for removal permit.
58	18.00	na	na	*Eucalyptus camaldulensis*	river red gum	30/10	50/06/45	06%-Very Poor				Exempt	Moderate	Retain			$803.59	Structure has been compromised-Large amount of sucker growth throughout canopy. All main branches and leaders have failures. Tree is under the size requirement for removal permit.
59	15.50	na	na	*Pyrus calleryana*	Callery pear	25/20	10/06/10	06%-Very Poor		Protected			Low	Retain			$1,263.60	Tree appears to be in severe decline. Structure is poor and form is compromised. Visually, this is an aesthetically unappealing tree.
60	23.50	na	na	*Eucalyptus camaldulensis*	river red gum	50/30	70/40/70	40%-Poor				Exempt	Low	Retain			$10,272.80	Large tree with evidence of a second trunk failure at base on Southwest side. There are significant dead limbs and failed scaffold branch throughout, consider pruning to improve. Tree is under the size requirement for removal permit.
61	25.00	22 & 17	64.00	*Eucalyptus camaldulensis*	river red gum	50/50	60/20/70	20%-Very Poor	Photo		Large Protected		High	Remove	1, 4, 10	(6x)24-in. or (3x)36-in.	$13,002.61	This is a large sprawling tree with three trunks, long-term failure is imminent. Structure is codominant with included bark and cracks, as well as, bulging reaction wood. Past branch failures are apparent in the upper canopy. The tree could be pruned to reduce heavy end-weight if whole tree is not removed.
62	25.50	na	na	*Sequoia sempervirens*	coast redwood	55/20	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$19,352.50	Overall condition is good and typical for species. It is a good looking tree growing on its own.
63	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/25	50/20/40	20%-Very Poor		Protected			Low	Retain			$6,287.38	Large tree with significant wounds from lateral limb failures on north side of the trunk. The tree grows on a lean, from a point of failure, to the west and south side. Canopy has large size deadwood throughout.
64	13.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/20	50/30/30	30%-Poor				Exempt	Low	Retain			$2,357.77	Tree consists of the remaining half of what was once a twin trunk tree. The second leader was removed or failed and what is left grows on a lean to the west -mostly due to competition from larger surrounding trees. Tree is under the size requirement for removal permit.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
65	24.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/20	40/06/40	06%-Very Poor			Large Protected		Low	Retain			$1,607.19	Twin trunk tree with included bark from ground level. The third trunk already failed, highly recommend removal long-term as this tree has a limited future and is likely to fail.
66	26.00	22.00	48.00	*Eucalyptus camaldulensis*	river red gum	50/40	70/20/60	20%-Very Poor			Large Protected		Low	Retain			$10,789.00	Once a triple trunked tree is now a twin leader tree. The third trunk was removed at the union where the two remain. Grass is now growing in the center of the union, indicative of soil and moisture buildup. There is evidence of large branch failures throughout. Highly recommend pruning for end weight to reduce chance of future failures.
67	13.80	na	na	*Eucalyptus camaldulensis*	river red gum	45/15	50/30/50	30%-Poor				Exempt	Low	Retain			$2,656.88	Small in stature, significant size deadwood in the canopy. Canopy consists of multiple codomint union with evidence of decay were large scaffold limbs have failed. Poor structure overall. Tree is under the size requirement for removal permit.
68	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	35/25	70/40/60	40%-Fair				Exempt	Low	Retain			$3,645.94	Small stature tree with large cavity from secondary trunk failure on the north side at the base. Large size lateral limb failures are visible. Overall form is fair, recommend pruning to improve. Tree is under the size requirement for removal permit.
69	17.80	16.20	34.00	*Eucalyptus camaldulensis*	river red gum	50/20	80/50/60	50%-Fair		Protected			Low	Retain			$13,469.51	Twin trunk tree with a secondary leader failure at 12ft., leaving canopy form asymmetrical.
70	10.00	10.00	20.00	*Eucalyptus camaldulensis*	river red gum	40/15	65/30/40	30%-Poor				Exempt	Low	Retain			$2,790.26	Codominant from base with included bark, and grows on a lean to the northwest. The trees future is limited, and likely to fail. Consider removal. Tree is under the size requirement for removal permit.
71	14.50	na	na	*Eucalyptus camaldulensis*	river red gum	50/15	50/50/50	50%-Poor				Exempt	Low	Retain			$4,888.77	Thin form with past lateral limb failures, appears to be in heavy competition with adjacent trees. Canopy is very sparse. Tree is under the size requirement for removal permit.
72	13.20	na	na	*Eucalyptus camaldulensis*	river red gum	50/25	06/06/06	06%-Very Poor	Photo			Exempt	Low	HR	1	(3x)24-in.	$486.17	This tree is 99% dead, recommend removal. Tree is under the size requirement for removal permit.
73	11.00	14.00	25.00	*Eucalyptus camaldulensis*	river red gum	45/20	60/40/40	40%-Poor		Protected			Low	Retain			$5,896.75	Canopy is dense with codominant branch structure throughout. Overall form is inhibited by adjacent, larger canopy trees. Visible sap sucker damage to bark.
74	15.00	11,10, & 10	46.00	*Eucalyptus camaldulensis*	river red gum	50/30	50/10/50	10%-Very Poor		Protected			Low	Retain			$2,636.79	This tree has poor structure with multiple trunks. The tree will eventually push itself apart. Limited growth space for all four trunks. Consider long term removal
75	23.50	18 & 15	56.50	*Eucalyptus camaldulensis*	river red gum	60/45	65/50/70	50%-Fair			Large Protected		Low	Retain			$25,606.44	This tree is formed by large cluster of three trunks, from ground level with no inclusions. Small trunk on Southwest side has the heaviest lean. The base of trunk appears to have concrete and soil built up. Failures are likely to occur in future if left alone.
76	19.00	na	na	*Eucalyptus camaldulensis*	river red gum	30/50	70/20/10	10%-Very Poor	Photo			Exempt	Moderate	HR	1	(6x)24-in. or (3x)36-in.	$1,678.81	Tree grows with a heavy lean to the west, soil appears fractured on the backside of the lean and there are horizontal stress cracks visible on the trunk. Tree likely to fail if left alone. Recommend removal. Tree is under the size requirement for removal permit.
77	20.50	na	na	*Eucalyptus camaldulensis*	river red gum	25/25	50/6/10	6%-Poor				Exempt	Low	Retain			$1,172.61	Top of tree has recently failed at 15ft., leaving canopy to exist as sucker growth only. Consider habitat tree if left alone. Tree is under the size requirement for removal permit.
78	37.50	na	na	*Eucalyptus camaldulensis*	river red gum	55/40	40/20/50	20%-Very Poor		Protected			Low	Retain			$13,079.34	This is a twin trunk tree that was once a triple trunk tree. The third leader was removed at 1-2ft. Codominant union with included bark. Visible evidence of large scaffold, branch failures, and deadwood throughout canopy.
79	17.00	12.00	29.00	*Rhus lancea*	African sumac	20/25	50/20/45	20%-Very Poor		Protected			Low	Retain			$7,591.23	Small stature tree- typical for species. There is a large amount of sapsucker damage to the bark and branches throughout. Large amount of decay and deadwood. Foliage consists primarily of epicormic sprouts.
80	45.00	na	na	*Eucalyptus camaldulensis*	river red gum	60/50	60/20/50	20%-Very Poor		Protected			Low	Retain			$18,834.25	Large tree with significant amounts of decay setting in from ground level to 15ft. on the southwest side. Three large scaffold limbs have been shed in upper canopy, on the west side. Significant size deadwood throughout with asymmetrical form, mainly due to failures.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
81	43.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/40	90/60/80	60%-Fair		Protected			Moderate	Retain			$51,591.89	Large tree in good health that has been pruned for weight reduction over the years. The tree also lost a couple of large scaffold limbs. Needs to be maintain due to sheer size -Very Large. Noted decay pocket on trunk (northeast side) and trunk wounds from continuously being hit by golf balls.
82	9.00	na	na	*Eucalyptus camaldulensis*	river red gum	30/10	80/80/60	60%-Fair	Photo			Exempt	Moderate	HR	1	(2x)24-in.	$1,255.62	Young volunteer growing beside chain-link fence. Recommend removal-long-term future compromised. Tree is under the size requirement for removal permit.
83	8.50	na	na	*Eucalyptus camaldulensis*	river red gum	30/10	85/80/85	80%-Fair				Exempt	Moderate	Retain			$1,493.31	Young volunteer, straight trunk tree growing 3- 4ft. from chain-link fence along Wedgewood Ave. Overall good young specimen, tree is typical for species. Tree is under the size requirement for removal permit.
84	13.50	7.00	20.50	*Eucalyptus camaldulensis*	river red gum	35/15	85/50/70	50%-Fair				Exempt	Moderate	Retain			$2,987.26	Tree appears to be a stump sprout or volunteer. Structure is compromised from base where two trunks emerge. The smaller of the two trunks grows through the chain-link fence, consider removal. Tree is under the size requirement for removal permit.
85	20.00	na	na	*Eucalyptus camaldulensis*	river red gum	55/25	85/80/70	70%-Good	Photo			Exempt	Moderate	HR	1	(3x)24-in.	$7,234.01	Healthy young tree that is growing with a chain-link fence embedded between 1-6ft. Large stem grows over the road -Recommend removal. Tree is under the size requirement for removal permit.
86	15.00	na	na	*Acacia dealbata*	silver wattle	40/20	70/85/80	70%-Good		Protected			Low	Retain			$3,906.21	This tree also has chain-link fence embedded at base of trunk. The upper canopy becomes codominant with a good union. Overall condition is good, typical for species, unfortunately, growing in poor location.
87	8.00	14.00	22.00	*Quercus ilex*	Holly oak	30/20	30/50/40	30%-Poor		Protected			Moderate	Retain			$5,469.89	Codominant with a good union at 2ft. Tree has been pruned for cart path clearance. Bark is riddled with sapsucker damage. Overall, the form and structure are poor due to competition from adjacent, larger canopy trees, causing canopy of this particular tree to be sparse.
88	27.00	na	na	*Acacia dealbata*	silver wattle	50/30	40/10/50	10%-Very Poor		Protected			Moderate	Retain			$813.83	Poor health and structure. This was once a twin trunk tree from ground level. The second leader has previously failed at base. Stump still intact and exists between tree no. 88-89. There are codominant unions with included bark in the upper canopy-which also appears to be dying back.
89	15.00	na	na	*Eucalyptus camaldulensis*	river red gum	30/30	60/80/50	50%-Fair				Exempt	Moderate	Retain			$9,040.10	Large asymmetrical canopy, tree grows out from beneath larger canopies of adjacent trees. All growth is to the west searching for light. Tree is under the size requirement for removal permit.
90	8.00	8,6,6,6, & 4	38.00	*Acacia dealbata*	silver wattle	25/25	70/20/50	20%-Very Poor		Protected			Low	Retain			$1,249.99	Consists of a cluster of volunteer sprouts growing adjacent to chain-link fencelinealong Wedgewood Ave.
91	12.00	na	na	*Casurina sp.*	Casurina	20/10	90/90/40	40%-Poor	Photo	Protected			High	Remove	1, 4, 10	(2x) 24-in.	$2,678.65	Growing space 6in. from cart path-competing for canopy space, poor form and visually unappealing.
92	22.50	na	na	*Casurina sp.*	Casurina	40/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$21,188.53	Growing 2in. from cart path
93	20.00	na	na	*Casurina sp.*	Casurina	45/20	80/50/40	40%-Poor	Photo	Protected			High	Remove	1, 4, 10	(3x)24-in.	$7,440.69	Growing 6in. from cart path. Poor overall form and structure.
94	13.50	na	na	*Casurina sp.*	Casurina	25/10	10/10/10	10%-Very Poor		Protected			Moderate	Retain			$847.54	Poor overall condition, dead central leader.
95	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	10/70/10	10%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(3x)24-in.	$1,190.47	Tree appears to be in severe decline-dying.
96	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	21/80/70	21%-Poor		Protected			High	Retain			$6,201.51	Tree appears to be in decline, highly stressed with evidence of branch die back throughout canopy and large amount of sucker growth at base.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
97	15.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	50/90/90	50%-Fair		Protected			High	Retain			$3,348.18	Trees no. 97 -99 are all three growing in a grove, along side of cart path and #2 rough.
98	21.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	45/90/90	45%-Fair		Protected			High	Retain			$5,906.20	Trees no. 97 -99 are all three growing in a grove, along side of cart path and #2 rough.
99	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	30/80/80	30%-Poor		Protected			High	Retain			$2,380.93	Trees no. 97 -99 are all growing in a grove, along side cart path and #2 rough. Tree appears to be dying.
100	25.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	50/75/80	50%-Fair		Protected			High	Retain			$6,200.34	Tree has small codominant leader that can be corrected with pruning.
101	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	70/90/80	70%-Good		Protected			High	Retain			$26,759.02	Overall condition is typical for species. Visually, this tree appears to be the best of the group. Minor form deviation as it is slightly compromised by adjacent tree no. 100.
102	22.40	na	na	*Casurina sp.*	Casurina	45/20	30/10/10	10%-Very Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$1,296.33	Tree has poor structure with recent branch failure over the cart path. Canopy is codomint with included bark between the union at 25ft. Canopy has a large amount of epicormic growth. Crack with decay from 1-15ft. on the west side of trunk. Majority of tree leans over the road and sidewalk. Deemed hazardous-recommend removal.
103	19.00	na	na	*Fraxinus oxycarpa*	Raywood ash	30/30	70/70/70	70%-Good	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$13,290.78	Tree is currently deciduous, overall condition appears to be good at time of inspection. Updated photo taken in Spring of 2025.
104	21.00	na	na	*Quercus agrifolia*	coast live oak	30/45	40/20/60	20%-Very Poor	Photo	Protected			High	HR	1	(6x)24-in. or (3x)36-in.	$4,557.42	Tree is currently in process of splitting in half, staining on the trunk, canopy is thin and sparse. Hazardous- recommend removal.
105	19.00	na	na	*Cedrus deodara*	Deodar cedar	45/25	75/80/61	61%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$11,378.57	Tree is small in stature, form is asymmetrical, and canopy has been pruned to maintain clearance. Minor amount of deadwood and evidence of a broken limb.
106	19.00	na	na	*Cedrus deodara*	Deodar cedar	45/30	75/80/61	61%-Good	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$11,378.57	Tree grows on a lean and is very asymmetrical in form-minor deadwood .
107	40.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	70/60/90	60%-Fair	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$31,745.74	Top of tree has been failed and regrown, leaving a top with multiple leaders at 15ft. Longterm problem-Recommend pruning or removal.
108	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	70/70/70	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$23,703.49	Tree has codominant top and minor deadwood- could be corrected with pruning. Noted irrigation damage to the trunk bark.
109	24.00	na	na	*Quercus agrifolia*	coast live oak	30/25	70/40/60	40%-Poor			Large Protected		High	Retain			$10,714.60	Located behind #3 Tee (between Tee and chain-link fence on Wedgewood Ave.). Multiple scaffold limbs with codominant union and included bark starting at 5ft. Canopy is vase shaped and upright with a visible bark seem below the union (appears to be cracking). Overall form has been compromised by extensive clearance pruning. There is evidence of sapsucker damage to the bark.
110	12.50	na	na	*Quercus agrifolia*	coast live oak	25/15	65/20/45	20%-Very Poor		Protected			Moderate	Retain			$1,453.26	Small tree on a slope, bird box installed on trunk, accumulated debris at the base. Crack appears to be forming above the box.
111	17.00	na	na	*Eucalyptus sideroxylon*	red ironbark	256/15	70/40/30	30%-Poor		Protected			Moderate	Retain			$5,319.99	Healthy tree. Poor structure with included unions which typical for the species. Provides significant amount of screening in this corner of the course, near Wedgewood Ave. Should tree fail, impact will be minimal.
112	10.00	na	na	*Quercus agrifolia*	coast live oak	15/15	70/50/50	50%-Fair		Protected			Moderate	Retain			$2,066.86	Small volunteer, understory tree competing for light and space under larger eucalyptus.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
113	17.00	na	na	*Eucalyptus sp.*	Eucalyptus	40/30	80/50/65	50%-Fair		Protected			Moderate	Retain			$12,666.65	Overall tree condition is typical for species. Appears to be a volunteer, originally twin trunked, with secondary trunk failed. Located in the corner of the course by Wedgewood Ave. and La Rinconada park. Possibly, E. microtheca-Coolibah
114	25.00	10.00	35.00	*Eucalyptus sideroxylon*	red ironbark	45/30	70/15/25	15%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$7,626.29	Poor overall structure and is actively falling apart. Heavy foliage growth with numerous large branch failures.
115	23.00	na	na	*Eucalyptus sideroxylon*	red ironbark	40/30	70/15/25	15%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$5,564.56	Very poor structure, codominant at 8ft., canopy consists of a large amount of epicormic growth.
116	9.00	na	na	*Eucalyptus sideroxylon*	red ironbark	25/15	70/70/80	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$3,976.49	Appears to be a volunteer, good overall condition. Recommend pruning for structure if not removed.
117	48.00	na	na	*Eucalyptus globulus*	blue gum	70/50	50/80/80	50%-Fair			Large Protected		Moderate	Retain			$33,333.03	Trees no. 117-123 are located in the yard by la Rinconada Park. No. 117 is a large specimen, good overall structure and form. Health is declining-visible tip dieback indicative of root related issues. Grows on the slope above the creek and the pickle ball court. At the time of inspection, there was a visible sulfur fungus fruiting body growing at the base on the northeast side. This particular fungus is associated with brown rot of hardwoods (e.g. Eucalyptus and Oaks). Recommend monintoring.
118	9.00	na	na	*Acacia melanoxylon*	black acacia	20/15	90/90/90	90%-Excellent				Exempt	High	Retain			$1,883.42	Young healthy tree, typical for species. Tree is under the size requirement for removal permit.
119	13.00	20.50	30.50	*Eucalyptus camaldulensis*	red gum	40/35	90/20/40	20%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$5,480.53	Multi trunk tree with decay at the base and central stem on north side. The main leader has failed and been reduced to 5ft.- dead stump. The form is asymmetrical with all growth to the east, recent large branch failure on the main leader.
120	12.00	20.00	32.00	*Eucalyptus sp.*	Eucalyptus	40/30	40/30/40	30%-Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$14,305.87	Poor condition overall. Most likely due to environment-high amount of equipment, trash, debris, and a steel shipping container located at the base. Possibly *E. macrorhynca* -red stringybark.
121	26.00	20.00	46.00	*Eucalyptus sp.*	Eucalyptus	40/40	50/50/50	50%-Fair	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$47,160.27	Tree is the same as no. 120 although no. 121 is the larger of the two trees. Possibly E. macrorhynca-red stringybark.
122	19.00	23.00	42.00	*Eucalyptus sp.*	Eucalyptus	30/40	10/60/10	10%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$4,598.76	Tree is 95% dead. Possibly E. nicholii-Willow Peppermint. Recommend removal.
123	24.00	na	na	*Eucalyptus sp.*	Eucalyptus	35/50	75/50/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(6x)24-in. or (3x)36-in.	$25,245.65	Located in the yard next to the wood pile. Failures in the canopy are evident. Species identification - *E. microtheca* -Coolibah
124	22.00	na	na	*Quercus ilex*	holly oak	25/25	70/70/80	70%-Good		Protected			Moderate	Retain			$29,698.70	Several trunk wounds throughout on the east and north side of the trunk. Wound wood is forming good closures. Damage due to mechanical equipment from 0-6ft., roots have also been compromised. Mistletoe noted in the canopy.
125	38.00	na	na	*Quercus douglasii*	blue oak	40/30	80/60/90	60%-Fair			Large Protected		Moderate	Retain			$75,947.32	Nice tree with good form, structure, and health. Owl box mounted in the tree. Several large scaffold limbs have been removed, consecutively up the trunk. Internal decay likely present, appears to be hollow at the base. If failure were to occur, it would likely be from ground level.
126	21.00	na	na	*Eucalyptus globulus*	blue gum	45/15	70/60/50	50%-Fair	Photo			Exempt	High	Remove	1, 4, 10, E	(2x) 24-in.	$6,380.15	Tree form is asymmetrical due to competition with neighboring trees. Grows in a grove of three, one of which is dead. Tree is under the size requirement for removal permit.
127	48.00	na	na	*Eucalyptus globulus*	blue gum	50/30	70/65/70	65%-Good	Photo		Large Protected		High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$49,523.36	Tree grows at top of slope, edge of fairway. Appears to be unmaintained, with full and dense canopy. Left to nature with evidence of branch failures.
128	10.00	9.00	19.00	*Quercus douglasii*	blue oak	25/20	65/65/65	65%-Good		Protected			Moderate	Retain			$10,313.02	Decay at base on East side. Codominant structure at 4ft., good union. Form is asymmetrical. Canopy has some large deadwood. One of several trees growing in a naturalized stand.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
129	18.00	21.00	39.00	*Quercus douglasii*	blue oak	30/40	65/60/65	60%-Fair			Large Protected		Moderate	Retain			$40,235.25	One of several trees growing in a naturalized stand. Structure is codominant at base with good union. Significant dead wood throughout, form is asymmetrical. A low sprawling tree growing to the west, at tail end of the slope.
130	18.00	12, 14, & 14	58.00	*Quercus douglasii*	blue oak	35/60	80/80/80	80%-Good			Large Protected		Moderate	Retain			$60,309.04	Large sprawling tree with multiple trunks from base. Located at the bottom of a slope in natural stand. Overall condition is good.
131	13.50	na	na	*Quercus douglasii*	blue oak	30/25	80/80/60	60%-Fair		Protected			Moderate	Retain			$9,585.46	Codominant at 8ft. with good union. Condition is typical for species growing in a natural stand. Grows out from beneath larger tree no. 132, making form asymmetrical.
132	20.00	na	na	*Quercus douglasii*	blue oak	40/50	50/70/60	50%-Fair		Protected			Low	Retain			$17,531.70	Large tree, part of a natural stand, growing at the bottom of the slope. Form is asymmetrical due to competition with other trees.
133	12.00	11 & 10	33.00	*Quercus douglasii*	blue oak	20/30	30/20/20	20%-Fair			Large Protected		Low	Retain			$6,399.07	Tree has three trunks from ground level, all appear to be slightly buried. Large failures throughout, decay at base. Tree is declining, appears to be in stage of senescence.
134	31.00	na	na	*Quercus douglasii*	blue oak	40/55	40/50/50	40%-Poor			Large Protected		Low	Retain			$33,695.93	Large sprawling tree located in naturalized stand. Significant dead present. Growing beneath a large eucalyptus tree form is slightly asymmetrical.
135	24.00	24.00	48.00	*Eucalyptus camaldulensis*	red gum	60/50	80/80/80	80%-Good	Photo		Large Protected		Moderate	Remove	4, 10	(6x)24-in. or (3x)36-in.	$42,858.38	Tree is codominant at 4.5ft.,good union. Growing in a naturalized setting.
136	26.50	na	na	*Eucalyptus camaldulensis*	red gum	60/35	80/50/50	50%-Fair		Protected			Low	Retain			$16,328.83	Large tree growing at the edge of #4 green. Golf ball damage to trunk on northeast side. Canopy has large size deadwood and multiple failures (appears to be naturally self shedding).
137	30.50	na	na	*Eucalyptus camaldulensis*	red gum	70/30	80/50/70	50%-Fair	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$21,630.32	Single trunk tree, originally a twin trunk tree. Secondary leader removed on the west side. First scaffold limb starts at approximately 25-30ft. Tree has been well-maintained with multiple, large branches removed on the lower trunk (possible internal decay). Golf ball damage to trunk on the northeast side.
138	53.00	na	na	*Eucalyptus camaldulensis*	red gum	75/80	80/80/80	80%-Good	Photo		Large Protected		High	Remove	4, 10	(10x) 24-in. or (5x) 36-in.	$104,504.51	Large tree, located at the edge of #4 fairway. Codominant with fair union at 8ft. Golf ball damage to the trunk. Overall, tree appears to be in good condition and well-maintained.
139	13.00	na	na	*Quercus douglasii*	blue oak	20/20	40/50/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$7,407.14	Small tree that grows beneath canopy of larger eucalyptus. Codominant at approximately 12ft. -tight union. Tree has large sized deadwood throughout. .
140	26.00	na	na	*Eucalyptus camaldulensis*	red gum	55/45	70/60/50	50%-Fair		Protected			Moderate	Retain			$15,718.46	Codominant at approx. 10ft. with a tight union which will limit future growth. This tree has a potential to split long term, form is asymmetrical.
141	25.00	na	na	*Eucalyptus camaldulensis*	red gum	60/30	80/80/70	70%-Good		Protected			Low	Retain			$20,345.64	Single trunk tree with good structure. Canopy is asymmetrical due to competition from the adjacent tree no. 140.
142	30.00	na	na	*Quercus douglasii*	blue oak	30/30	40/50/50	40%-Poor			Large Protected		Moderate	Retain			$31,557.06	Large, sprawling tree, the base of the trunk appears slightly buried (no flare). Canopy is asymmetrical with large size deadwood and minimal foliage. The tree appears to be in decline. Growing in a naturalized area.
143	11.70	na	na	*Quercus douglasii*	blue oak	20/15	80/80/80	80%-Good		Protected			Low	Retain			$9,599.66	Tree is small in stature, and growing at the edge of #4 fairway, close to the sand trap. Canopy is very asymmetrical growing predominantly to the east due to competition with adjacent trees.
144	14.00	na	na	*Quercus douglasii*	blue oak	20/10	20/20/50	20%-Very Poor		Protected			Low	Retain			$3,436.21	Tree canopy comingles with adjacent trees no. 142 and no.143. It is a small tree with single trunk and hollow throughout. Codominant at approx. 12ft. and again throughout upper canopy. Supports branch from tree no. 142. Structure is very poor - tree will fail in time if left alone. Recommend pruning.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
145	12.50	na	na	*Quercus douglasii*	blue oak	25/15	85/85/85	85%-Excellent		Protected			Moderate	Retain			$11,642.14	Healthy tree, small in stature, and growing at edge of existing sand trap. Young tree, typical species.
146	18.50	na	na	*Quercus douglasii*	blue oak	30/25	85/85/85	85%-Excellent		Protected			Moderate	Retain			$25,500.95	Bird box on trunk, east side. Growing at the top of a slope in a naturalized area. Codominant at 8ft., with a good union. Canopy is asymmetrical due to competition with other trees. Condition typical for healthy species in naturalized setting.
147	44.50	na	na	*Sequoia sempervirens*	coast redwood	60/35	70/90/90	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$45,838.70	Condition is typical for species. Some thinning of the canopy and minor deadwood. Trunk appears to have some salt buildup from irrigation.
148	33.00	na	na	*Sequoia sempervirens*	coast redwood	40/30	90/60/60	60%-Fair	Photo	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$19,446.25	Tree has very dense canopy. Appears healthy but top has snapped out, causing structure and form to be compromised.
149	23.00	na	na	*Quercus agrifolia*	coast live oak	25/35	70/45/45	45%-Fair		Protected			Moderate	Retain			$12,300.39	Squat shaped tree, wider than it is tall. Central leader has failed on the east side, compromising structure and form. Otherwise, all unions appear good.
150	19.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	85/85/80	80%-Good		Protected			Moderate	Retain			$9,053.49	Trees no. 150-156 are growing next to cart path and pump house. Irrigation damage to trunk evident.
151	13.00	na	na	*Sequoia sempervirens*	coast redwood	30/10	85/70/70	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$3,912.00	Tree is smaller than adjacent tree no. 150. Both trees are on the edge of the cart path by the pump house.
152	18.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$9,167.33	Young, healthy tree typical for species. Growing next to cart path and pumphouse -canopy have been raised to approximately 12ft. for clearance.
153	19.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$10,743.95	Young, healthy tree typical for species. Growing next to cart path and pumphouse -canopy have been raised to approximately 12ft. for clearance.
154	13.50	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent		Protected			Moderate	Retain			$4,881.65	Young, healthy tree typical for species. Growing next to cart path and pumphouse -canopy have been raised to approximately 12ft. for clearance.
155	15.00	na	na	*Sequoia sempervirens*	coast redwood	30/15	75/60/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$3,348.18	Young tree alongside the cart path, extensively raised, form is asymmetrical. Codominant at top and could be corrected with pruning.
156	19.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	80/85/85	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$8,595.16	Young tree typical for species-looks good.
157	25.00	na	na	*Calocedrus decurrens*	Incense cedar	35/25	70/70/70	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$22,606.27	Tree appears to have grown on a lean and then self corrected. Has codominant union, but union is good, tip dieback on one side.
158	14.50	na	na	*Quercus agrifolia*	coast live oak	30/30	80/80/80	80%-Good		Protected			Moderate	Retain			$8,691.14	Young tree that could benefit from pruning. Healthy, appears typical species.
159	27.50	na	na	*Fraxinus velutina*	Modesto ash	30/30	40/35/35	35%-Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$8,752.81	Tree appears to be in decline. It has large size deadwood throughout and a hollow in the center that is capturing water.
160	20.50	na	na	*Brachychiton populneus*	*Kurrajong Bottle*	35/20	80/70/70	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$15,200.45	Young tree, appears healthy, typical for species. Would benefit from pruning.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
161	30.00	na	na	*Sequoia sempervirens*	coast redwood	65/20	70/70/60	60%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$17,856.98	Tree has slender form with sparse canopy and downward branching habit, most of the growth to the southwest.
162	35.50	na	na	*Sequoia sempervirens*	coast redwood	65/25	80/75/80	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$28,130.32	Tree appears healthy, typical for speices. Small codominant stem forming, could be corrected with pruning.
163	24.00	na	na	*Quercus douglasii*	blue oak	30/30	85/85/85	85%-Excellent			Large Protected		High	Retain			$42,917.60	Bird box mounted on east side. Good structure, form and health. Young tree typical for species. Large section of reaction wood noted at base on west side, down slope-cause unknown.
164	11.50	na	na	*Pistachio chinensis*	Chinese pistache	30/30	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$10,433.55	Young, typical for species.
165	31.00	na	na	*Quercus douglasii*	blue oak	30/40	85/85/85	85%-Excellent			Large Protected		Moderate	Retain			$71,603.84	Large, old, sprawling tree with evidence of numerous, branch failures. Typical for species of this age that has been left alone. Growing close to #4 Tee.
166	38.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	70/85/70	70%-Good		Protected			Moderate	Retain			$30,083.06	Tree has a thin canopy. Structure and form are typical for species located at the edge of the cart path. Evidence of water spray on the trunk.
167	15.50	na	na	*Liquidambar styraciflua*	sweetgum	45/20	40/70/60	40%-Poor	Photo	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$5,896.79	Tree appears to be in decline
168	44.00	na	na	*Fraxinus velutina*	Modesto ash	35/35	40/40/50	40%-Poor		Protected			Moderate	Retain			$25,608.23	Tree has a large amount of decay in the main trunk from large limb removals. Tip dieback noted throughout the crown. Very asymmetrical in form-tree appears to be in decline.
169	16.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$8,102.60	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
170	16.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$5,333.28	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
171	21.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$13,124.88	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
172	15.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$6,696.37	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
173	25.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$19,352.50	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
174	14.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$5,833.28	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
175	16.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$7,618.98	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
176	13.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$5,029.72	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
177	28.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$21,756.50	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
178	14.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$5,833.28	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
179	15.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Photo	Protected			Low	Remove	4, 10	(3x)24-in.	$7,150.23	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
180	18.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$9,642.77	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
181	26.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$18,106.98	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
182	19.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$9,669.55	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
183	17.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Low	Retain			$8,601.11	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
184	13.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$5,424.06	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
185	15.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Low	Retain			$7,150.23	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
186	17.80	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$9,429.68	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
187	17.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$9,114.50	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
188	18.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$10,185.92	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
189	21.30	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$13,502.56	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
190	17.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$9,114.50	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
191	13.50	na	na	*Fraxinus velutina*	Modesto ash	25/30	85/85/85	85%-Excellent		Protected			Low	Retain			$5,122.72	Young tree with symmetrical form. Minor amount of mistletoe in canopy. Grows alone on a hillside, no competition.
192	20.00	na	na	*Quercus agrifolia*	coast live oak	30/40	40/20/75	20%-Very Poor		Protected			Low	Retain			$4,133.72	Canopy appears thin, structure is poor. Codominant with included bark and a large crack at approximately 15ft. Tree will fail in time if left alone. Impact irrigation is currently affecting lower foliage.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
193	29.00	na	na	*Quercus douglasii*	blue oak	40/40	80/80/70	70%-Good			Large Protected		Low	Retain			$51,604.56	Trees no. 193-195 are located close to the bee boxes: Tree no. 193 is a large, mature specimen with sprawling form that is slight asymmetrical. Majority of the growth is to the west. Has significant amount of dead limbs in under story and has been pruned for clearance.
194	25.00	na	na	*Quercus douglasii*	blue oak	35/25	50/70/50	50%-Fair			Large Protected		Low	Retain			$27,393.28	Tree appers to be an older specimen that grows to the south. Looks to be in decline with a small amount of foliage present - typical of an older tree. Significant size hollows and deadwood throughout.
195	29.00	na	na	*Quercus douglasii*	blue oak	45/50	65/85/85	65%-Good			Large Protected		Low	Retain			$47,918.52	Sprawling, mature tree with significant amount of large sized deadwood present. Thinning canopy, typical of aging, older tree.
196	23.00	na	na	*Quercus ilex*	holly oak	30/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$41,734.21	Nice tree overall.
197	26.00	na	na	*Fraxinus velutina*	Modesto ash	30/20	0/0/0	Dead	Photo	Protected			Low	Remove	1	(3x)24-in.	$0.00	Tree is an active stage of failure- 99% dead and splitting apart within the upper canopy. *Armillaria sp.* Fungal fruiting bodies noted at the base of the tree- Recommend removal.
198	13.50	na	na	*Quercus douglasii*	blue oak	25/25	90/90/90	90%-Excellent		Protected			Low	Retain			$14,378.18	Nice, young tree-good health, form and structure- typical for species. Growing on its own with plenty of space.
199	10.00	10 & 10	30.00	*Fraxinus velutina*	Modesto ash	35/35	50/20/50	20%-Fair	Photo	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,984.11	Codominant with included bark from ground level, most likely a stump sprout.
200	19.50	na	na	*Angophera floribunda*	rough-barked apple	35/35	60/50/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$16,666.07	Small stature tree that has dense canopy and large branch failures throughout. Codominant structure with good union at 7ft. Noted: Bird box attached to trunk on the northeast side.
201	26.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$19,738.99	Healthy tree, typical for species, stands alone in the rough.
202	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			Low	Retain			$18,106.98	Young tree growing alone at fence line-typical for species.
203	25.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			Low	Retain			$16,740.92	Young tree growing alone at fence line-typical for species.
204	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			Low	Retain			$10,714.19	Young tree growing alone at fence line-typical for species.
205	7.00	na	na	*Fraxinus uhdei*	Shamel ash	50/20	90/60/40	40%-Poor		Protected			Moderate	Retain			$486.11	Young volunteer, growing out from beneath redwoods along fenceline.Codominant structure at approximately 15ft.Tree is appears out of place and will become longterm issue- recommend removal.
206	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$10,714.19	Young tree growing alone, along fence line-typical for species.
207	20.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$10,714.19	Young tree growing alone, along fence line-typical for species.
208	12.50	na	na	*Quercus agrifolia*	coast live oak	40/25	85/40/30	30%-Poor		Protected			Moderate	Retain			$1,937.68	Young tree, 100% of the canopy grows to the Southwest over the neighboring property.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
209	10.00	na	na	*Quercus agrifolia*	coast live oak	25/30	80/30/20	20%-Very Poor		Protected			Low	Retain			$826.74	Young tree, canopy grows on a 45° angle towards neighboring property. Tree has no room for growth-consider removal long-term.
210	12.00	na	na	*Quercus agrifolia*	coast live oak	45/15	85/85/60	60%-Fair		Protected			Moderate	Retain			$2,678.65	Relatively young, single trunk tree growing between cart path and fence. Canopy has been maintained for clearance from powerlines.
211	18.00	18.00	36.00	*Sequoia sempervirens*	coast redwood	30/20	0/0/0	Removed		X	X	X	X	X			$0.00	Removed by PG&E
212	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent		Protected			High	Retain			$30,475.91	Young tree typical for species
213	7.00	na	na	*Sequoia sempervirens*	coast redwood	20/10	100/100/95	95%-Excellent		Protected			Moderate	Retain			$1,539.34	Young tree typical for species
214	18.50	na	na	*Quercus agrifolia*	coast live oak	30/30	85/60/50	50%-Fair		Protected			Low	Retain			$61,895.96	Growing at fence line, has an asymmetrical canopy and chain-link fence embedded in the trunk between 2-4ft.
215	13.00	na	na	*Quercus agrifolia*	coast live oak	25/20	85/60/30	30%-Poor		Protected			Low	Retain			$2,095.79	Growing at fence line, has an asymmetrical canopy and chain-link fence embedded in trunk between 2-4ft. Canopy is codominant and included at approximately 10ft. Future room for growth is limited by ball netting.
216	14.00	na	na	*Sequoia sempervirens*	coast redwood	30/20	40/90/90	40%-Poor		Protected			Moderate	Retain			$2,333.31	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
217	14.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	40/90/90	40%-Poor		Protected			Moderate	Retain			$2,333.31	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
218	18.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	30/60/70	30%-Poor		Protected			Low	Retain			$3,214.26	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage. Dying/dead top in this particular tree.
219	16.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	40/90/90	40%-Poor		Protected			Moderate	Retain			$3,047.59	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
220	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	40/90/90	40%-Poor		Protected			Moderate	Retain			$3,440.44	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
221	17.00	na	na	*Sequoia sempervirens*	coast redwood	30/20	40/90/90	40%-Poor		Protected			Moderate	Retain			$3,440.44	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
222	42.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$49,582.88	Trees no. 222-224 are all next to the powerlines. Good condition, typical for species.
223	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	85/80/45	45%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$8,571.35	Very poor form, overcrowded between trees and next to powerline. Recommend removal-no long-term future.
224	37.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$39,527.17	Grows next to powerlines. Overall condition is typical for species.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
225	18.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			High	Retain			$10,185.92	Young, healthy tree typical for species. Powerline runs between no. 225 and 226-recommend removal due to location.
226	25.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			High	Retain			$16,740.92	Young, healthy tree typical for species. Powerline runs between no. 225 and 226
227	28.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			High	Retain			$20,999.81	Trees no. 227-231 are all young and healthy, typical for species.
228	25.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			High	Retain			$16,740.92	Trees no. 227-231 are all young and healthy, typical for species.
229	22.00	na	na	*Sequoia sempervirens*	coast redwood	30/21	60/90/90	60%-Fair		Protected			High	Retain			$9,603.09	Trees no. 227-231 are all young and healthy, typical for species.
230	27.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$21,696.23	Trees no. 227-231 are all young and healthy, typical for species.
231	23.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$15,743.90	Trees no. 227-231 are all young and healthy, typical for species.
232	40.00	na	na	*Quercus douglasii*	blue oak	35/40	85/60/80	60%-Fair		Protected			Moderate	Retain			$75,736.94	Large, older specimen that appears to be in good health. Grows on a heavy lean to the east with large amount of reaction wood noted on back-side of lean.
233	15.00	na	na	*Quercus agrifolia*	coast live oak	25/20	40/85/85	40%-Poor		Protected			Moderate	Retain			$4,650.43	Canopy appears stunted, gray in color. Could be related to irrigation overspray. Lower branches on Northwest side are dying. No trunk flare, appears buried. Possibly in state of decline.
234	10.50	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent		Protected			Moderate	Retain			$2,953.10	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
235	10.00	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent		Protected			Moderate	Retain			$2,678.55	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
236	12.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent		Protected			Moderate	Retain			$4,650.26	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
237	16.50	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent		Protected			Moderate	Retain			$8,102.60	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
238	11.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent		Protected			Low	Retain			$3,935.98	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
239	11.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent		Protected			Moderate	Retain			$3,935.98	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
240	11.00	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent		Protected			Moderate	Retain			$3,241.04	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
241	10.00	na	na	*Sequoia sempervirens*	coast redwood	25/8	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(2x) 24-in.	$2,976.16	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
242	10.00	na	na	*Sequoia sempervirens*	coast redwood	25/8	90/90/90	90%-Excellent		Protected			Moderate	Retain			$2,976.16	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
243	16.70	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(2x) 24-in.	$8,300.22	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
244	12.50	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent		Protected			Moderate	Retain			$4,650.26	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
245	9.00	na	na	*Sequoia sempervirens*	coast redwood	20/10	90/90/90	90%-Excellent		Protected			Moderate	Retain			$2,169.62	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
246	9.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	85/80/90	80%-Good		Protected			Moderate	Retain			$6,087.93	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
247	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/80/90	80%-Good		Protected			Moderate	Retain			$1,521.98	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
248	6.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	85/80/90	80%-Good		Protected			Moderate	Retain			$3,175.49	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
249	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	85/80/90	80%-Good		Protected			Moderate	Retain			$3,682.82	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
250	6.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	85/80/90	80%-Good		Protected			Moderate	Retain			$3,175.49	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
251	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	25/15	85/80/90	80%-Good		Protected			Moderate	Retain			$3,682.82	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
252	4.40	na	na	*Lagerstroemia sp.*	crape myrtle	20/10	85/80/90	80%-Good		Protected			Moderate	Retain			$1,455.09	Trees no. 246-262 are all in good condition, growing next to cart path. This tree has a small trunk wound on the west side.
253	8.00	na	na	*Lagerstroemia sp.*	crape myrtle	25/20	85/80/90	80%-Good		Protected			Moderate	Retain			$4,810.22	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
254	7.50	na	na	*Lagerstroemia sp.*	crape myrtle	25/20	85/80/90	80%-Good		Protected			Moderate	Retain			$4,227.73	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
255	7.70	na	na	*Lagerstroemia sp.*	crape myrtle	25/20	85/80/90	80%-Good		Protected			Moderate	Retain			$4,456.21	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
256	8.60	na	na	*Lagerstroemia sp.*	crape myrtle	25/20	85/80/90	80%-Good		Protected			Moderate	Retain			$5,558.81	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
257	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/80/90	80%-Good		Protected			Moderate	Retain			$1,878.99	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
258	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/20/90	20%-Fair		Protected			Moderate	Retain			$469.75	This tree is healthy with good form but poor structure. There is evidence of an internal crack, it will likely split with time. Recommend long term removal and replacement.
259	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/80/90	80%-Good		Protected			Moderate	Retain			$1,878.99	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
260	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	15/8	85/06/90	6%-Very Poor		Protected			High	Retain			$1,409.24	This is a healthy tree with good form but Very Poor structure. It has a trunk wound that is beyond repair-recommend removal and replacement. Half of the tree has ripped out on the west side.
261	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/80/90	80%-Good		Protected			High	Retain			$1,521.98	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
262	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	15/8	85/80/90	80%-Good		Protected			Moderate	Retain			$1,521.98	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260. Tree has small trunk wound.
263	16.50	11 & 10	37.50	*Quercus agrifolia*	coast live oak	40/40	80/40/50	40%-Poor			Large Protected		Moderate	Retain			$8,155.82	Young, mulit trunk tree growing at the top of the slope, above parking lot and next to the cart path. Three main stems all have included bark. Two of the three trunks could be pruned to maintain form and structure.
264	10.00	7.00	17.00	*Quercus lobata*	valley oak	20/20	85/6/6	6%-Very Poor		Protected			Moderate	Retain			$626.93	Codominant and heavily included from 6in. above ground level. Growing in poor location, has poor structure with trunks that twist around each other. Impedes canopy of adjacent tree, overhangs parking area-consider for long term removal.
265	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/85/85	85%-Excellent		Protected			High	Retain			$14,571.30	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species.
266	23.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$13,970.48	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species.
267	35.00	na	na	*Sequoia sempervirens*	coast redwood	65/15	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$30,989.30	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species. Tree no. 267 & 268 are growing close together.
268	43.00	na	na	*Sequoia sempervirens*	coast redwood	65/25	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$46,774.87	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species. Tree has a very "S" formation in the trunk, which appears to have self corrected with age.
269	30.50	na	na	*Sequoia sempervirens*	coast redwood	60/20	85/85/70	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$19,380.03	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species. This tree has a very asymmetrical form and is thin on the east side.
270	8.00	na	na	*Betula pendula*	European white birch	20/15	70/80/90	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$2,314.88	Tree is small in stature and well formed. Small amount of dead wood present, could benefit from structure pruning.
271	6.70	na	na	*Betula pendula*	European white birch	20/10	70/80/70	70%-Good	Photo	Protected			High	Remove	4, 10	(2x) 24-in.	$1,623.67	Generally good condition, tree is typical for species.
272	74.50	na	na	*Eucalyptus camaldulensis*	red gum	70/60	85/80/75	75%-Good			Large Protected		Moderate	Retain			$193,582.95	Large and majestic. Recently suffered large limb failures and was subsequently pruned to clean up the damaged branches. Large wounds are in process of closing over.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
273	28.00	na	na	*Quercus douglasii*	blue oak	30/50	80/80/70	70%-Good			Large Protected		High	Retain			$48,106.98	Large, healthy, old tree with canopy growth predominantly to the west. Evidence of mechanical wounding on the lower trunk. Generally a nice looking tree.
274	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	50/90/90	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$5,290.96	Young tree with limited growing area between cart path and roadway. Canopy foliage appears thin for the species.
275	42.50	na	na	*Sequoia sempervirens*	coast redwood	60/20	70/90/85	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$37,629.87	Mature size tree in good overall condition.
276	28.50	na	na	*Sequoia sempervirens*	coast redwood	55/10	70/90/85	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$16,921.72	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
277	32.50	na	na	*Sequoia sempervirens*	coast redwood	55/10	70/90/85	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$22,005.01	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
278	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/10	70/90/85	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$11,999.89	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
279	23.00	na	na	*Sequoia sempervirens*	coast redwood	50/10	70/90/85	70%-Good		Protected			Moderate	Retain			$11,020.73	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
280	30.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	70/90/70	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$18,749.83	Trees no. 276-286 are all growing alongside the clubhouse. They appear good overall, typical for healthy species unless noted otherwise. Leans to the north slightly.
281	57.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	70/80/70	70%-Good			Large Protected		Moderate	Retain			$67,686.88	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise. This tree has minor codominance and can be corrected with pruning.
282	43.50	na	na	*Sequoia sempervirens*	coast redwood	60/20	70/80/70	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$39,421.52	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise. This tree has minor codominance at top and can be corrected with pruning.
283	15.00	na	na	*Sequoia sempervirens*	coast redwood	40/15	70/90/85	70%-Good		Protected			Moderate	Retain			$4,687.46	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
284	16.50	na	na	*Sequoia sempervirens*	coast redwood	40/10	70/90/85	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$5,671.82	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
285	34.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	70/90/85	70%-Good		Protected			High	Retain			$24,083.11	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
286	16.00	na	na	*Sequoia sempervirens*	coast redwood	35/10	70/90/85	70%-Good		Protected			High	Retain			$5,333.28	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
287	20.50	13.00	33.50	*Quercus agrifolia*	coast live oak	30/35	80/80/60	60%-Fair			Large Protected		Moderate	Retain			$16,441.60	Low spreading tree. Maintained for vehicle, parking, and cart path clearance. Form has been compromised from natural stature due to pruning. Overall structure is good but foliage size appears smaller than normal for species.
288	45.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$60,267.31	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
289	43.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$55,029.26	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch.
290	43.50	na	na	*Sequoia sempervirens*	coast redwood	65/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$56,316.45	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch.
291	36.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	30/80/85	30%-Poor	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$11,571.32	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Canopies of no. 291-293 appears sparse, perhaps stressed with approximately 50% foliage density.
292	29.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	30/85/85	30%-Poor		Protected			Moderate	Retain			$7,508.86	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Canopies of no. 291-293 appears sparse, perhaps stressed with approximately 50% foliage density.
293	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	30/85/85	30%-Poor		Protected			Moderate	Retain			$6,200.34	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Canopies of no. 291-293 appears sparse, perhaps stressed with approximately 50% foliage density.
294	37.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	30/20/20	20%-Fair	Photo	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$8,148.74	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Tree had a large dead top that was recently removed (1/3 of canopy). Death of tree top is typically an indicator of root related issues.
295	37.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	50/60/65	50%-Fair		Protected			Moderate	Retain			$22,635.38	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Trunk is very twisted, has naturally grown that way. The canopy is thinner than that of a healthy specimen approximately 60% foliage density.
296	34.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	80/65/60	60%-Fair		Protected			Moderate	Retain			$22,936.30	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. This tree appears to have had a second leader at one time, on the north side (no root flare at the base and some decay noted). Minimal canopy coverage to the east.
297	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	30/85/85	30%-Poor		Protected			Moderate	Retain			$5,580.31	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Trees no. 297-299 all have sparse canopies, they are developing codominant tops or have had dead tops recently removed.
298	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	30/60/70	30%-Poor		Protected			Moderate	Retain			$5,580.31	Dead top.
299	27.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	30/60/70	30%-Poor		Protected			Moderate	Retain			$6,508.87	Dead top.
300	40.00	na	na	*Fraxinus velutina*	Modesto ash	25/20	60/20/20	20%-Fair	Photo	Protected			High	HR	1	(3x)24-in.	$10,581.91	Currently in decline and has a hanger over cart path. Small palm tree growing between the union of main leaders. Foreign plant growth is indicative of soil build up and moisture. The structure is extremely poor, half of the tree already failed. Remainder leans over the cart path. Recommend tree removal. Hazardous.
301	42.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	85/80/85	80%-Good		Protected			Moderate	Retain			$46,666.24	Tree is large and stands on its own, not in a grove. Overall condition appears to be great. Minor codominance in upper canopy that can be corrected with pruning.
302	32.50	na	na	*Sequoia sempervirens*	coast redwood	60/15	70/85/85	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$24,450.01	Good condition, typical for healthy species.
303	34.00	na	na	*Sequoia sempervirens*	coast redwood	60/15	85/30/85	30%-Poor	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$11,468.15	Codominant at approximately 20ft.
304	40.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$44,973.13	Noted irrigation damage to the trunk.

Lisa [redacted] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
305	61.50	na	na	*Eucalyptus camaldulensis*	red gum	70/45	85/60/70	60%-Fair	Photo		Large Protected		High	Remove	4, 10	(6x)24-in. or (3x)36-in.	$105,534.58	Large, codominant tree at 4.5ft., with included bark. Tree is located at the edge of the cart path. Pruned to reduce heavy end weight and remove large limbs over the course, on east side. Large wound at base on east side and northwest side.
306	54.00	na	na	*Eucalyptus camaldulensis*	red gum	70/45	85/75/70	70%-Good	Photo		Large Protected		Moderate	Remove	4, 10	(6x)24-in. or (3x)36-in.	$94,924.62	Large, single trunk tree that becomes codominant at approximately 18-20ft. Canopy growth is mainly to the northwest. asymetrical form is due to previous large limb failures and pruning over the last decade. Noted burl at base on the east side.
307	16.00	na	na	*Quercus agrifolia*	coast live oak	30/25	80/85/80	80%-Good		Protected			High	Retain			$9,524.08	Young oak tree, overall good condition. Growing at the edge of neighboring Eucalyptus, tree no.57.
308	17.50	na	na	*Quercus agrifolia*	coast live oak	30/25	80/85/85	80%-Good		Protected			High	Retain			$11,393.56	Young, healthy tree typical for species. Tree grows in a small grove with three other trees of same genus-understory is maintainded with mulch.
309	9.00	8 & 5	22.00	*Quercus ilex*	holly oak	20/15	90/90/90	90%-Excellent		Protected			High	Retain			$12,070.57	Small amount of mechanical damage to the base of trunk on north side, wound appears to have healed over. Overall, health of the tree is good.
310	32.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	60/90/85	60%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$18,861.44	Mature specimen growing next to cart path that has recently been replaced on the east side. Canopy is relatively thin. Irrigation appears to be hitting the trunk on north side.
311	20.00	na	na	*Quercus agrifolia*	coast live oak	30/25	50/65/70	50%-Fair		Protected			High	Retain			$9,300.86	Irrigation currently hits lower canopy, causing water overspray to lower foliage. Trunk form is short and wide. Bark crack appears to be forming at the base of the tree and runs up to the first branch union on both the east and north side of the trunk. Codominant structure with poor unions throughout.
312	16.50	na	na	*Quercus agrifolia*	coast live oak	30/25	85/30/80	30%-Poor		Protected			High	Retain			$3,798.24	Sprawling form and codominant structure with very poor branch unions. Approximately five branch unions originate at 7ft. Sapsucker damage to upper canopy scaffold limbs.
313	24.00	na	na	*Quercus douglasii*	blue oak	25/40	80/60/70	60%-Fair			Large Protected		Moderate	Retain			$30,294.78	Tree fell over and has continued to grow along the ground.
314	28.00	22.00	40.00	*Sequoia sempervirens*	coast redwood	45/25	85/60/80	60%-Fair		Protected			High	Retain			$25,158.50	Twin trunk tree from ground level with fair union. Foliage and form appear healthy and good.
315	16.50	na	na	*Sequoia sempervirens*	coast redwood	40/15	60/90/90	60%-Fair		Protected			Moderate	Retain			$5,401.74	Young tree growing within a grove of sixteen redwoods. Canopy appears thinner than normal, healthy specimen.
316	15.00	na	na	*Sequoia sempervirens*	coast redwood	35/10	85/85/85	85%-Excellent		Protected			Moderate	Retain			$6,324.35	Young, healthy tree. Typical condition for a healthy species
317	32.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	80/90/90	80%-Good		Protected			High	Retain			$27,089.70	Tree no. 317 & 318 are larger sized specimens. Good overall condition, typical for a healthy species.
318	51.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/90/90	80%-Good			Large Protected		High	Retain			$68,808.90	Tree no. 317 & 318 are larger sized specimens. Good overall condition, typical for a healthy species.
319	20.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	85/40/85	40%-Poor	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$5,290.96	Codominant structure and included bark at approximately 10ft. Basal sprouts are present-possibly a response to mechanical damage.
320	45.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	90/90/90	90%-Excellent		Protected			Moderate	Retain			$60,267.31	Trees no. 320-326 are all growing in a grove. Understory of has been maintained with mulch.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
321	33.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	90/40/85	40%-Poor		Protected			Moderate	Retain			$14,404.63	Codominant structure with included bark at approximately 5ft. Multiple codominance again in upper canopy. Recommend smaller stem to be removed.
322	30.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Photo	Protected			Low	Remove	4, 10	(3x)24-in.	$26,785.47	Trees no. 322-324 are all in generally good condition-typical for healthy species.
323	29.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/90	80%-Good		Protected			Low	Retain			$22,248.47	Trees no. 322-324 are all in generally good condition-typical for healthy species.
324	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	90/90/90	90%-Excellent		Protected			Low	Retain			$18,601.02	Trees no. 322-324 are all in generally good condition-typical for healthy species.
325	21.00	19.00	40.00	*Sequoia sempervirens*	coast redwood	50/15	90/50/80	50%-Fair	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$13,260.46	Codominant at 1-2ft.
326	38.50	na	na	*Sequoia sempervirens*	coast redwood	60/15	85/75/85	75%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$36,761.82	Top of the tree appears to have a small, twin leader that should be corrected with pruning.
327	37.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	60/85/85	60%-Fair		Protected			Moderate	Retain			$72,002.69	Fair health
328	23.00	na	na	*Quercus ilex*	holly oak	35/25	85/75/65	65%-Good		Protected			High	Retain			$11,370.60	Canopy growth is predominantly to the south. Could be related to wind exposure-tree stand alone in the rough..
329	10.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(2x) 24-in.	$3,281.22	Young, healthy tree typical for species.
330	29.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	90/90/90	90%-Excellent		Protected			High	Retain			$25,029.53	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch. Minor damage to the trunk by irrigation impact on the southwest side.
331	21.00	na	na	*Sequoia sempervirens*	coast redwood	40/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$13,124.88	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch.
332	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$17,142.70	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch.
333	30.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$26,785.47	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch.
334	30.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/80/90	80%-Good	Photo	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$21,428.38	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch. Recommend removal of smaller codominant leader.
335	37.00	na	na	*Eucalyptus camaldulensis*	red gum	65/50	80/70/45	45%-Fair	Photo	Protected			High	Remove	4, 10	(6x)24-in. or (3x)36-in.	$25,465.77	Large, squat tree with significan golf ball damage to trunk. Tree is growing primarily to the north with good overall structure and slightly asymmetrical form. Skewed form is due to the recently failed adjace tree, of same size and stature.
336	12.50	na	na	*Sequoia sempervirens*	coast redwood	25/10	95/95/95	95%-Excellent	Photo	Protected			High	Remove	4, 10	(2x) 24-in.	$4,908.60	Trees no. 336-337 are both young trees with good overall condition-typical species.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
337	8.00	na	na	*Sequoia sempervirens*	coast redwood	20/10	95/95/95	95%-Excellent	Photo	Protected			High	Remove	4, 10	(2x) 24-in.	$1,809.51	Trees no. 336-337 are both young trees with good overall condition-typical species.
338	36.00	na	na	*Eucalyptus camaldulensis*	red gum	60/20	80/50/55	50%-Fair		Protected			High	Retain			$26,786.49	Tree has suffered major failures. Canopy has been heavily pruned to reduce heavy end weight and to clean up failed branches.
339	45.00	na	na	*Eucalyptus sp.*	Eucalyptus	70/40	85/70/85	70%-Good		Protected			Moderate	Retain			$99,404.73	Large, old specimen that has had a recent, large failure in the upper canopy. Grows at the edge of the current cart path.
340	34.00	na	na	*Eucalyptus sp.*	Eucalyptus	60/40	70/30/40	30%-Poor	Photo	Protected			Moderate	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$27,359.97	Structure is severely compromised, due to large failures at approximately 30ft. Possibly *E. cephalocarpa* -Stringy bark
341	22.00	na	na	*Pinus canariensis*	Canary Island pine	60/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$20,257.28	Good looking pine tree growing next to the bunkhouse
342	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent		Protected			Moderate	Retain			$11,243.28	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
343	18.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent		Protected			Moderate	Retain			$9,620.03	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
344	19.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent		Protected			Moderate	Retain			$10,147.06	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
345	17.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent		Protected			Moderate	Retain			$8,608.14	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
346	30.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	70/85/85	70%-Good		Protected			Moderate	Retain			$18,749.83	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
347	13.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	85/85/85	85%-Excellent		Protected			Moderate	Retain			$4,750.29	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
348	19.50	na	na	*Sequoia sempervirens*	coast redwood	40/15	85/85/85	85%-Excellent		Protected			Moderate	Retain			$10,688.15	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
349	11.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	85/85/85	85%-Excellent		Protected			Moderate	Retain			$3,345.58	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
350	15.50	na	na	*Sequoia sempervirens*	coast redwood	40/15	85/85/85	85%-Excellent		Protected			Moderate	Retain			$6,077.70	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
351	16.00	na	na	*Sequoia sempervirens*	coast redwood	40/15	85/85/85	85%-Excellent		Protected			Moderate	Retain			$6,476.13	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
352	26.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$19,001.15	Tree stands alone and has small codominant tip which can be corrected with pruning.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
353	16.00	na	na	*Fraxinus uhdei*	Shamel ash	45/30	80/80/80	80%-Good	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$5,079.32	Young, healthy tree with good structure and form.
354	17.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$7,741.00	Young healthy tree, typical for species. Canopy has been raised for clearance.
355	37.00	na	na	*Sequoia sempervirens*	coast redwood	55/15	70/60/60	60%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$24,446.21	Large tree with a mounding base and large amount of basal sprouts. Tree has grown to the southeast on a lean and then self corrected. There is minimal foliage on the east side, indicative of being surrounded by a larger tree that has since failed or been removed.
356	27.00	na	na	*Pinus canariensis*	Canary Island pine	50/25	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$23,731.15	Growing too close to cart path and concrete is already cracking.
357	35.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	70/90/90	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$26,254.97	Tree no. 357 and 358 both have thin canopies and are growing next to the cart path.
358	30.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	60/90/90	60%-Fair	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$16,071.28	Tree no. 357 and 358 both have thin canopies and are growing next to the cart path.
359	19.00	na	na	*Fraxinus uhdei*	Shamel ash	35/30	80/80/80	80%-Good		Protected			Moderate	Retain			$7,162.63	Tree no. 359 has mechanical damage at the base, on the northeast side. Overall a normal, healthy appearing tree.
360	22.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$12,964.17	Nice, young tree with overall condition typical of healthy species. Grows close to the cart path.
361	46.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	90/80/90	80%-Good		Protected			Moderate	Retain			$50,380.49	Tree no. 361 appears to have lost the top of its canopy. No significant change to the overall structure and form, however, it needs to be maintained. Should monitor if not removed-could make a good habitat tree for large predatory birds such as an owls.
362	25.00	na	na	*Pinus canariensis*	Canary Island pine	50/25	90/90/90	90%-Excellent	Photo	Protected			Low	Remove	4, 10	(3x)24-in.	$20,345.64	Tree no. 362 is a nice looking tree with a slight natural lean to the southeast.
363	47.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$59,169.10	Tree no. 363 grows at the end of a grove, across from clubhouse and appears to be in good condition.
364	33.00	na	na	*Sequoia sempervirens*	coast redwood	60/15	85/85/85	85%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$30,609.84	Tree no. 364 appears to be good overall condition. Grows between edge of grove and sand trap, across from the clubhouse.
365	40.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	85/85/85	85%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$44,973.13	Tree no. 365 appears to be good overall condition and grows between edge of grove and sand trap, across from the clubhouse.
366	38.50	na	na	*Sequoia sempervirens*	coast redwood	60/40	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$44,114.18	Tree no. 366 appears very healthy, growing towards the bottom of the slope. Tree stands alone, away from grove-has a slight lean to the South due to wind.
367	27.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	60/90/90	60%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$14,464.15	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch. This particular tree, no. 367 has a thinner canopy than others in the stand.
368	43.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	70/85/90	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$42,800.54	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.

Lisa [redacted] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
369	19.00	na	na	*Sequoia sempervirens*	coast redwood	30/20	85/75/85	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$8,953.29	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.
370	28.00	na	na	*Sequoia sempervirens*	coast redwood	55/15	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$22,036.84	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch. Top of this tree leans over to the west, whole tree is slightly twisted.
371	21.50	na	na	*Sequoia sempervirens*	coast redwood	40/15	85/70/85	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$10,700.13	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.
372	29.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$23,639.00	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.
373	38.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	85/75/85	75%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$35,813.17	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch. Tree appears to have lost the top and regrown. Lost top does not appear to be affecting the structure at this time, but could be corrected with pruning.
374	37.50	na	na	*Sequoia sempervirens*	coast redwood	55/15	85/85/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$39,527.17	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.
375	45.00	na	na	*Sequoia sempervirens*	coast redwood	36/25	80/60/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$26,785.47	Trees no. 375 grows close to the cart path and has lost the top of the canopy. Remaining portion of the tree appears healthy.
376	23.00	18.00	41.00	*Quercus agrifolia*	coast live oak	35/40	80/70/80	70%-Good			Large Protected		Low	Retain			$27,767.73	Tree no. 376 is located on the corner of the main entrance and cart path leading to #10. Trunk is somewhat buried and structure is codominant from 1-2ft. with a third stem previously removed. A visible external seem in the trunk bark may be indicative of bark inclusion or internal cracking. In general, the tree appears to be well maintained with good unions.
377	11.50	7.00	18.50	*Olea europaea*	olive	30/20	80/50/50	50%-Fair		Protected			Low	Retain			$4,214.45	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
378	11.50	na	na	*Olea europaea*	olive	30/20	80/30/25	25%-Poor		Protected			Low	Retain			$1,537.55	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance. This particular tree grows on a heavy lean, one half of the tree has failed and been removed at 3ft.
379	12.50	9.50	22.00	*Olea europaea*	olive	30/20	80/50/50	50%-Fair		Protected			Low	Retain			$5,731.66	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
380	11.40	na	na	*Olea europaea*	olive	30/20	80/50/50	50%-Fair		Protected			Low	Retain			$3,021.85	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
381	11.70	8.50	20.20	*Olea europaea*	olive	30/25	80/50/50	50%-Fair		Protected			Low	Retain			$4,862.96	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
382	17.50	na	na	*Olea europaea*	olive	30/20	80/50/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$7,120.97	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
383	22.00	na	na	*Olea europaea*	olive	30/15	85/25/20	20%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(3x)24-in.	$4,501.62	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
384	15.00	12.00	27.00	*Olea europaea*	olive	30/10	80/50/50	50%-Fair		Protected			Moderate	Retain			$8,580.05	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
385	11.00	11, 9 & 6	37.00	*Olea europaea*	olive	30/20	80/50/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$8,347.53	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
386	37.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/90/90	80%-Good		Protected			High	Retain			$32,594.94	Tree no. 386 is a redwood growing on the corner of the cart path. Overall condition is good, typical of healthy species.
387	26.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	80/90/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$10,059.43	Trees no. 387-388 have asymmetrical form due to competition with adjacent ash trees.
388	24.00	na	na	*Sequoia sempervirens*	coast redwood	60/15	80/90/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$8,571.35	Trees no. 387-388 have asymmetrical form due to competition with adjacent ash trees.
389	32.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	80/30/30	30%-Poor	Photo	Protected			High	Remove	1, 4, 10	(3x)24-in.	$9,142.77	Tree no. 389 has lost the top at approx. 30ft.
390	29.50	na	na	*Sequoia sempervirens*	coast redwood	60/25	70/80/90	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$18,130.04	Tree no. 390 has sparse canopy, and small codominant top forming at the tip. Trunk has evidence of irrigation damage.
391	39.00	na	na	*Fraxinus uhdei*	Shamel ash	65/60	80/50/70	50%-Fair		Protected			High	Retain			$18,861.44	Tree no. 391 is a large sprawling tree growing in a small grove. There is a high amount of root damage on the east side, next to the car path. The lower canopy has a large amount of deadwood and the upper canopy has included unions starting at 18ft. Recommend prunning if tree is to be retained.
392	43.50	na	na	*Fraxinus uhdei*	Shamel ash	65/60	80/10/40	10%-Very Poor	Photo	Protected			Moderate	Remove	1, 4, 10	(10x) 24-in. or (5x) 36-in.	$4,693.04	Tree no. 392 is actively splitting between 6-12ft. Hazardous- Recommend removal
393	43.00	na	na	*Fraxinus uhdei*	Shamel ash	65/60	80/30/30	30%-Poor		Protected			Moderate	Retain			$13,757.32	Tree no. 393 recently impacted by an adjacent, large tree failure. Failure has compromised the canopy, snapping several scaffold limbs and central leader, leaving the overall form asymmetrical.
394	18.50	na	na	*Fraxinus velutina*	Modesto ash	30/20	50/10/10	10%-Very Poor	Photo	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$990.30	Tree has failed and is half dead with a large wound at approximately 5ft. The canopy is swamped by larger, adjacent trees. Overall poor specimen, recommend removal.
395	22.00	na	na	*Fraxinus velutina*	Modesto ash	40/20	40/10/50	10%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$1,400.45	Tree has several scaffold limb failures with a young tree growing in the hollow center of the trunk (at point of past failure). The structure is severely compromised by previous failures, and subsequent decay. Mistletoe visible in canopy.
396	26.00	na	na	*Fraxinus uhdei*	Shamel ash	60/50	70/40/70	10%-Very Poor		Protected			Low	Retain			$1,676.57	Consecutive, large branch removals on the southeast side of the trunk, between 6-10ft. There are three main scaffold limbs at approximately 15ft. Overall, the structures is compromised. Required pruning if retained.
397	18.50	na	na	*Fraxinus velutina*	Modesto ash	46/25	60/40/40	40%-Poor	Photo	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$3,961.19	Asymmetrical form due to competition from larger ash trees. At the time of inspection, there were visible fungal fruiting bodies (possibly Ganoderma sp.), in the upper canopy. The fungus is located on the southside, in a scaffold limb, at approximately 12ft. Depressed lesions are also visible on the main trunk. There is a deep bark seem on the east side, from ground level to 2ft., indicative of internal decay. Woodpecker holes, and mistletoe are also present in canopy.
398	36.50	na	na	*Fraxinus uhdei*	Shamel ash	60/50	80/20/20	20%-Very Poor	Photo	Protected			Low	HR	1	(6x)24-in. or (3x)36-in.	$6,608.32	Tree no. 398 has had 1/3 of the whole tree fail on the east side, from ground to 7ft. The remaining canopy is codominant with inclusions at approximately 12 -15ft. The form is very asymmetrical-recommend removal.
399	45.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$60,267.31	This is a large specimen with bulbous growths at the base. Overall tree appears to be in good health.
400	41.00	23 & 18	82.00	*Quercus agrifolia*	coast live oak	40/60	90/80/90	80%-Good		Protected			Moderate	Retain			$89,036.14	Tree no. 400 is a large, lush, old oak tree. It has multiple trunks from base to 8ft., with fair union. Overall condition is typical for mature species.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
401	47.50	na	na	*Quercus douglasii*	blue oak	55/40	50/40/50	40%-Poor			Large Protected		Moderate	Retain			$63,289.43	Large, sprawling mature tree with multiple failures, growing next to cart path. The form is asymmetrical due to age and limb drop and the upper canopy has been speckled with woodpecker hollows on the under sides of the scaffold limbs.
402	43.00	na	na	*Sequoia sempervirens*	coast redwood	60/40	90/90/90	90%-Excellent		Protected			Moderate	Retain			$49,526.33	Healthy, mature specimen.
403	24.00	na	na	*Calocedrus decurrens*	Incense cedar	40/15	65/60/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$13,393.24	Tree no. 403 stands alone in a lawn area, has a sweeping lean to the south, that has self corrected. Significant amount of small deadwood.
404	40.00	na	na	*Sequoia sempervirens*	coast redwood	45/35	90/50/70	50%-Fair	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$26,454.79	Top of tree no. 404 appears to have been lost and regrown. The lower scaffold limbs appear to be lush, green and dense. Overall tree appears healthy.
405	47.00	na	na	*Sequoia sempervirens*	coast redwood	65/35	80/90/70	70%-Good	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$51,133.79	Tree no. 405 is a large tree with thinning canopy, likely due to branch failures on the south side. It is also next to a cart path that was repaired. Cart path damage was likely caused by large eucalyptus that failed during storm in recent years.
406	26.00	na	na	*Quercus agrifolia*	coast live oak	40/50	60/30/80	30%-Poor			Large Protected		Low	Retain			$10,478.97	Tree is located on a slope, close to the pond by the pool house. There is decay evident from 3ft up to approximately 7ft. where the union of 3 main trunks originate. Borer activity noted on lower trunk.
407	32.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	70/70/90	70%-Good	Photo	Protected			Low	Remove	4, 10	(3x)24-in.	$23,703.49	Foliage appears slightly thin. Top of tree, at approximately 70ft, has a small codominant leader.
408	40.00	na	na	*Quercus douglasii*	blue oak	40/65	90/90/95	90%-Excellent			Large Protected		Low	Retain			$126,228.23	Large, sprawling, mature tree growing in lawn area on slope. A majority of the foliage is concentrated towards the ends of the branches. Owl box is located on canopy scaffold limb. There are multiple unions with palm and privet volunteers sprouting inside. The growth of foreign material typically indicates a hollow or dead area with soil buildup and moisture.
409	43.50	na	na	*Sequoia sempervirens*	coast redwood	55/30	70/70/70	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$43,801.68	Tree has multiple tops, in upper canopy, Overall form is slightly asymmetrical.
410	30.50	na	na	*Quercus agrifolia*	coast live oak	40/40	85/70/65	65%-Good			Large Protected		Low	Retain			$31,243.80	Codominant at approximately 8ft. with included bark. U+nion is poor, with reaction wood and visible seems in bark-indicative of internal decay and cracking.
411	17.00	17.00	34.00	*Schinus molle*	California pepper	25/30	75/60/70	60%-Fair		Protected			Moderate	Retain			$17,919.66	Small, squat tree with a twin trunk from ground level-union is fair. Tree is growing beneath canopy of coast live oak. Hollows with associated decay on larger scaffold limbs.
412	17.00	17 & 10.5	44.50	*Schinus molle*	California pepper	30/40	75/60/70	60%-Fair		Protected			Moderate	Retain			$21,337.73	Tree is typical for species of this age. Codominant structure from ground level. There are several large, scaffold branch failures and associated decay throughout.
413	38.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$42,975.80	Good health, structure and form-typical for species.
414	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/90	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$17,883.43	Good health, structure and form-typical for species.
415	36.50	na	na	*Sequoia sempervirens*	coast redwood	60/30	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$39,649.94	Good health, structure and form-typical for species.
416	27.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/80/90	80%-Good		Protected			Low	Retain			$19,285.54	Multiple tops and thin canopy coverage.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
417	27.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	60/80/80	60%-Fair		Protected			Low	Retain			$14,464.15	The top is missing from main leader and canopy is thin/sparse.
418	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/10	90/90/90	90%-Excellent	Photo	Protected			Low	Remove	4, 10	(2x) 24-in.	$8,601.11	Young healthy tree, typical for species. There is a small codominant top that can be corrected with pruning.
419	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	80/80/80	80%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$20,740.55	Tree has a small codominant top and several branches that have died back or been removed from the main trunk, on the southeast side, at approx. 35ft. Good condition overall.
420	28.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	85/70/85	70%-Good		Protected			Moderate	Retain			$18,147.98	Tree has a small, codominant, secondary leader at approximately 30ft. and minor irrigation damage to the trunk. There is a void of branches, mid trunk on southeast side.
421	35.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	60/60/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$20,254.44	Canopy appears thin, large codominant top at approximately 50ft. The form is asymmetrical with majority of growth to the west side.
422	17.50	na	na	*Sequoia sempervirens*	coast redwood	45/10	85/90/85	85%-Excellent	Photo	Protected			High	Remove	4, 10	(2x) 24-in.	$8,608.14	Young healthy tree, typical for species-good condition overall.
423	28.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/80	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$21,487.90	Large tree at the end of a group. Tree appears healthy overall. Small amount of broken branches in the lower canopy on the southeast side.
424	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	90/80/70	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$6,020.78	Young, healthy tree. Codominant leader that can be corrected with pruning.
425	12.00	na	na	*Sequoia sempervirens*	coast redwood	30/15	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$3,857.11	Young, healthy tree- typical for species.
426	14.00	na	na	*Quercus virginiana*	southern live oak	25/25	85/25/60	25%-Poor		Protected			Low	Retain			$4,295.27	Young tree that appears healthy, growing on a slope, adjacent to the cart path and pond. Lost a main scaffold limb at approx. 10ft., on the north side. A majority of scaffold limbs have included bark and are growing out to the south. Poor structure, yet foliage appears healthy and vigorous.
427	17.00	9, 6 & 4	36.00	*Quercus douglasii*	blue oak	25/30	70/70/70	70%-Good			Large Protected		Low	Retain			$25,894.32	Small multi-trunk tree on slope close to pond. Half of the canopy has died back. There are cankers and woodpecker activity noted throughout. The form is good but, structure is somewhat compromised. Could possibly be two different trees.
428	39.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	80/40/50	40%-Poor		Protected			Moderate	Retain			$25,149.54	Central leader lost heavy weight on lateral branches. Structure is codominant, could benefit from pruning to prevent lateral branches competing for dominance.
429	24.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	40/10/50	10%-Very Poor	Photo	Protected			Low	HR	1	(4X) 24-in. or (2x) 36-in.	$1,904.74	Tree has had multiple branch failures, is full of mistletoe, has large fungal fruiting body in vertical crack on trunk. There are also roots growing inside the cavity left from trunk wound on the east side. This tree is a hazard. Recommend removal.
430	15.00	na	na	*Fraxinus velutina*	Modesto ash	40/20	20/20/20	20%-Very Poor	Photo	Protected			Low	HR	1	(3x)24-in.	$1,488.08	Poor health, structure and form.
431	29.00	16 & 14	59.00	*Cupressus arizonica*	Arizona cypress	40/25	50/40/50	40%-Poor			Large Protected		Low	Retain			$45,336.97	Codominant structure with included unions between 3-5ft. This is an older tree with broken scaffold limbs throughout. Overall condition is typical of species this age.
432	27.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	80/90/90	80%-Good		Protected			Moderate	Retain			$17,356.98	Good health, structure and form-typical for species.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
433	28.00	na	na	*Catalpa bignoniodes*	Southern catalpa	30/30	80/70/70	70%-Good		Protected			Moderate	Retain			$17,014.38	Low, squat shaped tree -topped below power lines. Form is broad due to location and maintenance pruning.
434	31.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	80/80/90	80%-Good	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$22,880.74	Tree has some tip dieback on the west side. The top has small codominant top that could be corrected.
435	34.00	na	na	*Sequoia sempervirens*	coast redwood	55/25	80/80/90	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$27,523.56	Good health, structure and form-typical for species.
436	36.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	85/70/90	70%-Good	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$29,999.73	Codominant leader at approximately 40ft. - Recommend pruning to remove second leader.
437	37.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	85/90/90	85%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$38,480.14	Healthy tree, good structure and form, typical for species.
438	34.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	85/90/90	85%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$32,493.09	Healthy tree, good structure and form, typical for species.
439	20.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	85/80/90	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$10,581.91	Healthy tree, good structure and form, typical for species. Minor, codominant top that could be corrected with pruning.
440	29.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$22,526.58	Healthy tree, good structure and form, typical for species.
441	16.00	na	na	*Sequoia sempervirens*	coast redwood	30/15	90/90/90	90%-Excellent		Protected			Moderate	Retain			$6,857.08	Healthy tree, good structure and form, typical for species.
442	21.00	na	na	*Sequoia sempervirens*	coast redwood	40/15	90/80/90	80%-Good		Protected			Moderate	Retain			$10,499.90	Healthy tree, good structure and form, typical for species. Small codominant top that could be corrected with pruning.
443	11.00	na	na	*Sequoia sempervirens*	coast redwood	20/12	90/90/90	90%-Excellent		Protected			Low	Retain			$3,241.04	Healthy tree, good structure and form, typical for species.
444	8.00	na	na	*Sequoia sempervirens*	coast redwood	15/12	90/90/90	90%-Excellent		Protected			Low	Retain			$1,714.27	Trees no. 444-446 are all healthy trees, good structure and form-typical for species. Close to the current ball netting and pond.
445	8.00	na	na	*Sequoia sempervirens*	coast redwood	15/12	90/90/90	90%-Excellent		Protected			Low	Retain			$1,714.27	Trees no. 444-446 are healthy trees, with good structure and form, typical for species. Close to the current ball netting and pond.
446	4.30	na	na	*Sequoia sempervirens*	coast redwood	15/12	90/90/90	90%-Excellent		Protected			Low	Retain			$495.26	Trees no. 444-446 are healthy trees, with good structure and form, typical for species. Close to the current ball netting and pond.
447	18.50	na	na	*Sequoia sempervirens*	coast redwood	30/20	90/90/90	90%-Excellent		Protected			Low	Retain			$9,167.33	Trees no. 447-450 are all healthy trees with good structure and form. Located on the side of the cart path that leads to the shop.
448	26.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			Low	Retain			$18,106.98	Trees no. 447-450 are all healthy trees with good structure and form. Located on the side of the cart path that leads to the shop.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
449	18.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent		Protected			Low	Retain			$8,678.49	Trees no. 447-450 are all healthy trees with good structure and form. Located on the side of the cart path that leads to the shop.
450	23.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	90/90/90	90%-Excellent		Protected			Moderate	Retain			$14,169.51	Trees no. 447-450 are all healthy trees with good structure and form. Located on the side of the cart path that leads to the shop.
451	34.00	na	na	*Quercus douglasii*	blue oak	40/30	60/50/50	50%-Fair			Large Protected		Low	Retain			$45,599.95	Half of the canopy on the west side has been removed, over residence. There is a large hollow in the main trunk that has developed. The canopy is very asymmetrical with ABC lines (aerial bundle cables) that run through scaffold branches.
452	9.50	na	na	*Sequoia sempervirens*	coast redwood	15/10	90/90/90	90%-Excellent		Protected			Low	Retain			$2,417.39	Trees no. 452-455 are all young trees with good health, structure and form-typical for healthy species.
453	6.70	na	na	*Crataegus laevigata*	hawthorn	10/10	90/90/90	90%-Excellent	Photo	Protected			Low	Remove	4, 10	(2x) 24-in.	$3,416.09	Trees no. 452-455 are all young trees with good health, structure and form-typical for healthy species.
454	11.00	na	na	*Sequoia sempervirens*	coast redwood	15/10	90/90/90	90%-Excellent		Protected			Low	Retain			$3,241.04	Trees no. 452-455 are all young trees with good health, structure and form-typical for healthy species.
455	11.00	na	na	*Sequoia sempervirens*	coast redwood	15/10	90/90/90	90%-Excellent		Protected			Low	Retain			$3,241.04	Trees no. 452-455 are all young trees with good health, structure and form-typical for healthy species.
456	42.00	na	na	*Sequoia sempervirens*	coast redwood	75/30	60/80/85	60%-Fair		Protected			High	Retain			$31,499.71	Tree no. 456 has a sparse canopy with small codominant top forming that could be corrected with pruning.
457	46.00	na	na	*Eucalyptus globulus*	Eucalyptus	60/35	80/30/50	30%-Poor		Protected			Moderate	Retain			$50,081.05	Several large scaffold limbs and central leader have been lost. Structure is codominant with included bark at approximately 15ft. This is a large tree with lateral limbs that are becoming dominant. Possibly *E. obliqua* -messmate
458	32.00	na	na	*Eucalyptus camaldulensis*	red gum	80/35	80/80/80	80%-Good		Protected			Low	Retain			$38,096.34	Large tree with a couple of large scaffold limbs that have snapped out and significant golf ball damage to the trunk on the north side. Overall, a nice looking tree.
459	30.50	na	na	*Eucalyptus camaldulensis*	red gum	45/25	60/10/10	10%-Very Poor	Photo	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$4,326.06	Large amount of decay in the trunk. Every major scaffold limb appears to have failed at some point. Canopy consists of sucker growth only. Recommend removal.
460	36.00	na	na	*Eucalyptus camaldulensis*	red gum	50/35	60/60/60	60%-Fair		Protected			Low	Retain			$36,161.76	Tree no. 460 Twin trunks at approximately 8ft. with fair union. Large scaffold limbs towards top have failed. Large amount of epicormic growth, giving a shaggy appearance to the canopy.
461	27.00	na	na	*Eucalyptus camaldulensis*	red gum	50/25	60/40/60	40%-Poor	Photo	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$12,053.92	Large single trunk tree, growing next to the cart path. Multiple, large, scaffold limb failures, deadwood and sucker growth present. Significant golf ball damage and decay on the trunk.
462	21.00	na	na	*Eucalyptus camaldulensis*	red gum	50/15	50/40/50	40%-Poor				Exempt	Low	Retain			$7,291.88	Large sized deadwood, half the canopy has failed, leaving only half of a tree. Could benefit from structural pruning if tree is to be retained. Tree is under the size requirement for removal permit.
463	26.50	na	na	*Eucalyptus camaldulensis*	red gum	50/35	50/30/10	10%-Very Poor		Protected			Low	Retain			$2,902.90	Poor structure, major scaffold limb failures and lateral broken branche. Canopy has a large amount of dead wood and sucker growth. Form is asymetrical, tree is overshadowed by adjacent tree.
464	48.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	80/50/50	50%-Fair	Photo		Large Protected		Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$47,620.42	Significant amount of golf ball damage to the trunk. Twin leaders with large scaffold limb failures throughout the canopy-form is asymmetrical.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
465	22.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	80/90/70	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$10,083.24	Thin form with downward growth.
466	21.00	20, 19 & 13	73.00	*Eucalyptus camaldulensis*	red gum	55/40	50/30/30	30%-Poor			Large Protected		Low	Retain			$17,001.98	Multi trunk tree with bark inclusions and dieback in canopy. Small central leader that has snapped off-Poor specimen.
467	18.00	na	na	*Eucalyptus camaldulensis*	red gum	45/10	50/60/50	50%-Fair				Exempt	Low	Retain			$6,696.62	Large scaffold limb failures throughout. Overall form is tall and thin due to competition from surrounding trees. Tree is under the size requirement for removal permit.
468	19.00	10.00	29.00	*Eucalyptus camaldulensis*	red gum	40/25	60/50/50	50%-Fair		Protected			Low	Retain			$9,528.22	Codominant from ground level. Large scaffold limb failures towards top of tree. Form is asymmetrical due to competition with adjacent trees.
469	28.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	70/80/70	70%-Good		Protected			Low	Retain			$25,521.57	Large tree with good branch unions. It has a high amount of dead wood in the canopy and could benefit from pruning to remove it and improve structure.
470	32.00	na	na	*Eucalyptus camaldulensis*	red gum	40/40	30/80/80	30%-Poor		Protected			Low	Retain			$12,698.78	This tree has large scaffold limbs and sparse foliage. Form and structure are good but significant amount of dead limbs throughout.
471	37.00	na	na	*Quercus douglasii*	blue oak	50/40	10/50/50	10%-Very Poor	Photo				Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$9,600.36	Large, old tree located in the center of the fairway. Canopy shows signs of severe decline, likely receiving too much water (blue oaks like soils to dry out). Superintendent mentioned use of growth regulator around this tree-may be the reason for the recent flush of epicormic sprouts.
472	38.00	na	na	*Quercus lobata*	valley oak	40/40	85/85/75	75%-Good			Large Protected		Moderate	Retain			$94,934.15	Large sprawling tree, good overall condition. Appears to have an active beehive in hollow on the east side, scaffold limb. There is also a large hollow on the main trunk, south side. Form is very asymmetrical due to pruning.
473	34.00	na	na	*Quercus lobata*	valley oak	25/40	90/90/90	90%-Excellent			Large Protected		Low	Retain			$72,959.92	Small stature tree, low and sprawling in its form. Overhangs cart path leading to the maintenance shop-at very edge of path.
474	36.00	40.00	76.00	*Eucalyptus camaldulensis*	red gum	60/25	80/60/60	60%-Fair			Large Protected		Low	Retain			$71,827.47	Large, twin trunk tree at the edge of the cart path. Codominant and included from 1-4ft. Canopy is very asymmetrical.
475	53.00	na	na	*Eucalyptus camaldulensis*	red gum	50/20	70/40/50	40%-Poor			Large Protected		Low	Retain			$46,446.45	Tree has multiple large branch failures throughout, including the whole top of tree-structure is compromised.
476	37.00	na	na	*Eucalyptus camaldulensis*	red gum	60/25	70/25/30	25%-Poor		Protected			Low	Retain			$14,147.65	Main stem failure on the west side at approximately 40ft. A secondary leader has taken over apical dominance. Growing towards the east.
477	43.00	na	na	*Eucalyptus camaldulensis*	red gum	55/30	80/80/80	80%-Good		Protected			Moderate	Retain			$61,145.95	Large tree that survived storms were adjacent trees have failed. Evidence of end weight reduction throughout-Form and structure are both good.
478	73.00	na	na	*Eucalyptus camaldulensis*	red gum	60/25	40/10/40	10%-Very Poor			Large Protected		Low	Retain			$19,275.01	Tree with multiple large failures at the base and in upper canopy. More than half the tree has failed from ground level leaving a small scaffold branches damaged throughout. Likely a result of adjacent tree failures in recent years storms.
479	30.00	na	na	*Eucalyptus camaldulensis*	red gum	45/30	80/80/80	80%-Good		Protected			Moderate	Retain			$29,762.76	Good looking tree that has lost a couple of large scaffold limbs. Other than that, the tree appears to be healthy, with good structure and form. Typical of species left alone.
480	50.00	na	na	*Eucalyptus camaldulensis*	red gum	55/30	50/50/70	50%-Fair	Photo		Large Protected		High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$51,671.47	Codominant top at approx. 5ft., with large sized deadwood, branch failures throughout and a notable scaffold failure on the west side. Overall the foliage appears sparse.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
481	72.50	na	na	*Eucalyptus camaldulensis*	red gum	70/40	80/70/60	60%-Fair		Large Protected			High	Retain			$146,663.00	Triple trunk tree at one time-third leader removed on north side. Now codominant at approximately 5ft., trunk to the west has suffered major losses in the upper canopy.
482	17.50	na	na	*Calocedrus decurrens*	Incense cedar	35/10	40/85/85	40%-Poor	Photo	Protected			High	Remove	1, 4, 10	(2x) 24-in.	$6,329.75	Single trunk tree that appears to be declining, large amount of deadwood throughout - could be related to too much water. Poor specimen overall.
483	32.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	80/90/90	80%-Good		Protected			Moderate	Retain			$27,089.70	Healthy tree, good structure and form-typical for species.
484	19.50	18.50	38.00	*Eucalyptus camaldulensis*	red gum	40/30	70/80/80	70%-Good		Protected			Low	Retain			$20,906.28	The tree has twin trunks, starting 2ft., from ground level-union appears good. Significant golf ball damage to the trunk.
485	28.00	na	na	*Fraxinus uhdei*	Shamel ash	45/40	20/30/30	20%-Very Poor		Protected			Low	Retain			$1,607.13	Tree appears to be in decline. Multi trunk tree with branch unions starting at 7ft.-unions appear to have included bark with a dead center in canopy.
486	27.00	na	na	*Fraxinus velutina*	Modesto ash	35/20	10/10/10	10%-Very Poor		Protected			Low	Retain			$2,410.69	Very poor condition, codominant with included bark. Decay and hollows from previous large failures at main union. Codominant union with included bark. Cracking visible in main trunk with a third stem removed at 4ft.
487	16.00	15 & 11	42.00	*Rhus lancea*	African sumac	25/30	80/40/60	40%-Poor		Protected			Moderate	Retain			$21,108.17	Low, squat tree with a high amount of water sprout/sucker growth. Tree has been heavily pruned for clearance over the course.
488	37.00	na	na	*Fraxinus uhdei*	Shamel ash	55/40	80/80/80	80%-Good		Protected			Moderate	Retain			$27,162.45	Large tree with codominant leaders and included bark. Roots are growing out of the main trunk several feet above soil grade. Overall, tree appears healthy.
489	32.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/90/90	80%-Good		Protected			Low	Retain			$24,380.73	Single trunk tree that appears healthy with good structure and form.
490	27.00	na	na	*Fraxinus velutina*	Modesto ash	40/25	06/06/06	06%-Very Poor	Photo	Protected			Low	HR	1	(3x)24-in.	$1,446.42	Poor condition overall. Hollows, decay, laminated scaffold limbs and mistletoe. Fungal fruiting body present in between inclusion on the west side. Recommend removal.
491	13.50	na	na	*Pinus silvestris*	Scotch pine	30/20	60/20/20	20%-Very Poor		Protected			Low	Retain			$3,195.15	Tree lays on the ground with two lateral limbs taking over apical dominance. Decay forming on top of main trunk lying on the ground. Branches have been repeatedly cut back to provide clearance.
492	32.00	na	na	*Casurina sp.*	Casurina	50/25	40/60/50	40%-Poor		Protected			Moderate	Retain			$19,048.17	Trifurcated and included at approximately 10ft. This tree has been heavily pruned to remove branches to the east over the course. Tip dieback and sucker grow throughout.
493	25.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/80/90	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$17,202.22	Tree grows above the sand bunker. Good health, strucure and form.
494	27.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	85/85/80	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$20,006.43	Good health and structure,form is slightly asymmetrical due to competition with neighboring Eucalyptus.
495	45.00	na	na	*Eucalyptus camaldulensis*	red gum	60/30	85/60/50	50%-Fair		Protected			Moderate	Retain			$47,085.62	Codominant structure with included bark at approximately 20-22ft. Lost several large scaffold limbs on the wet side, causing tree form to be asymmetrical.
496	22.00	na	na	*Eucalyptus viminalis*	manna gum	50/20	85/85/80	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$20,007.19	Tree has good health, form, and structure-overall good condition.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

Updated 07/01/2025

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
497	20.50	na	na	*Eucalyptus viminalis*	manna gum	50/20	80/60/50	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$10,857.47	Thin and spindly canopy, lost some larger scaffold limbs on the west side.
498	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	95/95/95	95%-Excellent		Protected			Moderate	Retain			$7,263.16	Young, healthy tree typical for species growing in confined space.
499	28.50	na	na	*Sequoia sempervirens*	coast redwood	50/15	60/90/90	60%-Fair		Protected			Moderate	Retain			$14,504.33	Canopy is sparse and has been raised to approximately 20ft. Small decay spot at the base on the east side.
500	29.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$20,720.05	Trees no. 500-508 are all located in stand along the fencelineat the back of the shop, approximately 1ft. from the cart path. This tree has a small codominant top that can be corrected with pruning.
501	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$16,095.09	Trees no. 500-508 are all located in stand along the fencelineat the back of the shop, approximately 1ft. from the cart path.
502	24.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$13,714.16	Trees no. 500-508 are all located in stand along the fencelineat the back of the shop, approximately 1ft. from the cart path.
503	22.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$11,523.70	Trees no. 500-508 are all located in stand along the fencelineat the back of the shop, approximately 1ft. from the cart path.
504	21.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$10,499.90	Trees no. 500-508 are all located in stand along the fencelineat the back of the shop, approximately 1ft. from the cart path.
505	13.40	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent		Protected			Moderate	Retain			$4,275.20	Trees no. 500-508 are all located in stand along the fencelineat the back of the shop, approximately 1ft. from the cart path.
506	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$13,714.16	Trees no. 500-508 are all located in stand along the fencelineat the back of the shop, approximately 1ft. from the cart path.
507	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$24,380.73	Trees no. 500-508 are all located in stand along the fencelineat the back of the shop, approximately 1ft. from the cart path.
508	33.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	90/90/90	90%-Excellent		Protected			Low	Retain			$25,928.34	Trees no. 500-508 are all located in stand along the fencelineat the back of the shop, approximately 1ft. from the cart path.
509	5.00	4 & 3	12.00	*Olea europaea*	olive	15/10	50/60/40	40%-Poor		Protected			Moderate	Retain			$930.09	Trees no. 509-513 are all young olive trees. Tree no. 509 has a thin, wispy canopy.
510	6.50	na	na	*Olea europaea*	olive	15/10	40/60/40	40%-Poor		Protected			Moderate	Retain			$785.92	Trees no. 509-513 are all young olive trees. Tree no. 510 grows on a lean to the West and has a very sparse canopy.
511	8.00	5.50	13.50	*Olea europaea*	olive	20/15	10/60/40	10%-Very Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$438.30	Trees no. 509-513 are all young olive trees. Tree no. 511 is 95% dead. Recommend removal
512	7.70	na	na	*Olea europaea*	olive	20/10	50/60/40	40%-Poor		Protected			Moderate	Retain			$1,102.90	Trees no. 509-513 are all young olive trees. Tree no. 512 is a single trunk tree that leans to the West.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
513	24.00	na	na	*Quercus agrifolia*	coast live oak	35/35	85/80/80	80%-Good		Protected			Low	Retain			$23,810.21	Trees no. 509-513 are all young olive trees. Tree no. 513 appears to be a healthy looking tree growing together with two other oaks in a small grove. This particular tree is codominant with good union at 8ft.
514	23.00	na	na	*Quercus agrifolia*	coast live oak	35/20	65/50/50	50%-Fair		Protected			Low	Retain			$13,667.10	Tree no. 514 is codominant at 5ft. with included bark. This is the center tree within a group of three trees. There are hollows and decay at the base on the north side and black staining on the bark. Overall, the canopy appears healthy. The form is fair but structure may be compromised by unseen, interior decay.
515	26.00	na	na	*Quercus agrifolia*	coast live oak	40/35	45/80/65	45%-Fair			Large Protected		Low	Retain			$15,718.46	Tree no. 515 does not appear as healthy as 513 and 514. The foliage is much thinner and there is a small decay patch at the base on the west side. The structure is codominant at 7ft and then again between 8-9ft.-good unions.
516	48.00	na	na	*Eucalyptus camaldulensis*	red gum	65/40	85/80/80	80%-Good			Large Protected		Low	Retain			$85,716.76	Large tree with a codominant union at 7ft. Overall condition is typical of healthy species.
517	48.00	na	na	*Eucalyptus camaldulensis*	red gum	65/40	85/70/80	70%-Good			Large Protected		Low	Retain			$75,002.17	Large tree with included bark between codominant union at 10ft. The tree has been heavily reduced over the fairways.
518	50.00	na	na	*Eucalyptus camaldulensis*	red gum	65/50	50/80/95	50%-Fair			Large Protected		Moderate	Retain			$58,130.40	Large sprawling canopy tree, foliage appears thin. It consists of twin trunks at approximately 18ft. Recommend removal of small branch growing out of that union, to avoid long-term problem.
519	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	25/15	90/90/90	90%-Excellent		Protected			Moderate	Retain			$2,386.50	Young healthy tree with good structure and form.
520	26.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	80/90/90	80%-Good		Protected			Moderate	Retain			$16,095.09	Notable irrigation impact damage to the trunk.
521	26.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	80/90/90	80%-Good		Protected			Moderate	Retain			$17,883.43	Multiple leaders forming at the very tip of the tree-could be corrected with pruning.
522	25.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	80/90/90	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$16,534.24	Healthy tree with good structure and form-typical for species.
523	27.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	80/90/90	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$17,356.98	Healthy tree with good structure and form-typical for species.
524	7.50	6.00	na	*Olea europaea*	olive	15/10	80/70/70	70%-Good		Protected			Moderate	Retain			$1,831.11	Twin trunk tree from ground level-union is fair. Overall good health, vigor and form.
525	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/60/90	60%-Good	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$27,162.45	Trees no. 525-528 all appear to be healthy and vigorous. Typical for species-growing in small grove. Located near creak/pond. This tree has a codominant leaders at 25ft. and again at 50ft.
526	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/90/90	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$32,493.09	Trees no. 525-528 all appear to be healthy and vigorous. Typical for species-growing in small grove. Located near creak/pond.
527	36.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	85/80/90	80%-Good	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$34,285.40	Trees no. 525-528 all appear to be healthy and vigorous. Typical for species-growing in small grove. Located near creak/pond.
528	39.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/90/90	85%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$42,752.59	Trees no. 525-528 all appear to be healthy and vigorous. Typical for species-growing in small grove. Located near creak/pond. Small hanger in canopy at time of inspection.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
529	29.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	50/90/90	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$12,514.77	Good structure and form, canopy appears sparse.
530	27.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	50/90/80	50%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$10,848.12	Trunk slightly bent, brown flagging of foliage in the canopy.
531	34.00	na	na	*Eucalyptus camaldulensis*	red gum	50/35	60/60/60	60%-Fair	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$34,047.36	Canopy appears sparse, decay at base from a trunk wound on the southwest side, bark damaged due to golf ball impact and a secondary 12in. round trunk wound with decay on the main trunk at approximately 9–10 feet . Tree has been pruned for clearance due to its location, in front of the tee.
532	25.50	22 & 22	66.50	*Eucalyptus camaldulensis*	red gum	60/30	60/30/60	30%-Poor			Large Protected		Moderate	Retain			$23,830.94	Three main leaders between 2-5ft., fourth stem removed on the west side. Tree has been heavily pruned due to location, in front of the tee. Large amount of epicormic regrowth. Center of unions have hollows that have filled with water, soil and debris.
533	29.00	na	na	*Eucalyptus camaldulensis*	red gum	50/30	60/40/45	40%-Poor		Protected			Moderate	Retain			$13,905.82	Tree has lost top on the north side. The majority of the canopy is growing to the east. Large sized deadwood within the canopy and trunk appears slightly buried. Several large branch failures throughout the canopy were noted.
534	58.00	na	na	*Eucalyptus camaldulensis*	red gum	65/50	60/60/70	60%-Fair			Large Protected		Moderate	Retain			$83,434.95	Large single trunk tree from ground to 5.5ft. Canopy has been raised to provide clearance, leaving multiple large wounds on the main trunk. Evidence of golf ball damage. Some deadwood throughout and two stems have been removed at the base on the north and east side-Tree is most likely hollow at base.
535	69.00	na	na	*Eucalyptus camaldulensis*	red gum	65/60	45/20/40	20%-Very Poor	Photo		Large Protected		High	HR	1	(10x) 24-in. or (5x) 36-in.	$39,361.26	Large sprawling tree with multiple main leaders and included bark between the unions. Several torn branches at 4ft. and old wounds in the main stem between 7-10ft. on the east side- leaving multiple decay spots around base-likely indication of hollow center. Canopy has been heavily raised due to location. Considered hazardous-recommend removal.
536	40.00	na	na	*Eucalyptus camaldulensis*	red gum	65/30	70/40/70	40%-Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$23,148.82	Branch failures at 6ft. on the north side leaving large wound with plants growing out of the hollow. The upper canopy health and form appear good.
537	40.00	na	na	*Eucalyptus camaldulensis*	red gum	65/40	70/30/40	30%-Poor	Photo	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$17,361.61	Large tree with multiple trunks and included bark. Evidence of large trunks either failed or removed on both southeast and north side of tree. Canopy has been heavily raised due to location beside the Tee. Consider removal due to structure and location.
538	50.00	na	na	*Eucalyptus camaldulensis*	red gum	65/40	40/06/30	06%-Very Poor	Photo		Large Protected		Moderate	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$6,975.65	Large tree with a crack opening up between two main stems, at the point of inclusion. Significant amount of decay from large scaffold limb loss throughout the main canopy. Large decay pocket in central leader within canopy.
539	83.00	na	na	*Eucalyptus camaldulensis*	red gum	95/60	70/60/70	60%-Fair	Photo		Large Protected		High	HR	1	(10x) 24-in. or (5x) 36-in.	$192,220.95	Large multi trunk, sprawling tree with a significant amount of decay all around the base - likely caused by mechanical damage. Several large scaffold limbs have failed or been renmoved on the West side. Plants growing between leaders where debris has built up. Consider removal due to structure and location.
540	65.00	na	na	*Eucalyptus camaldulensis*	red gum	95/50	80/80/80	80%-Good			Large Protected		High	Retain			$157,184.60	Single trunk tree from ground to 20ft. Very upright form with included unions. Golf ball damage to bark on trunk. Several large, lower scaffold limbs have been removed to provide clearance. Noted hollow on north side at base.
541	40.50	na	na	*Eucalyptus camaldulensis*	red gum	55/30	60/20/30	20%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$13,560.66	Top of north side of canopy has snapped out at approximately 40ft -compromising structure and form. Form is tall and narrow. Significant amount of epicormic growth.
542	26.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$20,118.86	Young tree-typical for species, good condition
543	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$18,601.02	Young tree-typical for species, good condition
544	48.50	na	na	*Eucalyptus camaldulensis*	red gum	70/60	70/30/60	30%-Poor			Large Protected		Moderate	Retain			$32,816.94	Large, old tree with significant size scaffold limbs that have failed or been removed throughout. Structure is poor but form is good. Significant amount of epicormic growth around points of failure on east side.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
545	39.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	45/10/20	10%-Very Poor	Photo	Protected			Moderate	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$7,073.31	Top of tree has failed causing asymmetrical form and associated decay. Significant sized dead wood throughout remainder of canopy.
546	43.00	na	na	*Eucalyptus camaldulensis*	red gum	60/45	80/80/80	80%-Good		Protected			Moderate	Retain			$68,789.19	Large tree with well developed structure and form. Possible stress crack noted on the lower portion of the main trunk, west side, below where the scaffold branch starts.
547	32.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	40/20/40	20%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$9,524.08	Large, multi trunk tree, with poor structure. Several large limb failures and large size deadwood throughout. Soil buildup on the east side of the root zone.
548	34.00	na	na	*Eucalyptus camaldulensis*	red gum	55/40	50/50/65	50%-Fair	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$26,879.50	Secondary trunk removed from base, multiple failures and tip dieback throughout canopy. Large area of soil buildup on the east side of root zone.
549	29.00	na	na	*Eucalyptus camaldulensis*	red gum	70/30	30/10/30	10%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$3,911.01	Twin trunk tree with included bark and associated decay. Leader on the west side of canopy has multiple failures leaving behind a tall skinny trunk. Large area of soil buildup on the east side of root zone.
550	26.00	na	na	*Eucalyptus camaldulensis*	red gum	50/50	30/30/30	30%-Poor	Photo	Protected			High	Remove	1, 4, 10	(6x)24-in. or (3x)36-in.	$9,431.08	Codominant at 10ft.. Trunk failure on north side, large limb removed at 4.5ft.-leaving a 3ft. long decay patch. Tree has been pruned for clearance on the west side, over the fairway. Large area of soil buildup on the east side of root zone.
551	36.00	na	na	*Eucalyptus camaldulensis*	red gum	65/35	80/70/70	70%-Good	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$42,188.72	Large, tree with multiple trunks starting at approximately 5ft.–8ft.-unions appear good. Some large stems have been removed from the upper canopy. Overall form and structure are good.
552	39.00	na	na	*Eucalyptus camaldulensis*	red gum	65/45	20/20/45	20%-Very Poor	Photo	Protected			Moderate	HR	1	(6x)24-in. or (3x)36-in.	$14,146.61	Large, old tree with codominant structure at approx. 12ft-union appears fair. There is a large amount of wounding and associated decay in the main trunk, from ground level to 10ft. Wounds are noted all the way around the circumference of the trunk. It appears to be some type of canker. There are also large branch failures throughout the upper canopy. Recommend removal.
553	43.00	na	na	*Eucalyptus camaldulensis*	red gum	70/65	70/70/70	70%-Good		Protected			Moderate	Retain			$60,190.54	Large tree with codominant structure starting at approximately 20ft.=union appears to be good. Very heavy end weight throughout the canopy, tree would benefit from structure pruning.
554	28.00	na	na	*Eucalyptus camaldulensis*	red gum	50/35	20/20/50	20%-Very Poor		Protected			Moderate	Retain			$7,291.88	Small stature tree due to large failures on lower main trunk where main scaffold limbs originate -north side.
555	39.00	na	na	*Eucalyptus camaldulensis*	red gum	55/40	80/80/80	80%-Good		Protected			Moderate	Retain			$56,586.46	Large single trunk tree with large scaffold limbs that have been removed or failed on north side. Overall tree appears to be in good condition.
556	15.00	12.00	27.00	*Rhus lancea*	African sumac	20/25	70/40/50	40%-Poor		Protected			High	Retain			$12,938.39	Tree no. 556–558 all grow together in a group of three. Individually they have poor structure and benefits from being in a group. There have been multiple large limbs removed, and the canopies exists primarily of epicormic growth.
557	13.00	10.5 & 9.5	33.00	*Rhus lancea*	African sumac	20/25	70/40/50	40%-Poor		Protected			High	Retain			$11,660.33	Tree no. 556–558 all grow together in a group of three. Individually they have poor structure and benefits from being in a group. There have been multiple large limbs removed, and the canopies exists primarily of epicormic growth.
558	12.50	9.50	22.00	*Rhus lancea*	African sumac	20/25	70/40/50	40%-Poor		Protected			Moderate	Retain			$8,643.13	Tree no. 556–558 all grow together in a group of three. Individually they have poor structure and benefits from being in a group. There have been multiple large limbs removed, and the canopies exists primarily of epicormic growth.
559	19.00	na	na	*Pinus canariensis*	Canary Island pine	60/25	40/20/30	20%-Very Poor	Photo	Protected			High	Remove	1, 4, 10	(3x)24-in.	$3,357.61	Tall slender form with a trunk wound, possibly a canker or branch/stem failure, at approximately 25ft. on the east side and approximately 30ft. on the west side. Tree is a good candidate for failure-grows with heavy lean. Branches and majority of weight are in the top half of the tree.
560	37.00	na	na	*Sequoia sempervirens*	coast redwood	70/25	80/80/80	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$36,216.60	Single trunk tree from ground level with a codominant top starting at approximately 60ft. Form is very narrow.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
561	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	70/90/90	70%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$18,147.98	Slightly sparse canopy otherwise appears healthy with structure and form typical for species.
562	41.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	80/80/80	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$44,470.49	Relatively young tree with a slightly sparse canopy and codominant leader with included bark at approximately 4ft. This secondary leader should be removed.
563	40.00	na	na	*Quercus douglasii*	blue oak	55/60	50/50/50	50%-Fair		Protected			High	Retain			$63,114.12	Large, old sprawling tree with majority of the weight in scaffold limbs to the Southeast. Large branch failures have occurred in the upper canopy to the West. The large remaining limb to the West has significant amount of decay and will most likely fail. The lower scaffold limbs have been removed at approximately 5–6ft. and now have decay setting in. Overall, this tree has a high probability of falling apart with time. Consider removal due to location and current overall condition.
564	41.00	na	na	*Sequoia sempervirens*	coast redwood	65/20	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$40,023.44	Large single trunk tree, good condition- typical for species.
565	35.00	na	na	*Pinus canariensis*	Canary Island pine	60/20	80/60/75	60%-Fair	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$34,180.67	Codominant structure starting at 10ft and again at approx. 30ft. Both unions appear to have included bark. Recommend pruning to remove or reduce both codominant stems. Overall, tree appears to be a healthy, good specimen.
566	35.70	na	na	*Sequoia sempervirens*	coast redwood	50/20	70/50/80	50%-Fair		Protected			Moderate	Retain			$21,072.72	Canopy appears stressed and thin. Multiple leaders starting at approx. 45ft. with included bark betweeen unions. Structure and form are compromised- resembles a large pitchfork.
567	35.70	na	na	*Sequoia sempervirens*	coast redwood	65/20	70/90/90	70%-Good		Protected			Moderate	Retain			$26,551.63	Slightly sparse canopy, structure and form are good.
568	56.00	na	na	*Sequoia sempervirens*	coast redwood	70/35	70/95/90	70%-Good			Large Protected		Low	Retain			$72,591.93	Slightly sparse canopy, structure and form are good. Small codominant top could be corrected with pruning.
569	35.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	70/95/90	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$29,172.19	Slightly sparse canopy, structure and form are good.
570	31.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$25,740.84	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
571	20.00	na	na	*Sequoia sempervirens*	coast redwood	40/30	90/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$11,904.65	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
572	14.50	na	na	*Sequoia sempervirens*	coast redwood	30/25	90/90/90	90%-Excellent		Protected			Moderate	Retain			$6,257.38	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
573	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/25	90/90/90	90%-Excellent		Protected			High	Retain			$7,741.00	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
574	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$20,118.86	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
575	24.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent		Protected			High	Retain			$16,077.98	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species. Tree no. 575 has a small codominant top that can be corrected with pruning.
576	32.50	na	na	*Sequoia sempervirens*	coast redwood	55/30	70/90/90	70%-Good		Protected			Moderate	Retain			$22,005.01	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
577	23.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$15,743.90	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species.
578	27.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$19,526.61	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species.
579	19.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$10,743.95	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species.
580	21.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$11,812.39	Trees no. 580–582 grow together in a smaller group. These are young, healthy trees that appear to be in good condition, typical species.
581	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent		Protected			Moderate	Retain			$8,601.11	Trees no. 580–582 grow together in a smaller group. These are young, healthy trees that appear to be in good condition, typical species.
582	17.00	na	na	*Sequoia sempervirens*	coast redwood	30/15	90/90/90	90%-Excellent		Protected			Moderate	Retain			$8,601.11	Trees no. 580–582 grow together in a smaller group. These are young, healthy trees that appear to be in good condition, typical species.
583	27.00	na	na	*Sequoia sempervirens*	coast redwood	45/25	90/80/90	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$19,285.54	Trees no. 583-594 all grow together in a grove. Tree no. 583 has a codominant top with an included union at approximately 20ft., that can be corrected with pruning.
584	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good		Protected			Moderate	Retain			$27,089.70	Trees no. 583-594 all grow together in a grove. Tree no. 584 has multiple tops forming, this can be corrected with pruning.
585	20.00	na	na	*Pinus canariensis*	Canary Island pine	45/20	95/90/80	80%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$14,881.38	Trees no. 583-594 all grow together in a grove. Tree no. 585 is a young healthy tree, good condition typical for species. A majority of the growth in the canopy to the South, due to competition with adjacent redwood tree.
586	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/90/90	90%-Excellent		Protected			Moderate	Retain			$20,999.81	Trees no. 583-594 all grow together in a grove. Tree no. 586 and 587 are both young, healthy trees typical for species.
587	35.00	na	na	*Sequoia sempervirens*	coast redwood	55/25	90/90/90	80%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$29,166.40	Trees no. 583-594 all grow together in a grove. Tree no. 586 and 587 are both young, healthy trees typical for species.
588	28.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good		Protected			Moderate	Retain			$19,339.11	Trees no. 583-594 all grow together in a grove. Tree no. 588, 589 and 590 all have small codominant tops that can be corrected with pruning.
589	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good		Protected			Moderate	Retain			$26,249.76	Trees no. 583-594 all grow together in a grove. Tree no. 588, 589 and 590 all have small codominant tops that can be corrected with pruning.
590	33.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/80/90	80%-Good		Protected			Moderate	Retain			$28,809.26	Trees no. 583-594 all grow together in a grove. Tree no. 588, 589 and 590 all have small codominant tops that can be corrected with pruning.
591	26.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/90/90	80%-Good	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$16,720.09	Trees no. 583-594 all grow together in a grove. Tree no 591 is a young healthy tree- typical species.
592	36.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good		Protected			High	Retain			$34,285.40	Trees no. 583-594 all grow together in a grove. Tree no. 592 and 593 have small codominant tops that can be corrected with pruning.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
593	34.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good		Protected			Moderate	Retain			$28,339.03	Trees no. 583-594 all grow together in a grove. Tree no. 592 and 593 have small codominant tops that can be corrected with pruning.
594	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/25	90/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$15,428.43	Trees no. 583-594 all grow together in a grove. Tree no. 594 is a young, healthy tree -typical for species.
595	37.00	na	na	*Pinus canariensis*	Canary Island pine	50/25	85/60/85	60%-Fair		Protected			High	Retain			$38,198.65	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species. Tree no. 595 has lost its top at approximately 50ft.
596	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent		Protected			High	Retain			$15,428.43	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
597	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/25	90/90/90	90%-Excellent		Protected			High	Retain			$15,428.43	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
598	35.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent		Protected			High	Retain			$33,756.39	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
599	24.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	95/90/90	90%-Excellent		Protected			High	Retain			$16,077.98	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
600	25.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	95/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$16,740.92	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
601	23.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$14,169.51	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
602	23.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$14,169.51	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
603	23.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	95/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$14,792.28	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
604	25.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	95/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$16,740.92	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
605	26.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$18,810.10	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
606	50.00	na	na	*Sequoia sempervirens*	coast redwood	65/25	95/90/95	90%-Excellent	Photo		Large Protected		High	Remove	4, 10	(3x)24-in.	$66,963.68	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species. Tree no. 606 has a small codominant top that could be easily corrected with pruning. This tree stands out of the grove, alone.
607	25.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	95/90/90	90%-Excellent	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$18,601.02	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
608	22.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent		Protected			Moderate	Retain			$14,404.63	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
609	19.00	na	na	*Sequoia sempervirens*	coast redwood	45/25	95/90/90	90%-Excellent		Protected			Moderate	Retain			$9,669.55	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
610	21.00	na	na	*Sequoia sempervirens*	coast redwood	48/20	95/90/90	90%-Excellent	Photo	Protected			Moderate	Remove	4, 10	(3x)24-in.	$13,124.88	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
611	21.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	95/90/90	90%-Excellent		Protected			Moderate	Retain			$11,812.39	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
612	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good		Protected			Moderate	Retain			$16,095.09	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species. Tree no. 612 has a small codominant top that could be easily corrected with pruning.
613	14.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent		Protected			Moderate	Retain			$5,833.28	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
614	20.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$11,256.59	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
615	23.00	na	na	*Sequoia sempervirens*	coast redwood	48/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$15,743.90	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
616	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/90/90	90%-Excellent		Protected			Moderate	Retain			$27,428.32	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
617	26.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent		Protected			Moderate	Retain			$18,810.10	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
618	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$20,999.81	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
619	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/90/90	90%-Excellent		Protected			Moderate	Retain			$36,669.31	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
620	25.00	13.00	38.00	*Fraxinus velutina*	Modesto ash	25/20	20/10/30	10%-Very Poor	Photo	Protected			Low	HR	1	(3x)24-in.	$2,625.64	Tree is 75% dead and exist only as sucker growth. The entire trunk is decayed on the southwest side. Recommend removal.
621	12.00	11 & 6	29.00	*Olea europaea*	olive	30/30	80/60/60	60%-Fair		Protected			Moderate	Retain			$8,398.68	Tree no. 621–623 are growing together in a group. These are all older, large specimens with bulbous bases. There is some decay where branches have been removed. They are largely asymmetrical due to competition with each other. Overall, their condition is typical for the species. Tree no. 621 has mechanical damage to the lateral limb on the west side and large torn out branch on the east side.
622	10.00	8.50	18.50	*Olea europaea*	olive	30/30	80/70/70	70%-Good		Protected			Moderate	Retain			$6,230.29	Tree no. 621–623 are growing together in a group. These are all older, large specimens with bulbous bases. There is some decay where branches have been removed. They are largely asymmetrical due to competition with each other. Overall, their condition is typical for the species.
623	11.00	na	na	*Olea europaea*	olive	30/30	80/70/60	60%-Fair		Protected			Moderate	Retain			$3,751.35	Tree no. 621–623 are growing together in a group. These are all older, large specimens with bulbous bases. There is some decay where branches have been removed. They are largely asymmetrical due to competition with each other. Overall, their condition is typical for the species.
624	10.00	na	na	*Quercus agrifolia*	coast live oak	30/10	80/40/20	20%-Very Poor	Photo	Protected			Low	HR	1	(2x)24-in.	$826.74	Canopy grows on a heavy lean to the South, struggling for light, decay noted all around the base. Whole tree failure is highly probable. Recommend removal

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
625	16.50	na	na	*Quercus agrifolia*	coast live oak	35/35	80/50/70	50%-Fair		Protected			Low	Retain			$5,627.02	Large tree, growing close to fenceline, . large codominant unions, could benefit from structure pruning. There is a high amount of sap sucker damage to the bark in the upper canopy.
626	11.50	na	na	*Quercus agrifolia*	coast live oak	35/10	70/20/20	20%-Very Poor		Protected			Low	Retain			$1,093.37	High amount of decay throughout the base. Tree is searching for light, due to competition with other trees- has poor form and structure. Recommend removal
627	23.00	na	na	*Pinus canariensis*	Canary Island pine	45/30	80/70/70	70%-Good		Protected			High	Retain			$17,220.55	Good tree overall, could benefit from structure pruning.
628	28.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/50/85	50%-Fair		Protected			Moderate	Retain			$13,429.94	Codominant union with included bark at approximately 35ft. Overall good health and form-tree could benefit from structure pruning.
629	17.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	80/85/80	80%-Good		Protected			Moderate	Retain			$7,645.43	Young tree good condition, typical species. Form is slightly asymmetrical due to the competition with adjacent trees.
630	21.00	na	na	*Pinus canariensis*	Canary Island pine	50/25	40/20/45	20%-Very Poor		Protected			High	Retain			$4,101.68	Codominant from approximately 35ft. Foliage appears sparse, low in vigor, being out competed for canopy space.
631	17.50	na	na	*Sequoia sempervirens*	coast redwood	35/15	70/85/70	70%-Good		Protected			High	Retain			$7,089.06	Young, tree with very asymmetrical form, previously overcrowded by a large ash tree. The ash tree has recently been remove.
632	45.00	na	na	*Sequoia sempervirens*	coast redwood	55/40	65/80/80	65%-Good		Protected			High	Retain			$43,526.39	Large mature redwood that has lost several branches leavine a more open canopy.
633	28.00	na	na	*Fraxinus excelsior*	European ash	25/25	10/45/60	10%-Very Poor	Photo	Protected			High	HR	1	(3x)24-in.	$5,497.94	Tree appears to be dying- 90% dead, in severe decline. Cavity in the center of the unions where grass is starting to grow. Recommend removal.
634	39.00	na	na	*Sequoia sempervirens*	coast redwood	55/25	90/90/90	90%-Excellent		Protected			High	Retain			$45,267.44	Tree no. 634 and 635 both appear to be good, healthy specimens.
635	37.50	na	na	*Sequoia sempervirens*	coast redwood	55/25	90/90/90	90%-Excellent		Protected			Moderate	Retain			$41,852.30	Tree no. 634 and 635 both appear to be good healthy looking trees.
636	20.50	na	na	*Quercus agrifolia*	coast live oak	35/35	40/10/70	10%-Very Poor		Protected			Moderate	Retain			$2,171.49	Cdominant structure, with included bark, starting at 10 feet.-poor union. Foliage appears to be stunted (lower foliage impacted by irrigation overspray). Tree is a poor specimen-consider longterm removal.
637	22.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	85/30/90	30%-Poor		Protected			Moderate	Retain			$5,022.28	Tree has very poor structure. Codominant and included with very poor union at approximately 20ft. Otherwise the tree appears healthy and vigorous.
638	41.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/80/90	80%-Good		Protected			Moderate	Retain			$44,470.49	Small codominant leader at approximately 50ft., could be corrected with pruning. Otherwise, tree appears to be in good condition.
639	27.50	na	na	*Fraxinus excelsior*	European ash	30/30	20/20/30	20%-Very Poor		Protected			Moderate	Retain			$10,606.68	Large Ash tree with significant failures and trunk decay from ground to 6ft. Fungal fruiting bodiespresent on trunk where decay has set in on South side. Large amount of deadwood throughout canopy. Canopy consists primarily of sucker growth.
640	18.00	na	na	*Fraxinus excelsior*	European ash	25/25	20/20/30	20%-Very Poor		Protected			Moderate	Retain			$4,544.22	Tree appeas to be dying, significant amount of decay throughout and a hollow at the base. Large amount of sucker growth.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
641	26.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/90/90	90%-Excellent		Protected			Moderate	Retain			$20,118.86	Single trunk tree, growing on its own, between ash trees. Appears to be good condition.
642	25.00	na	na	*Fraxinus excelsior*	European ash	30/30	30/50/60	30%-Poor	Photo	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$13,148.77	Tree is 50% dead, has decay at the base and a significant amount of decay present throughout the upper canopy. Appears to be in the process of dying. Consider removal.
643	18.00	na	na	*Fraxinus excelsior*	European ash	25/20	10/60/25	10%-Very Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$2,272.11	Tree is 95% dead. Decay and deadwood throughout, fungal fruiting bodies/conk visible at the base on the north side. Recommend removal.
644	12.00	na	na	*Araucaria heterophylla*	Norfolk Island pine	30/10	80/10/10	10%-Very Poor	Photo	Protected			Moderate	HR	1	(2x)24-in.	$669.66	Very asymmetrical form, grows on a lean due to competion from former adjacent trees. It has formed an "S" shape trunk with a codominant leader at approximately 15ft. Also appears to have a girdling root, visible on the soil surface. All ash trees in this area appear to be dying. Majority of decay is on the South sides of trunk where it has been exposed to sun, irrigation impact, and golf ball damage. Recommend removal.
645	24.00	na	na	*Fraxinus excelsior*	European ash	20/10	10/10/10	10%-Very Poor	Photo	Protected			Moderate	HR	1	(2x)24-in.	$4,039.30	Tree no. 645-647 are 90% dead. Large amount of decay present on the southside of the trunks. The canopies mostly exist as sucker sprouts. Recommend removal.
646	19.50	na	na	*Fraxinus excelsior*	European ash	20/15	10/20/25	10%-Very Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$2,666.57	Tree no. 645-647 are 90% dead. Large amount of decay present on the southside of the trunks. The canopies mostly exist as sucker sprouts. Recommend removal.
647	20.00	na	na	*Fraxinus excelsior*	European ash	20/15	10/20/15	10%-Very Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$2,805.07	Tree no. 645-647 are 90% dead. Large amount of decay present on the southside of the trunks. The canopies mostly exist as sucker sprouts. Recommend removal.
648	26.00	na	na	*Fraxinus excelsior*	European ash	25/25	50/50/50	50%-Fair	Photo	Protected			Moderate	HR	1	(3x)24-in.	$23,702.86	Form is asymetrical and three of seven main leaders are dead. Recommend removal.
649	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/90/80	80%-Good		Protected			Low	Retain			$15,237.96	Overall condition is good -typical species.
650	23.50	na	na	*Fraxinus excelsior*	European ash	25/30	10/20/20	10%-Very Poor	Photo	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$3,872.75	Tree is 50% dead recommend removal.
651	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent		Protected			Low	Retain			$29,530.98	Tree is healthy, good structure and form-typical for species.
652	24.00	na	na	*Fraxinus excelsior*	European ash	35/35	20/20/20	20%-Very Poor	Photo	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$8,078.61	Appears to have suffered major structural damage with 50% of the canopy gone due to large failures. Majority of the canopy is to the north side of the tree, large size deadwood present, form is very asymmetrical. Recommend removal.
653	21.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/80	80%-Good		Protected			Low	Retain			$11,666.56	Tree has grown with heavy competition of surrounding ash trees. Tree is young and will most likely prevail.
654	21.50	na	na	*Fraxinus excelsior*	European ash	35/25	30/30/20	20%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$6,483.22	Form is very asymmetrical, majority of the canopy is to the north. Southern portion of the tree has failed/been removed. Decay and hollows present, appears to be unhealthy.
655	30.00	na	na	*Quercus ilex*	holly oak	35/40	90/50/65	50%-Fair			Large Protected		Moderate	Retain			$39,446.32	Tree has been pruned for fairway clearance. Large amount of mechanical damage on the trunk, from ground level to approximately 10ft. with subsequent decay primarily on the South and West sides.
656	32.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	90/90/90	90%-Excellent		Protected			Low	Retain			$30,475.91	Good health, structure and form-typical for species.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

Updated 07/01/2025

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
657	23.00	na	na	*Fraxinus excelsior*	European ash	25/20	06/10/10	06%-Very Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$2,225.82	Tree no. 657-661 are all dying-recommend removal. Tree no. 657 is 95% dead.
658	25.00	na	na	*Fraxinus excelsior*	European ash	35/25	20/20/40	20%-Very Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$8,765.85	Tree no. 657-661 are all dying recommend removal. Tree no. 658 is 50% dead.
659	15.00	na	na	*Fraxinus excelsior*	European ash	18/10	06/06/06	06%-Very Poor	Photo	Protected			Moderate	HR	1	(2x)24-in.	$946.71	Tree no. 657-661 are all dying recommend removal. Tree no. 659 is 98% dead and exists as a stump with suckers.
660	23.00	na	na	*Fraxinus excelsior*	European ash	25/25	10/10/10	10%-Very Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$3,709.71	Tree no. 657-661 are all dying recommend removal. Tree no. 660 is 90% dead.
661	17.50	na	na	*Fraxinus excelsior*	European ash	30/20	10/06/06	06%-Very Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$1,288.58	Tree no. 657-661 are all dying recommend removal. Tree no. 661 is 50% dead.
662	19.00	na	na	*Fraxinus excelsior*	European ash	25/20	40/40/40	40%-Poor	Photo	Protected			Moderate	HR	1	(3x)24-in.	$10,126.31	Tree no. 662 has extensive trunk decay and large size deadwood throughout the canopy. The tree grows predominantly to the north.
663	29.00	na	na	*Fraxinus excelsior*	European ash	35/30	40/20/20	20%-Very Poor	Photo	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$11,795.33	Tree no. 663 has a significant amount of decay on the south side of the trunk, same as all other Ash trees in this immediate area. Large scaffold limbs have been removed to provide clearance, leaving significant wounding. Decay and a hollow at the base.
664	15.00	13, 10.5 & 10.5	49.00	*Fraxinus velutina*	Modesto ash	35/50	70/10/20	10%-Very Poor			Large Protected		Low	Retain			$2,032.06	Tree no. 664 is a multi trunk tree from ground level (appears to be a stump sprout). Structure is very poor, heavy lean to the West.
665	12.50	na	na	*Ligustrum lucidum*	Glossy privet	25/20	85/85/85	85%-Excellent				Exempt	Low	Retain			$5,490.09	Healthy, typical for species, likely a volunteer, growing at fenceline.Tree is under the size requirement for removal permit.
666	27.00	na	na	*Fraxinus excelsior*	European ash	25/30	30/30/30	30%-Poor	Photo	Protected			High	HR	1	(4X) 24-in. or (2x) 36-in.	$15,336.73	Large amount of damage on the southside of trunk, significant amount of large sized deadwood in the upper canopy.
667	35.00	na	na	*Fraxinus velutina*	Modesto ash	35/30	50/10/20	10%-Very Poor	Photo	Protected			Low	HR	1	(4X) 24-in. or (2x) 36-in.	$4,050.89	Numerous branch failures and large stem removals with subsequent hollows forming. Palm tree growing out of the center of the tree, indicative of soil and moisture buildup. Structure is very poor. Whole tree failure imminent- Recommend Removal.
668	19.00	16.00	35.00	*Magnolia grandiflora*	southern magnolia	25/20	70/50/70	50%-Fair		Protected			Low	Retain			$15,940.65	Codominant with included bark from ground level, up to 3ft.
669	14.00	na	na	*Washingtonia robusta*	Mexican fan palm	15/10	75/100/100	75%-Good				Exempt	Low	Retain			$1,012.50	Typical for species, growing next to fence, appears to be a volunteer. Consider removal.
670	4.50	na	na	*Quercus agrifolia*	coast live oak	15/10	70/80/70	70%-Good		Protected			Low	Retain			$659.20	Young tree appears to be a volunteer. Health is typical for species. Codominant union at 5ft., could benefit from structure pruning.
671	18.00	na	na	*Quercus agrifolia*	coast live oak	35/30	70/50/50	50%-Fair		Protected			Low	Retain			$8,370.78	codominant with included bark at approximately 5ft. Canopy grows predominantly Northeast due to the competition with surrounding trees.
672	17.50	na	na	*Pinus halepensis*	Aleppo pine	40/25	06/80/60	06%-Very Poor	Photo	Protected			Low	Remove	1, 3, 4, 10	(3x)24-in.	$759.57	Tree is 85% dead. Severe discoloration in foliage and covered in pine galls. Recommend removal.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

Updated 07/01/2025

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
673	9.00	na	na	*Fraxinus uhdei*	Shamel ash	35/20	80/06/60	06%-Very Poor	Photo	Protected			Low	Remove	1, 3, 4, 10	(3x)24-in.	$140.62	Volunteer specimen. Tree is young and growing amongst a privet hedge. Structure is codominant with included bark at approximately 15ft. Failure is likely to happen-consider removal.
674	18.00	na	na	*Quercus agrifolia*	coast live oak	35/20	70/60/60	60%-Fair		Protected			Low	Retain			$9,040.44	Codominant at approximately 30ft. Grows predominantly to the Northeast, searching for light out from amongst the privet hedge.
675	10.00	na	na	*Olea europaea*	olive	15-Dec	40/40/20	20%-Very Poor		Protected			Low	Retain			$930.09	Single trunk tree growing on a 90° angle out from under the canopy of a larger oak.
676	6.00	6.00	12.00	*Ligustrum lucidum*	Glossy privet	25/15	50/50/30	30%-Poor	Photo			Exempt	Low	Remove	3, 4, 10, E	(3x)24-in.	$892.88	The structure is codominant with included bark from ground level. The canopy grows predominantly to the South and east. Recommend removal.
677	7.00	4.00	11.00	*Fraxinus uhdei*	Shamel ash	25/15	50/20/10	10%-Very Poor	Photo	Protected			Low	Remove	1, 3, 4, 10	(3x)24-in.	$161.21	Stump sprout, codominant with included bark from ground level. Tree should be removed.
678	22.00	na	na	*Cupressus arizonica*	Arizona cypress	40/25	50/70/60	50%-Fair	Photo	Protected			Low	Remove	3, 4, 10	(3x)24-in.	$19,092.02	Large tree with sparse canopy that does not start until approximately 20ft., due to competition with ivy and privets. Understory has recently been cleaned out.
679	26.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	70/20/20	20%-Very Poor	Photo	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$4,023.77	Tree appears to have developed on a lean and then self corrected. May be actively leaning again (over the main drive). It has a codominant leader at approximately 20ft. with included bark and ivy has recently been removed from its base. Consider Hazardous-Recommend removal.
680	8.00	6.50	14.50	*Ligustrum lucidum*	Glossy privet	35/10	10/06/06	06%-Very Poor	Photo			Exempt	Low	Remove	1, 4, 10, E	(2x) 24-in.	$263.52	Twin trunk tree from ground level with included bark. It grows directly into the redwood tree above. Tree is under the size requirement for removal permit-recommend removal.
681	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/80	80%-Good	Photo	Protected			Low	Remove	4, 10	(3x)24-in.	$16,095.09	Tall, slender tree growing in part of a grove, all canopy foliage is to the north.
682	30.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/30/85	30%-Poor	Photo	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$8,035.64	Codominant structure with included bark at approximately 20ft. Although the structure is poor, the overall health and form appear to be good.
683	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/85/80	80%-Good	Photo	Protected			Low	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$13,714.16	Single trunk tree with canopy growth predominantly to the north. It is in competition with other adjacent trees.
684	22.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	60/30/30	30%-Poor	Photo	Protected			High	Remove	1, 4, 10	(3x)24-in.	$4,321.39	Fairly young tree, part of a grove. Half of the tree has been lost where it was once codominant. The remaining canopy appears good, but the structure is severely compromised. Recommend removal.
685	6.70	na	na	*Sequoia sempervirens*	coast redwood	25/10	85/90/80	80%-Good	Photo	Protected			Low	Remove	4, 10	(2x) 24-in.	$1,068.80	Young tree typical for species. Currently being swamped by larger trees, causing it to develope an asymmetrical form.
686	4.50	4 & 3	11.50	*Fraxinus uhdei*	Shamel ash	20/10	70/20/20	20%-Very Poor	Photo	Protected			Moderate	HR	1	(2x) 24-in.	$224.45	Triple trunk from ground level, volunteer that hangs over the main drive. Recommend removal due to structure and location.
687	21.50	na	na	*Cupressus arizonica*	Arizona cypress	35/10	40/40/30	30%-Poor	Photo	Protected			Low	HR	1	(2x) 24-in.	$10,940.44	Tree leans heavily to the Northwest over the main drive, upper canopy has been damaged by adjacent redwood tree failure . Three large stems removed from base on south and east side, large wounds with decay forming. Recommend removal due to location and overall condition.
688	6.50	na	na	*Quercus douglasii*	blue oak	25/15	80/40/50	40%-Poor		Protected			Low	Retain			$1,333.29	Codominant and becoming included at approximately 15ft. This tree leans to the north over the main drive due to competition with other trees. It appears to be a volunteer, recommend pruning to improve structure.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
689	12.00	na	na	*Fraxinus uhdei*	Shamel ash	45/15	5/0/0	5%-Dying	Photo	Protected			Low	HR	1	(3x)24-in.	$178.57	Tree is 95% dead, located at fencelinealong the main drive. Recommend removal.
690	10.00	na	na	*Fraxinus uhdei*	Shamel ash	45/15	80/60/60	60%-Fair	Photo	Protected			Low	HR	1	(3x)24-in.	$1,488.08	Growing at fenceline along the main drive. This is tall, slender form-appears to be a volunteer searching for light. Poor location with limited growing space. Recommend removal.
691	17.00	na	na	*Fraxinus uhdei*	Shamel ash	45/25	80/80/80	80%-Good	Photo	Protected			Low	HR	1	(3x)24-in.	$5,734.07	Volunteer growing at fence line, poor location long-term, tree will be a problem-recommend removal.
692	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/85/90	85%-Excellent		Protected			Low	Retain			$2,415.68	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
693	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/85/90	85%-Excellent		Protected			Low	Retain			$2,415.68	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
694	6.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good		Protected			Low	Retain			$2,705.75	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
695	6.80	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good		Protected			Low	Retain			$3,475.38	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
696	6.80	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good		Protected			Low	Retain			$3,475.38	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
697	6.70	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good		Protected			Low	Retain			$3,373.92	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
698	6.60	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/20/10	10%-Very Poor		Protected			Low	Retain			$409.24	Tree no. 698- lost the main leader. The structure and form is severely compromised. Longterm consider removal and replacement.
699	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/60/90	60%-Fair		Protected			Low	Retain			$2,762.12	Tree no. 699 has a large included union at approximately 5ft. In addition, there is a torn scaffold, limb from a branch that was close to the light. Recommend pruning to improve structure.
700	6.30	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good		Protected			Low	Retain			$2,983.09	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
701	5.40	na	na	*Lagerstroemia sp.*	crape myrtle	20/10	90/80/90	80%-Good		Protected			Moderate	Retain			$2,191.66	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
702	5.20	na	na	*Lagerstroemia sp.*	crape myrtle	20/10	90/80/90	80%-Good		Protected			Low	Retain			$2,032.32	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
703	5.20	na	na	*Lagerstroemia sp.*	crape myrtle	20/10	90/80/90	80%-Good		Protected			Low	Retain			$2,032.32	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
704	3.40	2.7 & 2.4	8.50	*Lagerstroemia sp.*	crape myrtle	20/10	80/30/80	30%-Poor		Protected			Low	Retain			$693.63	Tree no. 704 has large scaffold limbs that have been cut leaving "dog eared" stubs and associated decay, several sucker sprouts emerging. Structure is poor and would be difficult to improve with pruning. Longterm consider removal and replacement.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
705	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good		Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course.
706	1.00	1,1,1,1,1,1, 1 & 1	9.00	*Lagerstroemia sp.*	crape myrtle	15/10	90/10/50	10%-Very Poor		Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course. Trees no. 706-709 multi trunk specimens.
707	1.50	1.5,1.5,1.5, 1.5, 1.5, 1.5, 1.5 & 1	13.00	*Lagerstroemia sp.*	crape myrtle	20/20	90/10/50	10%-Very Poor		Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course. Trees no. 706-709 multi trunk specimens.
708	2.00	2, 1.5, 1.5, 1.5, & 1	9.50	*Lagerstroemia sp.*	crape myrtle	20/15	90/10/50	10%-Very Poor		Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course. Trees no. 706-709 multi trunk specimens.
709	2.00	2, 1.5, 1.5, 1.5, 1.5, 1, 1, & 1	13.00	*Lagerstroemia sp.*	crape myrtle	20/20	90/10/50	10%-Very Poor		Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course. Trees no. 706-709 multi trunk specimens.
710	4.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good		Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball net, dividing the parking lot from the course.
711	8.00	na	na	*Lagerstroemia sp.*	crape myrtle	25/25	90/80/90	80%-Good		Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball net, dividing the parking lot from the course.
712	6.80	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/20	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Tree no. 712-713 and 717-736 are all young Sycamore trees growing throughout the parking lot. All trees appear to be well-maintained and pruned for clearance over parking spaces and lights. Overall good condition, structure and form.
713	4.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Tree no. 712-713 and 717-736 are all young Sycamore trees growing throughout the parking lot. All trees appear to be well-maintained and pruned for clearance over parking spaces and lights. Overall good condition, structure and form.
714	8.50	8.50	17.00	*Quercus agrifolia*	coast live oak	20/25	70/70/70	70%-Good		Protected			None	Retain			Out of Work Area	Small stature, grows on slope and has been pruned up to ~7ft. for clearance, root area heavily exposed. Good health, structure and form.
715	7.50	na	na	*Sequoia sempervirens*	coast redwood	22/10	90/95/95	90%-Excellent		Protected			None	Retain			Out of Work Area	Tree no. 715 and 716 both young coast redwoods, located on slope between cart path, retaining wall and main parking lot. This is the smaller of the two trees, they are both planted too close together for mature size. Longterm consider removing one.
716	10.00	na	na	*Sequoia sempervirens*	coast redwood	28/10	95/95/95	95%-Excellent		Protected			None	Retain			Out of Work Area	Tree no. 715 and 716 are two young coast redwood trees, located on slope between cart path, retaining wall and main parking lot. Both of these trees are planted within 4-5ft. from the retaining wall and iron fence. Overall near perfect health, structure and form-typical for young species.
717	7.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/15	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
718	15.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	45/30	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
719	12.40	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	35/30	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
720	9.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
721	8.70	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
722	8.70	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
723	7.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
724	11.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	35/20	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
725	9.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
726	8.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
727	7.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
728	6.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	18/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
729	7.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
730	6.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
731	6.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
732	6.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
733	9.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/15	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
734	8.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/15	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
735	8.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/15	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
736	8.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/15	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
737	6.00	4, 3, & 2	15.00	*Olea europaea*	olive	15-Dec	85/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Young tree, heavily pruned for camera clearance.
738	14.00	na	na	*Pyrus kawakami*	evergreen pear	30/30	10/10/10	10%-Very Poor		Protected			None	Retain			Out of Work Area	Tree is located next to the cart wash station and underground electrical box. Poor condition. Longterm consider removal and replacement.
739	15.00	13, 12 & 12	52.00	*Eucalyptus camaldulensis*	red gum	55/40	85/20/40	20%-Very Poor	Photo		Large Protected		None	HR	1	(4X) 24-in. or (2x) 36-in.	Out of Work Area	Growing next to the cart wash station and electrical junction box. Large tree, possibly a stump sprout that has regrown or a volunteer with multiple trunks from ground level. Large inclusions between main unions. Tree leans over the clubhouse and the powerlines. Consider hazardous -Recommend Removal.
740	7.70	na	na	*Quercus ilex*	holly oak	15/12	85/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Growing in a poor location, appears to have been removed and re-sprouted. Overall healthy and vigorous growth, recommend maintaining or removing completely.
741	5.50	na	na	*Magnolia grandiflora*	southern magnolia	20/10	30/30/65	30%-Poor		Protected			Low	Retain			$328.24	Tree no. 741-743 are all small, Southern magnolia trees growing next to fitness center/parking lot ball netting. Could benefit from additional water and 2-3in. of mulch over the root zone. Tree no. 741-minor deadwood throughout, poor codominant union and included bark at 7ft., tree appears stressed.
742	6.50	na	na	*Magnolia grandiflora*	southern magnolia	30/15	80/60/85	60%-Fair		Protected			None	Retain			Out of Work Area	Tree no. 741-743 are all small, Southern magnolia trees growing next to fitness center/parking lot ball netting. Could benefit from additional water and 2-3in. of mulch over the root zone. Tree no. 742 is growing right next to the net pole. Overall good condition - could benefit from structure pruning.
743	3.80	na	na	*Magnolia grandiflora*	southern magnolia	20/15	30/70/90	30%-Poor		Protected			None	Retain			Out of Work Area	Tree no. 741-743 are all small, Southern magnolia trees growing next to fitness center/parking lot ball netting. Could benefit from additional water and 2-3in. of mulch over the root zone. Tree no. 743 is a young tree and appears somewhat stressed. There is a large amount of small deadwood in canopy.
744	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	90/80/90	80%-Good		Protected			None	Retain			Out of Work Area	Tree no. 744-747 are all single trunk trees of the same species, growing adjacent to the pool fence on the parking lot side. Tree no. 744 has been planted under the net, between the pool fence and the parking lot. There is a large flush cut over the parking lot side at the main union.
745	6.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	90/70/90	70%-Good		Protected			None	Retain			Out of Work Area	Tree no. 744-747 are all single trunk trees of the same species, growing adjacent to the pool fence on the parking lot side. Tree no. 745 has a poor main union where all branches originate from. This would have been best to correct when the tree was younger.
746	6.30	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good		Protected			None	Retain			Out of Work Area	Tree no. 744-747 are all single trunk trees of the same species, growing adjacent to the pool fence on the parking lot side.
747	7.80	na	na	*Lagerstroemia sp.*	crape myrtle	20/30	90/70/90	70%-Good		Protected			None	Retain			Out of Work Area	Tree no. 744-747 are all single trunk trees of the same species, growing adjacent to the pool fence on the parking lot side. Tree no. 747 has a poor union and would benefit from structural pruning.
748	16.00	na	na	*Butia capitata*	Pindo palm	8/10	60/95/95	60%-Fair				Exempt	None	Retain			Out of Work Area	Tree no. 748 is a palm tree located to the right of main pool gate. The foliage appears slightly mottled.
749	20.00	na	na	*Butia capitata*	Pindo palm	10/15	95/95/95	95%-Excellent				Exempt	None	Retain			Out of Work Area	Tree no. 749 is located to the left main pool gate. Overall health appears good and typical for species.
750	9.00	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair				Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
751	10.50	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair				Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
752	10.20	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair				Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
753	9.00	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair				Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
754	10.50	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair				Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
755	10.50	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair				Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
756	10.50	12.50	23.00	*Syagrus romanzoffiana*	Queen palm	15/02	90/60/90	60%-Fair				Exempt	None	Retain			Out of Work Area	Tree no. 756 & 757 are twin trunk specimen from grade-likely planted that way for aesthetic purposes
757	10.00	9.50	19.50	*Syagrus romanzoffiana*	Queen palm	15/02	90/60/90	60%-Fair				Exempt	None	Retain			Out of Work Area	Tree no. 756 & 757 are twin trunk specimen from grade-likely planted that way for aesthetic purposes
758	11.40	na	na	*Sequoia sempervirens*	coast redwood	25/10	50/90/90	50%-Fair		Protected			L	Retain			$1,289.27	Located close to the driving range along Wedgewood Ave. at fenceline. Sparse canopy with some tip back.
759	9.70	na	na	*Sequoia sempervirens*	coast redwood	15/10	60/10/10	10%-Very Poor		Protected			L	Retain			$186.68	Lost its main central leader and is regrowing. Rootzone area is limited, grows between fence, cart path, and new sidewalk along Wedgewood Ave. Could prove to have inadequate space for such a large tree at maturity. Irrigation for understory plants appears to have been recently repaired or newly installed.
760	10.40	na	na	*Sequoia sempervirens*	coast redwood	25/10	60/90/80	60%-Fair		Protected			None	Retain			Out of Work Area	Tree appears to be mildly impacted by recent root zone disturbance.
761	5.60	na	na	*Acacia dealbata*	silver wattle	25/10	85/40/50	40%-Poor		Protected			None	Retain			Out of Work Area	Volunteer species growing next to cart path. Visible trunk damage.
762	23.70	19.10	42.80	*Quercus agrifolia*	coast live oak	35/35	25/20/25	20%-Very Poor			Large Protected		None	Retain			Out of Work Area	Tree has a large amount of decay at the base. Trunk appears to have inspect/pest damage. Tree is actively cracking at the codominant union on the East side. Foliage is affected by, possibly, *Cryptocline cinerescens* (oak twig blight)-canopy dieback from lower branches upward. Poor overall condition.
763	20.00	na	na	*Eucalyptus camaldulensis*	red gum	50/30	80/80/80	80%-Good				Exempt	None	Retain			Out of Work Area	Nice tree-typical for species. Tree is under the size requirement for removal permit.
764	43.20	na	na	*Quercus agrifolia*	coast live oak	35/40	85/40/85	40%-Poor			Large Protected		None	Retain			Out of Work Area	Multi trunk tree with included bark between the unions. Some bark damage from borers on trunk. Tree appears healthy. Recommend removal of Eucalyptus branch (from tree #765) that is impeding upper canopy.
765	17.00	12.00	29.00	*Eucalyptus camaldulensis*	red gum	50/40	70/06/06	06%-Very Poor		Protected			None	Retain			Out of Work Area	Large tree, codominant from base. Recommend removal of smaller stem growing into and resting on tree no. 764. Central leader snapped off at approximately 40ft., minor deadwood. Longterm consider removal to allow room for volunteer oaks.
766	14.50	na	na	*Acacia dealbata*	silver wattle	30/20	50/50/50	50%-Fair		Protected			None	Retain			Out of Work Area	Tree has the broken tree no. 765, resting in its canopy. Foliage is chlorotic. Poor structure and form, limited growing space, in heavy competition with adjacent trees.
767	5.50	na	na	*Cupressus arizonica*	Arizona cypress	15/12	60/80/90	60%-Fair		Protected			None	Retain			Out of Work Area	Trees no. 767-768 are both young trees with slightly chlorotic foliage. Soil is built up at base.
768	4.80	na	na	*Cupressus arizonica*	Arizona cypress	15/12	80/80/90	80%-Good		Protected			None	Retain			Out of Work Area	Trees no. 767-768 are both young trees with slightly chlorotic foliage. Soil is built up at base. This tree would benefit from structure pruning.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
769	5.70	3.50	9.20	*Quercus agrifolia*	coast live oak	15/15	80/60/70	60%-Fair		Protected			None	Retain			Out of Work Area	Trees no. 769-770 are young trees planted on the edge of the driving range, adjacent to a well used gravel path. Both trees have poor structure. Tree no. 769 has small cracks in trunk and bleeding on trunk. This tree should have irrigation tubing removed from base of trunk.
770	7.00	na	na	*Quercus agrifolia*	coast live oak	15/10	80/60/70	60%-Fair		Protected			None	Retain			Out of Work Area	Trees no. 769-770 are young trees planted on the edge of the driving range, adjacent to a well used gravel path. Both trees have poor structure. Tree no. 769 has small cracks in trunk and bleeding on trunk.
771	9.00	7.5, 6, 5, 5, 5, 4.5, 4, 4, & 3.3	53.30	*Acacia dealbata*	silver wattle	25/40	70/10/15	10%-Very Poor		Protected			None	Retain			Out of Work Area	Consists of trunk and stump sprouts, very poor overall structure. Volunteer growing at fenceline. Consider removal.
772	16.00	na	na	*Sequoia sempervirens*	coast redwood	30/20	65/90/90	65%-Good		Protected			None	Retain			Out of Work Area	Tree has chlorotic foliage.
773	32.00	na	na	*Acacia dealbata*	silver wattle	30/45	20/75/85	20%-Very Poor		Protected			None	Retain			Out of Work Area	Mature specimen that appears to be in the stage of senescence. Large amount of deadwood, no trunk flare at base, and appears to have soil buildup (soil recently added to the area). This tree is located along the fenceline, adjacent to Wedgewood Ave.
774	8.00	na	na	*Sequoia sempervirens*	coast redwood	20/10	06/06/06	06%-Very Poor		Protected			None	Retain			Out of Work Area	Tree is buried at the base with excess soil, root zone appears to be compromised, tree appears to be dying- foliage is chlorotic with tip dieback throughout.
775	18.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	65/90/90	65%-Good		Protected			None	Retain			Out of Work Area	Chlorotic foliage, grows at edge of a gravel path, root zone is compacted.
776	7.20	na	na	*Acacia dealbata*	silver wattle	25/15	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Young, volunteer specimen surrounded by seedlings at base or possibly shoots coming off the roots.
777	9.00	na	na	*Quercus agrifolia*	coast live oak	20/10	75/25/70	25%-Poor		Protected			None	Retain			Out of Work Area	Young volunteer specimen with codominant structure and included bark at 5ft. This structural defect could be corrected with pruning. The root zone has recently been impacted with excess soil on the southside. Recommend pruning and removal of soil.
778	4.30	2.50	6.80	*Quercus agrifolia*	coast live oak	15/15	70/70/80	70%-Good		Protected			None	Retain			Out of Work Area	Young tree with small, slightly stunted foliage. This change in growth could be related to the excess soil buildup around the root zone. This tree could benefit from structure pruning and soil removal.
779	11.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	65/90/80	65%-Good		Protected			None	Retain			Out of Work Area	Chlorotic foliage with some minor tipped dieback. There has been a recent change in soil grade, recommend removal of excess soil from around the root zone.
780	5.70	4.30	10.00	*Acacia baileyana*	Cootamundra wattle	25/20	75/60/65	60%-Fair		Protected			None	Retain			Out of Work Area	Form is asymmetrical due to competition with adjacent pine trees. Also a changing in grade with soil built up in the root zone, recommend removal of excess soil.
781	12.00	na	na	*Pinus halepensis*	Aleppo pine	35/10	70/60/60	60%-Fair		Protected			None	Retain			Out of Work Area	Young tree that has experienced change in soil grade, recommend excess soil removal from the root zone before it impacts the tree
782	15.70	na	na	*Pinus halepensis*	Aleppo pine	40/15	80/85/85	80%-Good		Protected			None	Retain			Out of Work Area	Tree no .782-783 Grow towards the southwest. Soil grade has recently changed within the last year. Tree no. 782 is a single trunk tree, growing within a grove. Overall condition appears typical for healthy species.
783	21.00	na	na	*Pinus halepensis*	Aleppo pine	50/25	80/85/85	80%-Good		Protected			None	Retain			Out of Work Area	Tree no .782-783 Grow towards the southwest. Soil grade has recently changed within the last year. Tree no. 782 is a single trunk tree, growing within a grove. Overall condition appears typical for healthy species.
784	8.50	na	na	*Pinus halepensis*	Aleppo pine	25/8	20/20/20	20%-Very Poor		Protected			None	Retain			Out of Work Area	Tree no. 784 Grows with 782 & 783 but is shorter than the previous two Pines. Overall structure is poor. The tree is being out competed by adjacent trees.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
785	20.00	na	na	*Pinus halepensis*	Aleppo pine	35/20	80/40/40	40%-Poor		Protected			None	Retain			Out of Work Area	Tree becomes codominant at approximately 10ft. with a good union. Grows out from larger tree at the edge of the stand. 100% of the canopy grows to the South. Top of the main stem has failed.
786	11.40	na	na	*Pinus halepensis*	Aleppo pine	35/20	90/90/90	90%-Excellent		Protected			None	Retain			Out of Work Area	Young tree located between the fence and no. 785. This tree has a single trunk, straight tree-good specimen overall.
787	17.00	na	na	*Pinus halepensis*	Aleppo pine	40/25	75/90/85	75%-Good		Protected			None	Retain			Out of Work Area	Single trunk tree that has minor dead wood, good form and structure. Some chlorotic, stunted foliage noted. Could be related to recent change on south side.
788	19.00	na	na	*Quercus agrifolia*	coast live oak	30/30	40/85/65	40%-Poor		Protected			None	Retain			Out of Work Area	Appears to be suffering from *Cryptocline cinerescens* (oak twig blight) with the lower foliage being affected. The canopy is sparse overall, the form is impacted by the neighboring trees, and the recent soil buildup at the base may be affecting condition.
789	17.50	na	na	*Pinus halepensis*	Aleppo pine	45/20	90/90/70	70%-Good		Protected			None	Retain			Out of Work Area	Tree is competing with the adjacent oak tree. There has been a recent soil grade change around the base. Tree appears to be healthy and unaffected at this time- recommend removal of excess soil.
790	19.20	14.00	33.20	*Quercus agrifolia*	coast live oak	30/30	80/70/70	70%-Good			Large Protected		None	Retain			Out of Work Area	Nice looking tree that grows against the fencelineat Wedgewood Ave. The structure is good, but the form is being affected by clearance pruning on the southwest side, over the road. No visible trunk flare.
791	6.00	5.2 & 4.5	15.70	*Acacia dealbata*	silver wattle	25/20	80/40/50	40%-Poor		Protected			None	Retain			Out of Work Area	Twin trunk tree, with codominant at ground level. It was likely planted for screening or came up as a volunteer. Recent soil grade change around the base.
792	7.50	6.50	14.00	*Acacia dealbata*	silver wattle	28/20	80/06/50	06%-Very Poor		Protected			None	Retain			Out of Work Area	Codominant structure with a very poor union. Failure is likely to occur unless the tree is pruned to remove one of the trunks.
793	9.00	na	na	*Pinus halepensis*	Aleppo pine	30/10	60/60/50	50%-Fair		Protected			None	Retain			Out of Work Area	Young tree- typical for species. Codominant trunk at 12ft., form is very asymmetrical. Appears there was possibly another tree behind it that failed. Majority of the foliage growth is to the south-Could benefit from structure pruning.
794	5.00	4, 3, 3 & 2	17.00	*Acacia dealbata*	silver wattle	25/20	80/20/40	20%-Very Poor		Protected			None	Retain			Out of Work Area	Tree appears to be a volunteer cluster of small trunks. Good health and form, poor structure. It is growing at the base of adjacent pine no. 795.
795	21.00	na	na	*Pinus halepensis*	Aleppo pine	45/15	80/85/70	70%-Good		Protected			None	Retain			Out of Work Area	Single trunk tree growing on a lean to the south, towards the sun. Overall good health for a young tree, typical for species
796	16.00	na	na	*Pinus halepensis*	Aleppo pine	40/15	80/85/80	80%-Good		Protected			None	Retain			Out of Work Area	Young tree, grows with a bow in the trunk, to the north-appears to have self corrected. There is a slight amount of soil buildup around the root zone.
797	14.00	12.00	26.00	*Pinus halepensis*	Aleppo pine	25/15	65/40/50	40%-Poor		Protected			None	Retain			Out of Work Area	Codominant from 4ft. with poor union. This is one of several trees in a grove. There has been a recent change in soil grade within the root zone. Minor browning of needles noted throughout the canopy.
798	16.80	na	na	*Pinus halepensis*	Aleppo pine	35/15	60/80/50	50%-Fair		Protected			None	Retain			Out of Work Area	Young tree located next to the fence. Minor deadwood in the lower canopy. Recent change in soil grade, may have negative affect, longterm. Recommend removal of soil.
799	6.70	4.70	11.40	*Acacia dealbata*	silver wattle	20/20	70/30/45	30%-Poor		Protected			None	Retain			Out of Work Area	Volunteer specimen with poor form, growns on a lean to the south. Multiple trunks and recent soil buildup around the root zone.
800	10.30	na	na	*Pinus halepensis*	Aleppo pine	22/15	30/40/30	30%-Poor		Protected			None	Retain			Out of Work Area	Tree grows up beneath the canopy of a larger, older coast live oak. Structure, form, and health are compromised by competition.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
801	25.50	14.80	40.30	*Quercus agrifolia*	coast live oak	30/40	70/06/50	06%-Very Poor			Large Protected		None	Retain			Out of Work Area	Low, sprawling oak tree, actively splitting apart. Lost central leader in the past. Recommend removal of the codominant trunk that is included from ground level and again at 6–8ft., poor overall structure.
802	13.50	na	na	*Pinus halepensis*	Aleppo pine	35/30	80/60/65	60%-Fair		Protected			None	Retain			Out of Work Area	Young tree surrounded by other young volunteer oaks, which should be encouraged grow as they make a nice vegetative screen. This tree in particular is codominant at approximately 5ft. with a good union.
803	17.00	12.6, 12 & 7.7	49.30	*Quercus agrifolia*	coast live oak	35/45	85/20/50	20%-Very Poor			Large Protected		None	Retain			Out of Work Area	Large sprawling tree with multiple leaders. Three main unions branch out at 2.5ft. Borer damage to the bark and no trunk flare. The canopy competes for space with the street tree. Funal fruiting bodies and borer activity noted in the main union. The tallest main leader is codominant with included bark and swelling at approximately 10ft. This tree will split eventually if not tended to.
804	7.80	na	na	*Quercus agrifolia*	coast live oak	25/10	85/60/70	60%-Fair		Protected			None	Retain			Out of Work Area	Young tree, most likely a volunteer. Grows adjacent to the fence and power pole. The trunk is codominant at 15ft. Limited growing space for a tree of this size. It will require regular maintenance around the power line, if it is to remain.
805	9.80	14.00	23.80	*Quercus lobata*	valley oak	25/20	85/20/80	20%-Very Poor		Protected			None	Retain			Out of Work Area	Growing at fence line, most likely a volunteer. Fence embedded at the base of the trunk. Structure is codominant with included bark.
806	4.30	na	na	*Quercus agrifolia*	coast live oak	10/10	50/75/50	50%-Fair		Protected			None	Retain			Out of Work Area	Young tree that appears to have stunted foliage. It could be root related from the nursery or soil compaction, around its root zone.
807	12.00	10.50	22.50	*Quercus agrifolia*	coast live oak	28/25	85/45/65	45%-Fair		Protected			None	Retain			Out of Work Area	Most likely a volunteer and grows in the southeast corner of the driving range, against chain-link fence. Structure is codominant with included bark from ground level. Tree could benefit from structure, pruning.
808	4.30	3.50	7.80	*Quercus agrifolia*	coast live oak	10/8	85/40/40	40%-Poor		Protected			None	Retain			Out of Work Area	Young tree growing at fence line, most likely a volunteer. The structure is codominant with poor union and limited in its growth due to its location. Chain-link fence will end up embedded in the trunk long-term.
809	16.50	na	na	*Quercus agrifolia*	coast live oak	30/20	60/20/50	20%-Very Poor		Protected			None	Retain			Out of Work Area	Growing along the chain-link fence that separates the course from the creek. Structure is codominant with included bark at 5ft. Chain-link fence is embedded in the union from ground to 6ft.
810	10.20	na	na	*Quercus agrifolia*	coast live oak	30/10	60/25/50	25%-Poor		Protected			None	Retain			Out of Work Area	Growing at fence line, codominant structure with included bark at 7ft. Canopy appears healthy and provides a good screen.
811	3.40	1.80	5.20	*Quercus agrifolia*	coast live oak	15/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Young volunteer growing at fenceline.Structure is codominant at 2ft., fair union. Tree would benefit from structure pruning. Eventually, the fence will become embedded in the bark.
812	12.00	na	na	*Quercus agrifolia*	coast live oak	30/20	80/20/50	20%-Very Poor		Protected			None	Retain			Out of Work Area	Grows along the creek fenceline. Codominant structure with included union at approximately 10ft.
813	7.70	4 & 4	15.70	*Quercus ilex*	holly oak	25/20	80/20/40	20%-Very Poor		Protected			None	Retain			Out of Work Area	Grows along the fenceline, fence embedded at ground level. Structure is codominant from zero to 2ft., form is asymmetrical. Tree has been topped and regrown with multiple stems at 10ft.
814	7.50	5.3 & 3.5	16.30	*Quercus ilex*	holly oak	30/15	80/50/60	50%-Fair		Protected			None	Retain			Out of Work Area	Multiple leaders from 2ft. Very codominant structure, grows along fenceline and is competing for space with adjacent oak. Could benefit from structure pruning.
815	5.00	na	na	*Acacia dealbata*	silver wattle	30/15	90/85/85	85%-Excellent		Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline.
816	7.70	na	na	*Acacia dealbata*	silver wattle	25/08	90/65/75	65%-Good		Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Tree no. 816 is codominant at 5ft. with fair union.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
817	4.30	na	na	*Acacia dealbata*	silver wattle	30/08	90/60/50	50%-Fair		Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Tree no. 817 has a codominant structure at 7ft. with a fair union. Tree would benefit from structure pruning.
818	5.00	na	na	*Acacia dealbata*	silver wattle	30/08	90/90/90	90%-Excellent		Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Tree no .818 is a young, tall, and spindly in form.
819	4.00	na	na	*Acacia dealbata*	silver wattle	30/10	90/30/10	10%-Very Poor		Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Top of the tree has been lost and regrown at about 10ft., developing multiple leaders.
820	6.80	na	na	*Acacia dealbata*	silver wattle	30/10	85/85/85	85%-Excellent		Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Tree no. 820 is a young tree typical for species.
821	3.20	3.2 & 2.3	8.70	*Pistachio chinensis*	Chinese pistache	25/15	80/30/40	30%-Poor		Protected			None	Retain			Out of Work Area	Tree no 821 is a young volunteer growing up at fenceline.Structure is codominant at 4ft., would benefit from structure pruning.
822	10.00	na	na	*Acacia dealbata*	silver wattle	30/20	85/75/70	70%-Good		Protected			None	Retain			Out of Work Area	Tree no. 822-823 are all young trees. Structure is codominant at 5ft. with a good union. Both trees would benefit from structure pruning.
823	10.00	na	na	*Acacia dealbata*	silver wattle	30/20	85/75/75	75%-Good		Protected			None	Retain			Out of Work Area	Tree no. 822-823 are all young trees. Structure is codominant at 5ft. with a good union. Both trees would benefit from structure pruning.
824	4.50	4.20	8.70	*Cupressus arizonica*	Arizona cypress	25/15	85/20/30	20%-Very Poor		Protected			None	Retain			Out of Work Area	Tree no .824 is a young tree, codominant from ground level and evidence of a third trunk that failed in the past. Form is now asymmetrical. Tree should be pruned to eliminate future failure.
825	4.00	na	na	*Cupressus arizonica*	Arizona cypress	20/10	85/85/85	85%-Excellent		Protected			None	Retain			Out of Work Area	Tree no .825 is a young healthy tree -Typical for species.
826	10.00	8, 6 & 5	29.00	*Quercus ilex*	holly oak	35/30	60/30/70	30%-Poor			Large Protected		None	Retain			Out of Work Area	Tree no. 826 is growing along the fenceline, has multiple trunks from ground level and a large rat nest between the trunks at the base. The chain-link fence is embedded in the trunk, foliage appears thin.
827	4.00	na	na	*Quercus agrifolia*	coast live oak	5-Oct	80/45/45	45%-Fair		Protected			None	Retain			Out of Work Area	Tree no. 827 is a small tree with recent root disturbance from excavation work to open trench for water pipeline repair.
828	4.00	3 & 2.8	9.80	*Quercus agrifolia*	coast live oak	18/15	85/20/80	20%-Very Poor		Protected			None	Retain			Out of Work Area	Young volunteer that grows at fenceline. Tree has good form and poor structure. Structure is codominant and included from ground level, then again at 4ft.
829	7.00	na	na	*Sequoia sempervirens*	coast redwood	22/08	70/90/85	70%-Good		Protected			None	Retain			Out of Work Area	Young, single trunk tree, that appears slightly thin in the canopy. Appears ot have minor mechanical damage to roots and lower canopy.
830	6.70	na	na	*Cupressus arizonica*	Arizona cypress	22/12	90/90/90	90%-Excellent		Protected			None	Retain			Out of Work Area	Young, healthy tree typical for species.
831	8.00	na	na	*Cupressus arizonica*	Arizona cypress	24/10	70/80/70	70%-Good		Protected			None	Retain			Out of Work Area	Young healthy tree typical for species. Canopy is slightly thin and grows on a lean due to competition with larger oak. Recommend clearance pruning larger oak.
832	15.50	15,15,10, 9.5,9,8,7,6, 6,5, & 4	110.00	*Quercus agrifolia*	coast live oak	35/60	80/40/80	40%-Poor			Large Protected		None	Retain			Out of Work Area	Large, sprawling tree growing into the fence. Rat nest at the base, multi trunk unions at ground level and fence embedded in numerous places with grafting between some of the unions.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
833	7.70	na	na	*Sequoia sempervirens*	coast redwood	25/15	90/90/90	90%-Excellent		Protected			None	Retain			Out of Work Area	Tree no. 833-836 are all young, healthy trees, typical of species.
834	21.50	na	na	*Sequoia sempervirens*	coast redwood	35/25	90/90/90	90%-Excellent		Protected			None	Retain			Out of Work Area	Tree no. 833-836 are all young, healthy trees, typical of species. Tree no. 834 has a small mechanical wound at the base on the east side
835	21.50	na	na	*Sequoia sempervirens*	coast redwood	35/25	90/90/90	90%-Excellent		Protected			None	Retain			Out of Work Area	Tree no. 833-836 are all young, healthy trees, typical of species.
836	24.50	na	na	*Sequoia sempervirens*	coast redwood	35/30	90/90/90	90%-Excellent		Protected			None	Retain			Out of Work Area	Tree no. 833-836 are all young, healthy trees, typical of species.
837	5.50	na	na	*Quercus agrifolia*	coast live oak	18/10	30/80/80	30%-Poor		Protected			None	Retain			Out of Work Area	Young tree with extreme chlorosis on the southwest side, overall good form and structure.
838	9.00	na	na	*Eucalyptus camaldulensis*	red gum	28/20	80/40/20	20%-Very Poor				Exempt	None	Retain			Out of Work Area	Volunteer tree that leans out to the east, away from the fence and coast live oak no. 839. Tree is under the size requirement for removal permit.
839	10.00	7.70	17.70	*Quercus ilex*	holly oak	28/15	60/30/30	30%-Poor		Protected			None	Retain			Out of Work Area	Likely a volunteer specimen, buried beneath adjacent, larger canopy tree. Two trunks at ground level with rat nest at base.
840	30.00	na	na	*Quercus agrifolia*	coast live oak	35/30	80/20/60	20%-Very Poor			Large Protected		None	Retain			Out of Work Area	Trifurcated at 7ft., with fence embedded in the trunk. Very poor structure.
841	4.40	na	na	*Sequoia sempervirens*	coast redwood	15/10	70/90/90	70%-Good		Protected			None	Retain			Out of Work Area	Young tree growing next to compacted, gravel dirt path. Canopy is think and relatively open, with minor, broken branches.
842	24.00	18.00	42.00	*Eucalyptus camaldulensis*	red gum	60/30	85/60/80	60%-Fair		Protected			None	Retain			Out of Work Area	Tree is growing at fence line, structure is compromised by codominant leaders from ground level and included bark.
843	13.50	na	na	*Eucalyptus camaldulensis*	red gum	50/20	85/85/85	85%-Excellent				Exempt	None	Retain			Out of Work Area	Young, healthy, single trunk tree-typical for species. Tree is under the size requirement for removal permit.
844	14.00	8.00	22.00	*Quercus agrifolia*	coast live oak	30/30	80/60/70	60%-Fair		Protected			None	Retain			Out of Work Area	Growing at fenceline, under larger eucalyptus canopies. Small included branch at 4.5ft.-would benefit from structure pruning.
845	19.00	na	na	*Eucalyptus camaldulensis*	red gum	70/40	70/50/50	50%-Fair				Exempt	None	Retain			Out of Work Area	Growing at fenceline, at the edge of a grove, largely asymmetrical. Tree is under the size requirement for removal permit.
846	11.50	na	na	*Eucalyptus camaldulensis*	red gum	50/25	50/50/30	30%-Poor				Exempt	None	Retain			Out of Work Area	Growing at fenceline and stunted beneath the larger eucalyptus tree. Tree is under the size requirement for removal permit.
847	7.50	na	na	*Eucalyptus camaldulensis*	red gum	30/15	50/20/20	20%-Very Poor				Exempt	None	Retain			Out of Work Area	Young tree in a grove of volunteers. Leans out away from larger canopy trees. Tree is under the size requirement for removal permit.
848	9.00	na	na	*Eucalyptus camaldulensis*	red gum	30/15	30/20/20	20%-Very Poor				Exempt	None	Retain			Out of Work Area	Young volunteer tree, codominant at 7ft. and has a heavy lean. Tree is under the size requirement for removal permit.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
849	12.00	5.00	17.00	*Eucalyptus camaldulensis*	red gum	30/15	10/10/10	10%-Very Poor				Exempt	None	Retain			Out of Work Area	Part of volunteer grove. The top has snapped out at approximately 20ft. and there is mechanical damage at the base. Tree is under the size requirement for removal permit.
850	7.20	na	na	*Eucalyptus camaldulensis*	red gum	30/15	30/10/10	10%-Very Poor				Exempt	None	Retain			Out of Work Area	Part of volunteer grove of eucalyptus trees. It grows on a heavy lean and has 2–3ft. of soil built up around the base. Tree is under the size requirement for removal permit.
851	12.50	8.50	21.00	*Eucalyptus camaldulensis*	red gum	30/15	50/30/20	20%-Very Poor				Exempt	None	Retain			Out of Work Area	Part of a grove of volunteers. Smaller stem grows on a 90° angle. Growth is stunted under larger canopy trees. Tree is under the size requirement for removal permit.
852	8.00	8 & 7	23.00	*Eucalyptus camaldulensis*	red gum	30/15	30/10/10	10%-Very Poor				Exempt	None	Retain			Out of Work Area	Multi trunk tree from ground level, stunted growth, growing at fenceline below larger trees. Base of trunk appears to be buried by rat nest. Tree is under the size requirement for removal permit.
853	9.00	na	na	*Eucalyptus camaldulensis*	red gum	30/10	06/06/06	06%-Very Poor				Exempt	None	Retain			Out of Work Area	Volunteer specimen growing at fenceline, leans heavily out from under larger canopies. Top of tree has snapped off at approximately 30ft. Very poor condition, tree is barely alive-recommend removal. Tree is under the size requirement for removal permit.
854	6.50	na	na	*Eucalyptus camaldulensis*	red gum	30/10	50/30/20	20%-Very Poor				Exempt	None	Retain			Out of Work Area	Young volunteer growing at fenceline, has three trunks with poor unions at 12ft. Tree is under the size requirement for removal permit.
855	6.50	na	na	*Eucalyptus camaldulensis*	red gum	30/10	60/20/50	20%-Very Poor				Exempt	None	Retain			Out of Work Area	Tree no. 855 is a young volunteer growing at fenceline has codominant structure at 20ft., with one side of the tree snapped out. Tree is under the size requirement for removal permit.
856	7.00	na	na	*Eucalyptus camaldulensis*	red gum	30/10	60/10/50	10%-Very Poor				Exempt	None	Retain			Out of Work Area	Young volunteer growing at fenceline.Structure is codominant with a branch embedded in the union at approximately 10ft. Tree is under the size requirement for removal permit.
857	36.00	7.00	43.00	*Eucalyptus camaldulensis*	red gum	70/30	50/20/30	20%-Very Poor		Protected			None	Retain			Out of Work Area	Large, old specimen, growing at fenceline. It has previously lost a few, large scaffold limbs. Notable, large stress fracture appears to have recently formed on the main trunk. This should be monitored.
858	12.00	9, 7 & 6	34.00	*Eucalyptus camaldulensis*	red gum	40/25	60/40/40	40%-Poor		Protected			None	Retain			Out of Work Area	Large, volunteer growing under larger canopy trees. Tree has poor structure with multiple trunks from ground level.
859	12.00	7 & 5	24.00	*Eucalyptus camaldulensis*	red gum	40/10	10/20/40	20%-Very Poor				Exempt	None	Retain			Out of Work Area	Volunteer growing at fenceline.Trunk is buried and the 12in. Main stem appears to be dead. Tree is under the size requirement for removal permit.
860	8.50	na	na	*Eucalyptus camaldulensis*	red gum	25/15	06/06/06	06%-Very Poor				Exempt	None	Retain			Out of Work Area	Appears to be a small stem of what was once a much larger, multi trunk tree. The main trunk failed and the remaining trunk has split again. Recommend removal. Tree is under the size requirement for removal permit.
861	7.30	na	na	*Eucalyptus camaldulensis*	red gum	25/15	06/06/06	06%-Very Poor				Exempt	None	Retain			Out of Work Area	Part of a group of volunteer eucalyptus trees growing at fenceline. Evidence of multiple failures throughout the canopy. Tree is under the size requirement for removal permit.
862	19.00	8.00	27.00	*Eucalyptus camaldulensis*	red gum	50/25	50/10/20	10%-Very Poor		Protected			None	Retain			Out of Work Area	Twin trunks from grade. Evidence of multiple large failures throughout. Located beside creek/swale.
863	30.00	15 & 12.4	57.40	*Eucalyptus camaldulensis*	red gum	65/60	80/50/40	40%-Poor			Large Protected		None	Retain			Out of Work Area	Tree no. 863 and 864 both have their trunks buried. Tree no. 863 is a large tree with one main trunk and two smaller branches originating at ground level with good unions. The tree is heavily weighted to one side due to competition of larger trees beside them.
864	33.50	na	na	*Eucalyptus camaldulensis*	red gum	70/40	70/80/80	70%-Good		Protected			None	Retain			Out of Work Area	Tree no. 863 and 864 both have their trunks buried. Tree no. 864 is a large specimen tree. There is evidence of large limbs previously removed from the upper canopy. Overall, the tree appears to be in good shape, but has a significant amount of golf ball damage to the trunk.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
865	12.50	na	na	*Quercus lobata*	valley oak	28/20	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Young, healthy tree that grows beneath larger canopies of adjacent trees.
866	7.50	7.00	14.50	*Eucalyptus camaldulensis*	red gum	30/20	70/60/50	50%-Fair				Exempt	None	Retain			Out of Work Area	Young volunteer with twin trunks from 1ft., union is good. Grows on a lean due to larger trees above it. Tree is under the size requirement for removal permit.
867	9.00	na	na	*Quercus lobata*	valley oak	30/20	70/70/50	50%-Fair		Protected			None	Retain			Out of Work Area	Young tree that grows on a lean to the north, out from canopies of larger adjacent trees.
868	7.00	na	na	*Quercus ilex*	holly oak	25/15	70/70/80	70%-Good		Protected			None	Retain			Out of Work Area	Young, healthy volunteer-typical of species.
869	15.50	na	na	*Quercus lobata*	valley oak	35/25	80/60/70	60%-Fair		Protected			None	Retain			Out of Work Area	Fairly young tree with codominant structure and included bark at 6–7ft. Good form , structure could be corrected overtime.
870	21.20	na	na	*Pinus radiata*	Monterey pine	65/20	50/50/40	40%-Poor		Protected			None	Retain			Out of Work Area	Tall, thin specimen that grows on a lean over the neighboring property/house. Structure is codominant at 30–35ft. with fair union. Some large sized deadwood noted in the canopy.
871	14.00	na	na	*Quercus agrifolia*	coast live oak	30/25	50/70/40	40%-Poor		Protected			None	Retain			Out of Work Area	Grows on a lean out from larger trees above, canopy appears sparse.
872	28.00	14.00	42.00	*Pinus radiata*	Monterey pine	65/40	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Large, older specimen growing at fenceline. Lateral scaffold limb appears to be heavy-could benefit from pruning. Good condition overall.
873	5.00	3.70	8.70	*Quercus douglasii*	blue oak	20/08	65/40/40	40%-Poor		Protected			None	Retain			Out of Work Area	Young tree growing below larger pine tree. Codominant structure at 3ft., majority of growth is to the north, creating asymetrical form.
874	10.00	*5.60*	15.60	Quercus douglasii	blue oak	25/30	85/80/85	80%-Good		Protected			None	Retain			Out of Work Area	Young, healthy tree with twin trunks from ground level and good union.
875	13.30	9.40	22.70	*Quercus lobata*	valley oak	35/35	85/45/80	45%-Fair		Protected			None	Retain			Out of Work Area	Young tree with codominant structure. Appears to be splitting at 3ft., structure could be corrected with pruning.
876	13.50	na	na	*Quercus agrifolia*	coast live oak	30/25	75/60/40	40%-Poor		Protected			None	Retain			Out of Work Area	Tree grows on a heavy lean out from beneath larger canopies. Structure is codominant at 10ft. with good union.
877	7.50	na	na	*Quercus agrifolia*	coast live oak	20/20	50/50/20	20%-Very Poor		Protected			None	Retain			Out of Work Area	Young tree that grows on a heavy lean out from below larger canopies.
878	12.00	na	na	*Quercus lobata*	valley oak	35/30	50/50/30	30%-Poor		Protected			None	Retain			Out of Work Area	Tall, thin formed tree growing out from larger canopies. The trunk is covered in English ivy; recommend to remove ivy.
879	6.00	na	na	*Quercus ilex*	holly oak	35/10	20/10/10	10%-Very Poor		Protected			None	Retain			Out of Work Area	Young tree with multiple leaders arisingfrom the main union, main leader is dead-no future for this tree-recommend removal.
880	12.50	11.5 & 11.5	35.50	*Quercus lobata*	valley oak	40/35	80/60/80	60%-Fair			Large Protected		None	Retain			Out of Work Area	Multiple trunks from 1ft. with good unions. The trunk is covered in English ivy; recommend to remove ivy.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
881	12.50	na	na	*Quercus lobata*	valley oak	40/20	30/40/40	30%-Poor		Protected			None	Retain			Out of Work Area	Tree is 80% dead, trunk is covered in ivy, grows on a lean due to surrounding canopies. Longterm recommend removal.
882	9.50	na	na	*Quercus lobata*	valley oak	35/25	80/80/60	60%-Fair		Protected			None	Retain			Out of Work Area	Young tree, grows on a lean due to the competition of adjacent trees.
883	9.50	na	na	*Quercus lobata*	valley oak	35/25	20/50/40	20%-Very Poor		Protected			None	Retain			Out of Work Area	Tree is 75% dead, covered in ivy and grows on a lean due to competition with other trees. Longterm recommend removal.
884	4.40	na	na	*Quercus agrifolia*	coast live oak	10-Oct	85/85/85	85%-Excellent		Protected			None	Retain			Out of Work Area	Young, healthy tree-typical for species.
885	6.60	5.50	12.10	*Quercus douglasii*	blue oak	30/15	50/06/06	06%-Very Poor		Protected			None	Retain			Out of Work Area	Young tree with extremely poor structure that is twisted around itself. There is no long-term future-recommend removal.
886	6.00	na	na	*Quercus douglasii*	blue oak	25/10	50/30/20	20%-Very Poor		Protected			None	Retain			Out of Work Area	Young tree that grows on a heavy lean due to competition with adjacent trees
887	6.00	na	na	*Quercus douglasii*	blue oak	15-Oct	80/30/10	10%-Very Poor		Protected			None	Retain			Out of Work Area	young tree growing a 90° lean away from surrounding trees.
888	9.00	na	na	*Quercus agrifolia*	coast live oak	25/15	50/50/30	30%-Poor		Protected			None	Retain			Out of Work Area	Tree no. 888-890 are all young trees growing on lean out from larger blue oak.
889	6.30	na	na	*Quercus agrifolia*	coast live oak	25/15	50/50/30	30%-Poor		Protected			None	Retain			Out of Work Area	Tree no. 888-890 are all young trees growing on lean out from larger blue oak.
890	7.50	na	na	*Quercus agrifolia*	coast live oak	30/25	50/50/30	30%-Poor		Protected			None	Retain			Out of Work Area	Tree no. 888-890 are all young trees growing on lean out from larger blue oak.
891	14.50	13.3, 12.5,& 7	47.30	*Quercus lobata*	valley oak	35/40	80/45/70	45%-Fair			Large Protected		None	Retain			Out of Work Area	Codominant with included bark from ground level. The structure is very poor, form is good.
892	3.30	2.00	5.30	*Quercus agrifolia*	coast live oak	15/10	90/90/90	90%-Excellent		Protected			None	Retain			Out of Work Area	Young, healthy tree-typical for species.
893	17.50	13 & 8	38.50	*Quercus lobata*	valley oak	45/50	85/80/70	70%-Good			Large Protected		None	Retain			Out of Work Area	Triple trunk tree from ground level. Good overall form and condition, growing in a grove with other oak trees. Recommend pruning to correct structure.
894	18.50	na	na	*Quercus lobata*	valley oak	35/40	85/80/70	70%-Good		Protected			None	Retain			Out of Work Area	Grows on a natural lean to the north from below, larger canopies.
895	8.50	8.5 & 3.5	20.50	*Quercus agrifolia*	coast live oak	25/20	50/20/40	20%-Very Poor		Protected			None	Retain			Out of Work Area	Codominant with included bark from ground level to 1ft., union is poor. The lower canopy has died out possibly from *Cryptocline cinerescens (oak twig blight)* . Ivy at the base, recommend to removal of ivy.
896	7.80	7.00	14.80	*Quercus douglasii*	blue oak	35/15	80/20/80	20%-Very Poor		Protected			None	Retain			Out of Work Area	Twin trunks from 1ft. and included bark between 2–3ft. Ivy growing at base, structure is poor, form is good. Recommend to remove ivy from base of trunk.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
897	7.00	7.00	14.00	*Quercus douglasii*	blue oak	35/20	80/20/60	20%-Very Poor		Protected			None	Retain			Out of Work Area	Twin trunks from 1ft., form compromised due to crowding by other larger trees.
898	11.00	na	na	*Quercus douglasii*	blue oak	35/30	90/90/90	90%-Excellent		Protected			None	Retain			Out of Work Area	Grows between trees no. 897 and 899. It is the dominant tree between the three and has a good overall condition rating.
899	6.50	na	na	*Quercus douglasii*	blue oak	35/15	80/70/60	60%-Fair		Protected			None	Retain			Out of Work Area	Smaller tree growing beneath no. 898. Single trunk, good structure, but form is compromised by adjacent trees.
900	13.50	10.50	24.00	*Quercus lobata*	valley oak	35/40	85/50/50	50%-Fair			Large Protected		None	Retain			Out of Work Area	Twin trunk tree with included bark at 1ft., recommend reducing the smaller of the two trunks overtime.
901	15.20	na	na	*Quercus lobata*	valley oak	35/30	80/80/50	50%-Fair		Protected			None	Retain			Out of Work Area	Heavily growing to the north out from under other trees.
902	7.50	na	na	*Quercus lobata*	valley oak	30/10	60/65/50	50%-Fair		Protected			None	Retain			Out of Work Area	Young, tall, thin tree grows out from between canopies of adjacent trees and leans to the east.
903	19.50	19, 14 & 9.5	62.00	*Quercus lobata*	valley oak	30/35	80/60/65	60%-Fair			Large Protected		None	Retain			Out of Work Area	Codominant structure from ground level with fair union. Form is asymmetrical due to competing canopies. Tree appears to be healthy with overall condition typical of species in a forested area.
904	6.00	8.50	14.50	*Quercus lobata*	valley oak	30/20	80/50/65	50%-Fair		Protected			None	Retain			Out of Work Area	Young tree in a natural area with brush and ivy growing wild all around. Codominant with included union at 4.5ft. and again at 15ft. Recommend removal of the smaller stem.
905	9.80	7 & 5.5	22.30	*Quercus lobata*	valley oak	30/25	80/40/40	40%-Poor		Protected			None	Retain			Out of Work Area	Triple trunk tree from ground level, may possibly be a regrowth over an old stump. Base of the trunk is covered with ivy. Structure is poor and long-term all three stems will continue to grow away from each. Failure is likely occur, consider removal.
906	11.00	8.2, 6.7, 6, 5, 4.8, 4.7 & 3.7	50.10	*Quercus lobata*	valley oak	30/35	80/20/60	20%-Very Poor			Large Protected		None	Retain			Out of Work Area	Multi trunk tree from ground level, possibly regrowth from a stump. The trunk is included, appears to be stunted. Form is extremely vase shaped. This tree is growing within a naturalized stand of similar species.
907	10.50	10.00	20.50	*Quercus agrifolia*	coast live oak	25/20	85/20/85	20%-Very Poor		Protected			None	Retain			Out of Work Area	Codominant with included bark from ground level, with more codominant unions throughout canopy. Structure is very poor, however, it is in a naturalized stand of other oaks, providing a good screen and serving its purpose.
908	6.70	4.70	11.40	*Quercus douglasii*	blue oak	25/08	85/70/80	70%-Good		Protected			None	Retain			Out of Work Area	Young blue oak with codominant structure from ground level. Base of tree is surrounded by juniper shrubs. Recommend pruning to reduce from a twin trunk to a single trunk tree while it is young.
909	4.00	3.30	7.30	*Quercus douglasii*	blue oak	20/06	80/10/75	10%-Very Poor		Protected			None	Retain			Out of Work Area	Young tree that has codominant structure from ground level with included bark throughout. Overall, very poor structure could be pruned over time to correct.
910	5.00	4.5, 4.3 & 2.5	16.30	*Quercus agrifolia*	coast live oak	20/15	50/10/70	10%-Very Poor		Protected			None	Retain			Out of Work Area	Young tree with very poor structure. Multiple trunks from grade, all unions are poor with included bark. Lower canopy foliage appears to have been exposed to chemical overspray or subject to disease/pest.
911	12.00	10.50	22.50	*Quercus agrifolia*	coast live oak	35/20	40/30/70	30%-Poor		Protected			None	Retain			Out of Work Area	Twin trunk tree with very poor union and decay. Upper canopy has three main leaders. There are hypoxylon fruiting bodies all over the base on the east side, decay, staining and borers around trunk bottom 3–4.ft. The canopy appears to be good, which it is very deceiving. If failure were to occur it could be whole tree failure. Although this tree is not within the work area, highly recommend long term removal.
912	5.00	na	na	*Quercus suber*	cork oak	15/06	85/85/85	85%-Excellent		Protected			None	Retain			Out of Work Area	Young, recently planted tree.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
913	11.50	7.30	18.80	*Quercus lobata*	valley oak	25/20	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Fairly young tree growing at the edge of property in a naturalized setting. Structure is codominant from ground level, the union appears fair.
914	5.80	3.5 & 3	12.30	*Quercus lobata*	valley oak	20/15	60/60/60	60%-Fair		Protected			None	Retain			Out of Work Area	Young tree with codominant structure from ground level, union is poor, has included bark. The trunk and canopy are swamped in ivy and out competed by surrounding trees. Recommend removal of ivy, at a minimum. Consider whole tree removal.
915	7.00	6.5 & 6.5	20.00	*Fraxinus uhdei*	Shamel ash	35/25	80/10/70	10%-Very Poor		Protected			None	Retain			Out of Work Area	Young volunteer growing at fenceline. Structure is poor with mulitple trunks and poor unions. Trunk has fence embedded in it and covered in ivy. This is a long-term failure, waiting to happen-recommend removal.
916	9.00	na	na	*Quercus lobata*	valley oak	35/15	80/65/50	50%-Fair		Protected			None	Retain			Out of Work Area	Young tree growing at the edge of property. Surrounded by ivy and privet hedges that have been unmaintained, causing tree to grow predominantly to the north. Longterm consider removal.
917	16.20	na	na	*Quercus lobata*	valley oak	30/10	80/80/80	80%-Good		Protected			None	Retain			Out of Work Area	Young, skinny, single trunk, tree growing straight up and out from a grove. Appears to be searching for light with all the foliage at the top of the canopy.
918	7.50	3.50	11.00	*Quercus lobata*	valley oak	20/20	80/70/60	60%-Fair		Protected			None	Retain			Out of Work Area	Young, twin trunk tree with a heavy lean to the north, searching for light.
919	19.00	19 & 6	44.00	*Quercus lobata*	valley oak	35/40	85/80/65	65%-Good			Large Protected		None	Retain			Out of Work Area	Young tree, growing within a large unmaintained, privet hedge. Structure is codominant at 5ft., with smaller branch of 6in. -recommend removal of smaller branch.
920	5.50	na	na	*Quercus lobata*	valley oak	15/15	70/50/40	40%-Poor		Protected			None	Retain			Out of Work Area	Young tree growing inside an unmaintained hedge. Canopy growth is primarily to the north, in search of light-outcompeted by larger canopy trees.
921	30.00	na	na	*Quercus douglasii*	blue oak	35/40	85/85/85	85%-Excellent			Large Protected		Low	Retain			Out of Work Area	Large, older tree with a sprawling canopy, surrounded by privet hedge and growing at property line.
922	8.30	na	na	Quercus agrifolia	coast live oak	25/10	85/80/60	60%-Fair		Protected			Low	Retain			Out of Work Area	Young, tall, skinny tree growing at property line, within privet hedge and under the canopy of no. 921. Tree appears tobe outcompeted and searching for light.
923	5.00	na	na	*Quercus lobata*	valley oak	15/5	100/100/100	100%-Excellent		Protected			None	Retain			Out of Work Area	Newly planted 60in. box tree. Overall condition is good, typical for species.
924	39.00	na	na	*Sequoia sempervirens*	coast redwood	55/25	70/90/90	70%-Good	Photo	Protected			High	Remove	4, 10	(3x)24-in.	$35,208.01	Tree that stands alone in the fairway (located south of Tree No. 528.) Canopy is slightly sparse.
925	26.00	20 & 20	66.00	*Eucalyptus camaldulensis*	red gum	60/55	80/06/70	06%-Very Poor	Photo		Large Protected		Low	HR	1	(6x)24-in. or (3x)36-in.	$3,385.51	Tree is located in the backyard/edge of chain-link fence of neighboring property. Structure is poor with three main trunks and included bark. Form is large and sprawling. Two large sized stems have already been removed at some point in time. Failures are evident and the overall structure is extremely poor with high target areas, recommend further inspection. At this time, recommend long term removal or severe pruning to reduce two of the three stems.
926	14.50	na	na	*Eucalyptus polyanthemos*	red box	30/20	85/10/30	10%-Very Poor		Protected			Low	Retain			$1,290.11	Single trunk tree growing at fenceline, with majority of canopy to the south. Structure is extremely poor. Secondary leader with included bark has formed in upper canopy. Additional leader has been removed at approximately 15ft.
927	15.00	14.00	29.00	*Eucalyptus camaldulensis*	red gum	55/25	80/40/50	40%-Fair		Protected			Low	Retain			$6,091.03	Grows next to the fenceline and is codominant with included bark at 4.5ft.
928	24.00	na	na	*Eucalyptus camaldulensis*	red gum	55/30	80/60/60	60%-Fair				Exempt	Low	Retain			$12,500.36	Codominant with included bark at approximately 12ft., recommend pruning for structure. Tree overall has good healthy appearance, fair form and structure. Tree is under the size requirement for removal permit.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
929	20.00	na	na	*Eucalyptus camaldulensis*	red gum	60/20	70/10/50	10%-Very Poor				Exempt	Moderate	Retain			$1,446.80	Codominant with bulging reaction wood between stem union at 15ft., this is a likely point of failure. The trunk has been damaged by unknown cause (similar to climbing spur marks). Tree is under the size requirement for removal permit.
930	5.00	na	na	*Sequoia sempervirens*	coast redwood	18/10	90/80/90	80%-Good		Protected			Moderate	Retain			$529.10	Small, young tree developing multiple tops, possibly from being topped at approximately 16ft. Leaders should be corrected with pruning if the tree is to remain.
931	24.00	na	na	*Eucalyptus camaldulensis*	red gum	50/30	80/80/80	80%-Good				Exempt	Low	Retain			$16,667.15	Located in the corner of the property. Overall, condition of tree is good. Tree is under the size requirement for removal permit.
932	28.50	na	na	*Fraxinus velutina*	Modesto ash	45/40	10/06/40	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,611.59	Codominant with included bark at 4.5ft. and repeated codominance throughout the canopy. Large sized deadwood, mistletoe and crowding from the adjacent redwood. Tree is cracking at base, and will fail. Recommend removal.
933	19.50	na	na	*Fraxinus velutina*	Modesto ash	35/25	10/06/40	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$754.46	Codominant at 5ft., with a third branch that has already been removed from the center. Decay is setting in, whole tree failure probable-recommend removal.
934	20.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	10/10/40	10%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,322.74	Codominant with included bark at 5ft. Noted fungal fruity body in wound (possibly *Ganoderma sp* .). Tree appears to be in severe decline with several points of branch failure in the upper canopy. Recommend removal.
935	22.00	na	na	*Fraxinus velutina*	Modesto ash	45/20	40/06/20	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$960.31	Tree is severe decline, actively splitting in half. Mistletoe in canopy. Recommend removal.
936	26.00	na	na	*Fraxinus velutina*	Modesto ash	45/35	40/06/20	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,341.26	Tree in severe decline. Appears to be dying with mistletoe, decay, and dieback throughout. Recommend removal.
937	24.00	na	na	*Fraxinus velutina*	Modesto ash	45/20	20/06/10	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$1,142.85	Same condition as Tree no. 936. This tree has half of canopy left growing to the southeast. Stems are included at 4.5ft. (note: diameter was measured below the split union at 4ft.) Recommend removal.
938	28.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	06/06/50	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,555.54	Tree is in decline, has mistletoe in canopy, is actively splitting apart. There is a 6in. wide gap from 4.5ft to ground level). Hazardous-Recommend removal.
939	24.00	na	na	*Fraxinus velutina*	Modesto ash	40/50	10/10/30	10%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(6x)24-in. or (3x)36-in.	$1,904.74	Tree is in active state of decline, with a large amount of deadwood and falling apart. All growht to the south-due to competition from other trees-recommend removal.
940	24.00	na	na	*Fraxinus velutina*	Modesto ash	45/45	30/40/50	30%-Poor	Photo	Protected			Low	Remove	1, 4, 10	(6x)24-in. or (3x)36-in.	$5,714.23	Codominant with included bark at 5ft., large amount of deadwood, all growth is to the south-canopy is in competition with others surrounding trees. Recommend removal.
941	22.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	20/06/45	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$960.31	All foliage growth is to the south due to competition with other trees. Large amount of deadwood, mistletoe, and galls are persisting in canopy. Structure is poor, codominant within inclusions from ground level to 5.5ft. Evidence of large failures throughout upper canopy. Whole tree failure will occur-recommended removal.
942	26.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	10/06/40	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,341.26	Tree is in active state of decline. Large amount of deadwood and mistletoe in the canopy. Evidence of scaffold limbs failures and associated decay is setting in. Recommend removal.
943	20.00	na	na	*Fraxinus velutina*	Modesto ash	40/20	06/06/06	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$793.64	Tree is in active state of decline. Recently pruned to remove larger size deadwood. Decay forming from 0-4.5ft. in the trunk. Note: Diameter was measured below split union @ 4ft. Recommend removal.
944	21.00	na	na	*Fraxinus velutina*	Modesto ash	40/15	20/06/10	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$874.99	Tree is in an active state of decline, with half of canopy recently pruned, post failure. Recommend removal.

Lisa [illegible] Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

La Rinconada Golf Country Club
Tree Inventory and Valuation Appraisal based on 10th Edition *Guide for Plant Appraisal*
Formula: Functional Replacement Method/Trunk Formula Technique

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (*Genus species*)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Photo	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
945	22.00	na	na	*Fraxinus velutina*	Modesto ash	45/10	06/06/06	06%-Very Poor	Photo	Protected			Low	Remove	1, 4, 10	(2x) 24-in.	$960.31	Tree has recently been pruned, same as tree no. 944. Tree is in an active state of decline and failing. Recommend removal.
946	32.00	na	na	*Quercus douglasii*	blue oak	45/50	50/70/70	50%-Fair			Large Protected		Low	Retain			$40,393.03	Large sprawling tree that appears to be growing in a moist soil environment and in heavy competition with other trees. No significant trunk flare visible at base, appears slightly buried. Significant amount of deadwood throughout the canopy.
947																	$13,458,393	

Lisa Degrees
Certified Arborist #WE-5055A

Remove = Removal based on development and or condition HR=Hazard Removal Recommended based on condition (additional 47 trees)

June 24, 2025

Ryan Safty
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

I was asked to review the plans and the applicant's arborist report and provide findings and recommendations. The arborist's report was provided by Trees 360 Degrees dated April 25, 2025. The report is thorough, complete, and contains all the required information regarding the project.

During the site assessment the following questions came up:

1. Tree protection fence materials and potentially the locations and timing. The report states the following:

For larger extended areas or areas far enough away from construction impact, it is recommended that heavy-duty, plastic orange barrier construction fencing be used. LRCC would prefer to limit the use of chain link fencing to high-impact areas only if the orange netting is not suitable for adequate protection. The project arborist or Town consulting arborist will determine this on a case-by-case basis.

The ordinance states the following:

Sec. 29.10.1005. Protection of trees during construction.
(a) Protective tree fencing shall specify the following:
(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.

It may be possible to provide a scaled back tree protection material but this will need to be discussed and approved by planning. One option is to have regular monitoring of the fence in lieu of more sturdy fence. Again, since this is in conflict with the ordinance approval for the particular areas and materials will need to be reviewed and approved.

2. Tree removals and any bird or wildlife studies.

The contractor is responsible for any required biological surveys or reports prior to removing any trees. Nesting birds are protected both locally and through the federal Migratory Bird Treaty Act.

3. Tree removals outside the construction areas but recommended for removal by the consulting arborist (Trees 360 Degrees).

I am in agreement with these recommendations but if Trees 360 Degrees performs this work it could be construed as a conflict of interest.

The tables in the planning submittal TI-1, TI-2, TI-3, and TI-4 are different than those provided in the report (PDF Pages 34 through 101). The table from the report is more thorough and complete and should replace those in the planning submittal.

A proper T-1 sheet needs to be developed and should be broken dow per area for all fence locations during each construction phase.

Richard J. Gessner



ASCA RCA #496
Registered Consulting Arborist®

ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
Tree Risk Assessment Qualified to year 2029

BOARD CERTIFIED MASTER ARBORIST ISA™

MEMORANDUM

To:	Richard Gessner	**Date:**	07/01/2025
From:	HMH, Cliff Bechtel, Pinnacle, Origins, Trees360	**Job No.:**	4545.04
Subject:	Response to Monarch Consulting Arborist S-25-005 Planning Memo		

June 24, 2025

Ryan Safty
Community Development Department
110 E. Main Street
Los Gatos, CA 95030

Monarch Consulting Arborists

Richard Gessner
P.O. Box 1010 - Felton, CA 95018
1 831 331 8982
www.monarcharborists.com

I was asked to review the plans and the applicant's arborist report and provide findings and recommendations. The arborist's report was provided by Trees 360 Degrees dated April 25, 2025. The report is thorough, complete, and contains all the required information regarding the project.

During the site assessment the following questions came up:

1. Tree protection fence materials and potentially the locations and timing. The report states the following:

For larger extended areas or areas far enough away from construction impact, it is recommended that heavy-duty, plastic orange barrier construction fencing be used. LRCC would prefer to limit the use of chain link fencing to high-impact areas only if the orange netting is not suitable for adequate protection. The project arborist or Town consulting arborist will determine this on a case-by-case basis.

The ordinance states the following:

Sec. 29.10.1005. Protection of trees during construction.
(a) Protective tree fencing shall specify the following:
(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.

It may be possible to provide a scaled back tree protection material but this will need to be discussed and approved by planning. One option is to have regular monitoring of the fence in lieu of more sturdy fence. Again, since this is in conflict with the ordinance approval for the particular areas and materials will need to be reviewed and approved.

The applicant in consultation with the project arborist has subsequently incorporated a proposal for orange fencing as noted below into the plan set which is also detailed in the final arborist report dated July 1, 2025 along with the justification requested by Planning staff.

2. Tree removals and any bird or wildlife studies.

The contractor is responsible for any required biological surveys or reports prior to removing any trees. Nesting birds are protected both locally and through the federal Migratory Bird Treaty Act.
The applicant understands and acknowledges its contractor will be responsible for all required surveys and reports prior to tree removal, and that final approvals will include such conditions.

3. Tree removals outside the construction areas but recommended for removal by the consulting arborist (Trees 360 Degrees).

I am in agreement with these recommendations but if Trees 360 Degrees performs this work it could be construed as a conflict of interest.
The additional 47 trees recommended by the project arborist have been incorporated into the final arborist report and the updated plan set, both dated July 1, 2025.

The tables in the planning submittal TI-1, TI-2, TI-3, and TI-4 are different than those provided in the report (PDF Pages 34 through 101). The table from the report is more thorough and complete and should replace those in the planning submittal.
The table in the TI plan sheets 1-11 has been udpated to match the inventory in the final arborist report dated July 1, 2025.

A proper T-1 sheet needs to be developed and should be broken dow per area for all fence locations during each construction phase.
The applicant has added fence locations and material types (orange vs. Chain-link) to the TP plan sheets as requested.

Richard J. Gessner

ASCA RCA #496
Registered Consulting Arborist®



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
Tree Risk Assessment Qualified to year 2029

BOARD CERTIFIED MASTER ARBORIST ISA™

This Page
Intentionally
Left Blank

MEMORANDUM

Date	May 21, 2025
To	Ryan Safty, Associate Planner, Town of Los Gatos
From	Patrick Kallas, Project manager Akoni Danielsen, Principal Project Manager/President
Subject	La Rinconada Country Club Redesign – CEQA Categorical Exemption Qualification

I. Introduction to Categorical Exemptions

The California Environmental Quality Act (CEQA) Guidelines contain classes of projects that have been determined not to have a significant effect on the environment and are, therefore, exempt from the provisions of CEQA. CEQA Guidelines Sections 15301 – 15333 constitute the list of categorically exempt projects and contain specific criteria that must be met in order for a project to be found exempt. CEQA Guidelines Section 15301, Existing Facilities Class 1 Categorical Exemptions, and 15302, Replacement or Reconstruction Class 2 Categorical Exemptions set forth conditions for projects which replace or reconstruct existing facilities that may be found categorically exempt. Additionally, CEQA Guidelines Section 15300.2 includes a list of exceptions to exemptions, none of which may apply to a project in order for it to qualify for a categorical exemption (i.e., if an exception applies, a project is precluded from being found categorically exempt).

The Town of Los Gatos, serving as the Lead Agency, is completing environmental review for the La Rinconada Country Club Modernization project ("project") in compliance with CEQA, the CEQA Guidelines (California Code of Regulations Section 15000 et. seq.), and the regulations and policies of the Town of Los Gatos. This Memorandum describes the proposed project and provides analysis and evidence to support a determination by the Town of Los Gatos that the project would be eligible for a Categorical Exemption under CEQA.

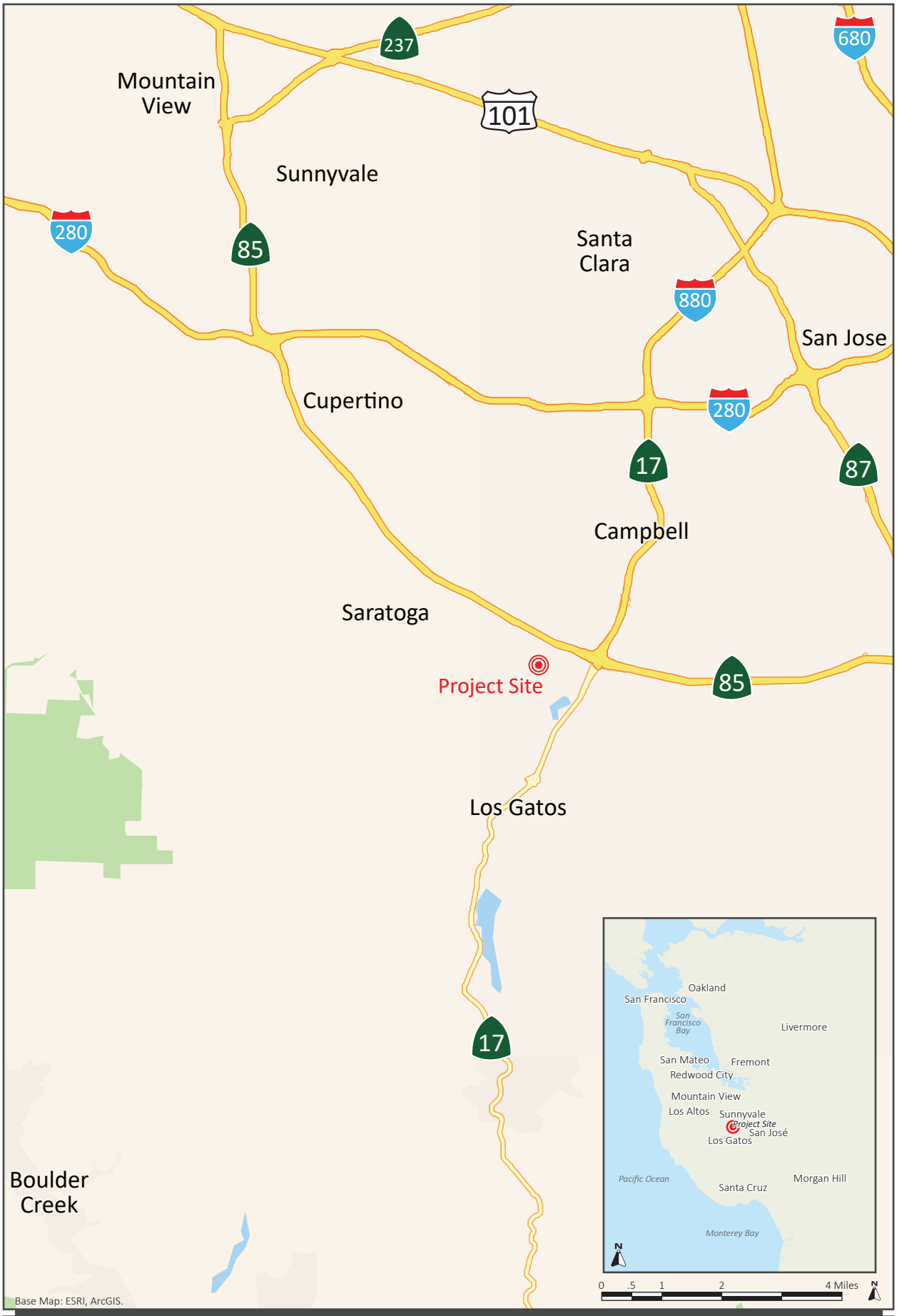
II. Existing Conditions

La Rinconada Country Club was founded by A.P. Giannini in 1928. The first nine holes were completed in 1928 and the second nine later in 1929. Since 1929, modest improvements have been made to the golf course. The Country Club property is accessed by a driveway connecting to Clearview Drive. This access point leads into a 171-space parking lot which serves the clubhouse,

1871 The Alameda, Suite 200 • San José, CA 95126 • Tel: (408) 248-3500 • www.davidjpowers.com

country club facilities and golf course. The country club, including the golf course and associated amenities, covers approximately 118.4 acres and is surrounded by residential neighborhoods. The country club also borders the Rinconada Water Treatment Plant on the west. The location and extent of the project area can be seen in Figure 1, 2, and 3.

1871 The Alameda, Suite 200 • San José, CA 95126 • Tel: (408) 248-3500 • www.davidjpowers.com



REGIONAL MAP | FIGURE 1



VICINITY MAP | FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING LAND USES | FIGURE 3

III. Project Description

Proposed Golf Course Modernization

The proposed project would modernize the 18-hole layout and replant the entire course by replacing fairways with more drought tolerant Bermuda grasses, adding native drought tolerant trees, and installing a more efficient irrigation system. The adjusted course layout would leave 17 of the 18 holes in their current locations. The only hole location that would be modified would be the 13th hole which would be slightly reoriented on the south side of the project site. All existing on-site structures would remain unchanged and no changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility. Minimal above grade work is planned other than a slight realignment of the entrance drive to improve safety with golf play and a small, approximately 250 square foot, restroom facility for the back 9 holes. Upon project completion, the Country Club would continue to operate one 18-hole golf course on the property and the membership numbers would remain unchanged. The proposed project would not expand or increase the use of any facilities at La Rinconada Country Club. The proposed project would not alter ingress and egress to the property.

Irrigation System and Cart Paths

As part of the proposed project, the irrigation system would be modernized, on-site drainage systems would be upgraded, and the fairway grass would be replaced with a modern hybrid Bermuda grass that requires 30-35 percent less irrigation water than the current course grass which would reduce irrigation water consumption to approximately 30 million gallons per year. In addition to the turf change and drainage upgrades, the proposed project would replace most of the existing golf course cart paths with reduced footprint cart paths. Replacement of the cart paths would reduce impervious surfaces on the golf course by approximately 70 percent.

Tree Removal

There are approximately 1,200 trees on the property, most of which are non-native species planted by the Club over the past 50 years. Recently introduced coast redwoods and eucalyptus trees would be replaced by native oaks as a part of the proposed project. The plan would remove approximately 240 trees, most of which are redwoods and eucalyptus. The proposed project would replace the trees removed at a one-to-one ratio, planting approximately 173 native tree species on the golf course and payment of in-lieu fees for the remaining tree replacement. Most of the trees proposed for removal are on the interior of the course; only approximately 30 are on the perimeter near homes. This would restore the property to a more natural state similar to the late 1920's.

Construction

As part of construction activities, grading would be balanced on-site with approximately 52,780 cubic yards of cut and fill. The area of disturbance is shown in Figure 4, Project Disturbance Area. No

1871 The Alameda, Suite 200 • San José, CA 95126 • Tel: (408) 248-3500 • www.davidjpowers.com

soil would be imported to or exported from the site. Construction of the proposed project is estimated to take approximately seven to eight months to complete and is scheduled to begin in early March of 2026. The proposed project would implement standard soil management procedures to limit dust and debris on and around the project site, refer to Condition of Approval in Section IV.(c), Air Quality Effects, below. Construction equipment and materials would be staged on site and construction works would park on site as well during construction.



SITE PLAN

FIGURE 4

IV. Environmental Review

The purpose of this section is to document whether any of the exceptions listed in CEQA Guidelines Section 15300.2 apply to the project, and assess the project's eligibility for a Categorical Exemption from CEQA under Section 15301, Existing Facilities Class 1 Categorical Exemptions, and 15302, Replacement or Reconstruction Class 2 Categorical Exemptions.

Section 15300.2 – Exceptions

(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

This exception only applies to Class 3, 4, 5, 6, and 11 exemptions. The proposed project is categorically exempt under Class 1 and/or Class 2; therefore, this exception is not applicable to the project under CEQA Guidelines Section 15300.2(a).

(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

The La Rinconada Country Club has undergone minor revisions for the last 100 years since it was constructed. The timing of these changes has not been close chronologically, therefore, the impacts associated with each modification to the country club would be far enough apart in time to not compound with prior projects. Additionally, the La Rinconada Country Club does not anticipate additional renovations in the near future which may result in cumulative impacts. For these reasons, the proposed modernization of the La Rinconada Country Club would not result in cumulative impacts.

(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

<u>Air Quality Effects</u>

The information in this section is based in part on the Construction Emissions and Health Risk Assessment completed by Illingworth & Rodkin, Inc. This report, which evaluates project emissions to confirm the project complies with General Plan Policy ENV-8.1: Air Quality Standards noted below, is included for reference as Appendix A of the document.

The Town of Los Gatos has the following General Plan policies that are applicable to the project.

Policy ENV-8.1: Air Quality Standards. Federal, State, and regional air quality goals, policies, standards, and requirements shall be addressed during environmental review for local land use and development decisions. Applicable standards or requirements, if not already in the proposed plans, shall be incorporated as conditions of approval.

Policy ENV-8.9: Air Pollution Impacts During Construction. Require project proponents to prepare and implement a construction management plan that incorporates Best Available Control Measures and all best management practices in accordance with the Air District standards to reduce criteria pollutants.

General Plan Policy ENV-8.9: Include Bay Area Air Quality Management District (BAAQMD) basic BMPs to control dust and exhaust during construction. During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud/dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to site located 100 feet of further from a paved road shall be treated with a six - to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

Air Quality Construction Emissions

Based on the Construction Emissions and Health Risk Assessment, air pollutant emissions associated with project construction were predicted using appropriate computer models. In addition, potential project construction health risk impacts and the impact of existing toxic air contaminant (TAC) sources affecting the existing nearby sensitive receptors (e.g., residents) were evaluated. The air pollutants associated with the construction period include reactive organic gases (ROG), nitrogen oxides (NO_x), and particulate matter from exhaust ($PM_{2.5}$ and PM_{10}). The analysis was conducted following guidance provided by the BAAQMD, the results of which are summarized below in Table 1.

The proposed project would require approximately seven months of grading and excavation work (161 days) that would disturb 87.76 acres of ground area. Construction activities would require the operation of heavy construction machinery and would disturb uncovered soil which would create air quality contaminants for the entirety of the construction period. Average daily construction emissions were estimated for the proposed project based on the equipment and operations required for the project. These are summarized in Table 1 below.

Table 1 Construction Period Air Pollutant Emissions

Year	ROG	NO_x	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
2026 Construction Emissions (Tons)	0.15	1.32	0.04	0.04
2026 Average Daily Emissions (lbs/day)	1.86	16.35	0.50	0.46
BAAQMD Thresholds (pounds per day)	*54*	*54*	*82*	*54*
Exceed Threshold	**No**	**No**	**No**	**No**

Source: Illingworth& Rodkin, Inc. La Rinconada Country Club Redesign Construction Emissions & Health Risk Assessment. February 7, 2025

Based on the emissions expected for the proposed project, the construction activities would not exceed BAAQMD air quality impact thresholds for criteria air pollutants, and therefore the project complies with Policy ENV-8.1, noted above. The proposed project, like virtually all projects which involve ground disturbance, would also generate dust in the form of PM_{10} and $PM_{2.5}$ through disturbance and hauling of soils around the site. The project would implement the following Condition of Approval to comply with Policy ENV-8.9 which requires standard best management practices to limit fugitive dust pollutants.

Condition of Approval

During any construction period ground disturbance, the applicant shall ensure that the project contractor implements measures to control dust and exhaust. Implementation of the measures recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level.

- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud/dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

- All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.
- All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- Unpaved roads providing access to site located 100 feet of further from a paved road shall be treated with a six - to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall be visible to ensure compliance with applicable regulations.

Therefore, the proposed project would not exceed BAAQMD thresholds for criteria pollutants or fugitive dust and, by implementing the standard measures in Policy ENV-8.9, would have a less than significant effect.

Air Quality Health Risk Effects

During construction of the proposed project the increase in diesel particulate matter (DPM) and other $PM_{2.5}$ can result in increased lifetime cancer risk and other health hazards. The construction health risks were modeled for their impacts on existing residences surrounding the site and Roxbury Elderly Care, located west of the site near the northern edge of the golf course. The effects were modeled for impacts on all receptor types (i.e., third trimester, infants, children, and adults). The total modeled DPM was calculated to be 0.04 tons and the fugitive dust was found to be less than 0.01 tons. Based on the modeling conducted for these emissions, the expected construction risk impacts are shown in Table 2 below.

Table 2 Construction Risk Impacts at the Off-Site Sensitive Receptors

Year	Cancer Risk (Per Million)	Annual PM 2.5 (micrograms/m^3)	Hazard Index
Project Construction Impacts most affected receiver	2.10 (infant)	0.01	<0.01
Project Construction Impacts at Roxbury Elder Care	<0.01	<0.01	<0.01
BAAQMD Single Source Thresholds (pounds per day)	*>10*	*>0.3*	*>1.0*
Exceed Threshold	**No**	**No**	**No**

Source: Illingworth& Rodkin, Inc. La Rinconada Country Club Redesign Construction Emissions & Health Risk Assessment. February 7, 2025

Based on the health risks associated with the project at the most sensitive receptor, the proposed project would not exceed BAQQMD thresholds, and accordingly, would comply with Policy ENV-8.1, and the project would have a less than significant health risk effect.

Noise and Vibration Effects

The information in this section is based in part on the Construction Noise and Vibration Assessment completed by Illingworth & Rodkin, Inc. This report is included for reference as Appendix B of the document.

Noise Effects

The Town of Los Gatos Code of Ordinances Section 16.20.035 limits construction activities to the hours of 8:00 am to 6:00 pm on weekdays and between the hours of 9:00 am and 4:00 pm on Saturdays. No construction is permitted on Sundays or holidays. Section 16.20.035 also states that at least one of the following conditions shall be met:

- construction noise limits of 85 dBA at a distance of 25 feet for any single piece of equipment and
- noise level at any point outside of the property plane of the project site is limited to 85 A-weighted sound level (dBA)

Construction of the proposed project is estimated to take approximately seven to eight months to be completed, beginning in March of 2026. Construction would progress across the country club from hole to hole, and only portions of the property will experience construction activity at any single point in time. In general, the construction activity would last approximately two to four weeks per hole, depending on where the hole is located. The proposed hours of construction are 8:00 am to 6:00 pm on weekdays and 9:00 am to 4:00 pm on Saturdays. No construction would occur on Sundays or holidays.

The construction activities that would be a part of the proposed project include earth-moving activities with heavy equipment and hauling of primarily landscape construction materials. Based on this activity, the proposed project would be expected to generate maximum noise levels of 70 to 90 dBA at a distance of 50 feet. A summary of the expected noise levels at receptors within 25 feet of the construction activities is summarized below in Table 3.

Table 3 Construction Noise Levels from Heavy Equipment at 25 feet

Phase	Number of Workdays	Construction Equipment (Quantity)	Maximum Noise Level dBA Lmax	Average Noise Level dBA Leq
Site Preparation	120	Tractor/Loader/Backhoe (3)[a]	90	87
Grading/ Excavation	150	Excavator (10) [a]	87	88
		Tractor/Loader/Backhoe (3) [a]	90	
Paving	5	Paver (1)[a]	83	87
		Paving Equipment (1)	83	
		Roller (1)	86	
		Tractor/Loader/Backhoe (3) [a]	90	

[a] Denotes two loudest pieces of construction equipment per phase.

Source: Illingworth& Rodkin, Inc. La Rinconada Country Club Golf Course Modernization Project Construction Noise and Vibration Assessment. January 30, 2025

As shown in Table 3, average construction noise levels would range from 87 to 88 dBA Leq when the two loudest pieces of construction equipment operate simultaneously, 25 feet from an individual receptor. These predicted noise levels represent worst-case conditions, and under these conditions, noise levels would be reduced to 84 to 85 dBA Leq if the two loudest pieces of construction equipment per phase operate 35 feet or further from sensitive receptors. Therefore, the construction would conflict with the policy requirement to keep noise below 85 dBA outside the property plane as some places on the 8th, 16th, and 18th holes for the golf course if the two loudest pieces of equipment were operating simultaneously. Therefore, with the following conditions of approval, included in the project, the proposed project would further reduce noise effect during construction. These actions are standard construction measures applied to most construction projects in urban areas.

Conditions of Approval

- Construction activities shall be limited to the hours of 8:00 a.m. to 6:00 pm on weekdays and between the hours of 9:00 am and 4:00 pm on Saturdays. No construction is permitted on Sundays or holidays.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.
- Prohibit unnecessary idling of internal combustion engines.
- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.

- Locate construction staging areas at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

The implementation of these reasonable controls would minimize disturbance at existing noise-sensitive receptors in the project vicinity. Additionally, the majority of residences adjacent to the project site are set back further than 35 feet from any work areas and only a small area of the back yards would be exposed to elevated noise levels near the 8th, 16th, and 18th holes for the golf course. Considering that the construction activity would last approximately two to four weeks per hole, and less than one construction season in total, and that the majority of construction would occur more than 35 feet from nearby receptors, the potential temporary exceedances of the Town's Code of Ordinances for a single piece of equipment over 85 dBA would result in a less than significant effect.

Vibration Effect

The California Department of Transportation (Caltrans) recommends a vibration limit of 0.5 in/sec peak particle velocity (PPV) for new residential and modern commercial/industrial structures, a vibration limit of 0.3 in/sec PPV for older residential structures, and a vibration limit of 0.25 in/sec PPV for historic buildings. The Town of Los Gatos recognizes a structure as historic if any one of the following apply:

- Any structure / site that is located within a historic district
- Any structure / site that is historically designated within the LHP overlay
- Any primary structure constructed prior to 1941, unless the Town has specifically determined the structure has no historic significance or architectural merit.

Based on the Town's definition of historic structures, this analysis uses a vibration limit of 0.25 in/sec PPV to conservatively assess the potential for vibration impacts because the clubhouse and homes in the surrounding area could be old enough, i.e. prior to 1941, to be considered historic structures.

Based on the construction equipment planned to be used for the proposed project, the vibratory levels in Table 4 would be expected.

Table 4 Construction Vibration Levels by Phase in in/sec PPV

Phase	Construction Equipment	5 feet	10 feet	15 feet	20 feet	25 feet
Site Preparation	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003
Grading / Excavation	Excavator	**0.446**	0.208	0.133	0.097	0.076
	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003
Paving	Paver	0.018	0.008	0.005	0.004	0.003
	Paving Equipment	0.018	0.008	0.005	0.004	0.003
	Roller	**1.233**	**0.575**	**0.368**	**0.268**	0.210
	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003

Source: Illingworth& Rodkin, Inc. La Rinconada Country Club Golf Course Modernization Project Construction Noise and Vibration Assessment. January 30, 2025

The proposed project could exceed vibratory impact levels if vibratory rollers are used within 20 feet of vibration sensitive buildings built before 1941. To reduce any potential vibration effects the following Conditions of Approval are expected for the proposed project.

Condition of Approval

- Smaller equipment (less than 18,000 pounds) shall be used near the property lines adjacent to the residential buildings to minimize vibration levels. For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 25 feet of vibration-sensitive buildings.
- Small tractors/loaders/backhoes shall be used within 10 feet of vibration-sensitive buildings instead of excavators.
- Designate a Disturbance Coordinator responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

Based on the distance of residential structures from the edge of the golf course and the location of construction activities on the project site, the vibratory equipment would not be used for long periods of time near any structure which could be damaged by vibration along the 8th, 16th, and 18th holes of the golf course. Therefore, by implementing the best management practices above, primarily around the clubhouse area, the proposed project would result in less than significant vibratory effect during construction.

Biological Effects

The proposed project would disturb up to approximately 87.76 acres of vegetated areas landscaped for use as a golf course. This includes non-native grasses covering a majority of the area and trees lining the golf course hole boundaries. The site is not mapped as habitat for special status plants or

animals, and does not contain regulated habitats, i.e. riparian areas or wetlands or waters of the US or the state, as the ornamental ponds are man-made features subject to regular irrigation and maintenance. The proposed project would remove and replace this landscaping which would disturb any animals that are using the trees or other landscaped areas as habitat. Additionally, the proposed project would be required to comply with the Tree Replacement Standards identified in Table 3-1 of the Town of Los Gatos Zoning Regulations.

The proposed project would remove up to 240 trees across the golf course area. The full list of trees removed as a part of the project is included in Appendix C. To protect birds that may be nesting in the trees, the project would implement standard nesting survey requirements as required by the Migratory Bird Treaty Act and California Department of Fish and Wildlife Code. These requirements are summarized below. Through inclusion of this standard condition of approval the project would avoid negative effects on birds.

Condition of Approval

- Construction shall be scheduled to avoid the nesting season to the extent feasible. The nesting season for most birds, including most raptors, in the San Francisco Bay Area extends from February 1st through August 31st.

  If it is not possible to schedule construction and tree removal between September 1 and January 31, then pre-construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests are disturbed during project implementation. This survey shall be completed no more than 14 days prior to the initiation of grading, tree removal, or other construction activities during the early part of the breeding season (February through April) and no more than 30 days prior to the initiation of these activities during the late part of the breeding season (May through August).

  During this survey, the ornithologist shall inspect trees and other possible nesting habitats within and immediately adjacent to the construction area for nests. If an active nest is found sufficiently close to work areas to be disturbed by construction, the qualified ornithologist, in consultation with California Department of Fish and Wildlife (CDFW), shall determine the extent of a construction-free buffer zone to be established around the nest to ensure that raptor or migratory bird nests shall not be disturbed during project construction.

(d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

There are no officially designated state scenic highways in the project area. The nearest officially designated state highway is State Route 9, which is located approximately 1.25 miles southwest of the project site and is not visible from the project site.[1] The project, therefore, would not damage scenic resources within a highway officially designated as a state scenic highway, and no exception to the exemption applies under 15300.2(d).

(e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The provisions in California Government Code Section 65962.5 are commonly referred to as the "Cortese List". Properties considered to be on the Cortese List include current and closed leaking underground storage tank (LUST) case sites, in addition to sites with other hazardous conditions. The California Government Code does not provide a provision for the removal of an affected property from the Cortese List. Therefore, even properties with closed LUST cases in which no further work is required are still considered to be on the Cortese List.

The project site is recorded on the Cortese List Geotracker database for two closed LUST cases, which are associated with an area of the site in which no work is proposed. Due to the case closure, and to confirm if there are any hazards present on the portion of the site where the proposed golf course modernization would occur, Cornerstone Earth Group prepared a memorandum to evaluate the status of the closed LUST cases and the potential for the proposed project to disturb areas covered by the closed LUST cases.[2]

Based on the case information, a 500-gallon gasoline underground storage tank (UST) was removed from the Site in 1993. In 1998, an additional 500-gallon diesel UST and a 1,000-gallon gasoline UST were removed. All three USTs were located at the golf course maintenance facility on the furthest southern portion of the project site, a small triangular area southeast of the 16th and 17th holes that is not included within the area of proposed modernization work.

As a part of the case closure, sampling was conducted at the location of each of the three USTs. Soil and groundwater samples detected only low concentrations of petroleum hydrocarbons, diesel range petroleum hydrocarbons, and xylene. These detected concentrations did not exceed current residential or commercial environmental screening levels (ESLs). The associated LUST cases were closed by the Santa Clara Valley Water District (SCVWD) in 1997 and 1998.

While the LUST cases technically remain on the Cortese list for record keeping, the maintenance facility area which includes the area of the closed LUST cases, is not part of the golf course renovation plan. In addition, based on the Grading Plan, no earthwork activities are planned near

[1] California Department of Transportation. "California State Scenic Highway System Map". Accessed January 15, 2025. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa.
[2] Cornerstone Earth Group, Inc. Environmental Review La Rinconada Country Club Golf Course Renovation. January 9, 2025.

the maintenance facility area and former UST locations at the golf course maintenance facility. Thus, the former UST locations should not have an adverse impact on the planned golf course renovation work, and no exception to the exemption applies under 15300.2, as there are no current conditions affecting the property that warrant inclusion on the Cortese list.[3]

(f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The project site is a country club which was established in 1928, approximately 97 years ago. The golf course was modified in 1989, including reconstruction of greens, replanting of grasses, regrading of some fairways, and changes to drainage of the course. The property is not included on the California Register of Historic Places, nor has it been determined eligible for listing on the California Register by the State Historical Resources Commission. The country club is also not identified in the Los Gatos General Plan as a registered historic place, nor has it been identified by the County of Santa Clara in its historic register as a historic property. Therefore, the property is not considered a mandatory historic resource under Guidelines Section 15064.5(a)(1) or a presumptive historic resource under Section 15064.5(a)(2).

The proposed project would primarily replace the grass and some trees on the project site and would only require the relocation of one golf hole for the country club. This improvement would be similar to the improvements conducted in the 1990's and would not change any of the uses of the country club facilities. No physical changes are proposed to the clubhouse or any other structures. Therefore, given the property is not listed as a historic resource by the state, county, or Town of Los Gatos, the modifications proposed as a part of the modernization project would not create a change in the significance of any historic resource.

Section 15301 – Existing Facilities

Section 15301, or Class 1, applies to projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. These conditions, along with the project's consistency with them, are described below.

The proposed modernization project would encompass grading of the site and reconstruction of the golf course which would reduce the water consumption on-site and allow for greater water infiltration due to reduced impervious surfaces. The changes to the golf course area would not expand the number of players, the frequency or magnitude/intensity of events, or overall utility of the project site. Therefore, the proposed project would not result in an expansion of use and would

[3] California Environmental Protection Agency. "Cortese List Data Resources". Accessed January 15, 2025. https://calepa.ca.gov/sitecleanup/corteselist/.

only perform minor alteration of the existing facility and would meet the requirements for a Section 15301 exemption.

Section 15302 – Replacement and Reconstruction

Section 15302, or Class 2, applies to projects consisting of replacement or reconstruction of existing structures, facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. These conditions, along with the project's consistency with them, are described below.

The proposed project would regrade the golf course area of the project site and reorganize the golf course layout. The reorganization of the site would construct the same uses within the existing boundary of the facilities of the country club. Additionally, the proposed project would not alter any of the structures on site other than a minor realignment of the primary access road for the project site and a new 250-square foot bathroom structure in the middle of the course. Therefore, the proposed project would be consistent with the conditions for a Section 15302 exemption because the country club would replace the existing course area in kind, and would not change the purpose or capacity of the La Rinconada Country Club.

V. Conclusion

As documented in Section IV. Environmental Review, with the incorporation of the City's standard conditions of approval, none of the exceptions contained in CEQA Guidelines Section 15300.2 apply to the project and the project is consistent with the criteria in CEQA Guidelines Section 15301 and 15302. The project, therefore, qualifies as exempt from the provisions of CEQA under Class 1 and Class 2 of the CEQA Guidelines.

APPENDICES

Appendix A: Construction Emissions and Health Risk Assessment

Appendix B: Construction Noise and Vibration Assessment

Appendix C: Arborist Tree Inventory

Appendix D: Environmental Review La Rinconada Country Club Golf Course Renovation

MEMORANDUM

TO:	Patrick Kallas, David J. Powers and Associates pkallas@davidjpowers.com	**FROM:**	Daniel Elting, WRA, Inc. daniel.elting@wra-ca.com
CC:	Andy Kimball, La Rinconada Country Club akimball@Larinconadacc.com		
DATE:	Revised April 18, 2025		
SUBJECT:	La Rinconada Country Club Redesign Project Biological Constraints Assessment		

1.0 PURPOSE

The purpose of this memorandum is to provide an analysis of biological resources at the La Rinconada Country Club (Study Area) in Los Gatos, Santa Clara County, California. The report is intended to support a review of the La Rinconada Country Club Redesign Project (Project) per the California Environmental Quality Act (CEQA). As part of that review, the memorandum addresses potential Project affects in accordance with Appendix G of the CEQA guidelines. Provided herein are descriptions of habitats present, and a discussion of potential environmental constraints.

2.0 BACKGROUND AND EXISTING CONDITIONS

The La Rinconada Country Club (Study Area) is an approximately 129-acre complex which includes an 18-hole golf course, tennis courts, private recreation areas, ornamental ponds, pools, and other buildings and facilities. The Study Area is situated approximately 0.25 miles south of Highway 85 within an urbanized area in Los Gatos, California with private access driveways to the east from Clearview Drive and La Rinconada Drive. The Study Area is surrounded on all sides by residential development. The site has been used for recreation since the late 1920's and contains a network of well-maintained paved roads and pathways throughout the site.

3.0 PROJECT DESCRIPTION

The proposed Project will be composed of a redesign of the existing golf course on site. Golf course modifications will be implemented through scattered earthwork on approximately 37 acres of existing course holes and ornamental ponds (Project Area; Figure 1). Additional Project components will include upgrades to irrigation systems and concrete pathways, turf lawn replacement, and removal and replacement of approximately 190 trees within the Project Area. Following the completion of construction, the proposed land-use will be equivalent to the existing use as recreation.

WRA, Inc. | 2169 G East Francisco Blvd., San Rafael, CA 94901
www.wra-ca.com · **ph:** 415.454.8868 · **WRA #350018**

3.1 Project Layout

The Project would incur only slight changes modifications in grade of the existing golf course and make no major modifications in existing land cover. All existing on-site structures would remain unchanged but two ornamental ponds will be de-watered and re-graded to slightly different specifications. Upon project completion, the Country Club will continue to operate one 18-hole golf course and the membership capacity will remain unchanged. The Project would not expand or increase the use of any facilities at the Country Club, nor alter ingress and egress routes to the property. A Project Master Plan including Grading limits are provided in Attachment A..

3.2 Irrigation System and Cart Paths

As part of the proposed Project, the existing irrigation system will be modernized, existing drainage systems will be upgraded, and the fairway grass will be replaced with hybrid bermudagrass (*Cynodon dactylon*); the hybrid bermudagrass will require 35 percent less irrigation water than the current course grass. In addition to the turf change and drainage upgrades, the Project would reduce the number of existing golf course cart paths which will decrease the impervious surface area on the golf course by approximately 70 percent.

3.3 Tree Removal

There are approximately 1,200 trees on the property, most of which are non-native species planted by the Country Club over the past 50 years. A total of 256 trees will be removed as part of the Project; most of which are recently planted redwoods (*Sequoia sempervirens*) and eucalyptus (*Eucalyptus* sp.) trees. The Country Club will obtain all necessary permits associated with the removal of trees including heritage trees as defined by the City of Los Gatos (City) Code of Ordinances. Removed trees will be replaced at a 1:1 ratio by native oak trees (*Quercus* sp.) or other regionally appropriate native tree species. Details for trees to be removed and a proposed re-planting plan to City compliance are provided in Attachment A.

3.4 Construction

As part of construction activities, grading would be balanced on-site with approximately 60,000 cubic yards of cut and fill. No soil would be imported to or exported from the site. Construction of the proposed Project is estimated to take approximately seven months to complete and is scheduled to begin in March of 2026.

4.0 METHODS

This evaluation is based on a review of literature and database sources as well as a site visit completed by WRA, Inc. (WRA) on January 24, 2025. Prior to the site visit, WRA biologists reviewed literature resources and performed database searches to assess the potential for sensitive land cover types (e.g., wetlands) and special-status species (e.g., endangered plants), including:

- SoilWeb (CSRL 2025)
- Contemporary aerial photographs (Google Earth 2025)
- Historical aerial photographs (NETR 2025)
- National Wetlands Inventory (USFWS 2025a)
- California Natural Diversity Database (CNDDB; CDFW 2025a)
- California Native Plant Society Rare Plant Inventory (CNPS 2025a)
- Consortium of California Herbaria 2 (CCH2 2025)
- USFWS Information Planning and Consultation database (USFWS 2025b)
- eBird Online Database (eBird 2025)
- California Bird Species of Special Concern in California (Shuford and Gardali 2008)
- California Amphibian and Reptile Species of Special Concern (Thomson et al. 2016)
- A Field Guide to Western Reptiles and Amphibians (Stebbins 2003)
- A Manual of California Vegetation, Online Edition (CNPS 2025b)
- California Natural Community List (CDFW 2025)

On January 24, 2025, WRA biologists Daniel Elting and Maya Avendano conducted a field assessment of the 129-acre Study Area to observe conditions for the presence of sensitive land cover types and the potential to support habitat for special-status plant and wildlife species. Potentially jurisdictional areas and sensitive habitats were mapped using a combination of mapping-grade GPS devices and hand-drawn boundaries on high-resolution aerial imagery.

5.0 RESULTS

5.1 Vegetation Communities and Other Land Cover

WRA observed six land cover types within the Study Area. Non-sensitive land cover types include developed and ornamental ponds, and potentially sensitive land covers include intermittent stream, seasonal wetland swale, oak woodland and riparian woodland. Land cover types within the Study Area are mapped in Figure 1.

5.1.1 Non-Sensitive Land Cover Types

DEVELOPED

Developed areas comprise the majority of the Study Area and consist of meticulously maintained fairway lawns and putting greens, sand bunkers, paved roads and concrete areas, buildings, swimming pool facilities, and ornamental landscaping. Mowed lawns are fields of non-native turf grasses with scattered non-native forbs such as English plantain (*Plantago lanceolata*), common sowthistle (*Sonchus oleraceus*), with planted stands of coast redwoods, coast live oaks (*Quercus agrifolia*), valley oak (*Quercus lobata*), and eucalyptus. This land cover type is not considered sensitive by any regulatory entities.



Photo 1. Developed land cover in the Study Area is largely dominated by mowed lawns and paved cart paths.

ORNAMENTAL PONDS



Photo 2. Southeast ornamental pond in the Study Area.

The Study Area contains two manmade ornamental ponds which were created sometime in the mid 1960's and 1970's (NETR 2025). The ponds are managed and filled with water year-round. The banks of the ponds are artificially hardscaped with rocks and concrete, with some areas having a more gradual, vegetated bank. While minimal, there are some areas on the fringes of the ponds with sparse, emergent aquatic vegetation encroaching into the water from the bank. The ponds were created through excavation of dry land and artificially filled with diverted water. These water features are unlikely to be recognized as sensitive by federal or state agencies. Sensitive Habitats.

5.1.2 Sensitive Habitats

INTERMITTENT STREAM

An intermittent stream flows from south to north in the central portion of the Study Area into an artificial drain. Intermittent streams exhibit flow during portions of the year but do not convey water during the dry season. The stream ordinary high-water mark (OHWM) was determined by scour, water staining, debris build up, and changes in vegetation. Flowing water was present in the stream at the time of the January 24, 2025, site visit. The stream is surrounded by riparian woodland vegetation including arroyo willow (*Salix lasiolepis*) and curly dock (*Rumex crispus*). Intermittent stream may be considered sensitive by the California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), and the United States Army Corps. of Engineers (Corps.)



Photo 3. Intermittent stream, with banks mapped based on scour and erosion from water flow.

RIPARIAN WOODLAND

Riparian woodland occurs in the central portion of the Study Area adjacent to the main office building of the Country Club. Riparian habitat consists of woody-species-dominated vegetation that grows because of, or contributes organic material to, the intermittent stream within the Study Area. Riparian woodland is primarily dominated by coast live oak, with ash trees (*Fraxinus* sp.), elderberry (*Sambucus* sp.) and willows (*Salix* sp.) co-dominant. Poison oak (*Toxicodendron diversilobum*) and French broom (*Genista monspessulana*) largely dominate the midstory, with sparse herbs growing through the leaf litter, such as Italian arum (*Arum italicum*). Riparian woodland land cover type is considered sensitive by CDFW. The Project Area will not be within Riparian Woodland and no affects or disturbance to Riparian Woodland will occur.



Photo 4. Riparian woodland associated with the intermittent stream in the Study Area.

SEASONAL WETLAND SWALE



Photo 5. Seasonal wetland swale in the Study Area.

A potential seasonal wetland exists in the central portion of the Study Area in a heavily modified drainage area immediately north of the central ornamental pond. The wetland serves as a drainage basin for coneyance structures to both the north and south. South of the wetland an artificial swale drains into the wetland from the nearby pond. North of the wetland a culvert outlet drains into the wetland originating from underground segments of stormwater conveyance beneath roadways. Some inundation was present in the wetland during the January 24, 2025 site visit near the northern most culvert. Vegetation in the seasonal wetland swale was dominated by wetland plants including cattail (*Typha* sp.), watercress (*Nasturtium officinale*), curly dock (*Rumex crispus*), and pale knotweed (*Persicaria lapathifolia*). Boundaries of the potential seasonal wetland were mapped based on changes in dominant vegetation and topography but were not formally assessed for the three wetland parameters used by the Corps. to delineate wetland boundaries. This seasonal wetland is unlikely to meet the definition of Waters of the U.S. by the Corps. but may be considered sensitive by CDFW and the RWQCB.

Oak Woodland

The western portion of the Study Area contains a stand of valley oak woodland surrounding a private park/recreation area with trails and tennis courts. This habitat primarily contains valley oak with sparse blue oak (*Quercus douglasii*) with minimal understory due to regular mowing and maintenance of walking trails. Oak woodland and associated trees may be considered sensitive at state and local levels.



Photo 5. Oak woodland in western portion of the Study Area.

6.0 SPECIAL-STATUS SPECIES

6.1 Special-status Plant Species

Based upon a review of the resource databases listed in Section 3.0, 76 special-status plant species have been documented in the vicinity of the Study Area. All special-status plant species are unlikely or have no potential to occur within the Study Area because suitable conditions are lacking (e.g., edaphic [soil] conditions, topography, unique pH, associated natural communities, low levels of disturbance). No special-status plant species were observed within the Study Area on the January 24, 2025 survey.

6.2 Special-status Wildlife Species

Based upon a review of the resource databases listed in Section 4.0, 40 special-status wildlife species have been documented in the vicinity of the Study Area. Of these species, most are excluded based on a lack of habitat features (e.g., tidal marsh, old growth redwood or fir forest, grassland, sandy beaches or alkaline flats, and the presence of specific host plants). Additional species are excluded due to the lack of hydrological connection with streams that could support breeding populations of amphibians, and absence of quality foraging habitat within the Study Area. As such, most special-status wildlife species documented from the vicinity do not have the potential to occur within the Study Area.

6.2.1 Species Discussion

Northwestern Pond Turtle (NWPT; *Actinemys marmorata*) is a federally proposed threatened reptile that is known to occur within the vicinity of the Study Area. The nearest recorded occurrence of pond NWPT is in the Vascona Reservoir approximately 0.75 miles southeast of the Study Area (CNDDB 2024). Within the Study Area, the southeast ornamental pond provides potential habitat for NWPT due to the presence of minimal aquatic foraging vegetation and sparse basking sites in the form of above-surface rocks. However, the surrounding urban areas, heavy human disturbance, and fragmentation of suitable aquatic corridors surrounding the Study Area make the potential for establishment of pond turtles low. No NWPT were observed on the January 24, 2025 survey and they were determined to be **unlikely** to occur in the Study Area.

San Francisco dusky-footed woodrat (SFDFWR; *Neotoma fuscipes annectens)* is a regional subspecies of dusky footed woodrat that is a CDFW Species of Special Concern. SFDFWR use habitats with dense canopy cover including oak woodland, chaparral, and riparian woodlands. Mound shaped dens or "middens" are constructed by SFDWR using large twigs and occasionally anthropogenic items such as trash or debris (Kelly 1990). The nearest recorded occurrence of SFDWR is approximately 7 miles north of the Study Area along Saratoga Creek in Cupertino, California. During the site visit on January 24, 2025, three San Francisco dusky-footed woodrat nests were observed within riparian woodland surrounding the intermittent stream in the northeast portion of the Study Area. The presence of presumed active dens within the Study Area indicates that SFDFR are present in the Study Area. However they are only present within Riparian Woodland areas which are to be completed avoided by Project activities.



Photo 6. SFDFN den discovered in riparian woodland habitat. Den constructed atop an abandoned shipping pallet.

6.2.2 Protected Nesting Birds and Roosting Bats

species protected by the Migratory Bird Treaty Act (MBTA) as well as by California Fish and Game Codes (CFGC) have potential to nest in trees, vegetation, or on structures within or adjacent to the Study Area. No active nests were observed in the January survey as the survey was outside of the breeding season of most species (Feb – Sep). Additionally, no inactive raptor nest structures from previous seasons were observed in any of the trees on site. Additionally special-status bats including CDFW Species of Special Concern (SSC) Townsend's big-eared bat (*Corynorhinus townsendii*,) and pallid bat (*Antrozous pallidus*) have a potential to roost in mature trees in the Study Area, although the frequent level of day-time disturbance make this unlikely.

7.0 ANALYTICAL METHODOLOGY AND SIGNIFICANCE THRESHOLD CRITERIA

Pursuant to Appendix G, Section IV of the State CEQA Guidelines, a project would have a significant affect on biological resources if it would:

a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.*

d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.*

e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.*

f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.*

These thresholds were utilized in completing the analysis of potential Project affects for CEQA purposes. For the purposes of this analysis, a "substantial adverse effect" is generally interpreted to mean that a potential affect could directly or indirectly affect the resiliency or presence of a local biological community or species population. Potential affects to natural processes that support biological communities and special-status species populations that can produce similar effects are also considered potentially significant. Affects to individuals of a species or small areas of existing biological communities may be considered less than significant if those affects are speculative, beneficial, de minimis, and/or would not affect the resiliency of a local population.

8.0 POTENTIAL AFFECTS AND AVOIDANCE MEASURES

The purpose of this assessment is to evaluate the potential affects of Project construction and operation on existing conditions for biological resources within the Project Area. This section is structured to specifically address each significance threshold for biological resources from CEQA Appendix G. Recommendations for avoidance and minimization measures are detailed for affects that area determined to be potentially significant (Table 1).

Table 1: Summary of Potential to Affect and Minimization

CEQA Assessment Category IV.- Biological Resources	Biological Resources Considered	Potentially significant affects	Summary of avoidance measures
Question A. Special-status species	Special-status Plants Special-status Wildlife Designated Critical Habitat	Project may affect federal federally proposed northwestern pond turtle	Pre-construction wildlife survey in ornamental ponds prior to de-watering or grading. Turtles to be re-located by a USFWS approved biologist to nearby suitable habitat if observed.
		Project may affect San Francisco dusky footed woodrats or their dens, a California Species of Special Concern (SSC)	SFDFR are presumed present on site in the riparian woodland habitat, this area will not be affected by project activities and so there will be no affect.
		Project may affect nesting birds protected by the CFGC by destroying active nests or causing disturbance that results in nest abandonment.	If construction activities cannot be avoided during nesting (February 1-August 31). Pre-construction bird surveys within 500 feet of construction area within 14 days of initial ground disturbance or vegetation removal. If nests of protected avian species are present, no-work exclusion zones around any active protected nest until all young have fledged or are independent of nest.
		Project may affect special-status and non-status roosting bats by destroying active roosts or causing disturbance that results in roost abandonment.	Avoid tree removal activities during bat maternity season (April-October). Pre-construction bat surveys within 14-30 days of initial ground disturbance or veg removal. Regardless of timing of tree removal or trimming, allow all felled trees and large limbs to remain on the ground for at least 24 hours.
Question B. Sensitive natural communities & riparian habitat	Sensitive Natural Communities Streams, Lakes, & Riparian Habitat	No affect, the Project footprint does not include any sensitive habitat mapped within the greater Study Area.	Not applicable.

CEQA Assessment Category IV.- Biological Resources	Biological Resources Considered	Potentially significant affects	Summary of avoidance measures
Question C. State and federally protected wetlands	Wetlands Unvegetated surface waters	No affect, the Project footprint does not include any of the wetlands or waters mapped within the greater Study Area.	Not applicable.
Question D. Fish & wildlife corridors	Essential Fish Habitat Wildlife Corridors	No affect, no EFH or wildlife corridors present in the Study Area	Not applicable.
Question E. Local policies	Protected Trees Other biological protections	No affect because the Project will obtain a use and grading permit as well as a tree removal permit from the City of Los Gatos.	Not applicable.
Question F. Local, state, federal conservation plans	Habitat Conservation Plans	No affect, the Project is outside of the Santa Clara County Habitat Plan Boundary.	Not applicable.

8.1 Project Affect and Minimizatino Evaluation for Special-status Species

8.1.1 Special-Status Wildlife

This section analyzes the Project's potential effects and potential minimization measures for special-status species in reference to the significance threshold outlined in CEQA Appendix G, Part IV (a):

a) *Does the project have the potential to have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Potential for potentially significant effects to special-status species are discussed below.

Potential Affect BIO-1: The southeastern ornamental pond has limited potential to support northwestern pond turtle, a federal proposed species. While no turtles were observed on the January 2025 site visit, there are sparse basking sites in the form of above surface rocks, but corridors for turtles to reach the ponds are virtually absent.

To reduce potential effects to northwestern pond turtle to a **less-than-significant** level, the following measures shall be implemented:

Avoidance Measure BIO-1: Prior to de-watering or grading of existing ornamental ponds, a qualified biologist shall conduct a pre-activity survey of the ponds to ensure no NWPT are present and will be affected. If turtles are discovered, a federally-approved biologist shall capture and re-locate the turtles to nearby suitable habitat in consultation with the United States Fish and Wildlife Service (USFWS).

NESTING BIRDS

Special-status and non-status nesting birds protected under the CFGC have the potential to nest in trees, shrubs, herbaceous vegetation, and on bare ground and man-made structures within and adjacent to the Project Area Project construction activities have the potential to affect nests in these areas if construction is initiated during the breeding bird season (typically February 1 through August 31). Potential effects include direct destruction of nests as well as indirect visual and acoustic disturbance to nesting birds from construction in adjacent areas that have the potential to result in nest abandonment. Destruction of nests or indirect disturbance from construction that results in nest abandonment are considered potentially significant affects under CEQA.

Potential Affect BIO-2: Project construction activities have the potential to directly or indirectly affect special-status nesting birds and other native nesting birds protected by the MBTA and CFGC. Construction could directly destroy active nests or cause disturbance that results in nest abandonment.

To reduce potential for affecting nesting birds to a **less-than-significant** level, the following measures shall be implemented:

Avoidance Measure BIO-2: Initiation of construction activities during the avian nesting season (typically February 1 through August 31) will be avoided to the extent feasible. If construction initiation during the nesting season cannot be avoided, pre-construction nesting bird surveys will be conducted within 14 days of initial ground disturbance or vegetation removal to avoid disturbance to active nests, eggs, and/or young of nesting birds. Surveys can be used to detect the nests of special-status as well as non-special-status birds. Surveys will encompass the entire construction area and the surrounding 500 feet. An exclusion zone where no construction would be allowed will be established around any active nests of any protected avian species found in the Project Area until a qualified biologist has determined that all young have fledged and are independent of the nest. Suggested exclusion zone distances differ depending on species, location, and placement of nest, and will be at the discretion of the biologist and, if necessary, the CDFW. These surveys would remain valid as long as construction activity is consistently occurring in a given area and will be completed again if there is a lapse in construction activities of more than 14 consecutive days during the breeding bird season.

ROOSTING BATS

Special-status and non-status bat species have the potential to be present in redwood or oak trees throughout the Project Area. Project construction activities have the potential to affect nests in these areas if construction is initiated during the bat maternity season (generally April

through October). Potential effects include direct destruction of roosts as well as indirect visual and acoustic disturbance to roosting bats from construction in adjacent areas. Destruction of roosts or indirect disturbance from construction that results in roost abandonment are considered potentially significant effects under CEQA. Based on extensive development within and adjacent to the Study Area, the area of lost potential roosting habitat is considered a less than significant effect.

Potential Affect BIO-3: Project construction activities have the potential directly or indirectly disturb special-status and non-status roosting bats. Construction could directly destroy active roosts or cause disturbance that results in roost abandonment.

To reduce potential effects of roosting bats to a **less-than-significant** level, the following measures shall be implemented:

Avoidance Measure BIO-3: Initiation of construction activities during the bat maternity season (generally April through October) will be avoided to the extent feasible, any tree removal or trimming should be conducted outside of the bat maternity season (generally April through October). If this work window is not feasible, pre-construction bat roost assessments conducted by a qualified biologist at least 14 days and no more than 30 days prior to removal are recommended to determine if bats roosts are present that may be affected by Project activities. If special-status bat species or maternity roosts are detected during these surveys, additional measures including avoidance of the roost sites until the end of the maternity roosting season may be recommended.

8.1.2 Sensitive Natural Communities Affects and Avoidance Evaluation

This section addresses the question outlined in CEQA Appendix G, Part IV (b):

> b) *Does the Project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.*

While there is sensitive habitat mapped within the Study Area, such as potential seasonal wetland swale, intermittent stream, oak woodland and riparian woodland, there is no sensitive habitat within the proposed Project footprint and Project activities will be well isolated from sensitive areas. The Project will **not adversely affect** sensitive natural communities.

8.1.3 Affects and Avoidance Evaluation for Wetlands and Other Areas Regulated by Section 404 of the Clean Water Act

This section analyzes the Project's potential to affect and minimization for wetlands and other areas presumed or determined to be within the jurisdiction of the Corps. in reference to the significance threshold outlined in CEQA Appendix G, Part IV (c):

> c) *Does the Project have the potential to have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including,*

but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

While there is a potential seasonal wetland swale and an intermittent stream within the Study Area, there are no wetlands and waters within the Project footprint. The Project will **not adversely affect** jurisdictional wetlands.

8.1.4 Affects and Minimization Evaluation for Habitat Corridors and Linkages

This section analyzes the Project's potential to affect and minimization for habitat corridors and linkages in reference to the significance threshold outlined in CEQA Appendix G, Part IV (d):

d) Does the Project have the potential to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

Movement and migratory corridors are segments of land that provide a link between core habitat areas (Beier 1992, Soule and Terborgh 1999). The majority of the Study Area is developed or previously disturbed and is within a densely developed urban area. The site does not contain sufficient natural features to function as a wildlife movement corridor. The Project will **not adversely effect** movement or migratory corridors resulting from the Project because no movement or migratory corridors are present on the site.

8.1.5 Affects and Minimization Evaluation for Local Policies and Ordinances

This section analyzes the Project's potential to affect conflicts with local policies and ordinances in reference to the significance threshold outlined in CEQA Appendix G, Part IV (e):

e) Does the Project have the potential to conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance;

The Project may affect trees protected by the Town of Los Gatos's Tree Removal and Pruning Permit. A tree removal permit will be obtained from the City of Los Gatos prior to the removal of such trees, in compliance with the City codes. A tree re-planting plan will be implemented as a condition of the permit to replace all removals at a 1:1 with native oak trees or other regionally appropriate species. Tree removal and re-planting plans including data on all trees on site are provided in Attachment A.

The Project will **not adversely affect** or conflict with local codes and ordinances protecting biological resources.

8.1.6 Habitat Conservation Plans

This section analyzes the Project's potential effects and minimization based on conflicts with any adopted local, regional, and state habitat conservation plans in reference to the significance threshold outlined in CEQA Appendix G, Part IV (f):

f) Does the Project have the potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

The Study Area is mapped outside of the Habitat Plan Study Area in the Santa Clara County Habitat Plan. Additionally, the Study Area is surrounded by fully developed residential uses and would not affect special-status species habitat or other sensitive habitats or involve a change in use type of the existing land cover. Therefore, the Project would **not adversely affect** or conflict with the Santa Clara County Habitat Plan.

REFERENCES

Beier, P and S. Loe. 1992. A checklist for evaluating affects to wildlife movement corridors. Wildlife Society Bulletin. 20: 434-440.

[CCH2] Consortium of California Herbaria 2. 2025. CCH2 Portal. Online at: http://cch2.org/portal/index.php; most recently accessed: February 2025.

[CDFW] California Department of Fish and Wildlife. 2022. California Natural Community List. Biogeographic Data Branch. Vegetation Classification and Mapping Program, Sacramento, California. July 5.

[CDFW] California Department of Fish and Wildlife. 2025. California Natural Diversity Database. Biogeographic Data Branch, Vegetation Classification and Mapping Program, Sacramento, California. Available online at: https://wildlife.ca.gov/Data/CNDDB/Maps-and-Data; most recently accessed: February 2025.

[CNPS] California Native Plant Society. 2025a. Inventory of Rare and Endangered Plants (online edition, v8-03 0.39). Sacramento, California. Online at: http://rareplants.cnps.org/; most recently accessed: February 2025.

[CNPS] California Native Plant Society. 2025b. A Manual of California Vegetation, Online Edition. Sacramento, California. Online at: http://vegetation.cnps.org/; most recently accessed: February 2025.

[CSRL] California Soil Resource Lab. 2025. SoilWeb. Online at: http://casoilresource.lawr.ucdavis.edu/; most recently accessed: February 2025.

eBird. 2025. eBird: an online database of bird distribution and abundance [web application]. eBird, Cornell Lab of Ornithology, Ithaca, New York. Available: http://www.ebird.org; most recently accessed: April 2025.

Google Earth. 2025. Aerial Imagery 1948-2025. Most recently accessed: February 2025.

Kelly, P. A. 1990. Population ecology and social organization of dusky-footed woodrats, Neotoma fuscipes . Ph.D. dissertation, Univ. of California, Berkeley, 191 pp.

[NETR] Nationwide Environmental Title Research. 2025. Historic Aerials. Available online at: http://www.historicaerials.com/; most recently accessed: February 2025.

Soulé, M.E. and J. Terbough. 1999. Conserving nature at regional and continental scales - a scientific program for North America. Bioscience 49:809-817.

Stebbins, RC. 2003. Western Reptiles and Amphibians. Third Edition. Houghton Mifflin Harcourt. March 27.

Shuford, W.D., and T. Gardali (eds). 2008. California Bird Species of Special Concern: A ranked assessment of species, subspecies, and distinct populations of birds of immediate conservation concern in California. Studies of Western Birds 1. Western Field Ornithologists, Camarillo, California, and CDFG, Sacramento.

Thomson, R.C., A.N. Wright, and H.B. Shaffer. 2016. California Amphibian and Reptile Species of Special Concern. Co-published by the California Department of Fish and Wildlife and University of California Press. Oakland, California.

[USGS] United States Geological Survey. 2021. San Jose West 7.5-minute Quadrangle map.

[USFWS] U.S. Fish and Wildlife Service. 2025a. National Wetlands Inventory website. U.S. Department of the Interior, Washington, D.C. Online at: http://www.fws.gov/wetlands/; most recently accessed: February 2025.

[USFWS] United States Fish and Wildlife Service. 2025b. Information for Planning and Conservation Database. Available online at: https://ecos.fws.gov/ipac/; most recently accessed: February 2025.



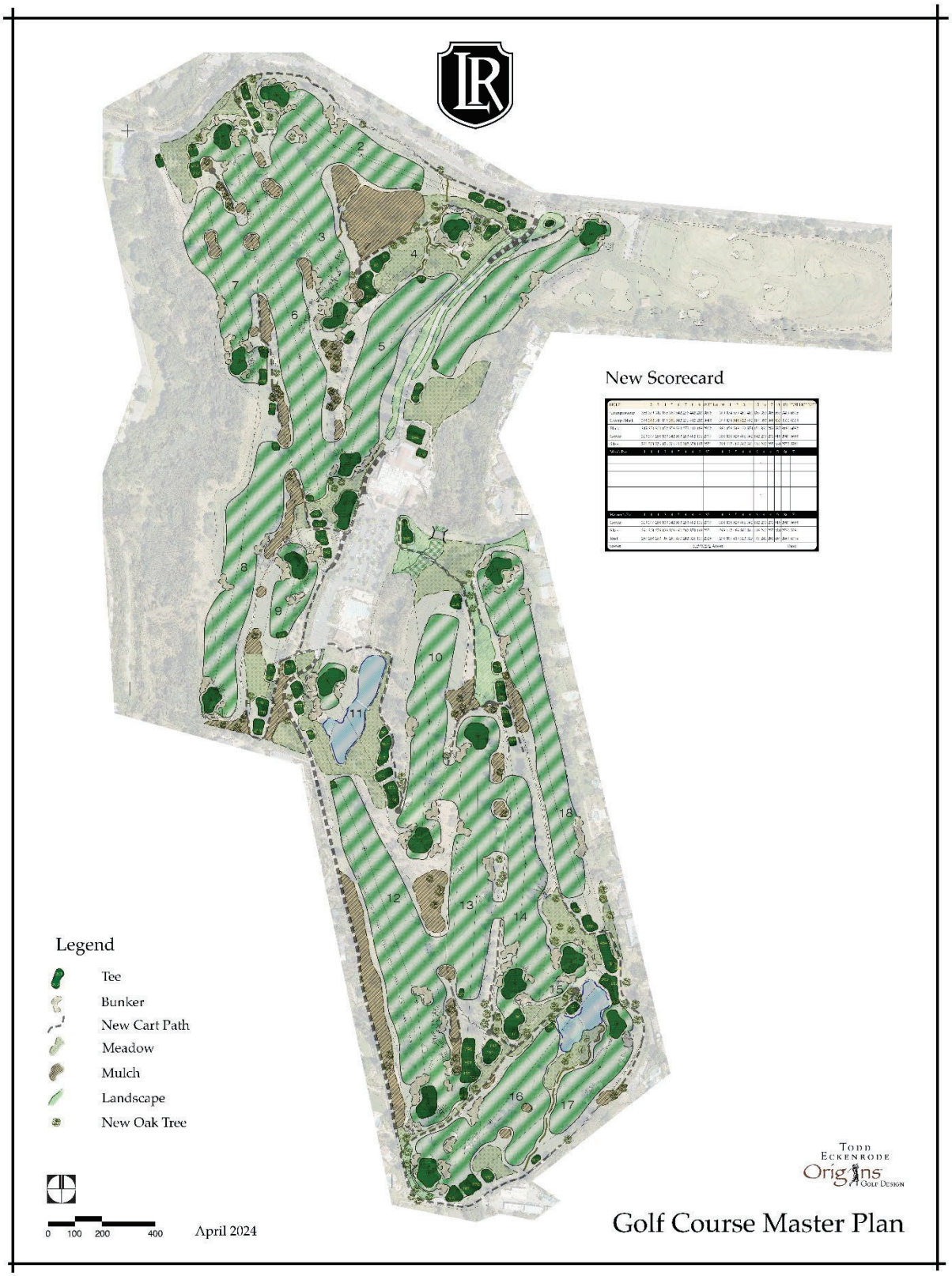
Page 444

Figure 1. Biological Resources

La Rinconada Country Club
Los Gatos, California

wra Environmental Consultants

ATTACHMENT A. PROJECT PLANS



ARCHITECTURAL AND SITE REVIEW
LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING
G1.0 TITLE SHEET
G2.0 SITE CONTEXT PHOTOGRAPHS
G2.1 PRESENT DAY AERIAL
G3.0 EXISTING CONDITIONS PLAN
G3.1 EXISTING CONDITIONS PLAN
G3.2 EXISTING ENTRY ROAD CONDITIONS
C-0.0 COVER SHEET
C-1.0 CIVIL DRAINAGE & UTILITY PLAN
C-1.1 CIVIL DRAINAGE & UTILITY PLAN
C-1.2 CIVIL DRAINAGE & UTILITY PLAN
C-1.3 CIVIL DRAINAGE & UTILITY PLAN
C-1.4 CIVIL DRAINAGE & UTILITY PLAN
C-1.5 CIVIL DRAINAGE & UTILITY PLAN
C-3.0 CIVIL DETAILS
C-3.1 CIVIL DETAILS
C-4.0 PRELIMINARY ENTRY ROAD GRADING & DRAINAGE PLAN
C-4.1 PRELIMINARY STORMWATER CONTROL PLAN
C-5.0 INTERIM EROSION CONTROL PLAN
C-5.1 INTERIM EROSION CONTROL PLAN
C-5.2 INTERIM EROSION CONTROL MEASURES
C-8.0 FIRE ACCESS PLAN

ARCHITECTURE
AO-1 OVERALL PLAN
AO-2 DEMOLITION PLAN
AO-3 DEMOLITION PLAN
AO-4 GRADING PLAN
AO-5 GRADING PLAN
AO-6 FEATURES PLAN
AO-7 FEATURES PLAN
AO-8 GRASSING PLAN
AO-9 GRASSING PLAN
AO-10 EARTHWORKS EXHIBIT
AO-11 CART PATH PLAN
AO-12 CONSTRUCTION DETAILS
AO-13 CONSTRUCTION DETAILS
A0.0 GENERAL INFORMATION (COMFORT STATION)
A0.3 BLUEPRINT FOR A CLEAN BAY
A1.0 OVERALL AND ENLARGED PROPOSED SITE PLAN
A2.3 PROPOSED FLOOR PLAN
A2.4 PROPOSED DIMENSIONED FLOOR PLAN & WALL TYPES
A2.6 PROPOSED ROOF PLAN
A3.1 PROPOSED EXTERIOR ELEVATIONS
A3.2 BUILDING SECTIONS
A4.1 PROPOSED FF&E FLOOR PLAN & ELEVATIONS
A6.1 PROPOSED REFLECTED CEILING PLAN

LANDSCAPE
COVER COVER SHEET
TD-1 TREE DISPOSITION PLAN
TD-2 TREE DISPOSITION PLAN
TD-3 TREE DISPOSITION PLAN
TD-4 TREE DISPOSITION PLAN
TD-5 TREE DISPOSITION PLAN
TD-6 TREE DISPOSITION PLAN
TI-1 TREE INVENTORY
TI-2 TREE INVENTORY
T1-3 TREE INVENTORY
T1-4 TREE INVENTORY
IP-1 IRRIGATION PLAN
IP-2 IRRIGATION PLAN
IP-3 IRRIGATION PLAN
IP-4 IRRIGATION PLAN
IP-5 IRRIGATION PLAN
IP-6 IRRIGATION DETAILS
PP-1 PLANTING PLAN
PP-2 PLANTING PLAN
PP-3 PLANTING PLAN
PP-4 PLANTING PLAN
PP-5 PLANTING PLAN
PD-1 PLANTING DETAILS
PD-2 PLANTING TYPICALS
LK0.1 LAKE SYSTEM SITE PLAN, NOTES, ETC
LK1.1 LAKE SYSTEM PLAN VIEW
LK1.2 LAKE SYSTEM PLAN VIEW
LK1.3 LAKE SYSTEM PLAN VIEW
LK1.4 LAKE SYSTEM PLAN VIEW
LK1.5 LAKE SYSTEM PLAN VIEW
LK2.1 LAKE SYSTEM CROSS SECTIONS
LK3.1 LAKE SYSTEM DETAILS
LK3.2 LAKE SYSTEM DETAILS
LK3.3 LAKE SYSTEM DETAILS
LK3.4 LAKE SYSTEM DETAILS
LK3.5 LAKE SYSTEM DETAILS
LK3.6 LAKE SYSTEM DETAILS
LK4.1 LAKE AERATION SYSTEM DETAILS
LK4.2 LAKE AERATION SYSTEM DETAILS
LK5.1 LAKE TRANSFER PUMP STATION
LK6.1 LAKE SYSTEM MECHANICAL DETAILS

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	409-31-001, 409-18-008, -009, -010
PROJECT ADDRESS/LOCATION:	17400 WEDGEWOOD AVE AND 17445 ZENA AVE LOS GATOS, CA
EXISTING GENERAL PLAN DESIGNATION:	OPEN SPACE
EXISTING ZONING DESIGNATION:	RC- RESOURCE CONSERVATION, R-1:20 SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	GOLF COURSE
GROSS SITE AREA:	±118.35 AC
RIGHT-OF-WAY DEDICATION:	±000.00 AC
NET SITE AREA:	±118.35 AC
CONSTRUCTION SCHEDULE:	
START DATE:	3/16/2026
COMPLETION DATE:	9/28/2026

PROJECT DESCRIPTION

ARCHITECTURAL AND SITE REVIEW FOR GOLF COURSE RENOVATIONS AND UPGRADES TO THE EXISTING GOLF COURSE INCLUDING A NEW CONNECTING CART PATH, NEW TEE, FAIRWAY, GREEN, AND BUNKER AREAS, TURF REPLACEMENT TO INCREASE DROUGHT TOLERANCE, A REALIGNED ENTRY ROAD, AND UPDATES TO THE EXISTING COMFORT STATION. PROJECT INCLUDES TREE REMOVAL AND REPLACEMENT.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: RYAN SAFTY
110 E. MAIN ST
LOS GATOS, CA 95030
(408)354-6802

OWNER:
CLEARVIEW GOLF ASSOCIATES LLC
CONTACT: ANDY KIMBALL
14595 CLEARVIEW DRIVE
LOS GATOS, CA 95032
(408)402-7468

DEVELOPER:
LA RINCONADA COUNTRY CLUB
CONTACT: ANDY KIMBALL
14595 CLEARVIEW DRIVE
LOS GATOS, CA 95032
(408)402-7468

CIVIL ENGINEER:
CLIFF BECHTEL AND ASSOCIATES, LLC
CONTACT: CLIFF BECHTEL
1321 254TH PLACE, SE
SAMMAMISH, WA 98075
(650)333-0103

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: STEPHAN KUEHN
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)295-2357

COMFORT STATION ARCHITECT:
E2 ARCHITECTS
CONTACT: JEFFREY EATON
307 ORCHARD CITY DRIVE, STE 350
CAMPBELL, CA 96008
(408)691-8998

GOLF COURSE ARCHITECT:
ORIGINS GOLF DESIGN
CONTACT: TODD ECKENRODE
18022 COWAN, STE 230
IRVINE, CA 92614
(949)476-6878

LANDSCAPE ARCHITECT:
PINNACLE DESIGN
CONTACT: KEN ALPERSTEIN
77935 CALLE TAMPICO, STE 220
LA QUINTA, CA 92253
(760)636-2558

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504TS.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	OB
DATE:	JANUARY 17, 2025
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

G1.0
OF 80

S:\PROJECTS\4545\05PLN\454504 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504TS.DWG

PLOTTED: 4/4/2025 2:03 PM



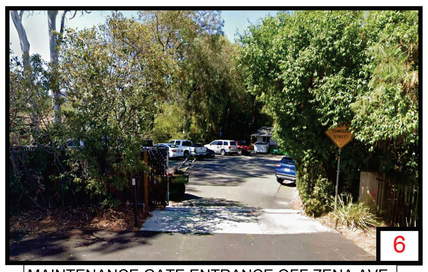
NEIGHBORHOOD CONTEXT LOOKING WEST ON WEDGEWOOD AVE



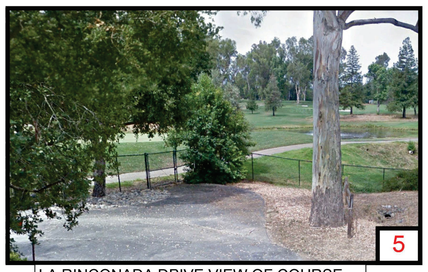
NEIGHBORHOOD CONTEXT AT THE CORNER OF WEDGEWOOD AVE AND GRANADA WAY



NEIGHBORHOOD CONTEXT NORTH UP KARL AVE



MAINTENANCE GATE ENTRANCE OFF ZENA AVE



LA RINCONADA DRIVE VIEW OF COURSE



NEIGHBORHOOD CONTEXT SOUTH DOWN LA RINCONADA DRIVE





VIEW OF COURSE FROM WEDGEWOOD AVE AT LA RINCONADA DR



LA RINCONADA COUNTRY CLUB ENTRANCE OFF CLEARVIEW DR



LA RINCONADA COUNTRY CLUB HOUSE VIEW FROM PARKING LOT

LA RINCONADA COUNTRY CLUB
14595 CLEARVIEW DRIVE LOS GATOS, CA 95032
ARCHITECTURAL AND SITE REVIEW
SITE CONTEXT PHOTOGRAPHS
(HMH 4545.04)
MARCH 14, 2025

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504SITE_PHOTOS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	NOT TO SCALE

© HMH

SITE CONTEXT PHOTOGRAPHS

G2.0
OF 80

S:\PROJECTS\4545\09\PL\454504 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504SITE_PHOTOS.DWG

PLOTTED: 3/26/2025 2:55 PM



HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/14/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504PRESENT DAY AERIAL.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	NOT TO SCALE

© HMH

PRESENT DAY AERIAL

G2.1

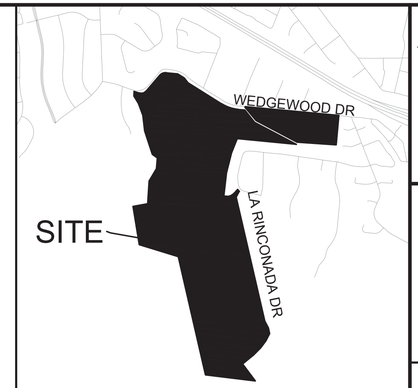
OF 80

S:\PROJECTS\454500\PL\454504 GOLF COURSE\PL\PERMIT- ARCHITECTURAL AND SITE REVIEW\454504PRESENT DAY AERIAL.DWG

PLOTTED: 3/18/2025 9:41 AM

LINETYPE LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- CENTERLINE
- CONTOURS
- EXISTING EASEMENT
- EXISTING TOPOGRAPHY



VICINITY MAP
SCALE: 1" = 1000'

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EX.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	SK
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

EXISTING CONDITIONS PLAN

G3.0
OF 80

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°44'37"E	37.31'
L2	N45°28'31"E	180.62'
L3	N27°23'46"E	91.19'
L4	N5°26'40"E	11.84'
L5	N84°45'45"W	135.48'
L6	N84°45'45"W	66.99'
L7	N84°37'03"W	96.70'
L8	N72°43'57"W	153.30'
L9	N69°47'55"W	113.15'
L10	S42°26'16"W	36.61'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	
C1	165.48'	53°21'27"	154.11'	
C2	342.35'	20°18'57"	121.39'	(Δ=19°52'08" L=118.72')R13
C3	219.39'	47°10'12"	180.62'	(Δ=47°16'02" L=180.99')R13
C4	143.61'	55°08'58"	138.23'	
C5	976.23'	2°56'02"	49.99'	
C6	75.40'	66°35'54"	87.64'	(Δ=67°05'54" L=88.30')R17
C7	463.80'	26°42'33"	216.21'	(R=463.82')R12
C8	105.00'	18°13'16"	33.39'	
C9	592.40'	3°29'00"	36.02'	
C10	202.03'	12°29'00"	44.02'	
C11	143.88'	18°08'10"	45.54'	

LEGEND

	EXTERNAL BOUNDARY OF PROPERTY IN LEGAL DESCRIPTION
(.....)	DIMENSION AS DESCRIBED IN THE LEGAL DESCRIPTION
[#]	REFERENCE TO EXCEPTION ITEM # OF THE TITLE REPORT
CL	CENTERLINE
EE	ELECTRIC EASEMENT
ESMT	EASEMENT
PAE	PUBLIC ACCESS EASEMENT
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SJW	SAN JOSE WATER
SSE	SANITARY SEWER EASEMENT
UGEE	UNDERGROUND ELECTRIC EASEMENT
UO	UNKNOWN ORIGIN
WLE	WATER LINE EASEMENT
(...)R#	RECORD DOCUMENT REFERENCE: R1: TRACT 4125 227–M–7; R2: TRACT 5970 392–M–7; R3: ROS 111–M–15; R4: ROS 16–M–2; R5: TRACT 1052 40–M–16; R6: TRACT 632 34–M–21; R7: TRACT 1387 57–M–47; R8: TRACT 1948 87–M–52; R9: TRACT 5797 372–M–11; R10: ROS 861–M–44; R11: PM 252–M–39; R12: PM 600–M–20; R13: BOOK 422–OR–106; R14: ROS 700–M–47; R15: TRACT 2703 145–M–6; R16: BOOK 861–OR–466; R17: BOOK 716–OR–588; R18: TRACT 6446 428–M–37; R19: TRACT 4127 249–M–28; R20: ROS 169–M–18; R21: ROS 231–M–40; R22: CR 3190; R23: TRACT 6878 529–M–13; R24: CR 2589; R25: CR 2879; R26: PM 726–M–19
(R)	RADIAL BEARING
(T)	TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE
R1	FOUND MONUMENT IN WELL AS DESCRIBED IN RECORD "R#"
R1	FOUND MONUMENT AS DESCRIBED IN RECORD "R#"
	WALL
	FENCES, TYPE AS NOTED
	GATE OR DOOR
d	SIGNS

UTILITY TYPES

E	ELECTRIC	SS	SANITARY SEWER
IRR	IRRIGATION	U	UNIDENTIFIED
SD	STORM DRAINAGE	W	WATER

- DRAINAGE INLET
- CURB INLET
- MANHOLE
- BACK–FLOW PREVENTER
- VALVE BOX
- SUBSURFACE UTILITY VAULT
- SUBSURFACE UTILITY BOX
- FREE STANDING UTILITY CABINET OR PEDESTAL
- OVERHEAD UTILITY POLE
- GUY & ANCHOR FOR UTIL POLE
- GUY POLE
- FIRE HYDRANT
- WELL

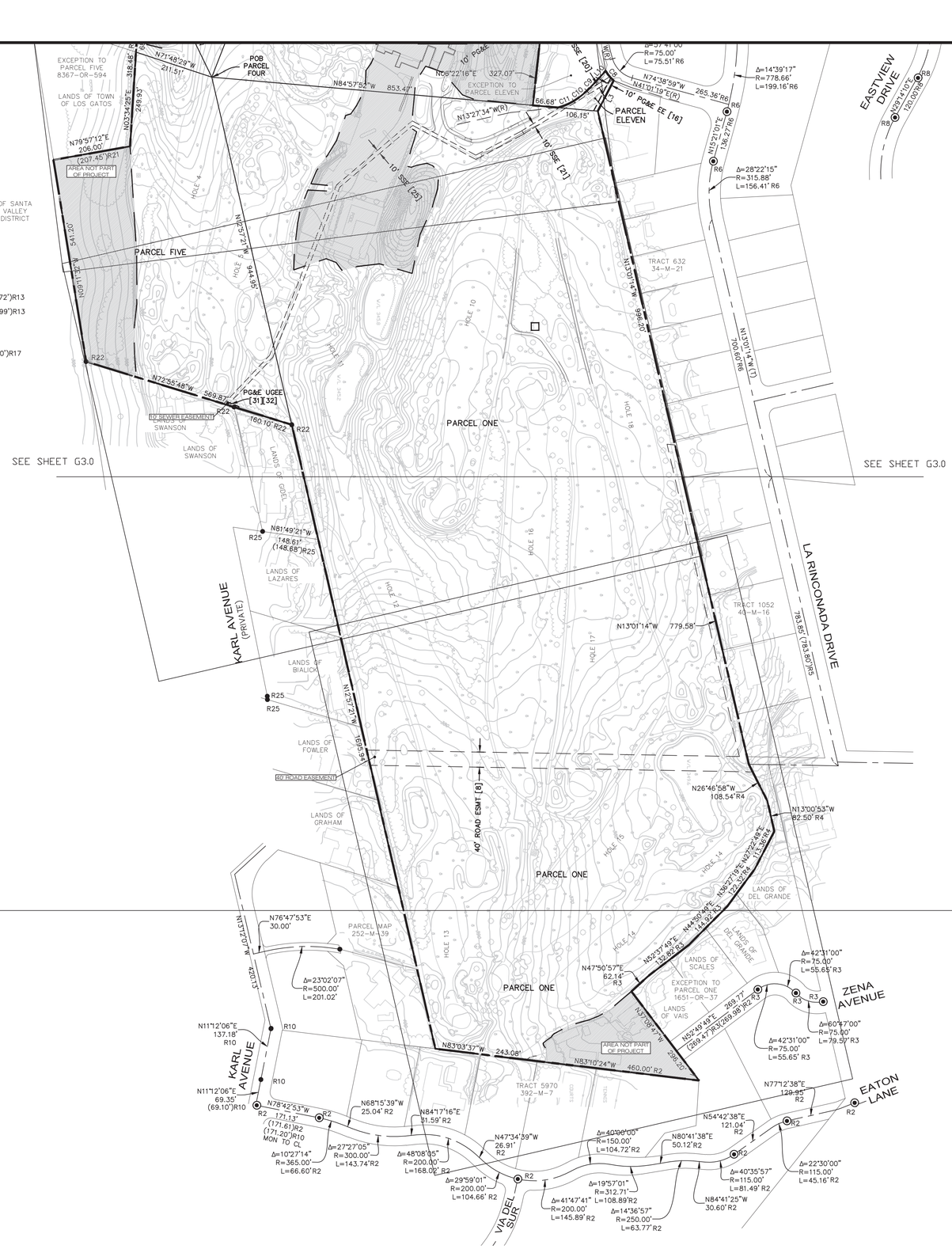
*UTILITY AS NOTED

0 75 150 300
1 INCH = 150 FEET

SEE SHEET G3.1
SEE SHEET G3.1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°44'37"E	37.31'
L2	N45°28'31"E	180.62'
L3	N27°23'46"E	91.19'
L4	N5°26'40"E	11.84'
L5	N84°45'45"W	135.48'
L6	N84°45'45"W	66.99'
L7	N84°37'03"W	96.70'
L8	N72°43'57"W	153.30'
L9	N69°47'55"W	113.15'
L10	S42°26'16"W	36.61'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	
C1	165.48'	53°21'27"	154.11'	
C2	342.35'	20°18'57"	121.39'	(Δ=19°52'08" L=118.72')R13
C3	219.39'	47°10'12"	180.62'	(Δ=47°16'02" L=180.99")R13
C4	143.61'	55°08'58"	138.23'	
C5	976.23'	2°56'02"	49.99'	
C6	75.40'	66°35'54"	87.64'	(Δ=67°05'54" L=88.30')R17
C7	463.80'	26°42'33"	216.21'	(R=463.82')R12
C8	105.00'	18°13'16"	33.39'	
C9	592.40'	3°29'00"	36.02'	
C10	202.03'	12°29'00"	44.02'	
C11	143.88'	18°08'10"	45.54'	



LINETYPE LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- CENTERLINE
- CONTOURS
- EXISTING EASEMENT
- EXISTING TOPOGRAPHY

LEGEND

———	EXTERNAL BOUNDARY OF PROPERTY IN LEGAL DESCRIPTION
(.....)	DIMENSION AS DESCRIBED IN THE LEGAL DESCRIPTION
[#]	REFERENCE TO EXCEPTION ITEM # OF THE TITLE REPORT
CL	CENTERLINE
EE	ELECTRIC EASEMENT
ESMT	EASEMENT
PAE	PUBLIC ACCESS EASEMENT
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SJW	SAN JOSE WATER
SSE	SANITARY SEWER EASEMENT
UGEE	UNDERGROUND ELECTRIC EASEMENT
UO	UNKNOWN ORIGIN
WLE	WATER LINE EASEMENT
(...)R#	RECORD DOCUMENT REFERENCE: R1: TRACT 4125 227-M-7; R2: TRACT 5970 392-M-7; R3: ROS 111-M-15; R4: ROS 16-M-2; R5: TRACT 1052 40-M-16; R6: TRACT 632 34-M-21; R7: TRACT 1387 57-M-47; R8: TRACT 1948 87-M-52; R9: TRACT 5797 372-M-11; R10: ROS 861-M-44; R11: PM 252-M-39; R12: PM 600-M-20; R13: BOOK 422-OR-106; R14: ROS 700-M-47; R15: TRACT 2703 145-M-6; R16: BOOK 861-OR-466; R17: BOOK 716-OR-588; R18: TRACT 6446 428-M-37; R19: TRACT 4127 249-M-28; R20: ROS 169-M-18; R21: ROS 231-M-40; R22: CR 3190; R23: TRACT 6878 529-M-13; R24: CR 2589; R25: CR 2879; R26: PM 726-M-19
(R)	RADIAL BEARING
(T)	TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE
⦿ R1	FOUND MONUMENT IN WELL AS DESCRIBED IN RECORD "R#"
● R1	FOUND MONUMENT AS DESCRIBED IN RECORD "R#"
^ ^ ^	WALL
× × ×	FENCES, TYPE AS NOTED
	GATE OR DOOR
	SIGNS

UTILITY TYPES

E	ELECTRIC	SS	SANITARY SEWER
IRR	IRRIGATION	U	UNIDENTIFIED
SD	STORM DRAINAGE	W	WATER

- DRAINAGE INLET
- CURB INLET
- MANHOLE
- BACK-FLOW PREVENTER
- VALVE BOX
- SUBSURFACE UTILITY VAULT
- SUBSURFACE UTILITY BOX
- FREE STANDING UTILITY CABINET OR PEDESTAL
- OVERHEAD UTILITY POLE
- GUY & ANCHOR FOR UTIL POLE
- GUY POLE
- FIRE HYDRANT
- WELL W

*UTILITY AS NOTED

0 75 150 300

1 INCH = 150 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road San Jose, CA 95131 (408) 487-2200 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EX.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	SK
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

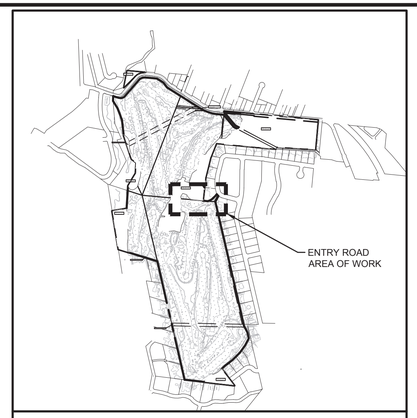
EXISTING CONDITIONS PLAN

G3.1

OF 80

S:\PROJECTS\454500PLA\454504 GOLF COURSE\PLPERMIT - ARCHITECTURAL AND SITE REVIEW\454504EX.DWG

PLOTTED: 4/9/2025 1:27 PM



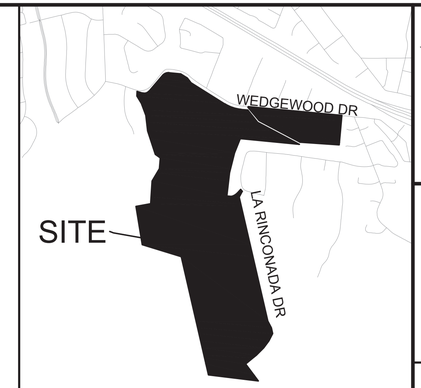
KEYMAP
SCALE: 1" = 1000'

ABBREVIATIONS

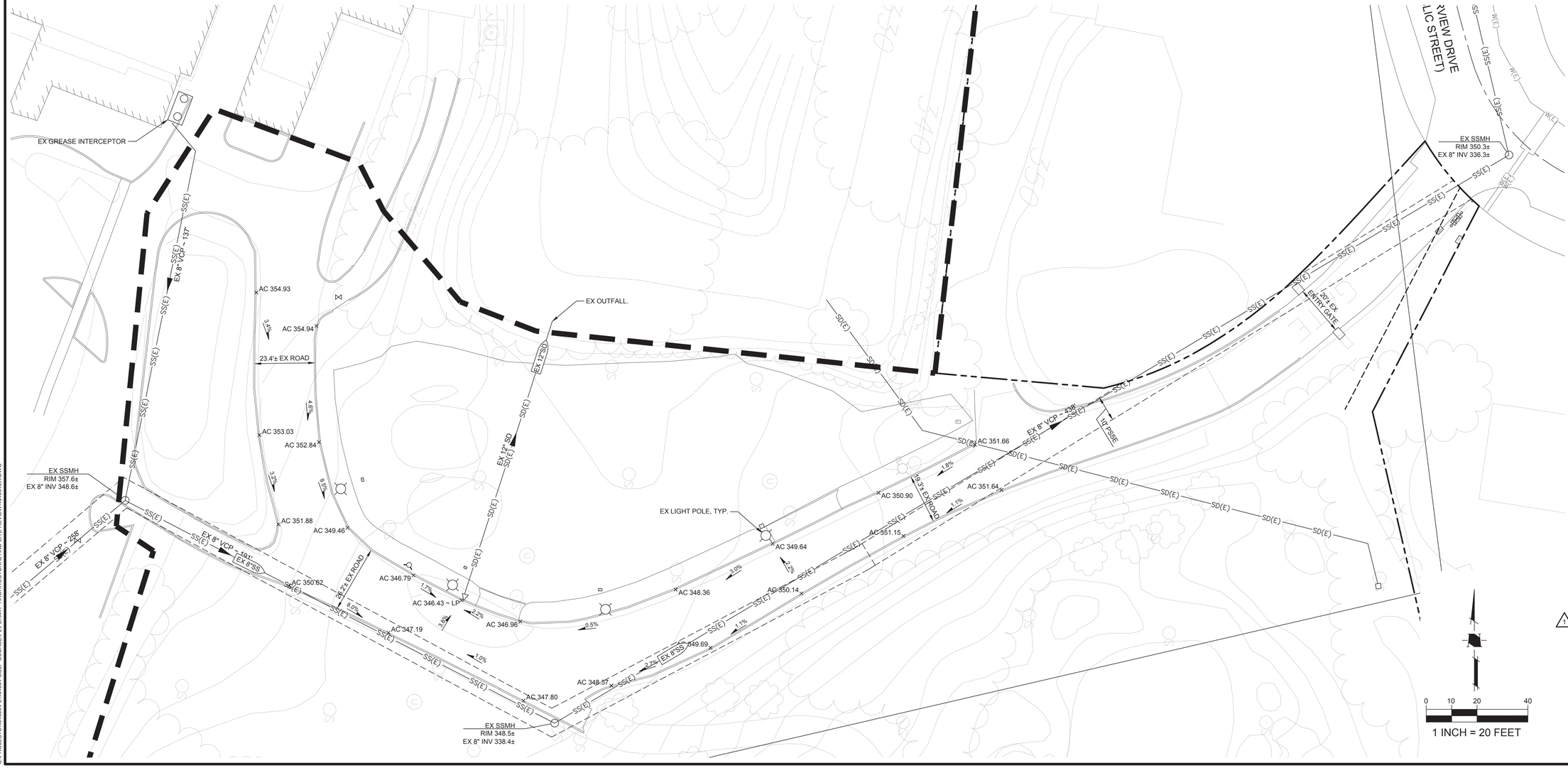
AC	ASPHALT CONCRETE
EX/(E)	EXISTING
LP	LOW POINT
PSSE	PUBLIC SANITARY SEWER EASEMENT
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT

LEGEND

PROJECT BOUNDARY
PROPERTY LINE
EX FACE OF CURB
EX AC SPOT GRADES — AC XX.XX
EX PERCENT & DIRECTION OF SURFACE FLOW DRAINAGE — X%
EX SSMH
EX SSCO
EX SANITARY SEWER PIPE — SS(E)
EX SS PIPE SLOPE — DIA" MATERIAL ~ LENGTH'
EX STORM DRAIN PIPE — SD(E)
EX SDFI
EX ELECTROLIER
EX FIRE HYDRANT
EX BACKFLOW PREVENTER



VICINITY MAP
SCALE: 1" = 1000'



0 10 20 40
1 INCH = 20 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EX.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	SK
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN
© HMH	

1

EXISTING ENTRY ROAD CONDITIONS

G3.2
OF 80

S:\PROJECTS\4545000\PL\454504 GOLF COURSE\PLPERMIT - ARCHITECTURAL AND SITE REVIEW\454504EX.DWG

PLOTTED: 4/8/2025 2:13 PM

LA RINCONADA COUNTY CLUB
GOLF COURSE MODERNIZATION PROJECT
DRAINAGE AND GOLF COURSE UTILITIES

17400 WEDGEWOOD AVE AND 17445 ZENA AVE
LOS GATOS, CALIFORNIA

SHEET INDEX

CIVIL ENGINEERING

C-0.0	COVER PAGE
C-1.0	CIVIL DRAINAGE & UTILITY PLAN
C-1.1	CIVIL DRAINAGE & UTILITY PLAN
C-1.2	CIVIL DRAINAGE & UTILITY PLAN
C-1.3	CIVIL DRAINAGE & UTILITY PLAN
C-1.4	CIVIL DRAINAGE & UTILITY PLAN
C-1.5	CIVIL DRAINAGE & UTILITY PLAN
C-3.0	CIVIL DETAILS
C-3.1	CIVIL DETAILS

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.

2. TOPOGRAPHIC INFORMATION PROVIDED BY HMH LAND SURVEYING, DATED DECEMBER 02, 2020.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE ATTACHED PLANS AND THE ARCHITECTURAL PLANS.

4. CONTRACTOR SHALL GRADE SITE, IN ACCORDANCE TO PLANS AND ACHIEVE POSITIVE DRAINAGE IN ALL AREAS.

5. ALL EARTHWORK, INCLUDING: CART PATH GRADING, POND FILL, CUTS, FILLS, ENTRY ROAD PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, RETAINING WALL DRAINAGE, BASEMENT DRAINAGE, AND SITE DRAINAGE, REQUIRE GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS IN SOILS REPORT BY ROMIG ENGINEERS FEBRUARY 2011.

6. IT IS RECOMMENDED THAT AN AS-BUILT PLAN FOR THE DRAINAGE SYSTEM BE PREPARED AT THE COMPLETION OF CONSTRUCTION.

7. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.

8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.

9. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.

10. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.

11. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.

12. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE TOWN OF WOODSIDE.

13. CONTRACTOR SHALL ADHEAR TO "BEST MANAGMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. ALL AREA DRAINS TO BE COVERED WITH FILTER FABRIC DURING CONSTRUCTION. FIBER ROLLS TO BE INSTALLED BY OCTOBER 1, IF LANDSCAPING IS NOT COMPLETE.

14. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK. FURTHERMORE, GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN GRADING ORDINANCE. SOIL OR OTHER CONSTRUCTION MATERIALS SHALL NOT BE STOCKPILED IN THE PUBLIC RIGHT-OF-WAY UNLESS AN ENCROACHMENT PERMIT IS OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. GRADING SHALL NEITHER BE INITIATED NOR CONTINUED BETWEEN OCTOBER 1 AND APRIL 1, UNLESS APPROVED BY TOWN. GRADING SHALL BE DONE BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS. THE STORMWATER POLLUTION PREVENTION PROGRAM BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION SHALL BE IMPLEMENTED TO PROTECT WATER QUALITY.

15. CONTRACTOR SHALL ADHEAR TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.

⚠1 16. ALL CONSTRUCTION AND RELATED ACTIVITIES WHICH REQUIRE A TOWN PERMIT SHALL BE ALLOWED ONLY DURING THE HOURS OF 7:30 AM TO 6:00 PM, MONDAY THROUGH FRIDAY AND 9:00 AM TO 5:00 PM, SATURDAYS. NO CONSTRUCTION ACTIVITY OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFOREMENTIONED HOURS OR ON SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIAL DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING AND CHRISTMAS DAY. ALL GASOLINE POWERED CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH AN OPERATING MUFFLER OR BAFFLING SYSTEM AS ORIGINALLY PROVIDED BY THE MANUFACTURER, AND NO MODIFICATION TO THESE SYSTEMS IS PERMITTED.

APPLICANT SHALL HAVE SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATE THE HOURS OF CONSTRUCTION LISTED ABOVE.

17. THE OWNER/APPLICANT SHALL ENSURE THAT APPLICABLE BEST MANAGEMENT PRACTICES (BMPs) FROM THE SANTA CLARA COUNTY STORMWATER POLLUTION PREVENTION PROGRAM (STOPPP) ARE FOLLOWED TO PREVENT DISCHARGE OF SOIL OR ANY CONSTRUCTION MATERIAL INTO THE GUTTER, STORMDRAIN SYSTEM OR CREEK.

18. DRAINAGE SHOWN ON CIVIL PLANS IS CONCEPTUAL. FINAL ALIGNMENT AND DEPTHS SHALL CONFORM TO FINAL GRADING AND POSITIVE DRAINAGE FLOW SHALL BE ACHIEVED. ENGINEER SHALL BE CONTACTACTED AND OBSERVE DRAINAGE INSTALLATION TO ASSURE SYSTEM IS IN CONFORMANCE WITH PLAN CONCEPT AND PROJECT HYDRAULIC CALCULATIONS.

UTILITY NOTES:

1. CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE IDENTIFICATION AND RELOCATION, AS REQUIRED, OF GAS, ELECTRIC, PHONE AND TV SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E. CONTRACTOR SHALL ASSIST IN THE APPLICATION TO PG&E FOR THE CONFORM STATION.

2. CONTRACTOR SHALL POT HOLE AND PROTECT THE EXISTING SEWER SERVICES WITHIN THE GOLF COURSE GROUNDS. A MIN. 4" PVC SEWER SERVICE SHALL BE INSTALLED FROM THE COMFORT STATION TO THE EXISTING CLUB HOUSE ENTRY ROAD. CONTRACTOR SHALL ASSIST IN PERMITTING THIS CONNECTION WITH THE WEST VALLEY SANITATION DISTRICT. SYSTEM SHALL HAVE A STANDARD CLEANOUT AT ALL BENDS AND AT EVERY 300 FEET ON STRAIGHT SECTIONS.

3. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF EXISTING SEWER SERVICE IS DAMAGED. ALL SEWER REPAIR WORK SHALL BE IN ACCORDANCE WITH WEST VALLEY SANITATION DISTRICT, PLUMBING CODE, AND COUNTY HEALTH STANDARDS.

4. ALL STORM DRAIN PIPE SHALL BE HDPE, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION, ELBOWS AND TEE'S SHOULD BE AVOIDED.

5. CONTRACTOR SHOULD BE AWARE THAT GOLF FACILITIES HAVE SAN JOSE WATER DEPARTMENT WATER MAINS PASSING THROUGH PROPERTY. THESE FACILITIES SHALL BE POT HOLED, MARKED, AND PROTECTED AT THE COMMENCEMENT OF PROJECT. ALL TRENCHING WORK, NEAR THESE FACILITIES, IS TO BE MONITORED/INSPECTED BY THE SAN JOSE WATER DEPARTMENT.

6. ALL IRRIGATION WORK IS TO BE IN CONFORMANCE WITH IRRIGATION PLANS AND SPECIFICATIONS.

STAGING NOTES:

1. CONTRACTOR AND OWNER SHALL INFORM ALL WORKS, SUBS, AND EMPLOYEES THAT ALL PARKING SHALL BE ON SITE. PARKING ON CLEARVIEW DRIVE AND OTHER LOCAL STREETS IS PROHIBITED. CONTRACTOR SHALL COORDINATE PROJECT TO IMPOSE THE LEAST IMPACT ON THE NEIGHBORING PROPERTIES. CONTRACTOR SHALL ASSIGN DESIGNATED AREAS FOR PARKING AND STAGING OF WORK, INGRESS/EGRESS HALTED.

2. CONTRACTOR AND SUBS ARE RESPONSIBLE TO SECURE ALL BUILDING MATERIALS AND TOOLS IN THE STAGING AREA OR AS DISIGNATED BY CONTRACTOR.

ENGINEER OF RECORD NOTE:

THE RESPONSIBLE PROFESSIONAL OF RECORD (ENGINEER AND/OR GEOTECH) SHALL OBSERVE THE INSTALLATION OF THE DRAINAGE SYSTEM, CONSTRUCTION OF THE ENERGY DISSIPATORS, CONSTRUCTION AND SLOPE OF DRIVEWAY, FOUNDATION EXCAVATION, AND COMPLETION OF THE GRADING ACTIVITIES AND ANY OTHER SITE DEVELOPMENT WORK SHOWN ON THE PLANS AND STATE THAT ITEMS HAVE BEEN INSTALLED AND CONSTRUCTED PER THE APPROVED PLANS OR APPROVED REVISIONS AND GEOTECHNICAL RECOMMENDATIONS. ANY REVISIONS TO PLAN MUST BE DOCUMENTED BY AN AS-BUILT/REVISION PLAN SET.. A STAMPED AND SIGNED LETTER SHALL BE PREPARED AND SUBMITTED TO THE TOWN PRIOR TO FINAL ENGINEERING AND GEOLOGY CONSTRUCTION INSPECTION SIGN OFF. LETTER SHALL REFERENCE THE PERMIT NUMBERS AND APPROVED REVISIONS. IF THE GEOTECHNICAL ENGINEER OF RECORD IS OBSERVING SOME OF THE ABOVE ITEMS AND THE ENGINEER OF RECORD IS OBSERVING THE REST OF THE ABOVE ITEMS, THEN BOTH PROFESSONALS WILL NEED TO PREPARE LETTERS TO THE TOWN AS INDICATED ABOVE. THE TWO LETTER SHALL COVER ALL OF THE ABOVE SITE DEVELOPMENT WORK ITEMS. THE TOWN WILL REQUIRE BOTH LETTERS PRIOR TO ENGINEERING AND GEOLOGY CONSTRUCTION FINAL INSPECTION SIGN OFF.

EROSION AND SEDIMENT CONTROL NOTES:

1. STORM DRAIN POLLUTION PREVENTION:
PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, HAY BALES, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.

2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL LANDSCAPING. EXISTING ASPHALT DRIVEWAY CAN SERVE AS CONSTRUCTION ENTRANCE, IF CONTRACTOR CAN LEAVE INTACK FOR JOB.

3. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO ENTRY ROAD AND PORTIONS OF CLEARVIEW DRIVE, AS NECESSARY. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.

4. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.

5. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

6. EXISTING ON SITE INLETS TO REMAIN AND THE PROPOSED ON-SITE DRAINAGE INLETS (ONCE THEY HAVE BEEN INSTALLED), SHALL BE PROTECTED FROM ANY BARE SOIL ENTERING THE INLETS, BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.

7. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY THE TOWN/CITY/COUNTY INSPECTER.

8. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.

9. ALL DISTURBED AREAS SHALL BE LANDSCAPED OR PROTECTED.

10. ALL DISTURBED SLOPES GREATER THAN 5:1 SHALL BE PROTECTED WITH EROSION BLANKET (STRAW OR FIBER).

11. CONTRACTOR SHALL PLACE SAND BAGS IN GUTTER, DIRECTLY UP STREAM OF CATCH BASINS IN STREET, PRIOR TO BEGINNING WORK.

12. CONTRACTOR SHALL ESTABLISH A WATER SOURCE, ON SITE, PRIOR TO COMMENCMENT OF WORK. WATER TRUCK ON SITE IS AN ACCEPTABLE WATER SOURCE.

13. CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGED ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.

14. EROSION CONTROL PLAN SHOWN ON C-4.0 IS CONCEPTUAL. PROJECT SWPPP AND EROSION CONTROL PLAN SHALL BE MONITORED BY ENGINEER AND UPDATED DAILY, AS DISTURBED AREA ARE CREATED. EROSION AND SEDIMENT CONTROL IS A STATE AND LOCAL REQUIREMENT, THE FULL EXTENT OF PROTECTION IS TO BE DETERMINED BY THE ENGINEER & CONTRACTOR.

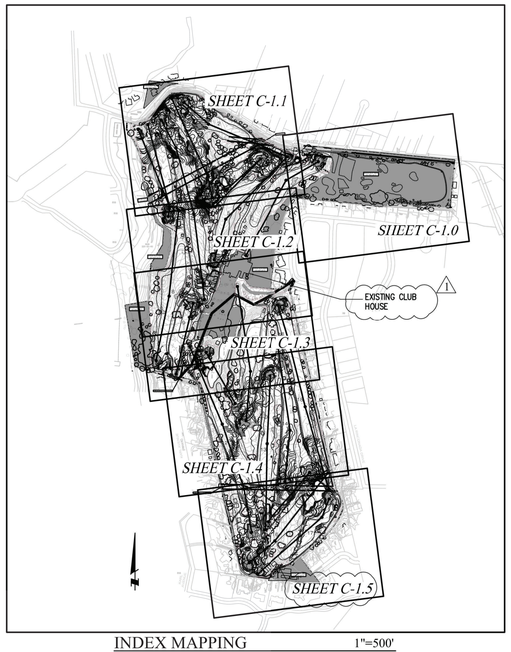
15. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE.

16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DISPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.

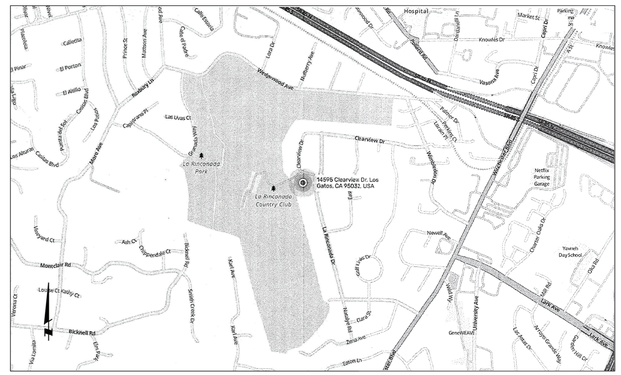
17. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 (PRIOR TO FIRST RAINY SEASON) AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUELY MONITOR FENCES AND ROLLS, FOLLOWING AND/OR DURING ALL RAIN EVENTS, TO ENSURE FACILITIES ARE FUNCTIONING PROPERLY. SILT BUILD UP ON FACILITIES SHALL BE REMOVED REGULARLY, DISPURSED ON SITE, AND PROTECT FROM WASHING AWAY AGAIN.

⚠1 **UTILITY SERVICE PROVIDERS**

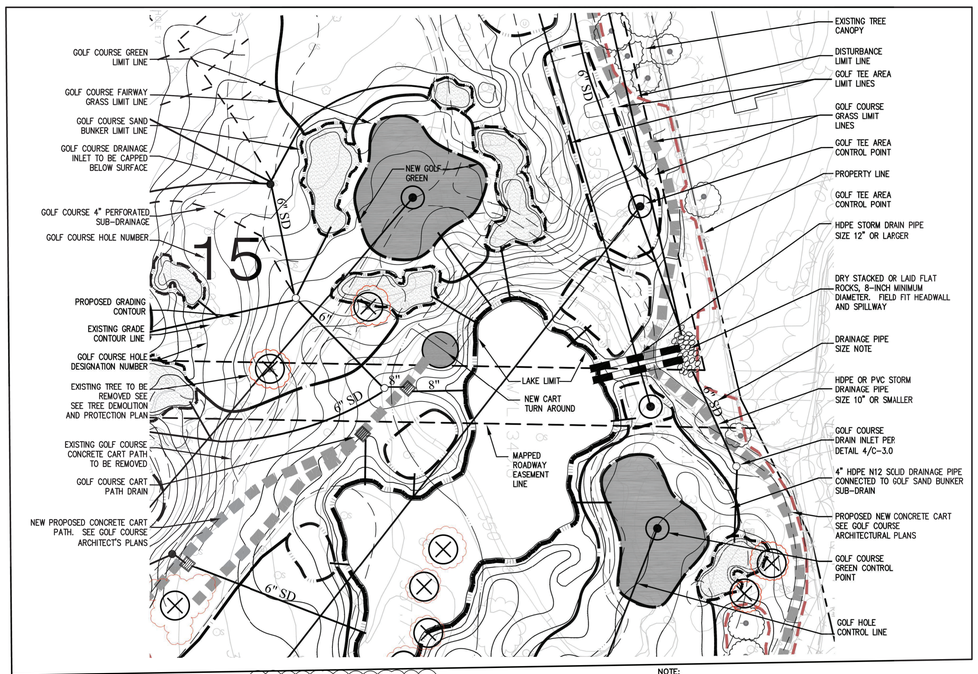
POWER & GAS	PACIFIC GAS & ELECTRIC
SANITARY SEWER	WEST VALLEY SANITATION
DOMESTIC WATER	SAN JOSE WATER DEPARTMENT



INDEX MAPPING 1"=500'



VICINITY MAP N.T.S.



⚠1 GRAPHICS LEGEND 1"=40'

NOTE:
SEE ARCHITECTURAL PLANS FOR ADDITIONAL DESCRIPTIONS OF SYMBOLS

LEGEND / ABBREVIATIONS

+101.8	SPOT SHOT (PROPOSED GRADE)
AD	AREA DRAIN
CB	CATCH BASIN
FM	FORCE MAIN
FL	FLOW LINE
FDCO	FOUNDATION CLEAN OUT
RWL	RAIN WATER LEADER
PD	PATIO DRAIN
MIN.	MINIMUM
INV	INVERT
SD	STORM DRAIN PIPE SEE UTILITY NOTE 4
SDCO	SUB-DRAIN CLEANOUT
TW	TOP OF WALL
BW	BOTTOM OF WALL
(E)	EXISTING
~	GENERAL DRAINAGE FLOW DIRECTION

PRELIMINARY

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
clf@bechtel@comcast.net

CIVIL — 12075 — STATE OF CALIFORNIA

⚠1

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos, California

CONTENTS:
COVER & GENERAL NOTES

DATE 01/17/25
SCALE AS NOTED
REVISIONS:
⚠1 REV. 03/28/25
DRAWN J.G.
CHECKED C.B.
JOB No. 2024862
SHEET NO. C-0.0
OF 9 SHEETS



DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

California

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE	01/17/25
SCALE	AS NOTED
REVISIONS:	
1	REV. 03/28/25
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2024862
SHEET NO.	C-1.0
OF	9 SHEETS

SEE C-0.0 FOR NOTES & LEGEND

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

AREA NOT PART OF PROJECT

WEDGEWOOD AVENUE

LORA DRIVE

INFILTRATION BUBBLE BOX (1 C-3)

10-FOOT MIN. (TYP.)

INFILTRATION BUBBLE BOX SHALL BE PLACED A MINIMUM OF 10-FEET FROM EXISTING PROPERTY LINE (TYP.)

REPLACE EXISTING CATCH BASIN WITH 24" HDPE RISER INLET

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.25 ACRE)

CONNECT TO EXISTING 12" PIPES TO STREET AS REQUIRED

ROCK HEADWALL

INSTALL 2-12" RCP CULBERT UNDER CART PATH AND CONCRETE ENCASE/BACKFILL AROUND PIPE

40'28' PUBLIC STREET EASEMENT

ROCK HEADWALL & OUTFALL (2 C-3)

PROPOSED BRIDGE 30" MAXIMUM ABOVE GRADE

LIMIT OF DISTURBANCE (TYPICAL)

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (1 ACRE) (5 C-3)

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.8-ACRE) (5 C-3)

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.5 ACRE) (5 C-3)

BURIED INLET

NO WORK

60' SCVWD EASEMENT

4" SD
6" SD
8" SD
10" SD
12" SD
18" SD
CP DRAIN

1 2 3 4 6 7

DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

CIVIL 72075 STATE OF CALIFORNIA

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)
Los Gatos California

CONTENTS:
DRAINAGE AND UTILITY PLAN

DATE 01/17/25
SCALE AS NOTED
REVISIONS:
1 REV. 03/28/25
DRAWN J.G.
CHECKED C.B.
JOB No. 2024862
SHEET NO. C-1.1
OF 9 SHEETS

INFILTRATION BUBBLE BOX (1/C-3)

NO WORK

6" SD

6

5

10" SD

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.6 ACRE) (5/C-3)

BURIED INLET

8" SD

4" SD

START NEW SYSTEM, TIE IN OLD SYSTEM 24" BASIN

1

EXISTING SYSTEM THROUGH GULLY TO REMAIN

ROS 231-M-40

AREA NOT PART OF PROJECT

LIMIT OF DISTURBANCE (TYPICAL)

8

9

EXISTING CLUB HOUSE

EXISTING PARKING LOT

END EXISTING ENTRY ROAD RE-ALIGNMENT

EXCEPTION TO PARCEL SIX

EXCEPTION TO PARCEL ELEVEN

CLEARVIEW DRIVE

EXISTING STORM DRAIN TO REMAIN

BEGIN EXISTING ENTRY ROAD RE-ALIGNMENT

GP DRAIN

EXISTING ENTRY ROAD TO BE RE-ALIGNED, SEE SHEET C-4.0

24" CONCRETE CATCH BASIN (2/C-3)

8" SD

TIE TO EXISTING CATCH BASIN IN PARKING LOT

REMOVE (E) CONCRETE VALLEY GUTTER

4"SDR35 DIRECTIONAL BORING

SAW CUT PARKING LOT

NEW WATER METER BY SAN JOSE WATER DEPARTMENT

NEW 2" BACKFLOW DEVICE BEHIND METER

CONNECT TO (E)SSMH PER PERMIT WITH WEST VALLEY SANITATION

NEW ELECTRIC PULL BOX FOR COMFORT STATION PER PG&E JOINT TRENCH PACKAGE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SEE C-0.0 FOR NOTES & LEGEND

DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

CLIFFORD BECHTEL No. 2075 CIVIL STATE OF CALIFORNIA

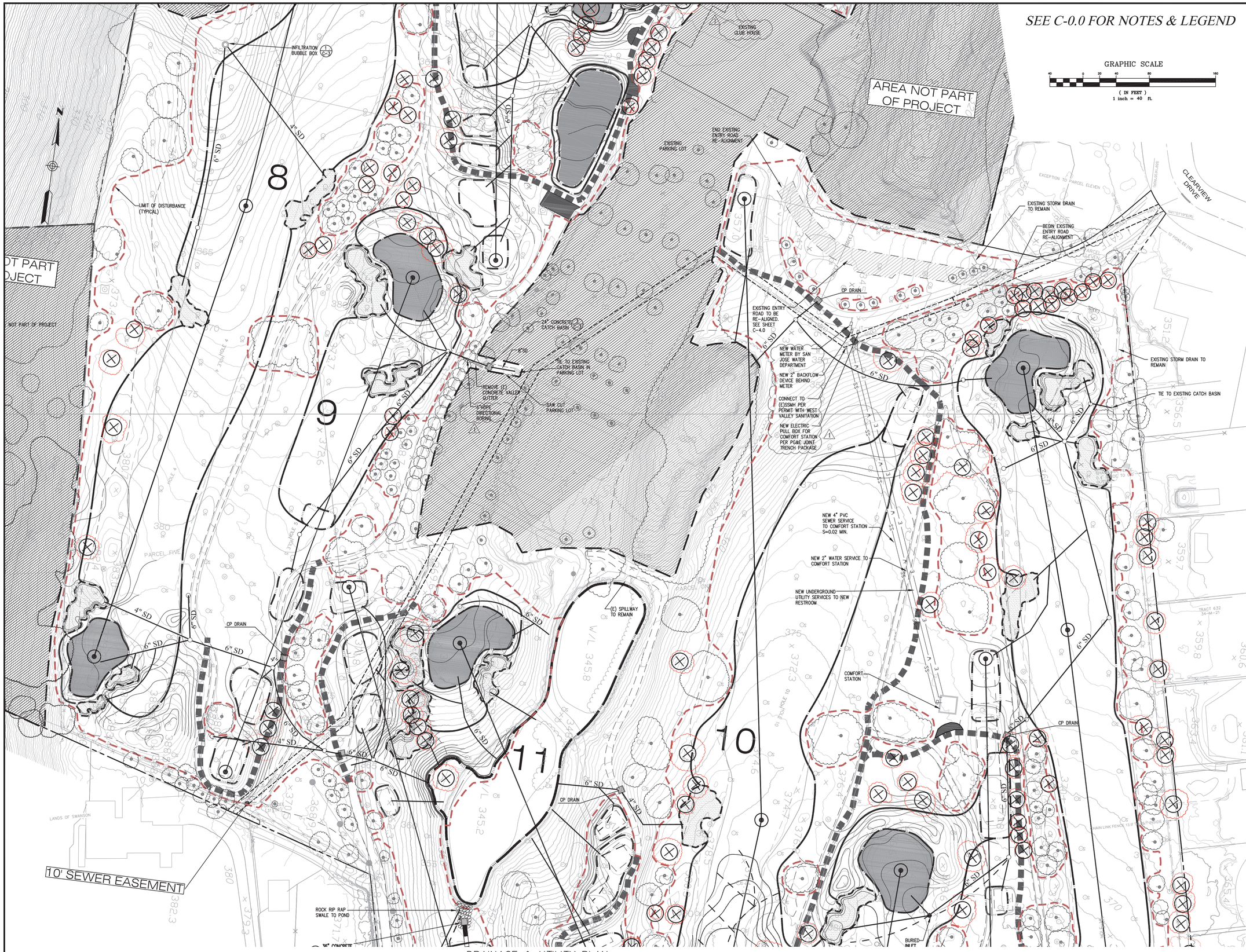
LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos California

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE	01/17/25
SCALE	AS NOTED
REVISIONS:	1 REV. 03/28/25
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2024862
SHEET NO.	C-1.2
OF	9 SHEETS



DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos California

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE	01/17/25
SCALE	AS NOTED
REVISIONS:	
1	REV. 03/28/25
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2024862
SHEET NO.	C-1.3
OF	9 SHEETS



DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos California

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE 01/17/25
SCALE AS NOTED
REVISIONS:
1 REV. 03/28/25

DRAWN J.G.
CHECKED C.B.
JOB No. 2024862
SHEET NO.
C-1.4
OF 9 SHEETS



DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

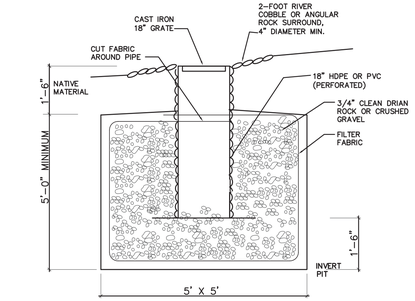
Los Gatos California

CONTENTS:

DRAINAGE AND UTILITY PLAN

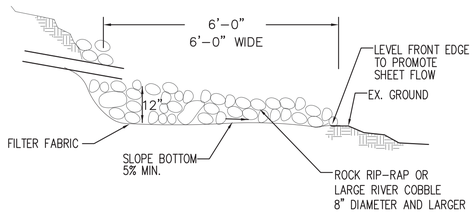
DATE 01/17/25
SCALE AS NOTED
REVISIONS:
1 REV. 03/28/25

DRAWN J.G.
CHECKED C.B.
JOB No. 2024862
SHEET NO.
C-1.5
OF 9 SHEETS



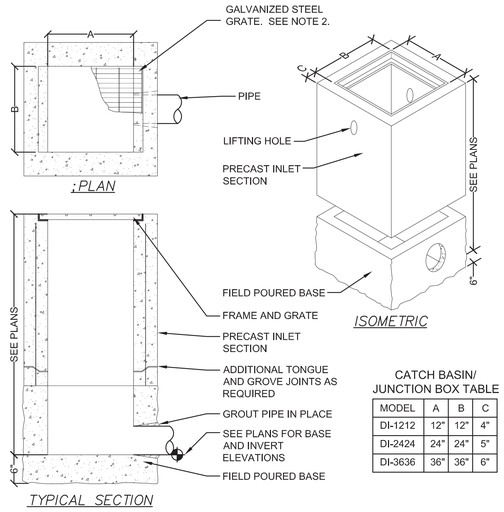
1 INFILTRATION BUBBLE BOX

NOT TO SCALE



2 ROCK HEADWALL & OUTFALL

NOT TO SCALE



CATCH BASIN/ JUNCTION BOX TABLE

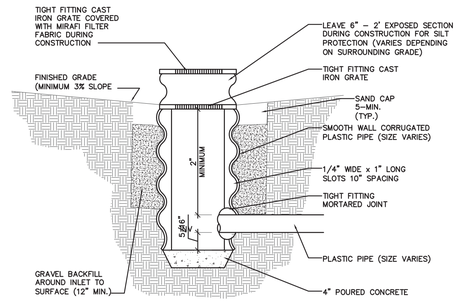
MODEL	A	B	C
DI-1212	12"	12"	4"
DI-2424	24"	24"	5"
DI-3636	36"	36"	6"

NOTES:

1. INLET AND GRATE SHALL BE OLDCASTLE PRECAST DROP INLET, OR EQUIVALENT.
2. FRAMES AND GRATES SHALL BE HEAVY DUTY, DESIGNED FOR H20 HIGHWAY LOADING. GRATE TO BE BICYCLE PROOF.

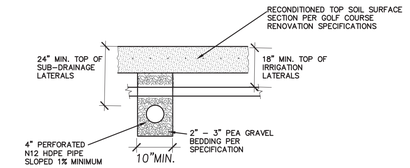
3 CONCRETE CATCH BASIN

NOT TO SCALE



4 TYPICAL DRAINAGE INLETS

NOT TO SCALE



NOTE:

SUB-DRAINAGE TO BE PLACED AT A MAXIMUM OF 25-FOOT ON CENTER, UNLESS OTHERWISE DIRECTED BY ENGINEER OR ARCHITECT.

5 TYPICAL SUB-DRAINAGE SECTION

NOT TO SCALE

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel@comcast.net

California

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

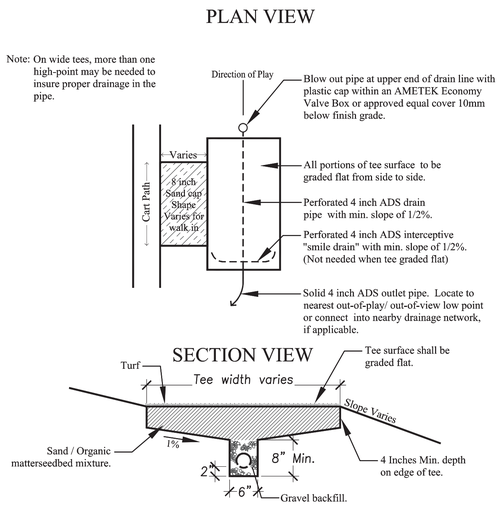
Los Gatos

CONTENTS:

CIVIL DETAILS

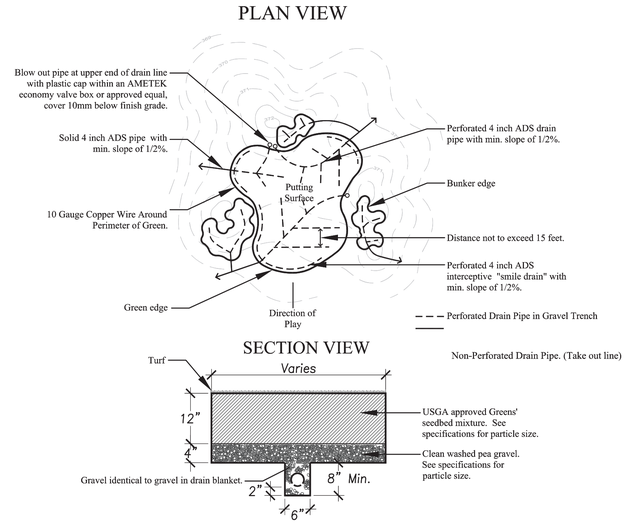
DATE 01/17/25
SCALE AS NOTED
REVISIONS:
1 REV. 03/28/25

DRAWN J.G.
CHECKED C.B.
JOB No. 2024862
SHEET NO.
C-3.0
OF 9 SHEETS



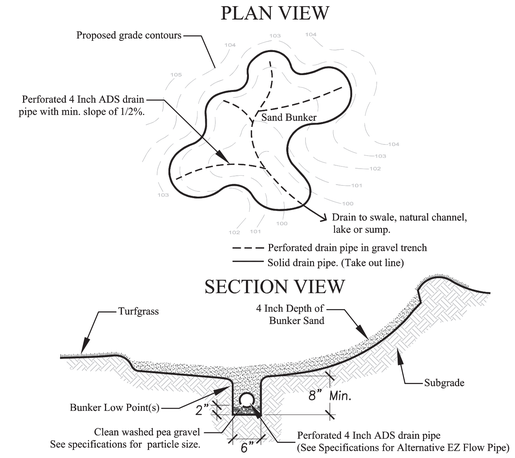
1 TEE CONSTRUCTION

NOT TO SCALE



2 GREEN CONSTRUCTION (USGA)

NOT TO SCALE



Notes

1. See Specifications for StaLok Bunker liner and EZ Flow pipe alternatives to the typical details shown on this sheet. Final bunker liner and drain pipe details to be determined.
2. Final Cart path and Curb material, details and specifications to be determined.

3 SAND BUNKER

NOT TO SCALE

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

California

Los Gatos

CONTENTS:

CIVIL DETAILS

DATE 01/17/25

SCALE AS NOTED

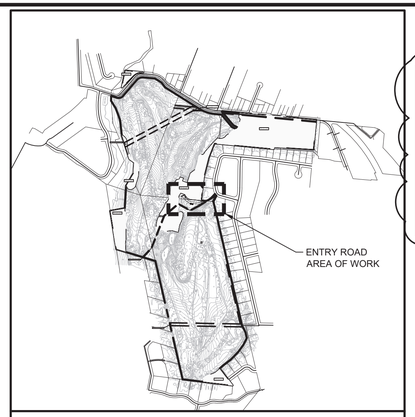
REVISIONS:
1 REV. 03/28/25

DRAWN J.G.

CHECKED C.B.

JOB No. 2024862

SHEET NO.
C-3.1
OF 9 SHEETS



KEYMAP
SCALE: 1" = 1000'

EARTHWORK QUANTITIES

CUT: 480 CY
FILL: 0 CY
EXPORT: 480 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

NOTES

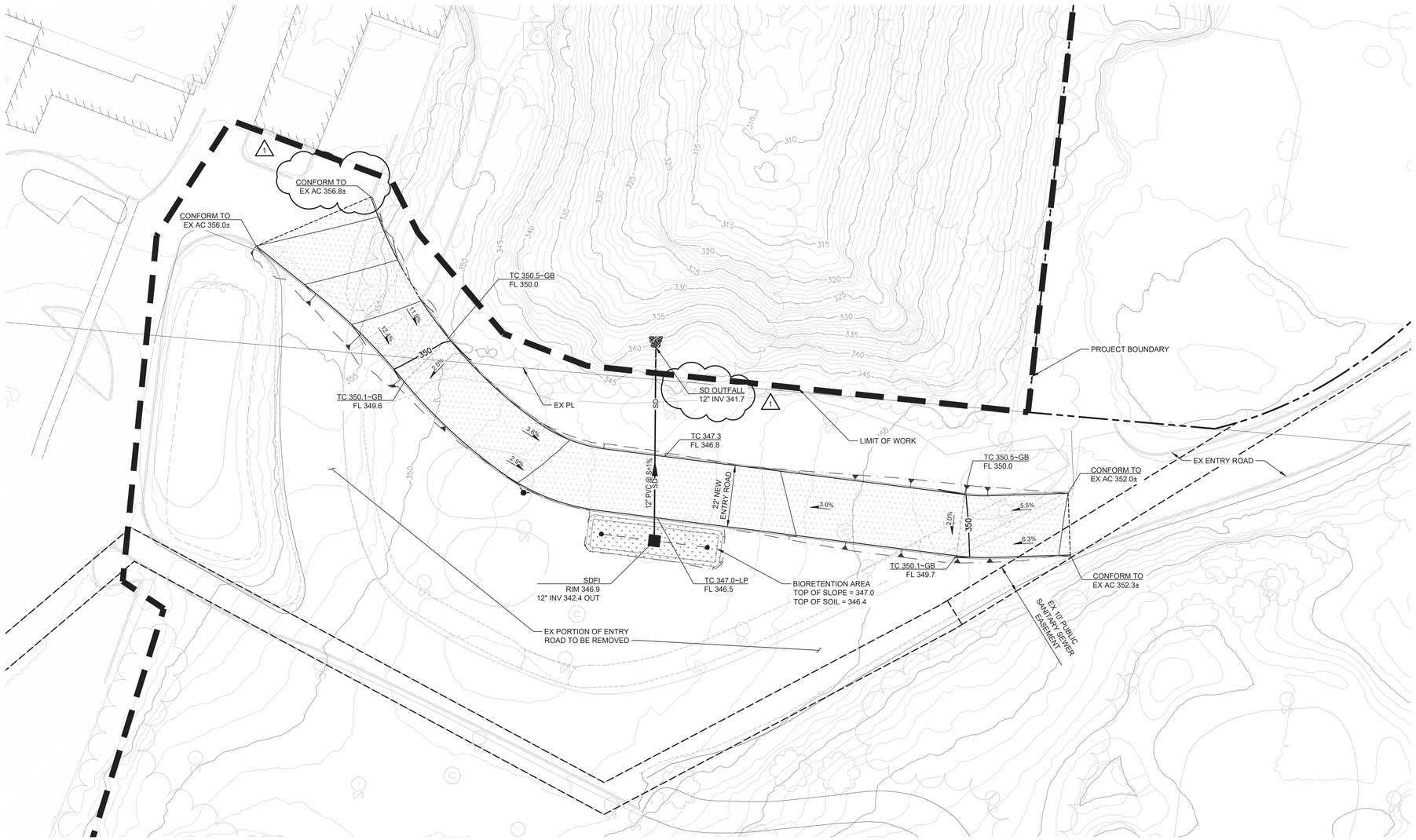
1. GRADES, INVERTS, AND UTILITY LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

ABBREVIATIONS

AC	ASPHALT CONCRETE
EX/(E)	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PL	PROPERTY LINE
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
TC	TOP OF CURB

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
EASEMENT		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN PERFORATED PIPE		
STORM DRAIN FIELD INLET		
OUTFALL	SD	
GRADE BREAK		
SPOT GRADES	FG XX.XX	EG XX.XX
PERCENT & DIRECTION OF SURFACE FLOW DRAINAGE	X% X%	
BIORETENTION BASIN		
2:1 MAX SLOPE		
AC PAVEMENT		



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504GP.DWG
DESIGNED BY:	CM/TU
DRAWN BY:	CM/TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

PRELIMINARY ENTRY ROAD GRADING & DRAINAGE PLAN

C4.0
OF 80

S:\PROJECTS\454500\PLN\454504 GOLF COURSE\EP\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504GP.DWG

PLOTTED: 3/26/2025 3:04 PM

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Comments
											Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	
1	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	4,133,147	131,954	0	4,001,193	99.43%	-	-	-	Cart Paths to drain to landscape
2	2	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	23,681	15,409	0	8,272	0.57%	616	621	6	Entry road to be treated by bioretention
					Totals:	4,156,828	147,363	0	4,009,465	100.00%				

Footnotes:

1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required

2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.

3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

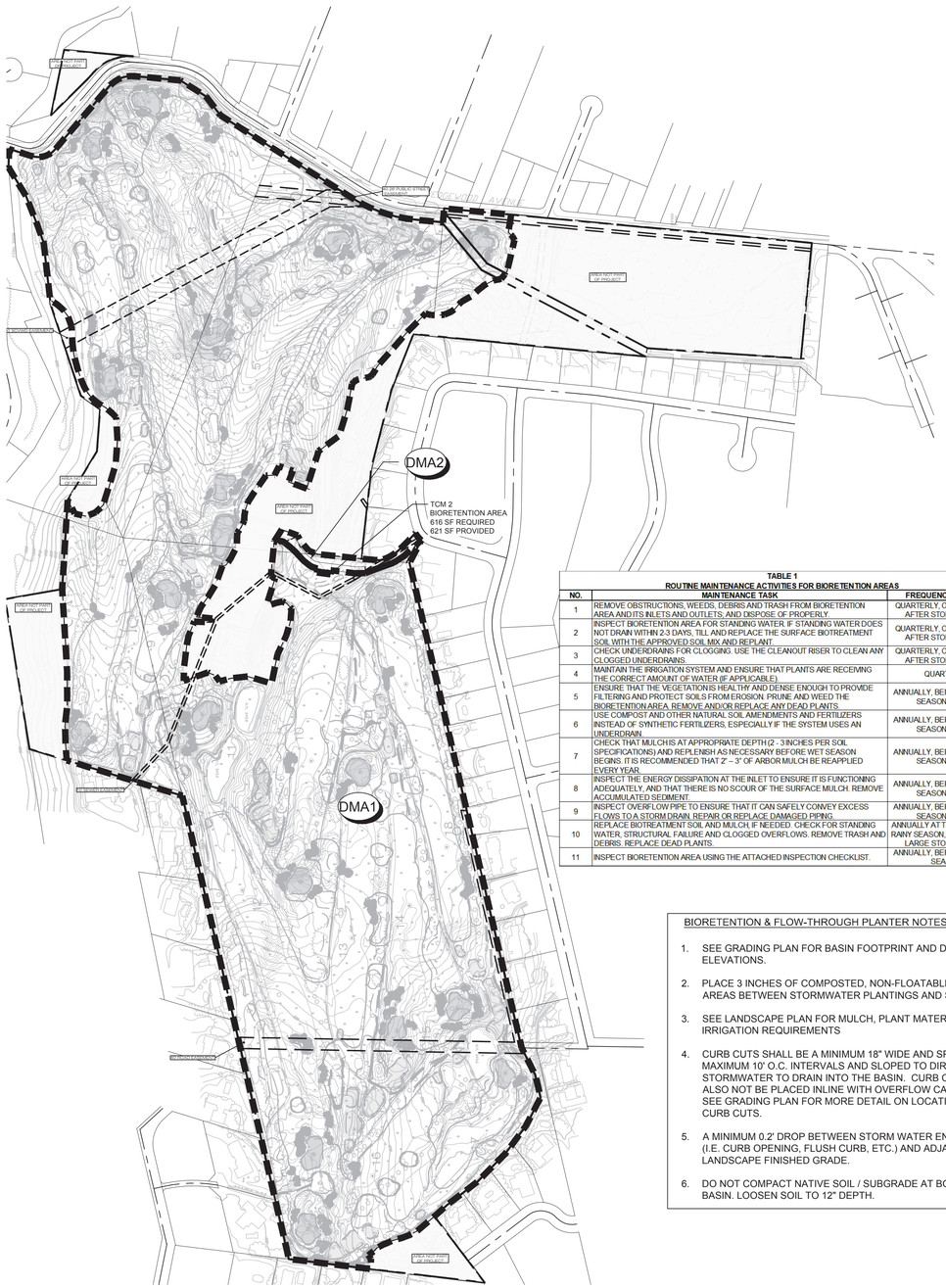


TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA, REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY AT THE END OF THE RAINY SEASON, AND/OR AFTER LARGE STORM EVENTS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

STORMWATER TREATMENT SUMMARY

AS THE GOLF COURSE IS MOSTLY PERVIOUS, PROPOSED CART PATHS WILL DRAIN TO LANDSCAPE AREAS AND BE CONSIDERED "SELF-RETAINING" AREAS. THE PROPOSED DRIVEWAY RECONFIGURATION WILL BE TREATED BY A BIORETENTION PLANTER THAT IS SIZED TO TREAT NEW AND EXISTING PORTIONS OF THE ENTRY ROAD.

2. Project Size

a. Total Site Area: 4,156,828 (ft²)

b. Total Land Area Disturbed During Construction: 4,156,828 (ft²) (including clearing, grading, stockpiling, or excavating)

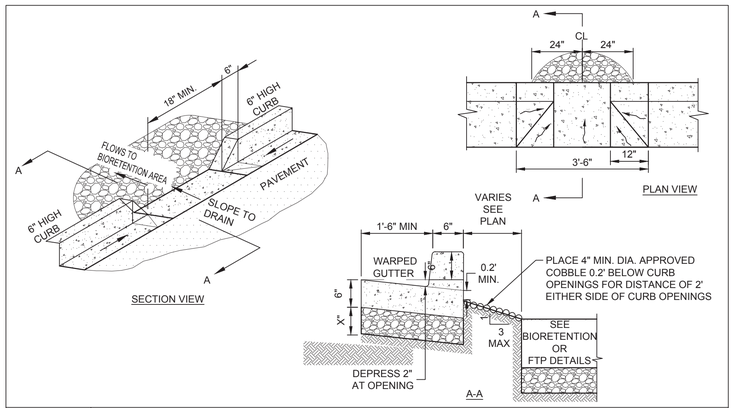
Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	172,684	37,619	109,744	0	147,363
d. Total off-site IA[3]	0		0	0	0
e. Total project IA	172,684	37,619	109,744	0	147,363
f. Total new and replaced IA			109,744		
Pervious Area (PA)[4]					
g. Total on-site PA	3,984,144				4,009,465
h. Total off-site PA[3]	0				0
i. Total project PA	3,984,144				4,009,465
j. **Total Project Area (2.c.+2.i.)**	4,156,828				4,156,828
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100%	921428%				

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.

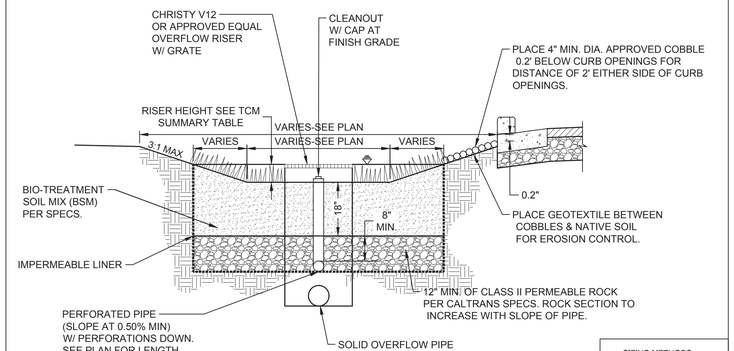
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.



SECTION VIEW

A-A

2 CURB OPENING N.T.S.



SIZING METHODS:

4%

1 BIORETENTION BASIN W/ LINER N.T.S.

LEGEND

- PROJECT BOUNDARY
- STORM DRAIN PIPE — SD — SD — SD
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- BIORETENTION AREA
- LID TREATMENT DRAINAGE AREA — DMA#

NOTES

1. DISPOSITION AND TREATMENT OF STORM WATER WILL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STANDARDS AND IMPLEMENTATION STANDARDS ESTABLISHED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** CLAY LOAM
2. **GROUND WATER DEPTH:** 30 TO 50 FT
3. **NAME OF RECEIVING BODY:** SAN TOMAS AQUINO CREEK
4. **FLOOD ZONE:** ZONE X
5. **FLOOD ELEVATION (IF APPLICABLE):** N/A

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
14595 Clearview Drive
Los Gatos, CA 95032

APN:
409-31-001
409-18-008, -009, -010

I.B. PROPERTY OWNER:
La Rinconada Country Club

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT: La Rinconada Country Club

II.B. PHONE NUMBER OF CONTACT:
(408) 402-7468

II.C. EMAIL:
akimball@Larinconadacc.com

II.D. ADDRESS:
14595 Clearview Drive
Los Gatos, CA 95032

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
3. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE LAND DISTURBED
2. MINIMIZE IMPERVIOUS SURFACES
3. CLUSTER STRUCTURES / PAVEMENT
4. SELF-RETAINING AREA

0 10 20 40

1 INCH = 20 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504SW.DWG
DESIGNED BY:	CM/TU
DRAWN BY:	CM/TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

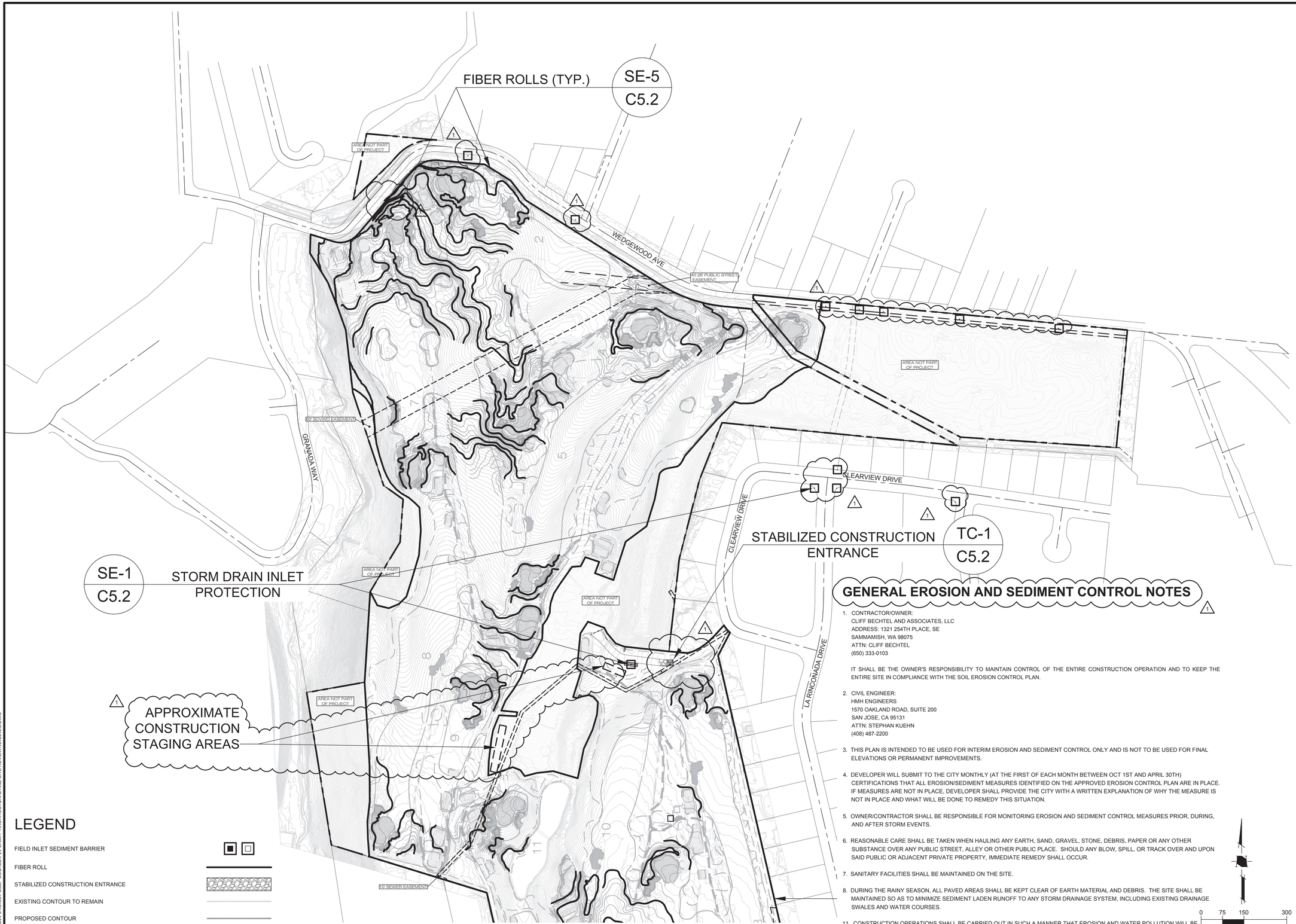
PRELIMINARY STORMWATER CONTROL PLAN

C4.1

OF 80

PLOTTED: 4/8/2025 2:21 PM

S:\PROJECTS\454500PL\454504 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504SW.DWG



LEGEND

FIELD INLET SEDIMENT BARRIER

FIBER ROLL

STABILIZED CONSTRUCTION ENTRANCE

EXISTING CONTOUR TO REMAIN

PROPOSED CONTOUR

SEE SHEET C5.1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   CLIFF BECHTEL AND ASSOCIATES, LLC
   ADDRESS: 1321 254TH PLACE, SE
   SAMMAMISH, WA 98075
   ATTN: CLIFF BECHTEL
   (650) 333-0103

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD, SUITE 200
   SAN JOSE, CA 95131
   ATTN: STEPHAN KUEHN
   (408) 487-2200

3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

4. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 1ST AND APRIL 30TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.

5. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.

6. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

7. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

11. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

12. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

0 75 150 300

1 INCH = 150 FEET

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB

GOLF COURSE MODERNIZATION PROJECT

17400 WEDGEWOOD AVE AND 17445 ZENA AVE

ARCHITECTURAL AND SITE REVIEW

S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EC.DWG
DESIGNED BY:	TU
DRAWN BY:	TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

INTERIM EROSION CONTROL MEASURES

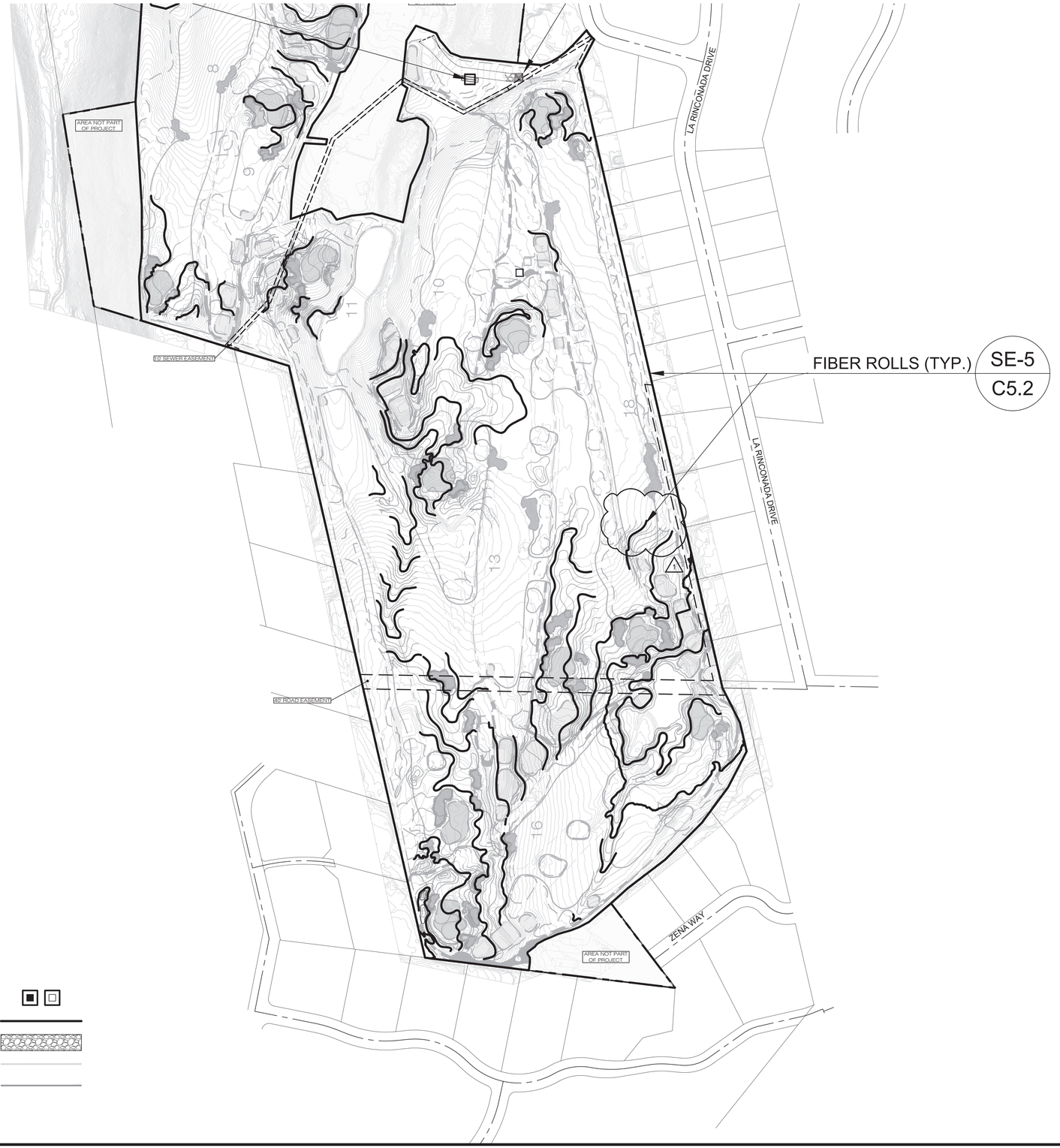
C5.0

OF 80

S:\PROJECTS\454500\PL\454504 GOLF COURSE\PL\PERMIT- ARCHITECTURAL AND SITE REVIEW\454504EC.DWG

PLOTTED: 3/31/2025 9:06 AM

SEE SHEET C5.0



LEGEND

- FIELD INLET SEDIMENT BARRIER
- FIBER ROLL
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING CONTOUR TO REMAIN
- PROPOSED CONTOUR

0 75 150 300

1 INCH = 150 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EC.DWG
DESIGNED BY:	TU
DRAWN BY:	TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

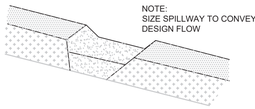
INTERIM EROSION CONTROL MEASURES

C5.1

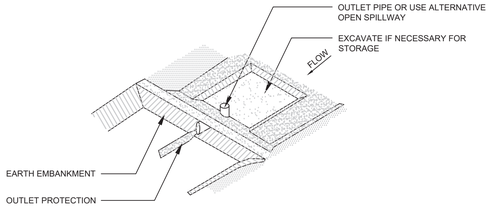
OF 80

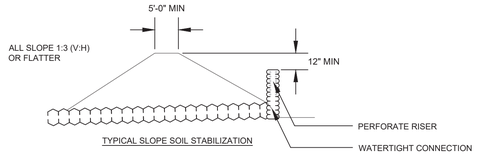
S:\PROJECTS\454500\PLN\454504 GOLF COURSE\PLP\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504EC.DWG

PLOTTED: 3/26/2025 3:06 PM



TYPICAL OPEN SPILLWAY

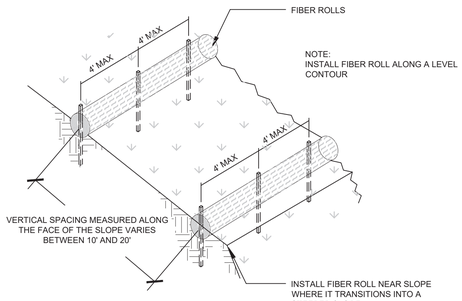




TYPICAL SLOPE SOIL STABILIZATION

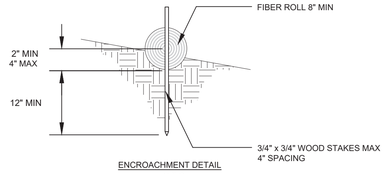
SE-3 SEDIMENT TRAP

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

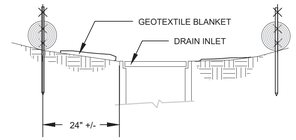


ENCROACHMENT DETAIL

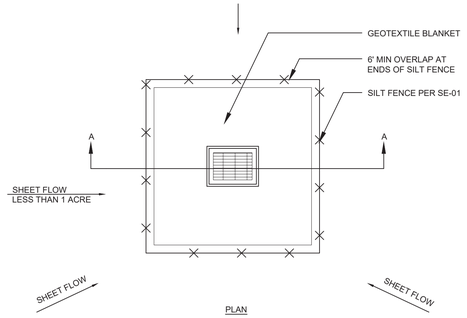
N.T.S.

SE-5 FIBER ROLLS

N.T.S.



SECTION A-A

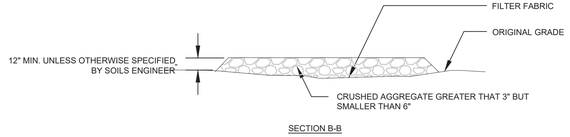


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

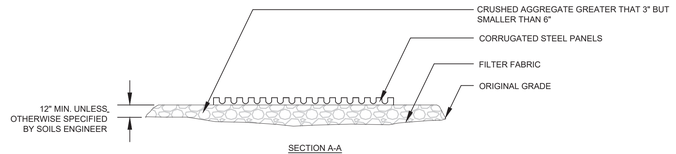
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



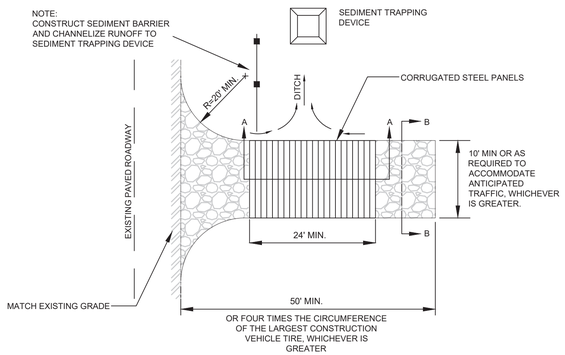
SECTION B-B

N.T.S.



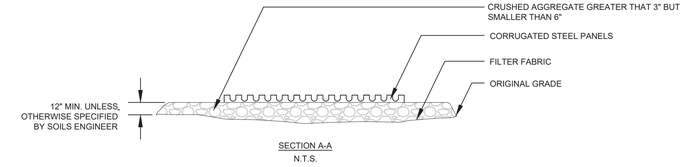
SECTION A-A

N.T.S.



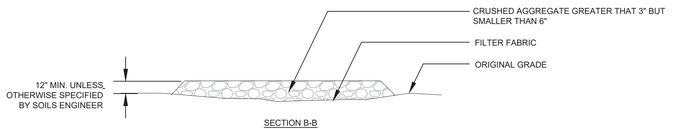
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



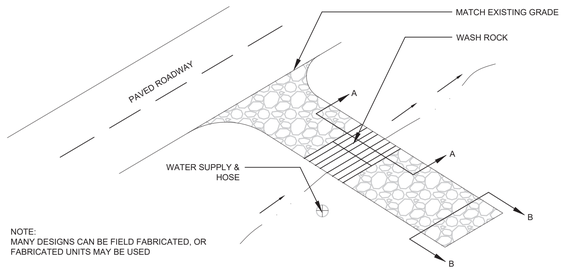
SECTION A-A

N.T.S.



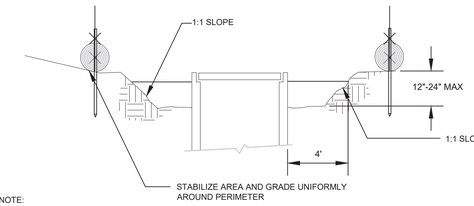
SECTION B-B

N.T.S.



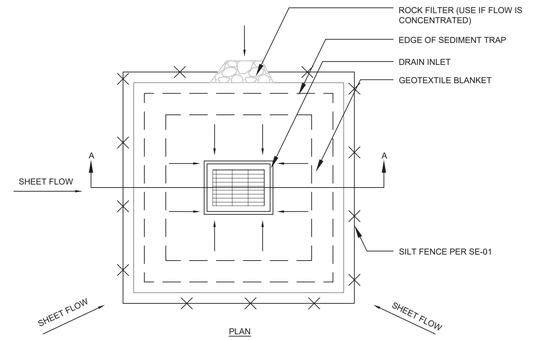
TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE
REACHING ONE-THIRD FULL

SECTION A-A



PLAN

NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EC.DWG
DESIGNED BY:	TU
DRAWN BY:	TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

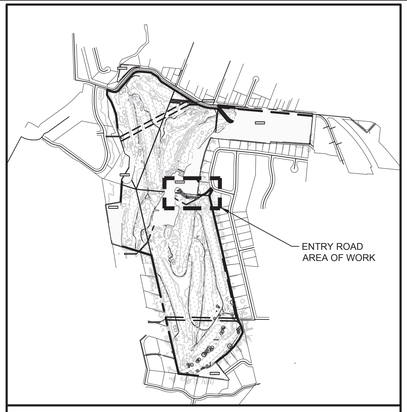
INTERIM EROSION CONTROL MEASURES

C5.2

OF 80

S:\PROJECTS\454500\PLI454504 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504EC.DWG

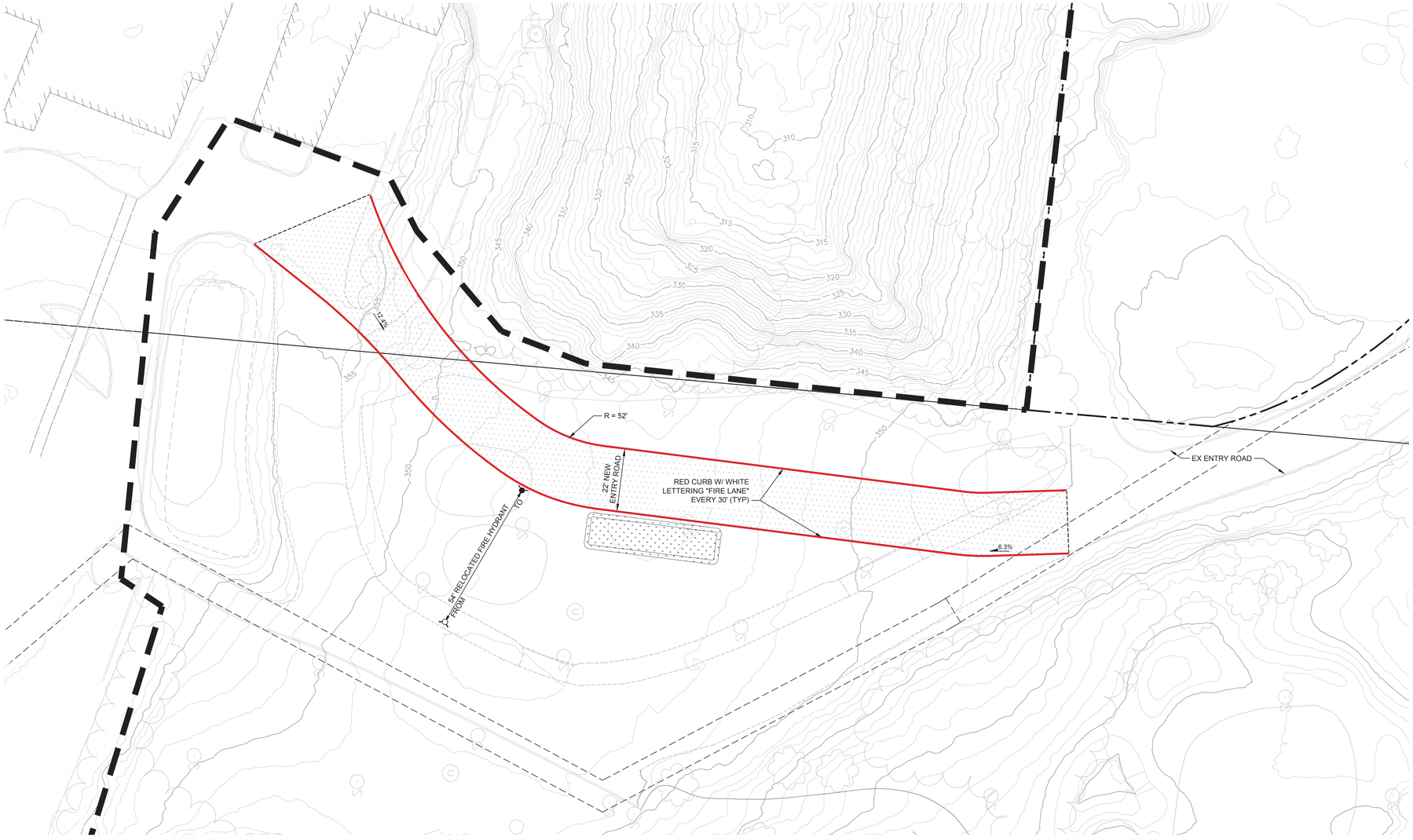
PLOTTED: 3/26/2025 3:06 PM

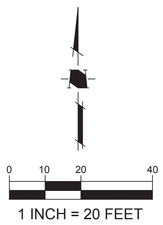


KEYMAP
SCALE: 1" = 1000'

STRIPING NOTES:

1. ALL STRIPING, MARKINGS AND SIGNING INSTALLATION TO BE PERFORMED BY THE CONTRACTOR. (EXCEPT AS NOTED)
2. UNLESS INDICATED OTHERWISE, ALL SIGN TYPES SHOWN ON THIS PLAN ARE PER THE 2014 CALIFORNIA MUTCD.
3. ALL TEMPORARY STRIPING AND PAVEMENT MARKINGS MUST BE REINSTALLED BACK TO ORIGINAL CONFIGURATION UPON PROJECT COMPLETION.





HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504FA.DWG
DESIGNED BY:	CM/TU
DRAWN BY:	CM/TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

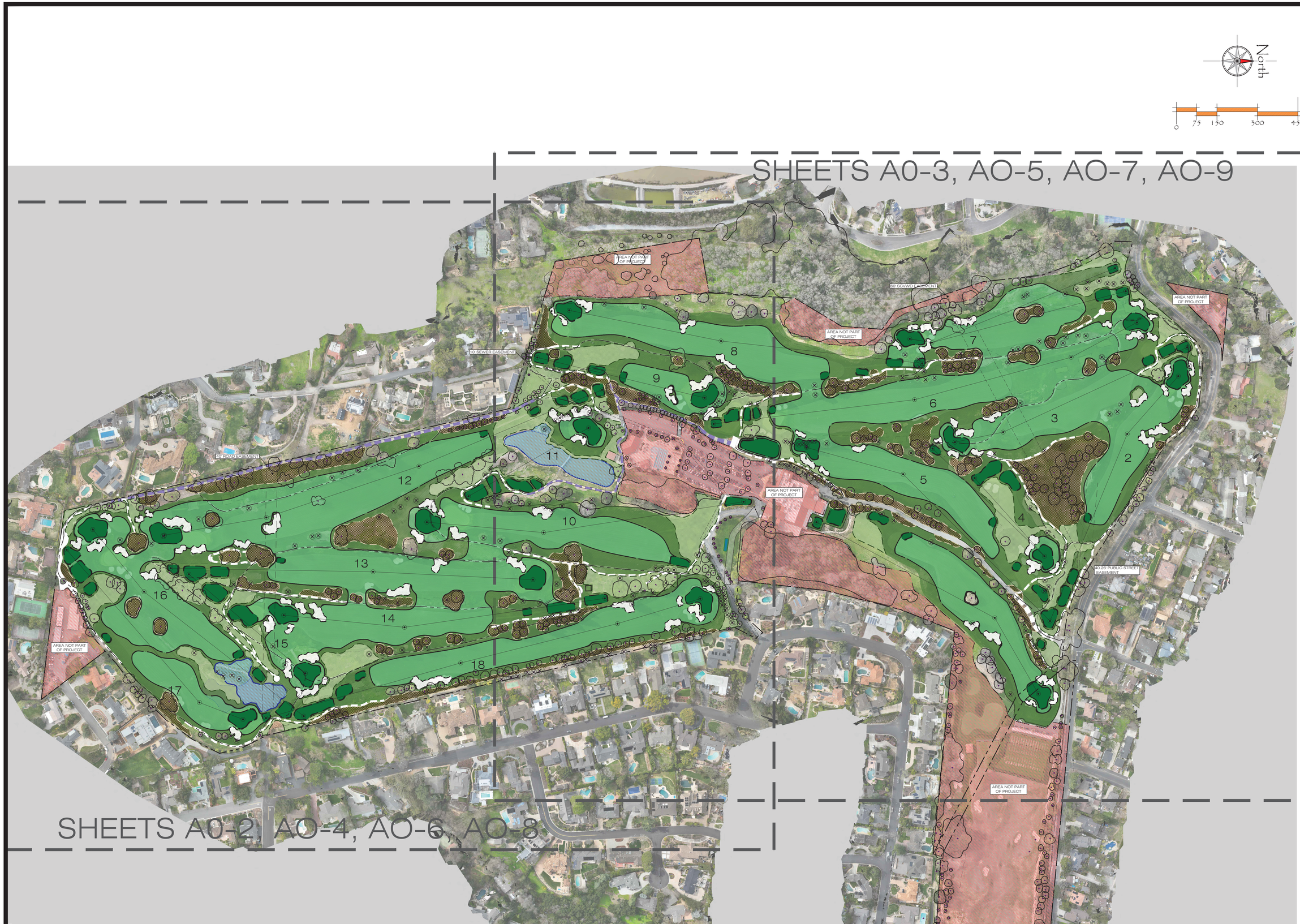
© HMH

1

FIRE ACCESS PLAN

C6.0
OF 80

S:\PROJECTS\4545\00PL\454504 GOLF COURSE\PLPERMIT- ARCHITECTURAL AND SITE REVIEW\454504FA.DWG
PLOTTED: 4/8/2025 2:18 PM



Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

La Rinconada Golf Course Modernization Project

Overall Plan

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

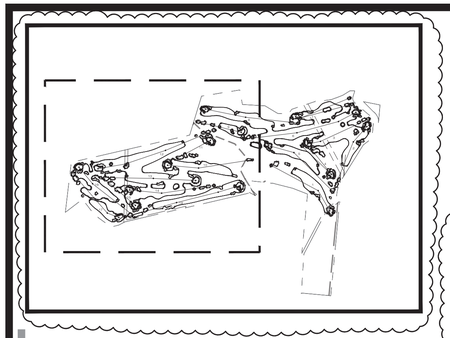
These drawings as prepared by the Golf Course Architect are the Instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25

Scale:
1" = 150'

Sheet:
AO-1



UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

NOTES

SEE SHEET AO-11 FOR ADDITIONAL CART PATH INFORMATION.

LEGEND

- LIMITS OF DISTURBANCE
- WORK AREA
- PROPOSED ASPHALT CART PATH TO BE REMOVED
- PROPOSED CONCRETE CART PATH TO BE REMOVED
- EXISTING CART PATH
- TREE TO BE REMOVED
- EXISTING TREE CANOPY

North

0 50 100 200 300

AREA NOT PART OF PROJECT

REMOVE 2,859 S.F. OF CONCRETE CART PATH

40' SEWER EASEMENT

REMOVE 1,285 S.F. OF ASPHALT CART PATH

LIMITS OF DISTURBANCE (TYP)

REMOVE 2,846 S.F. OF CONCRETE CART PATH

REMOVE 7,183 S.F. OF CONCRETE CART PATH

40' ROAD EASEMENT

REMOVE 9,386 S.F. OF CONCRETE CART PATH

REMOVE 2,317 S.F. OF CONCRETE CART PATH

REMOVE 9,919 S.F. OF CONCRETE CART PATH

REMOVE 2,676 S.F. OF ASPHALT CART PATH

REMOVE 2,119 S.F. OF ASPHALT CART PATH

AREA NOT PART OF PROJECT

REMOVE 10,551 S.F. OF CONCRETE CART PATH

REMOVE 10,317 S.F. OF CONCRETE CART PATH

REMOVE 7,928 S.F. OF CONCRETE CART PATH

REMOVE 9,068 S.F. OF CONCRETE CART PATH

EXISTING 5' CONTOUR (TYP)

EXISTING 1' CONTOUR (TYP)

SEE SHEET A0-3

8 9 10 11 12 13 14 15 16 17 18

811 Know what's below. Call 811 before you dig.

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p(949)476-6878 f(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

DEMOLITION PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owners sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25

Scale: 1" = 100'

Sheet: AO-2

NOTES

SEE SHEET AO-11 FOR ADDITIONAL CART PATH INFORMATION.

North

0 50 100 200 300

SEE SHEET AO-2

AREA NOT PART OF PROJECT

REMOVE 11,090 S.F. OF CONCRETE CART PATH

LIMITS OF DISTURBANCE (TYP)

60' SCVWD EASEMENT

REMOVE 7,264 S.F. OF CONCRETE CART PATH

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

10' SEWER EASEMENT

REMOVE 2,279 S.F. OF CONCRETE CART PATH

REMOVE 3,114 S.F. OF CONCRETE CART PATH

AREA NOT PART OF PROJECT

REMOVE 7,422 S.F. OF CONCRETE CART PATH

REMOVE 12,290 S.F. OF CONCRETE CART PATH

REMOVE 4,130 S.F. OF CONCRETE CART PATH

40.26' PUBLIC STREET EASEMENT

REMOVE 4,531 S.F. OF ASPHALT CART PATH

REMOVE 2,577 S.F. OF CONCRETE CART PATH

EXISTING 5' CONTOUR (TYP)

EXISTING 1' CONTOUR (TYP)

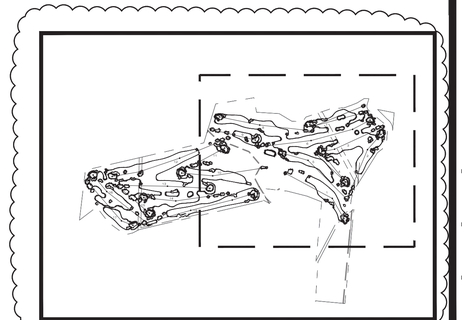
LEGEND

- LIMITS OF DISTURBANCE
- WORK AREA
- PROPOSED ASPHALT CART PATH TO BE REMOVED
- PROPOSED CONCRETE CART PATH TO BE REMOVED
- EXISTING CART PATH
- TREE TO BE REMOVED
- EXISTING TREE CANOPY

Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.



Designed By:

Todd Eckenrode

Origins Golf Design

18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

DEMOLITION PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans may not be changed or reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

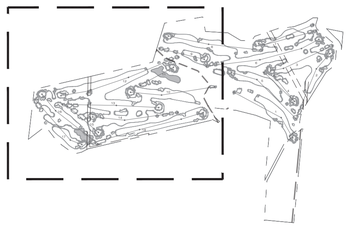
These drawings as prepared by the Golf Course Architect are the Instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/26/25

Scale: 1" = 100'

Sheet: AO-3



UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

AREA NOT PART OF PROJECT

North

0 50 100 200 300

10' SEWER EASEMENT

40' ROAD EASEMENT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

SEE SHEET A0-3

8 9 10 11 12 13 14 15 16 17 18

Know what's below. Call 811 before you dig.

Designed By:

Todd Eckenrode

Origins Golf Design

18022 Cowan, Suite 200

Irvine, California 92614 USA

p.(949) 476-6878 f.(949) 476-6875

www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRADING PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the Instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25

REV 1: 3/28/25

Scale: 1" = 100'

Sheet: A0-4

SEE SHEET A0-2

AREA NOT PART OF PROJECT

60' SCVWD EASEMENT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

10' SEWER EASEMENT

AREA NOT PART OF PROJECT

40.26' PUBLIC STREET EASEMENT

AREA NOT PART OF PROJECT

North

0 50 100 200 300

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

811 Know what's below. Call 811 before you dig.

LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

Designed By:

Todd Eckenrode

Origins Golf Design

18022 Cowan, Suite 200

Irvine, California 92614 USA

p.(949) 476-6878 f.(949) 476-6875

www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRADING PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the author of these drawings and shall retain all common law, statutory and other reserved rights, including copyrights.

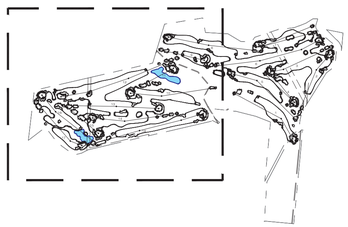
No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25

REV 1: 3/28/25

Scale: 1" = 100'

Sheet: A0-5



UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

North

0 50 100 200 300

AREA NOT PART OF PROJECT

TURF REDUCTION ZONE (TYP.)
SEE PLANS BY PINNACLE DESIGN CO.

10' SEWER EASEMENT

NEW TEE (TYP.)

LAKE REBUILD & EXPAND
SEE PLANS BY OTHERS.

MEADOW ZONE (TYP.)

40' ROAD EASEMENT

NEW CART PATH CONCRETE
WIDTH VARIES

PUTTING GREEN

REALIGNED ENTRY ROAD
PLANS BY OTHERS

AREA NOT PART OF PROJECT

NEW GREEN (TYP.)

NEW/REBUILT BUNKER (TYP.)

NEW FAIRWAY (TYP.)

AREA NOT PART OF PROJECT

NEW CART PATH CONCRETE (TYP.)
8' WIDE (BLACK DASHED LINE)

NEW CART PATH CONCRETE (TYP.)
10' WIDE (ORANGE DASHED LINE)

LAKE REBUILD
SEE PLANS BY OTHERS.

SEE SHEET A0-3

811 Know what's below. Call 811 before you dig.

Designed By:
Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p(949)476-6878 f(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

FEATURES PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the Instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25

Scale: 1" = 100'

Sheet: A0-6

SEE SHEET A0-2

AREA NOT PART OF PROJECT

MEADOW ZONE (TYP.)

10' SEWER EASEMENT

LAKE REBUILD & EXPAND
SEE PLANS BY OTHERS.

PUTTING GREEN

AREA NOT PART OF PROJECT

REALIGNED ENTRY ROAD
PLANS BY OTHERS

TURF REDUCTION ZONE (TYP.)
SEE PLANS BY PINNACLE DESIGN CO.

60' SCVWD EASEMENT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

NEW TEE (TYP.)

NEW GREEN (TYP.)

NEW/REBUILT BUNKER (TYP.)

NEW FAIRWAY (TYP.)

NEW CART PATH CONCRETE (TYP.)
8' WIDE (BLACK DASHED LINE)

40.26' PUBLIC STREET EASEMENT

NEW CART PATH CONCRETE (TYP.)
10' WIDE (ORANGE DASHED LINE)

AREA NOT PART

North

0 50 100 200 300

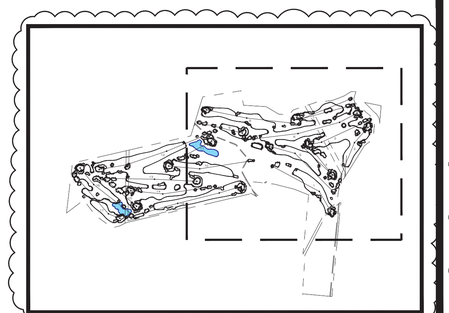
LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

811 Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.



Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949)476-6878 f.(949)476-6873
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE
MODERNIZATION PROJECT
FEATURES PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

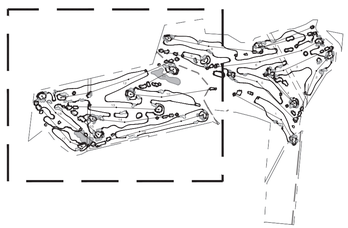
These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25

Scale: 1" = 100'

Sheet: AO-7



UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

North

0 50 100 200 300

AREA NOT PART OF PROJECT

10' SEWER EASEMENT

TEES - SOD BERMUDAGRASS (TYP.)

FAIRWAYS - SOD BERMUDAGRASS (TYP.)

ROUGHS - SEED RYEGRASS (TYP.)

40' ROAD EASEMENT

GREENS - SEED BENTGRASS (TYP.)

8 9 11 12 10 13 16 14 15 18 17

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

BUNKER LIPS - SOD FESCUE (TYP.)

MEADOW ZONES - HYDROSEED FESCUE (TYP.)

SEE SHEET A0-3

811 Know what's below. Call 811 before you dig.

Designed By:

Todd Eckenrode

Origins Golf Design

18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRASSING PLAN

Notes:

Copyright 2025 . Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect. Any such approved use or unauthorized use of the instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25

REV 1: 3/28/25

Scale: 1" = 100'

Sheet: A0-8



811 Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LR

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRASSING PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25

Scale: 1" = 100'

Sheet: AO-9

RAW EARTHWORK VOLUMES SUMMARY

Volume Summary

Name	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Hole 1	1.000	1.000	20,877	153	297	(144)
Hole 2	1.000	1.000	92,074	4,476	1,103	3,373
Hole 3	1.000	1.000	139,278	9,302	1,835	7,467
Hole 4	1.000	1.000	70,731	1,115	3,647	(2,532)
Hole 5	1.000	1.000	52,393	3,095	555	2,540
Hole 6	1.000	1.000	175,485	7,780	10,214	(2,434)
Hole 7	1.000	1.000	72,278	3,310	745	2,566
Hole 8	1.000	1.000	61,084	3,620	554	3,065
Hole 9	1.000	1.000	39,330	940	789	151
Hole 10	1.000	1.000	67,004	6,519	839	5,680
Hole 11	1.000	1.000	60,867	3,595	890	2,705
Hole 12	1.000	1.000	160,034	7,539	1,065	6,474
Hole 13	1.000	1.000	74,461	3,414	468	2,946
Hole 14	1.000	1.000	91,338	2,257	2,074	183
Hole 15	1.000	1.000	74,882	1,294	1,983	(689)
Hole 16	1.000	1.000	120,059	5,431	4,623	808
Hole 17	1.000	1.000	69,826	617	4,516	(3,900)
Hole 18	1.000	1.000	76,539	3,395	551	2,844

RAW TOTALS

2D Area (Sq Ft)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
1,518,539	67,853	36,748	31,105

RAW EARTHWORK EXECUTIVE SUMMARY

AREA	CUT	FILL
34.9 acres	67,853 cy	36,748 cy

ADJUSTED EARTHWORK EXECUTIVE SUMMARY

RAISE ALL PLAN GRADES BY APPROX +6.5" in unbalanced areas*

AREA	CUT	FILL
34.9 acres	52,300 cy	52,300 cy

EARTHWORK PLAN STATEMENT

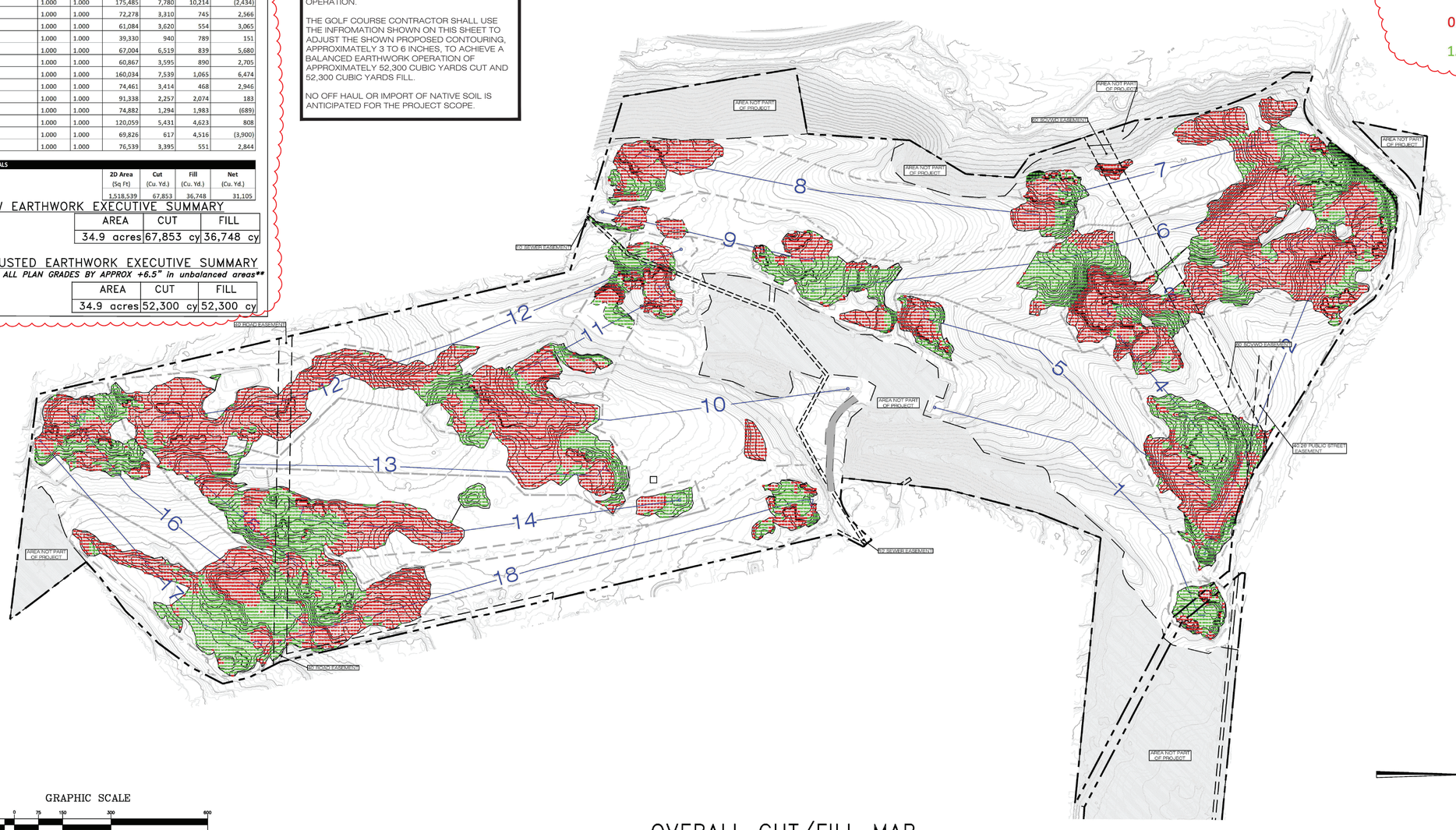
THE EARTHWORK QUANTITIES AND COLOR CODED CUT & FILL AREAS SHOWN ON THIS PLAN ARE BASED ON THE EXISTING AND PROPOSED CONTOURING SHOWN ON THE PERMIT DRAWINGS. THIS INFORMATION SHALL BE USED BY THE GOLF COURSE CONTRACTOR TO PLAN THE GRADING OPERATIONS AND OVERALL EXCAVATION & FILL REQUIREMENTS FOR THE PROJECT TO ACHIEVE A BALANCED EARTHWORK OPERATION.

THE GOLF COURSE CONTRACTOR SHALL USE THE INFROMATION SHOWN ON THIS SHEET TO ADJUST THE SHOWN PROPOSED CONTOURING, APPROXIMATELY 3 TO 6 INCHES, TO ACHIEVE A BALANCED EARTHWORK OPERATION OF APPROXIMATELY 52,300 CUBIC YARDS CUT AND 52,300 CUBIC YARDS FILL.

NO OFF HAUL OR IMPORT OF NATIVE SOIL IS ANTICIPATED FOR THE PROJECT SCOPE.

LEGEND:

- HOLE-BY-HOLE BOUNDARIES FOR EARTHWORK
- 30 — PROPOSED GRADING CONTOURS
- (30) — EXISTING TOPO CONTOURS
- 0.8 — PROPOSED DEPTH OF CUT (SPOT DEPTH ON 10' GRID)
- 1.4 — PROPOSED DEPTH OF FILL (SPOT DEPTH ON 10' GRID)



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

OVERALL CUT/FILL MAP

1" = 150 ft

REVISED 3/23/2025

DIGALERT DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG — UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF

BENCHMARK NO: BM **DESCRIPTION** **DATUM:** NAVD88 **ELEV:** **YEAR:** 2000

CITY: LOS GATOS

COUNTY: SANTA CLARA

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — G. ESTENGER — C45663 Exp. 12/31/26 — CIVIL — STATE OF CALIFORNIA

PREPARED BY:
SOCAL CIVIL GOLF LLC
• CIVIL ENGINEERING • SURVEYING •
731 Wingate Bay, Costa Mesa, California 92626
(949) 244-2529
E-Mail Address: socalcivilgolf@gmail.com

G. "BILL" ESTENGER P.E. C45663 EXP. DATE 12/31/26

DATE 03/23/25 JOB Nº 221058 DRAWN BY: BE

REVISIONS

Nº	DATE	BY	DESCRIPTION
1	01/16/2025		Added Existing Easements
2	02/26/2025		Separate Volumes Hole-by-Hole
3	03/23/2025		Updated Earthwork per revised Arch Grading
4			
5			
6			

PLANS PREPARED FOR: ORIGINS GOLF DESIGN

PHONE
FAX
E-Mail

PROJECT TITLE LA RINCONADA 2025 REMODEL

PROJECT ADDRESS 14595 Clearview Dr, Los Gatos, CA 95032

LEGAL DESCRIPTION see above for legal description

SCALE: PER PLAN

SHEET C1 OF 1

SHEET TITLE: OVERALL CUT/FILL MAP

DWG: F:\SOCAL\Rincon\Sheets\RinconSht1\20250322_Rincon_ZeNc_Aside-by-hole.dwg BY: baste Mar 24, 2025 - 8:23:47am

Designed By:
Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p(949)476-6878 f(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

EARTHWORKS EXHIBIT

Notes:

Copyright 2025 - Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect and pays all fees due. Any unauthorized use of the instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25

Scale: NTS

Sheet: AO-10

LEGEND

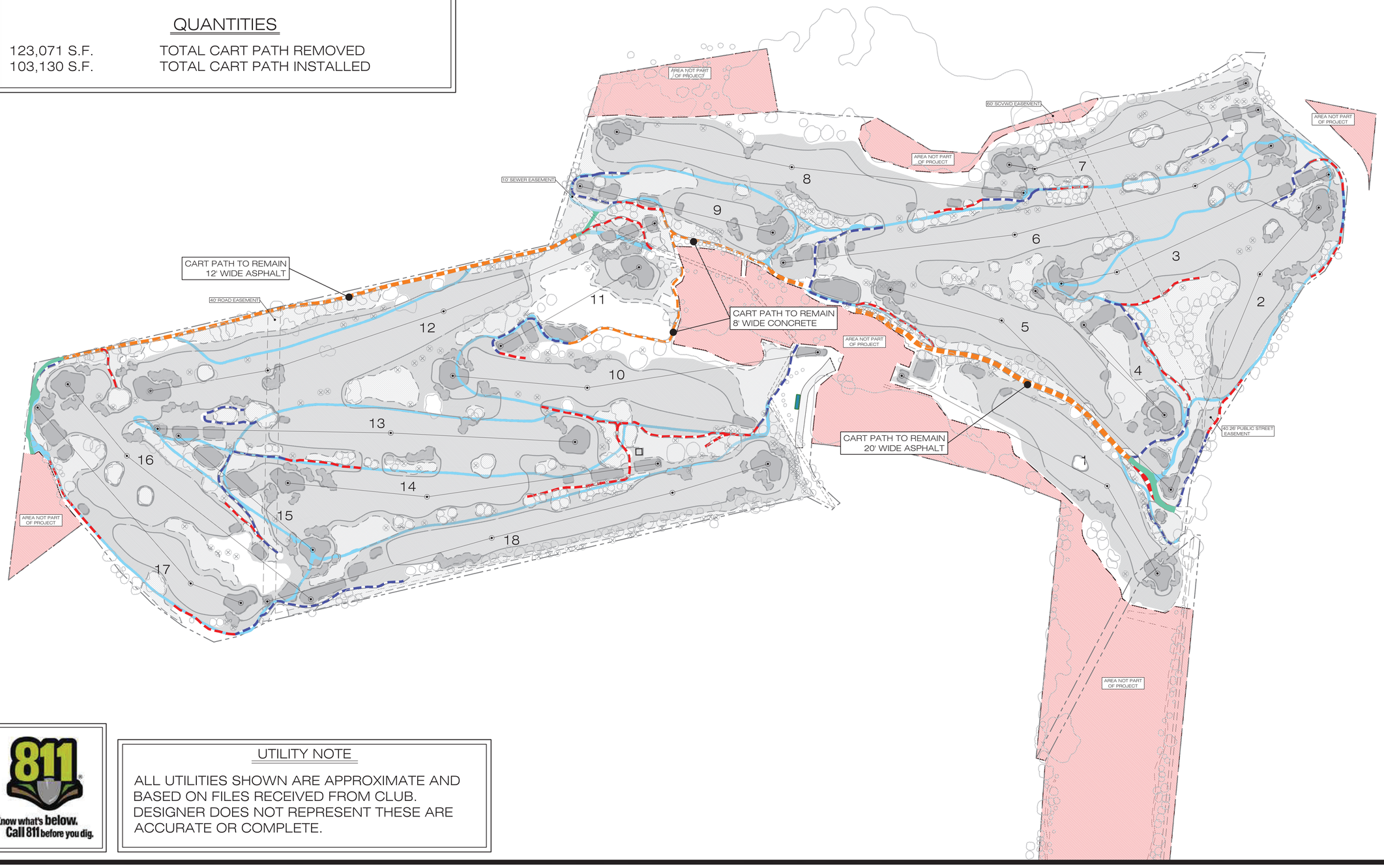
- CART PATH REMOVED - CONCRETE
- CART PATH REMOVED - ASPHALT
- CART PATH REMAINS. WIDTHS & MATERIALS VARY.
- NEW CONCRETE CART PATH 8' WIDE
- NEW CONCRETE CART PATH 10' WIDE

QUANTITIES

123,071 S.F.	TOTAL CART PATH REMOVED
103,130 S.F.	TOTAL CART PATH INSTALLED

North

0 75 150 300 450



811 Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949)476-6878 f.(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE
MODERNIZATION PROJECT
CART PATH PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be copied, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

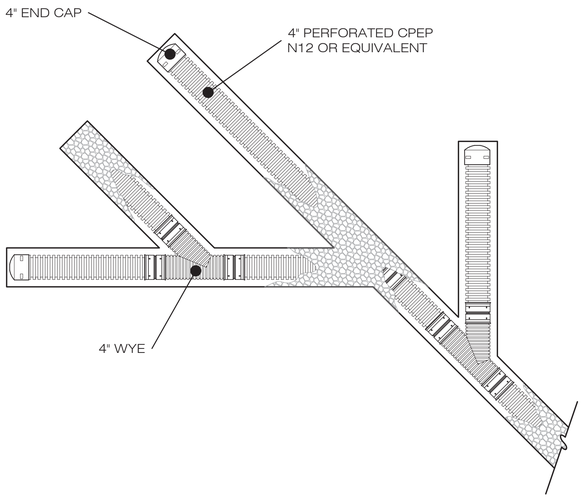
These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

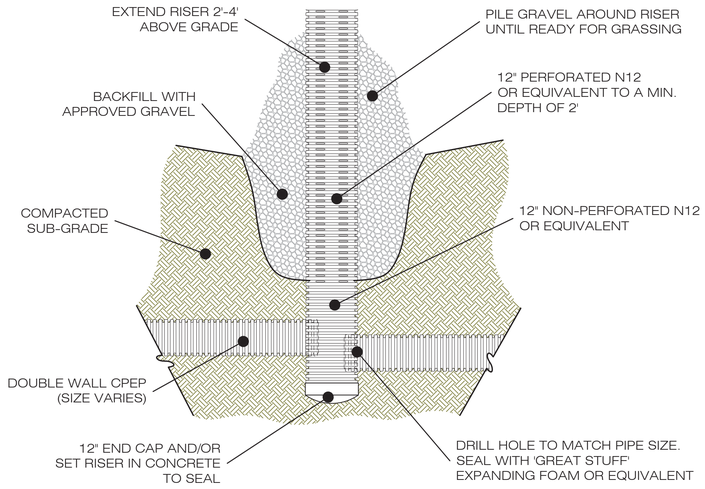
Date: 1/17/25
REV 1: 3/28/25

Scale:
1" = 150'

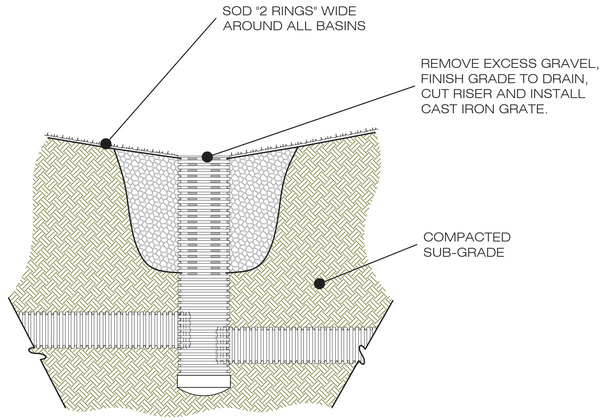
Sheet:
AO-11



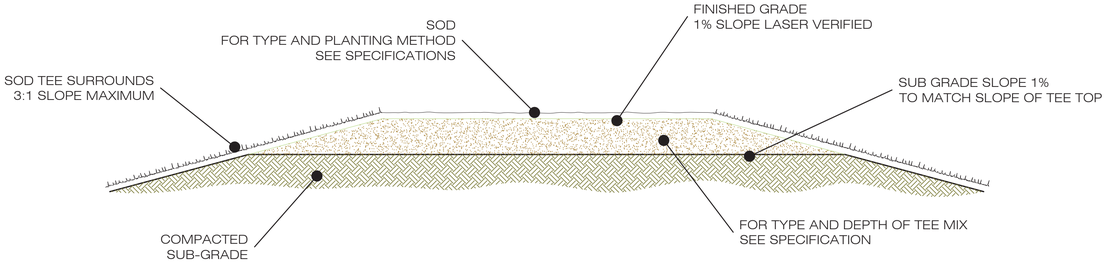
TYPICAL DRAINAGE SYSTEM TEES AND BUNKERS



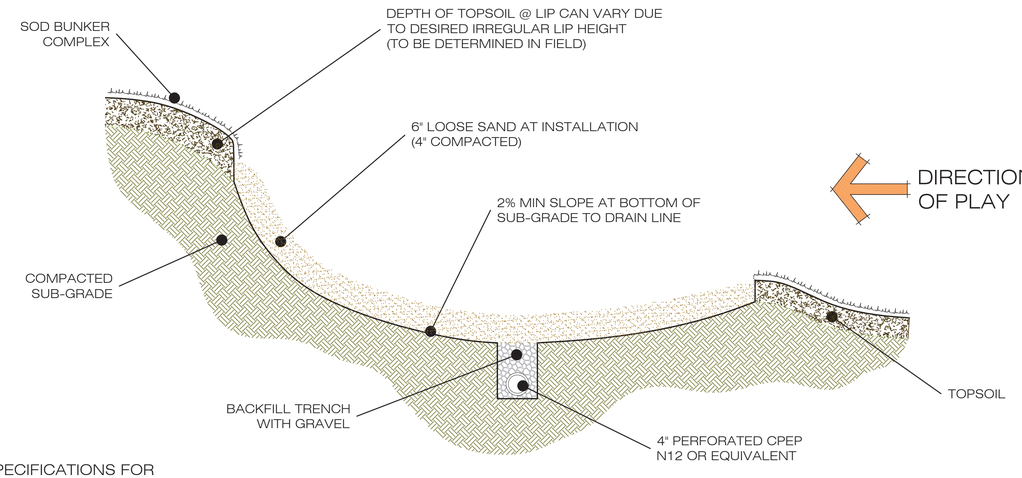
TYPICAL CATCH BASIN
ROUGH GRADING



TYPICAL CATCH BASIN
SEED BED PREP



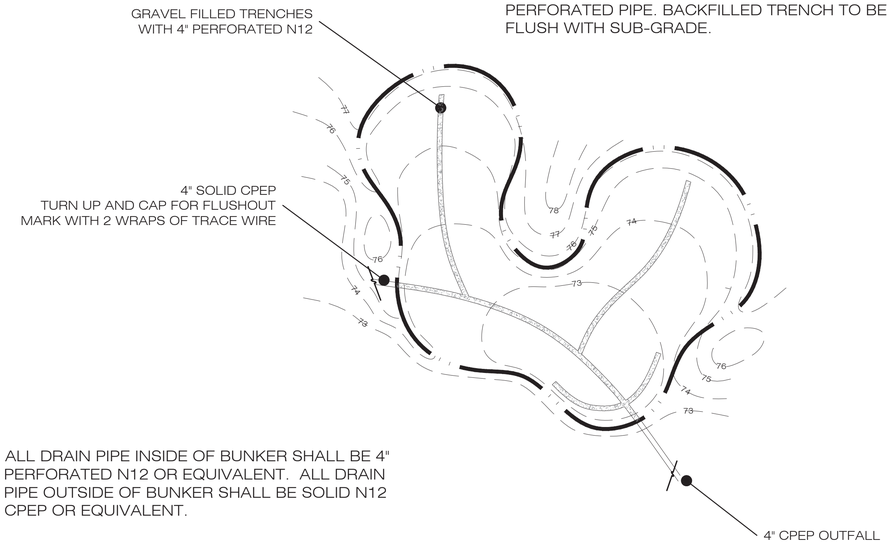
TYPICAL TEE SECTION



SEE SPECIFICATIONS FOR
BUNKER LINER DETAILS.

TYPICAL BUNKER SECTION

TRENCHES SHALL BE 6" WIDE AND 8" DEEP. LINE ALL TRENCHES WITH GRAVEL BEFORE INSTALLING PERFORATED PIPE. BACKFILLED TRENCH TO BE FLUSH WITH SUB-GRADE.



ALL DRAIN PIPE INSIDE OF BUNKER SHALL BE 4" PERFORATED N12 OR EQUIVALENT. ALL DRAIN PIPE OUTSIDE OF BUNKER SHALL BE SOLID N12 CPEP OR EQUIVALENT.

TYPICAL BUNKER DRAINAGE

Designed By:
Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949)476-6878 f.(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE
MODERNIZATION PROJECT
CONSTRUCTION DETAILS

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

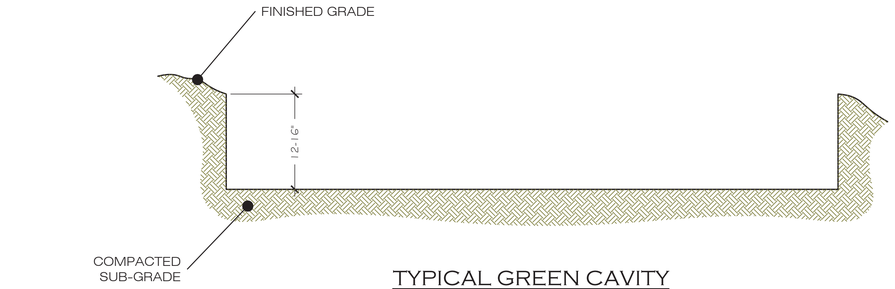
These drawings as prepared by the Golf Course Architect are instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owners sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

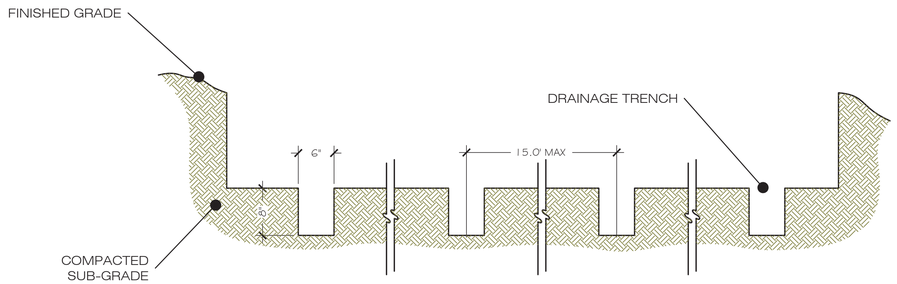
Date: 1/17/25
REV 1: 3/28/25

Scale:
NTS

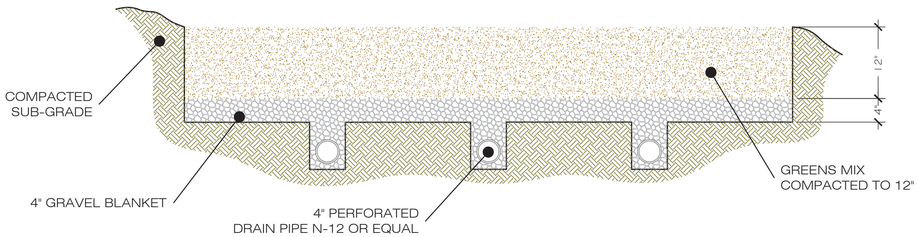
Sheet:
AO-12



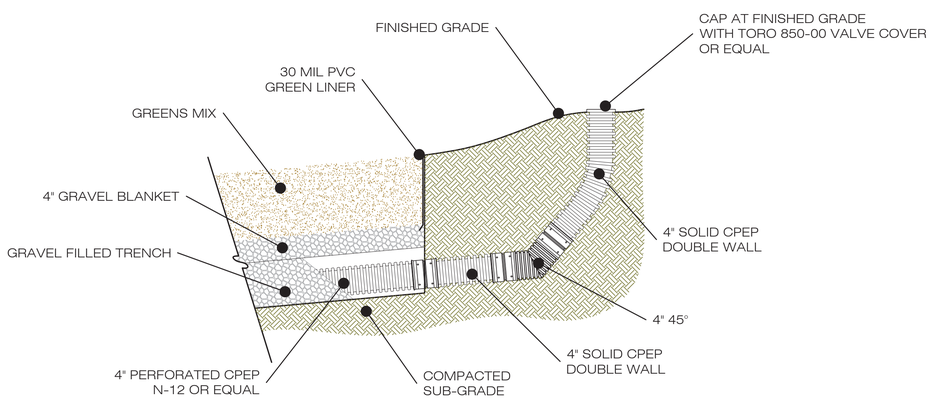
TYPICAL GREEN CAVITY



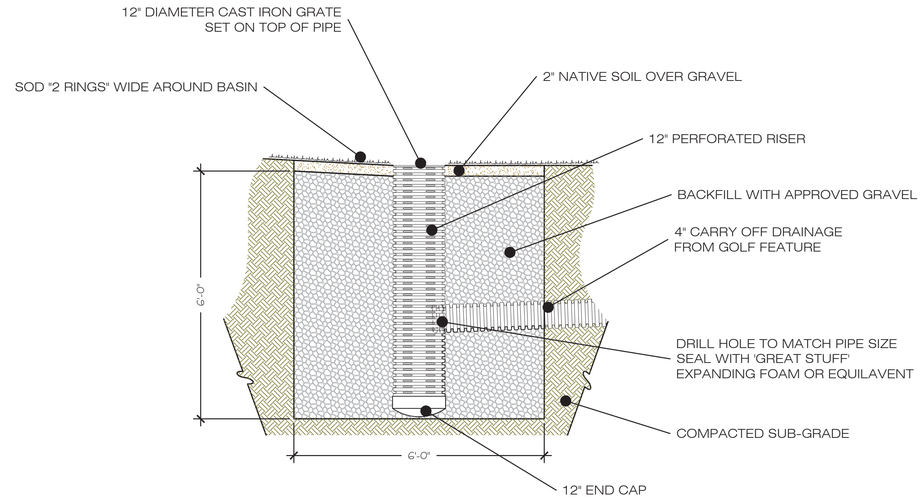
TYPICAL DRAINAGE LAYOUT



TYPICAL FINISHED GREEN

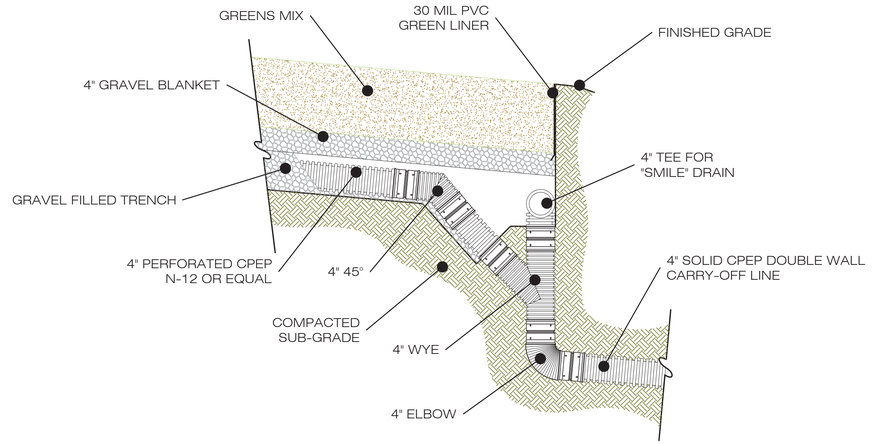


TYPICAL CLEAN-OUT DETAIL



TYPICAL DRY SUMP

PLACE IN OUT OF PLAY AREAS WHEN POSSIBLE



TYPICAL GREEN DRAIN CONNECTION

Designed By:
Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949)476-6878 f.(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE
MODERNIZATION PROJECT
CONSTRUCTION DETAILS

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans may not be changed or reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the Instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25

Scale:
NTS

Sheet:
AO-13

ABBREVIATIONS

&	AND
(E)	EXISTING
(N)	NEW
(P)	PROPOSED
@	AT
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACOUST	ACOUSTICAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT / ARCHITECTURAL
B.O.	BOTTOM OF
B/W	BETWEEN
BD	BOARD
BKG	BACKING
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
CAB	CABINET
CEM	CEMENT
CJ	CONSTRUCTION JOINT / CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DSP	DRY STAND PIPE
DTL	DETAIL
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH
FL	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FR	FRAME
FRP	FIBERGLASS REINFORCED PANEL
FSD	FIRE SEPERATION DISTANCE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GSM	GALVANIZED SHEET MTL.
GYP	GYPSUM
HB	HOSE BIBB
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IFHPC	ISSUE FOR HEALTH PLAN CHECK
IFPC	ISSUE FOR PLAN CHECK
IFPPC	ISSUE FOR PLANNING PLAN CHECK
IN	INCH OR INCHES
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAR FEET
LG	LARGE
LT	LIGHT
M.R.	MOISTURE RESISTANT
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NS	NO SCALE
NTS	NOT TO SCALE
O/	OVER
O/A	OVERALL
OC	ON CENTER
OCC	OCCUPANCY
OFD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OPNG	OPENING
OPOI	OWNER PROVIDED, OWNER INSTALLED
P.LAM.	PLASTIC LAMINATE
PIP	POURED IN PLACE
PKG	PARKING
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
PT	POINT
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
SAN	SANITARY
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SEC	SECTION
SED	SEE ELECTRICAL DRAWINGS
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRWAINGS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SWR	SEWER
SYM	SYMMETRICAL
SYS	SYSTEM
T & B	TOP & BOTTOM
T & G	TONGUE & GROOVE
T.O.	TOP OF
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICK
TV	TELEVISION
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UNF	UNFINISHED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WIRE GLASS
WH	WATER HEATER
WP	WATERPROOF
WR	WATER RESISTANT
WSP	WET STAND PIPE
WT	WEIGHT
YD	YARD
Ø	DIAMETER

SYMBOL LEGEND

EARTH / COMPACTED FILL

CONCRETE

SAND / MORTAR

ALUMINUM

STEEL

FINISH WOOD

ROUGH WOOD / CONTINUOUS

WOOD BLOCK

METAL STUD

PLYWOOD

BATT INSULATION

RIGID INSULATION

GYPSUM WALL BOARD

SPOT ELEVATION

MATCH LINE

CONTROL POINT / DATUM

REVISION TAG / CLOUD

KEY NOTE TAG

FINISH TAG

WINDOW TAG

DOOR TAG

EXTERIOR ELEVATION NUMBER
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

BUILDING SECTION NUMBER
SHEET NUMBER

WALL SECTION NUMBER
SHEET NUMBER

INTERIOR ELEVATION NUMBER
SHEET NUMBER

ROOM NAME
ROOM NUMBER

DIMENSION TO FACE OF STRUCTURE

DIMENSION TO CENTERLINE

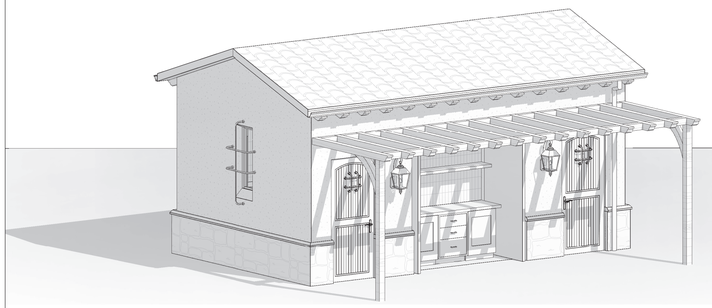
DIMENSION TO FACE OF FINISH

PROPERTY LINE

COLUMN REFERENCE GRIDS

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032



GENERAL INFORMATION

OCCUPANCY:	B
TYPE OF CONSTRUCTION:	II-B
SPRINKLERED:	NO
SITE AREA:	63.71 ACRE / 2,775,207 SF
BUILDING AREA:	445 SF
ZONING:	RC - RESOURCE CONSERVATION
APN:	40931001

SHEET INDEX LEGEND

IFPC	ISSUED FOR PLAN CHECK
IFRS	ISSUED FOR RESUBMITTAL
□	SUBMITTED WITHOUT REVISION
■	SUBMITTED WITH REVISION
	NOT SUBMITTED / REMOVED FROM SET

SCOPE OF WORK

CONSTRUCTION OF NEW RESTROOMS AT EXISTING SITE.
SCOPE OF WORK INCLUDES CONSTRUCTION OF NEW WALLS, FINISHES, LIGHTING, ROOF, AND ASSOCIATED PLUMBING FIXTURES FOR RESTROOM ACCOMMODATIONS.

SHEET INDEX LEGEND

SHEET NUMBER	SHEET NAME	IFPC_S1
GENERAL INFORMATION		
PA0.0	GENERAL INFORMATION	
PA0.3	BLUEPRINT FOR A CLEAN BAY	
ARCHITECTURAL		
PA1.0	OVERALL & ENLARGED PROPOSED SITE PLAN	
PA2.3	PROPOSED FLOOR PLAN	
PA2.4	PROPOSED DIMENSIONED FLOOR PLAN & WALL TYPES	
PA2.6	PROPOSED ROOF PLAN	
PA3.1	PROPOSED EXTERIOR ELEVATIONS	
PA4.1	PROPOSED FF&E FLOOR PLAN & ELEVATIONS	
PA6.1	PROPOSED REFLECTED CEILING PLAN	

PREVAILING CODES

TOWN OF LOS GATOS MUNICIPAL CODE

2022 CBC, CPC, CMC, CEC
2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2022 BUILDING ENERGY EFFICIENCY STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS

PROJECT DIRECTORY

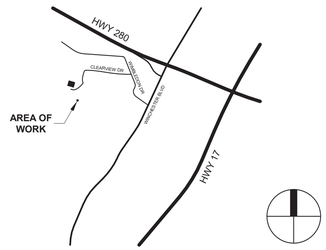
CLIENT: LA RINCONADA COUNTRY CLUB
14595 CLEARVIEW DR
LOS GATOS, CA 95032
ANDY KIMBALL
E: akimball@larinconadacc.com

ARCHITECT: E2 ARCHITECTURE
307 ORCHARD CITY DRIVE, STE. 350
CAMPBELL, CA 95008
JEFFREY EATON, AIA
P: (408) 691-8998
E: jeffrey@e2astudio.com

CIVIL ENGINEER: CLIFF BECHTEL AND ASSOCIATES, LLC
1321 254TH PLACE, SE
SAMMAMISH, WA 98075
CLIFF BECHTEL
P: (650)333-0103

PLANNER: HMH ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
STEPHAN KUEHN
P: (669)295-2357

VICINITY MAP



APPROVAL STAMP

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION
17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032
Client: KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
GENERAL INFORMATION

PA0.0

3/28/2025 11:31:17 AM

© 2024 E2 ARCHITECTURE

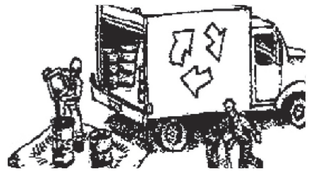
Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



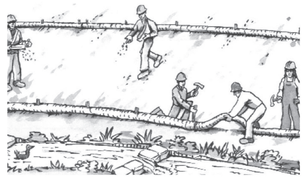
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

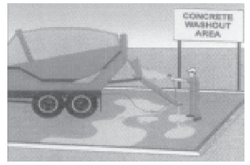
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



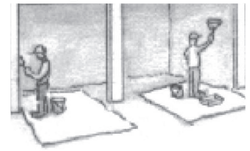
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.



Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

February 2024, WVCWA 4/24

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA
COMFORT STATION
17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032
Client: KEVIN BREEN

Rev. #	Description	Date

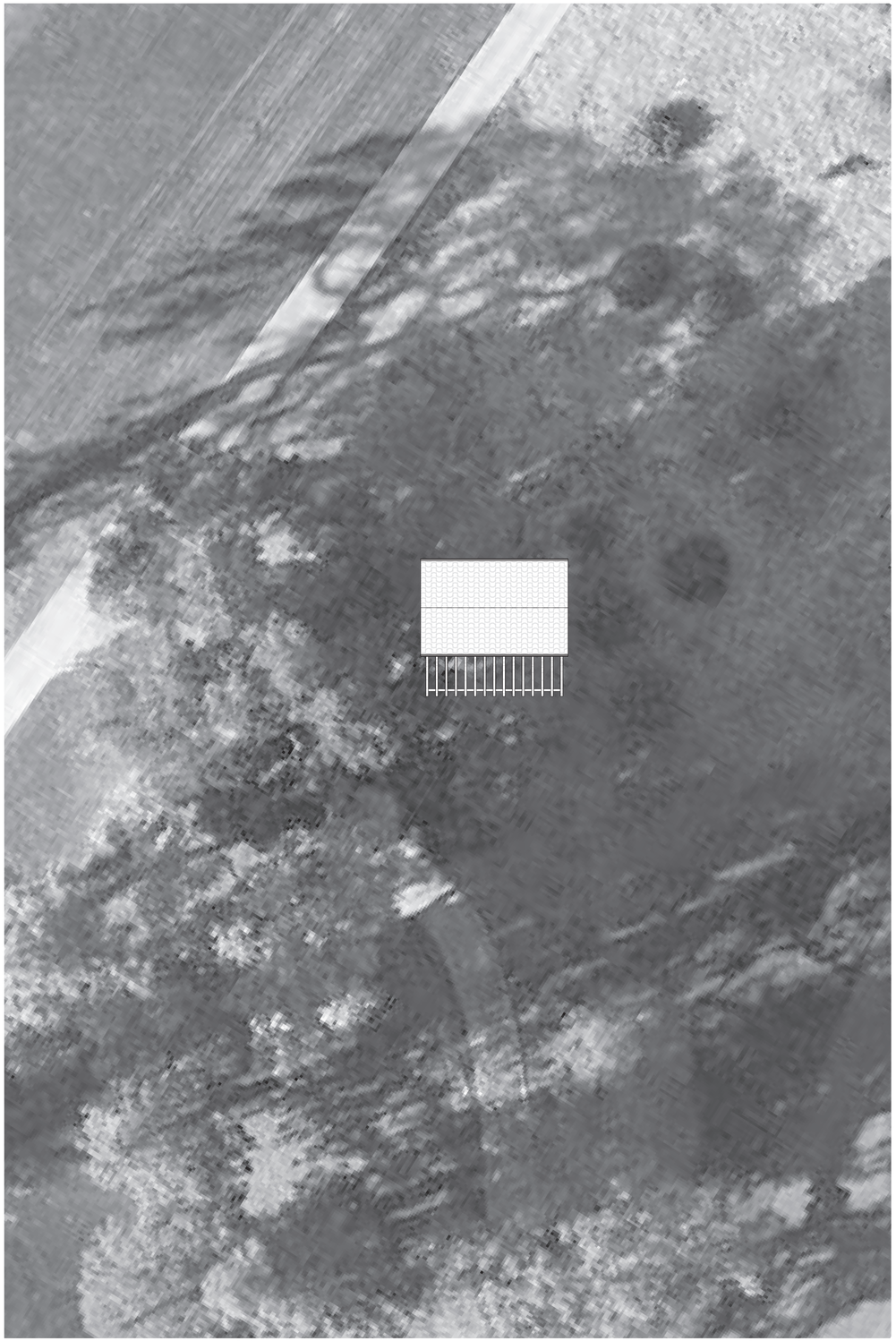
Project Number: 24072
Date: MAR. 28, 2025
Drawn by: Author
Checked by: Checker

Sheet Title:
BLUEPRINT FOR A CLEAN BAY

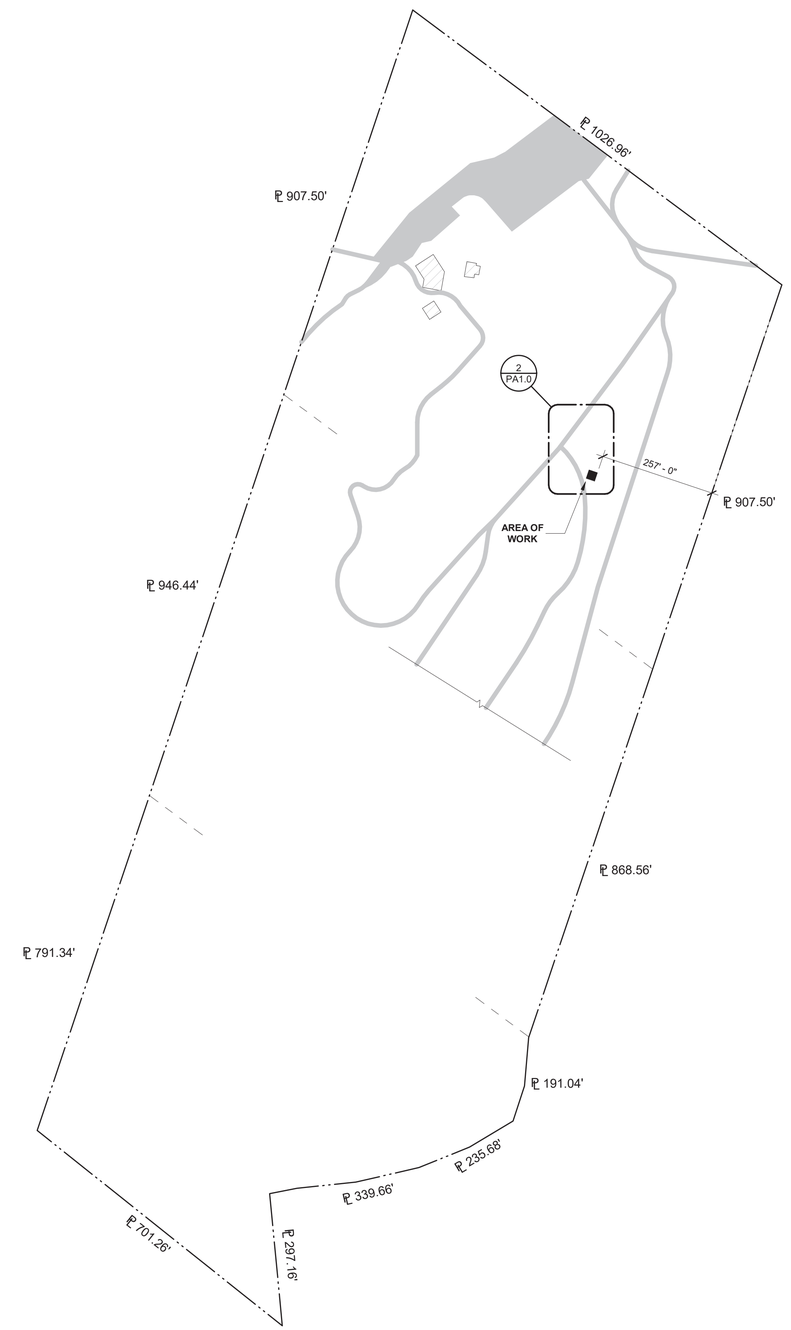
PA0.3

3/28/2025 11:31:21 AM

© 2024 E2 ARCHITECTURE



ENLARGED PROPOSED SITE PLAN 2
1" = 10'-0"



OVERALL PROPOSED SITE PLAN 1
1" = 160'-0"

PLAN NORTH TRUE NORTH

LEGEND

	PROPERTY LINE
℄ XX.XX'	LENGTH OF PROPERTY LINE
	EXISTING PARKING LOT ROAD GOLF-CART ROAD
	EXISTING BUILDING NOT IN SCOPE

KEYNOTES

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date

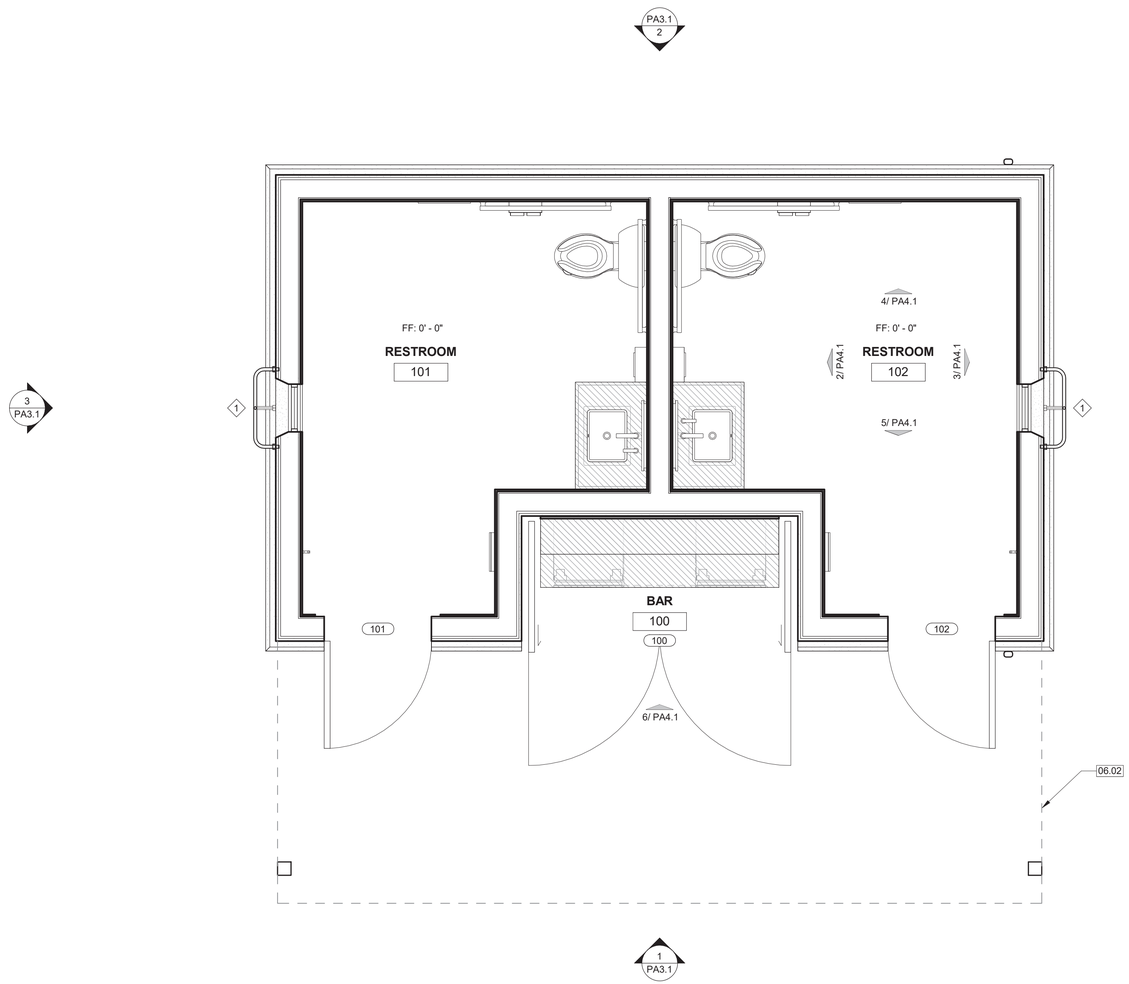
Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
OVERALL & ENLARGED PROPOSED SITE PLAN

PA1.0

3/28/2025 11:31:21 AM

© 2024 E2 ARCHITECTURE



PROPOSED FLOOR PLAN 1

1/2" = 1'-0"

LEGEND

- NEW WALL , REFER TO WALL LEGEND TYPE
- 101a — DOOR TAG REFER TO DOOR SCHEDULE
- PROPOSED DOOR
- 1 — WINDOW / STOREFRONT TAG. REFER TO WINDOW SCHEDULE OR STOREFRONT LEGEND
- PROPOSED WINDOW

PLAN NOTES

1. REFER TO FF&E PLAN FOR EQUIPMENT LAYOUT, DIMENSIONS, ETC.
2. REFER TO INTERIOR ELEVATIONS FOR ADD'L DIMENSIONS DESCRIBING PARTIAL HT WALLS, CASEWORK LAYOUT, SPECIALTY OUTLET LOCATIONS, ETC.
3. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
4. REFER TO GENERAL INFORMATION AND CONSTROCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.

KEYNOTES

06.02	LUMBER PERGOLA ABOVE, SEE ROOF PLAN.

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date

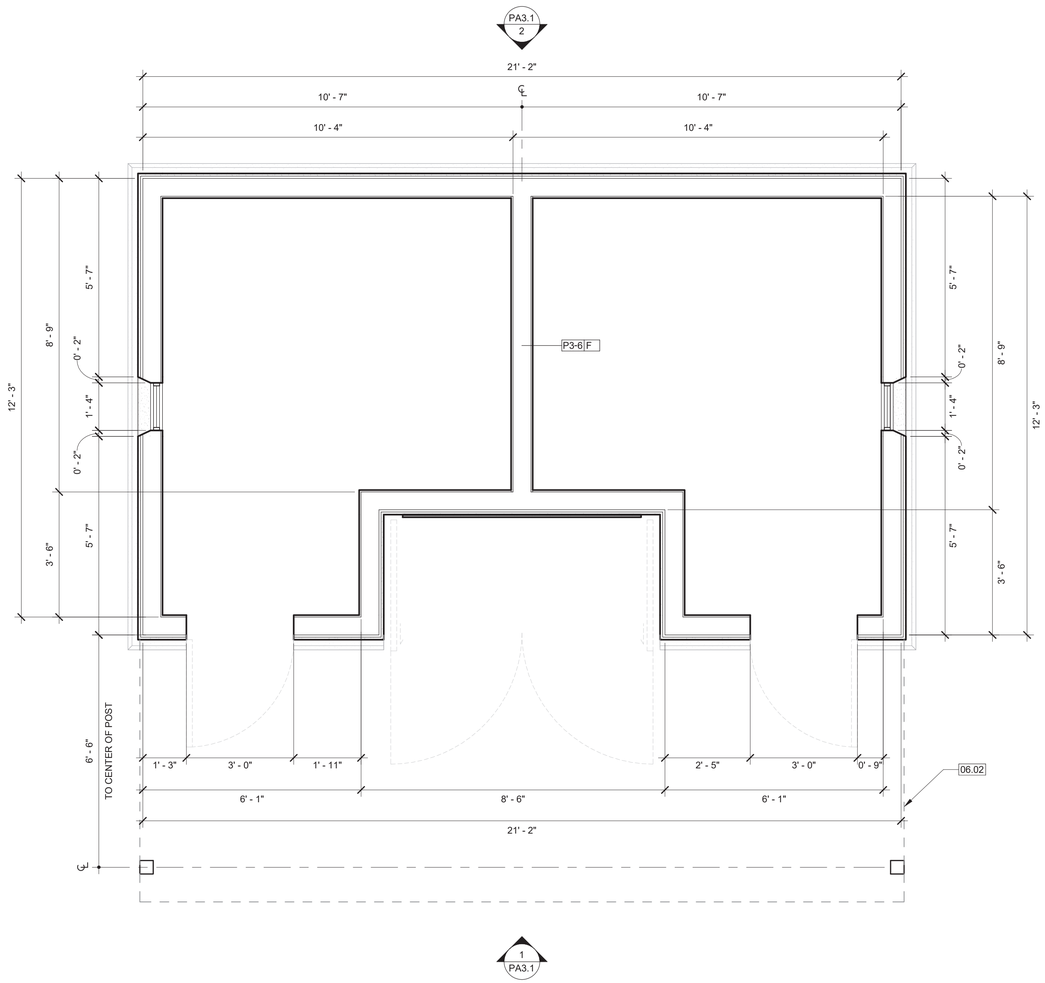
Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED FLOOR PLAN

PA2.3

3/28/2025 11:31:22 AM

© 2024 E2 ARCHITECTURE



PROPOSED DIMENSIONED FLOOR PLAN 1

1/2" = 1'-0"

LEGEND

NEW WALL , REFER TO WALL LEGEND TYPE

LUMBER PERGOLA ABOVE

PLAN NOTES

1. REFER TO FF&E PLAN FOR EQUIPMENT LAYOUT, DIMENSIONS, ETC.
2. REFER TO INTERIOR ELEVATIONS FOR ADD'L DIMENSIONS DESCRIBING PARTIAL HT WALLS, CASEWORK LAYOUT, SPECIALTY OUTLET LOCATIONS, ETC.
3. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
4. REFER TO GENERAL INFORMATION AND CONSTROCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.

WALL TYPES

INTERIOR WALLS

INTERIOR WALL TYPE TAG:

WALL TYPE — P1-3 | H # 36"

WALL HEIGHT:
F - TO UNDERSIDE OF STRUC. ABOVE
B - 6" ABOVE HIGHEST ADJ. CEILING
U - UNDER CEILING
P - PONY WALL,HT. PER WALL TAG

STUD SIZE:
1 - 1 5/8"
2 - 2 1/2"
3 - 3 5/8"
4 - 4"
5 - 5 1/2"
6 - 6"
8 - 8"

PONY WALL HEIGHT, T.O.FINISH (WHERE OCCURS)

HR. OF FIRE RATED

INTERIOR WALL TYPES:

PARTITION WALLS

P1: ONE ROW OF STUD W/ ONE LAYER OF TYPE 'X' GYP. BD. EACH SIDE

P2: ONE ROW OF STUD W/ ONE LAYER OF WATER-RESISTANT GYP BD. ON WET SIDE AND ONE LAYER OF TYPE 'X' GYP BD. ON DRY SIDE

P3: ONE ROW OF STUD W/ ONE LAYER OF WATER-RESISTANT GYP BD. EACH SIDE

EXTERIOR WALLS

EXTERIOR WALL TYPE TAG: E1 / 48" — WALL TYPE; PONY WALL HEIGHT,T.O. FINISH (WHERE OCCURS)

EXTERIOR WALL TYPES:

E1: 14" CONC. 3 HR FIRE-RATED WALL

E2: 12" CONC. 3 HR FIRE-RATED WALL

E3: ONE ROW OF 6" METAL STUD W/ 5/8" DENSE GLASS ON EXT. SIDE

E4: ONE ROW OF 6" METAL STUD W/ 5/8" DENSE GLASS ON EXT. SIDE, 2 LAYRES OF 5/8" TYPE "X" GYP. BD. ON INT. SIDE

KEYNOTES

06.02	LUMBER PERGOLA ABOVE, SEE ROOF PLAN.

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client: KEVIN BREEN

Rev. #	Description	Date

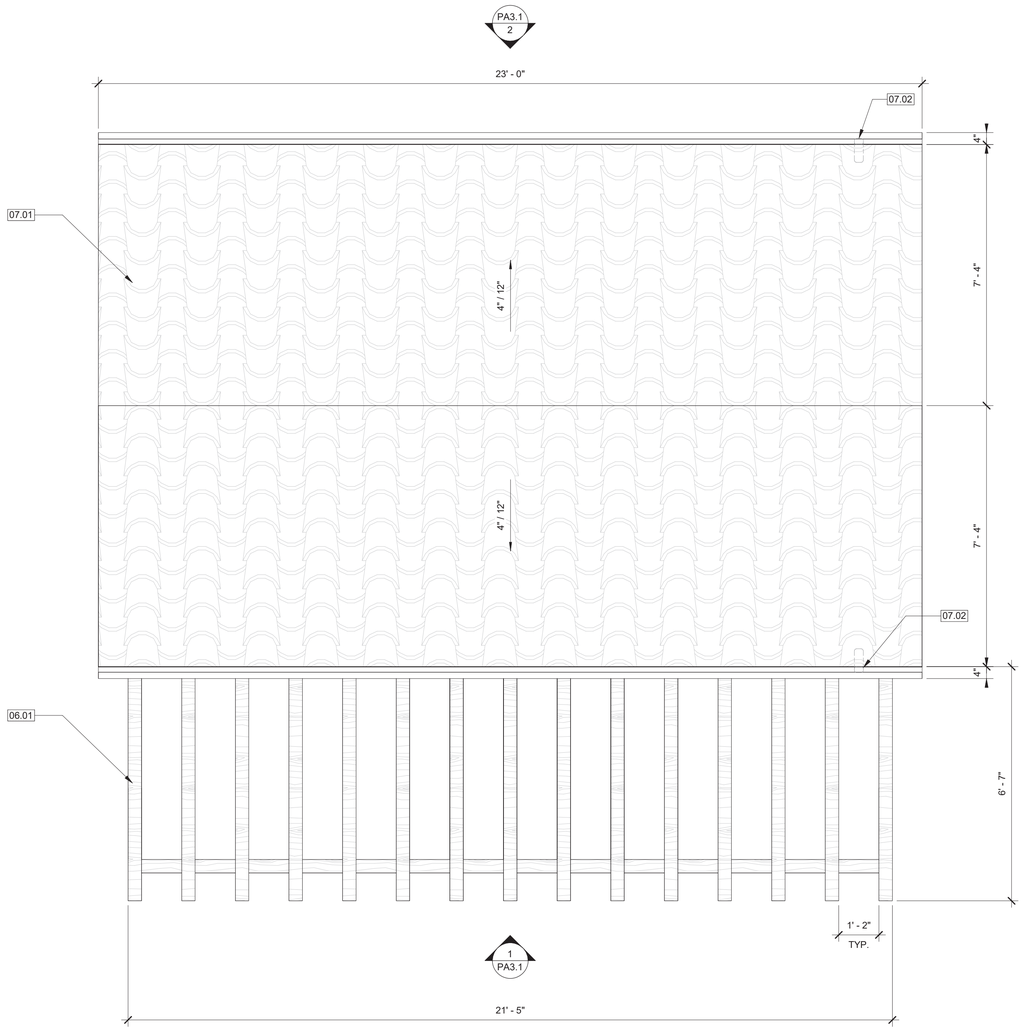
Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED DIMENSIONED FLOOR PLAN & WALL TYPES

PA2.4

3/28/2025 11:31:22 AM

© 2024 E2 ARCHITECTURE



PROPOSED ROOF PLAN 1

1/2" = 1'-0"

LEGEND

PLAN NOTES

1. REFER TO GENERAL INFORMATION AND CONSTRUCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULE.
2. REFER TO MEP ROOF TOP EQUIPMENT LAYOUT, DIMENSIONS, ETC.

KEYNOTES

06.01	LUMBER PERGOLA
07.01	SPANISH-STYLE TERRACOTTA CLAY TILE ROOFING
07.02	GUTTER AND DOWNSPOUT

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED ROOF PLAN

PA2.6

3/28/2025 11:31:23 AM

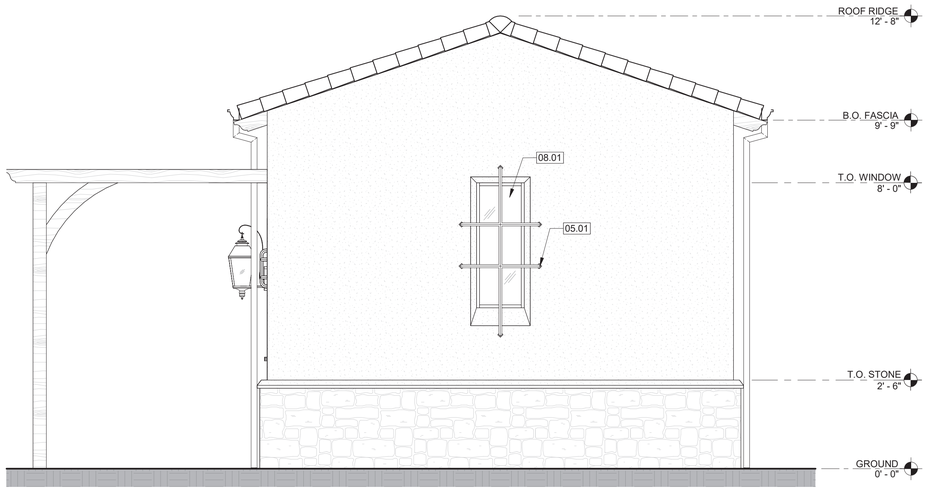
© 2024 E2 ARCHITECTURE

KEYNOTES

05.01	CUSTOM FABRICATED WROUGHT IRON GRILL
08.01	TEXTURED PRIVACY GLASS

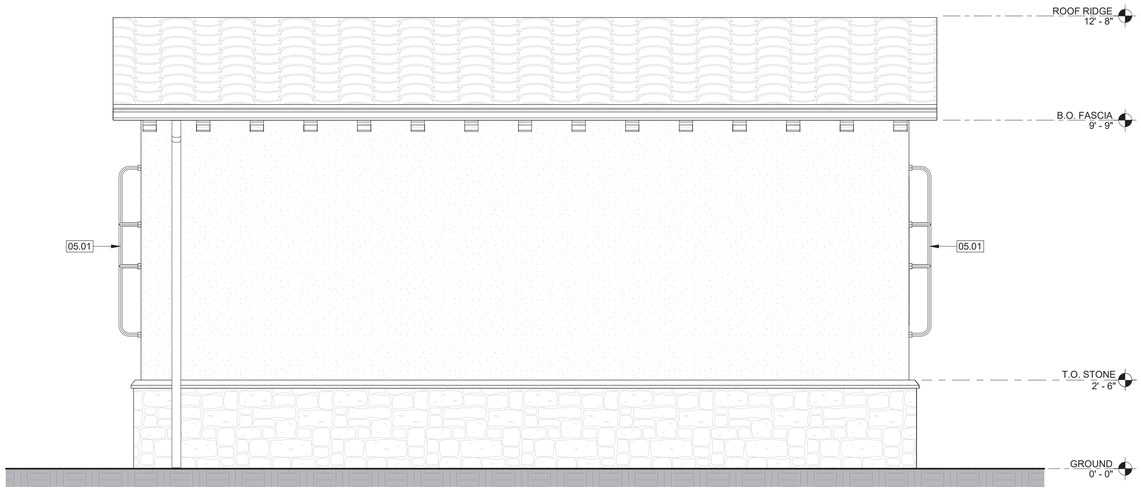
MATERIAL LEGEND

A	**CEMENT PLASTER** COLOR: MANUFACTURER:	C	**TERRACOTTA TILE ROOF** COLOR: MANUFACTURER:
B	**STONE VENEER** COLOR: MANUFACTURER:	D	**TIMBER TRELLIS** COLOR: MANUFACTURER:



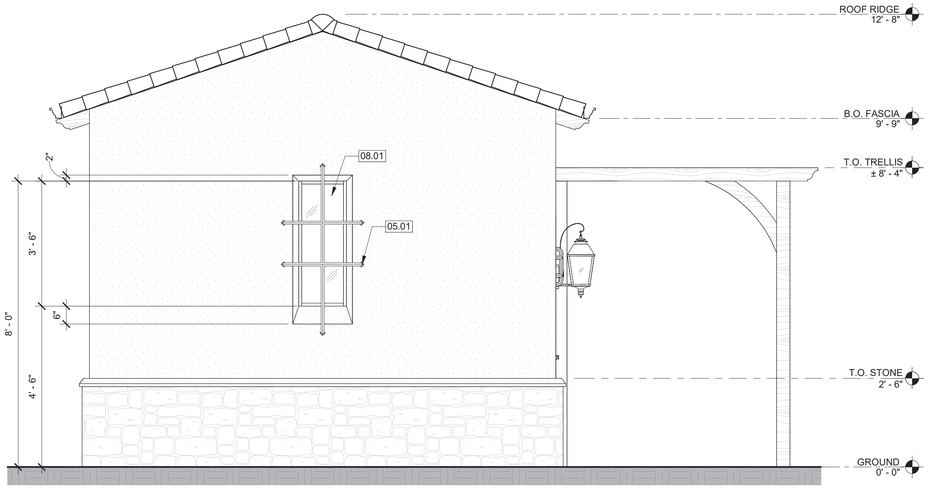
EAST SIDE - EXTERIOR ELEVATION 4

1/2" = 1'-0"



BACK - EXTERIOR ELEVATION 2

1/2" = 1'-0"



WEST SIDE - EXTERIOR ELEVATION 3

1/2" = 1'-0"



FRONT - EXTERIOR ELEVATION 1

1/2" = 1'-0"

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client: KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED EXTERIOR ELEVATIONS

PA3.1

© 2024 E2 ARCHITECTURE

3/28/2025 11:31:25 AM

KEYNOTES

06.02	LUMBER PERGOLA ABOVE, SEE ROOF PLAN.

PLUMBING FIXTURE SCHEDULE

TAG	DESCRIPTION	COLOR/FINISH	COMMENTS
PB-01	ACCESSIBLE FLOOR-MOUNTED WATER CLOSET	WHITE	SPD. SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS.
PB-02	ACCESSIBLE FAUCET		SPD. SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS.
PB-03	ACCESSIBLE SINK	WHITE	SPD. SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS.

ACCESSORY SCHEDULE

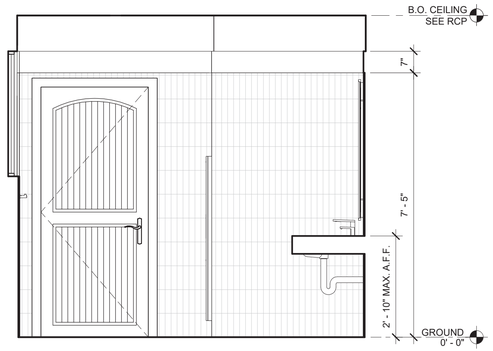
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR/ FINISH	COMMENTS
BA-01	UNDERCOUNTER REFRIGERATOR	FISHER & PAYKEL	RS2435V2RT1		
RA-01	ACCESSIBLE SOAP DISPENSER	KOHLER CO.	K-25198-CP		
RA-02	ACCESSIBLE MIRROR WITH LED	BOBRICK	B-167 2448	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-03	ACCESSIBLE 36" GRAB BAR	BOBRICK	B-9806-36	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-04	ACCESSIBLE 42" GRAB BAR	BOBRICK	B-9806-42	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-05	ACCESSIBLE PAPER TOWEL DISPENSER	BOBRICK	B-9262.MBLK	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-06	ACCESSIBLE TOILET PAPER DISPENSER	BOBRICK	B-540	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-07	ACCESSIBLE PAPER TOWEL DISPENSER & TRASH	BOBRICK	B-38032	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-08	ACCESSIBLE COAT HOOK	BOBRICK	B-9542	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-09	ACCESSIBLE TOILET SEAT COVER DISPENSER	BOBRICK	B-3013	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.

LEGEND

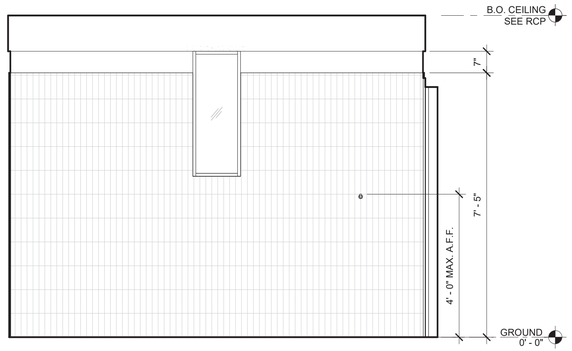
- XY-# — FINISH TAG, REFER TO FINISH LEGEND
- XY-## — ACCESSORIES & PLUMBING TAG, REFER TO ACCESSORIES & PLUMBING SCHEDULE
- 1/ A101 — ELEVATION MARKER
- ACCENT WALL FINISH, REFER TO FINISH PLAN
- CASEWORK, REFER TO FF&E PLAN



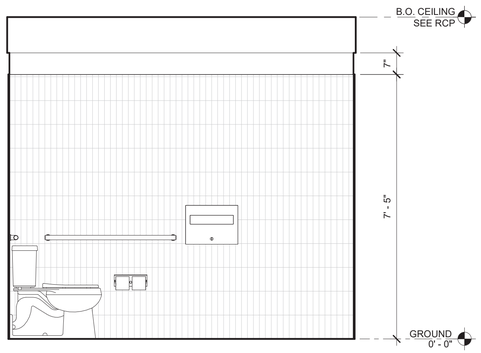
BAR 100 - NORTH 6
1/2" = 1'-0"



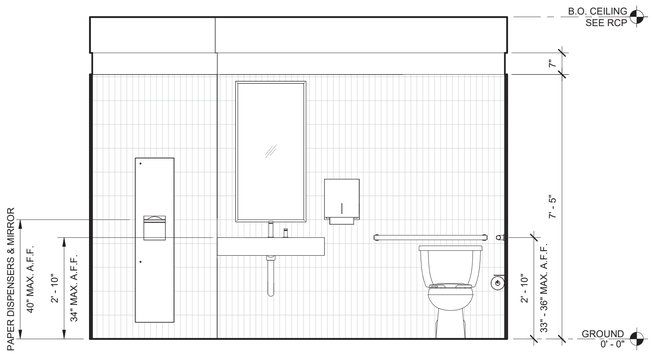
RESTROOM 102 - SOUTH 5
1/2" = 1'-0"



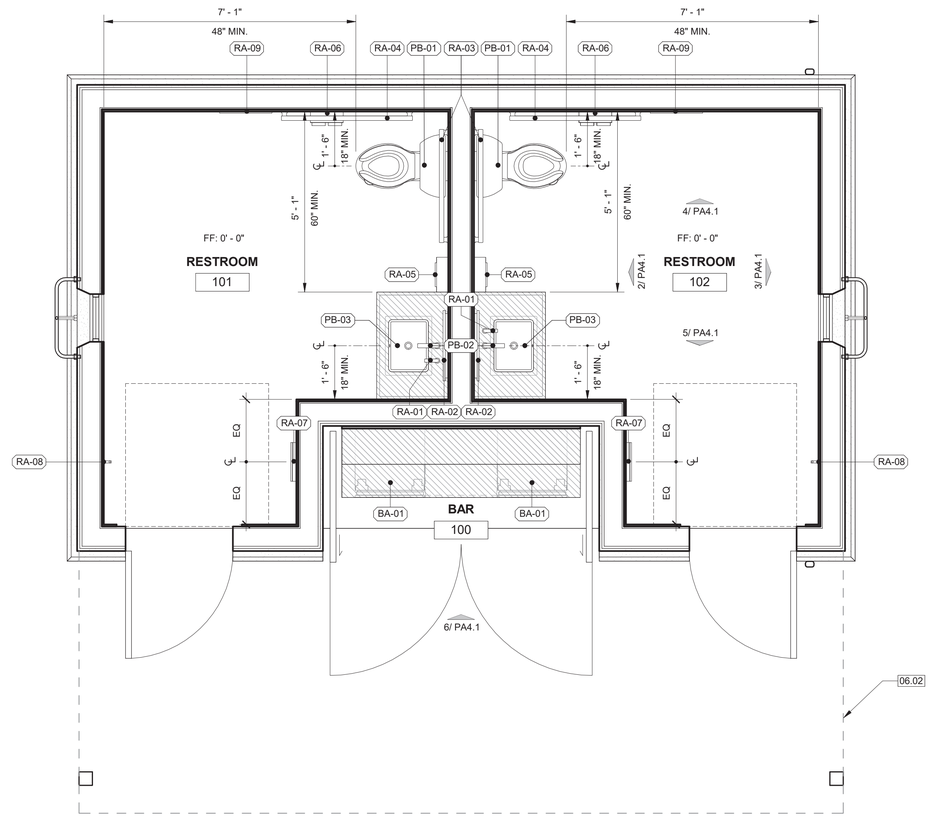
RESTROOM 102 - EAST 3
1/2" = 1'-0"



RESTROOM 102 - NORTH 4
1/2" = 1'-0"



RESTROOM 102 - WEST 2
1/2" = 1'-0"



PROPOSED FLOOR PLAN 1
1/2" = 1'-0"

E2 ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date

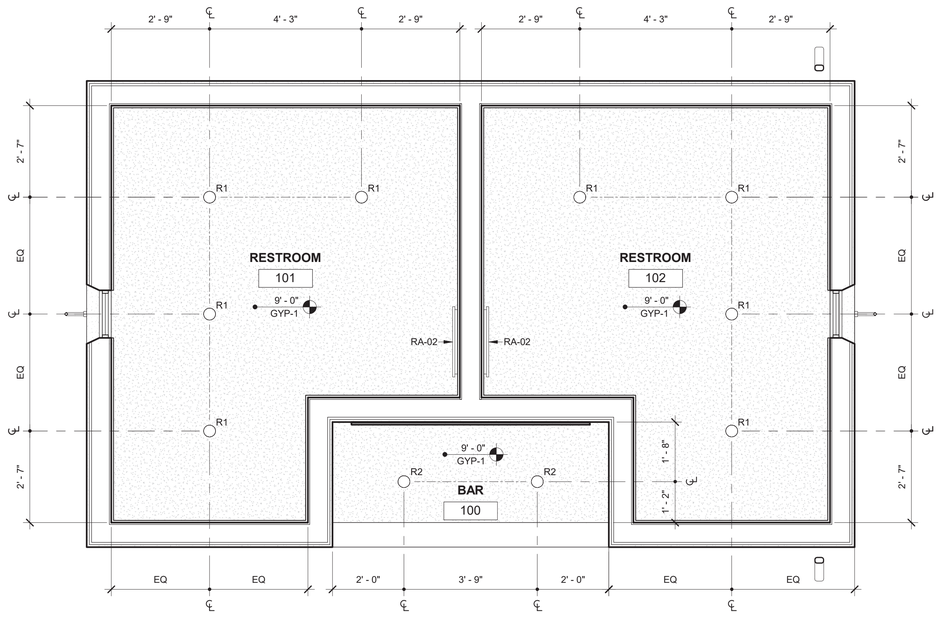
Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED FF&E FLOOR PLAN & ELEVATIONS

PA4.1

3/28/2025 11:31:27 AM

© 2024 E2 ARCHITECTURE



PROPOSED RELECTED CEILING PLAN 1

1/2" = 1'-0"

LEGEND

TAG	SYMBOL	TYPE	NOTES
R1	⊙	INTERIOR RECESSED DOWNLIGHT	SED.
R2	⊙	EXTERIOR RECESSED DOWNLIGHT	SED.
RA-02	▏	MIRROR WITH LED	PROVIDE ELECTRICAL FOR MIRROR. SED.
X1	T	WALL MOUNTED EXIT SIGN	W/ EMERGENCY LIGHT
GYP-1		GYPSUM BOARD	SEE FINISH LEGEND FOR FINISH
X' - XX" MATERIAL		SPOT ELEVATION W/ MATERIAL	

RCP NOTES

1. REFER TO GENERAL INFORMATION AND CONSTRUCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.
2. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
3. EXISTING SHELL & CORE CONSTRUCTION SHOWN w/ POCHE & OR SCREENED.

KEYNOTES

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client: KEVIN BREEN

Rev. #	Description	Date

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED REFLECTED CEILING PLAN

PA6.1

3/28/2025 11:31:27 AM

© 2024 E2 ARCHITECTURE

La Rinconada Country Club

17400 WEDGEWOOD AVE & 17445 ZENA AVE,
LOS GATOS, CA 95032

LANDSCAPE CONSTRUCTION DOCUMENTS

OWNER:

La Rinconada Country Club
14595 Clearview Drive
Los Gatos, CA 95032

LANDSCAPE ARCHITECT:

PINNACLE DESIGN COMPANY
77935 Calle Tampico, Suite #202
La Quinta, CA 92253
760-340-4529

GOLF COURSE ARCHITECT:

Origins Golf Design
18022 Cowan Street
Suite 200
Irvine, CA 92614

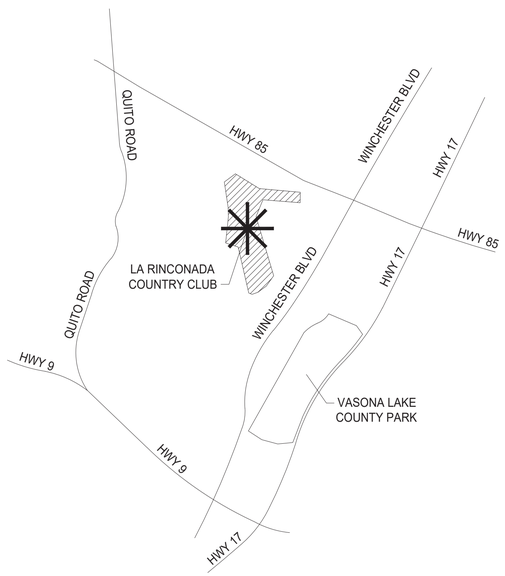
ARBORIST:

TREES 360 DEGREES
Lisa Edwards
18022 Cowan Street
Suite 200
Irvine, CA 92614

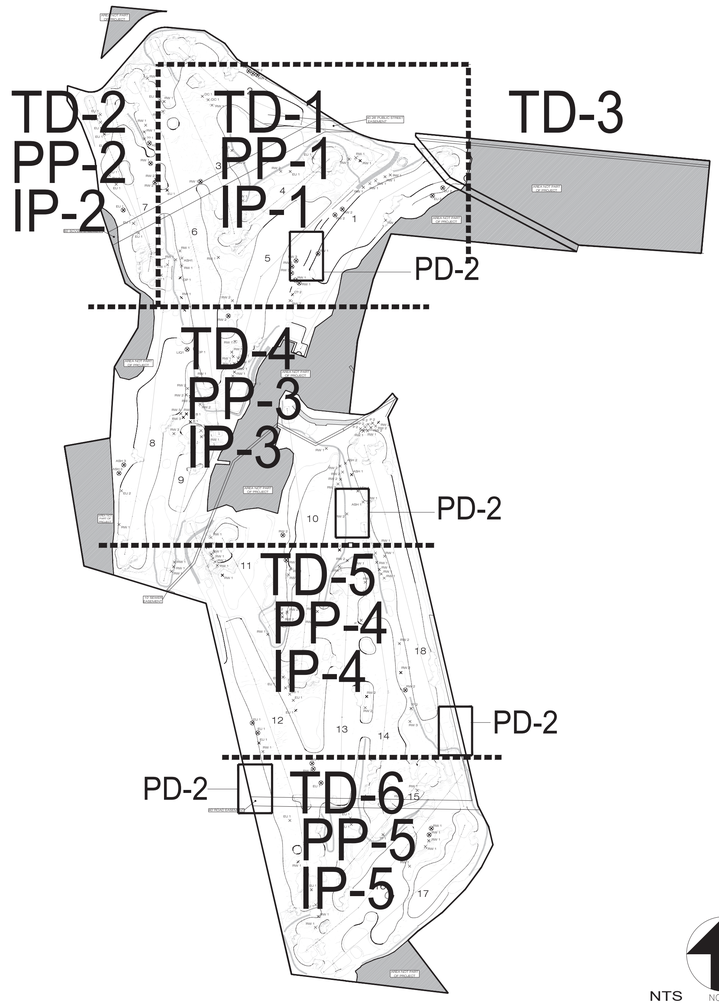
INDEX:

COVER	
TREE PROTECTION & REMOVAL PLAN	TP-1 THRU TP-6
TREE INVENTORY	TI-1 THRU TI-4
IRRIGATION PLANS	IP-1 THRU IP-5
IRRIGATION DETAILS	IP-6
PLANTING PLANS	PP-1 THRU PP-5
PLANTING DETAILS	PD-1 THRU PD-2

VICINITY MAP:



KEY MAP:



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: COVER SHEET

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐ BOOK ☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	03-28-25
SCALE:	

REVISIONS:

1
2

SHEET NO:

COVER

TREE PROTECTION & REMOVAL PLAN LEGEND

- Tree Protection fencing (prelim)
- Existing tree location and canopy size.
- QL — Tree variety
- 946 — Inventory tag number - See Trees360 inventory
- Proposed tree removal (QL 946)

2

8

3

7

1

MATCHLINE TP-2

MATCHLINE TP-3

NORTH

0 50' 100' 150' 200'

SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

1. X
2. X
3. X
4. X
5. X
6. X
7. X

SHEET NO: TP-1

MATCHLINE TP-1

MATCHLINE TP-3

EC 47 EC 46 EC 45 EC 44 EC 43 SL 42 SS 758 SS 759 SS 760 AD 761 AD 822 QA 762 EC 763 QA 764 AD 766 CA 767 CA 768 QA 769 AD 771 QA 770 SS 772 SS 774 SS 775 QA 777 QA 778 AD 773 AD 776 SS 779 AB 780 PH 781 PH 782 PH 783 PH 784 PH 785 PH 786 PH 787 QA 788 PH 789 QA 790 AD 791 AD 792 AD 794 PH 793 PH 795 PH 796 PH 797 AD 799 PH 798 PH 800 QA 801 PH 802 QA 803 QA 804 QA 806 QL 805

SS 34 SS 33 SS 32 SS 31 SS 29 SS 30 SS 28 SS 27 SS 26 ER 41 EN 37 EN 40 EN 39 ER 38 EN 35 EN 36 SS 15 QD 921 QA 922 QL 920 QL 918 QL 916 FU 915 QL 913 QSS 912 QL 919 QL 917 QL 914 QA 911 QD 909 QD 908 QA 910 QA 907 QD 14

VARIOUS 870-906 VARIOUS 844-865

EC 838 SS 841 SS 836 SS 835 SS 833 CA 831 CA 830 SS 829 CA 825 QA 827 AD 819 CA 824 AD 816 AD 815 QI 813 EC 842 AD 820 AD 822 AD 823 AD 818 AD 817 QI 814 QA 812 QA 811 QA 809 QA 810 QA 807 QA 808 QL 869 QI 868 SS 843 EC 866 QL 867 QA 840 QI 839 QA 837 SS 834 QA 832 QA 828 QI 826 PC 821 AD 823

TREE PROTECTION & REMOVAL PLAN LEGEND

- Tree Protection fencing (prelim)
- Existing tree location and canopy size.
- QL — Tree variety
- 946 — Inventory tag number - See Trees360 inventory
- Proposed tree removal
- QL 946

SAMPLE TREE VARIETY REFERENCE (SEE ARBORIST REPORT FOR MORE FOR MORE INFORMATION)

AB,AD=	ACACIA
CD,CA=	CEDAR
EC,EN,ER,EG =	EUCALYPTUS
FR,FU,FV =	ASH
LI=	CRAPE MYRTLE
LS=	SWEETGUM
M=	MAGNOLIA
OE=	OLIVE
PCN,PS,PN,PH =	PINE
PC=	PISTACHE
PAC=	SYCAMORE
RL=	SUMAC
SS -	REDWOOD
QA,QD,QL,QS =	OAK

NORTH

0 50' 100' 150' 200'

SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

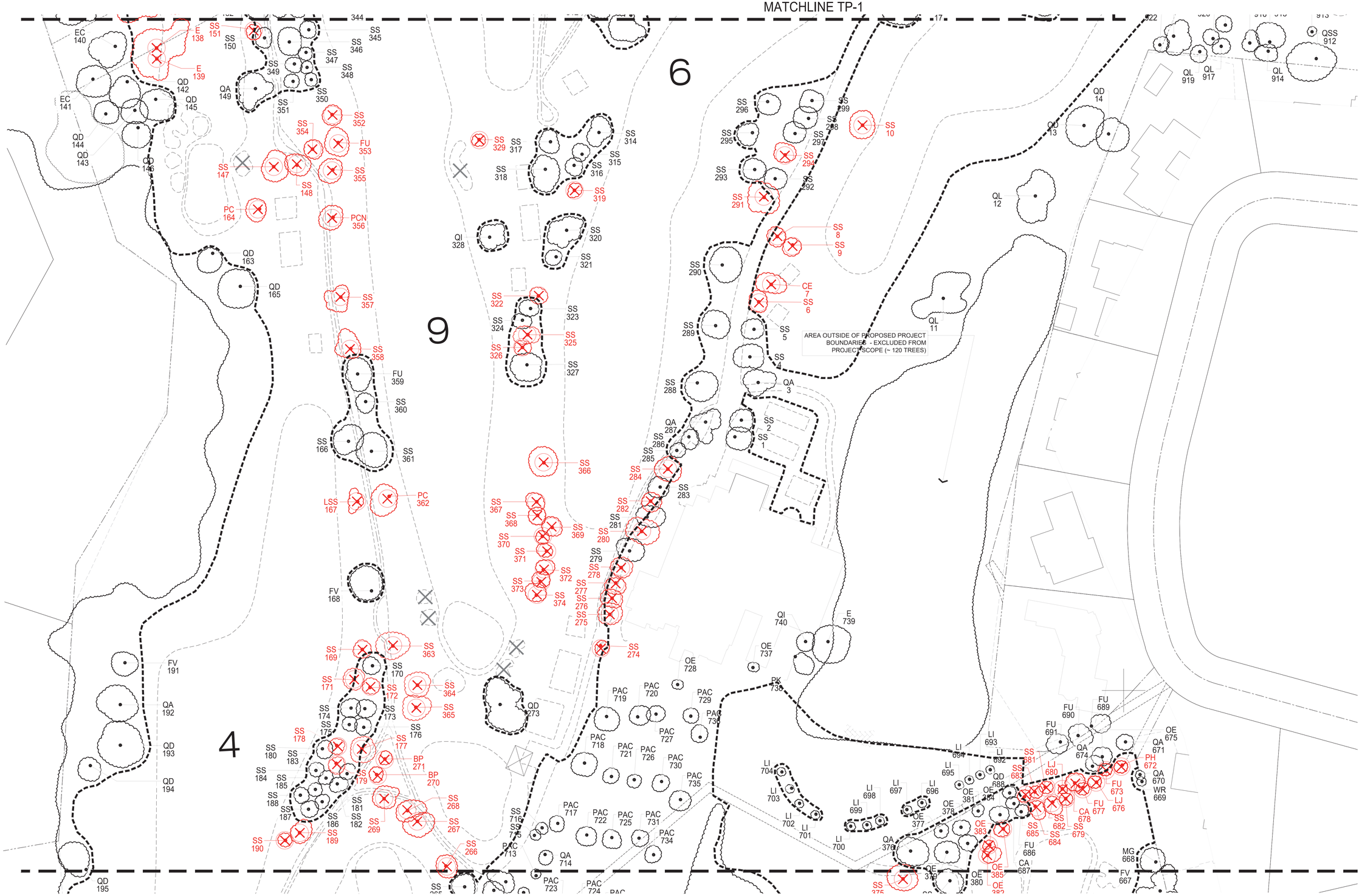
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SSCALE:	1" = 50'-0"

REVISIONS:

1 X
2 X
3 X
4 X
5 X
6 X
7 X

SHEET NO: TP-2

MATCHLINE TP-1



MATCHLINE TP-4

SEE SHEETS TP-2 FOR TREE PROTECTION & REMOVAL PLAN LEGEND

NORTH

SCALE 1"=50'

0 50' 100' 150' 200'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO: TP-3

MATCHLINE TP-3

MATCHLINE TP-5

AREA OUTSIDE OF PROPOSED PROJECT BOUNDARIES - EXCLUDED FROM PROJECT SCOPE (80 - 100 TREESS)

AREA OUTSIDE OF PROPOSED PROJECT BOUNDARIES - EXCLUDED FROM PROJECT SCOPE (~ 29 TREES)

EXISTING DRAIN

5

10

11

18

CONTRACTOR TO STUMP GRIND ALL TREE ROOTS TO 24" BELOW EXISTING GRADE.

NORTH

NOT TO SCALE - THIS SHEET ONLY

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO: TP-4

MATCHLINE TP-4

MATCHLINE TP-6

12

16

17

15

SEE SHEETS TP-2 FOR TREE PROTECTION & REMOVAL PLAN LEGEND

NORTH

0 50' 100' 150' 200'

SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

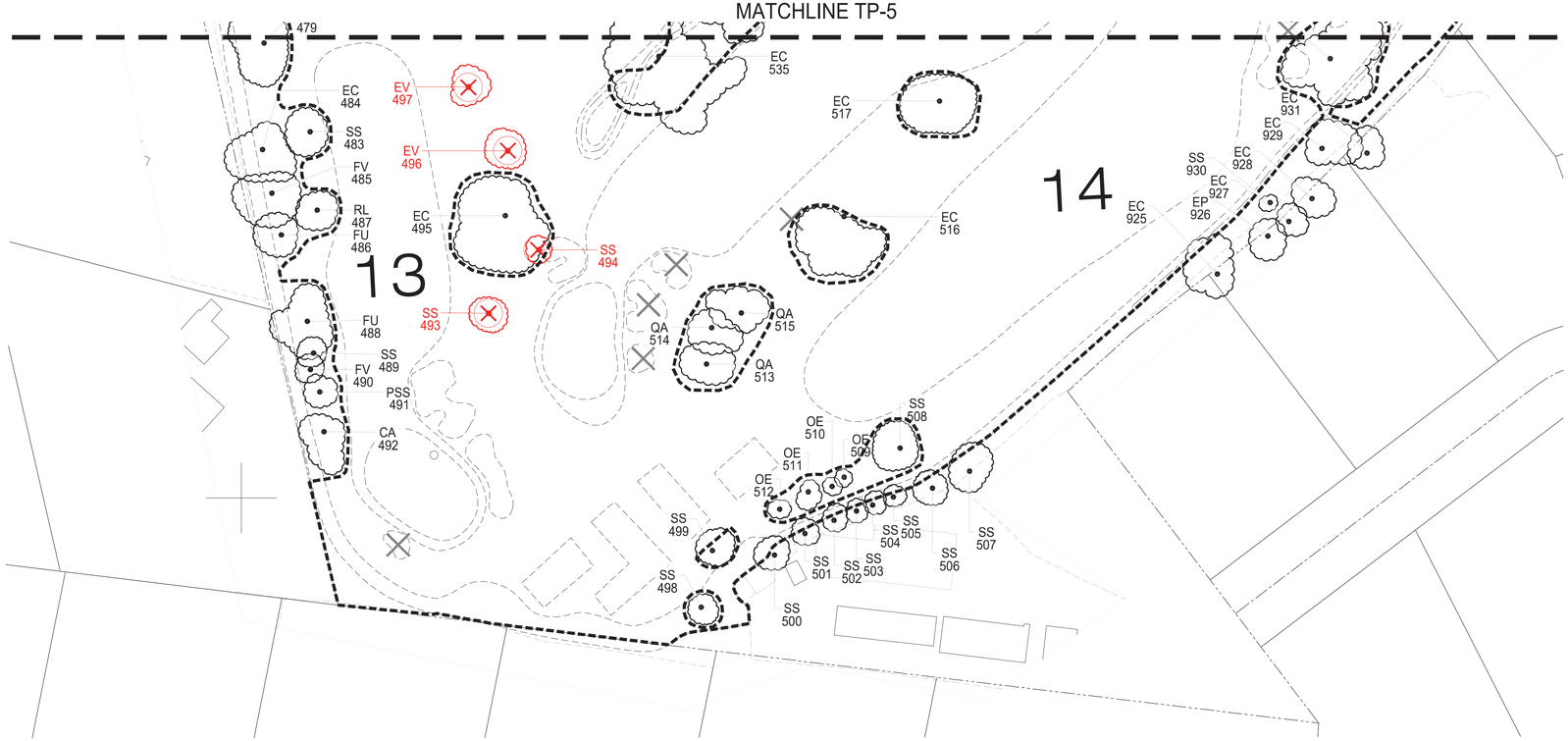
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

1 X
2 X
3 X
4 X
5 X
6 X
7 X

SHEET NO: TP-5

MATCHLINE TP-5



SEE SHEETS TP-2 FOR TREE PROTECTION & REMOVAL PLAN LEGEND

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

1. X
2. X
3. X
4. X
5. X
6. X
7. X

SHEET NO:

TP-6

INVENTORY PRODUCED BY TREES 360 DEGREES
ARBORIST OF RECORD - LISA EDWARDS

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
1	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/80/75	75%-Good		
2	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/80/75	75%-Good		
3	37.00	na	na	*Quercus agrifolia*	coast live oak	X	35/40	80/50/60	50%-Fair		
4	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	55/30/65	30%-Poor		
5	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	60/90/80	60%-Fair		
6	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	65/90/50	50%-Fair	R	4, 10
7	26.50	na	na	*Casurina sp.*	casurina	X	40/35	85/50/50	50%-Fair	R	4, 10
8	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	75/75/75	75%-Good	R	4, 10
9	30.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	75/50/60	50%-Fair	R	4, 10
10	42.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	80/80/80	80%-Good	R	4, 10
11	35.00	na	na	*Quercus lobata*	valley oak	X	30/60	70/20/50	20%-Very Poor		
12	48.00	na	na	*Quercus lobata*	valley oak	X	40/65	80/80/65	65%-Good		
13	22.00	22.00	44.00	*Quercus douglasii*	blue oak	X	40/35	85/85/85	85%-Excellent		
14	28.50	na	na	*Quercus douglasii*	blue oak	X	30/40	60/60/60	60%-Fair		
15	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	80/80/60	60%-Fair	R	4, 10
16	41.00	na	na	*Quercus lobata*	valley oak	X	35/30	80/45/80	45%-Fair		
17	51.00	na	na	*Sequoia sempervirens*	coast redwood	X	70/35	80/60/80	60%-Fair		
18	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	30/85/85	30%-Poor		
19	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	50/85/85	50%-Fair	R	4, 10
20	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/30	45/85/85	45%-Fair		
21	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/25	50/85/85	50%-Fair		
22	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/85/85	75%-Good		
23	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
24	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good		
25	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
26	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good		
27	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
28	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
29	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
30	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
31	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good	R	4, 10
32	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/90/85	75%-Good		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
33	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/85/85	75%-Good		
34	35.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	75/85/85	75%-Good		
35	15.50	17.00	32.50	*Eucalyptus sp.*	Eucalyptus	X	30/40	75/60/60	60%-Fair		
36	16.50	17.50	34.00	*Eucalyptus sp.*	Eucalyptus	X	35/30	75/50/75	50%-Fair		
37	21.50	14.50	36.00	*Eucalyptus sp.*	Eucalyptus	X	35/30	80/50/50	50%-Fair		
38	14.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	20/20	80/70/50	50%-Fair		
39	24.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	35/30	70/20/40	20%-Very Poor		
40	40.00	19.50	49.50	*Eucalyptus sp.*	Eucalyptus	X	50/25	60/50/50	50%-Fair		
41	28.00	20.00	48.00	*Eucalyptus sideroxylon*	red ironbark	X	35/30	40/40/60	40%-Poor	R	1, 4, 10
42	23.00	24.00	47.00	*Solix laevigata*	red willow	X	30/45	50/40/45	40%-Poor		
43	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	40/30	70/55/45	45%-Fair		
44	48.00	15.00	63.00	*Eucalyptus camaldulensis*	river red gum	X	60/50	80/75/70	70%-God		
45	11.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	35/10	80/85/80	80%-Good		
46	13.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	35/10	80/50/50	50%-Fair		
47	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	35/10	80/80/80	80%-Good		
48	31.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	45/30	20/10/10	10%-Very Poor		
49	8.00	6.00	14.00	*Eucalyptus camaldulensis*	river red gum	X	30/10	60/20/20	20%-Very Poor		
50	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	40/15	50/20/30	20%-Very Poor		
51	16.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	40/20	30/6/6	6%-Very Poor		
52	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	41/85/60	41%-Fair	R	4, 10
53	16.50	na	na	*Cupressus arizonica*	Arizona cypress	X	12/20	30/30/30	30%-Poor	R	1, 4, 10
54	25.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	60/30	80/80/80	80%-Good		
55	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	55/15	80/70/60	60%-Fair		
56	15.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	45/20	30/40/40	30%-Poor		
57	16.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/15	70/70/60	60%-Fair		
58	18.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/10	50/06/45	06%-Very Poor		
59	15.50	na	na	*Pyrus calleryana*	Callery pear	X	25/20	10/06/10	06%-Very Poor		
60	23.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/30	70/40/70	40%-Poor		
61	25.00	22 & 17	64.00	*Eucalyptus camaldulensis*	river red gum	X	50/50	60/20/70	20%-Very Poor	R	1, 4, 10
62	25.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	90/90/90	90%-Excellent	R	4, 10
63	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/25	50/20/40	20%-Very Poor		
64	13.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/20	50/30/30	30%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
65	24.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/20	40/06/40	06%-Very Poor		
66	26.00	22.00	48.00	*Eucalyptus camaldulensis*	river red gum	X	50/40	70/20/60	20%-Very Poor		
67	13.80	na	na	*Eucalyptus camaldulensis*	river red gum	X	45/15	50/30/50	30%-Poor		
68	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	35/25	70/40/60	40%-Fair		
69	17.80	16.20	34.00	*Eucalyptus camaldulensis*	river red gum	X	50/20	80/50/60	50%-Fair		
70	10.00	10.00	20.00	*Eucalyptus camaldulensis*	river red gum	X	40/15	65/30/40	30%-Poor		
71	14.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/15	50/50/50	50%-Poor		
72	13.20	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/25	06/06/06	06%-Very Poor		
73	11.00	14.00	25.00	*Eucalyptus camaldulensis*	river red gum	X	45/20	60/40/40	40%-Poor		
74	15.00	11,10, & 10	46.00	*Eucalyptus camaldulensis*	river red gum	X	50/30	50/10/50	10%-Very Poor		
75	23.50	18 & 15	56.50	*Eucalyptus camaldulensis*	river red gum	X	60/45	65/50/70	50%-Fair		
76	19.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/50	70/20/10	10%-Very Poor		
77	20.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	25/25	50/6/10	6%-Poor		
78	37.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	55/40	40/20/50	20%-Very Poor		
79	17.00	12.00	29.00	*Rhus lancea*	African sumac	X	20/25	50/20/45	20%-Very Poor		
80	45.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	60/50	60/20/50	20%-Very Poor		
81	43.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	50/40	90/60/80	60%-Fair		
82	9.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/10	80/80/60	60%-Fair		
83	8.50	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/10	85/80/85	80%-Fair		
84	13.50	7.00	20.50	*Eucalyptus camaldulensis*	river red gum	X	35/15	85/50/70	50%-Fair		
85	20.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	55/25	85/80/70	70%-Good		
86	15.00	na	na	*Acacia dealbata*	silver wattle	X	40/20	70/85/80	70%-Good		
87	8.00	14.00	22.00	*Quercus ilex*	Holly oak	X	30/20	30/50/40	30%-Poor		
88	27.00	na	na	*Acacia dealbata*	silver wattle	X	50/30	40/10/50	10%-Very Poor		
89	15.00	na	na	*Eucalyptus camaldulensis*	river red gum	X	30/30	60/80/50	50%-Fair		
90	8.00	8,6,6,6, & 4	38.00	*Acacia dealbata*	silver wattle	X	25/25	70/20/50	20%-Very Poor		
91	12.00	na	na	*Casurina sp.*	casurina	X	20/10	90/90/40	40%-Poor	R	1, 4, 10
92	22.50	na	na	*Casurina sp.*	casurina	X	40/30	90/90/90	90%-Excellent		
93	20.00	na	na	*Casurina sp.*	casurina	X	45/20	80/50/40	40%-Poor	R	1, 4, 10
94	13.50	na	na	*Casurina sp.*	casurina	X	25/10	10/10/10	10%-Very Poor		
95	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	10/70/10	10%-Very Poor	R	1, 4, 10
96	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	21/80/70	21%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
97	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	50/90/90	50%-Fair		
98	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	45/90/90	45%-Fair		
99	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	30/80/80	30%-Poor		
100	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	50/75/80	50%-Fair		
101	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	70/90/80	70%-Good		
102	22.40	na	na	*Casurina sp.*	casurina	X	45/20	30/10/10	10%-Very Poor		
103	19.00	na	na	*Fraxinus oxycarpa*	Raywood ash	X	30/30	70/70/70	70%-Good	R	4, 10
104	21.00	na	na	*Quercus agrifolia*	coast live oak	X	30/45	40/20/60	20%-Very Poor		
105	19.00	na	na	*Cedrus deodara*	Deodar cedar	X	45/25	75/80/61	61%-Good	R	4, 10
106	19.00	na	na	*Cedrus deodara*	Deodar cedar	X	45/30	75/80/61	61%-Good	R	4, 10
107	40.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	70/60/90	60%-Fair	R	4, 10
108	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	70/70/70	70%-Good	R	4, 10
109	24.00	na	na	*Quercus agrifolia*	coast live oak	X	30/25	70/40/60	40%-Poor		
110	12.50	na	na	*Quercus agrifolia*	coast live oak	X	25/15	65/20/45	20%-Very Poor		
111	17.00	na	na	*Eucalyptus sideroxylon*	red ironbark	X	256/15	70/40/30	30%-Poor		
112	10.00	na	na	*Quercus agrifolia*	coas live oak	X	15/15	70/50/50	50%-Fair		
113	17.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	40/30	80/50/65	50%-Fair		
114	25.00	10.00	35.00	*Eucalyptus sideroxylon*	red ironbark	X	45/30	70/15/25	15%-Very Poor	R	1, 4, 10
115	23.00	na	na	*Eucalyptus sideroxylon*	red ironbark	X	40/30	70/15/25	15%-Very Poor	R	1, 4, 10
116	9.00	na	na	*Eucalyptus sideroxylon*	red ironbark	X	25/15	70/70/80	70%-Good	R	4, 10
117	48.00	na	na	*Eucalyptus globulus*	blue gum	X	70/50	50/80/80	50%-Fair		
118	9.00	na	na	*Acacia melanoxylon*	black acacia	X	20/15	90/90/90	90%-Excellent		
119	13.00	20.50	30.50	*Eucalyptus camaldulensis*	red gum	X	40/35	90/20/40	20%-Very Poor	R	1, 4, 10
120	12.00	20.00	32.00	*Eucalyptus sp.*	Eucalyptus	X	40/30	40/30/40	30%-Poor	R	1, 4, 10
121	26.00	20.00	46.00	*Eucalyptus sp.*	Eucalyptus	X	40/40	50/50/50	50%-Fair	R	1, 4, 10
122	19.00	23.00	42.00	*Eucalyptus sp.*	Eucalyptus	X	30/40	10/60/10	10%-Very Poor	R	1, 4, 10
123	24.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	35/50	75/50/50	50%-Fair	R	4, 10
124	22.00	na	na	*Quercus ilex*	holly oak	X	25/25	70/70/80	70%-Good		
125	38.00	na	na	*Quercus douglasii*	blue oak	X	40/30	80/60/90	60%-Fair		
126	21.00	na	na	*Eucalyptus globulus*	blue gum	X	45/15	70/60/50	50%-Fair	R	1, 4, 10, E
127	48.00	na	na	*Eucalyptus globulus*	blue gum	X	50/30	70/65/70	65%-Good	R	4, 10
128	10.00	9.00	19.00	*Quercus douglasii*	blue oak	X	25/20	65/65/65	65%-Good		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
129	18.00	21.00	39.00	*Quercus douglasii*	blue oak	X	30/40	65/60/65	60%-Fair		
130	18.00	12, 14, & 14	58.00	*Quercus douglasii*	blue oak	X	35/60	80/80/80	80%-Good		
131	13.50	na	na	*Quercus douglasii*	blue oak	X	30/25	80/80/60	60%-Fair		
132	20.00	na	na	*Quercus douglasii*	blue oak	X	40/50	50/70/60	50%-Fair		
133	12.00	11 & 10	33.00	*Quercus douglasii*	blue oak	X	20/30	30/20/20	20%-Fair		
134	31.00	na	na	*Quercus douglasii*	blue oak	X	40/55	40/50/50	40%-Poor		
135	24.00	24.00	48.00	*Eucalyptus camaldulensis*	red gum	X	60/50	80/80/80	80%-Good	R	4, 10
136	26.50	na	na	*Eucalyptus camaldulensis*	red gum	X	60/35	80/50/50	50%-Fair		
137	30.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/30	80/50/70	50%-Fair	R	4, 10
138	53.00	na	na	*Eucalyptus camaldulensis*	red gum	X	75/80	80/80/80	80%-Good	R	4, 10
139	13.00	na	na	*Quercus douglasii*	blue oak	X	20/20	40/50/50	50%-Fair	R	4, 10
140	26.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/45	70/60/50	50%-Fair		
141	25.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/30	80/80/70	70%-Good		
142	30.00	na	na	*Quercus douglasii*	blue oak	X	30/30	40/50/50	40%-Poor		
143	11.70	na	na	*Quercus douglasii*	blue oak	X	20/15	80/80/80	80%-Good		
144	14.00	na	na	*Quercus douglasii*	blue oak	X	20/10	20/20/50	20%-Very Poor		
145	12.50	na	na	*Quercus douglasii*	blue oak	X	25/15	85/85/85	85%-Excellent		
146	18.50	na	na	*Quercus douglasii*	blue oak	X	30/25	85/85/85	85%-Excellent		
147	44.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/35	70/90/90	70%-Good	R	4, 10
148	33.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/30	90/60/60	60%-Fair	R	4, 10
149	23.00	na	na	*Quercus agrifolia*	coast live oak	X	25/35	70/45/45	45%-Fair		
150	19.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	85/85/80	80%-Good		
151	13.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/10	85/70/70	70%-Good	R	4, 10
152	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
153	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	90/90/90	90%-Excellent		
154	13.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	90/90/90	90%-Excellent		
155	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/15	75/60/50	50%-Fair	R	4, 10
156	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	80/85/85	80%-Good	R	4, 10
157	25.00	na	na	*Calocedrus decurrens*	Incense cedar	X	35/25	70/70/70	70%-Good	R	4, 10
158	14.50	na	na	*Quercus agrifolia*	coast live oak	X	30/30	80/80/80	80%-Good		
159	27.50	na	na	*Fraxinus velutina*	Modesto ash	X	30/30	40/35/35	35%-Poor	R	1, 4, 10
160	20.50	na	na	*Brachychiton populneus*	Kurrajong Bottle	X	35/20	80/70/70	70%-Good	R	4, 10

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
161	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/20	70/70/60	60%-Fair	R	4, 10
162	35.50	na	na	*Sequoia sempervirens*	coast redwood	X	65/25	80/75/80	75%-Good	R	4, 10
163	24.00	na	na	*Quercus douglasii*	blue oak	X	30/30	85/85/85	85%-Excellent		
164	11.50	na	na	*Pistachio chinensis*	Chinese pistache	X	30/30	90/90/90	90%-Excellent	R	4, 10
165	31.00	na	na	*Quercus douglasii*	blue oak	X	30/40	85/85/85	85%-Excellent		
166	38.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	70/85/70	70%-Good		
167	15.50	na	na	*Liquidambar styraciflua*	sweetgum	X	45/20	40/70/60	40%-Poor	R	1, 4, 10
168	44.00	na	na	*Fraxinus velutina*	Modesto ash	X	35/35	40/40/50	40%-Poor		
169	16.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
170	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
171	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
172	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
173	25.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
174	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
175	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
176	13.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
177	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
178	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
179	15.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
180	18.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
181	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
182	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
183	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
184	13.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
185	15.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
186	17.80	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
187	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
188	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
189	21.30	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
190	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
191	13.50	na	na	*Fraxinus velutina*	Modesto ash	X	25/30	85/85/85	85%-Excellent		
192	20.00	na	na	*Quercus agrifolia*	coast live oak	X	30/40	40/20/75	20%-Very Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0952 & Sec. 29.10.0970
193	29.00	na	na	*Quercus douglasii*	blue oak	X	40/40	80/80/70	70%-Good		
194	25.00	na	na	*Quercus douglasii*	blue oak	X	35/25	50/70/50	50%-Fair		
195	29.00	na	na	*Quercus douglasii*	blue oak	X	45/50	65/85/85	65%-Good		
196	23.00	na	na	*Quercus ilex*	holly oak	X	30/30	90/90/90	90%-Excellent		
197	26.00	na	na	*Fraxinus velutina*	Modesto ash	X	30/20	0/0/0	Dead	R	1
198	13.50	na	na	*Quercus douglasii*	blue oak	X	25/25	90/90/90	90%-Excellent		
199	10.00	10 & 10	30.00	*Fraxinus velutina*	Modesto ash	X	35/35	50/20/50	20%-Fair	R	1, 4, 10
200	19.50	na	na	*Angophera costata*	smooth-barked apple	X	35/35	60/50/50	50%-Fair	R	4, 10
201	26.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent	R	4, 10
202	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
203	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
204	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
205	7.00	na	na	*Fraxinus uhdei*	Shamel ash	X	50/20	90/60/40	40%-Poor		
206	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
207	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
208	12.50	na	na	*Quercus agrifolia*	coast live oak	X	40/25	85/40/30	30%-Poor		
209	10.00	na	na	*Quercus agrifolia*	coast live oak	X	25/30	80/30/20	20%-Very Poor		
210	12.00	na	na	*Quercus agrifolia*	coast live oak	X	45/15	85/85/60	60%-Fair		
211	18.00	18.00	36.00	*Sequoia sempervirens*	coast redwood	X	30/20	0/0/0	Removed		
212	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
213	7.00	na	na	*Sequoia sempervirens*	coast redwood	X	20/10	100/100/95	95%-Excellent		
214	18.50	na	na	*Quercus agrifolia*	coast live oak	X	30/30	85/60/50	50%-Fair		
215	13.00	na	na	*Quercus agrifolia*	coast live oak	X	25/20	85/60/30	30%-Poor		
216	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	40/90/90	40%-Poor		
217	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	40/90/90	40%-Poor		
218	18.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	30/60/70	30%-Poor		
219	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	40/90/90	40%-Poor		
220	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	40/90/90	40%-Poor		
221	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	40/90/90	40%-Poor		
222	42.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/85/85	85%-Excellent	R	4, 10
223	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	85/80/45	45%-Fair	R	4, 10
224	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/85/85	85%-Excellent	R	4, 10

| Tree No. | DBH(in.) | DBH Multi(in.) | Combined DBH(in.) | Species Botanical Name (Genus species) | Species Common Name | City Protected Tree | Canopy Height/Spread(ft.) | Health/Structure/Form Ratings (0-100%) | Overall Condition Ratings (0-100%) | R = Removal | Criteria for Removal Sec. 29.

INVENTORY PRODUCED BY TREES 360 DEGREES
ARBORIST OF RECORD - LISA EDWARDS

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
257	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/10	85/80/90	80%-Good		
258	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/10	85/20/90	20%-Fair		
259	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/10	85/80/90	80%-Good		
260	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/8	85/06/90	6%-Very Poor		
261	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/10	85/80/90	80%-Good		
262	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	15/8	85/80/90	80%-Good		
263	16.50	11 & 10	37.50	*Quercus agrifolia*	coast live oak	X	40/40	80/40/50	40%-Poor		
264	10.00	7.00	17.00	*Quercus lobata*	valley oak	X	20/20	85/6/6	6%-Very Poor		
265	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/85/85	85%-Excellent		
266	23.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent	R	4, 10
267	35.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/15	85/85/85	85%-Excellent	R	4, 10
268	43.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/25	85/85/85	85%-Excellent	R	4, 10
269	30.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	85/85/70	70%-Good	R	4, 10
270	8.00	na	na	*Betula pendula*	European white birch	X	20/15	70/80/90	70%-Good	R	4, 10
271	6.70	na	na	*Betula pendula*	European white birch	X	20/10	70/80/70	70%-Good	R	4, 10
272	74.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/60	85/85/75	75%-Good		
273	28.00	na	na	*Quercus douglasii*	blue oak	X	30/50	80/80/70	70%-Good		
274	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	50/90/90	50%-Fair	R	4, 10
275	42.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	70/90/85	70%-Good	R	4, 10
276	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/10	70/90/85	70%-Good	R	4, 10
277	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/10	70/90/85	70%-Good	R	4, 10
278	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/10	70/90/85	70%-Good	R	4, 10
279	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/10	70/90/85	70%-Good		
280	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	70/90/70	70%-Good	R	4, 10
281	57.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	70/80/70	70%-Good		
282	43.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	70/80/70	70%-Good	R	4, 10
283	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	70/90/85	70%-Good		
284	16.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/10	70/90/85	70%-Good	R	4, 10
285	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	70/90/85	70%-Good		
286	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/10	70/90/85	70%-Good		
287	20.50	13.00	33.50	*Quercus agrifolia*	coast live oak	X	30/35	80/80/60	60%-Fair		
288	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	90/90/90	90%-Excellent		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
289	43.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	90/90/90	90%-Excellent		
290	43.50	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	90/90/90	90%-Excellent		
291	36.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	30/80/85	30%-Poor	R	4, 10
292	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	30/85/85	30%-Poor		
293	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	30/85/85	30%-Poor		
294	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	30/20/20	20%-Fair	R	1, 4, 10
295	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	50/60/65	50%-Fair		
296	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	80/65/60	60%-Fair		
297	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	30/85/85	30%-Poor		
298	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	30/60/70	30%-Poor		
299	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	30/60/70	30%-Poor		
300	40.00	na	na	*Fraxinus velutina*	Modesto ash	X	25/20	60/20/20	20%-Fair		
301	42.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/30	85/80/85	80%-Good		
302	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	70/85/85	70%-Good	R	4, 10
303	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	85/30/85	30%-Poor	R	4, 10
304	40.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	85/85/85	85%-Excellent	R	4, 10
305	61.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/45	85/60/70	60%-Fair	R	4, 10
306	54.00	na	na	*Eucalyptus camaldulensis*	red gum	X	70/45	85/75/70	70%-Good	R	4, 10
307	16.00	na	na	*Quercus agrifolia*	coast live oak	X	30/25	80/85/80	80%-Good		
308	17.50	na	na	*Quercus agrifolia*	coast live oak	X	30/25	80/85/85	80%-Good		
309	9.00	8 & 5	22.00	*Quercus ilex*	holly oak	X	20/15	90/90/90	90%-Excellent		
310	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	60/90/85	60%-Fair	R	4, 10
311	20.00	na	na	*Quercus agrifolia*	coast live oak	X	30/25	50/65/70	50%-Fair		
312	16.50	na	na	*Quercus agrifolia*	coast live oak	X	30/25	85/30/80	30%-Poor		
313	24.00	na	na	*Quercus douglasii*	blue oak	X	25/40	80/60/70	60%-Fair		
314	28.00	22.00	40.00	*Sequoia sempervirens*	coast redwood	X	45/25	85/60/80	60%-Fair		
315	16.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	60/90/90	60%-Fair		
316	15.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/10	85/85/85	85%-Excellent		
317	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	80/90/90	80%-Good		
318	51.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	80/90/90	80%-Good		
319	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	85/40/85	40%-Poor	R	4, 10
320	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	90/90/90	90%-Excellent		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
321	33.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	90/40/85	40%-Poor		
322	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent	R	4, 10
323	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/90	80%-Good		
324	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	90/90/90	90%-Excellent		
325	21.00	19.00	40.00	*Sequoia sempervirens*	coast redwood	X	50/15	90/50/80	50%-Fair	R	4, 10
326	38.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	85/75/85	75%-Good	R	4, 10
327	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	60/85/85	60%-Fair		
328	23.00	na	na	*Quercus ilex*	holly oak	X	35/25	85/75/65	65%-Good		
329	10.50	na	na	*Sequoia sempervirens*	coast redwood	X	30/10	90/90/90	90%-Excellent	R	4, 10
330	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	90/90/90	90%-Excellent		
331	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/30	90/90/90	90%-Excellent		
332	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	90/90/90	90%-Excellent		
333	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/90/90	90%-Excellent		
334	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/80/90	80%-Good	R	4, 10
335	37.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/50	80/70/45	45%-Fair	R	4, 10
336	12.50	na	na	*Sequoia sempervirens*	coast redwood	X	25/10	95/95/95	95%-Excellent	R	4, 10
337	8.00	na	na	*Sequoia sempervirens*	coast redwood	X	20/10	95/95/95	95%-Excellent	R	4, 10
338	36.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/20	80/50/55	50%-Fair		
339	45.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	70/40	85/70/85	70%-Good		
340	34.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	60/40	70/30/40	30%-Poor	R	1, 4, 10
341	22.00	na	na	*Pinus canariensis*	Canary Island pine	X	60/20	90/90/90	90%-Excellent		
342	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent		
343	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent		
344	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent		
345	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	85/85/85	85%-Excellent		
346	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	70/85/85	70%-Good		
347	13.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	85/85/85	85%-Excellent		
348	19.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	85/85/85	85%-Excellent		
349	11.50	na	na	*Sequoia sempervirens*	coast redwood	X	30/10	85/85/85	85%-Excellent		
350	15.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	85/85/85	85%-Excellent		
351	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	85/85/85	85%-Excellent		
352	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	85/85/85	85%-Excellent	R	4, 10

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
353	16.00	na	na	*Fraxinus uhdei*	Shamel ash	X	45/30	80/80/80	80%-Good	R	4, 10
354	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	90/90/90	90%-Excellent	R	4, 10
355	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/15	70/60/60	60%-Fair	R	4, 10
356	27.00	na	na	*Pinus canariensis*	Canary Island pine	X	50/25	90/90/90	90%-Excellent	R	4, 10
357	35.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	70/90/90	70%-Good	R	4, 10
358	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	60/90/90	60%-Fair	R	4, 10
359	19.00	na	na	*Fraxinus uhdei*	Shamel ash	X	35/30	80/80/80	80%-Good		
360	22.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	90/90/90	90%-Excellent		
361	46.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	90/80/90	80%-Good		
362	25.00	na	na	*Pinus canariensis*	Canary Island pine	X	50/25	90/90/90	90%-Excellent	R	4, 10
363	47.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	90/90/90	90%-Excellent	R	4, 10
364	33.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	85/85/85	85%-Excellent	R	4, 10
365	40.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	85/85/85	85%-Excellent	R	4, 10
366	38.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/40	90/90/90	90%-Excellent	R	4, 10
367	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	60/90/90	60%-Fair	R	4, 10
368	43.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	70/85/90	70%-Good	R	4, 10
369	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	85/75/85	75%-Good	R	4, 10
370	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/15	85/85/85	85%-Excellent	R	4, 10
371	21.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	85/70/85	70%-Good	R	4, 10
372	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	85/85/85	85%-Excellent	R	4, 10
373	38.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	85/75/85	75%-Good	R	4, 10
374	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/15	85/85/85	85%-Excellent	R	4, 10
375	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	36/25	80/60/50	50%-Fair	R	4, 10
376	23.00	18.00	41.00	*Quercus agrifolia*	coast live oak	X	35/40	80/70/80	70%-Good		
377	11.50	7.00	18.50	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair		
378	11.50	na	na	*Olea europaea*	olive	X	30/20	80/30/25	25%-Poor		
379	12.50	9.50	22.00	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair		
380	11.40	na	na	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair		
381	11.70	8.50	20.20	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair		
382	17.50	na	na	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair	R	4, 10
383	22.00	na	na	*Olea europaea*	olive	X	30/15	85/25/20	20%-Very Poor	R	1, 4, 10
384	15.00	12.00	27.00	*Olea europaea*	olive	X	30/10	80/50/50	50%-Fair		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
385	11.00	11, 9 & 6	37.00	*Olea europaea*	olive	X	30/20	80/50/50	50%-Fair	R	4, 10
386	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	80/90/90	80%-Good		
387	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	80/90/50	50%-Fair	R	4, 10
388	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/15	80/90/50	50%-Fair	R	4, 10
389	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	80/30/30	30%-Poor	R	1, 4, 10
390	29.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	70/80/90	70%-Good	R	4, 10
391	39.00	na	na	*Fraxinus uhdei*	Shamel ash	X	65/60	80/50/70	50%-Fair		
392	43.50	na	na	*Fraxinus uhdei*	Shamel ash	X	65/60	80/10/40	10%-Very Poor	R	1, 4, 10
393	43.00	na	na	*Fraxinus uhdei*	Shamel ash	X	65/60	80/30/30	30%-Poor		
394	18.50	na	na	*Fraxinus velutina*	Modesto ash	X	30/20	50/10/10	10%-Very Poor	R	1, 4, 10
395	22.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/20	40/10/50	10%-Very Poor	R	1, 4, 10
396	26.00	na	na	*Fraxinus uhdei*	Shamel ash	X	60/50	70/40/70	10%-Very Poor		
397	18.50	na	na	*Fraxinus velutina*	Modesto ash	X	46/25	60/40/40	40%-Poor	R	1, 4, 10
398	36.50	na	na	*Fraxinus uhdei*	Shamel ash	X	60/50	80/20/20	20%-Very Poor		
399	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	90/90/90	90%-Excellent	R	4, 10
400	41.00	23 & 18	82.00	*Quercus agrifolia*	coast live oak	X	40/60	90/80/80	80%-Good		
401	47.50	na	na	*Quercus douglasii*	blue oak	X	55/40	50/40/50	40%-Poor		
402	43.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/40	90/90/90	90%-Excellent		
403	24.00	na	na	*Calocedrus decurrens*	Incense cedar	X	40/15	65/60/50	50%-Fair	R	4, 10
404	40.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/35	90/50/70	50%-Fair	R	4, 10
405	47.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/35	80/90/70	70%-Good	R	4, 10
406	26.00	na	na	*Quercus agrifolia*	coast live oak	X	40/50	60/30/80	30%-Poor		
407	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	70/70/90	70%-Good	R	4, 10
408	40.00	na	na	*Quercus douglasii*	blue oak	X	40/65	90/90/95	90%-Excellent		
409	43.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	70/70/70	70%-Good	R	4, 10
410	30.50	na	na	*Quercus agrifolia*	coast live oak	X	40/40	85/70/65	65%-Good		
411	17.00	17.00	34.00	*Schinus molle*	California pepper	X	25/30	75/60/70	60%-Fair		
412	17.00	17 & 10.5	44.50	*Schinus molle*	California pepper	X	30/40	75/60/70	60%-Fair		
413	38.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	90/90/90	90%-Excellent	R	4, 10
414	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/90	80%-Good	R	4, 10
415	36.50	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	90/90/90	90%-Excellent	R	4, 10
416	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/80/90	80%-Good		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
417	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	60/80/80	60%-Fair		
418	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/10	90/90/90	90%-Excellent	R	4, 10
419	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	80/80/80	80%-Good	R	4, 10
420	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	85/70/85	70%-Good		
421	35.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/20	60/60/50	50%-Fair	R	4, 10
422	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/10	85/90/85	85%-Excellent	R	4, 10
423	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/80	80%-Good	R	4, 10
424	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/20	90/80/70	70%-Good	R	4, 10
425	12.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/15	90/90/90	90%-Excellent	R	4, 10
426	14.00	na	na	*Quercus virginia*	southern live oak	X	25/25	85/25/60	25%-Poor		
427	17.00	9, 6 & 4	36.00	*Quercus douglasii*	blue oak	X	25/30	70/70/70	70%-Good		
428	39.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	80/40/50	40%-Poor		
429	24.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	40/10/50	10%-Very Poor		
430	15.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/20	20/20/20	20%-Very Poor		
431	29.00	16 & 14	59.00	*Cupressus arizonica*	Arizona cypress	X	40/25	50/40/50	40%-Poor		
432	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	80/90/90	80%-Good		
433	28.00	na	na	*Catalpa bignonioides*	Southern catalpa	X	30/30	80/70/70	70%-Good		
434	31.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/30	80/80/90	80%-Good	R	4, 10
435	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	80/80/90	80%-Good	R	4, 10
436	36.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	85/70/90	70%-Good	R	4, 10
437	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	85/90/90	85%-Excellent	R	4, 10
438	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	85/90/90	85%-Excellent	R	4, 10
439	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	85/80/90	80%-Good	R	4, 10
440	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	90/90/90	90%-Excellent	R	4, 10
441	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/15	90/90/90	90%-Excellent		
442	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/15	90/80/90	80%-Good		
443	11.00	na	na	*Sequoia sempervirens*	coast redwood	X	20/12	90/90/90	90%-Excellent		
444	8.00	na	na	*Sequoia sempervirens*	coast redwood	X	15/12	90/90/90	90%-Excellent		
445	8.00	na	na	*Sequoia sempervirens*	coast redwood	X	15/12	90/90/90	90%-Excellent		
446	4.30	na	na	*Sequoia sempervirens*	coast redwood	X	15/12	90/90/90	90%-Excellent		
447	18.50	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	90/90/90	90%-Excellent		
448	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	90/90/90	90%-Excellent		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
449	18.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	90/90/90	90%-Excellent		
450	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/15	90/90/90	90%-Excellent		
451	34.00	na	na	*Quercus douglasii*	blue oak	X	40/30	60/50/50	50%-Fair		
452	9.50	na	na	*Sequoia sempervirens*	coast redwood	X	15/10	90/90/90	90%-Excellent		
453	6.70	na	na	*Crataegus laevigata*	hawthorn	X	10-Oct	90/90/90	90%-Excellent	R	4, 10
454	11.00	na	na	*Sequoia sempervirens*	coast redwood	X	15/10	90/90/90	90%-Excellent		
455	11.00	na	na	*Sequoia sempervirens*	coast redwood	X	15/10	90/90/90	90%-Excellent		
456	42.00	na	na	*Sequoia sempervirens*	coast redwood	X	75/30	60/80/85	60%-Fair		
457	46.00	na	na	*Eucalyptus sp.*	Eucalyptus	X	60/35	80/30/50	30%-Poor		
458	32.00	na	na	*Eucalyptus camaldulensis*	red gum	X	80/35	80/80/80	80%-Good		
459	30.50	na	na	*Eucalyptus camaldulensis*	red gum	X	45/25	60/10/10	10%-Very Poor	R	1, 4, 10
460	36.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/35	60/60/60	60%-Fair		
461	27.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/25	60/40/60	40%-Poor	R	1, 4, 10
462	21.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/15	50/40/50	40%-Poor		
463	26.50	na	na	*Eucalyptus camaldulensis*	red gum	X	50/35	50/30/10	10%-Very Poor		
464	48.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	80/50/50	50%-Fair	R	1, 4, 10
465	22.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	80/90/70	70%-Good	R	4, 10
466	21.00	20, 19 & 13	73.00	*Eucalyptus camaldulensis*	red gum	X	55/40	50/30/30	30%-Poor		
467	18.00	na	na	*Eucalyptus camaldulensis*	red gum	X	45/10	50/60/50	50%-Fair		
468	19.00	10.00	29.00	*Eucalyptus camaldulensis*	red gum	X	40/25	60/50/50	50%-Fair		
469	28.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	70/80/70	70%-Good		
470	32.00	na	na	*Eucalyptus camaldulensis*	red gum	X	40/40	30/80/80	30%-Poor		
471	37.00	na	na	*Quercus douglasii*	blue oak	X	50/40	10/50/50	10%-Very Poor		
472	38.00	na	na	*Quercus lobata*	valley oak	X	40/40	85/85/75	75%-Good		
473	34.00	na	na	*Quercus lobata*	valley oak	X	25/40	90/90/90	90%-Excellent		
474	36.00	40.00	76.00	*Eucalyptus camaldulensis*	red gum	X	60/25	80/60/60	60%-Fair		
475	53.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/20	70/40/50	40%-Poor		
476	37.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/25	70/25/30	25%-Poor		
477	43.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/30	80/80/80	80%-Good		
478	73.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/25	40/10/40	10%-Very Poor		
479	30.00	na	na	*Eucalyptus camaldulensis*	red gum	X	45/30	80/80/80	80%-Good		
480	50.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/30	50/50/70	50%-Fair	R	4, 10

| Tree No. | DBH(in.) | DBH Multi(in.) | Combined DBH(in.) | Species Botanical Name (Genus species) | Species Common Name | City Protected Tree | Canopy Height/Spread(ft.) | Health/Structure/Form Ratings (0-100%) | Overall Condition Ratings (0-100%) | R = Removal | Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970 |
|---|---

INVENTORY PRODUCED BY TREES 360 DEGREES
ARBORIST OF RECORD - LISA EDWARDS

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
513	24.00	na	na	*Quercus agrifolia*	coast live oak	X	35/35	85/80/80	80%-Good		
514	23.00	na	na	*Quercus agrifolia*	coast live oak	X	35/20	65/50/50	50%-Fair		
515	26.00	na	na	*Quercus agrifolia*	coast live oak	X	40/35	45/80/65	45%-Fair		
516	48.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/40	85/80/80	80%-Good		
517	48.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/40	85/70/80	70%-Good		
518	50.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/50	50/80/95	50%-Fair		
519	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	25/15	90/90/90	90%-Excellent		
520	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	80/90/90	80%-Good		
521	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	80/90/90	80%-Good		
522	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	80/90/90	80%-Good	R	4, 10
523	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	80/90/90	80%-Good	R	4, 10
524	7.50	6.00	na	*Olea europaea*	olive	X	15/10	80/70/70	70%-Good		
525	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/80/90	80%-Good	R	4, 10
526	34.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/90/90	85%-Excellent	R	4, 10
527	36.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/30	85/80/90	80%-Good	R	4, 10
528	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/90/90	85%-Excellent	R	4, 10
529	29.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	50/90/90	50%-Fair	R	4, 10
530	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	50/90/80	50%-Fair	R	4, 10
531	34.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/35	60/60/60	60%-Fair	R	1, 4, 10
532	25.50	22 & 22	66.50	*Eucalyptus camaldulensis*	red gum	X	60/30	60/30/60	30%-Poor		
533	29.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/30	60/40/45	40%-Poor		
534	58.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/50	60/60/70	60%-Fair		
535	69.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/60	45/20/40	20%-Very Poor		
536	40.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/30	70/40/70	40%-Poor	R	1, 4, 10
537	40.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/40	70/30/40	30%-Poor		
538	50.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/40	40/06/30	06%-Very Poor	R	1, 4, 10
539	83.00	na	na	*Eucalyptus camaldulensis*	red gum	X	95/60	70/60/70	60%-Fair		
540	65.00	na	na	*Eucalyptus camaldulensis*	red gum	X	95/50	80/80/80	80%-Good		
541	40.50	na	na	*Eucalyptus camaldulensis*	red gum	X	55/30	60/20/30	20%-Very Poor	R	1, 4, 10
542	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/90/90	90%-Excellent	R	4, 10
543	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/90/90	90%-Excellent	R	4, 10
544	48.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/60	70/30/60	30%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
545	39.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	45/10/20	10%-Very Poor	R	1, 4, 10
546	43.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/45	80/80/80	80%-Good		
547	32.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/40	40/20/40	20%-Very Poor	R	1, 4, 10
548	34.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/40	50/50/65	50%-Fair	R	1, 4, 10
549	29.00	na	na	*Eucalyptus camaldulensis*	red gum	X	70/30	30/10/30	10%-Very Poor	R	1, 4, 10
550	26.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/50	30/30/30	30%-Poor	R	1, 4, 10
551	36.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/35	80/70/70	70%-Good	R	4, 10
552	39.00	na	na	*Eucalyptus camaldulensis*	red gum	X	65/45	20/20/45	20%-Very Poor		
553	43.00	na	na	*Eucalyptus camaldulensis*	red gum	X	70/65	70/70/70	70%-Good		
554	28.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/35	20/20/50	20%-Very Poor		
555	39.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/40	80/80/80	80%-Good		
556	15.00	12.00	27.00	*Rhus lancea*	African sumac	X	20/25	70/40/50	40%-Poor		
557	13.00	10.5 & 9.5	33.00	*Rhus lancea*	African sumac	X	20/25	70/40/50	40%-Poor		
558	12.50	9.50	22.00	*Rhus lancea*	African sumac	X	20/25	70/40/50	40%-Poor		
559	19.00	na	na	*Pinus canariensis*	Canary Island pine	X	60/25	40/20/30	20%-Very Poor	R	1, 4, 10
560	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	70/25	80/80/80	80%-Good	R	4, 10
561	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/15	70/90/90	70%-Good	R	4, 10
562	41.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/20	80/80/80	80%-Good	R	4, 10
563	40.00	na	na	*Quercus douglasii*	blue oak	X	55/60	50/50/50	50%-Fair		
564	41.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/20	90/90/90	90%-Excellent	R	4, 10
565	35.00	na	na	*Pinus canariensis*	Canary Island pine	X	60/20	80/60/75	60%-Fair	R	4, 10
566	35.70	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	70/50/80	50%-Fair		
567	35.70	na	na	*Sequoia sempervirens*	coast redwood	X	65/20	70/90/90	70%-Good		
568	56.00	na	na	*Sequoia sempervirens*	coast redwood	X	70/35	70/95/90	70%-Good		
569	35.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	70/95/90	70%-Good	R	4, 10
570	31.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent	R	4, 10
571	20.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/30	90/90/90	90%-Excellent	R	4, 10
572	14.50	na	na	*Sequoia sempervirens*	coast redwood	X	30/25	90/90/90	90%-Excellent		
573	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/25	90/90/90	90%-Excellent		
574	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
575	24.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
576	32.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	70/90/90	70%-Good		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
577	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
578	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
579	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent		
580	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	90/90/90	90%-Excellent	R	4, 10
581	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	90/90/90	90%-Excellent		
582	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/15	90/90/90	90%-Excellent		
583	27.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/25	90/80/90	80%-Good	R	4, 10
584	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/80/90	80%-Good		
585	20.00	na	na	*Pinus canariensis*	Canary Island pine	X	45/20	95/90/80	80%-Good	R	4, 10
586	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/90/90	90%-Excellent		
587	35.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	90/90/90	80%-Good	R	4, 10
588	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/80/90	80%-Good		
589	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/80/90	80%-Good		
590	33.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/80/90	80%-Good		
591	26.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/90/90	80%-Good	R	4, 10
592	36.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/	90/80/90	80%-Good		
593	34.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/	90/80/90	80%-Good		
594	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/25	90/90/90	90%-Excellent	R	4, 10
595	37.00	na	na	*Pinus canariensis*	Canary Island pine	X	50/25	85/60/85	60%-Fair		
596	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/90/90	90%-Excellent		
597	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/25	90/90/90	90%-Excellent		
598	35.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent		
599	24.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	95/90/90	90%-Excellent		
600	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	95/90/90	90%-Excellent	R	4, 10
601	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent	R	4, 10
602	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent	R	4, 10
603	23.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	95/90/90	90%-Excellent	R	4, 10
604	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	95/90/90	90%-Excellent	R	4, 10
605	26.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent	R	4, 10
606	50.00	na	na	*Sequoia sempervirens*	coast redwood	X	65/25	95/90/95	90%-Excellent	R	4, 10
607	25.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	95/90/90	90%-Excellent	R	4, 10
608	22.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	95/90/90	90%-Excellent		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
609	19.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/25	95/90/90	90%-Excellent		
610	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	48/20	95/90/90	90%-Excellent	R	4, 10
611	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	95/90/90	90%-Excellent		
612	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	90/80/90	80%-Good		
613	14.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	90/90/90	90%-Excellent		
614	20.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	90/90/90	90%-Excellent		
615	23.00	na	na	*Sequoia sempervirens*	coast redwood	X	48/20	90/90/90	90%-Excellent		
616	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/90/90	90%-Excellent		
617	26.50	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	90/90/90	90%-Excellent		
618	28.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
619	37.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	90/90/90	90%-Excellent		
620	25 & 13	na	na	*Fraxinus velutina*	Modesto ash	X	25/20	20/10/30	10%-Very Poor		
621	12, 11 & 6	29.00	na	*Olea europaea*	olive	X	30/30	80/60/60	60%-Fair		
622	10 & 8.5	18.50	na	*Olea europaea*	olive	X	30/30	80/70/70	70%-Good		
623	11.00	na	na	*Olea europaea*	olive	X	30/30	80/70/60	60%-Fair		
624	10.00	na	na	*Quercus agrifolia*	coast live oak	X	30/10	80/40/20	20%-Very Poor		
625	16.50	na	na	*Quercus agrifolia*	coast live oak	X	35/35	80/50/70	50%-Fair		
626	11.50	na	na	*Quercus agrifolia*	coast live oak	X	35/10	70/20/20	20%-Very Poor		
627	23.00	na	na	*Pinus canariensis*	Canary Island pine	X	45/30	80/70/70	70%-Good		
628	28.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/50/85	50%-Fair		
629	17.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	80/85/80	80%-Good		
630	21.00	na	na	*Pinus canariensis*	Canary Island pine	X	50/25	40/20/45	20%-Very Poor		
631	17.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	70/85/70	70%-Good		
632	45.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/40	65/80/80	65%-Good		
633	28.00	na	na	*Fraxinus excelsior*	European ash	X	25/25	10/45/60	10%-Very Poor		
634	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	90/90/90	90%-Excellent		
635	37.50	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	90/90/90	90%-Excellent		
636	20.50	na	na	*Quercus agrifolia*	coast live oak	X	35/35	40/10/70	10%-Very Poor		
637	22.50	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	85/30/90	30%-Poor		
638	41.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/80/90	80%-Good		
639	27.50	na	na	*Fraxinus excelsior*	European ash	X	30/30	20/20/30	20%-Very Poor		
640	18.00	na	na	*Fraxinus excelsior*	European ash	X	25/25	20/20/30	20%-Very Poor		

INVENTORY PRODUCED BY TREES 360 DEGREES
ARBORIST OF RECORD - LISA EDWARDS

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
641	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/30	90/90/90	90%-Excellent		
642	25.00	na	na	*Fraxinus excelsior*	European ash	X	30/30	30/50/60	30%-Poor		
643	18.00	na	na	*Fraxinus excelsior*	European ash	X	25/20	10/60/25	10%-Very Poor		
644	12.00	na	na	*Araucaria heterophylla*	Norfolk Island pine	X	30/10	80/10/10	10%-Very Poor		
645	24.00	na	na	*Fraxinus excelsior*	European ash	X	20/10	10/10/10	10%-Very Poor		
646	19.50	na	na	*Fraxinus excelsior*	European ash	X	20/15	10/20/25	10%-Very Poor		
647	20.00	na	na	*Fraxinus excelsior*	European ash	X	20/15	10/20/15	10%-Very Poor		
648	26.00	na	na	*Fraxinus excelsior*	European ash	X	25/25	50/50/50	50%-Fair		
649	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/25	85/90/80	80%-Good		
650	23.50	na	na	*Fraxinus excelsior*	European ash	X	25/30	10/20/20	10%-Very Poor		
651	31.50	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	90/90/90	90%-Excellent		
652	24.00	na	na	*Fraxinus excelsior*	European ash	X	35/35	20/20/20	20%-Very Poor		
653	21.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/80	80%-Good		
654	21.50	na	na	*Fraxinus excelsior*	European ash	X	35/25	30/30/20	20%-Very Poor	R	1, 4, 10
655	30.00	na	na	*Quercis ilex*	holly oak	X	35/40	90/50/65	50%-Fair		
656	32.00	na	na	*Sequoia sempervirens*	coast redwood	X	60/25	90/90/90	90%-Excellent		
657	23.00	na	na	*Fraxinus excelsior*	European ash	X	25/20	06/10/10	06%-Very Poor		
658	25.00	na	na	*Fraxinus excelsior*	European ash	X	35/25	20/20/40	20%-Very Poor		
659	15.00	na	na	*Fraxinus excelsior*	European ash	X	18/10	06/06/06	06%-Very Poor		
660	23.00	na	na	*Fraxinus excelsior*	European ash	X	25/25	10/10/10	10%-Very Poor		
661	17.50	na	na	*Fraxinus excelsior*	European ash	X	30/20	10/06/06	06%-Very Poor		
662	19.00	na	na	*Fraxinus excelsior*	European ash	X	25/20	40/40/40	40%-Poor		
663	29.00	na	na	*Fraxinus excelsior*	European ash	X	35/30	40/20/20	20%-Very Poor		
664	15.00	13, 10.5 & 10.5	49.00	*Fraxinus velutina*	Modesto ash	X	35/50	70/10/20	10%-Very Poor		
665	12.50	na	na	*Ligustrum japonicum*	Japanese privet	X	25/20	85/85/85	85%-Excellent		
666	27.00	na	na	*Fraxinus excelsior*	European ash	X	25/30	30/30/30	30%-Poor		
667	35.00	na	na	*Fraxinus velutina*	Modesto ash	X	35/30	50/10/20	10%-Very Poor		
668	19.00	16.00	35.00	*Magnolia grandiflora*	southern magnolia	X	25/20	70/50/70	50%-Fair		
669	14.00	na	na	*Washingtonia robusta*	Mexican fan palm	X	15/10	75/100/100	75%-Good		
670	4.50	na	na	*Quercus agrifolia*	coast live oak	X	15/10	70/80/70	70%-Good		
671	18.00	na	na	*Quercus agrifolia*	coast live oak	X	35/30	70/50/50	50%-Fair		
672	17.50	na	na	*Pinus halepensis*	Aleppo pine	X	40/25	06/80/60	06%-Very Poor	R	1, 3, 4, 10

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
673	9.00	na	na	*Fraxinus uhdei*	Shamel ash	X	35/20	80/06/60	06%-Very Poor	R	1, 3, 4, 10
674	18.00	na	na	*Quercus agrifolia*	coast live oak	X	35/20	70/60/60	60%-Fair		
675	10.00	na	na	*Olea europaea*	olive	X	15-Dec	40/40/20	20%-Very Poor		
676	6.00	6.00	12.00	*Ligustrum japonicum*	Japanese privet	X	25/15	50/50/30	30%-Poor	R	3, 4, 10, E
677	7.00	4.00	11.00	*Fraxinus uhdei*	Shamel ash	X	25/15	50/20/10	10%-Very Poor	R	1, 3, 4, 10
678	22.00	na	na	*Cupressus arizonica*	Arizona cypress	X	40/25	50/70/60	50%-Fair	R	3, 4, 10
679	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/25	70/20/20	20%-Very Poor	R	1, 4, 10
680	8.00	6.50	14.50	*Ligustrum japonicum*	Japanese privet	X	35/10	10/06/06	06%-Very Poor	R	1, 4, 10, E
681	26.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/20	80/90/80	80%-Good	R	4, 10
682	30.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/30/85	30%-Poor	R	4, 10
683	24.00	na	na	*Sequoia sempervirens*	coast redwood	X	50/30	85/85/80	80%-Good	R	4, 10
684	22.00	na	na	*Sequoia sempervirens*	coast redwood	X	45/20	60/30/30	30%-Poor	R	1, 4, 10
685	6.70	na	na	*Sequoia sempervirens*	coast redwood	X	25/10	85/90/80	80%-Good	R	4, 10
686	4.50	4 & 3	11.50	*Fraxinus uhdei*	Shamel ash	X	20/10	70/20/20	20%-Very Poor		
687	21.50	na	na	*Cupressus arizonica*	Arizona cypress	X	35/10	40/40/30	30%-Poor		
688	6.50	na	na	*Quercus douglasii*	blue oak	X	25/15	80/40/50	40%-Poor		
689	12.00	na	na	*Fraxinus uhdei*	Shamel ash	X	45/15	0/0/0	Dead		
690	10.00	na	na	*Fraxinus uhdei*	Shamel ash	X	45/15	80/60/60	60%-Fair		
691	17.00	na	na	*Fraxinus uhdei*	Shamel ash	X	45/25	80/80/80	80%-Good		
692	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/85/90	85%-Excellent		
693	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/85/90	85%-Excellent		
694	6.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
695	6.80	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
696	6.80	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
697	6.70	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
698	6.60	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/20/10	10%-Very Poor		
699	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/60/90	60%-Fair		
700	6.30	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
701	5.40	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/10	90/80/90	80%-Good		
702	5.20	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/10	90/80/90	80%-Good		
703	5.20	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/10	90/80/90	80%-Good		
704	3.40	2.7 & 2.4	8.50	*Lagerstroemia sp.*	crape myrtle	X	20/10	80/30/80	30%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
705	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
706	1.00	1,1,1,1,1,1,1 & 1	9.00	*Lagerstroemia sp.*	crape myrtle	X	15/10	90/10/50	10%-Very Poor		
707	1.50	1.5,1.5,1.5,1 .5, 1.5, 1.5, 1.5 & 1	13.00	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/10/50	10%-Very Poor		
708	2.00	2, 1.5, 1.5, 1.5, & 1	9.50	*Lagerstroemia sp.*	crape myrtle	X	20/15	90/10/50	10%-Very Poor		
709	2.00	2, 1.5, 1.5, 1.5, 1.5, 1, 1, & 1	13.00	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/10/50	10%-Very Poor		
710	4.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	20/20	90/80/90	80%-Good		
711	8.00	na	na	*Lagerstroemia sp.*	crape myrtle	X	25/25	90/80/90	80%-Good		
712	6.80	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/20	80/80/80	80%-Good		
713	4.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
714	8.50	8.50	17.00	*Quercus agrifolia*	coast live oak	X	20/25	70/70/70	70%-Good		
715	7.50	na	na	*Sequoia sempervirens*	coast redwood	X	22/10	90/95/95	90%-Excellent		
716	10.00	na	na	*Sequoia sempervirens*	coast redwood	X	28/10	95/95/95	95%-Excellent		
717	7.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/15	80/80/80	80%-Good		
718	15.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	45/30	80/80/80	80%-Good		
719	12.40	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	35/30	80/80/80	80%-Good		
720	9.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
721	8.70	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
722	8.70	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
723	7.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/10	80/80/80	80%-Good		
724	11.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	35/20	80/80/80	80%-Good		
725	9.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
726	8.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/20	80/80/80	80%-Good		
727	7.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/10	80/80/80	80%-Good		
728	6.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	18/10	80/80/80	80%-Good		
729	7.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
730	6.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
731	6.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
732	6.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	20/10	80/80/80	80%-Good		
733	9.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/15	80/80/80	80%-Good		
734	8.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/15	80/80/80	80%-Good		
735	8.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	30/15	80/80/80	80%-Good		
736	8.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	X	25/15	80/80/80	80%-Good		

| Tree No. | DBH(in.) | DBH Multi(in.) |

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
769	5.70	3.50	9.20	*Quercus agrifolia*	coast live oak	X	15/15	80/60/70	60%-Fair		
770	7.00	na	na	*Quercus agrifolia*	coast live oak	X	15/10	80/60/70	60%-Fair		
771	9.00	7.5, 6, 5, 5, 5, 4.5, 4, 4, 3.5	53.30	*Acacia dealbata*	silver wattle	X	25/40	70/10/15	10%-Very Poor		
772	16.00	na	na	*Sequoia sempervirens*	coast redwood	X	30/20	65/90/90	65%-Good		
773	32.00	na	na	*Acacia dealbata*	silver wattle	X	30/45	20/75/85	20%-Very Poor		
774	8.00	na	na	*Sequoia sempervirens*	coast redwood	X	20/10	06/06/06	06%-Very Poor		
775	18.00	na	na	*Sequoia sempervirens*	coast redwood	X	40/20	65/90/90	65%-Good		
776	7.20	na	na	*Acacia dealbata*	silver wattle	X	25/15	80/80/80	80%-Good		
777	9.00	na	na	*Quercus agrifolia*	coast live oak	X	20/10	75/25/70	25%-Poor		
778	4.30	2.50	6.80	*Quercus agrifolia*	coast live oak	X	15/15	70/70/80	70%-Good		
779	11.00	na	na	*Sequoia sempervirens*	coast redwood	X	35/15	65/90/80	65%-Good		
780	5.70	4.30	10.00	*Acacia baileyana*	Cootamundra wattle	X	25/20	75/60/65	60%-Fair		
781	12.00	na	na	*Pinus halepensis*	Aleppo pine	X	35/10	70/60/60	60%-Fair		
782	15.70	na	na	*Pinus halepensis*	Aleppo pine	X	40/15	80/85/85	80%-Good		
783	21.00	na	na	*Pinus halepensis*	Aleppo pine	X	50/25	80/85/85	80%-Good		
784	8.50	na	na	*Pinus halepensis*	Aleppo pine	X	25/8	20/20/20	20%-Very Poor		
785	20.00	na	na	*Pinus halepensis*	Aleppo pine	X	35/20	80/40/40	40%-Poor		
786	11.40	na	na	*Pinus halepensis*	Aleppo pine	X	35/20	90/90/90	90%-Excellent		
787	17.00	na	na	*Pinus halepensis*	Aleppo pine	X	40/25	75/90/85	75%-Good		
788	19.00	na	na	*Quercus agrifolia*	coast live oak	X	30/30	40/85/65	40%-Poor		
789	17.50	na	na	*Pinus halepensis*	Aleppo pine	X	45/20	90/90/70	70%-Good		
790	19.20	14.00	33.20	*Quercus agrifolia*	coast live oak	X	30/30	80/70/70	70%-Good		
791	6.00	5.2 & 4.5	15.70	*Acacia dealbata*	silver wattle	X	25/20	80/40/50	40%-Poor		
792	7.50	6.50	14.00	*Acacia dealbata*	silver wattle	X	28/20	80/06/50	06%-Very Poor		
793	9.00	na	na	*Pinus halepensis*	Aleppo pine	X	30/10	60/60/50	50%-Fair		
794	5.00	4, 3, 3 & 2	17.00	*Acacia dealbata*	silver wattle	X	25/20	80/20/40	20%-Very Poor		
795	21.00	na	na	*Pinus halepensis*	Aleppo pine	X	45/15	80/85/70	70%-Good		
796	16.00	na	na	*Pinus halepensis*	Aleppo pine	X	40/15	80/85/80	80%-Good		
797	14.00	12.00	26.00	*Pinus halepensis*	Aleppo pine	X	25/15	65/40/50	40%-Poor		
798	16.80	na	na	*Pinus halepensis*	Aleppo pine	X	35/15	60/80/50	50%-Fair		
799	6.70	4.70	11.40	*Acacia dealbata*	silver wattle	X	20/20	70/30/45	30%-Poor		
800	10.30	na	na	*Pinus halepensis*	Aleppo pine	X	22/15	30/40/30	30%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
801	25.50	14.80	40.30	*Quercus agrifolia*	coast live oak	X	30/40	70/06/50	06%-Very Poor		
802	13.50	na	na	*Pinus halepensis*	Aleppo pine	X	35/30	80/60/65	60%-Fair		
803	17.00	12.6, 12 & 7.7	49.30	*Quercus agrifolia*	coast live oak	X	35/45	85/20/50	20%-Very Poor		
804	7.80	na	na	*Quercus agrifolia*	coast live oak	X	25/10	85/60/70	60%-Fair		
805	9.80	14.00	23.80	*Quercus lobata*	valley oak	X	25/20	85/20/80	20%-Very Poor		
806	4.30	na	na	*Quercus agrifolia*	coast live oak	X	10/10	50/75/50	50%-Fair		
807	12.00	10.50	22.50	*Quercus agrifolia*	coast live oak	X	28/25	85/45/65	45%-Fair		
808	4.30	3.50	7.80	*Quercus agrifolia*	coast live oak	X	10/8	85/40/40	40%-Poor		
809	16.50	na	na	*Quercus agrifolia*	coast live oak	X	30/20	60/20/50	20%-Very Poor		
810	10.20	na	na	*Quercus agrifolia*	coast live oak	X	30/10	60/25/50	25%-Poor		
811	3.40	1.80	5.20	*Quercus agrifolia*	coast live oak	X	15/10	80/80/80	80%-Good		
812	12.00	na	na	*Quercus agrifolia*	coast live oak	X	30/20	80/20/50	20%-Very Poor		
813	7.70	4 & 4	15.70	*Quercus ilex*	holly oak	X	25/20	80/20/40	20%-Very Poor		
814	7.50	5.3 & 3.5	16.30	*Quercus ilex*	holly oak	X	30/15	80/50/60	50%-Fair		
815	5.00	na	na	*Acacia dealbata*	silver wattle	X	30/15	90/85/85	85%-Excellent		
816	7.70	na	na	*Acacia dealbata*	silver wattle	X	25/08	90/65/75	65%-Good		
817	4.30	na	na	*Acacia dealbata*	silver wattle	X	30/08	90/60/50	50%-Fair		
818	5.00	na	na	*Acacia dealbata*	silver wattle	X	30/08	90/90/90	90%-Excellent		
819	4.00	na	na	*Acacia dealbata*	silver wattle	X	30/10	90/30/10	10%-Very Poor		
820	6.80	na	na	*Acacia dealbata*	silver wattle	X	30/10	85/85/85	85%-Excellent		
821	3.20	3.2 & 2.3	8.70	*Pistachio chinensis*	Chinese pistache	X	25/15	80/30/40	30%-Poor		
822	10.00	na	na	*Acacia dealbata*	silver wattle	X	30/20	85/75/70	70%-Good		
823	10.00	na	na	*Acacia dealbata*	silver wattle	X	30/20	85/75/75	75%-Good		
824	4.50	4.20	8.70	*Cupressus arizonica*	Arizona cypress	X	25/15	85/20/30	20%-Very Poor		
825	4.00	na	na	*Cupressus arizonica*	Arizona cypress	X	20/10	85/85/85	85%-Excellent		
826	10.00	8, 6 & 5	29.00	*Quercus ilex*	holly oak	X	35/30	60/30/70	30%-Poor		
827	4.00	na	na	*Quercus agrifolia*	coast live oak	X	5-Oct	80/45/45	45%-Fair		
828	4.00	3 & 2.8	9.80	*Quercus agrifolia*	coast live oak	X	18/15	85/20/80	20%-Very Poor		
829	7.00	na	na	*Sequoia sempervirens*	coast redwood	X	22/08	70/90/85	70%-Good		
830	6.70	na	na	*Cupressus arizonica*	Arizona cypress	X	22/12	90/90/90	90%-Excellent		
831	8.00	na	na	*Cupressus arizonica*	Arizona cypress	X	24/10	70/80/70	70%-Good		
832	15.50	15,13, 10, 9.5,9,8.7,6.6 5, 4.4	110.00	*Quercus agrifolia*	coast live oak	X	35/60	80/40/80	40%-Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
833	7.70	na	na	*Sequoia sempervirens*	coast redwood	X	25/15	90/90/90	90%-Excellent		
834	21.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/25	90/90/90	90%-Excellent		
835	21.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/25	90/90/90	90%-Excellent		
836	24.50	na	na	*Sequoia sempervirens*	coast redwood	X	35/30	90/90/90	90%-Excellent		
837	5.50	na	na	*Quercus agrifolia*	coast live oak	X	18/10	30/80/80	30%-Poor		
838	9.00	na	na	*Eucalyptus camaldulensis*	red gum	X	28/20	80/40/20	20%-Very Poor		
839	10.00	7.70	17.70	*Quercus ilex*	holly oak	X	28/15	60/30/30	30%-Poor		
840	30.00	na	na	*Quercus agrifolia*	coast live oak	X	35/30	80/20/60	20%-Very Poor		
841	4.40	na	na	*Sequoia sempervirens*	coast redwood	X	15/10	70/90/90	70%-Good		
842	24.00	18.00	42.00	*Eucalyptus camaldulensis*	red gum	X	60/30	85/60/80	60%-Fair		
843	13.50	na	na	*Eucalyptus camaldulensis*	red gum	X	50/20	85/85/85	85%-Excellent		
844	14.00	8.00	22.00	*Quercus agrifolia*	coast live oak	X	30/30	80/60/70	60%-Fair		
845	19.00	na	na	*Eucalyptus camaldulensis*	red gum	X	70/40	70/50/50	50%-Fair		
846	11.50	na	na	*Eucalyptus camaldulensis*	red gum	X	50/25	50/50/30	30%-Poor		
847	7.50	na	na	*Eucalyptus camaldulensis*	red gum	X	30/15	50/20/20	20%-Very Poor		
848	9.00	na	na	*Eucalyptus camaldulensis*	red gum	X	30/15	30/20/20	20%-Very Poor		
849	12.00	5.00	17.00	*Eucalyptus camaldulensis*	red gum	X	30/15	10/10/10	10%-Very Poor		
850	7.20	na	na	*Eucalyptus camaldulensis*	red gum	X	30/15	30/10/10	10%-Very Poor		
851	12.50	8.50	21.00	*Eucalyptus camaldulensis*	red gum	X	30/15	50/30/20	20%-Very Poor		
852	8.00	8 & 7	23.00	*Eucalyptus camaldulensis*	red gum	X	30/15	30/10/10	10%-Very Poor		
853	9.00	na	na	*Eucalyptus camaldulensis*	red gum	X	30/10	06/06/06	06%-Very Poor		
854	6.50	na	na	*Eucalyptus camaldulensis*	red gum	X	30/10	50/30/20	20%-Very Poor		
855	6.50	na	na	*Eucalyptus camaldulensis*	red gum	X	30/10	60/20/50	20%-Very Poor		
856	7.00	na	na	*Eucalyptus camaldulensis*	red gum	X	30/10	60/10/50	10%-Very Poor		
857	36.00	7.00	43.00	*Eucalyptus camaldulensis*	red gum	X	70/30	50/20/30	20%-Very Poor		
858	12.00	9, 7 & 6	34.00	*Eucalyptus camaldulensis*	red gum	X	40/25	60/40/40	40%-Poor		
859	12.00	7 & 5	24.00	*Eucalyptus camaldulensis*	red gum	X	40/10	10/20/40	20%-Very Poor		
860	8.50	na	na	*Eucalyptus camaldulensis*	red gum	X	25/15	06/06/06	06%-Very Poor		
861	7.30	na	na	*Eucalyptus camaldulensis*	red gum	X	25/15	06/06/06	06%-Very Poor		
862	19.00	8.00	27.00	*Eucalyptus camaldulensis*	red gum	X	50/25	50/10/20	10%-Very Poor		
863	30.00	15 & 12.4	57.40	*Eucalyptus camaldulensis*	red gum	X	65/60	80/50/40	40%-Poor		
864	33.50	na	na	*Eucalyptus camaldulensis*	red gum	X	70/40	70/80/80	70%-Good		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
865	12.50	na	na	*Quercus lobata*	valley oak	X	28/20	80/80/80	80%-Good		
866	7.50	7.00	14.50	*Eucalyptus camaldulensis*	red gum	X	30/20	70/60/50	50%-Fair		
867	9.00	na	na	*Quercus lobata*	valley oak	X	30/20	70/70/50	50%-Fair		
868	7.00	na	na	*Quercus ilex*	holly oak	X	25/15	70/70/80	70%-Good		
869	15.50	na	na	*Quercus lobata*	valley oak	X	35/25	80/60/70	60%-Fair		
870	21.20	na	na	*Pinus radiata*	Monterey pine	X	65/20	50/50/40	40%-Poor		
871	14.00	na	na	*Quercus agrifolia*	coast live oak	X	30/25	50/70/40	40%-Poor		
872	28.00	14.00	42.00	*Pinus radiata*	Monterey pine	X	65/40	80/80/80	80%-Good		
873	5.00	3.70	8.70	*Quercus douglasii*	blue oak	X	20/08	65/40/40	40%-Poor		
874	10.00	5.60	15.60	*Quercus douglasii*	blue oak	X	25/30	85/80/85	80%-Good		
875	13.30	9.40	22.70	*Quercus lobata*	valley oak	X	35/35	85/45/80	45%-Fair		
876	13.50	na	na	*Quercus agrifolia*	coast live oak	X	30/25	75/60/40	40%-Poor		
877	7.50	na	na	*Quercus agrifolia*	coast live oak	X	20/20	50/50/20	20%-Very Poor		
878	12.00	na	na	*Quercus lobata*	valley oak	X	35/30	50/50/30	30%-Poor		
879	6.00	na	na	*Quercus ilex*	holly oak	X	35/10	20/10/10	10%-Very Poor		
880	12.50	11.5 & 11.5	35.50	*Quercus lobata*	valley oak	X	40/35	80/60/80	60%-Fair		
881	12.50	na	na	*Quercus lobata*	valley oak	X	40/20	30/40/40	30%-Poor		
882	9.50	na	na	*Quercus lobata*	valley oak	X	35/25	80/80/60	60%-Fair		
883	9.50	na	na	*Quercus lobata*	valley oak	X	35/25	20/50/40	20%-Very Poor		
884	4.40	na	na	*Quercus agrifolia*	coast live oak	X	10-Oct	85/85/85	85%-Excellent		
885	6.60	5.50	12.10	*Quercus douglasii*	blue oak	X	30/15	50/06/06	06%-Very Poor		
886	6.00	na	na	*Quercus douglasii*	blue oak	X	25/10	50/30/20	20%-Very Poor		
887	6.00	na	na	*Quercus douglasii*	blue oak	X	15-Oct	80/30/10	10%-Very Poor		
888	9.00	na	na	*Quercus agrifolia*	coast live oak	X	25/15	50/50/30	30%-Poor		
889	6.30	na	na	*Quercus agrifolia*	coast live oak	X	25/15	50/50/30	30%-Poor		
890	7.50	na	na	*Quercus agrifolia*	coast live oak	X	30/25	50/50/30	30%-Poor		
891	14.50	13.3, 12.5,& 7	47.30	*Quercus lobata*	valley oak	X	35/40	80/45/70	45%-Fair		
892	3.30	2.00	5.30	*Quercus agrifolia*	coast live oak	X	15/10	90/90/90	90%-Excellent		
893	17.50	13 & 8	38.50	*Quercus lobata*	valley oak	X	45/50	85/80/70	70%-Good		
894	18.50	na	na	*Quercus lobata*	valley oak	X	35/40	85/80/70	70%-Good		
895	8.50	8.5 & 3.5	20.50	*Quercus agrifolia*	coast live oak	X	25/20	50/20/40	20%-Very Poor		
896	7.80	7.00	14.80	*Quercus douglasii*	blue oak	X	35/15	80/20/80	20%-Very Poor		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
897	7.00	7.00	14.00	*Quercus douglasii*	blue oak	X	35/20	80/20/60	20%-Very Poor		
898	11.00	na	na	*Quercus douglasii*	blue oak	X	35/30	90/90/90	90%-Excellent		
899	6.50	na	na	*Quercus douglasii*	blue oak	X	35/15	80/70/60	60%-Fair		
900	13.50	10.50	24.00	*Quercus lobata*	valley oak	X	35/40	85/50/50	50%-Fair		
901	15.20	na	na	*Quercus lobata*	valley oak	X	35/30	80/80/50	50%-Fair		
902	7.50	na	na	*Quercus lobata*	valley oak	X	30/10	60/65/50	50%-Fair		
903	19.50	19, 14 & 9.5	62.00	*Quercus lobata*	valley oak	X	30/35	80/60/65	60%-Fair		
904	6.00	8.50	14.50	*Quercus lobata*	valley oak	X	30/20	80/50/65	50%-Fair		
905	9.80	7 & 5.5	22.30	*Quercus lobata*	valley oak	X	30/25	80/40/40	40%-Poor		
906	11.00	8.2, 8.2, 8, 5, 4.8, 4.7 & 3.5	50.10	*Quercus lobata*	valley oak	X	30/35	80/20/60	20%-Very Poor		
907	10.50	10.00	20.50	*Quercus agrifolia*	coast live oak	X	25/20	85/20/85	20%-Very Poor		
908	6.70	4.70	11.40	*Quercus douglasii*	blue oak	X	25/08	85/70/80	70%-Good		
909	4.00	3.30	7.30	*Quercus douglasii*	blue oak	X	20/06	80/10/75	10%-Very Poor		
910	5.00	4.5, 4.3 & 2.5	16.30	*Quercus agrifolia*	coast live oak	X	20/15	50/10/70	10%-Very Poor		
911	12.00	10.50	22.50	*Quercus agrifolia*	coast live oak	X	35/20	40/30/70	30%-Poor		
912	5.00	na	na	*Quercus suber*	cork oak	X	15/06	85/85/85	85%-Excellent		
913	11.50	7.30	18.80	*Quercus lobata*	valley oak	X	25/20	80/80/80	80%-Good		
914	5.80	3.5 & 3	12.30	*Quercus lobata*	valley oak	X	20/15	60/60/60	60%-Fair		
915	7.00	6.5 & 6.5	20.00	*Fraxinus uhdei*	Shamel ash	X	35/25	80/10/70	10%-Very Poor		
916	9.00	na	na	*Quercus lobata*	valley oak	X	35/15	80/65/50	50%-Fair		
917	16.20	na	na	*Quercus lobata*	valley oak	X	30/10	80/80/80	80%-Good		
918	7.50	3.50	11.00	*Quercus lobata*	valley oak	X	20/20	80/70/60	60%-Fair		
919	19.00	19 & 6	44.00	*Quercus lobata*	valley oak	X	35/40	85/80/65	65%-Good		
920	5.50	na	na	*Quercus lobata*	valley oak	X	15/15	70/50/40	40%-Poor		
921	30.00	na	na	*Quercus douglasii*	blue oak	X	35/40	85/85/85	85%-Excellent		
922	8.30	na	na	Quercus agrifolia	coast live oak	X	25/10	85/80/60	60%-Fair		
923	5.00	na	na	*Quercus lobata*	valley oak	X	15/5	100/100/100	100%-Excellent		
924	39.00	na	na	*Sequoia sempervirens*	coast redwood	X	55/25	70/90/90	70%-Good	R	4, 10
925	26.00	20 & 20	66.00	*Eucalyptus camaldulensis*	red gum	X	60/55	80/06/70	06%-Very Poor		
926	14.50	na	na	*Eucalyptus polyanthemos*	red box	X	30/20	85/10/30	10%-Very Poor		
927	15.00	14.00	29.00	*Eucalyptus camaldulensis*	red gum	X	55/25	80/40/50	40%-Fair		
928	24.00	na	na	*Eucalyptus camaldulensis*	red gum	X	55/30	80/60/60	60%-Fair		

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	City Protected Tree	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	R = Removal	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970
929	20.00	na	na	*Eucalyptus camaldulensis*	red gum	X	60/20	70/10/50	10%-Very Poor		
930	5.00	na	na	*Sequoia sempervirens*	coast redwood	X	18/10	90/80/90	80%-Good		
931	24.00	na	na	*Eucalyptus camaldulensis*	red gum	X	50/30	80/80/80	80%-Good		
932	28.50	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	10/06/40	06%-Very Poor	R	1, 4, 10
933	19.50	na	na	*Fraxinus velutina*	Modesto ash	X	35/25	10/06/40	06%-Very Poor	R	1, 4, 10
934	20.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	10/10/40	10%-Very Poor	R	1, 4, 10
935	22.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/20	40/06/20	06%-Very Poor	R	1, 4, 10
936	26.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/35	40/06/20	06%-Very Poor	R	1, 4, 10
937	24.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/20	20/06/10	06%-Very Poor	R	1, 4, 10
938	28.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	06/06/50	06%-Very Poor	R	1, 4, 10
939	24.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/50	10/10/30	10%-Very Poor	R	1, 4, 10
940	24.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/45	30/40/50	30%-Poor	R	1, 4, 10
941	22.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	20/06/45	06%-Very Poor	R	1, 4, 10
942	26.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/40	10/06/40	06%-Very Poor	R	1, 4, 10
943	20.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/20	06/06/06	06%-Very Poor	R	1, 4, 10
944	21.00	na	na	*Fraxinus velutina*	Modesto ash	X	40/15	20/06/10	06%-Very Poor	R	1, 4, 10
945	22.00	na	na	*Fraxinus velutina*	Modesto ash	X	45/10	06/06/06	06%-Very Poor	R	1, 4, 10
946	32.00	na	na	*Quercus douglasii*	blue oak	X	45/50	50/70/70	50%-Fair		

Reason for Tree Removal Per Division 2. - Tree Protection

Sec. 29.10.0992.- Required Findings:

(1) The tree is dead, severely diseased, decayed or disfigured to such an extent that the tree is unable to recover or return to a healthy and structurally sound condition.

(3) The tree is crowding other protected trees to the extent that removal or severe pruning is necessary to ensure the long-term viability of adjacent and more significant trees.

(4) The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the Director or deciding body that there are no reasonable alternatives to preserve the tree.

(10) The removal of the tree and replacement with a more appropriate tree species will enhance the Town's urban forest.

Sec. 29.10.0970.- Exceptions:

The following trees are excepted from the provisions of this division and may be removed or severely pruned without Town approval or issuance of a tree removal permit:

(2) Any of the following trees that are less than twenty-four (24) inches in diameter (seventy-five (75) inches in circumference):

Black Acacia (Acacia melanoxylon)
Tulip Tree (Liriodendron tulipifera)
Tree of Heaven (Ailanthus altissima)
Blue Gum Eucalyptus (E. globulus)
Red Gum Eucalyptus (E. camaldulensis)
Other Eucalyptus sp. (E. spp.) Hillsides only
Palm (except Phoenix canariensis)
Privet (Ligustrum lucidum)

The letter **E** for **Exception** is used to identify the removal of a tree that must be identified in the Architectural & Site Review application. However, a Tree Removal Permit is not required for removal due to the size and/or undesirable species listed above

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO, SUITE 202, LA QUINTA, CA. 92253 760.340.4529

TREE INVENTORY

ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN:

CHECKED:

PROJ. NO: 2416

DATE: 3-28-25

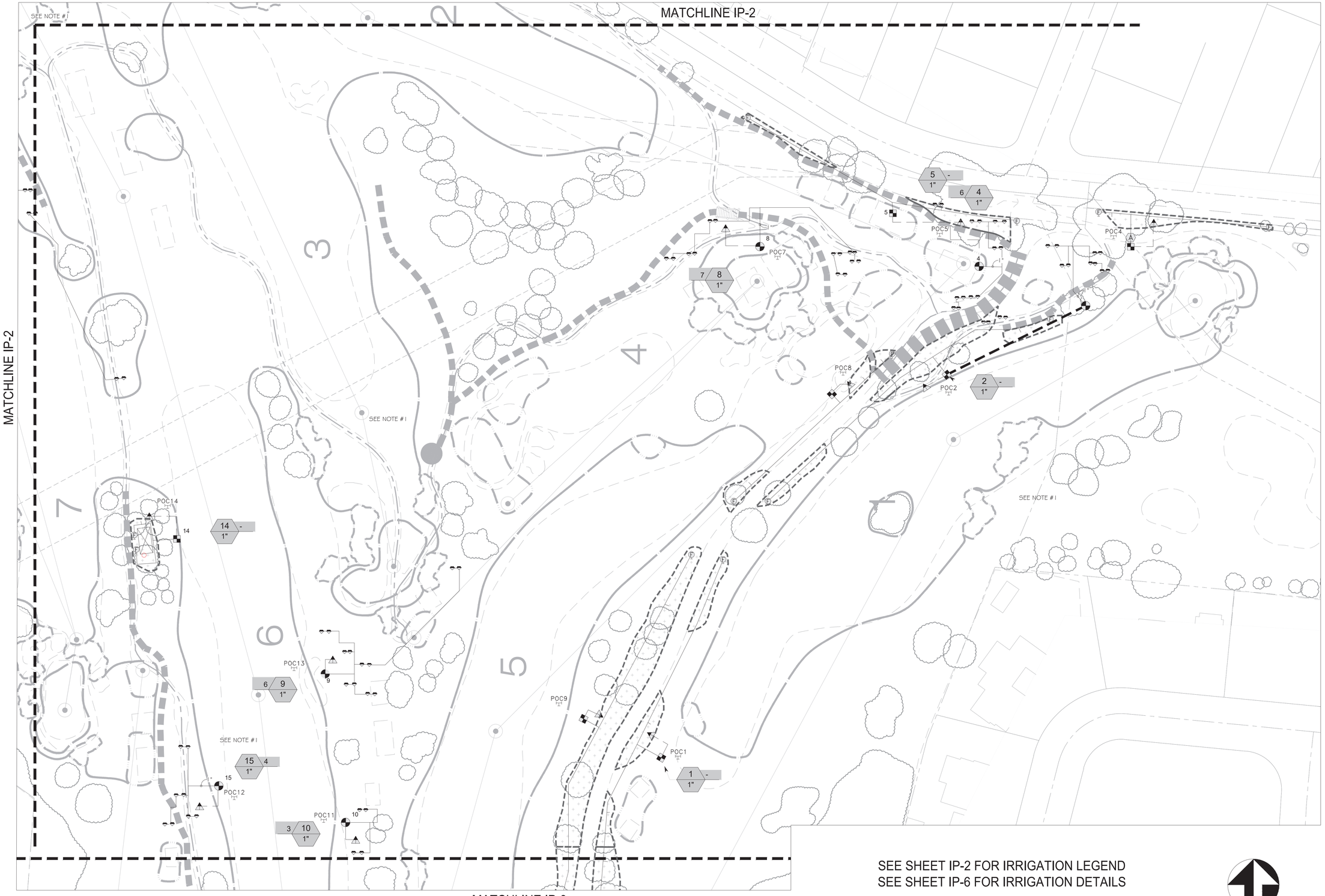
SSCALE:

REVISIONS:

1 X
2 X
3 X
4 X
5 X
6 X

SHEET NO:

TI-4



SEE SHEET IP-2 FOR IRRIGATION LEGEND
SEE SHEET IP-6 FOR IRRIGATION DETAILS

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

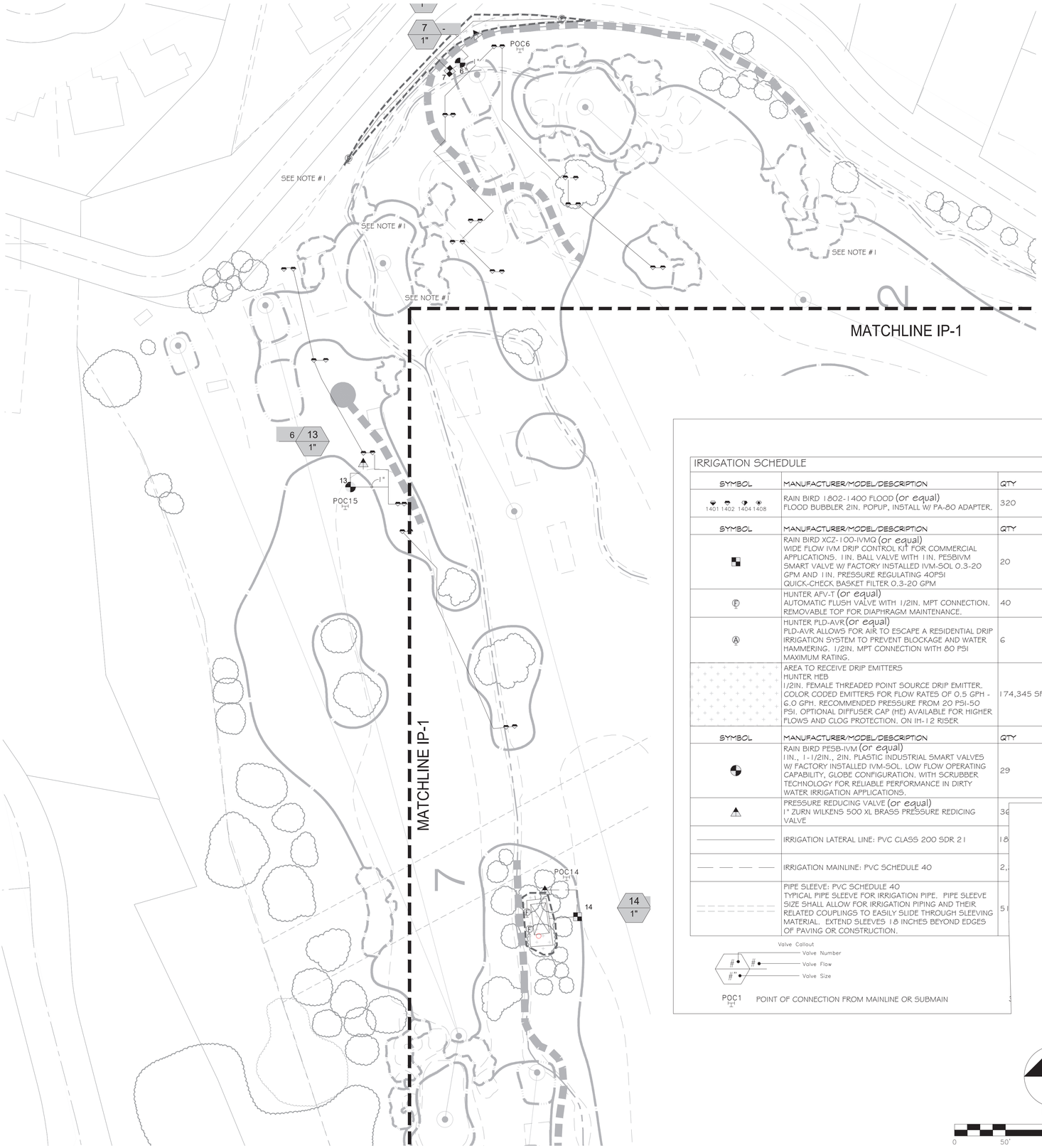
REVISIONS:

1	X
2	X
3	X
4	X
5	X
6	X
7	X

SHEET NO: IP-1

NOTE:

1. PDC WILL PROVIDE SITE VISITS FOR ASTHETIC DIRECTION FOR THE GOLF COURSE LANDSCAPE. PDC WILL BE AVAILABLE TO PROVIDE TECHNICAL SUPPORT DURING THE INSTALLATION BY DAYS ON SITE OR THROUGH EMAIL. PDC RECOMMENDS THE GOLF COURSE HIRE A LANDSCAPE IRRIGATION FOREMAN TO OVERSEE THE INSTALLATION OF THE LANDSCAPE IRRIGATION AND AS-BUILT ALL THE NEW LANDSCAPE IRRIGATION TO ENSURE THE INSTALLATION IS PER OUR DESIGN AND MEETS THE CLUBS EXPECTATION.
2. LANDSCAPE CONTRACTOR MUST TRENCH AND INSTALL THE FIRST THREE VALVES, PIPE AND FITTINGS, LEAVE THE TRENCH OPEN FOR REVIEW AND APPROVAL PRIOR TO BACKFILLING. LANDSCAPE CONTRACTOR TO DO THIS FOR THE SPRAY SYSTEM, THE TREE BUBBLER SYSTEM AND SHRUB DRIP SYSTEM. GOLF COURSE SUPERINTENDENT WILL APPROVE ALL LANDSCAPE IRRIGATION.



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD 1802-1400 FLOOD (or equal) FLOOD BUBBLER 2IN. POPUP, INSTALL W/ PA-80 ADAPTER.	320	50
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZ-100-IVMQ (or equal) WIDE FLOW IVM DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESBIVM SMART VALVE W/ FACTORY INSTALLED IVM-SOL 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3-20 GPM	20	
F	HUNTER AFV-T (or equal) AUTOMATIC FLUSH VALVE WITH 1/2IN. MPT CONNECTION. REMOVABLE TOP FOR DIAPHRAGM MAINTENANCE.	40	
A	HUNTER PLD-AVR (or equal) PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.	6	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HEB 1/2IN. FEMALE THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH - 6.0 GPH. RECOMMENDED PRESSURE FROM 20 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. ON IH-12 RISER	174,345 SF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PESB-IVM (or equal) 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	29	
	PRESSURE REDUCING VALVE (or equal) 1" ZURN WILKENS 500 XL BRASS PRESSURE REDICING VALVE	3	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	18	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,	
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	5	

Valve Callout
Valve Number
Valve Flow
Valve Size

POC1 POINT OF CONNECTION FROM MAINLINE OR SUBMAIN

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

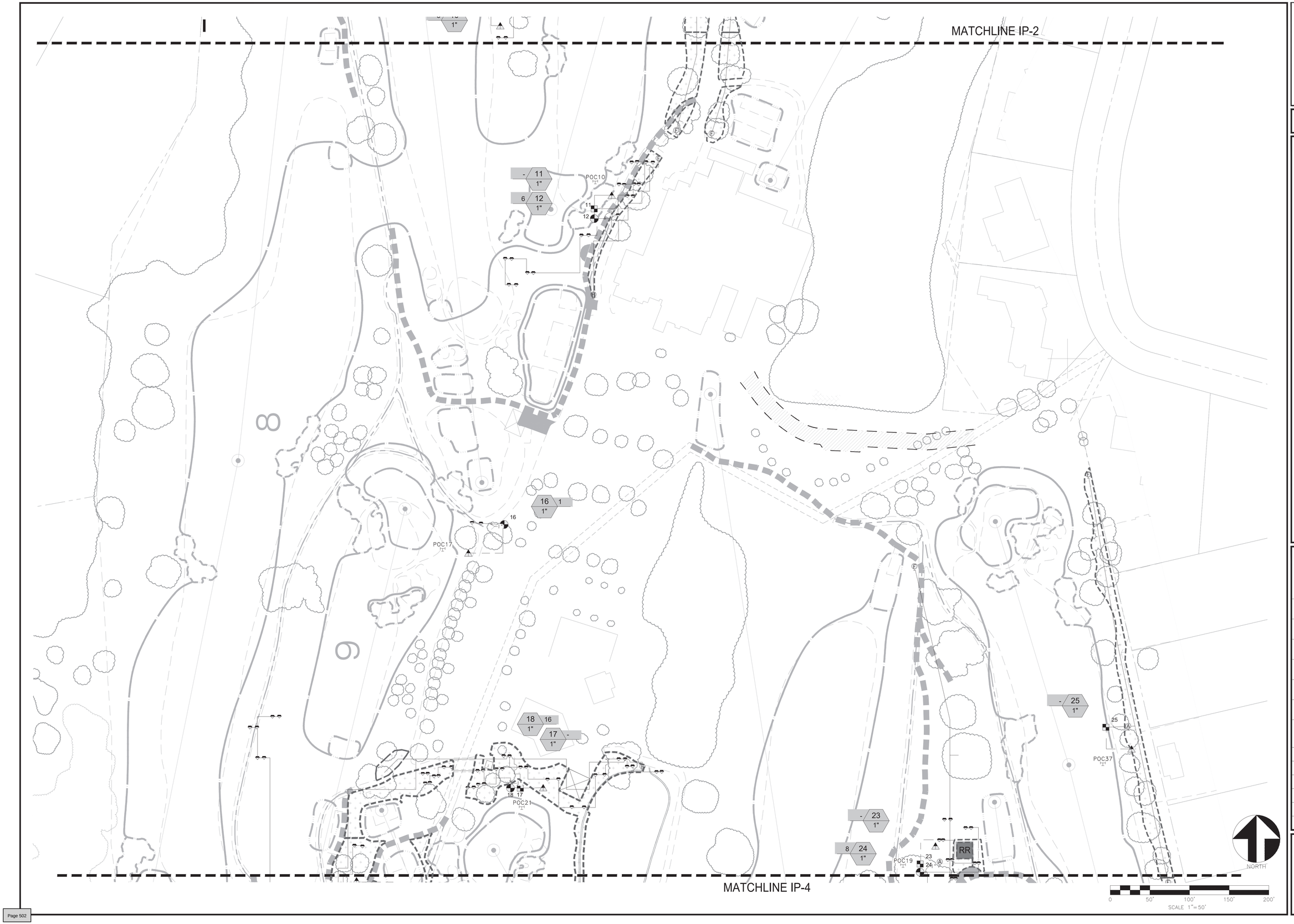
SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:
1 X
2 X
3 X
4 X
5 X
6 X
7 X

SHEET NO: IP-2



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE:

IRRIGATION PLAN

PROJECT:

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

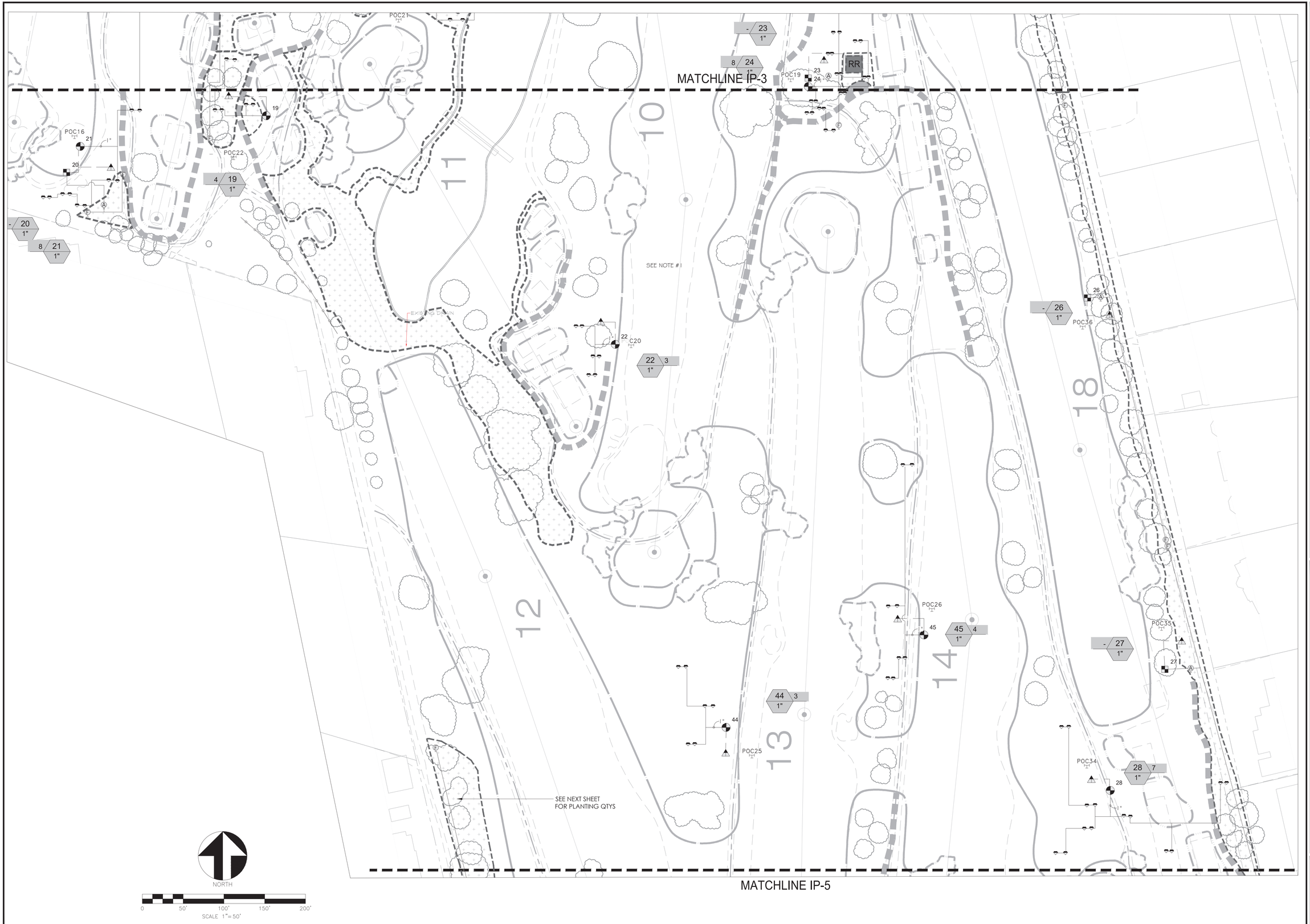
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

- x
- x
- x
- x
- x
- x
- x

SHEET NO:

IP-3



PINNACLE
DESIGN COMPANY

78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE:

IRRIGATION PLAN

PROJECT:
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:

- x
- x
- x
- x
- x
- x
- x

SHEET NO:

IP-4

MATCHLINE IP-4

POC23
42
42 -
1"
41
41 2
1"
POC24
43
43 4.5
1"
POC27
31
31 5
1"
SEE NOTE #1
4 29
1"
- 30
1"
POC33
29
30
POC32
32
32 5
1"
4 34
1"
1 33
1"
34
33
POC31
40
40 2
1"
POC28
SEE NOTE #1
SEE NOTE #1
POC29
5 39
1"
- 38
1"
39
38
- 35
1"
4 36
1"
8 37
1"
POC30
37
36
35
17 CIS

SEE IP-5 FOR LEGENDS AND SCHEDULES

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

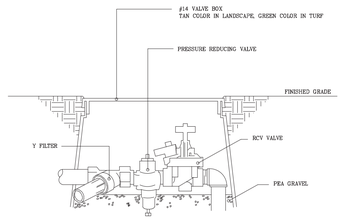
PROJECT: La Rinconada Golf Course Modernization Project
LOS GATOS, CALIFORNIA

SPECIFICATIONS

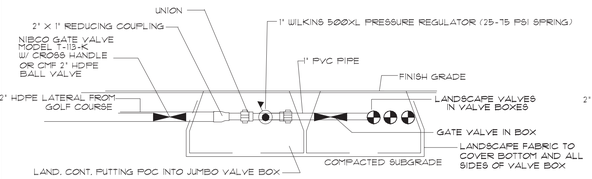
SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	1" = 50'-0"

REVISIONS:
- X
- X
- X
- X
- X
- X
- X

SHEET NO: IP-5

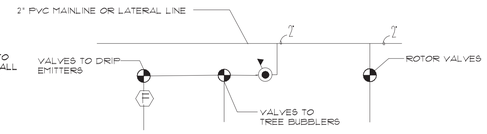


B DRIP VALVE



SEE PLAN VIEW FOR LANDSCAPE VALVE ASSEMBLY

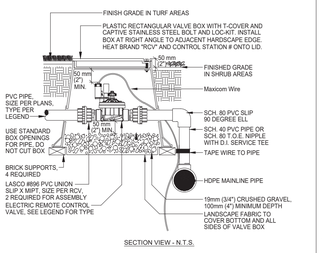
PIPE SIZING CHART	
1" pvc	0-12 gpm
1½" pvc	13-40 gpm
2" pvc	41-60 gpm



LANDSCAPE IRRIGATION MANIFOLD PLAN VIEW

C P.O.C. DETAIL

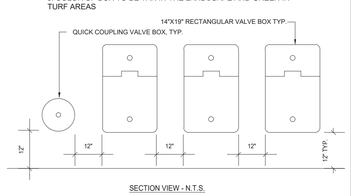
NOTE:



SECTION VIEW - N.T.S.

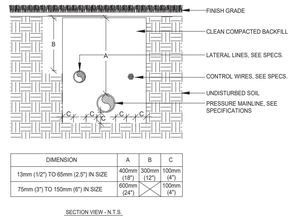
D REMOTE CONTROL VALVE

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET RCV AND VALVE BOX ASSEMBLY IN GROUND-COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOXES.
5. COLOR OF BOX TO BE TAN IN THE LANDSCAPE AND GREEN IN TURF AREAS



SECTION VIEW - N.T.S.

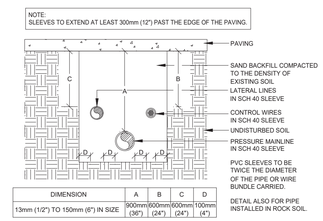
E VALVE BOX LAYOUT



DIMENSION	A	B	C
13mm (1/2") TO 65mm (2.5") IN SIZE	400mm (16")	300mm (12")	100mm (4")
75mm (3") TO 150mm (6") IN SIZE	600mm (24")		100mm (4")

SECTION VIEW - N.T.S.

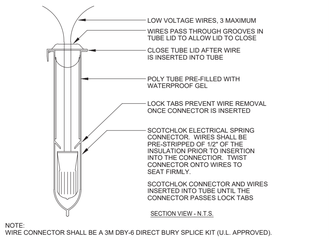
F PIPE INSTALLATION



DIMENSION	A	B	C	D
13mm (1/2") TO 150mm (6") IN SIZE	900mm (36")	600mm (24")	600mm (24")	100mm (4")

SECTION VIEW - N.T.S.

G SLEEVE INSTALLATION



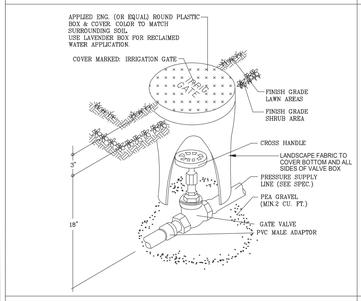
SECTION VIEW - N.T.S.

NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT (U.L. APPROVED).

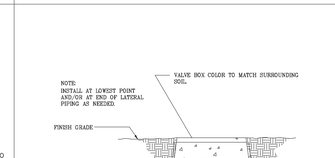
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

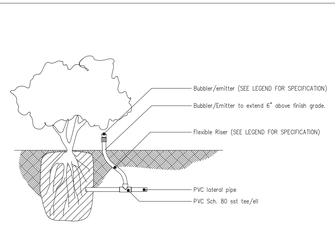
H WIRE CONNECTION



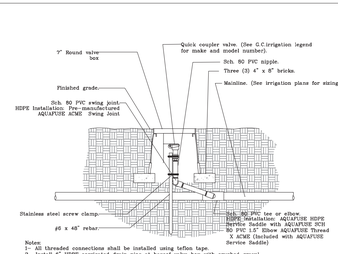
I GATE VALVE



J SELF FLUSH END VALVE

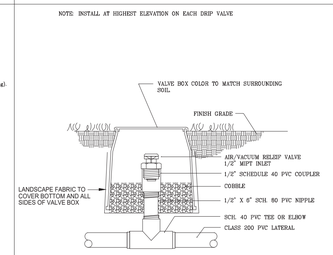


K DRIP EMITTER

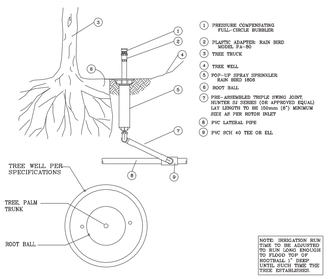


Notes:
1- All threaded connections shall be installed using teflon tape.
2- Install 6" HDPE corrigated drain pipe at bases' valve box with crushed gravel
3- All quick couplers shall be installed a minimum of 18" off of the mainline.
4- Valve boxes shall be located in planting areas.

L QUICK COUPLER



M AIR RELIEF VALVE



N TYPICAL TREE BUBBLER LAYOUT

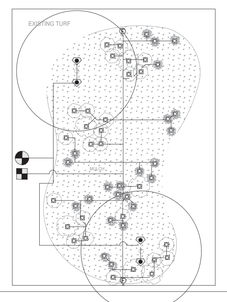
GENERAL INSTALLATION NOTES

1. SPRINKLER IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS.
2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. SECTION DELETED
5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
6. ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER ROADS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER ROADS SHALL BE SCHEDULE 40 PVC.
7. ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14, TYPE UF, DIRECT BURIAL WIRE, USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTIONS.
8. ALL TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
9. CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.
10. CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
11. CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE SET BACK 18 INCHES. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS. NO OVERTHROW IS PERMITTED ON HARDSCAPE
12. 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
13. PINNACLE DESIGN COMPANY, INC. SHALL APPROVE ALL INFIELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE 100% SPRINKLER COVERAGE OR THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
14. PINNACLE DESIGN COMPANY, INC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
15. PINNACLE DESIGN COMPANY, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
16. LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIALS AND WORKMANSHIP.

SPECIAL NOTES

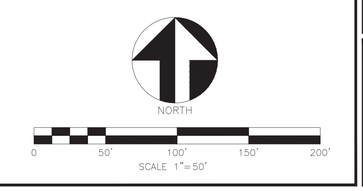
1. SHRUB SPRAY HEADS ON A RISER WILL ONLY BE PERMITTED NEXT TO A WALL. A FENCE OR OTHER AREA WHERE THEY ARE OUT OF CLEAR VIEW. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED ADJACENT TO ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.
2. TREES NEW AND EXISTING: CONTRACTOR SHALL PROVIDE TWO BUBBLERS AT THE BASE
3. PVC PIPE TO BE INSTALLED FOR ALL LANDSCAPE IRRIGATION

O NOTES



P DRIP IRRIGATION TYPICAL PIPING

SEE IP-2 FOR LEGENDS AND SCHEDULES



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

PROJECT: La Rinconada Golf Course Modernization Project
LOS GATOS, CALIFORNIA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	3-28-25
SCALE:	

REVISIONS:

1 X
X
X
X
X
X
X

SHEET NO:

IP-6



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

PLANTING PLAN

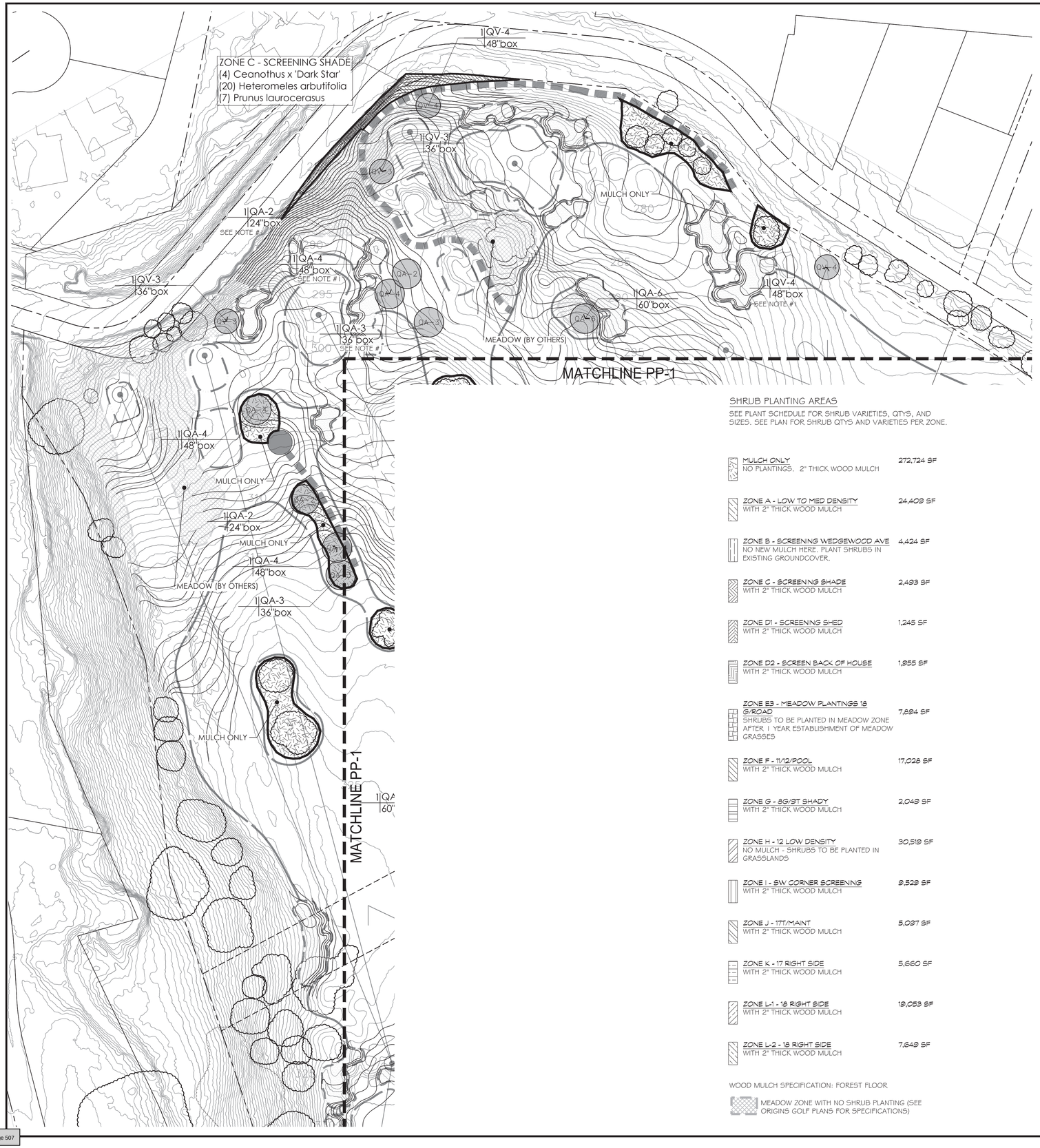
SHEET TITLE:

PROJECT:
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS	
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	03-28-25
SCALE:	1" = 50'-0"
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO:

PP-1



SHRUB PLANTING AREAS

SEE PLANT SCHEDULE FOR SHRUB VARIETIES, QTYS, AND SIZES. SEE PLAN FOR SHRUB QTYS AND VARIETIES PER ZONE.

MULCH ONLY NO PLANTINGS. 2" THICK WOOD MULCH	272,724 SF
ZONE A - LOW TO MED DENSITY WITH 2" THICK WOOD MULCH	24,403 SF
ZONE B - SCREENING WEDGEWOOD AVE NO NEW MULCH HERE. PLANT SHRUBS IN EXISTING GROUNDCOVER.	4,424 SF
ZONE C - SCREENING SHADE WITH 2" THICK WOOD MULCH	2,483 SF
ZONE D1 - SCREENING SHED WITH 2" THICK WOOD MULCH	1,245 SF
ZONE D2 - SCREEN BACK OF HOUSE WITH 2" THICK WOOD MULCH	1,955 SF
ZONE E3 - MEADOW PLANTINGS 18 G/ROAD SHRUBS TO BE PLANTED IN MEADOW ZONE AFTER 1 YEAR ESTABLISHMENT OF MEADOW GRASSES	7,894 SF
ZONE F - 11/12/POOL WITH 2" THICK WOOD MULCH	17,028 SF
ZONE G - BG/BT SHADY WITH 2" THICK WOOD MULCH	2,049 SF
ZONE H - 12 LOW DENSITY NO MULCH - SHRUBS TO BE PLANTED IN GRASSLANDS	30,519 SF
ZONE I - SW CORNER SCREENING WITH 2" THICK WOOD MULCH	9,529 SF
ZONE J - 17T/MAINT WITH 2" THICK WOOD MULCH	5,087 SF
ZONE K - 17 RIGHT SIDE WITH 2" THICK WOOD MULCH	5,660 SF
ZONE L-1 - 18 RIGHT SIDE WITH 2" THICK WOOD MULCH	19,053 SF
ZONE L-2 - 18 RIGHT SIDE WITH 2" THICK WOOD MULCH	7,649 SF

WOOD MULCH SPECIFICATION: FOREST FLOOR

MEADOW ZONE WITH NO SHRUB PLANTING (SEE ORIGINS GOLF PLANS FOR SPECIFICATIONS)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
A2	A2	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MULTI-TRUNK OR LOW BRANCHING	24"BOX	13
A3	A3	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MULTI-TRUNK OR LOW BRANCHING	36"BOX	20
A4	A4	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MULTI-TRUNK OR LOW BRANCHING	48"BOX	6
PR-4	PR-4	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK OR LOW BRANCHING	48"BOX	10
PR-6	PR-6	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK OR LOW BRANCHING	60"BOX	3
QA-2	QA-2	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	24"BOX	10
QA-3	QA-3	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	36"BOX	24
QA-4	QA-4	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	48"BOX	27
QA-6	QA-6	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	60"BOX	13
QV-3	QV-3	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL AND STANDARD OR LOW BRANCHING	36"BOX	8
QV-4	QV-4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL AND STANDARD OR LOW BRANCHING	48"BOX	12
QV-6	QV-6	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL AND STANDARD OR LOW BRANCHING	60"BOX	2
QC4	QC4	QUERCUS VIRGINIANA CATHEDRAL / CATHEDRAL SOUTHERN LIVE OAK FULL, STANDARD	48"BOX	6
QC6	QC6	QUERCUS VIRGINIANA CATHEDRAL / CATHEDRAL SOUTHERN LIVE OAK FULL, STANDARD	60"BOX	4
VINES				
	CIS	CISSUS ANTARCTICA / KANGAROO VINE	5 GAL	17

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUB AREAS					
	AU	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB	15 GAL		43
	BBC	BUDDLEJA X 'BLUE CHIP' / LO & BEHOLD® BLUE CHIP BUTTERFLY BUSH	1 GAL		89
	CAI	CARYOPTERIS INCANA / COMMON BLUEBEARD	5 GAL		41
	CED	CEANOTHUS X 'DARK STAR' / DARK STAR WILD LILAC	5 GAL		141
	CEJ	CEANOTHUS X 'JOYCE COULTER' / JOYCE COULTER WILD LILAC	5 GAL		16
	DH	DODONAEA VISCOSA / HOPSEED BUSH	15 GAL		22
	FRC	FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY	5 GAL		71
	GRR	GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA	5 GAL		109
	HA	HETEROMELES ARBUTIFOLIA / TOYON	15 GAL		106
	LL	LEONOTIS LEONURUS / LION'S TAIL	5 GAL		41
	LS	LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH	5 GAL		18
	MC	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	15 GAL		10
	PF	PHLOMIS FRUTICOSA / JERUSALEM SAGE	1 GAL		172
	PP	PHLOMIS PURPUREA / PURPLE PHLOMIS	1 GAL		43
	PRL	PRUNUS LAUROCERASUS / ENGLISH LAUREL	15 GAL		23
	RI	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL		208
	SV	SYRINGA VULGARIS / COMMON LILAC	5 GAL		26
	TL	TAGETES LEMMONII / COPPER CANYON DAISY	5 GAL		7
	TW	TRICHOSTEMA LANATUM / WOOLLY BLUE CURLS	1 GAL		76
	WB	WESTRINGIA FRUTICOSA 'WES03' / BLUE GEM COAST ROSEMARY	5 GAL		509

SEE PLANT PROCUREMENT AND APPROVAL NOTES ON SHEET PD-1

NOTES:
1) TREES PLANTED IN TURF SHALL RECEIVE A WOOD MULCH RING AROUND THE TREE THAT EXTENDS 2' BEYOND THE ROOTBALL OF THE TREE. CONTRACTOR TO BUILD A 3-4" HIGH WELL INSIDE THE EDGE OF THE MULCH RING TO HOLD WATER DURING GROW-IN. THE WELL SHOULD BE MAINTAINED FOR AT LEAST A YEAR AFTER PLANTING.
NO TREE IN TURF SHALL BE PLANTED WITHIN 12' OF A TURF ROTOR.

EXISTING TREE TO REMAIN
SEE TREE DISPOSITION PLAN FOR COMPLETE INVENTORY OF TREES TO REMAIN AND TREES TO BE REMOVED

SEE PD-1 FOR PLANTING DETAILS/NOTES

SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

NORTH

0 50' 100' 150' 200'
SCALE 1"= 50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

PLANTING PLAN

SHEET TITLE:

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	03-28-25
SCALE:	1" = 50'-0"

REVISIONS:
1 X
2 X
3 X
4 X
5 X
6 X
7 X

SHEET NO:

PP-2

MATCHLINE PP-2

MATCHLINE PP-1

MATCHLINE PP-4

MEADOW (BY OTHERS)

1|QA-4
48"box

MULCH ONLY

SEE PD-2 FOR TYP. PLANTING ENLARGEMENT

ZONE A - LOW TO MED DENSITY
(10) Caryopteris incana
(24) Phlomis fruticosa
(3) Rhus integrifolia
(19) Trichostema lanatum
(30) Westringia fruticosa 'WES03'

3|QC4
48"box

3|QC6
60"box

ZONE D2 - SCREEN BACK OF HOUSE
(10) Ceanothus x 'Dark Star'
(16) Frangula californica
(8) Prunus laurocerasus

1|QA-3
36"box

1|QA-4
48"box

1|QA-6
60"box

1|QA-4
48"box

MEADOW (BY OTHERS)

MULCH ONLY

ZONE E3 - 18 G/ROAD
(25) Buddleja x 'Blue Chip'
(19) Ceanothus x 'Dark Star'
(15) Frangula californica
(10) Myrica californica
(32) Phlomis fruticosa
(25) Rhus integrifolia

MULCH ONLY

MULCH ONLY

MULCH ONLY

ZONE F - 11/12/POOL
(26) Buddleja x 'Blue Chip'
(14) Dodonaea viscosa
(27) Leonotis leonurus
(12) Leucadendron x 'Safari Sunset'
(28) Phlomis fruticosa
(46) Westringia fruticosa 'WES03'

MEADOW (BY OTHERS)

2|A2
24"box

ZONE L-2 - 18 RIGHT SIDE
(8) Arbutus unedo
(15) Ceanothus x 'Dark Star'
(20) Grevillea rosmarinifolia
(10) Rhus integrifolia
(50) Westringia fruticosa 'WES03'

1|A3
36"box

1|QA-4
48"box

1|QA-2
24"box

1|QA-3
36"box

1|A3
36"box

1|QC6
60"box

3|QC4
48"box

EX PUMP HOUSE

1|A2
24"box

2|A3
36"box

1|QA-3
36"box

1|QA-6
60"box

1|QA-4
48"box

MEADOW (BY OTHERS)

1|A2
24"box

2|A3
36"box

2|A2
24"box

2|QA-4
48"box

1|QA-3
36"box

NORTH

SEE PP-2 FOR LEGENDS AND SCHEDULES, PD-1 FOR PLANTING DETAILS/NOTES
SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

0 50' 100' 150' 200'
SCALE 1"= 50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	03-28-25
SCALE:	1" = 50'-0"

REVISIONS:
1 X
2 X
3 X
4 X
5 X
6 X
7 X

SHEET NO: PP-3

MATCHLINE PP-3

1|QA-4
48"box

1|QA-3
36"box

1|QA-2
24"box

LAKE

MEADOW (BY OTHERS)

1|QA-3
36"box

MULCH ONLY

1|QA-4
48"box

1|QV-6
60"box

1|QV-4
48"box

1|QV-3
36"box

MEADOW (BY OTHERS)

ZONE F - 11/12/POOL
(14) Buddleja x 'Blue Chip'
(8) Dodonaea viscosa
(15) Leonotis leonurus
(6) Leucadendron x 'Safari Sunset'
(15) Phlomis fruticosa
(25) Westringia fruticosa 'WES03'

ZONE G - 8G/9T SHADY
(7) Ceanothus x 'Dark Star'
(13) Frangula californica
(3) Prunus laurocerasus
(8) Westringia fruticosa 'WES03'

EXISTING DRAIN

LAKE

MEADOW (BY OTHERS)

1|QA-3
36"box

2|QA-2
24"box

MULCH ONLY

SEE PD-2 FOR TYP. PLANTING ENLARGEMENT

1|QA-3
36"box

1|QA-6
60"box

1|QA-4
48"box

SEE NEXT SHEET FOR PLANTING QTYS

2|A4
48"box

4|A3
36"box

1|QA-6
60"box

1|QA-3
36"box

MULCH ONLY

1|QA-4
48"box
SEE NOTE #1

ZONE L-1 - 18 RIGHT SIDE
(25) Arbutus unedo
(37) Ceanothus x 'Dark Star'
(20) Phlomis purpurea
(39) Rhus integrifolia
(26) Syringa vulgaris
(108) Westringia fruticosa 'WES03'

1|QA-4
48"box

MULCH ONLY

1|QA-3
36"box

1|QA-4
48"box

1|QA-3
36"box

MEADOW (BY OTHERS)

1|QA-4
48"box

1|QA-6
60"box

2|QA-3
36"box

ZONE C - SCREENING SHADE
(2) Ceanothus x 'Dark Star'
(8) Heteromeles arbutifolia
(3) Prunus laurocerasus

MULCH ONLY

1|A2
24"box

1|A4
48"box

1|A3
36"box

1|QA-3
36"box

1|QV-3
36"box

1|QA-2
24"box

SEE PP-2 FOR LEGENDS AND SCHEDULES, PD-1 FOR PLANTING DETAILS/NOTES
SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

NORTH

0 50' 100' 150' 200'
SCALE 1"= 50'

MATCHLINE PP-5

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

PLANTING PLAN

PROJECT:
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

SPECIFICATIONS	
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	03-28-25
SCALE:	1" = 50'-0"
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO:
PP-4

MATCHLINE PP-4

ZONE H - 12 UNDERSTORY
(89) Grevillea rosmarinifolia
(44) Heteromeles arbutifolia
(66) Rhus integrifolia

SEE PD-2 FOR TYP. PLANTING ENLARGEMENT

MULCH ONLY

1|QA-3 36"box

1|QA-4 48"box

1|QA-2 24"box

1|QA-3 36"box

1|QA-6 60"box

MULCH ONLY

1|QA-4 48"box

1|QA-6 60"box

2|QV-4 48"box

MEADOW (BY OTHERS)

1|PR-6 60"box

3|PR-4 48"box

2|PR-4 48"box

LAKE

1|QA-3 36"box SEE NOTE #1

1|QA-6 60"box

1|QA-4 48"box

1|PR-6 60"box

1|QV-3 36"box

1|QA-4 48"box

3|PR-4 48"box

1|A3 36"box

2|A4 48"box

ZONE K - 17 RIGHT SIDE
(24) Buddleja x 'Blue Chip'
(9) Rhus integrifolia
(84) Westringia fruticosa 'WES03'

1|QA-3 36"box SEE NOTE #1

1|QA-4 48"box SEE NOTE #1

MULCH ONLY

1|QV-4 48"box

1|QV-3 36"box

MEADOW (BY OTHERS)

MULCH ONLY

1|A2 24"box

1|A3 36"box

MEADOW (BY OTHERS)

1|QV-6 60"box

1|A4 48"box

1|A3 36"box

1|QV-4 48"box

ZONE J - 17T/MAINT
(16) Ceanothus x 'Dark Star'
(17) Ceanothus x 'Joyce Coulter'
(27) Frangula californica

ZONE I - SW CORNER SCREENING
(11) Arbutus unedo
(26) Ceanothus x 'Dark Star'
(26) Phlomis purpurea
(27) Rhus integrifolia
(48) Westringia fruticosa 'WES03'

2|QV-4 48"box

17|CIS 5 gal

MULCH ONLY

EX PATH

MAINTENANCE GATE

SEE PP-2 FOR LEGENDS AND SCHEDULES, PD-1 FOR PLANTING DETAILS/NOTES
SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

NORTH

0 50' 100' 150' 200'
SCALE 1"= 50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

PLANTING PLAN

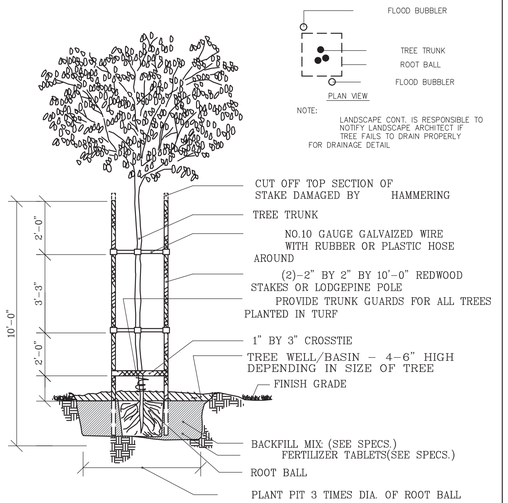
PROJECT:
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

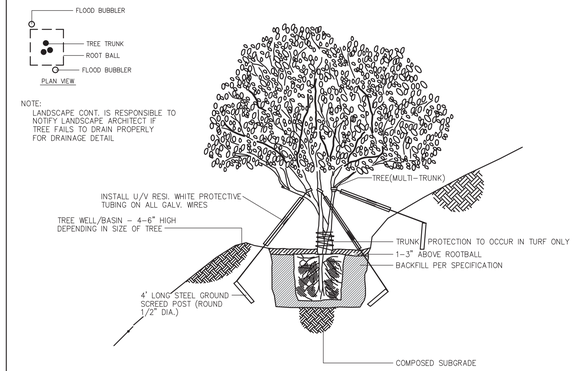
SPECIFICATIONS	
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	03-28-25
SCALE:	1" = 50'-0"
REVISIONS:	
1 X	
2 X	
3 X	
4 X	
5 X	
6 X	
7 X	

SHEET NO:

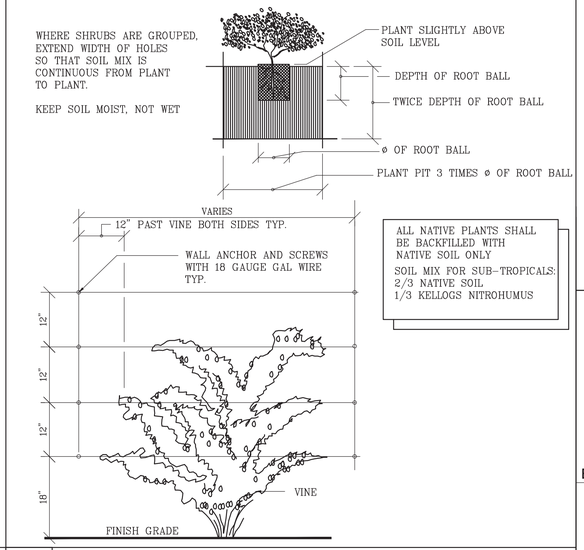
PP-5



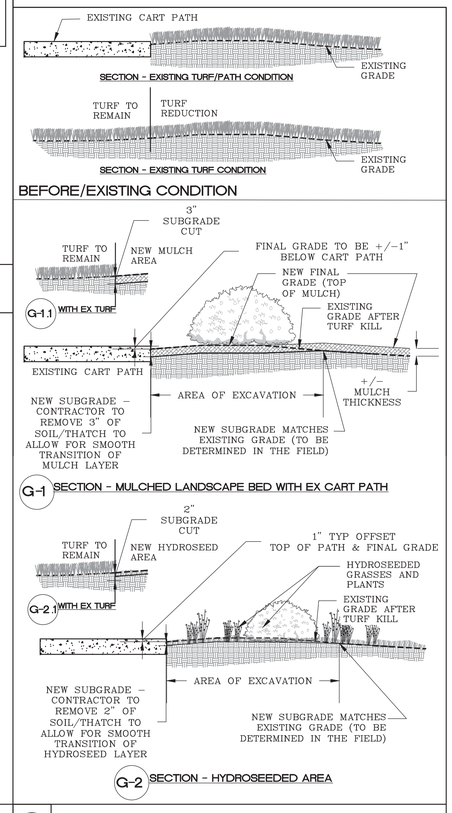
A DOUBLE STAKE TREE DETAIL
24" BOX



B TREE GUYING DETAIL
36" BOX AND LARGER



C SHRUB PLANTING + VINE ESPALIER DETAIL



G SUBGRADE EXCAVATION IN NEW LANDSCAPE ZONES ADJACENT TO CART PATH OR EXISTING TURF

D DRAINAGE + DEEP WATERING DETAIL

E TREE DRAINAGE ON SLOPE DETAIL

F ROOT BARRIER DETAIL

DRAINAGE NOTE: CONTRACTOR TO ADD DRAINAGE ON ALL TREES IN SOIL THAT DOES NOT MEET THE PERCOLATION RATES PER THE SPECIFICATIONS.

APPROVAL OF INSTALLATION AND WORKMANSHIP NOTE:
PDC WILL PROVIDE AESTHETIC DIRECTION AND FIELD LAYOUT WHILE ON SITE DURING CONSTRUCTION. PDC WILL PROVIDE CONSULTATION OF THE INSTALLATION PROCEDURES IN ACCORDANCE TO OUR SPECIFICATIONS AND PLANS WHEN OUR CONSULTATION IS SOLICITED, AND WHILE WE ARE ON SITE. HOWEVER, PDC DOES NOT PROVIDE INSTALLATION OVERSIGHT NOR ARE WE RESPONSIBLE FOR THE PROPER WORKMANSHIP OF THE LANDSCAPE OR IRRIGATION INSTALLATION.
OWNERSHIP TO PROVIDE AN EMPLOYEE OF THE MAINTENANCE STAFF AS INSTALLATION SUPERVISOR TO VERIFY PLANTS AND IRRIGATION EQUIPMENT IS INSTALLED PER PDC DRAWINGS AND SPECIFICATIONS. THIS STAFF MEMBER IS IDEALLY ONE THAT WILL BE WITH THE CLUB WELL AFTER CONSTRUCTION TO PROVIDE THE REST OF THE TEAM WITH THE KNOWLEDGE AND INSIGHT OF HOW (AND WHERE) THE LANDSCAPE WAS INSTALLED.

FIELD LAYOUT NOTES
1) Landscape architect (L. A.) will field layout all plant material using paint and flags. Contractor to provide L.A. with multiple colors of flags and an adequate qty of paint.
2) L.A. will use the plan quantities as a guide. Quantities and varieties laid out in the field may differ from plan quantities. Contractor to secure plant material with nurseries per plan quantities but deliver plants to the site based on field layout.
3) See Landscape typicals (if applicable) for examples of densities of shrub layout for each zone.

1. LANDSCAPE ARCHITECT: SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
2. UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.
3. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE AGRICULTURAL COMMISSIONER FOR APPROVAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSION.
4. LANDSCAPE PLANS ARE DIAGRAMMATIC FOR CLARITY OF READING. PLANTING IS TO BE ADJUSTED IN FIELD. PLANT QUANTITY LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR ACCURATE BIDDING PURPOSES.
5. MOUNDING AND ROUGH GRADE TO +/-.6" TO BE PROVIDED BY OTHERS. FINISH GRADE TO BE PROVIDED BY LANDSCAPE CONTRACTOR. WHERE MOUNDING OCCURS ADJACENT TO STREET OR WALKS, SWALES SHALL BE FORMED ALONG THE STREET OR WALK TO CONTROL IRRIGATION RUN OFF.
6. BEFORE ANY PLANTS ARE LOCATED, ALL PLANTED AREAS ARE TO BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE.
7. WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT TREES CLOSER THAN 5' (FIVE FEET) TO AN EDGE OF PAVING, HEADERBOARD OR ROOF LINE. ANY TREE, PALM, OR MULTI-TRUNK FAN PALM PLANTED WITHIN 5' OF HARDSCAPE SURFACE (EDGE OF SIDEWALK, WALLS, CURBS, ETC.) MUST HAVE ROOT BARRIER INSTALLED AT TIME OF PLANTING PER MANUFACTURE'S SPECIFICATIONS. (SEE DETAIL THIS SHEET).
8. REMOVE ESPALIERED PLANTS FROM THEIR TRAINING FRAMEWORKS AND ATTACH TO THE WALL/FENCE AGAINST WHICH THEY ARE PLANTED. ATTACH PLANTS IN THE SAME PATTERN IN WHICH THEY HAVE BEEN TRAINED.
9. IF REQUIRED, THE OWNER OR OWNER'S REPRESENTATIVE SHALL SUBMIT PLANS TO THE APPROPRIATE PLANNING AND AGRICULTURE DEPARTMENTS PRIOR TO SUBMITTAL FOR BUILDING PERMITS.
10. TREE PLANTING, TAMPING AND WATER SETTLE NOTE: BEFORE BACKFILLING THE ROOT BALL, WATER THE PLANT IN THE HOLE AND WAIT FOR IT TO PERCOLATE, THEN PROCEED TO WATER THE HOLE, BACKFILL HALF THE HOLE, TAMP AROUND THE ROOTBALL TO REMOVE AIR POCKETS. CONTINUE BY WATERING, BACKFILLING, AND TAMPING UNTIL HOLE IS FILLED.

1. PLANT PROCUREMENT NOTE: CONTRACTOR TO BID PLAN QUANTITIES. PRIOR TO CONSTRUCTION, CONTRACTOR TO SECURE 100% OF QUANTITIES BUT ARRANGE FOR DELIVERY OF ONLY 75% TO ALLOW FOR CHANGES IN THE FIELD THAT WILL INEVITABLY OCCUR AND WILL AFFECT QUANTITIES INSTALLED.
2. PLANT APPROVAL PROCESS: LANDSCAPE ARCHITECT WILL APPROVE PLANT MATERIAL 1 OF 2 WAYS: A) LANDSCAPE ARCHITECT WILL PHYSICALLY TAG TREES IN A NURSERY SOURCE ARRANGED BY THE CONTRACTOR, OR B) CONTRACTOR TO PROVIDE PHOTOGRAPHS OF SAMPLE MATERIAL FROM THE ACTUAL NURSERY FOR THE LANDSCAPE ARCHITECT TO APPROVE. TYPICALLY, SHRUBS AND SMALL-BOXED TREES ARE APPROVED VIA PHOTOGRAPHS AND LARGER BOXED TREES ARE APPROVED THROUGH FIELD-TAGGING VISITS. ONCE PLANT MATERIAL HAS ARRIVED ON SITE, LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE MATERIAL IF IT HASN'T MET OUR SPECIFICATION AND/OR DOESN'T RESEMBLE THE PHOTOS WE APPROVED.

NOTE FOR TREES PLANTED IN TURF: ALL TREES PLANTED IN TURF SHALL RECEIVE A WOOD MULCH RING AROUND THE TREE THAT EXTENDS 2' BEYOND THE ROOTBALL OF THE TREE. CONTRACTOR TO BUILD A 3-4" HIGH WELL INSIDE THE EDGE OF THE MULCH RING TO HOLD WATER DURING GROW-IN. THE WELL SHOULD BE MAINTAINED FOR AT LEAST A YEAR AFTER PLANTING.
NO TREE IN TURF SHALL BE PLANTED WITHIN 12' OF A TURF ROTOR.

DEMO / SOIL PREP NOTES:
1) DEMO CONTRACTOR TO STUMP GRIND ALL TREE ROOTS 24" DEEP
2) TURF DEMO - TURF KILL BY OWNER. OWNER TO REMOVE ALL DESSICATED SURFACE MATERIAL BUT LEAVE ROOT MASS UNDERGROUND. LANDSCAPE ARCHITECT TO PAINT DEMO LINES IN THE FIELD PRIOR TO SPRAY-OUT.
3) SOIL PREP:
a) IN TURF REMOVAL ZONES. AFTER TURF REMOVAL IS COMPLETED BY OWNER, LANDSCAPE CONTRACTOR TO CUT DOWN THE SUBGRADE AT THE CART PATH AND TURF EDGES TO ALLOW FOR MULCH OR SEED - 3" IN MULCH ZONES, 2" IN HYDROSEED ZONES. (SEE DETAIL G, SHEET PD-1). LANDSCAPE CONTRACTOR TO ALSO ALLOW FOR TIME AND MATERIALS TO SPOT-SPRAY AREAS DURING CONSTRUCTION AND PRIOR TO PLANTING. FINE GRADE AFTER IRRIGATION AND AFTER PLANTING.
b) IN EXISTING LANDSCAPE ZONES. LANDSCAPE CONTRACTOR TO ALLOW FOR TIME AND MATERIALS TO CLEAN UP DEMOED ZONES. DEMO CONTRACTOR TO LEAVE AREA IN A ROUGH GRADE CONDITION WITH ALL WOODY MATERIAL REMOVED. LANDSCAPE CONTRACTOR TO CUT DOWN THE SUBGRADE AT THE CART PATH AND TURF EDGES TOALLOW FOR MULCH OR SEED - 3" IN MULCH ZONES, 2" IN HYDROSEED ZONES. (SEE DETAIL G, SHEET PD-1). LANDSCAPE CONTRACTOR TO ALSO ALLOW FOR TIME AND MATERIALS TO SPOT-SPRAY AREAS. FINE GRADE AFTER IRRIGATION AND AFTER PLANTING.

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING DETAILS

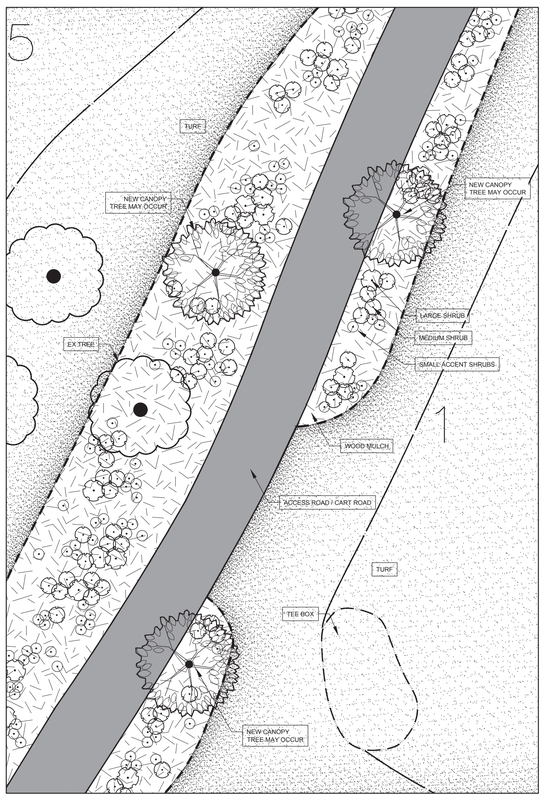
PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE + 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

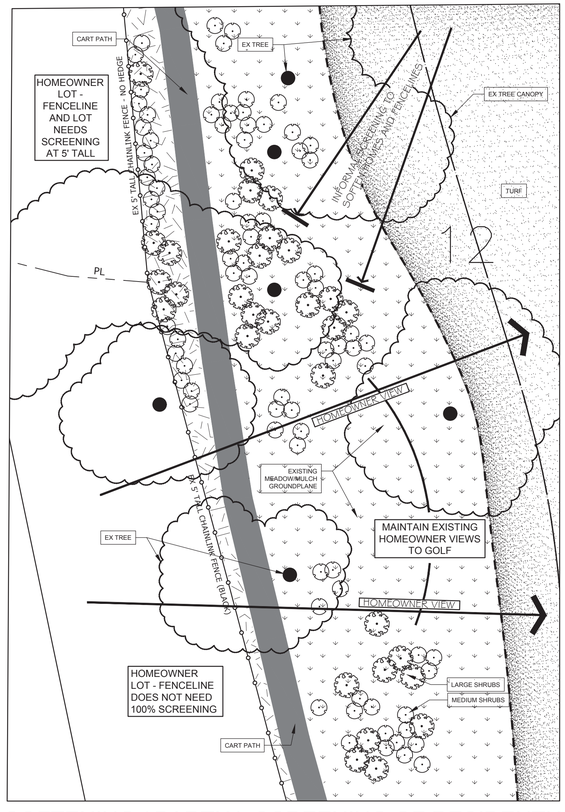
SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	03-28-25
SCALE:	NTS

REVISIONS:
1 X
2 X
3 X
4 X
5 X
6 X
7 X

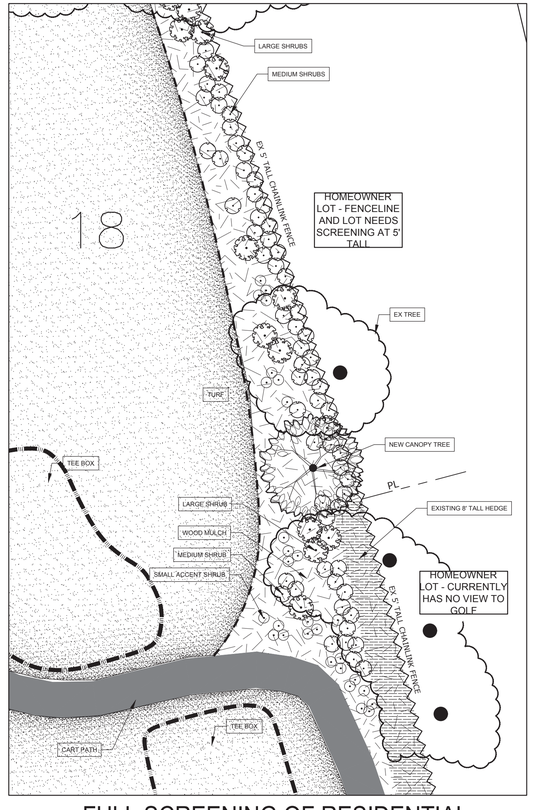
SHEET NO: PD-1



LOW -MEDIUM DENSITY TO SCREEN ROAD
(BTWN HOLES 1 & 5)



SOFTENING / PARTIAL SCREENING OF RESIDENTIAL
(RIGHT OF HOLE 12)



FULL SCREENING OF RESIDENTIAL
FENCELINE - MEDIUM DENSITY
(RIGHT OF HOLE 18)

THESE ENLARGEMENTS ARE SHOWN TO ILLUSTRATE THE DENSITIES OF SHRUB PLANTING IN OUR PLANTING ZONES. CONTRACTOR IS NOT TO USE THESE ENLARGEMENTS FOR TAKE-OFF PURPOSES. FOLLOW THE QUANTITIES ON THE PP- SHEETS.

NORTH

0 20' 40' 60' 80'
SCALE 1"= 20'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING TYPICALS

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	03-28-25
SCALE:	1" = 20'-0"

REVISIONS:
1 X
2 X
3 X
4 X
5 X
6 X
7 X

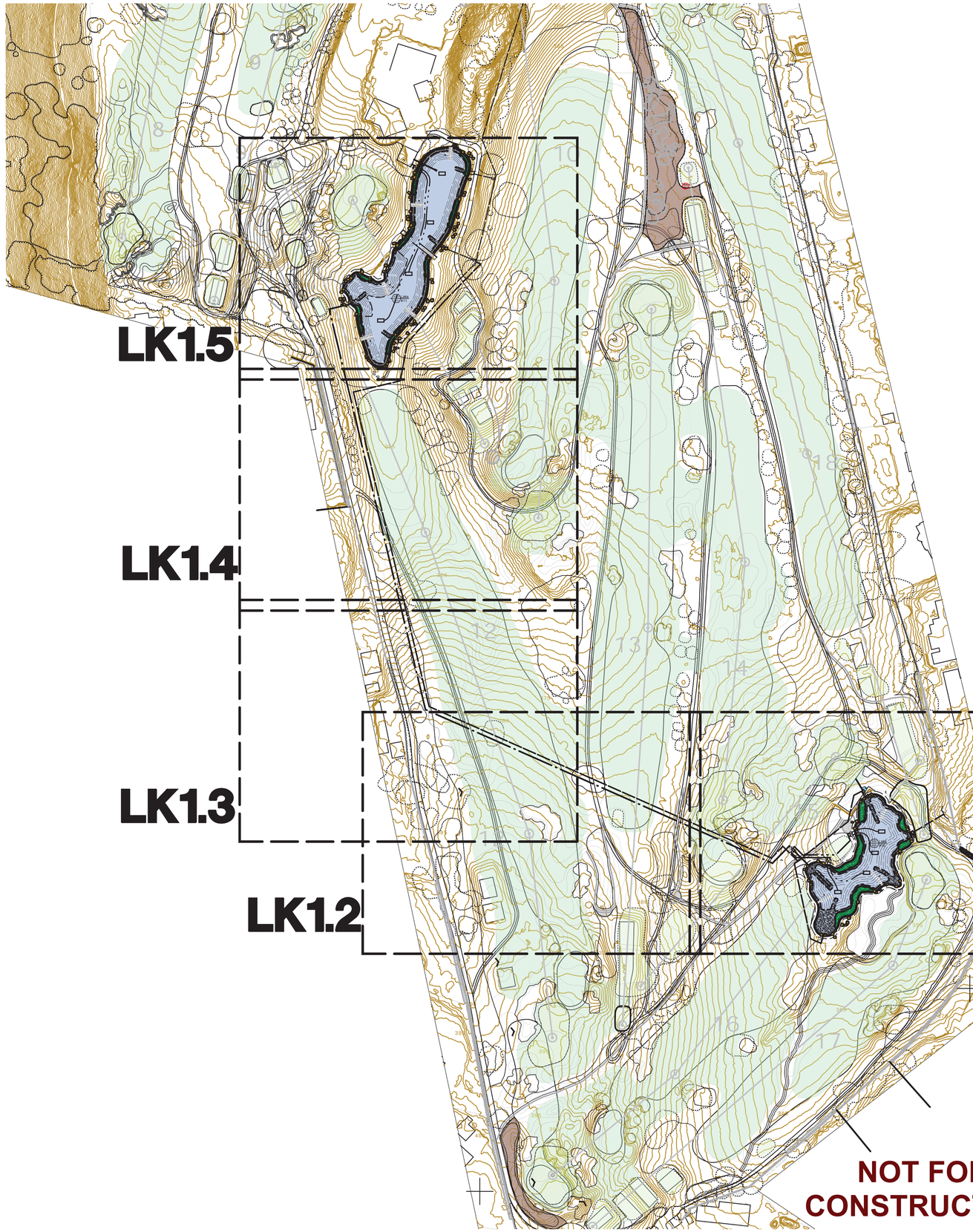
SHEET NO: PD-2

LAKE SYSTEM GENERAL NOTES:

1. THESE DRAWINGS ARE INTENDED FOR LAKE CONSTRUCTION USE ONLY. SEE DRAWINGS BY RESPECTIVE DESIGNERS FOR OTHER ASPECTS OF CONSTRUCTION.
2. IT IS THE INTENT OF THESE DRAWINGS AND THIS DESIGN THAT THE WORK REPRESENTED HERE BE COMPLETED BY A LICENSED CONTRACTOR WITH EXPERIENCE AND QUALIFICATIONS SPECIFIC TO THIS UNIQUE WORK. THE LAKE CONTRACTORS EXPERIENCE AND QUALIFICATIONS SHALL INCLUDE, AT A MINIMUM, THE SUCCESSFUL COMPLETION OF AT LEAST (5) PROJECTS EQUIVALENT IN SCOPE COMPLETED WITHIN THE LAST (2) YEARS AS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE. THE LAKE CONTRACTOR SHALL SUBMIT, WITH HIS BID, A LIST OF QUALIFYING COMPLETED PROJECTS INCLUDING THE NAMES, ADDRESSES, AND PHONE NUMBERS FOR THE OWNER (OR HIS REPRESENTATIVE) AND THE LAKE ENGINEER. THE PROJECT OWNER SHALL MAKE THE FINAL DETERMINATION AS TO THE QUALIFYING EXPERIENCE OF THE LAKE CONTRACTOR. FURTHER, IT IS THE INTENT OF THIS DESIGN TO CONVEY A COMPLETE AND WORKABLE LAKE SYSTEM. THE LAKE CONTRACTORS PRICING SHALL INCLUDE ALL MATERIALS, EQUIPMENT, ACCESSORIES, ETC. REQUIRED TO PRODUCE A COMPLETE AND WORKABLE LAKE SYSTEM TO INDUSTRY STANDARDS.
3. THE LAKE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO STARTING WORK. THE LAKE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IN THE DRAWINGS OR SITE CONDITIONS SO THAT PROPER CLARIFICATIONS CAN BE MADE BEFORE CONSTRUCTION BEGINS.
4. IN ADDITION TO EXAMINING THESE PLANS, THE LAKE CONTRACTOR IS EXPECTED TO HAVE VISITED AND INSPECTED THE SITE IN ORDER TO DETERMINE THE GRADES AND TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SHOULD ANY OMISSIONS, CONFLICTS, OR AMBIGUITIES IN THE DRAWINGS BE DISCOVERED DURING THE EXAMINATION OF THE DRAWINGS OR UPON VISITING THE SITE, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
5. 30 MIL LLDPE-R LAKE MEMBRANE LINER: THE CONTRACTOR SHALL FURNISH AND INSTALL SUFFICIENT LINING MATERIAL TO COVER ALL LINED AREAS SHOWN ON THE PLANS INCLUDING PANEL OVERLAPS AT FIELD SEAMS AND IN DEPRESSIONS. THE LINING MATERIAL SHALL BE LINEAR LOW DENSITY POLYETHYLENE - REINFORCED (LLDPE-R) MEMBRANE AND SHALL BE MANUFACTURED BY THE CALENDARING PROCESS. THE LINING MATERIAL SHALL BE UNIFORM IN COLOR, THICKNESS, SIZE, AND SURFACE TEXTURE. LINING INSTALLATION SHALL NOT BEGIN UNTIL A PROPER BASE HAS BEEN PREPARED TO ACCEPT THE MEMBRANE LINING. BASE MATERIAL SHALL BE FREE FROM ANGULAR ROCKS, ROOTS, GRASS, AND VEGETATION. FOREIGN MATERIALS AND PROTRUSIONS SHALL BE REMOVED AND ALL CRACKS AND VOIDS SHALL BE FILLED AND THE SURFACE MADE LEVEL OR UNIFORMLY SLOPING AS INDICATED ON THESE DRAWINGS. THE PREPARED SURFACE SHALL BE FREE OF LOOSE EARTH, ROCKS, RUBBLE, AND OTHER FOREIGN MATTER. THE SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ENSURE AGAINST SETTLEMENT. THE SURFACE ON WHICH THE LINING IS TO BE PLACED SHALL BE MAINTAINED IN A FIRM, CLEAN, DRY, AND SMOOTH CONDITION DURING LINING INSTALLATION.
6. 300mm (12") SELECT SOIL COVER: A COVER OF NATIVE SELECT SOILS 300mm (12") MINIMUM THICKNESS SHALL BE PLACED OVER THE LINER IN THOSE AREAS SHOWN ON THESE PLANS. THE SELECT SOIL COVER SHALL BE STOCKPILED WHERE INDICATED ON THE LAKE EDGE DETAIL ON IN AREAS APPROVED BY THE OWNER'S REPRESENTATIVE. THE SOIL SHALL BE PLACED OVER THE LINER IN SUCH A MANNER AS TO ENSURE THAT PUNCTURES SHALL NOT OCCUR. IF EQUIPMENT DOES PUNCTURE THE LINER MATERIAL, THE COVER INSTALLATION SHALL STOP AND REPAIRS TO THE LINER SHALL BE MADE IN ACCORDANCE WITH THE LINER SUPPLIER'S REQUIREMENTS. THE SOIL COVER MATERIAL SHALL BE FREE OF ANGULAR ROCKS, ROOTS, GRASS, AND VEGETATION. FOREIGN MATERIALS SHALL BE REMOVED FROM THE SOIL COVER MATERIAL PRIOR TO INSTALLATION OF THE MEMBRANE LINER. SEE MANUFACTURER'S GUIDE SPECIFICATIONS FOR MORE INFORMATION.
7. CONCRETE VENEER COVER (shown as shaded on the plan views): A WIRE REINFORCED CONCRETE VENEER COVER SHALL BE INSTALLED OVER THE MEMBRANE LINER BY THE LAKE CONTRACTOR WHERE SHOWN ON THESE PLANS. THE CONCRETE VENEER SHALL CONSIST OF A MINIMUM 6 SACK MIX TYPE 1 OR 2 PORTLAND CEMENT WITH A MAXIMUM AGGREGATE SIZE OF 10mm (3/8"). THE CONCRETE SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 2500 P.S.I. WHEN PREPARED IN ACCORDANCE WITH A.S.T.M. C31 TEST METHOD 231. CONCRETE FAILING TO MEET THIS SPECIFICATION SHALL BE REMOVED AND REPLACED. A 25mm x 25mm x 20 GAUGE (1" x 1" x 20 ga.) OCTAGONAL WIRE MESH SHALL BE PLACED OVER THE MEMBRANE LINER IN ALL AREAS TO RECEIVE A CONCRETE VENEER. THE WIRE SHALL BE LAID IN A CONTINUOUS LAYER WITH ADJACENT EDGES OVERLAPPING 50mm (2") MINIMUM AND SECURED TO ONE ANOTHER BY THE USE OF HOG RINGS OR OTHER APPROPRIATE CLIPS WHICH CANNOT PUNCTURE THE LINER. THE CONCRETE SHALL BE PLACED OVER THE WIRE. ALL WIRE SHALL BE COVERED WITH CONCRETE SUCH THAT NO WIRE IS VISIBLE ON THE SURFACE OR EDGE OF THE CONCRETE EXCEPT WHERE INDICATED ON THESE PLANS. THE CONCRETE SHALL BE ROUGH BROOM FINISHED AND WATER OR MEMBRANE CURED TO PREVENT EXCESSIVE CRACKING OR CHECKING. NO EXPANSION JOINTS WILL BE REQUIRED. THE CONCRETE VENEER IS EXPECTED TO CRACK DURING AND AFTER CURING. CRACKS 6mm (1/4") AND LARGER SHALL BE CAULKED.
8. DECORATIVE SHORELINE TREATMENT: AN ARTIFICIAL SHORELINE SHALL BE CONSTRUCTED THAT HAS THE APPEARANCE OF A NATURAL LAKE SHORELINE EDGE AROUND THE LAKE PERIMETER AS INDICATED ON THESE PLANS. PRIOR TO GENERAL SHORELINE INSTALLATION, THE LAKE CONTRACTOR SHALL INSTALL A 3m (10') LONG SHORELINE TEST SECTION FOR APPROVAL BY THE OWNER'S REPRESENTATIVE OF TEXTURE AND COLOR. THE ARTISTIC RESULT OF THE SHORELINE TREATMENT SHALL REST WITH THE LAKE CONTRACTOR'S ABILITY TO PERFORM THIS WORK TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH THE PRE-APPROVED TEST SECTION.
9. CONSTRUCTION ACCESS: THE LAKE CONTRACTOR AND THE OWNER'S REPRESENTATIVE SHALL REVIEW THE SITE PRIOR TO CONSTRUCTION TO ESTABLISH AN ACCESS ROUTE IN AND OUT OF THE LAKE CONSTRUCTION AREA. THE CONTRACTOR SHALL PROVIDE STAKES OUTLINING THE ACCESS ROUTE AND SHALL AT ALL TIMES KEEP CONSTRUCTION EQUIPMENT, PERSONNEL, AND VEHICLES WITHIN THE LIMITS OF THIS ROUTE. REPAIRS TO THESE FACILITIES WITHIN THE LIMITS OF THE CONSTRUCTION ACCESS ROUTE SHALL BE MADE BY THE OWNER'S REPRESENTATIVE. ALL REPAIRS OUTSIDE THESE LIMITS SHALL BE THE RESPONSIBILITY OF THE LAKE CONTRACTOR.
10. LAKE GRADING:
    A. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND ALL LOCAL CODES AND ORDINANCES. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE WORK AREA (THESE PLANS AND THE PLANS OF OTHER DISCIPLINES ON THIS PROJECT). THE LAKE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATION, OR HAVING LOCATED, ALL UNDERGROUND UTILITIES AND RELATED FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION.
    B. ALL AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONABLE DEBRIS, INCLUDING EXISTING SOD AND OTHER ORGANIC MATERIALS, SCARIFIED TO A DEPTH OF 300mm (12") AND WATERED AND COMPACTED TO 85% RELATIVE DENSITY IN LAKE AREAS PER THE REQUIREMENTS OF A.S.T.M. DESIGNATION D-1557-65T, OR AS APPROVED BY THE LAKE ENGINEER. THE FILL MATERIAL SHALL BE PLACED IN COMPACTED LAYERS AS SHOWN ON THE LAKE EDGE DETAILS AND FILLED AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD. THIS PROCEDURE SHALL APPLY ONLY FOR THE LAKE SHORELINE FILLS ON THIS PROJECT AND IS NOT INTENDED FOR BUILDING, BRIDGES, OR OTHER STRUCTURES.
    C. ALL UNSUITABLE SOIL, ORGANIC MATERIALS, ASPHALT, CONCRETE RUBBISH, DEBRIS, ETC. RESULTING FROM GRADING OR DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
    D. THE LAKE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION, AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOBSITE. THE LAKE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE DUST RESULTING FROM HIS OPERATIONS. DUST ABATEMENT MEASURES SHALL BE CONTINUED UNTIL AFTER THE COMPLETION OF THE LAKE CONTRACTOR'S WORK.
    E. THE LAKE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE SITE AND THAT HE SHALL, AT HIS EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR REMOVED AS A RESULT OF HIS OPERATIONS.
    F. THE LAKE CONTRACTOR SHALL MAINTAIN CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL CHANGES WHICH DEVIATE FROM THE CONSTRUCTION AS PROPOSED BY THESE PLANS FOR THE PURPOSE OF PROVIDING THE LAKE ENGINEER WITH A BASIS FOR RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE LAKE ENGINEER. IN THE EVENT THAT THE LAKE CONTRACTOR NOTICES IRREGULARITIES IN THE LINE OR GRADE, HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE LAKE ENGINEER AND THE OWNER'S REPRESENTATIVE FOR A PROPER RESOLUTION. IF HE FAILS TO DO SO, THE LAKE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND THE NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.
    G. THE LAKE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE LAKE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONDITION OF THE JOB SITE LAKE AREA DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
    H. NEITHER THE OWNER, NOR THE LAKE ENGINEER, WILL ENFORCE SAFETY MEASURES FOR REGULATIONS AS THEY PERTAIN TO THE LAKE CONTRACTOR, THE LAKE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE LAKE CONTRACTOR SHALL PROVIDE TO THE OWNER, PRIOR TO THE START OF WORK, WORKER'S COMPENSATION INSURANCE, PRODUCTS AND COMPLETED OPERATIONS AND COMPREHENSIVE LIABILITY INSURANCE CERTIFICATES.
11. LAKE RECIRCULATION SYSTEM AND AERATION SYSTEM PIPING:
    ALL PIPE SHOWN ON THESE PLANS SHALL BE P.V.C. (POLYVINYL CHLORIDE) OR HDPE (HIGH DENSITY POLYETHYLENE) PIPE UNLESS OTHERWISE NOTED AND SHALL CONFORM TO THE FOLLOWING SCHEDULE:

	PVC:	HDPE:
PIPES 100mm (4") dia. AND SMALLER:	SCHEDULE 40 (I.P.S.)	DR 11
PIPES 150mm (6") dia. AND 200mm (8") dia:	CLASS 160 (I.P.S.)	DR 11
PIPES 250mm (10") dia. TO 900mm (36") dia:	100 psi (P.I.P.)	DR 13.5

    Important!! IF HDPE IS USED ENSURE THAT THE INSIDE DIAMETER OF THE PIPE MATCHES WHAT IS SHOWN ON THE PLAN.
12. ALL LAKE RECIRCULATION SYSTEM PIPING SHALL BE INSTALLED SO THE FLOW IS LEVEL OR UPHILL TO PREVENT AIR TRAPS AND SHALL BE A MINIMUM 900mm (3'-0") COVER OUTSIDE THE LAKE LIMITS AND 300mm (1'-0") MINIMUM COVER WITHIN LAKE LIMITS UNLESS OTHERWISE NOTED ON THESE PLANS. THE LAKE CONTRACTOR SHALL SUBMIT MANUFACTURER'S PRODUCT DATA SHEETS WHICH INDICATE PIPE WALL THICKNESS AND JOINT TYPES TO THE LAKE ENGINEER FOR APPROVAL PRIOR TO ORDERING PIPE MATERIAL.



Lake 11 Data:

WATER SURFACE AREA (SF):	36,620
SHORELINE LENGTH (LF):	1,060
LAKE VOLUME (GALLONS):	1,564,000 (4.80 ac-ft)

Lake 16 Data:

WATER SURFACE AREA (SF):	23,630
SHORELINE LENGTH (LF):	811
LAKE VOLUME (GALLONS):	723,340 (2.22 ac-ft)

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

SHEET TITLE: Lake System Site Plan, Notes, etc

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

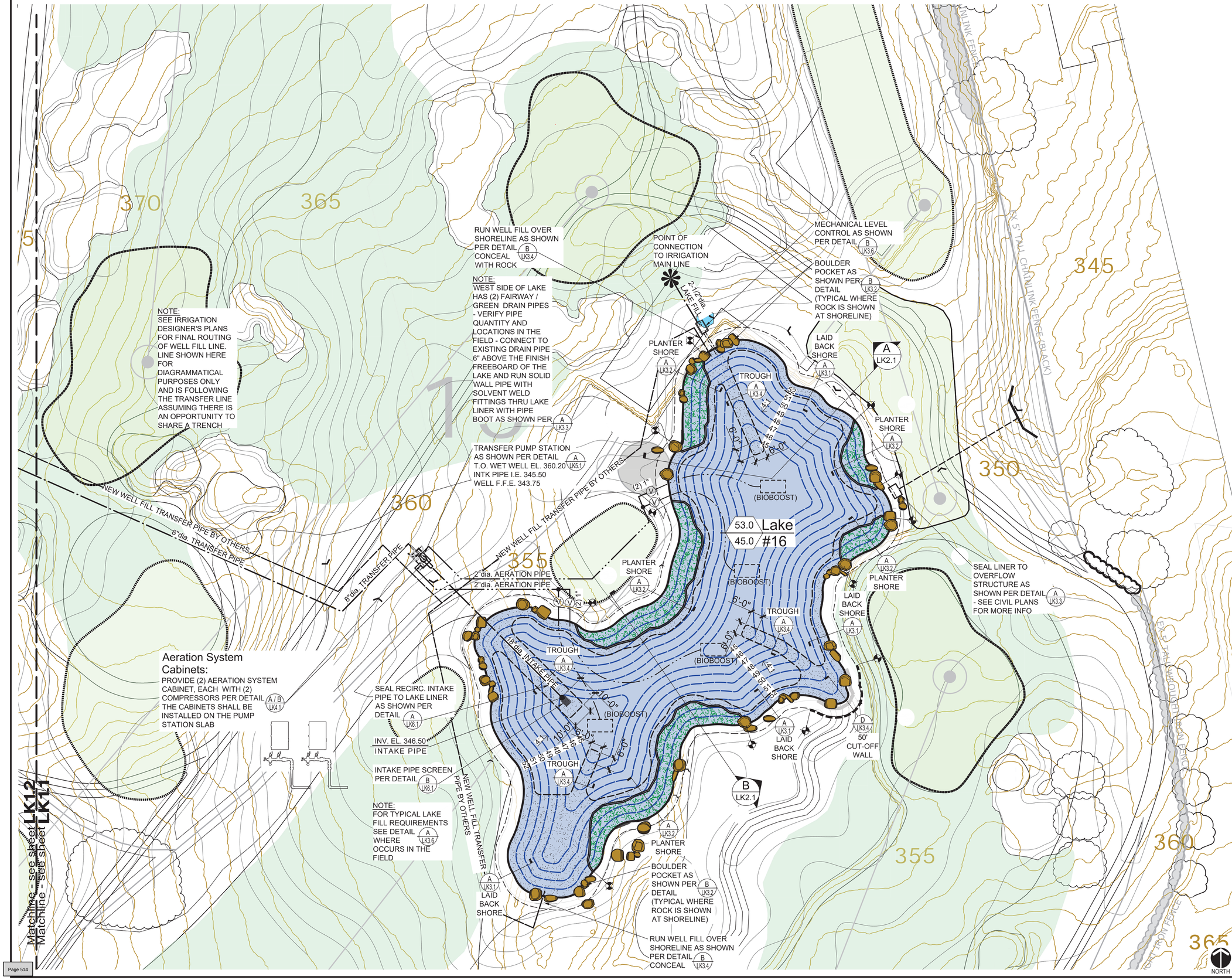
REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN

REVISIONS:

Lake Plans for Submittal	03-28-2025

SHEET NO: LK0.1



LEGEND

- INDICATES POINT OF CONNECTION TO SITE UTILITIES AS SHOWN ON PLAN
- X / X = DETAIL NUMBER / = SHEET NUMBER
- X / X = WATER SURF. EL. / = FINISH BOTTOM (LINER) ELEVATION
- T.W. X.XX = TOP OF WALL EL.
- T.F. X.XX = T.O. FOOTING EL.
- I.E. X.XX = PIPE INVERT EL.
- F.S. X.XX = FINISH SURF. EL.
- THIS SYMBOL WHERE SHOWN ON PLAN INDICATES SHORE TYPE TRANSITION AND LIMITS OF EACH TYPE OF SHORE
- XX dia. — RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D LK4.2 FOR THRUST BLOCKS SEE C LK4.2
- XX dia. — AERATION PIPE - FOR TRENCH REQMTS SEE D LK4.2
- V — AERATION VALVE IN VLV BOX PER A LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B LK4.2

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

SHEET TITLE: Lake System Plan View

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

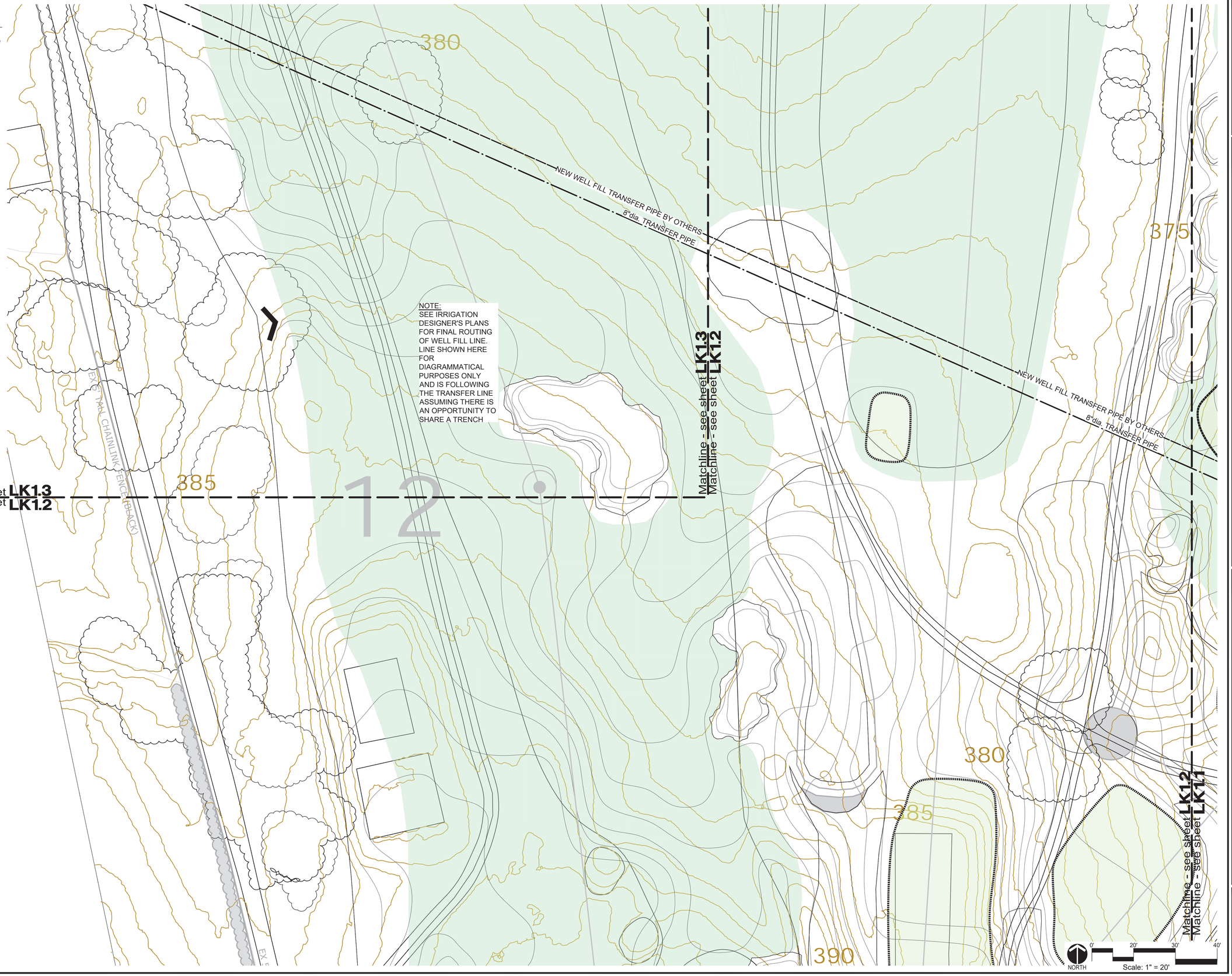
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	06-19-2024
SCALE:	03-28-2025
REVISIONS:	
Lake Plans for Submittal	03-28-2025

SHEET NO: LK1.1

LEGEND

- INDICATES POINT OF CONNECTION TO SITE UTILITIES AS SHOWN ON PLAN
- X / X = DETAIL NUMBER / = SHEET NUMBER
- X / X = WATER SURF. EL. / = FINISH BOTTOM (LINER) ELEVATION
- T.W. X.XX = TOP OF WALL EL.
- T.F. X.XX = T.O. FOOTING EL.
- I.E. X.XX = PIPE INVERT EL.
- F.S. X.XX = FINISH SURF. EL.
- THIS SYMBOL WHERE SHOWN ON PLAN INDICATES SHORE TYPE TRANSITION AND LIMITS OF EACH TYPE OF SHORE
- XX dia. RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D LK4.2 FOR THRUST BLOCKS SEE C LK4.2
- XX dia. AERATION PIPE - FOR TRENCH REQMTS SEE D LK4.2
- V AERATION VALVE IN VLV BOX PER A LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B LK4.2



WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker18@yahoo.com
Lake System Construction Drawings

SHEET TITLE:

Lake System Plan View

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

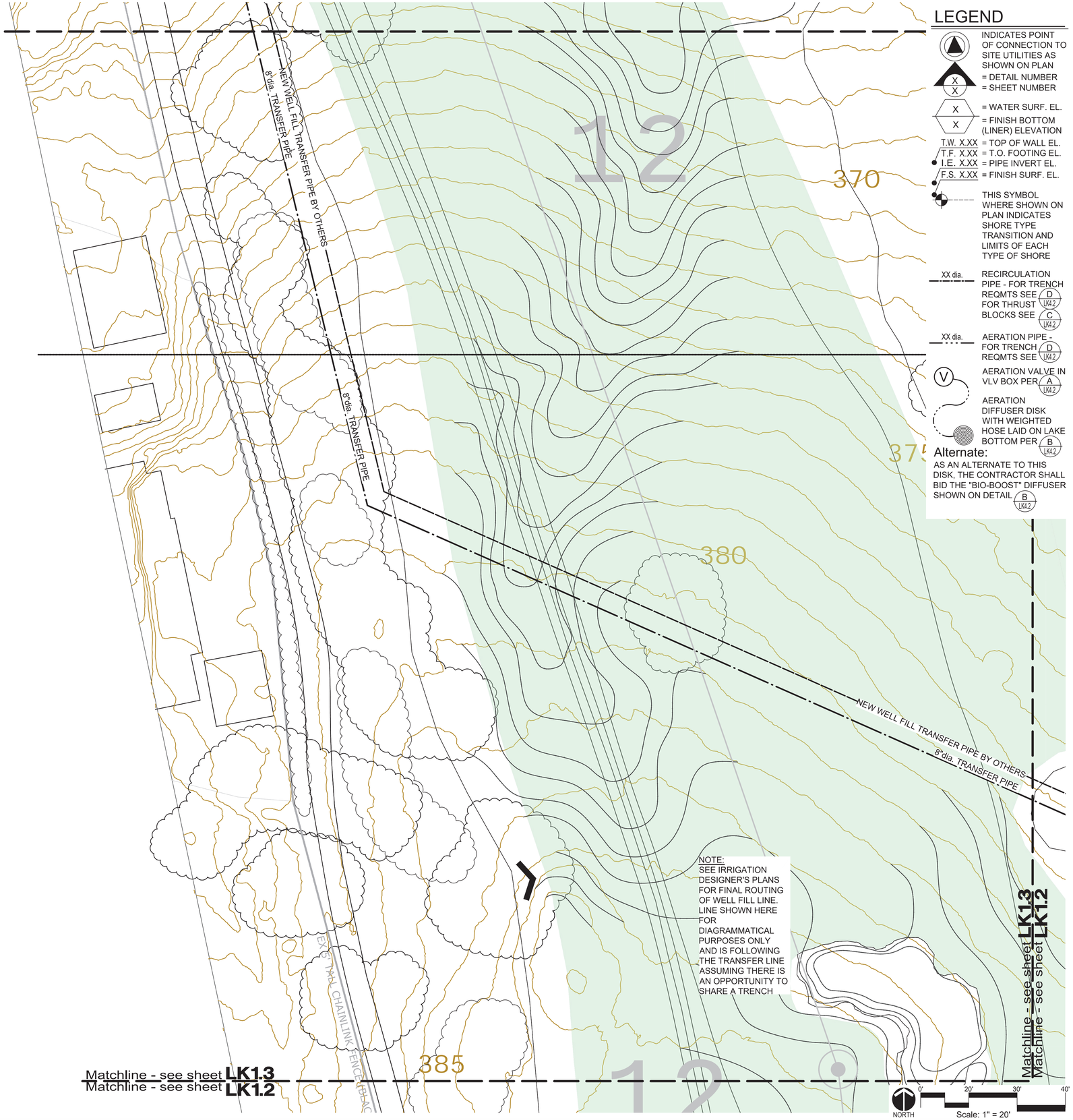
REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025

SHEET NO:

LK1.2

Matchline - see sheet LK1.4
Matchline - see sheet LK1.3



LEGEND

- INDICATES POINT OF CONNECTION TO SITE UTILITIES AS SHOWN ON PLAN
- X / X = DETAIL NUMBER / = SHEET NUMBER
- X = WATER SURF. EL.
- X = FINISH BOTTOM (LINER) ELEVATION
- T.W. X.XX = TOP OF WALL EL.
- T.F. X.XX = T.O. FOOTING EL.
- I.E. X.XX = PIPE INVERT EL.
- F.S. X.XX = FINISH SURF. EL.
- THIS SYMBOL WHERE SHOWN ON PLAN INDICATES SHORE TYPE TRANSITION AND LIMITS OF EACH TYPE OF SHORE
- XX dia. RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D LK4.2 FOR THRUST BLOCKS SEE C LK4.2
- XX dia. AERATION PIPE - FOR TRENCH REQMTS SEE D LK4.2
- V AERATION VALVE IN VLV BOX PER A LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B LK4.2

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

SHEET TITLE:

Lake System Plan View

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

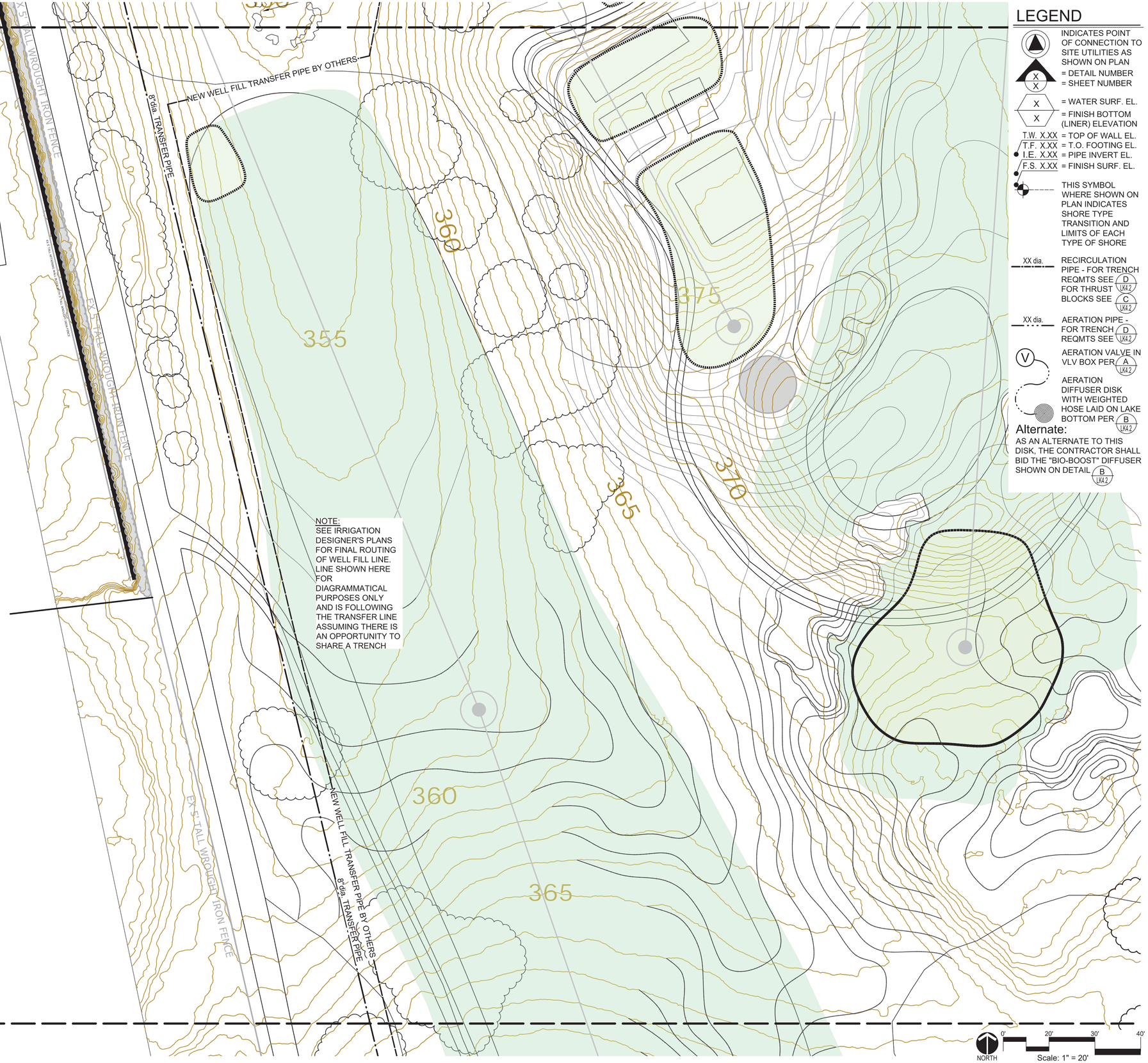
REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025

SHEET NO:

LK1.3

Matchline - see sheet **LK1.5**
Matchline - see sheet **LK1.4**



LEGEND

- INDICATES POINT OF CONNECTION TO SITE UTILITIES AS SHOWN ON PLAN
  = DETAIL NUMBER
  = SHEET NUMBER
- = WATER SURF. EL.
  = FINISH BOTTOM (LINER) ELEVATION
- T.W. X.XX = TOP OF WALL EL.
  T.F. X.XX = T.O. FOOTING EL.
  I.E. X.XX = PIPE INVERT EL.
  F.S. X.XX = FINISH SURF. EL.
- THIS SYMBOL WHERE SHOWN ON PLAN INDICATES SHORE TYPE TRANSITION AND LIMITS OF EACH TYPE OF SHORE
- XX dia. RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D/LK4.2 FOR THRUST BLOCKS SEE C/LK4.2
- XX dia. AERATION PIPE - FOR TRENCH REQMTS SEE D/LK4.2
- V AERATION VALVE IN VLV BOX PER A/LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B/LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B/LK4.2

Matchline - see sheet **LK1.4**
Matchline - see sheet **LK1.3**

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

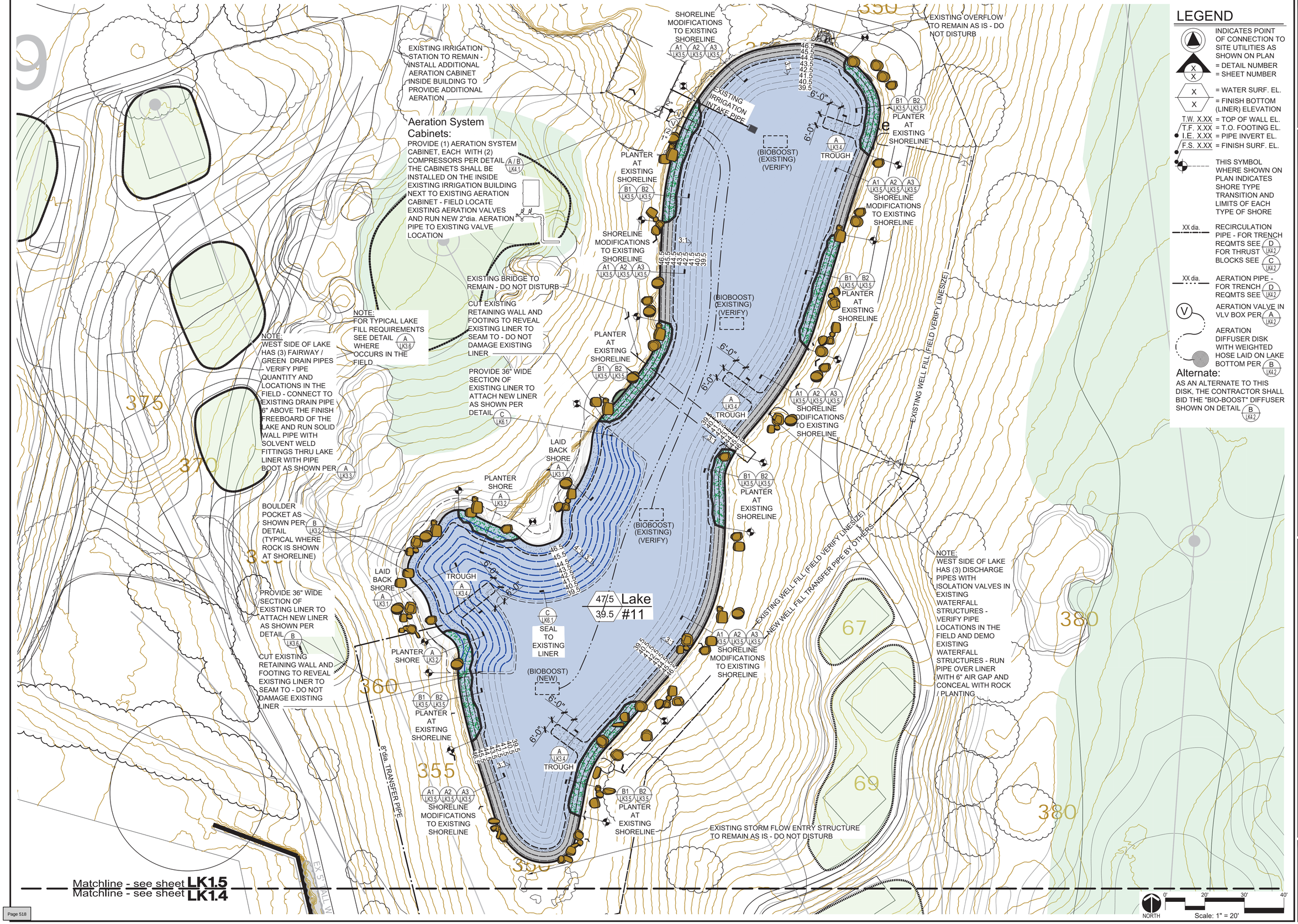
SHEET TITLE: **Lake System Plan View**

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submitta	03-28-2025

SHEET NO: **LK1.4**



LEGEND

- INDICATES POINT OF CONNECTION TO SITE UTILITIES AS SHOWN ON PLAN
- X / X = DETAIL NUMBER / = SHEET NUMBER
- X / X = WATER SURF. EL. / = FINISH BOTTOM (LINER) ELEVATION
- T.W. X.XX = TOP OF WALL EL.
- T.F. X.XX = T.O. FOOTING EL.
- I.E. X.XX = PIPE INVERT EL.
- F.S. X.XX = FINISH SURF. EL.
- THIS SYMBOL WHERE SHOWN ON PLAN INDICATES SHORE TYPE TRANSITION AND LIMITS OF EACH TYPE OF SHORE
- XX dia. RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D LK4.2 FOR THRUST BLOCKS SEE C LK4.2
- XX dia. AERATION PIPE - FOR TRENCH REQMTS SEE D LK4.2
- V AERATION VALVE IN VLV BOX PER A LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B LK4.2

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake System Plan View

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

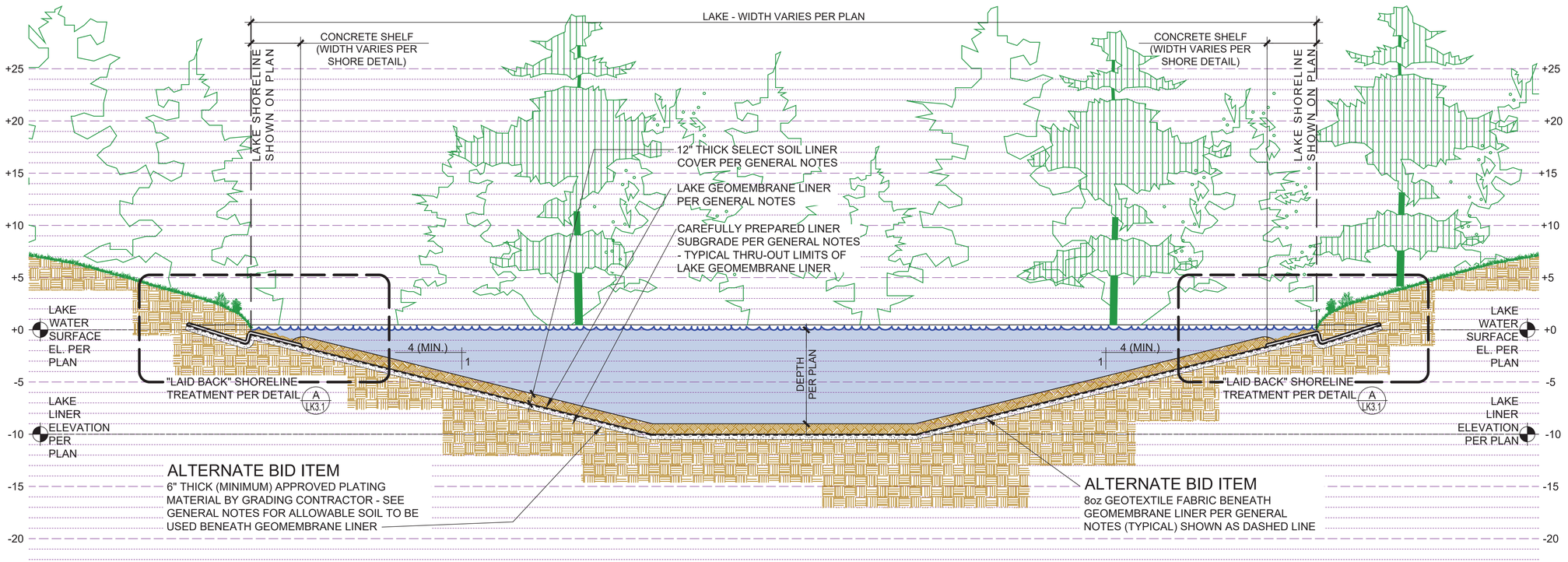
SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589 Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025

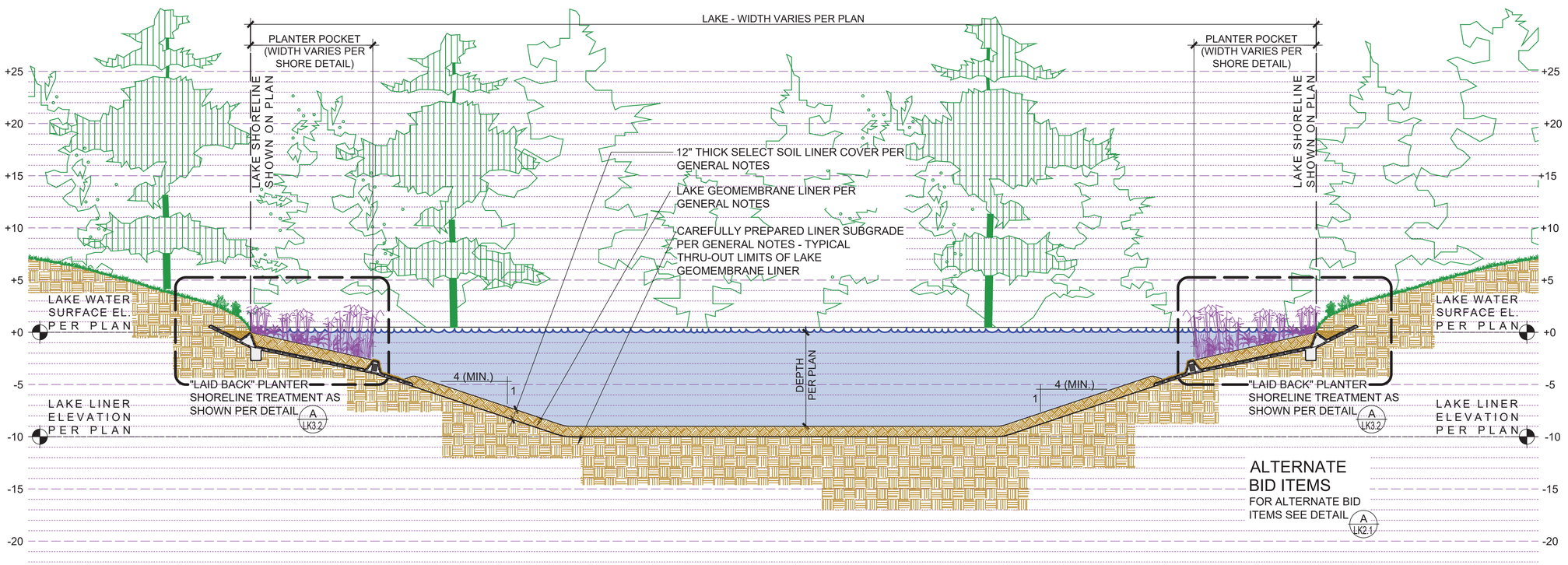
SHEET NO:

LK1.5



TYPICAL CROSS SECTION THRU LAKE

SCALE: 3/16" = 1'-0" | **A**



TYPICAL CROSS SECTION THRU LAKE

SCALE: 3/16" = 1'-0" | **B**

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.-Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake System Cross Sections

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

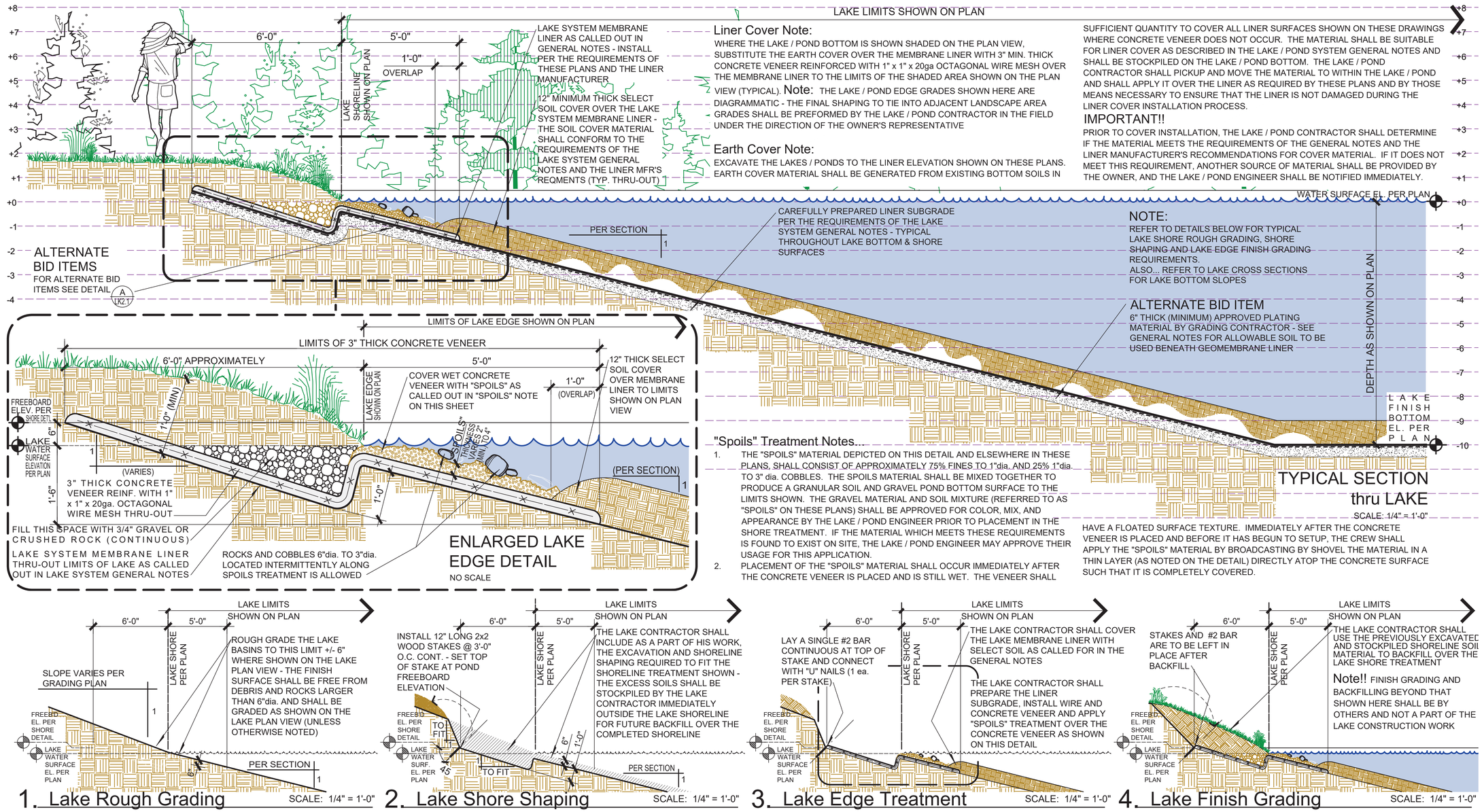
SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. MCGUIRE
NO. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	06-19-2024
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	06-19-2024

SHEET NO:

LK2.1



Liner Cover Note:

WHERE THE LAKE / POND BOTTOM IS SHOWN SHADED ON THE PLAN VIEW, SUBSTITUTE THE EARTH COVER OVER THE MEMBRANE LINER WITH 3" MIN. THICK CONCRETE VENEER REINFORCED WITH 1" x 1" x 20ga OCTAGONAL WIRE MESH OVER THE MEMBRANE LINER TO THE LIMITS OF THE SHADED AREA SHOWN ON THE PLAN VIEW (TYPICAL).

Note:

THE LAKE / POND EDGE GRADES SHOWN HERE ARE DIAGRAMMATIC - THE FINAL SHAPING TO TIE INTO ADJACENT LANDSCAPE AREA GRADES SHALL BE PREFORMED BY THE LAKE / POND CONTRACTOR IN THE FIELD UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE

Earth Cover Note:

EXCAVATE THE LAKES / PONDS TO THE LINER ELEVATION SHOWN ON THESE PLANS. EARTH COVER MATERIAL SHALL BE GENERATED FROM EXISTING BOTTOM SOILS IN SUFFICIENT QUANTITY TO COVER ALL LINER SURFACES SHOWN ON THESE DRAWINGS WHERE CONCRETE VENEER DOES NOT OCCUR. THE MATERIAL SHALL BE SUITABLE FOR LINER COVER AS DESCRIBED IN THE LAKE / POND SYSTEM GENERAL NOTES AND SHALL BE STOCKPILED ON THE LAKE / POND BOTTOM. THE LAKE / POND CONTRACTOR SHALL PICKUP AND MOVE THE MATERIAL TO WITHIN THE LAKE / POND AND SHALL APPLY IT OVER THE LINER AS REQUIRED BY THESE PLANS AND BY THOSE MEANS NECESSARY TO ENSURE THAT THE LINER IS NOT DAMAGED DURING THE LINER COVER INSTALLATION PROCESS.

IMPORTANT!!

PRIOR TO COVER INSTALLATION, THE LAKE / POND CONTRACTOR SHALL DETERMINE IF THE MATERIAL MEETS THE REQUIREMENTS OF THE GENERAL NOTES AND THE LINER MANUFACTURER'S RECOMMENDATIONS FOR COVER MATERIAL. IF IT DOES NOT MEET THIS REQUIREMENT, ANOTHER SOURCE OF MATERIAL SHALL BE PROVIDED BY THE OWNER, AND THE LAKE / POND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

ENLARGED LAKE EDGE DETAIL

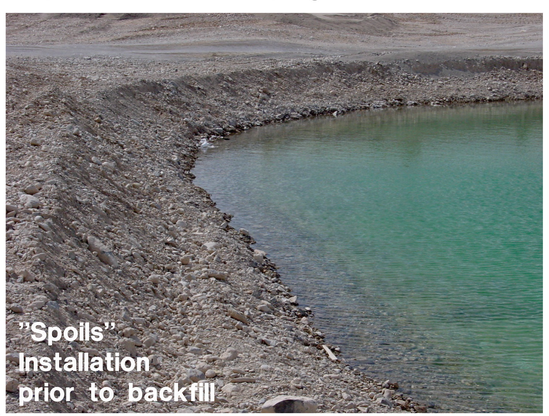
NO SCALE

"Spoils" Treatment Notes...

1. THE "SPOILS" MATERIAL DEPICTED ON THIS DETAIL AND ELSEWHERE IN THESE PLANS, SHALL CONSIST OF APPROXIMATELY 75% FINES TO 1"dia. AND 25% 1"dia. TO 3" dia. COBBLES. THE SPOILS MATERIAL SHALL BE MIXED TOGETHER TO PRODUCE A GRANULAR SOIL AND GRAVEL POND BOTTOM SURFACE TO THE LIMITS SHOWN. THE GRAVEL MATERIAL AND SOIL MIXTURE (REFERRED TO AS "SPOILS" ON THESE PLANS) SHALL BE APPROVED FOR COLOR, MIX, AND APPEARANCE BY THE LAKE / POND ENGINEER PRIOR TO PLACEMENT IN THE SHORE TREATMENT. IF THE MATERIAL WHICH MEETS THESE REQUIREMENTS IS FOUND TO EXIST ON SITE, THE LAKE / POND ENGINEER MAY APPROVE THEIR USAGE FOR THIS APPLICATION.
2. PLACEMENT OF THE "SPOILS" MATERIAL SHALL OCCUR IMMEDIATELY AFTER THE CONCRETE VENEER IS PLACED AND IS STILL WET. THE VENEER SHALL HAVE A FLOATED SURFACE TEXTURE. IMMEDIATELY AFTER THE CONCRETE VENEER IS PLACED AND BEFORE IT HAS BEGUN TO SETUP, THE CREW SHALL APPLY THE "SPOILS" MATERIAL BY BROADCASTING BY SHOVEL THE MATERIAL IN A THIN LAYER (AS NOTED ON THE DETAIL) DIRECTLY ATOP THE CONCRETE SURFACE SUCH THAT IT IS COMPLETELY COVERED.

1. Lake Rough Grading — SCALE: 1/4" = 1'-0"
2. Lake Shore Shaping — SCALE: 1/4" = 1'-0"
3. Lake Edge Treatment — SCALE: 1/4" = 1'-0"
4. Lake Finish Grading — SCALE: 1/4" = 1'-0"


Liner Installation


"Spoils" Installation prior to backfill


Completed Grass Edge


Completed Rough Edge

"LAID BACK" LAKE SHORELINE TREATMENT

SCALE: AS SHOWN | A

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

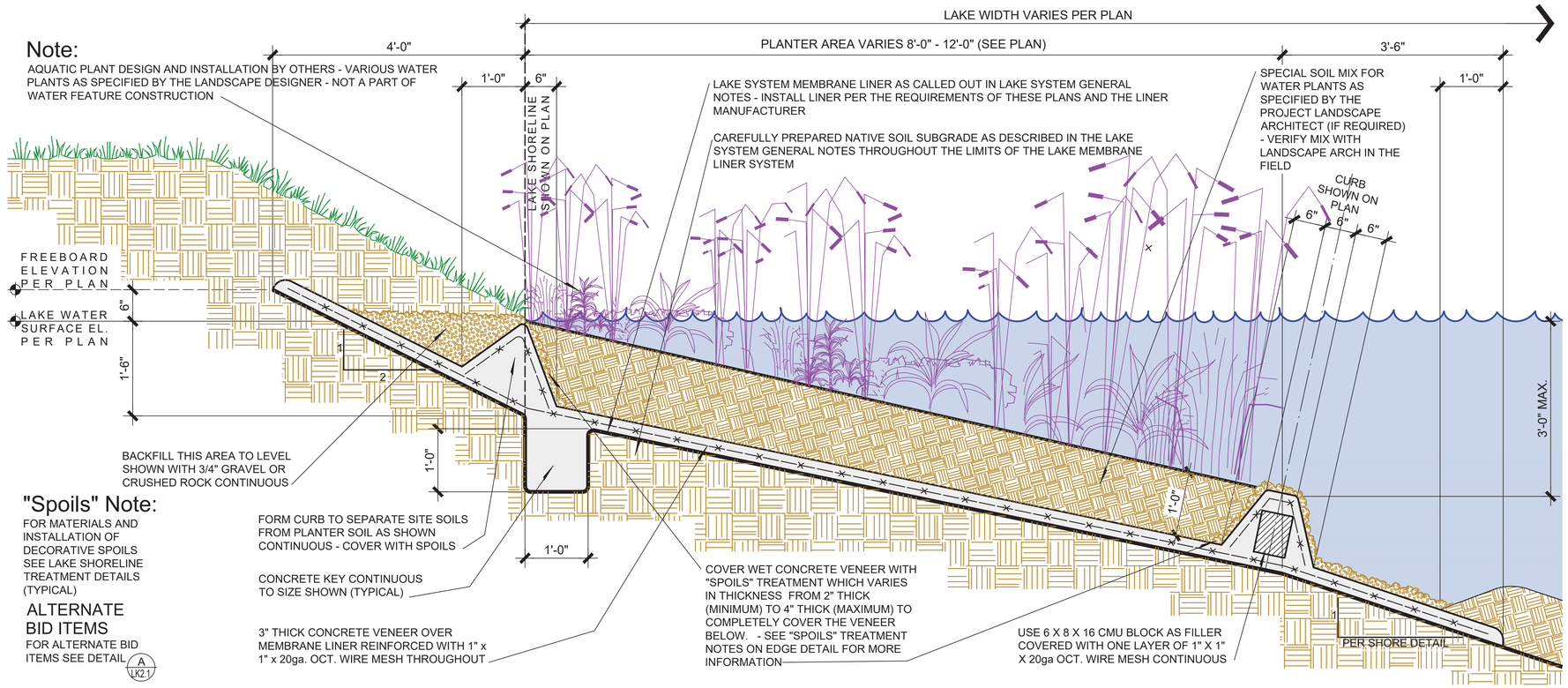
SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER — RICHARD A. McGUIRE — No. C047589 Ren. 12-31-2025 — CIVIL — STATE OF CALIFORNIA
06-19-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	06-19-2024
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	06-19-2024

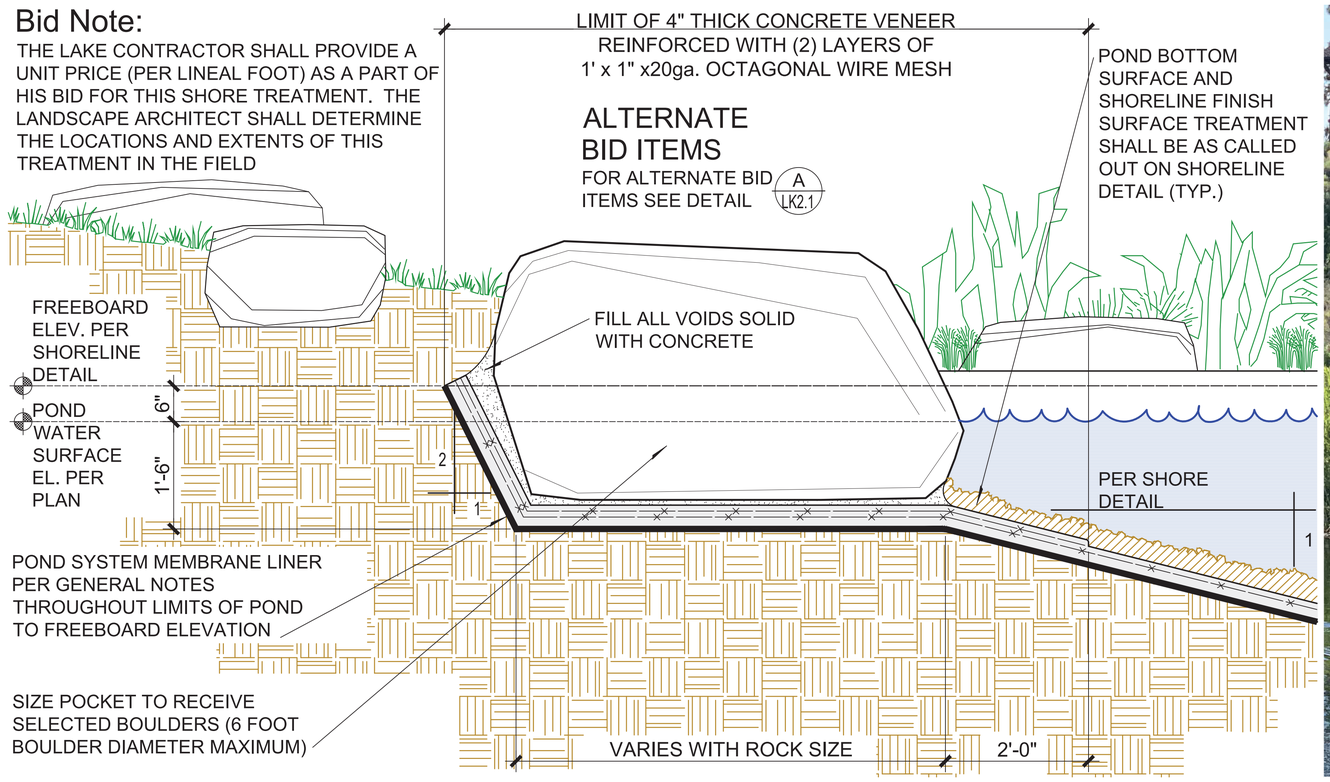
SHEET NO:

LK3.1



AQUATIC PLANTER DETAIL

SCALE: 1" = 1'-0" | A



STACKED ROCK DETAIL

SCALE: 1" = 1'-0" | B

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-396-1400 lakemaker@yahoo.com

Lake System Construction Drawings

Lake System Details

SHEET TITLE:

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Rnw. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025

SHEET NO:

LK3.2

Geomembrane Liner Specifications:

1.0 GENERAL

1.1 SCOPE OF WORK RELATED TO POND (RESERVOIR) LINER WORK.

THE LINER MANUFACTURER PRODUCES REINFORCED LINEAR LOW DENSITY POLYETHYLENE (LLDPE) GEOMEMBRANE FABRICS IN 30 AND 45 MIL THICKNESSES. THE FOLLOWING INSTALLATION INSTRUCTIONS ARE MEANT AS A MINIMUM SET OF STANDARDS THAT ARE TO BE FOLLOWED. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE POND ENGINEER'S DRAWINGS AND SPECIFICATIONS AND THE FABRICATOR'S APPROVED SHOP DRAWINGS.

1.2 DESCRIPTION OF THE PRODUCTS

LLDPE GEOMEMBRANE FABRICS ARE PRODUCED IN THE FABRICATOR'S FACILITY. THE GEOMEMBRANE IS REINFORCED WITH A 9 X 9, 1000 DENIER WEFT INSERTED WARP KNIT POLYESTER SCRIM. THE SCRIM HAS BEEN DESIGNED FOR HIGH TENSILE AND TEAR STRENGTH. IN THE PRODUCTION PROCESS, THE LONGITUDINAL EDGES OF THE SCRIM ARE ENCAPSULATED BY THE COATING LAYERS.

THE 30 AND 45 MIL LLDPE GEOMEMBRANE FABRICS HAVE BEEN EXTRUSION COATED WITH A HIGH FLEXIBILITY MATERIAL. THE COATING ALSO CONTAINS PIGMENTS AND ULTRAVIOLET (UV) INHIBITORS. THE FINISHED MEMBRANE SHALL MEET OR EXCEED THE PHYSICAL PROPERTY VALUES SHOWN ON THE DATA SHEET BELOW:

DURA•SKRIM® N30B
SCRIM REINFORCED POLYETHYLENE – INTERMEDIATE STANDARD 9
PRO-FORMA DATA SHEET

		DURA•SKRIM® N30B			
		IMPERIAL		METRIC	
PROPERTIES	TEST METHOD	MINIMUM	TYPICAL	MINIMUM	TYPICAL
Appearance		Black		Black	
Thickness	ASTM D5199	27 mil	30 mil	0.69 mm	0.76 mm
Weight	ASTM D751	126 lbf/msf	144 lbf/msf	615 g/m²	703 g/m²
Construction		9x9-1000 Denier PET scrim reinforced polyethylene			
Tongue Tear Strength	ASTM D5884	70 lbf	115 lbf	311 N	512 N
Grab Tensile at Break	ASTM D7004	220 lbf	280 lbf	979 N	1246 N
Tensile Elongation at Break	ASTM D7004	22 %	30 %	22 %	30 %
Puncture Resistance	ASTM D4833	80 lbf	100 lbf	356 N	445 N
Standard OIT or High Pressure HPOIT	ASTM D3895 ASTM D5885	100 min 400 min	150 min 2400 min	100 min 400 min	150 min 2400 min
Hydraulic Conductivity		2.20 x 10⁻¹³ cm/sec			
Maximum Static Use Temperature		180° F		82° C	
Minimum Static Use Temperature		-70° F		-57° C	

2.0 PRODUCTION AND HANDLING OF PANELS

2.1 FACTORY FABRICATION OF PANELS

GEOMEMBRANE FABRICS ARE FLEXIBLE ENOUGH TO ALLOW FOR FACTORY WELDING AND FOLDING OF PANELS FOR DELIVERY TO THE INSTALLATION SITE. WHENEVER POSSIBLE THE USE OF FACTORY SEAMS AND LARGE PANELS SHALL BE MAXIMIZED. THE FABRICATOR SHALL PRODUCE THE PANELS WITH WELDS N THE PATTERN AND DIRECTIONS AS SHOWN ON THE PLANS AND / OR THE FABRICATOR'S APPROVED SHOP DRAWINGS.

ALL FACTORY WELDS SHALL BE PRODUCED USING A THERMAL WELDING SYSTEM SUCH AS A HOT WEDGE OR HOT AIR WELDER. THE FABRICATOR SHALL HAVE EXPERIENCE IN WELDING A MINIMUM OF 2,000,000 SQUARE FEET OF GEOMEMBRANE FABRIC USING A THERMAL WELDING SYSTEM. THE MINIMUM WIDTH OF FACTORY SEAMS SHALL BE 2". ALL SEAMS SHALL BE INSPECTED TO ENSURE THE QUALITY AND UNIFORMITY OF THE WELDS. ANY PORTION OF THE WELD AREA THAT DOES NOT PASS VISUAL INSPECTION FOR REASONS SUCH AS AN UNWELDED EDGES, EXPOSURE OF THE SCRIM, ETC, MUST BE REPAIRED BY THERMAL WELDING OR THE USE OF A PROPER WELDING ROD MATERIAL PRIOR TO THE PANEL BEING SHIPPED.

IN ADDITION TO VISUAL INSPECTION, A 48" SAMPLE SHALL BE TAKEN FROM EACH FACTORY SEAM WELDING UNIT USED IN THIS WORK AT THE BEGINNING OF EVERY WORK SHIFT AND EVERY FOUR HOURS OF PRODUCTION THEREAFTER. SAMPLES SHALL BE NON-DESTRUCTIVE AND SHALL NOT REQUIRE PATCHING OF FABRICATED PANELS. TEST SPECIMENS SHALL BE CUT AT QUARTER POINTS FROM EACH 48" SEAM SAMPLE (A TOTAL OF 3 PLACES) AND TESTED FOR FACTORY SEAM STRENGTH AND PEEL ADHESION. THE SHEAR SEAM STRENGTH SHALL BE TESTED IN ACCORDANCE WITH ASTM D75 1 AS MODIFIED IN ANNEX A OF 54. A LOG SHALL BE MAINTAINED SHOWING THE DATE, TIME, PANEL NUMBER AND TEST RESULTS. FAILURE OF THE MATERIAL SEAMS TO MEET ALL OF THE REQUIREMENTS OF THESE SPECIFICATIONS SHALL BE CAUSE FOR REJECTION OF THE MATERIAL SEAMS. THE FABRICATOR SHALL PROVIDE THE TEST RESULTS TO THE POND ENGINEER AND / OR OWNER UPON REQUEST.

2.2 FABRICATED PANEL PACKAGING AND STORAGE

EACH FACTORY FABRICATED PANEL SHALL BE ROLLED OR ACCORDION-FOLDED AND PLACED ONTO A STURDY WOODEN PALLET DESIGNED TO BE MOVED BY A FORKLIFT OR SIMILAR EQUIPMENT. EACH PANEL SHALL BE GIVEN PROMINENT AND UNIQUE IDENTIFYING MARKINGS INDICATING THE PROPER DIRECTION OF UNROLLING AND / OR UNFOLDING TO FACILITATE LAYOUT AND POSITIONING IN THE FIELD. THE PANELS SHALL BE PACKAGED AND FULLY ENCLOSED ON A WOODEN PALLET WITH PLASTIC COVER AND SHRINKWRAP AND PROTECTED TO PREVENT DAMAGE DURING SHIPMENT AND EACH CRATE IS TO BE PROMINENTLY MARKED IN THE SAME FASHION AS THE PANELS WITHIN. UNTIL NEEDED, PACKAGED FACTORY

FABRICATED PANELS SHALL BE STORED IN THEIR ORIGINAL UNOPENED

CRATES IN A DRY AREA, AND PROTECTED FROM THE DIRECT HEAT OF THE SUN. DO NOT STACK PALLETS.

3.0 INSTALLATION AND FIELD SEAMING

3.1 SUBGRADE PREPARATION

THE SURFACES ON WHICH THE LINING IS TO BE PLACED SHALL BE MAINTAINED IN A FIRM, CLEAN, DRY AND SMOOTH CONDITION DURING THE LINING INSTALLATION. ALL EARTHEN SURFACES TO RECEIVE THE LINING SHALL BE COMPACTED AND SMOOTH GRADED WITH FREEBOARD ANCHORAGES AS SHOWN ON THE POND SYSTEM DETAILS. ALL SURFACES TO RECEIVE THE LINING SHALL BE FREE OF ROCKS, ROOTS, GRAVEL, GRADE STAKES OR DEBRIS THAT MAY PUNCTURE THE GEOMEMBRANE. THE SUBGRADE SURFACE TO RECEIVE THE LINING SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GRADING PLANS. ALL VEGETATION, IF PRESENT, SHALL BE REMOVED. IF GROUNDWATER IS PRESENT WITHIN 12" BELOW THE SURFACE TO BE LINED, THE AREA SHALL BE DEWATERED PRIOR TO, AND DURING THE INSTALLATION OF THE LINER. THE LINER SHALL BE INSTALLED AT A HEIGHT ABOVE THE MAXIMUM ANTICIPATED HEIGHT OF THE GROUNDWATER TABLE IF GROUNDWATER IS PRESENT ON THIS SITE.

THE LOCATION OF BOTH THE TOP AND BOTTOM OF ALL SLOPES SHALL BE COMPLETED WITHIN PLUS OR MINUS 1 FOOT OF THE PLANED LOCATION. THE COMPLETED FINISH GRADES SHALL BE WITHIN PLUS OR MINUS 0.1 FOOT OF THE SPECIFIED ELEVATION, UNLESS OTHERWISE NOTED ON THESE PLANS. IMMEDIATELY PRIOR TO THE INSTALLATION OF THE GEOMEMBRANE, A COMPLETE AND DETAILED INSPECTION OF THE EMBANKMENTS SHALL BE PERFORMED BY THE FIELD ENGINEER, EARTHWORK CONTRACTOR AND GEOMEMBRANE INSTALLER TO DETERMINE ACCEPTANCE OF THE FINISHED SUBGRADE AND ELEVATIONS. ANY EROSION OR OTHER DAMAGE TO THE BASE MATERIAL WHICH HAS OCCURRED SINCE PLACEMENT SHALL BE CORRECTED BY THE GRADING CONTRACTOR.

3.2 GEOMEMBRANE INSTALLATION

THE GEOMEMBRANE SHALL BE PLACED OVER THE PREPARED SURFACES IN SUCH A MANNER AS TO INSURE MINIMUM HANDLING AND IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND THE POND PLANS. THE LININGS SHALL BE SEALED TO ALL CONCRETE STRUCTURES AND OTHER OPENINGS IN ACCORDANCE WITH DETAILS SHOWN HERE AND IN THE APPROVED FABRICATOR'S SHOP DRAWINGS. THE GEOMEMBRANE LINING SHALL BE CLOSELY FITTED AND SEALED AROUND ALL INLETS, OUTLETS AND OTHER PROJECTIONS THROUGH THE LINING USING PREFABRICATED FITTINGS (PIPE BOOTS) AS SHOWN ON THESE PLANS. LINER SHEETS DAMAGED FROM ANY CAUSE SHALL BE REMOVED, REPAIRED, OR COVERED WITH ADDITIONAL SHEETING.

ONLY THOSE SHEETS OF LINING MATERIAL WHICH CAN BE ANCHORED AND SEAMED TOGETHER THE SAME DAY SHALL BE UNPACKED AND PLACED INTO POSITION. IN AREAS WHERE HIGH WIND IS PREVALENT, THE LINING INSTALLATION SHALL BEGIN ON THE UPWIND SIDE OF THE PROJECT AND PROCEED DOWNWIND. THE LEADING EDGE OF THE LINER SHALL BE SECURED AT ALL TIMES WITH SANDBAGS SUFFICIENT TO HOLD IT DOWN DURING HIGH WINDS. THE LEADING EDGES OF THE LINER MATERIAL LEFT EXPOSED AFTER THE DAY'S WORK SHALL BE ANCHORED TO PREVENT DAMAGE OR DISPLACEMENT DUE TO WIND.
MATERIALS, EQUIPMENT OR OTHER ITEMS SHALL NOT BE DRAGGED ACROSS THE SURFACE OF THE LINER OR BE ALLOWED TO SLIDE DOWN SLOPES ON THE LINING. ALL PARTIES WALKING OR WORKING ON THE LINING MATERIALS SHALL WEAR SOFT SOLED SHOES.

3.3 FIELD SEAMS

LAP JOINTS SHALL BE USED TO SEAL FACTORY FABRICATED SHEETS TOGETHER IN THE FIELD. THE LAP JOINT SHALL BE FORMED BY LAPPING THE EDGES OF THE SHEETS FOUR (4) TO SIX (6) INCHES. THE CONTACT SURFACES OF THE SHEETS SHALL BE WIPED CLEAN OF ALL DIRT, DUST, MOISTURE AND OTHER FOREIGN MATTER. A MINIMUM 2" BOND SHALL APPLY TO ALL FIELD SEAMS. EXTREME CARE SHALL BE TAKEN THROUGHOUT THE WORK TO AVOID FISHMOUTHS, WRINKLES, FOLDS OR PLEATS IN THE SEAM AREA. IF FISHMOUTHS DO OCCUR, THEY SHALL BE SLIT OUT FAR ENOUGH FROM THE SEAM TO DISSIPATE THEM, LAPPED, SEAMED TOGETHER IN THE LAPPED AREA AND PATCHED. ANY NECESSARY REPAIRS TO THE GEOMEMBRANE SHALL BE DONE USING AN ADDITIONAL PIECE OF THE SPECIFIED SHEETING APPLIED AS STATED IN SECTION 4 OF THIS SPECIFICATION. CLEANUP WITHIN THE LINING COMPOUND SHALL BE AN ONGOING RESPONSIBILITY OF THE LINING INSTALLER. PARTICULAR CARE SHALL BE TAKEN TO ENSURE THAT NO STONES, SCRAP MATERIAL, TRASH, TOOLS OR OTHER UNWANTED ITEMS ARE TRAPPED BENEATH THE LINER.

ALL FIELD SEAMS SHALL BE MADE UTILIZING THE HOT AIR OR HOT WEDGE WELDING TECHNIQUES AS OUTLINED IN APPROPRIATE SECTIONS OF THE EPA TECHNICAL GUIDANCE DOCUMENT "INSPECTION TECHNIQUES FOR THE FABRICATION OF GEOMEMBRANE FIELD SEAMS".

4.0 INSPECTION AND TESTING OF SEAMS

4.1 INSPECTION

UPON COMPLETION OF THE LINER INSTALLATION, ALL SEAMS SHALL BE VISUALLY INSPECTED FOR COMPLIANCE WITH THESE SPECIFICATIONS AND THE POND PLANS. IN ADDITION TO VISUAL INSPECTION, ALL FIELD SEAMS SHALL BE CHECKED USING AN AIR LANCE NOZZLE DIRECTED ON THE UPPER EDGE AND SURFACE TO DETECT ANY LOOSE EDGES OR RIFFLES INDICATING UNBONDED AREAS WITHIN THE SEAM (PER ASTM D4437). ANY DEFECTS IN THE WELD SHALL BE REPAIRED BY THERMAL WELDING.

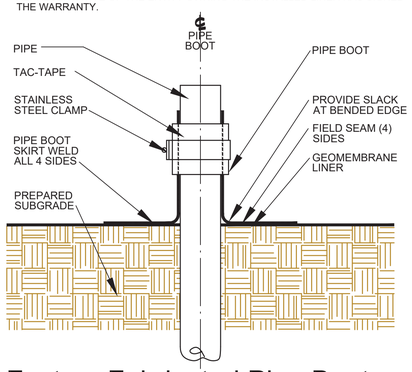
ALL FIELD SEAMS, ON COMPLETION, SHALL BE TIGHTLY BONDED. ANY GEOMEMBRANE SURFACE SHOWING INJURY DUE TO SCUFFING, PENETRATION BY FOREIGN OBJECTS, OR DISTRESS FROM OTHER CAUSES SHALL BE REPLACED OR REPAIRED. ALL EXPOSED SCRIM EDGES SHALL BE SEALED WITH AN APPROVED EXTRUSION WELDING BEAD OR CAP STRIPPED.
4.3 TESTING OF FIELD SEAMS

TEST SEAMS ARE TO BE MADE BY EACH SEAMING CREW AT THE BEGINNING OF THE SEAMING PROCESS, AND EVERY FOUR (4) HOURS THEREAFTER, OR EVERY TIME THE WELDING EQUIPMENT IS CHANGED. EACH SEAMING CREW AND THE MATERIALS THEY ARE USING SHALL BE TRACEABLE AND IDENTIFIABLE TO THEIR TEST SEAMS. THE SAMPLES SHALL BE NUMBERED, DATED, IDENTIFIED AS TO THE PERSONNEL MAKING THE SEAM, AND LOCATION MADE, BY APPROPRIATE NOTES ON A PRINT OF THE PANEL LAYOUT FOR THE PROJECT. THE COMPLETED FIELD SEAM SAMPLE SHALL MEASURE NOT LESS THAN 14" IN WIDTH AND 24" IN LENGTH.

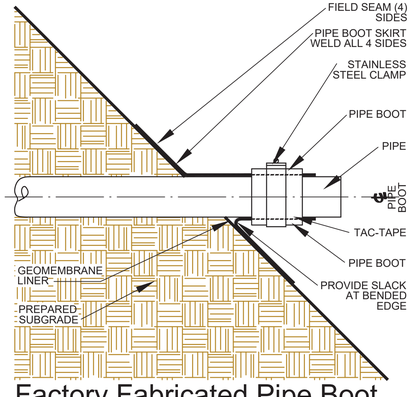
THE FIELD TEST SEAMS ARE TO BE TESTED FOR ADHESION BY USE OF AN AIR LANCE TESTING MACHINE. IF A TEST SEAM FAILS TO MEET THE FIELD SEAM DESIGN SPECIFICATION, THEN ADDITIONAL TEST SEAM SAMPLES WILL HAVE TO BE MADE BY THE SEAMING CREW, USING THE SAME TOOLS, EQUIPMENT AND SEAMING MATERIALS, AND RETESTED.

5.0 WARRANTY

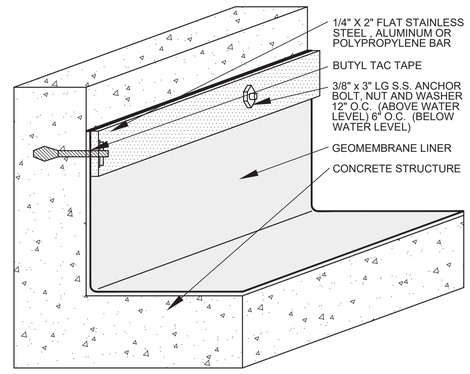
THE LINING MANUFACTURER SHALL PROVIDE A PRO-RATA WEATHERING WARRANTY FOR THE GEOMEMBRANE LINER PRODUCT THAT IT IS FREE FROM MANUFACTURING DEFECTS AT THE TIME OF SALE AND AGAINST DETERIORATION DUE TO THE EFFECTS OF ULTRAVIOLET LIGHT FOR A PERIOD OF UP TO 20 YEARS FROM THE DATE OF THE COMPLETED INSTALLATION. THE WARRANTY WILL BE IN FORCE ONLY AFTER THE OWNER OR LEGAL REPRESENTATIVE OF THE ENTITY OWNING THE INSTALLED LINER HAS SIGNED THE WARRANTY.



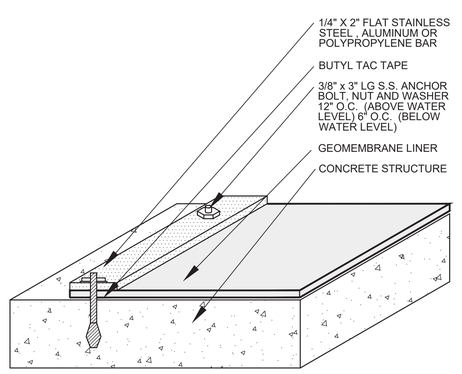
Factory Fabricated Pipe Boot (vertical) ALL PIPE SIZES



Factory Fabricated Pipe Boot (on slope) ALL PIPE SIZES

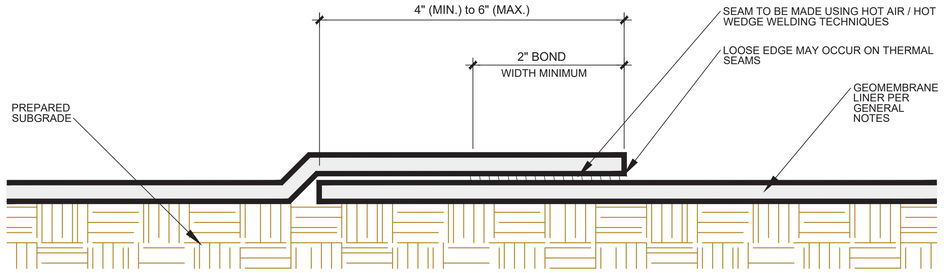


Vertical Surface



Horizontal Surface

Field Seal to Concrete Structure



Field Seam / Splice Detail

The LAKE System Geomembrane Liner Shall be:

30 mil LLDPE-R (Scrim Reinforced LLDPE)

as manufactured by . . .

Viaflex™

Contact:
TITAN ENVIRONMENTAL, USA
950 Beaumont Ave, #830,
Beaumont, CA, 92223
Mr. Daniel Watson ph: 951-630-0401,
daniel.watson@titanenviro.com
www.titanenviro.com









WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker@yahoo.com

Lake System Construction Drawings

Lake System Details

SHEET TITLE:

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

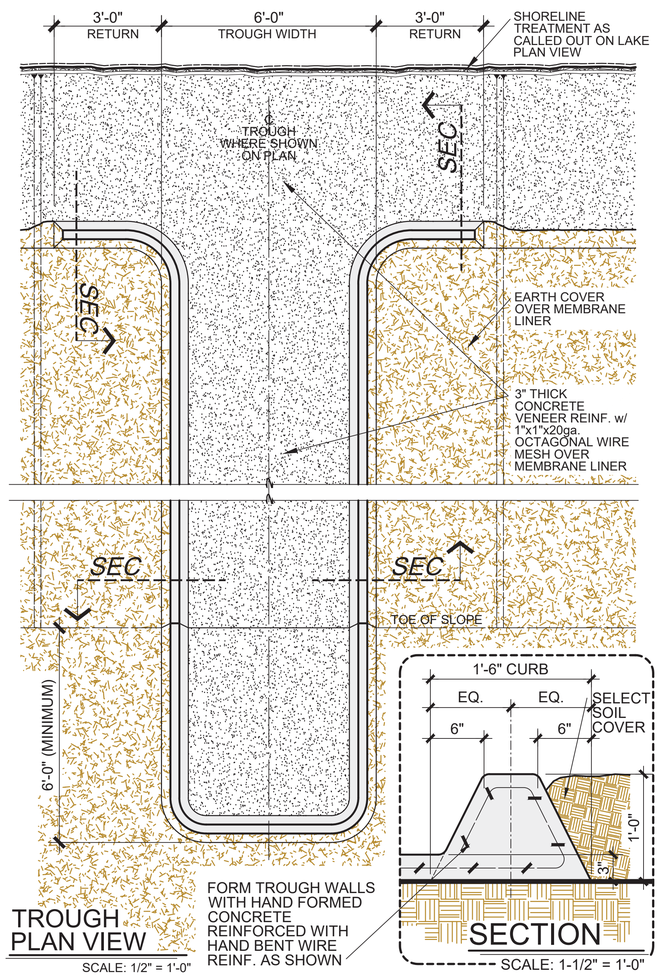
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN

REVISIONS:

Lake Plans for Submittal	03-28-2025

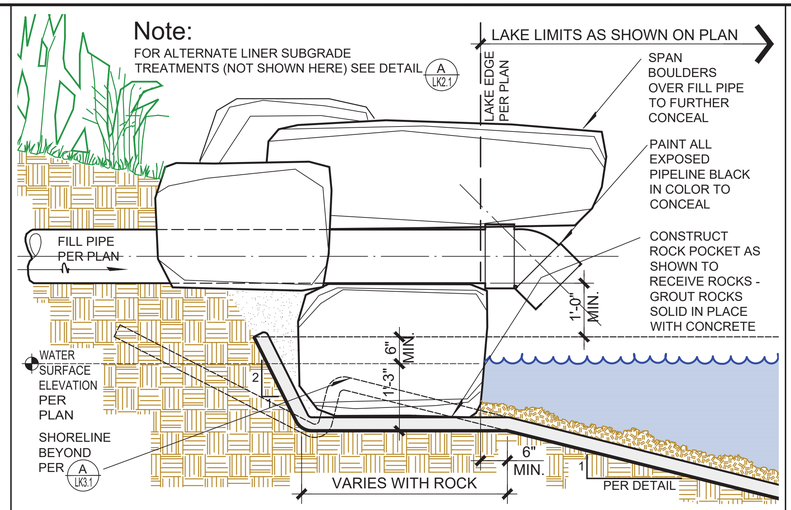
SHEET NO:

LK3.3



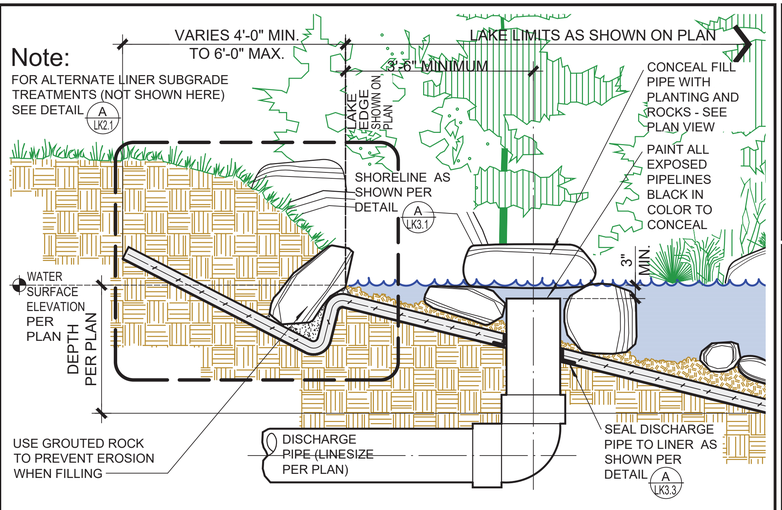
LAKE FILL TROUGH

SCALE: AS SHOWN | A



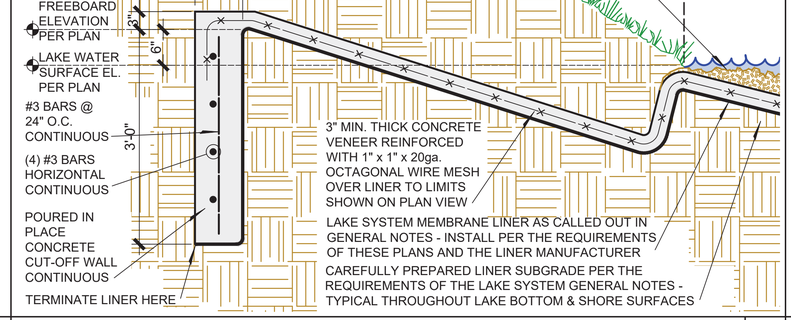
LAKE FILL (where air gap IS required)

SCALE: 3/4" = 1'-0" | B



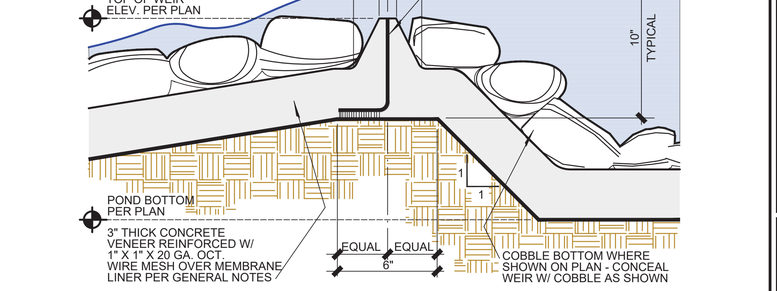
LAKE FILL (air gap not required)

SCALE: 3/4" = 1'-0" | C



CUT OFF WALL

SCALE: 1" = 1'-0" | D



FLOW CONTROL WEIR

SCALE: 1-1/2" = 1'-0" | E

SCALE: AS SHOWN | F

SCALE: AS SHOWN | G

SCALE: 1" = 1'-0" | H

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

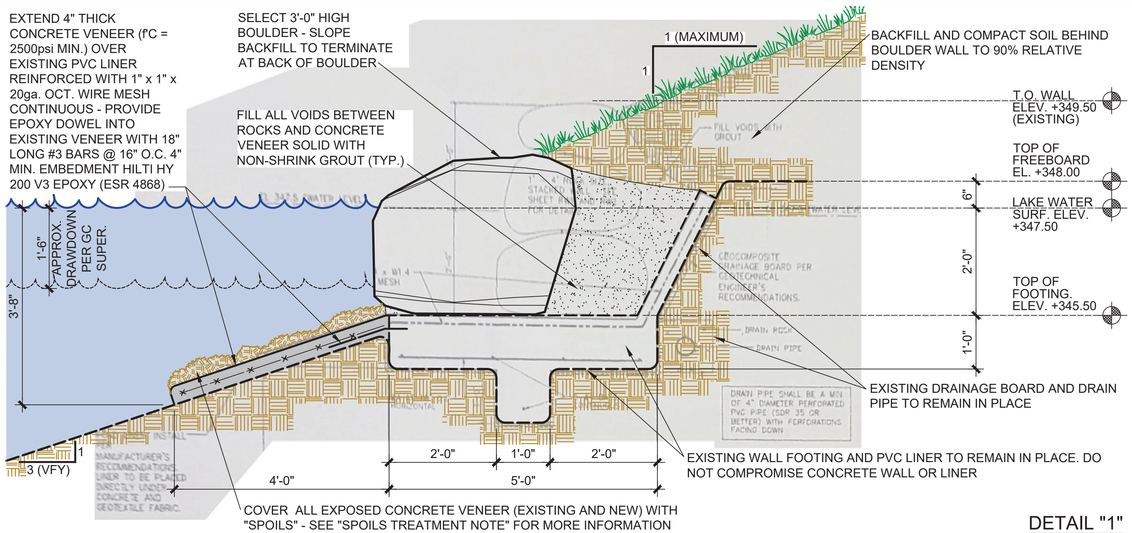
SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

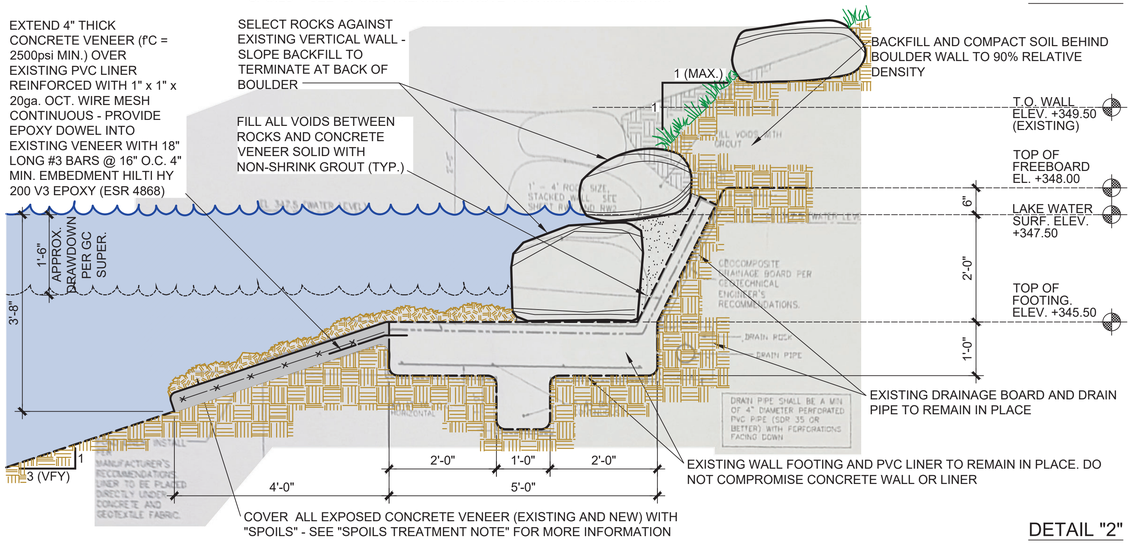
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025

SHEET NO:

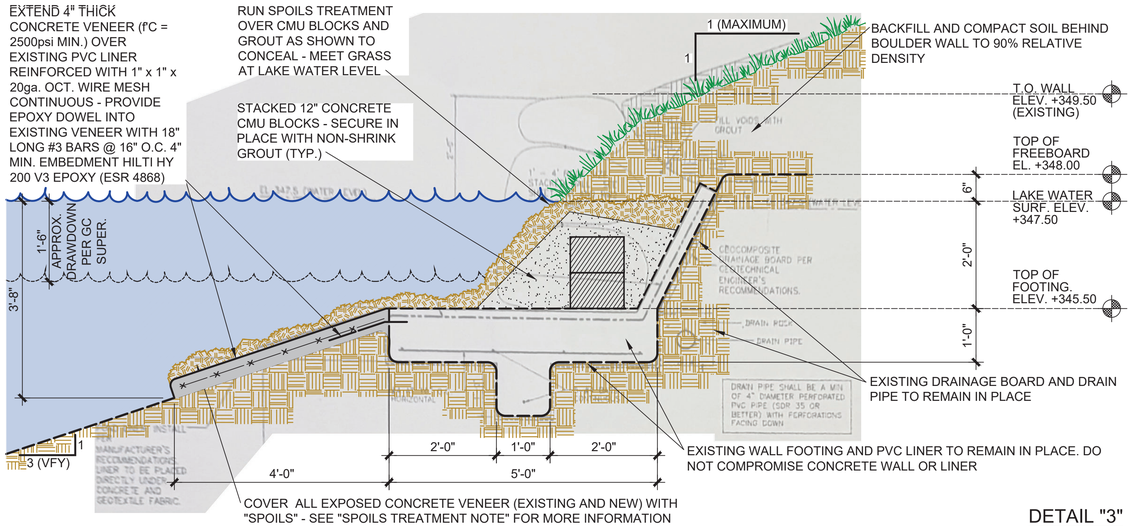
LK3.4



DETAIL "1"



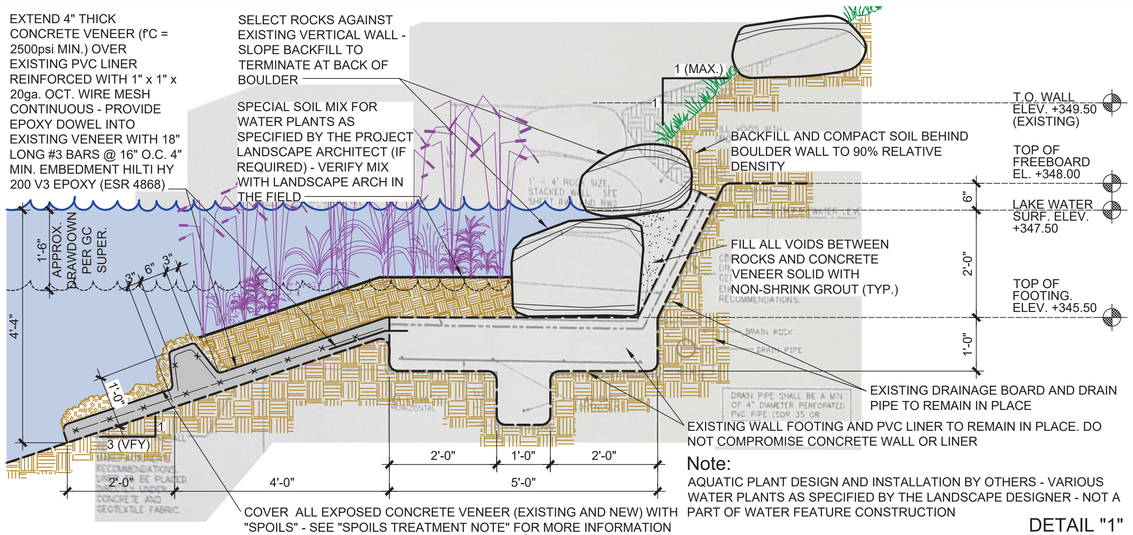
DETAIL "2"



DETAIL "3"

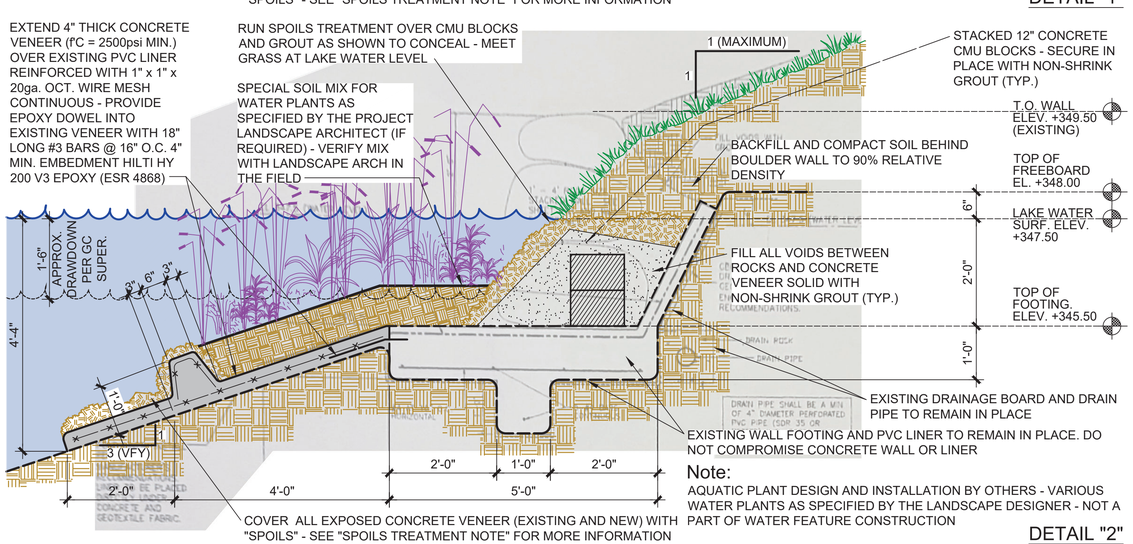
LAKE #11 SHORELINE MODIFICATION DETAILS

SCALE: 3/4" = 1'-0" **A**



Note:
AQUATIC PLANT DESIGN AND INSTALLATION BY OTHERS - VARIOUS WATER PLANTS AS SPECIFIED BY THE LANDSCAPE DESIGNER - NOT A PART OF WATER FEATURE CONSTRUCTION

DETAIL "1"



Note:
AQUATIC PLANT DESIGN AND INSTALLATION BY OTHERS - VARIOUS WATER PLANTS AS SPECIFIED BY THE LANDSCAPE DESIGNER - NOT A PART OF WATER FEATURE CONSTRUCTION

DETAIL "2"

LAKE #11 SHORELINE MODIFICATIONS WITH PLANTER

SCALE: 3/4" = 1'-0" **B**

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker@aol.com

Lake System Construction Drawings

SHEET TITLE:

Lake System Details

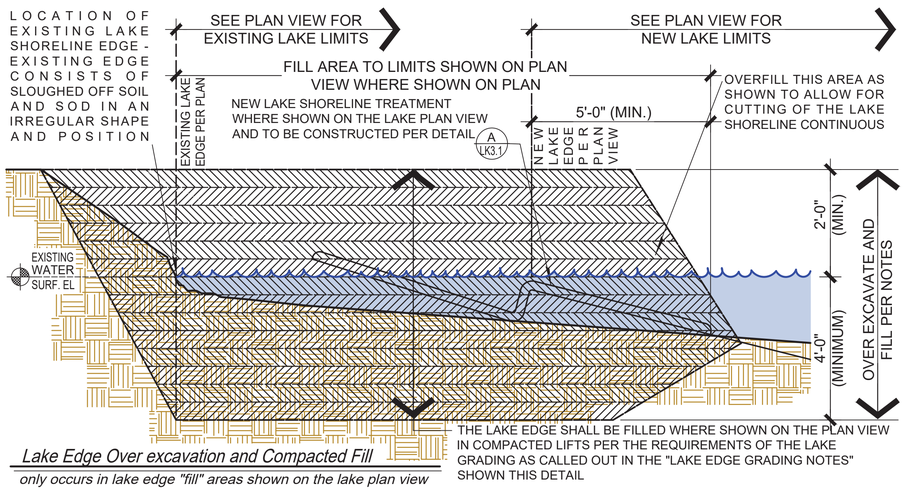
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025

SHEET NO:

LK3.5



Lake Edge Over excavation and Compacted Fill

only occurs in lake edge "fill" areas shown on the lake plan view

Lake Edge Grading Notes *(does not apply to project mass grading)*

1. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE WORK AREA. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN SHALL BE DEEMED TO BE APPROXIMATE. THE OWNER SHALL BE RESPONSIBLE FOR LOCATING, MARKING AND IF NECESSARY, SHUTTING DOWN AND/OR RELOCATING ALL UNDERGROUND UTILITIES AND RELATED FACILITIES OR IRRIGATION LINES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION. THE OWNER SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-542-2444 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR ASSISTANCE FROM THE RESPECTIVE UTILITIES. ALL UTILITIES NOT A MEMBER OF U.S.A. SHALL ALSO BE NOTIFIED.

2. ALL AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONABLE DEBRIS, INCLUDING EXISTING SOD AND OTHER ORGANIC MATERIALS, SCARIFIED TO A DEPTH OF 1 FOOT AND WATERED AND COMPACTED TO 90% RELATIVE DENSITY IN LAKE AREAS PER THE REQUIREMENTS OF A.S.T.M. DESIGNATION D-1557-65T, OR AS APPROVED BY THE LAKE ENGINEER. THE FILL MATERIAL SHALL BE PLACED IN COMPACTED LAYERS AS SHOWN ON THE LAKE EDGE CONSTRUCTION DETAILS AND FILLED AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD. THIS PROCEDURE SHALL APPLY ONLY TO THE LAKE SHORELINE FILLS ON THIS PROJECT AND IS NOT INTENDED TO BE USED FOR BUILDINGS OR OTHER STRUCTURES.

3. ALL EXISTING LAKE BOTTOM SOIL SHALL BE REUSED IN THE LAKE AREA, WITH REMOVED ORGANICS, BUSHES, TREES, ETC. TO BE STOCKPILED ADJACENT TO THE LAKE FOR REMOVAL / DISPOSAL BY THE OWNER.

4. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS, OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE OWNER SHALL PROVIDE A SUFFICIENT WATER SOURCE FOR CONSTRUCTION WATER AND SHALL BE RESPONSIBLE FOR ALL WATER COSTS THROUGHOUT THE COMPLETION OF THE LAKE CONTRACTOR'S WORK.

5. THE OWNER SHALL DESIGNATE WORK EQUIPMENT TRAVEL PATHS THRU THE PROJECT WHICH ALLOWS THE CONTRACTOR TO ACCESS THE WORK AREA WITH EQUIPMENT AND SHALL ALTER GOLF PLAY AS REQUIRED TO PROTECT THE SAFETY OF THE CONTRACTORS WORKMEN DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL MAKE A REASONABLE EFFORT TO PROTECT EXISTING IRRIGATION COMPONENTS ETC. DURING THE COURSE OF THE WORK HOWEVER THE OWNER SHALL BEAR THE COSTS OF REPAIRING OR REPLACING ANY AND ALL COMPONENTS AND / OR LANDSCAPING DAMAGED WITHIN THE DESIGNATED ACCESS AREAS AFTER THE COMPLETION OF THE WORK.

6. THE LAKE CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE AND ACCURATE RECORD OF ALL CHANGES WHICH DEVIATE FROM THE CONSTRUCTION AS PROPOSED IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE LAKE ENGINEER WITH A BASIS FOR RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE LAKE ENGINEER. IN THE EVENT THAT THE CONTRACTOR NOTICES IRREGULARITIES IN THE LINE OR GRADE HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE LAKE ENGINEER AND THE OWNER'S REPRESENTATIVE FOR A PROPER RESOLUTION. IF HE FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.

7. THE LAKE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE LAKE CONTRACTOR SHALL WORK WITH THE OWNER TO PROVIDE FOR THE GOOD CONDITION OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

8. NEITHER THE OWNER, NOR THE LAKE ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS AS THEY PERTAIN TO THE LAKE CONTRACTOR. THE LAKE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. THE LAKE CONTRACTOR SHALL PROVIDE TO THE OWNER, PRIOR TO THE START OF WORK, WORKER'S COMPENSATION INSURANCE, PRODUCTS AND COMPLETED OPERATIONS INSURANCE AND COMPREHENSIVE LIABILITY INSURANCE CERTIFICATES.

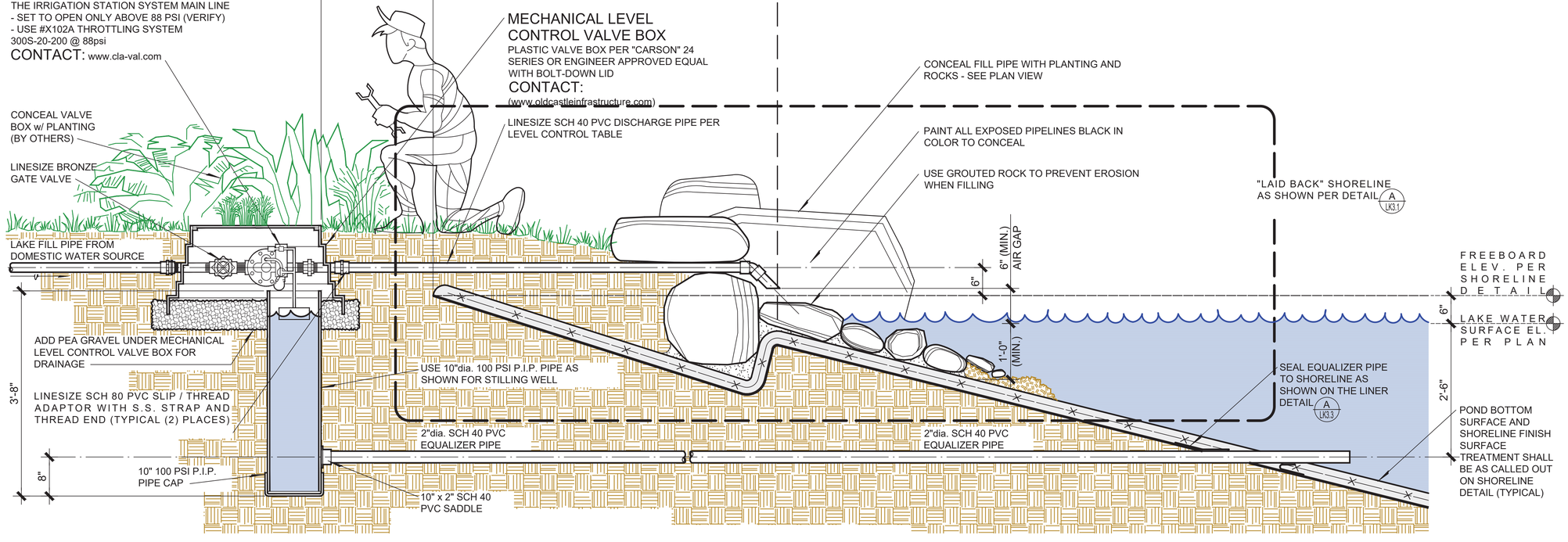
IMPORTANT!! BECAUSE OF THE UNCERTAINTY OF THE VOLUME OF ORGANICS ON THE BOTTOM OF THE LAKE, IT IS IMPOSSIBLE TO BE ACCURATE WITH THE GRADING QUANTITIES. IT IS THE INTENT OF THE OWNER AND THE LAKE ENGINEER THAT THE ORGANIC MATERIAL BE MIXED WITH THE EXISTING SOIL BENEATH THE ORGANICS IN SUCH A MANNER SO AS TO MAKE IT SUITABLE FOR THE SUBGRADE BENEATH THE LAKE LINER. THE LAKE SIZE AND SHAPE AS DEPICTED HERE SHALL BE ADJUSTED IN THE FIELD SO THAT NO IMPORT OR EXPORT OF MATERIAL IS REQUIRED. THE OWNER SHALL DETERMINE THOSE AREAS TO RECEIVE LESS OR MORE FILL AS REQUIRED TO BALANCE THE MATERIAL.

LAKE FILL REQUIREMENTS

SCALE: 1/2" = 1'-0" **A**

IMPORTANT!!
ALL PVC INSIDE MECHANICAL LEVEL CONTROL VALVE BOX SHALL BE SCH 80- ALL PIPE OUTSIDE THE VALVE BOX SHALL BE SCH 40 (TYPICAL)

M E C H A N I C A L LEVEL CONTROL VALVE
VALVE PER "CLA-VAL" MODEL#124-14 FLOAT ACTUATED LAKE LEVEL CONTROL VALVE WITH CLASS 150 STEEL BODY AND THREADED ENDS, #304 S.S VALVE TRIM AND BUNA N SYNTHETIC RUBBER PARTS -
IMPORTANT!!! THIS VALVE IS DESIGNED TO OPEN ONLY WHEN SUFFICIENT PRESSURE IS AVAILABLE FROM THE IRRIGATION STATION SYSTEM MAIN LINE
- SET TO OPEN ONLY ABOVE 88 PSI (VERIFY)
- USE #X102A THROTTLING SYSTEM 300S-20-200 @ 88psi
CONTACT: www.cla-val.com



Level Control Sizes.....

LAKE 16	2-1/2" dia.

MECHANICAL LEVEL CONTROL

SCALE: 1" = 1'-0" **B**

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker@yahoo.com

Lake System Construction Drawings

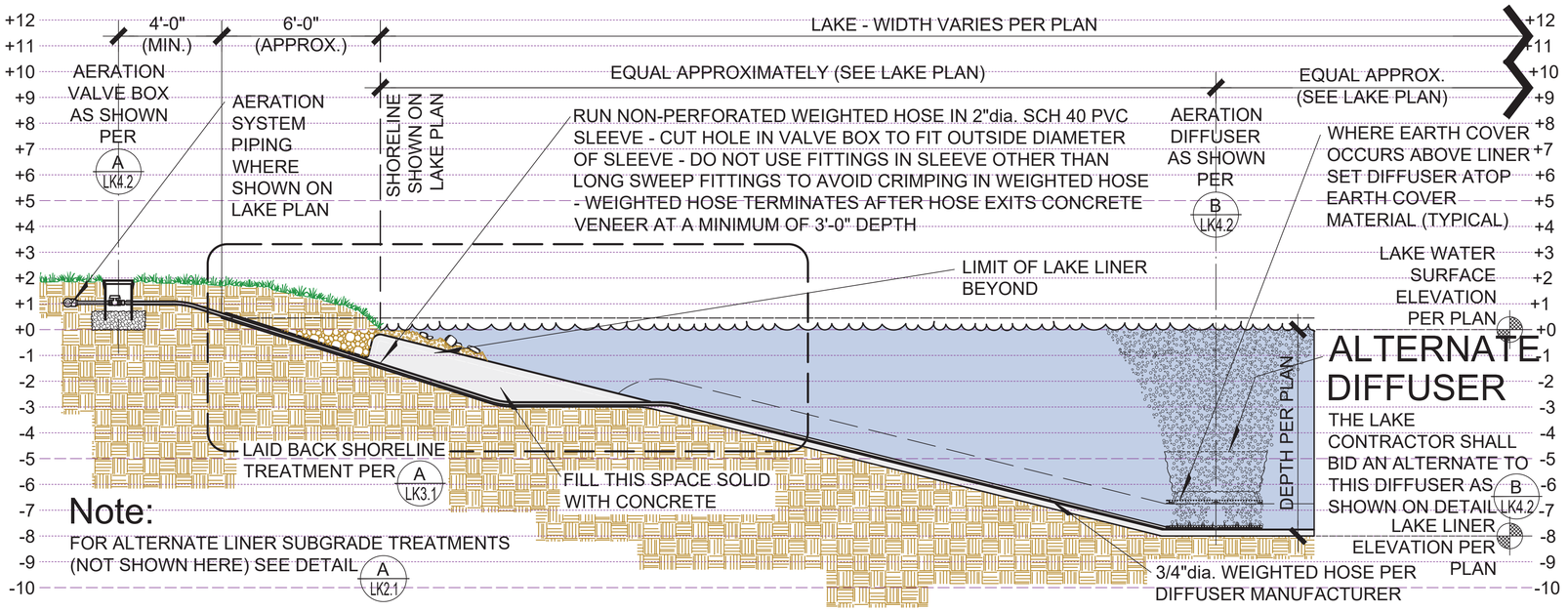
SHEET TITLE: Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER RICHARD A. McGUIRE NO. C047589 Ren. 12-31-2025 CIVIL STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submitta	03-28-2025

SHEET NO: LK3.6



AERATION SYSTEM CROSS SECTION

SCALE: 3/8" = 1'-0" | A

Aeration System Notes

1. THE AERATION EQUIPMENT SYSTEM SHOWN ON THESE PLANS SHALL BE OF THE SINGLE-PISTON COMPRESSOR TYPE CAPABLE OF PROVIDING A MINIMUM OF TEN (10) TURNOVERS OF THE ENTIRE LAKE SYSTEM VOLUME IN A 24-HOUR PERIOD. THE SYSTEM SHALL BE AS MANUFACTURED BY E.P. AERATION OF SAN LUIS OBISPO, CALIFORNIA OR LAKE ENGINEER APPROVED EQUAL. THE SYSTEM SHALL INCLUDE (2) 1/3hp COMPRESSORS WITH ALL APPLICABLE ELECTRICAL COMPONENTS AND ACCESSORIES IN EACH CABINET. THE POWER REQUIREMENTS FOR EACH CABINET IS . . . . . 120vac, SINGLE PHASE, 18 AMPS. EACH CABINET SHALL BE MOUNTED TO THE CONCRETE WALL AS SPECIFIED BY THE SYSTEM MANUFACTURER. THE AERATION CABINET SHALL BE SUPPLIED WITH A 120v. SINGLE PHASE POWER CABLE WITH PLUG AS SHOWN.

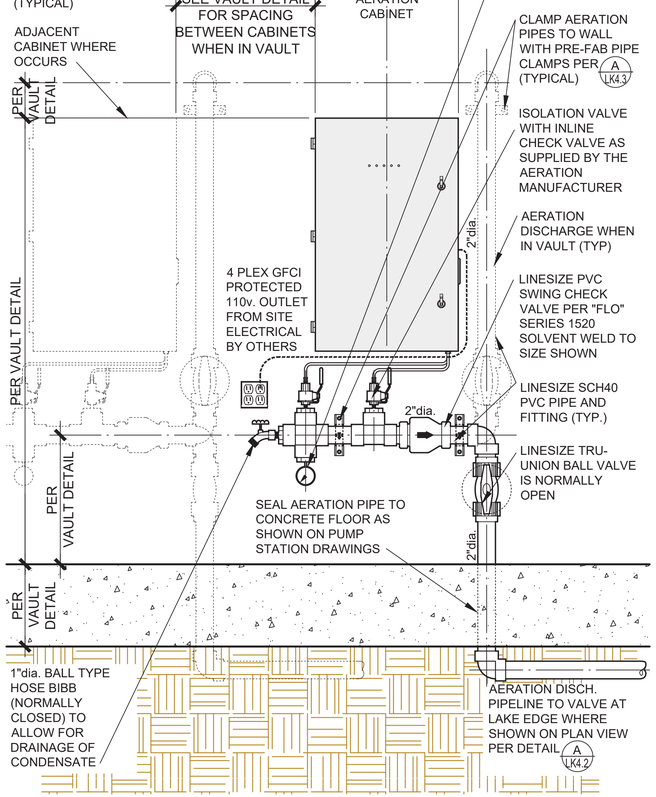
2. THE AERATION SYSTEM EQUIPMENT INCLUDES COMPRESSORS ONLY..... NO OZONE!!
THE AERATION SYSTEM MANUFACTURER SHALL PROVIDE PRODUCT CUT SHEETS AND SHOP DRAWINGS IN AUTOCAD FORMAT TO THE LAKE ENGINEER FOR APPROVAL PRIOR TO PROVIDING PRICING TO THE LAKE CONTRACTOR. THE LAKE ENGINEER SHALL DETERMINE IF THE AERATION EQUIPMENT SUPPLIED BY THE AERATION MFR IS SUITABLE FOR THIS PROJECT.

3. THE AERATION SYSTEM SUPPLIER SHALL PROVIDE AS A PART OF HIS SYSTEM (6) SETS OF OPERATIONS AND MAINTENANCE MANUALS WHICH CLEARLY DESCRIBE THE MAINTENANCE AND REPAIR OF EACH COMPONENT OF THE SYSTEM. THE MANUALS SHALL BE 8-1/2 X 11 FORMAT BOUND AND SHALL CONTAIN MANUFACTURER'S SHOP DRAWINGS, MATERIALS LISTS WITH SOURCES AND BOTH WRITTEN AND GRAPHIC DESCRIPTIONS OF ALL MONTHLY, QUARTERLY AND YEARLY MAINTENANCE PROCEDURES FOR ALL COMPONENTS OF THE SYSTEM. THE MANUFACTURER SHALL ALSO INCLUDE A TRIP TO THE SITE AFTER INSTALLATION FOR SYSTEM START-UP AND FOR 6-HOURS OF ON-SITE TRAINING OF THE PROJECT MAINTENANCE STAFF IN THE OPERATION AND MAINTENANCE OF THE AERATION SYSTEM.

Panel Mounting:

L2x2x1/4 VERT. MOUNTED PANEL SUPPORTS SPACED TO FIT THE AER'N PANEL MOUNTING BRACKETS - CONNECT PANEL TO SUPPORTS WITH STAINLESS STEEL BOLTS NUTS AND WASHERS TO SIZE SPECIFIED BY AERATION SYSTEM PANEL MANUFACTURER - SUPPORTS SHALL BE HOT-DIP GALVANIZED PRIOR TO INSTALLATION

Note!!
PANEL SHALL BE DESIGNED FOR OUTDOOR USE (TYPICAL)



EPAERATION

Phone: (805) 541-6140
Email: rich@epaeration.com
www.epaeration.com

AO2-2018 Air Supply Cabinet

Specifications:

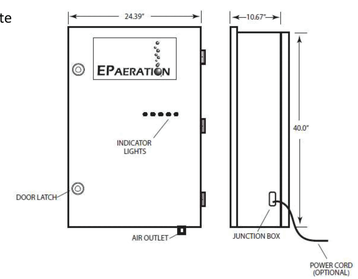
Dimensions: 40" x 25" x 11"
Flow (Max): 9.8 SCFM
Pressure (Max): 30 PSI
Pressure Requirements: 120 VAC, 50/60Hz, single phase 18.0 Amp
Net Weight: 120 lb.
Mounting: Floor or wall mounting with supplied brackets
Ambient Temp (Max): 95F
Ventilation: 80 Air Changes per minute

Features:

Compressors:

- Gast 87R-647, ½ horsepower
- Oil-less, wobble-piston style
- Max restart pressure 20 PSI

Internal Circuit Breaker
Thermally protected
High pressure relief valve
Powder coasted steel enclosure





Multiple Cabinets Mounted on Interior Wall



Exterior Mounted Cabinet (feet provided by mfr)



View Inside Aeration Cabinet (2 compressors)

AERATION SYSTEM COMPRESSOR STATION

SCALE: 1" = 1'-0" | B

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-336-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

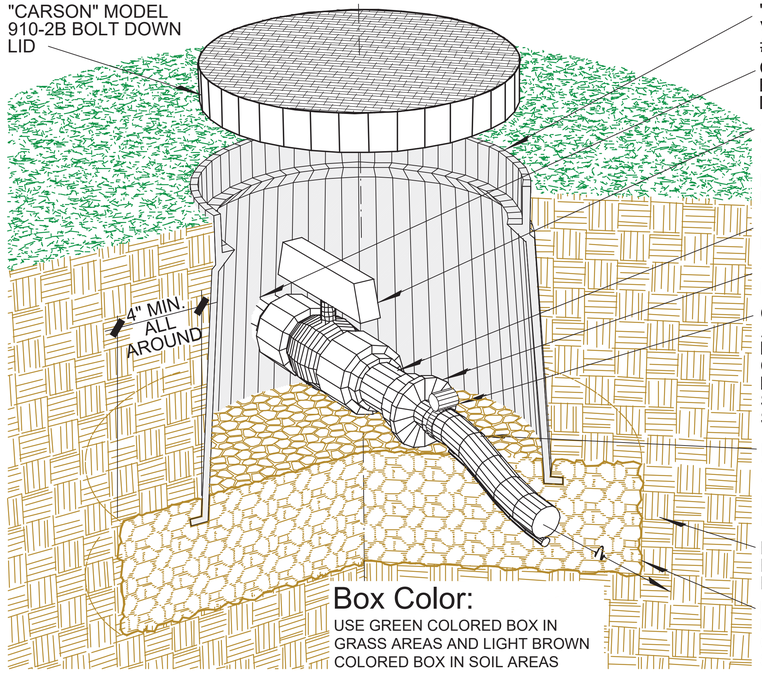
SHEET TITLE: Lake Aeration System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submitta	03-28-2025

SHEET NO: LK4.1



"CARSON" PLASTIC VALVE BOX MODEL #910-1

CUT HOLE IN BOX BOTH ENDS TO FIT OUTSIDE DIAMETER OF PIPELINE

1"dia. PVC BALL VALVE PER "HAYWARD" SAFE BLOCK TRUE UNION WITH UNION FITTINGS BOTH ENDS INTEGRAL

1" LONG X 1"dia. PVC NIPPLE

1" X 1/2"dia. PVC REDUCER

CONNECT WEIGHTED AERATION HOSE TO REDUCER WITH S.S. CLAMP - RUN WEIGHTED HOSE IN 2"dia. PVC SLEEVE TO LAKE (NOT SHOWN HERE)

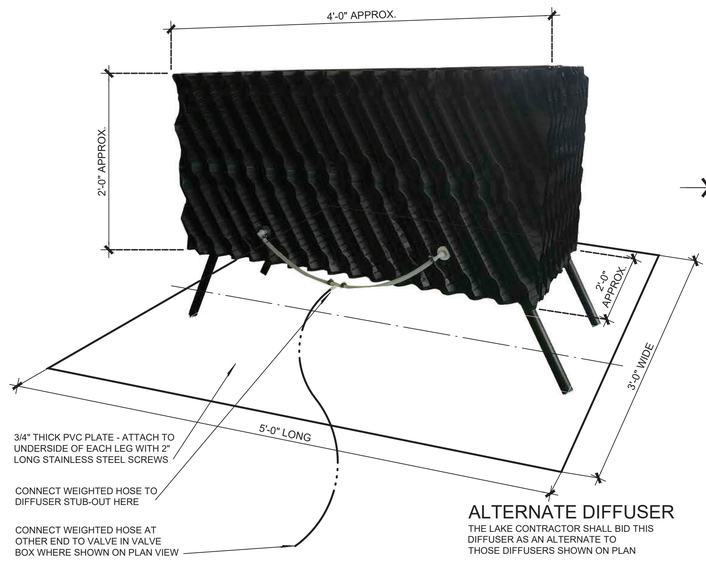
RUN NON-PERFORATED WEIGHTED HOSE PER "HINDE" OR APPROV. EQ. TO AERATION DISK IN LAKE BOTTOM

BACKFILL AGAINST BOX WITH "CLEAN" BACKFILL OR SAND

PROVIDE 4" (MIN.) THICK LAYER OF GRAVEL OR CRUSHED ROCK AS SHOWN AS DRAIN

AERATION VALVE BOX

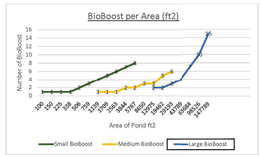
SCALE: NONE | A



BioBoost Box Contents

- BioBoost Media
- Diffuser (1 in small)(2 in medium and large)
- Manifold (medium and large only)
- Weighted legs (4)
- Parts Bag (3 clamps, 3/8 and ½ tube, 2 tube coupling adaptors)
- Marking Float (1)
- Float Cord (25', scheduled Nov 2017)

	MSRP	Minimum Airflow (CFM)	Maximum Airflow (CFM)
Small BioBoost 12x12x24in	200 USD	0.25	1.1
Med BioBoost 17x24x36in	400 USD	0.8	3.6
Large BioBoost 24x24x48in	800 USD	1.1	5



General Rules For BioBoost Installation

- Ponds less than 5 ft deep are quoted as Small BioBoost
- Ponds deeper than 5 ft are quoted as medium or Large BioBoost
- It is more important to have uniform coverage than large total flow. Often in wide shallow ponds, multiple small BioBoost will outperform 1 Large BioBoost.
- Generally, in a golf course pond 1 Large BioBoost per 10,000 ft² is adequate.
- The BioBoost diffusers are high quality EPDM membrane style and have low pressure loss, it is recommended that the available pressure is minimum 0.6 PSI per ft water depth. Most compressors will far exceed this with 20+ PSI.
- The cord and float should be attached as a belt line (vertically) around the BioBoost, it will assist in locating and retrieval in the event of relocation or maintenance and will ensure the manifolding on the medium and large BioBoost does not separate from the media.

ALTERNATE DIFFUSER

THE LAKE CONTRACTOR SHALL BID THIS DIFFUSER AS AN ALTERNATE TO THOSE DIFFUSERS SHOWN ON PLAN

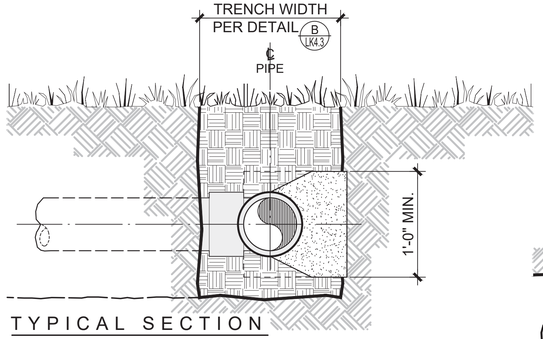
BioBoost
Aeration Reinvented



Information and Sales Contact:
www.bioboost.ca
jody@bioboost.ca
david@bioboost.ca
ph: 905-830-5555 fax: 905-830-5525

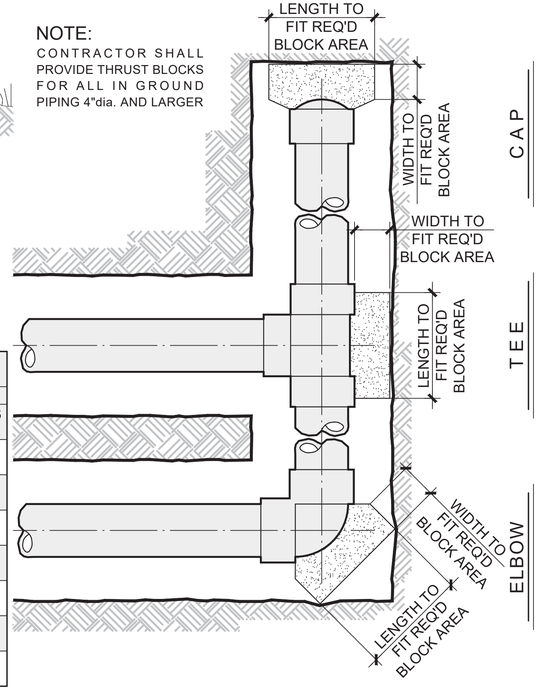
AERATION DIFFUSER

SCALE: 1-1/2" = 1'-0" | B



TYPICAL SECTION

NOTE:
CONTRACTOR SHALL PROVIDE THRUST BLOCKS FOR ALL IN GROUND PIPING 4"dia. AND LARGER



GENERAL NOTES

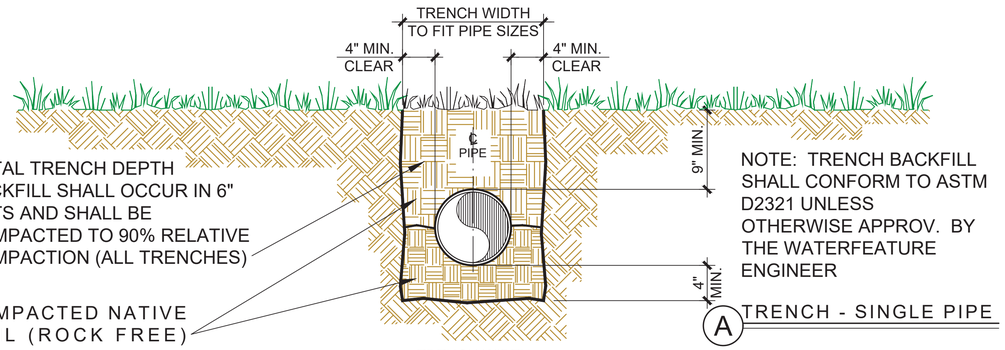
1. TABLE IS BASED ON 2000l /ft SOIL BEARING ALLOWANCE. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
2. AREAS FOR PIPE LARGER THAN 18"dia. SHALL BE CALCULATED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000psi.
4. THRUST BLOCK IS TO EXTEND TO UNDISTURBED SOIL.
5. SIZE MAY BE DECREASED FOR LESSER DEGREE BENDS AS DETERMINED BY THE ENGINEER.
6. KEEP CONCRETE CLEAR OF BELL AND SPIGOT JOINTS.
7. BLOCK IN SIMILAR MANNER AT TEES, HYDRANTS, PLUG OR OTHER LOCATIONS AS REQUIRED
8. IF CONCRETE BLOCKS CANNOT BE POURED, THEN USE TIE-RODS OR OTHER APPROVED METHOD TO RESTRAIN THRUST

THRUST BLOCK AREA REQUIREMENTS

PIPESIZE	WATER PIPE	
	TEE, CAP, 90 BENDS	45 & 22.5 BENDS
4" & LESS	3 FT	3 FT
6"	4 FT	3 FT
8"	6 FT	3 FT
10"	9 FT	5 FT
12"	13 FT	7 FT
16"	23 FT	12 FT
18"	29 FT	15 FT

STANDARD THRUST BLOCKS

SCALE: NONE | C

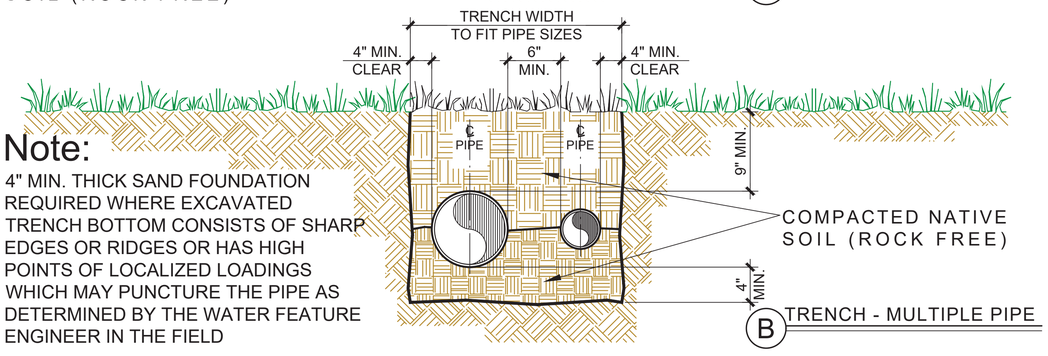


TOTAL TRENCH DEPTH BACKFILL SHALL OCCUR IN 6" LIFTS AND SHALL BE COMPACTED TO 90% RELATIVE COMPACTION (ALL TRENCHES)

COMPACTED NATIVE SOIL (ROCK FREE)

NOTE: TRENCH BACKFILL SHALL CONFORM TO ASTM D2321 UNLESS OTHERWISE APPROV. BY THE WATERFEATURE ENGINEER

A TRENCH - SINGLE PIPE



Note:
4" MIN. THICK SAND FOUNDATION REQUIRED WHERE EXCAVATED TRENCH BOTTOM CONSISTS OF SHARP EDGES OR RIDGES OR HAS HIGH POINTS OF LOCALIZED LOADINGS WHICH MAY PUNCTURE THE PIPE AS DETERMINED BY THE WATER FEATURE ENGINEER IN THE FIELD

COMPACTED NATIVE SOIL (ROCK FREE)

B TRENCH - MULTIPLE PIPE

TRENCH STANDARDS

SCALE: NONE | D

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

Lake Aeration System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

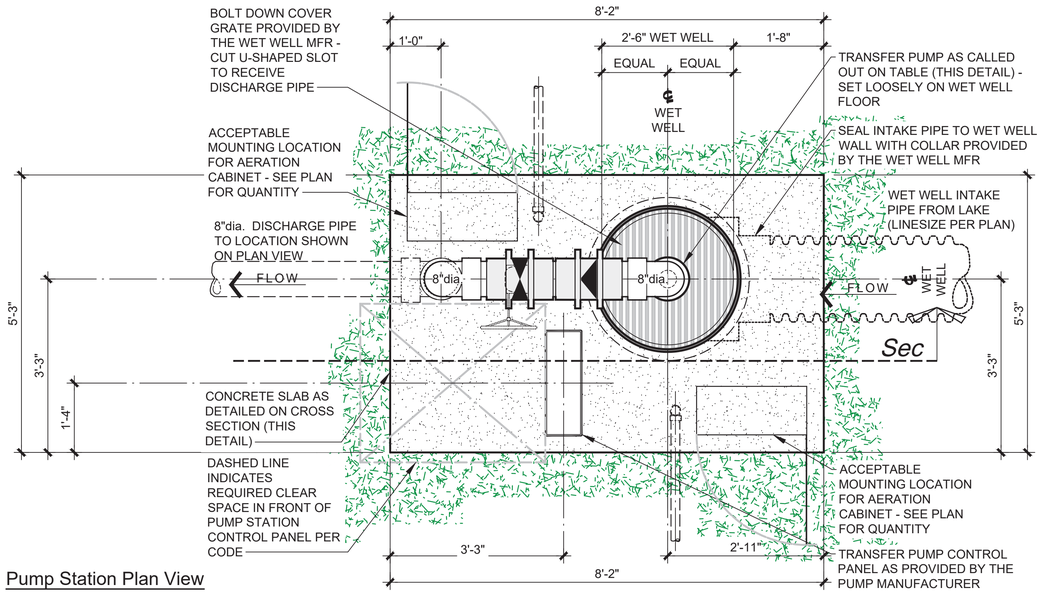
SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submitta	03-28-2025

SHEET NO:

LK4.2



Pump Station Plan View

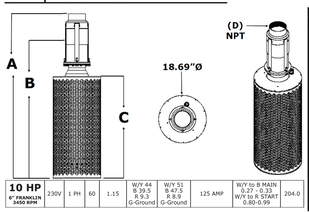
Pump List....

LAKE	PUMP	SERVICE	MANUFACTURER / MODEL #	CAPACITY	HP	TURBINE#	PH/VOLTS/HZ
Lake #16	A	TRANS-FER	CARRY PUMPS STAINLESS STEEL SUBMERSIBLE VERTICAL TURBINE FLOW PUMP MODEL# CP06-0100-231-T	575gpm @ 35' tdh	10	CP06-160-1	1/240/60

Fittings List . . . .

#	ITEM	SYMBOL	TYPE	MANUFACTURER	MODEL	NOTES
1	CHECK VALVE		WAFER TYPE E.I. & BRONZE EPDM SEAT	TUFSKIN, INC. www.universalsales.biz	CV SERIES	SIZE SHOWN w/ S.S nuts, bolts & washers
2	CHECK VALVE		SCH 80 SPRING LOADED	SEKISUI IND. PIPING www.si-valve.com	ITEM #CK	SOLVENT WELD, BUNA-N, seal per plan
3	BUTTERFLY VALVE		WAFER TYPE E.I. & BRONZE EPDM SEAT	TUFSKIN, INC. www.universalsales.biz	BS SERIES	SIZE SHOWN w/ S.S nuts, bolts & washers
4	BALL VALVE		SCH 80 PVC - COMPR FITTINGS BOTH ENDS	SEKISUI IND. PIPING www.si-valve.com	ITEM #80	SIZE SHOWN, inf. adjust, plastic handle
5	90deg ELL		SCH 80 PVC SOLVENT WELD	DURA www.duraflow.com		USE MFR Required Primer, Solvent Weld
6	REDUCER BUSHING		SCH 80 PVC SOLVENT WELD	DURA www.duraflow.com		USE MFR Required Primer, Solvent Weld
7	SLIP / FLG ADAPTER		SCH 80 PVC - BOLT / SOLVENT WELD	DURA www.duraflow.com		USE MFR Required Primer, Solvent Weld
8						

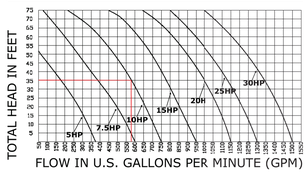
Pump Curve & Dimensions



10 HP 6" FRANKLIN 3450 RPM	230V	1 PH	60	1.15	W/Y 44 B 39.5 R 9.3 G-Ground	W/Y 51 B 47.5 R 8.9 G-Ground	125 AMP	W/Y to B MAIN 0.27 - 0.33 W/Y to R START 0.80-0.99	204.0



230V/1 PHASE						
HORSEPOWER	PHASE	WEIGHT	(A) PUMP HEIGHT	(B) MINIMUM SUBMERGENCE	(C) SCREEN HEIGHT	(D) NPT
5 HP	1 Phase					4"
7.5 HP	1 Phase					5"
10 HP	1 Phase	245	49.00"	39.00"	27.50"	5"
15 HP	1 Phase					6"





Pump Station Notes:

1. THE TRANSFER SYSTEM PUMP(S) SHALL BE PER MODEL, SIZE, HORSEPOWER, ETC. SHOWN ON THE "PUMP LIST" ON THIS DETAIL. THE PUMP SHALL BE VERTICALLY MOUNTED ON A PRE-FAB SCREENED STEEL BASE INCLUDING STEEL THREADED DISCHARGE SUPPLIED BY THE PUMP MFR. THE PUMP SHALL BE LOOSELY SET ON THE FLOOR OF THE VAULT AS SHOWN.

2. THE LAKE CONTRACTOR SHALL INCLUDE AS A PART OF THE PUMP STATION WORK, ELECTRICAL HOOK-UP OF ALL ELECTRICAL COMPONENTS INSIDE THE PUMP STATION AS DEPICTED ON THIS DETAIL. THE WORK SHALL BE PREFORMED IN ACCORDANCE WITH THE N.E.C. AND LOCAL CODES AND ORDINANCES AND BY A QUALIFIED LICENSED ELECTRICAL CONTRACTOR.

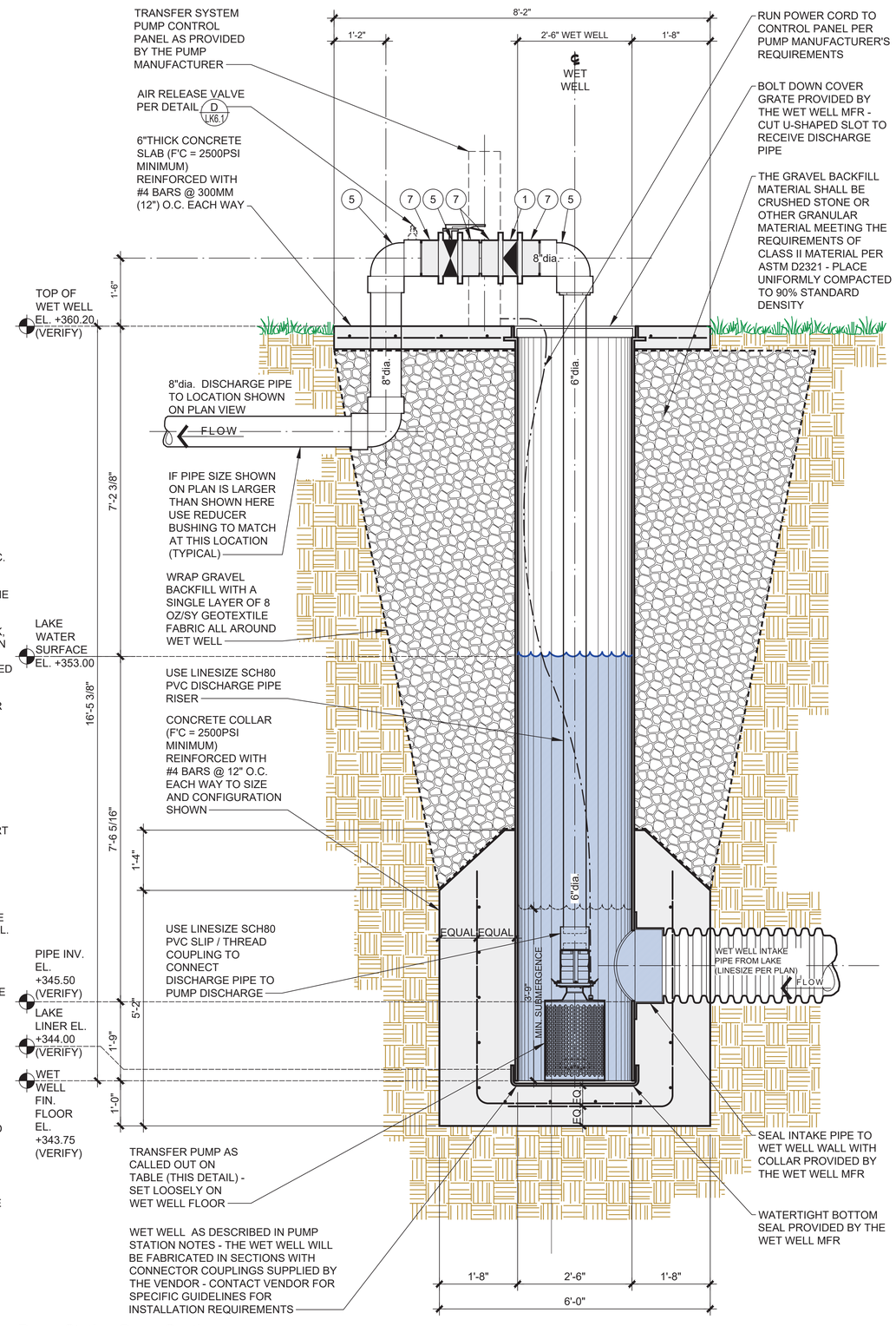
3. ALL PVC PIPE SHOWN ON THIS SHEET SHALL BE SCH40 PVC OR BETTER WITH MFR PROVIDED SOLVENT WELD FITTINGS UNLESS OTHERWISE SHOWN OR UNLESS OTHERWISE SUPPLIED BY THE MANUFACTURER OF THE MATERIALS.

4. THE PUMPS, CONTROLS AND PIPE FITTINGS SHOWN ON THIS DETAIL SHALL BE CONSTRUCTED BY A LAKE CONSTRUCTION COMPANY FAMILIAR WITH THIS TYPE OF PUMP AND SYSTEM CONTROLS AND SHALL INCLUDE PUMPS, VALVES, FITTINGS, CONTROLS, WIRING AND ELECTRICAL HOOK-UP TO MAKE A COMPLETE AND OPERATIONAL TRANSFER PUMP SYSTEM CAPABLE OF DELIVERING THE FLOWS AT THE PRESSURE INDICATED ON THESE PLANS. THE PRE-FAB PUMP VENDOR SHALL PREPARE SHOP DRAWINGS FOR APPROVAL BY THE LAKE ENGINEER PRIOR TO START OF PUMP FABRICATION. SHOP DRAWINGS AND SUBMITTALS SHALL INCLUDE DATA CUT SHEETS FOR ALL COMPONENTS AND A STRUCTURAL DRAWING FOR PUMP MOUNTING.

5. THE PUMP STATION WET WELL SHALL BE PRE-FABRICATED POLYETHYLENE WITH GRADE RING AND GRATE COVER AS REQUIRED TO ACHIEVE THE INSIDE HEIGHT DIMENSION SHOWN. THE WET WELL, GRADE RING, GRATE COVER AND LATERAL PIPE CONNECTION SHALL BE PER "ADS NYOPLAST" OR LAKE ENGINEER APPROVED EQUAL. CONTACT: PH: 770-632-2443, www.adspipe.com.
THE CONTRACTOR SHALL INCLUDE:
A. PRE-FAB GRATE COVER CUT TO FIT OPENING SHOWN. THE GRATE SHALL BE SET IN A SINGLE PIECE WITH A SLOT CUT TO RECEIVE THE DISCHARGE PIPE. THE GRATE SHALL BE BOLTED DOWN TO THE TOP OF THE WET WELL USING THE BOLT-DOWN ADAPTER PROVIDED BY THE GRATE MANUFACTURER.
B. PIPE CONNECTION HOLES AT EACH PIPE PENETRATION WITH A DIAMETER EQUAL TO THAT SHOWN ON THIS PLAN AND FITTED WITH A MANUFACTURER SUPPLIED SLEEVE TO CONNECT TO THE PIPE SHOWN.
C. KNOCKOUTS OR HOLES TO RECEIVE THE ELECTRICAL CABLE TO SUPPLY POWER TO THE PUMP WHERE CALLED FOR ON THIS DETAIL.
THE WET WELL VENDOR SHALL PREPARE SHOP DRAWINGS FOR THE WET WELL, GRATE, GRATE SUPPORT AND LATERAL PIPE CONNECTION FOR APPROVAL BY THE LAKE ENGINEER PRIOR TO FABRICATION.

6. ALL MFR'S PRODUCT CALLOUTS SHOWN ON THESE PLANS SHALL BE CONSIDERED "OR LAKE SYSTEM ENGINEER APPROVED EQUAL" UNLESS OTHERWISE NOTED. THE LAKE SYSTEM CONTRACTOR SHALL SUBMIT MFR'S PRODUCT DATA SHEETS FOR APPROVAL BY THE LAKE SYSTEM ENGINEER PRIOR TO ORDERING MATERIALS.

7. THESE DRAWINGS REPRESENT THE FINISHED FACILITY, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE LAKE SYSTEM CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE SURROUNDING FACILITIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, SHOREING, ETC. FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.



Pump Station Cross Section

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

Lake Transfer Pump Station

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

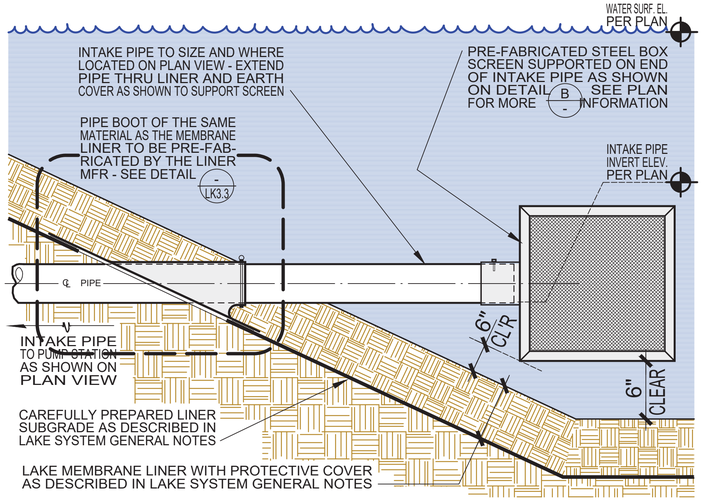
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submitta	03-28-2025

SHEET NO:

LK5.1

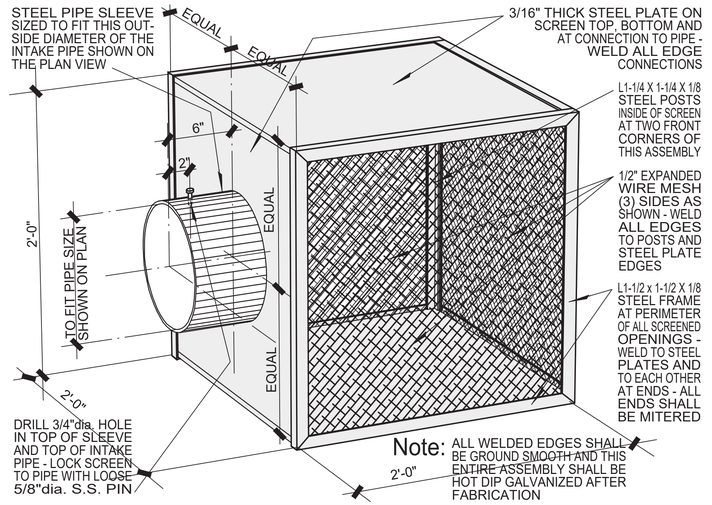
TRANSFER PUMP STATION DETAIL AND NOTES

SCALE: 3/4" = 1'-0" | A



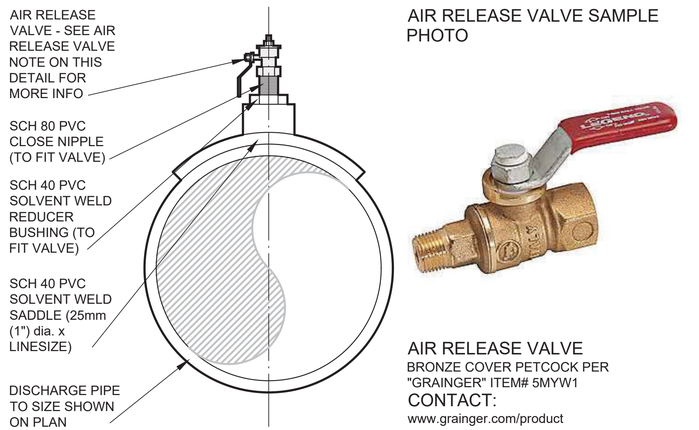
SEAL TO INTAKE PIPE

SCALE: NONE | A



INTAKE PIPE SCREEN

SCALE: NONE | B

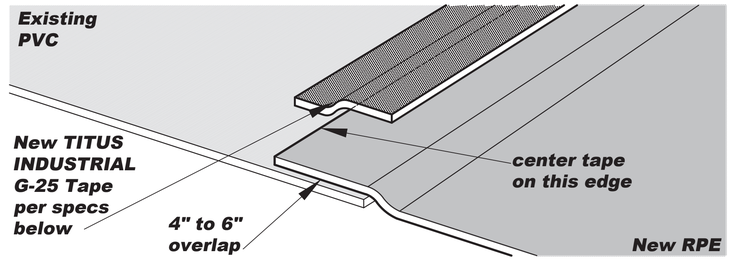


AIR RELEASE VALVE SAMPLE PHOTO

AIR RELEASE VALVE
BRONZE COVER PETCOCK PER "GRAINGER" ITEM# 5MYW1
CONTACT:
www.grainger.com/product

AIR RELEASE VALVE

SCALE: NONE | D



TITUS INDUSTRIAL GROUP INC
INFRASTRUCTURE SOLUTIONS MADE EASY

G-25 for Geosynthetics Material

Basic Use: Tapecoat® G-25 Tape is designed to provide an air, vapor, and watertight seal on many Geomembranes, and Geotextiles. Tapecoat® Tapes feature a very aggressive synthetic adhesive that, bonds instantly. TC G-25 is ideal for repairing tears, seaming, reinforcing, and attaching Polyethylene, Polypropylene, P.V.C., Hypalon, EPDM, Rubber, and more. Its unique MAF® film backing has been specially formulated to provide strength that allows it to be pulled tightly for maximum conformability. G-25 is resistant to UV rays, thermal expansion, impact, abrasion, and punctures. TC G-25 will give many years of service even in direct sunlight. It can be applied over a wide range of ambient temperatures, and may be applied to steel, aluminum, fiberglass, concrete and many other materials. Tapecoat® G-25 is not recommended for cotton duct or Cordura nylon.

Composition: Tapecoat® G-25 Tape is composed of a tough, specially formulated multipolymer alloy film, MAF® with a Synthetic Elastomeric Adhesive. The adhesive is kept permanently bonded to its backing (while in roll form) by a tough, easily removed polymer release liner. The release liner prevents contamination of the adhesive, prior to its use.

Technical Data:

Color:	Black
Shelf Life:	Rotate Stock Yearly
Peel Adhesion:	20 # / inch width
Low Temperature Flex:	Excellent
Thickness:	25 ± 2 mils
Tensil Strength:	4500 ± 500
Elongation:	700% ± 100

Tests: ASTM D-522-93; ASTM G22; ASTM D100

Surface Preparation: Surface must be clean and dry. Moisture, dust, rust, aquatic growth, oil, wax, silicone, and any foreign substance that may interfere with adhesion should be removed with a suitable detergent, rinsed thoroughly and dried. We do not recommend the use of Solvents as they may leave a residue that can impede adhesion.

Tape Application: Tapecoat® G-25 Tape is applied by removing the release liner and pressing the adhesive to the clean surface.

Packaging:

2″x 25′	24 rolls/case	2″x 100′	12 rolls/case
4″x 25′	12 rolls/case	4″x 100′	6 rolls/case
6″x 25′	8 rolls/case	6″x 100′	4 rolls/case

MSDS AVAILABLE UPON REQUEST

Priming: Priming is not normally required, but under conditions of extreme cold Tapecoat® Omniprime is recommended. This will greatly increase adhesion on most materials.
(Not recommended for P.V.C.)

AIR RELEASE VALVE

SCALE: NONE | D

G	H	J

E	C

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-386-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

SHEET TITLE:

Lake System Mechanical Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN

REVISIONS:
Lake Plans for Submittal 03-28-2025

SHEET NO:
LK6.1

LA RINCONADA COUNTRY CLUB REDESIGN CONSTRUCTION EMISSIONS & HEALTH RISK ASSESSMENT

Los Gatos, California

February 7, 2025

Prepared for:

Patrick Kallas
Project Manager
David J. Powers & Associates, Inc
1871 The Alameda, Suite 200
San José, CA 95126

Prepared by:

Zachary Palm
Jordyn Bauer

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

429 East Cotati Avenue
Cotati, CA 94931
(707) 794-0400

I&R Project#: 25-007

Introduction

The purpose of this report is to address the potential construction air quality and health risk impacts associated with the redesign of the existing La Rinconada Country Club Golf Course located at 14595 Clearview Drive in Los Gatos, California. Air quality impacts would be associated with the restoration of the golf course and relocation of one of the holes. Air pollutant emissions associated with construction of the project were estimated using appropriate computer models. In addition, the potential project health risks and the impact of existing toxic air contaminant (TAC) sources affecting the nearby sensitive receptors were evaluated. The analysis was conducted following guidance provided by the Bay Area Air Quality Management District (BAAQMD).[1]

Project Description

The approximately 87.67-acre project site is the La Rinconada Country Club. The project proposes restoring seventeen of the eighteen golf holes, modernizing the irrigation and drainage systems, replace the fairway grass, and replace most of the existing golf course cart paths with reduced footprint cart paths. The only hole location that would be modified would be the 13th hole, which would move from the edge of the project site to an internal location on the south side of the project site. No new or renovated structures are proposed. Construction is proposed to begin in late March of 2026 and be completed by September 2026.

Setting

The project is located in Santa Clara County, which is in the San Francisco Bay Area Air Basin. Ambient air quality standards have been established at both the State and federal level. The Bay Area meets all ambient air quality standards with the exception of ground-level ozone, respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$).

Air Pollutants of Concern

High ozone concentrations in the air basin are caused by the cumulative emissions of reactive organic gases (ROG) and nitrogen oxides (NO_X). These precursor pollutants react under certain meteorological conditions to form ozone concentrations. Controlling the emissions of these precursor pollutants is the focus of the Bay Area's attempts to reduce ambient ozone concentrations. The highest ozone concentrations in the Bay Area occur in the eastern and southern inland valleys that are downwind of air pollutant sources. High ozone concentrations aggravate respiratory and cardiovascular diseases, reduced lung function, and increase coughing and chest discomfort.

Particulate matter is another problematic air pollutant in the air basin. Particulate matter is assessed and measured in terms of respirable particulate matter or particles that have a diameter of 10 micrometers or less (PM_{10}) and fine particulate matter where particles have a diameter of 2.5 micrometers or less ($PM_{2.5}$). Elevated concentrations of PM_{10} and $PM_{2.5}$ are the result of both region-wide (or cumulative) emissions and localized emissions. High particulate matter

[1] Bay Area Air Quality Management District, *2022 CEQA Guidelines*, April 2023.

concentrations aggravate respiratory and cardiovascular diseases, reduce lung function, increase mortality (e.g., lung cancer), and result in reduced lung function growth in children.

Toxic Air Contaminants

TACs are a broad class of compounds known to cause morbidity or mortality, often because they cause cancer. TACs are found in ambient air, especially in urban areas, and are caused by industry, agriculture, fuel combustion, and commercial operations (e.g., dry cleaners). TACs are typically found in low concentrations, even near their source (e.g., diesel particulate matter [DPM] near a freeway). Because chronic exposure of TACs can result in adverse health effects, they are regulated at the regional, State, and federal level.

Diesel exhaust is the predominant TAC in urban air and is estimated to represent about three-quarters of the cancer risk from TACs (based on the Bay Area average). According to the California Air Resources Board (CARB), diesel exhaust is a complex mixture of gases, vapors, and fine particles. This complexity makes the evaluation of health effects from diesel exhaust exposure a complex scientific issue. Some of the chemicals in diesel exhaust, such as benzene and formaldehyde, have been previously identified as TACs by the CARB, and are listed as carcinogens either under the State's Proposition 65 or under the Federal Hazardous Air Pollutants programs. Health risks from TACs are estimated using the Office of Environmental Health Hazard Assessment (OEHHA) risk assessment guidelines, which were published in February of 2015 and incorporated in BAAQMD's current CEQA guidance.[2]

$PM_{2.5}$ emissions can include TACs. Due to the adverse health effects caused by $PM_{2.5}$ exposure even at low concentrations, BAAQMD developed assessing methods and health risk thresholds to address exposure to increased concentrations caused by project $PM_{2.5}$ emissions.[3]

Sensitive Receptors

There are groups of people more affected by air pollution than others. CARB has identified the following persons who are most likely to be affected by air pollution: children under 16, the elderly over 65, athletes, and people with cardiovascular and chronic respiratory diseases. These groups are classified as sensitive receptors. Locations that may contain a high concentration of these sensitive population groups include residential areas, hospitals, daycare facilities, elder care facilities, and elementary schools. For cancer risk assessments, infants and small children are the most sensitive receptors, since they are more susceptible to cancer causing TACs. Residential locations are assumed to include infants and small children. The closest sensitive receptors to the project site would be located in the adjacent single-family residences surrounding the golf course. Roxbury Elderly Care is located to the west of the project site. There are additional single-family residences surrounding the site at further distances. This project would not introduce new sensitive receptors (i.e., residents) to the area.

[2] OEHHA, 2015. *Air Toxics Hot Spots Program Risk Assessment Guidelines, The Air Toxics Hot Spots Program Guidance Manual for Preparation of Health Risk Assessments*. Office of Environmental Health Hazard Assessment. February.
[3] BAAQMD, 2022 CEQA Air Quality Guidelines, Appendix A, p40.

Bay Area Air Quality Management District (BAAQMD)

BAAQMD has jurisdiction over an approximately 5,600-square mile area, commonly referred to as the San Francisco Bay Area (Bay Area). The District's boundary encompasses the nine San Francisco Bay Area counties, including Alameda County, Contra Costa County, Marin County, San Francisco County, San Mateo County, Santa Clara County, Napa County, southwestern Solano County, and southern Sonoma County.

BAAQMD is the lead agency in developing plans to address attainment and maintenance of the National Ambient Air Quality Standards and California Ambient Air Quality Standards. The District also has permit authority over most types of stationary equipment utilized for the proposed project. The BAAQMD is responsible for permitting and inspection of stationary sources; enforcement of regulations, including setting fees, levying fines, and enforcement actions; and ensuring that public nuisances are minimized.

BAAQMD's Community Air Risk Evaluation (CARE) program was initiated in 2004 to evaluate and reduce health risks associated with exposures to outdoor TACs in the Bay Area.[4] The program examines TAC emissions from point sources, area sources, and on-road and off-road mobile sources with an emphasis on diesel exhaust, which is a major contributor to airborne health risk in California. The CARE program is an on-going program that encourages community involvement and input. The technical analysis portion of the CARE program has been implemented in three phases that includes an assessment of the sources of TAC emissions, modeling and measurement programs to estimate concentrations of TAC, and an assessment of exposures and health risks. Throughout the program, information derived from the technical analyses has been used to develop emission reduction activities in areas with high TAC exposures and high density of sensitive populations. Risk reduction activities associated with the CARE program are focused on the most at-risk communities in the Bay Area. Seven areas have been identified by BAAQMD as impacted communities. They include Eastern San Francisco, Richmond/San Pablo, Western Alameda, San José, Vallejo, Concord, and Pittsburgh/Antioch. The project site is not located within any of the BAAQMD CARE areas.

Overburdened communities are areas located (i) within a census tract identified by the California Communities Environmental Health Screening Tool (CalEnviroScreen), Version 4.0 implemented by OEHHA, as having an overall score at or above the 70th percentile, or (ii) within 1,000 feet of any such census tract.[5] The BAAQMD has identified several overburdened areas within its boundaries. However, the project site is not within an overburdened area as the Project site is scored at the 15th percentile on CalEnviroScreen.[6]

[4] See BAAQMD: https://www.baaqmd.gov/community-health/community-health-protection-program/community-air-risk-evaluation-care-program.
[5] See BAAQMD: https://www.baaqmd.gov/~/media/dotgov/files/rules/reg-2-permits/2021-amendments/documents/20210722_01_appendixd_mapsofoverburdenedcommunities-pdf.pdf?la=en.
[6] OEHAA, CalEnviroScreen 4.0 Maps https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40

BAAQMD CEQA Air Quality Guidelines

In June 2010, BAAQMD adopted thresholds of significance to assist in the review of projects under CEQA. In 2023, the BAAQMD revised the *California Environmental Quality Act* (*CEQA) Air Quality Guidelines* that include significance thresholds to assist in the evaluation of air quality impacts of projects and plans proposed within the Bay Area. The current BAAQMD guidelines provide recommended procedures for evaluating potential air impacts during the environmental review process consistent with CEQA requirements including thresholds of significance, mitigation measures, and background air quality information. They include assessment methodologies for criteria air pollutants, air toxics, odors, and GHG emissions as shown in Table 1.[7] Air quality impacts and health risks are considered potentially significant if they exceed these thresholds.

The BAAQMD recommends all projects include a "basic" set of best management practices (BMPs) to manage fugitive dust and consider impacts from dust (i.e., fugitive PM_{10} and $PM_{2.5}$) to be less than significant if BMPs are implemented (listed below). BAAQMD strongly encourages enhanced BMPs for construction sites near schools, residential areas, other sensitive land uses, or if air quality impacts were found to be significant.

Table 1. BAAQMD CEQA Significance Thresholds

Criteria Air Pollutant	**Construction Thresholds**			
	Average Daily Emissions (lbs./day)			
ROG	54			
NO_x	54			
PM_{10}	82 (Exhaust)			
$PM_{2.5}$	54 (Exhaust)			
CO	Not Applicable			
Fugitive Dust (PM_{10}/$PM_{2.5}$)	Best Management Practices (BMPs)*			
Health Risks and Hazards	**Single Sources / Individual Projects**		**Combined Sources (Cumulative from all sources within 1000-foot zone of influence)**	
Excess Cancer Risk	>10 in a million	OR Compliance with Qualified Community Risk Reduction Plan	>100 in a million	OR Compliance with Qualified Community Risk Reduction Plan
Hazard Index	>1.0		>10.0	
Incremental annual $PM_{2.5}$	>0.3 µg/m^3		>0.8 µg/m^3	

Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM_{10} = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, $PM_{2.5}$ = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less.

* BAAQMD strongly recommends implementing all feasible fugitive dust management practices especially when construction projects are located near sensitive communities, including schools, residential areas, or other sensitive land uses.

[7] Bay Area Air Quality Management District, *2022 CEQA Guidelines*. April 2023.

Los Gatos 2040 General Plan

The Los Gatos 2040 General Plan was adopted by the Los Gatos Town Council on June 30, 2022. The following air quality policies are applicable to the project:

Policy ENV-8.1 **Air Quality Standards.** Federal, State, and regional air quality goals, policies, standards, and requirements shall be addressed during environmental review for local land use and development decisions. Applicable standards or requirements, if not already in the proposed plans, shall be incorporated as conditions of approval.

Policy ENV-8.7 **Reduce Effects of High Air Pollutant Concentrations.** Require developments to incorporate site planning techniques that reduce exposure of people to the impacts of high air pollutants from adjacent roadways.

Policy ENV-8.9 **Air Pollution Impacts During Construction.** Require project proponents to prepare and implement a construction management plan that incorporates Best Available Control Measures and all best management practices in accordance with the Air District standards to reduce criteria pollutants.

Construction Period Emissions

The California Emissions Estimator Model (CalEEMod) Version 2022 was used to estimate emissions from on-site construction activity, construction vehicle trips, and evaporative emissions. The project land use types and size were input to CalEEMod. The CalEEMod model output along with construction inputs are included in *Attachment 1*.

CalEEMod Inputs

Land Uses

The proposed project land uses were entered into CalEEMod as described in Table 2.

Table 2. Summary of Project Land Use Inputs

Project Land Uses	Size	Units	Square Feet (sf)	Acreage
Golf Course	87.67	Acre	-	87.67

Construction Inputs

CalEEMod computes annual emissions for construction that are based on the project type, size, and acreage. The model provides emission estimates for both on-site and off-site construction activities. On-site activities are primarily made up of construction equipment emissions, while off-site activity includes worker, hauling, and vendor traffic. The construction build-out scenario, including equipment quantities, average hours per day, total number of workdays, and schedule, were based on information provided by the project applicant (included in *Attachment 1*). The

project applicant estimates the earliest possible start date to be March 2026, and the project would be built out over a period of approximately 7 months, or 161 construction workdays.

Construction Traffic Emissions

Construction would produce traffic in the form of worker trips and truck traffic. The traffic-related emissions are based on worker and vendor trip estimates produced by CalEEMod and haul trips that were computed based on the amount of asphalt truck trips to and from the site. CalEEMod provides daily estimates of worker and vendor trips for each applicable phase. The amount of asphalt was provided and converted to daily one-way trips, assuming two trips per delivery. There is no planned export or import of soil material as the cut and grade will be balanced.

Summary of Computed Construction Period Emissions

Average daily construction emissions were estimated for the total duration of the project (161 days). Table 3 shows the average daily construction emissions of ROG, NO_X, PM_{10} exhaust, and $PM_{2.5}$ exhaust during construction of the project. As indicated in Table 3, the predicted project unmitigated construction emissions would not exceed the BAAQMD significance thresholds during any year of construction.

Table 3. Construction Period Emissions - Unmitigated

Year	ROG	NOx	PM_{10} Exhaust	$PM_{2.5}$ Exhaust
Construction Emissions Total (Tons)				
2026	0.15	1.32	0.04	0.04
Average Daily Construction Emissions (pounds/day)				
2026 (161 construction workdays)	1.86	16.35	0.50	0.46
BAAQMD Thresholds (pounds per day)	*54* lbs./day	*54* lbs./day	*82* lbs./day	*54* lbs./day
Exceed Threshold?	No	No	No	No

Construction activities, particularly during site preparation and grading, would temporarily generate fugitive dust in the form of PM_{10} and $PM_{2.5}$. Sources of fugitive dust would include disturbed soils at the construction site and trucks carrying uncovered loads of soils. Unless properly controlled, vehicles leaving the site would deposit mud on local streets, which could be an additional source of airborne dust after it dries. The BAAQMD recommends all projects include a "basic" set of best management practices (BMPs) to manage fugitive dust and consider impacts from dust (i.e. fugitive PM_{10} and $PM_{2.5}$) to be less than significant BMPs are implemented. The project would be required to implement the BMPs recommended by BAAQMD during all phases of construction to reduce dust and other particulate matter emissions, per the Town's General Plan policy ENV-8.9.

General Plan Policy ENV-8.9: **Include BAAQMD basic BMPs to control dust and exhaust during construction.**

During any construction period ground disturbance, the applicant shall ensure that the project contractor implement measures to control dust and exhaust. Implementation of the measures

recommended by BAAQMD and listed below would reduce the air quality impacts associated with grading and new construction to a less-than-significant level.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud/dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour (mph).

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as practicable. Building pads shall be laid as soon as practicable after grading unless seeding or soil binders are used.

6. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.

7. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.

8. Unpaved roads providing access to site located 100 feet of further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.

9. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's General Air Pollution Complaints number shall be visible to ensure compliance with applicable regulations.

The Town's General Plan Policy ENV-8.9 is consistent with BAAQMD-recommended basic BMPs for reducing fugitive dust contained in the BAAQMD CEQA Air Quality Guidelines. For this analysis, only the basic set of BMPs are required as the Project emissions and $PM_{2.5}$ impacts were below the BAAQMD thresholds. Enhanced BMPs would be required as mitigation if air quality impacts were found to be significant.

Construction Health Risk Impacts

Health risk impacts were addressed by predicting increased lifetime cancer risk, the increase in annual $PM_{2.5}$ concentrations, and computing the Hazard Index (HI) for non-cancer health risks. Construction activity is the only source of TAC emissions from the Project that would have health risk impacts. Construction equipment and associated heavy-duty truck traffic generates diesel exhaust, which is a known TAC. These exhaust emissions pose health risks for sensitive receptors such as surrounding residents. The primary health risk impact issues associated with construction emissions are cancer risk and exposure to $PM_{2.5}$. A health risk assessment of the project construction activities was conducted that evaluated potential health effects to nearby sensitive receptors from construction emissions of DPM and $PM_{2.5}$.[8] This assessment included dispersion modeling to predict the off-site concentrations resulting from project construction, so that lifetime cancer risks and non-cancer health effects could be evaluated.

Modeled Sensitive Receptors

Receptors for this assessment included locations where sensitive populations would be present for extended periods of time (i.e., chronic exposures). This includes the existing residences surrounding the site and Roxbury Elderly Care as shown in Figure 1. Residential receptors are assumed to include all receptor groups (i.e., third trimester, infants, children, and adults) with almost continuous exposure to project emissions. Roxbury Elderly Care is assumed to be adults only with almost continuous exposure to project emissions. While there are additional receptors within 1,000 feet of the project site, the receptors chosen are adequate to identify maximum impacts from the project.

Construction Emissions

The CalEEMod model provided total uncontrolled annual PM_{10} exhaust emissions (assumed to be DPM) for the off-road construction equipment and for exhaust emissions from on-road vehicles. Total DPM emissions were estimated to be 0.04 tons (81 pounds). Fugitive dust emissions ($PM_{2.5}$), which reflect the application of BMPs, are less than 0.01 tons (1 pound) from all construction stages. The on-road emissions are a result of haul truck travel during grading activities, worker travel, and vendor deliveries during construction. A trip length of one mile was used to represent vehicle travel while at or near the construction site. It was assumed that the emissions from on-road vehicles traveling at or near the site would occur at the construction site.

Dispersion Modeling

The U.S. EPA AERMOD dispersion model was used to predict DPM and $PM_{2.5}$ concentrations at sensitive receptors (i.e., residences) in the vicinity of the project construction area. The AERMOD dispersion model is a BAAQMD-recommended model for use in modeling analysis of these types of emission activities for CEQA projects.[9] Emission sources for the construction site were grouped into two categories: exhaust emissions of DPM and fugitive $PM_{2.5}$ dust emissions.

[8] DPM is identified by California as a toxic air contaminant due to the potential to cause cancer.
[9] BAAQMD, 2023, *Appendix E of the 2022 BAAQMD CEQA Guidelines.* April.

Construction Sources

To represent the construction equipment exhaust emissions, an area source was used with an emission release height of 20 feet (6 meters).[10] The release height incorporates both the physical release height from the construction equipment (i.e., the height of the exhaust pipe) and plume rise after it leaves the exhaust pipe. Plume rise is due to both the high temperature of the exhaust and the high velocity of the exhaust gas. It should be noted that when modeling an area source, plume rise is not calculated by the AERMOD dispersion model as it would do for a point source (exhaust stack). Therefore, the release height from an area source used to represent emissions from sources with plume rise, such as construction equipment, was based on the height the exhaust plume is expected to achieve, not just the height of the top of the exhaust pipe.

For modeling fugitive $PM_{2.5}$ emissions, an area source with a near-ground level release height of 7 feet (2 meters) was used. Fugitive dust emissions at construction sites come from a variety of sources, including truck and equipment travel, grading activities, truck loading (with loaders) and unloading (rear or bottom dumping), loaders and excavators moving and transferring soil and other materials, etc. All of these activities result in fugitive dust emissions at various heights at the point(s) of generation. Once generated, the dust plume will tend to rise as it moves downwind across the site and exit the site at a higher elevation than when it was generated. For all these reasons, a 7-foot release height was used as the average release height across the construction site. Emissions from the construction equipment and on-road vehicle travel were distributed throughout the modeled area sources.

AERMOD Inputs and Meteorological Data

The modeling used a five-year meteorological data set (2013-2017) from the San José Airport prepared for use with the AERMOD model by the BAAQMD. Construction emissions were modeled as occurring Monday through Friday between 7:00 a.m. to 5:30 p.m. and on Saturdays between 9:00 a.m. to 5:30 p.m., when the majority of construction is expected to occur according to the project applicant. Annual DPM and $PM_{2.5}$ concentrations from construction activities during the 2026 period were calculated at nearby sensitive receptors using the model. Receptor heights of 5 feet (1.5 meters) were used to represent the breathing height on the first floor of nearby residences and at Roxbury Elderly Care.[11]

Summary of Construction Health Risk Impacts

The maximum increased cancer risks were calculated using the modeled TAC concentrations combined with BAAQMD CEQA guidance for age sensitivity factors and exposure parameters. Age-sensitivity factors reflect the greater sensitivity of infants and small children to cancer causing TACs. Third trimester, infant, child, and adult exposures were assumed to occur at all residences

[10] California Air Resource Board, 2007. *Proposed Regulation for In-Use Off-Road Diesel Vehicles, Appendix D: Health Risk Methodology*. April. Web: https://ww3.arb.ca.gov/regact/2007/ordiesl07/ordiesl07.htm

[11] Bay Area Air Quality Management District, 2012, Recommended Methods for Screening and Modeling Local Risks and Hazards, Version 3.0. May. Web: https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/risk-modeling-approach-may-2012.pdf?la=en

during the entire construction period, while adult exposures were assumed at Roxbury Elderly Care.

Non-cancer health hazards and maximum $PM_{2.5}$ concentrations were also calculated. The maximum modeled annual $PM_{2.5}$ concentration was calculated based on combined exhaust and fugitive concentrations. The maximum computed HI value was based on the ratio of the maximum DPM concentration modeled and the chronic inhalation DPM reference exposure level of 5 $\mu g/m^3$.

The modeled maximum annual DPM and $PM_{2.5}$ concentrations were identified at nearby sensitive receptors to find the MEI. Results of this assessment indicated that the construction MEI was located on the first floor (5 feet above the ground) of a single-family residence east of the project site. The location of the MEI and nearby sensitive receptors are shown in Figure 1. Table 4 summarizes the maximum cancer risks, $PM_{2.5}$ concentrations, and health hazard indexes for project related construction activities. *Attachment 2* to this report includes the emission calculations used for construction modeling and the cancer risk calculations.

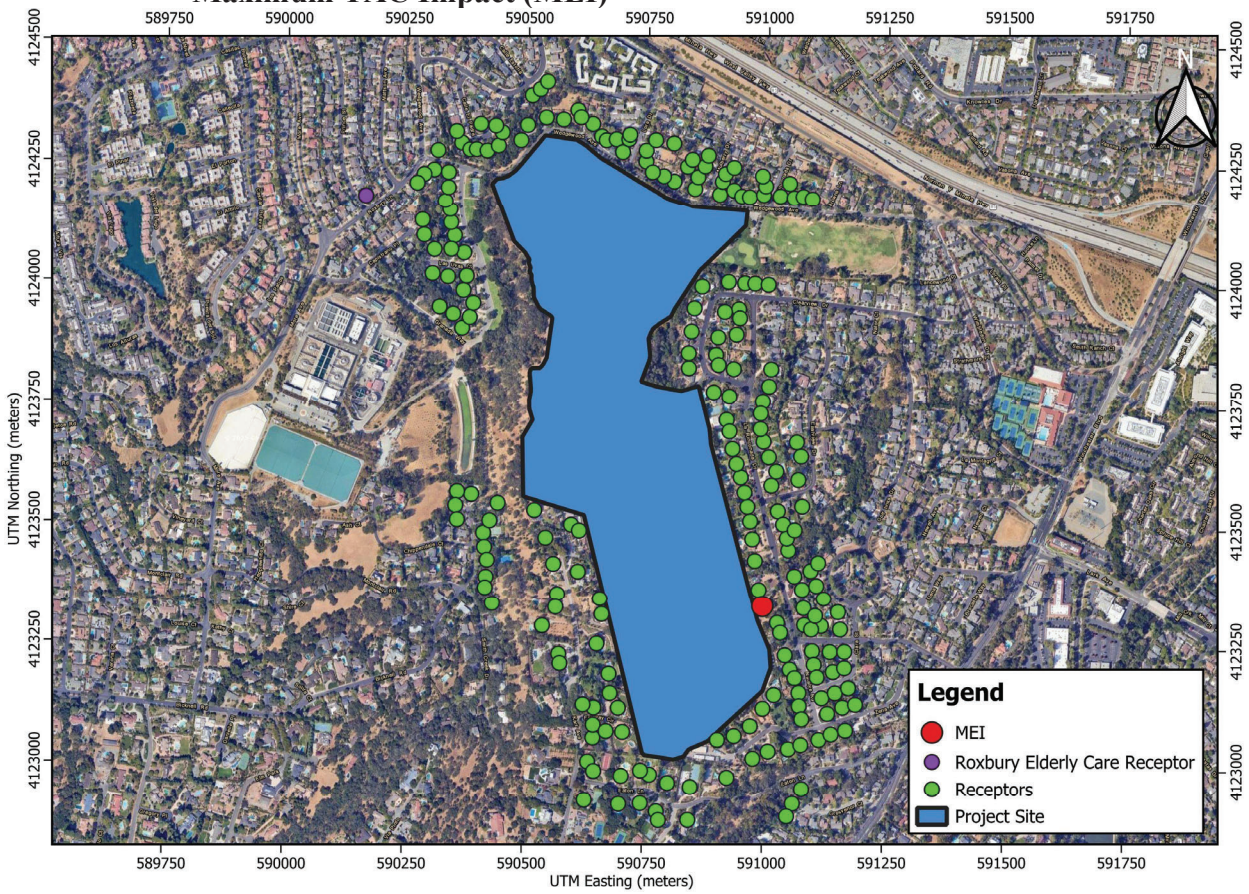
As shown in Table 4, the project's uncontrolled construction maximum cancer risk, annual $PM_{2.5}$ concentration, and HI do not exceed their respective BAAQMD single-source significance threshold.

Additionally, modeling was conducted to predict the cancer risks, non-cancer health hazards, and maximum $PM_{2.5}$ concentrations associated with construction activities at the nearby Roxbury Elderly Care. The maximum increased cancer risks were adjusted using adult exposure parameters. The cancer risk, $PM_{2.5}$ concentration, and HI did not exceed their respective BAAQMD single-source significance thresholds, as shown in Table 4.

Table 4. Construction Risk Impacts at the Off-Site MEIs

Source		Cancer Risk[1] (per million)	Annual $PM_{2.5}$[1] ($\mu g/m^3$)	Hazard Index
Project Construction	Unmitigated	2.10 (infant)	0.01	<0.01
	BAAQMD Single-Source Threshold	***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*
Impacts at Roxbury Elderly Care				
Project Construction	Unmitigated	<0.01 (adult)	<0.01	<0.01
	BAAQMD Single-Source Threshold	***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*

Figure 1. Location of Project Construction Site, Off-Site Sensitive Receptors, and Maximum TAC Impact (MEI)

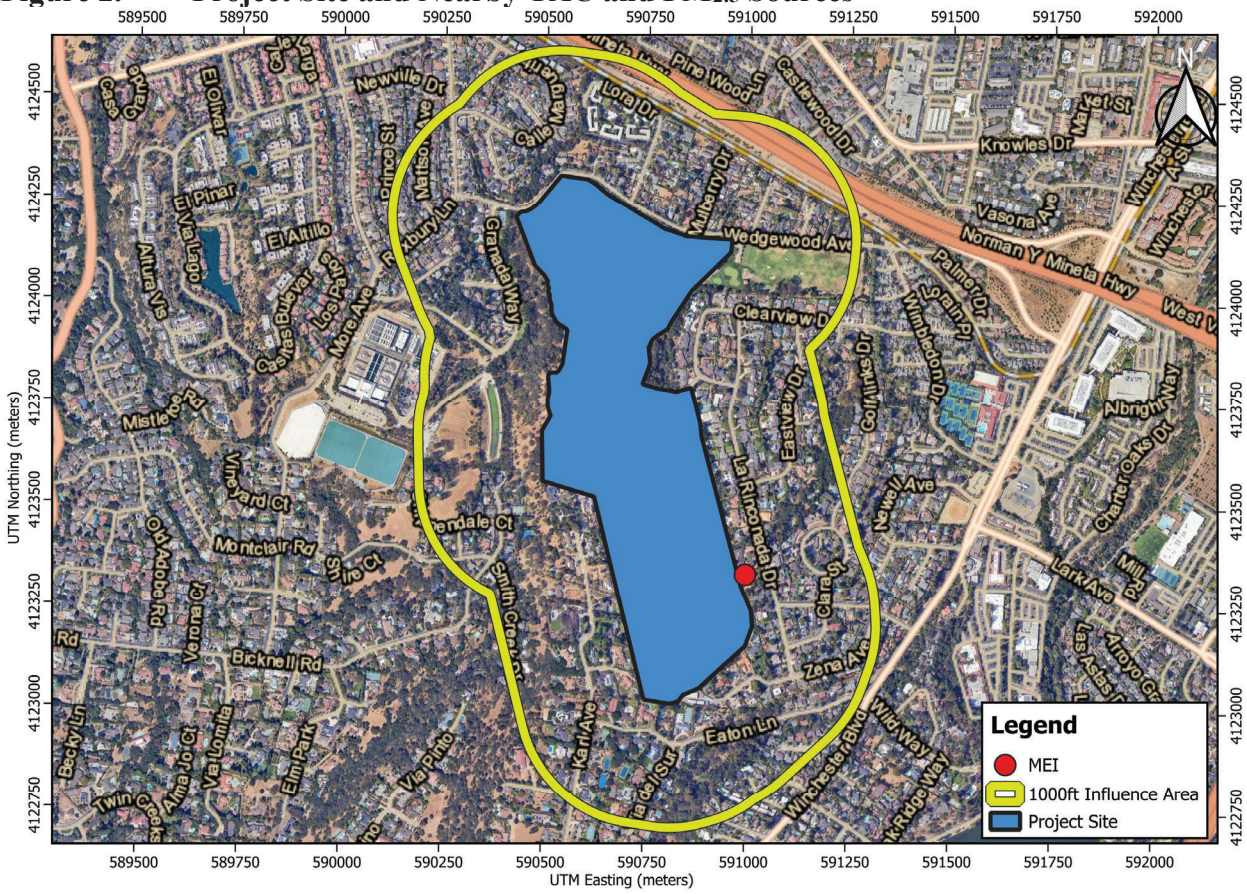


Cumulative Health Risk Impacts

Cumulative health risk assessments look at all substantial sources of TACs located within 1,000 feet of a project site (i.e., influence area) that can affect sensitive receptors. These sources include rail lines, highways, busy surface streets, and stationary sources identified by BAAQMD.

A review of the project area using BAAQMD's geographic information systems (GIS) screening maps identified the existing health risks from nearby roadway and stationary sources at the MEI. Local roadways and five stationary sources within the 1,000-foot influence area could have cumulative health risk impacts at the MEI. Figure 2 shows the locations of the sources affecting the MEIs within the influence area. Health risk impacts from these sources upon the MEI are reported in Table 5. Details of the cumulative screening and health risk calculations are included in *Attachment 3.*

Figure 2. Project Site and Nearby TAC and $PM_{2.5}$ Sources



Nearby Local Roadways

The project site is located near multiple intersecting streets. Cancer risk, $PM_{2.5}$ concentrations, and HI associated with traffic on the nearby roadways were estimated using BAAQMD screening values provided via GIS data files (i.e., raster files).[12] BAAQMD raster files provide screening-level cancer risk, $PM_{2.5}$ concentrations, and HI for roadways within the Bay Area and were produced using AERMOD and 20x20-meter emissions grid. The raster file uses EMFAC2021 data for vehicle emissions and fleet mix for roadways and includes Appendix E of the Air District's CEQA Air Quality Guidance for risk assessment assumptions. These estimates represent conservative risks reflective of 2022 conditions and are meant to provide a conservative estimate of future conditions, which do not reflect the increased proportion of zero emission motor vehicles that will result in lower future emissions.[13] These screening values are considered higher than values that would be obtained with refined modeling methods. These raster data are based on region-wide emissions rather than just those that occur within 1,000 feet of the project. More information regarding the assumptions used to develop the screening layers can be found in Sections 6 and 7 in Appendix E of BAAQMD's 2022 CEQA guidance.[14] Screening-level cancer

[12] BAAQMD, *Health Risk Screening and Modeling*, 2022. Web: https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/ceqa-tools/health-risk-screening-and-modeling
[13] BAAQMD, 2022. BAAQMD CEQA Air Quality Guidelines Appendix E, Section 9. April 2023
[14] BAAQMD, 2022. BAAQMD CEQA Air Quality Guidelines Appendix E, Sections 6 and 7, April 2023.

risk, $PM_{2.5}$ concentration, and HI for the cumulative roadway impacts at the construction MEI are listed in Table 5.

BAAQMD Permitted Stationary Sources

Permitted stationary sources of air pollution near the project site were identified using BAAQMD's *Permitted Stationary Sources 2022* GIS website,[15] which identifies the location of nearby stationary sources and their estimated risk and hazard impacts, including emissions and adjustments to account for OEHHA guidance. Five sources were identified using this tool, two gas dispensing facilities (GDF), and three emergency diesel generators. While these sources are within 1,000 feet from the edge of the project site, the closest source to the MEI is approximately 1,500 feet away with others over 3,000 feet away. Risks from these existing stationary sources would be negligible as the distance between source and MEI is too great for any meaningful TAC concentration to affect the MEI. Building downwash, wind interaction with terrain, and other environmental factors would assist in diluting any airborne TAC concentration. As a result, risks from existing stationary sources upon the MEI are considered negligible and are not included in this analysis.

Summary of Cumulative Health Risk Impact at Construction MEIs

Table 5 reports both the project and cumulative health risk impacts at the sensitive receptor most affected by construction (i.e., the MEI). As shown in Table 5, the project does not exceed any BAAQMD single-source or cumulative source threshold.

Table 5. Impacts from Combined Sources at Project MEI

Source		Cancer Risk (per million)	Annual $PM_{2.5}$ ($\mu g/m^3$)	Hazard Index
Project Impacts				
Project Construction	Unmitigated	2.10 (infant)	0.01	<0.01
BAAQMD Single-Source Threshold		***>10.0***	***>0.3***	***>1.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*
Cumulative Impacts				
Cumulative Roadways – BAAQMD Screening GIS Data		3.13	0.12	0.01
Cumulative Total	Unmitigated	5.23	0.13	<0.02
BAAQMD Cumulative Source Threshold		***100***	***0.8***	***10.0***
Exceed Threshold?	Unmitigated	*No*	*No*	*No*

[15] BAAQMD, https://baaqmd.maps.arcgis.com/apps/webappviewer/index.html?id=845658c19eae4594b9f4b805fb9d89a3

Supporting Documentation

Attachment 1 includes the CalEEMod outputs for project construction emissions. Also included are any modeling assumptions.

Attachment 2 includes the health risk assessment. This includes the summary of the dispersion modeling and the cancer risk calculations for construction. The AERMOD dispersion modeling files for this assessment, which are quite voluminous, are available upon request and would be provided in digital format.

Attachment 3 includes the cumulative health risk screening and calculations from sources affecting the construction MEI.

Attachment 1: CalEEMod Input Assumptions and Outputs

Air Quality/Noise Construction Information Data Request

Project Name: LaRinconada CC

See Equipment Type TAB for type, horsepower and load factor

Complete ALL Portions in Yellow

Project Size _____ Dwelling Units 87.67 total project acres disturbed

_____ s.f. residential

_____ s.f. retail

_____ s.f. office/commercial

_____ s.f. other, specify:

_____ s.f. parking garage _____ spaces

_____ s.f. parking lot _____ spaces

Construction Days (i.e, M-F) Monday to Saturday

Construction Hours (weekdays) 7:00 am to 5:30 pm

Consturction Hours (Weekend) 9 am to 5:30 pm

Pile Driving? No

Project include on-site GENERATOR OR FIRE PUMP during project OPERATION (not construction)? Y/N? No

IF YES (if BOTH separate values) -->

Kilowatts/Horsepower: _____

Fuel Type: _____

Location in project (Plans Desired if Available):

DO NOT MULTIPLY EQUIPMENT HOURS/DAY BY THE QUANTITY OF EQUIPMENT

Quantity	Description	HP	Load Factor	Hours/day	Total Work Days	Avg. Hours per day	HP Annual Hours	Comments
	Demolition	**Start Date:**		**Total phase:**				**Overall Import/Export Volumes**
		End Date:						
	Concrete/Industrial Saws	33	0.73			#DIV/0!	0	**Demolition Volume**
	Excavators	36	0.38			#DIV/0!	0	Square footage of buildings to be demolished
	Rubber-Tired Dozers	367	0.4			#DIV/0!	0	(*or* total tons to be hauled)
	Tractors/Loaders/Backhoes	84	0.37			#DIV/0!	0	0 square feet *or*
	Other Equipment?							0 Hauling volume (tons)
								Any pavement demolished and hauled? 0 tons
	Site Preparation	**Start Date:**	3/23/2026	**Total phase:**	120			
		End Date:	8/8/2026					
0	Graders	148	0.41	0	0	0	0	
0	Rubber Tired Dozers	367	0.4	0	0	0	0	
3	Tractors/Loaders/Backhoes	84	0.37	10	120	10	111888	
	Other Equipment?							
	Grading / Excavation	**Start Date:**	3/30/2026	**Total phase:**	150			**THIS PHASE WOULD OVERLAP WITH THE SITE PREPARATION**
		End Date:	9/19/2026					**Soil Hauling Volume**
10	Excavators	36	0.38	10	150	10	205200	Export volume = 0 cubic yards?
0	Graders	148	0.41	0	0	0	0	Import volume = 0 cubic yards?
0	Rubber Tired Dozers	367	0.4	0	0	0	0	
0	Concrete/Industrial Saws	33	0.73	0	0	0	0	
3	Tractors/Loaders/Backhoes	84	0.37	10	150	10	139860	
	Other Equipment?							
	Trenching/Foundation	**Start Date:**		**Total phase:**				
		End Date:						
	Tractor/Loader/Backhoe	84	0.37			#DIV/0!	0	
	Excavators	36	0.38			#DIV/0!	0	
	Other Equipment?							
	Building - Exterior	**Start Date:**		**Total phase:**				**Cement Trucks? ? Total Round-Trips**
		End Date:						
	Cranes	367	0.29			#DIV/0!	0	Electric? (Y/N) ___ Otherwise assumed diesel
	Forklifts	82	0.2			#DIV/0!	0	Liquid Propane (LPG)? (Y/N) ___ Otherwise Assumed diesel
	Generator Sets	14	0.74			#DIV/0!	0	Or temporary line power? (Y/N) ___
	Tractors/Loaders/Backhoes	84	0.37			#DIV/0!	0	
	Welders	46	0.45			#DIV/0!	0	
	Other Equipment?							
	Building - Interior/Architectural Coating	**Start Date:**		**Total phase:**				
		End Date:						
	Air Compressors	37	0.48			#DIV/0!	0	
	Aerial Lift	46	0.31			#DIV/0!	0	
	Other Equipment?							
	Paving	**Start Date:**	9/20/2026	**Total phase:**	5			
		Start Date:	9/25/2026					
0	Cement and Mortar Mixers	10	0.56	0	0	0	0	
1	Pavers	81	0.42	10	5	10	1701	**Asphalt? 8000 Square Feet**
1	Paving Equipment	89	0.36	10	5	10	1602	
1	Rollers	36	0.38	10	5	10	684	
1	Tractors/Loaders/Backhoes	84	0.37	10	5	10	1554	
	Other Equipment?							
	Additional Phases	**Start Date:**		**Total phase:**				
		Start Date:						
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	
						#DIV/0!	0	

Equipment types listed in "Equipment Types" worksheet tab.

Equipment listed in this sheet is to provide an example of inputs

It is assumed that water trucks would be used during grading

Add or subtract phases and equipment, as appropriate

Modify horsepower or load factor, as appropriate

Complete one sheet for each project component

Construction Criteria Air Pollutants							
Unmitigated	ROG	NOX	PM10 Exhaust	PM2.5 Exhaust	PM2.5 Fugitive	**CO2e**	
Year	Tons					MT	
Construction Equipment							
2026	0.15	1.32	0.04	0.04	0.01	279.37	
	Total Construction Emissions						
Tons	0.15	1.32	0.04	0.04		279.37	
Pounds/Workdays	*Average Daily Emissions*					Workdays	
2026	1.86	16.35	0.50	0.46			**161**
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**			
	Total Construction Emissions						
Pounds	299.07	2631.85	81.06	74.58		0.00	
Average	1.86	16.35	0.50	0.46		0.00	161.00
Threshold - lbs/day	**54.0**	**54.0**	**82.0**	**54.0**			

25-007 La Rinconada Country Club, Los Gatos BMPs T4F Detailed Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

2.2. Construction Emissions by Year, Unmitigated

2.3. Construction Emissions by Year, Mitigated

2.4. Operations Emissions Compared Against Thresholds

2.5. Operations Emissions by Sector, Unmitigated

2.6. Operations Emissions by Sector, Mitigated

3. Construction Emissions Details

3.1. Site Preparation (2026) - Unmitigated

3.2. Site Preparation (2026) - Mitigated

3.3. Grading (2026) - Unmitigated

3.4. Grading (2026) - Mitigated

3.5. Paving (2026) - Unmitigated

3.6. Paving (2026) - Mitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.2. Electricity Emissions By Land Use - Mitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.2.4. Natural Gas Emissions By Land Use - Mitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

Page 549 nmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

Page 550 Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

Page 551 onstruction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

5.18.1.2. Mitigated

5.18.2. Sequestration

5.18.2.1. Unmitigated

5.18.2.2. Mitigated

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

6.2. Initial Climate Risk Scores

6.3. Adjusted Climate Risk Scores

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

7.2. Healthy Places Index Scores

7.3. Overall Health & Equity Scores

7.4. Health & Equity Measures

7.5. Evaluation Scorecard

7. & Equity Custom Measures

Page 554

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	25-007 La Rinconada Country Club, Los Gatos BMPs T4F
Construction Start Date	3/23/2026
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.00
Precipitation (days)	12.8
Location	14595 Clearview Dr, Los Gatos, CA 95032, USA
County	Santa Clara
City	Los Gatos
Air District	Bay Area AQMD
Air Basin	San Francisco Bay Area
TAZ	1785
EDFZ	1
Electric Utility	Silicon Valley Clean Energy
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.29

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Go	87.7	Acre	87.7	0.00	0.00	0.00	—	—

Page 556

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Construction	C-5	Use Advanced Engine Tiers

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Unmit.	2.07	18.1	0.56	0.33	0.89	0.51	0.08	0.59	4,303
Mit.	0.60	9.45	0.07	0.33	0.40	0.07	0.08	0.15	4,303
% Reduced	71%	48%	87%	—	55%	86%	—	75%	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Unmit.	2.05	18.1	0.56	0.33	0.89	0.51	0.08	0.59	4,278
Mit.	0.59	9.47	0.07	0.33	0.40	0.07	0.08	0.15	4,278
% Reduced	71%	48%	87%	—	55%	86%	—	75%	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.82	7.21	0.22	0.13	0.35	0.20	0.03	0.24	1,687
Mit.	0.23	3.87	0.03	0.13	0.16	0.03	0.03	0.06	1,687
% Reduced	72%	46%	87%	—	55%	86%	—	75%	—
Annual (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.15	1.32	0.04	0.02	0.06	0.04	0.01	0.04	279
Mit.	0.04	0.71	0.01	0.02	0.03	0.01	0.01	0.01	279
%	72%	46%	87%	—	55%	86%	—	75%	—

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—
2026	2.07	18.1	0.56	0.33	0.89	0.51	0.08	0.59	4,303
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—
2026	2.05	18.1	0.56	0.33	0.89	0.51	0.08	0.59	4,278
Average Daily	—	—	—	—	—	—	—	—	—
2026	0.82	7.21	0.22	0.13	0.35	0.20	0.03	0.24	1,687
Annual	—	—	—	—	—	—	—	—	—
2026	0.15	1.32	0.04	0.02	0.06	0.04	0.01	0.04	279

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—
2026	0.60	9.45	0.07	0.33	0.40	0.07	0.08	0.15	4,303
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—
2026	0.59	9.47	0.07	0.33	0.40	0.07	0.08	0.15	4,278
Average Daily	—	—	—	—	—	—	—	—	—
2026	0.23	3.87	0.03	0.13	0.16	0.03	0.03	0.06	1,687
Annual	—	—	—	—	—	—	—	—	—
2026	0.04	0.71	0.01	0.02	0.03	0.01	0.01	0.01	279

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Unmit.	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,306
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,175
Average Daily (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,194
Annual (Max)	—	—	—	—	—	—	—	—	—
Unmit.	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	363

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Mobile	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,306
Daily, Winter (M	—	—	—	—	—	—	—	—	—

Page 559

Mobile	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Area	0.00	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,175
Average Daily	—	—	—	—	—	—	—	—	—
Mobile	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,040
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,194
Annual	—	—	—	—	—	—	—	—	—
Mobile	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	25.5
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	363

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Mobile	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,306
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Mobile	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Area	0.00	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,175
Average Daily	—	—	—	—	—	—	—	—	—
Mobile	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,040
Area	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	154
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.96	0.80	0.01	1.98	1.99	0.01	0.50	0.51	2,194
Annual	—	—	—	—	—	—	—	—	—
Mobile	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338
Are	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

Energy	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Water	—	—	—	—	—	—	—	—	0.00
Waste	—	—	—	—	—	—	—	—	25.5
Refrig.	—	—	—	—	—	—	—	—	0.00
Total	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	363

3. Construction Emissions Details

3.1. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.38	3.87	0.13	—	0.13	0.12	—	0.12	1,093
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.38	3.87	0.13	—	0.13	0.12	—	0.12	1,093
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Eq	0.12	1.27	0.04	—	0.04	0.04	—	0.04	359

Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.23	0.01	—	0.01	0.01	—	0.01	59.5
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.00	0.06	0.06	0.00	0.01	0.01	64.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.00	0.06	0.06	0.00	0.01	0.01	59.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	19.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Site Preparation (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.53	0.02	—	0.02	0.02	—	0.02	1,093
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.53	0.02	—	0.02	0.02	—	0.02	1,093
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.18	0.01	—	0.01	0.01	—	0.01	359
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.03	< 0.005	—	< 0.005	< 0.005	—	< 0.005	59.5
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.00	0.06	0.06	0.00	0.01	0.01	64.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.00	0.06	0.06	0.00	0.01	0.01	59.2
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	19.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.26
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Eq	1.56	14.1	0.43	—	0.43	0.39	—	0.39	2,869

Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.56	14.1	0.43	—	0.43	0.39	—	0.39	2,869
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.64	5.81	0.18	—	0.18	0.16	—	0.16	1,179
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	1.06	0.03	—	0.03	0.03	—	0.03	195
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.10	0.07	0.00	0.27	0.27	0.00	0.06	0.06	278
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Da (M	—	—	—	—	—	—	—	—	—

Worker	0.09	0.09	0.00	0.27	0.27	0.00	0.06	0.06	257
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.00	0.11	0.11	0.00	0.03	0.03	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	17.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Grading (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.37	8.83	0.05	—	0.05	0.05	—	0.05	2,869
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.37	8.83	0.05	—	0.05	0.05	—	0.05	2,869
Dust From Ma... Mo...	—	—	—	0.00	0.00	—	0.00	0.00	—

Page 567

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	3.63	0.02	—	0.02	0.02	—	0.02	1,179
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.66	< 0.005	—	< 0.005	< 0.005	—	< 0.005	195
Dust From Material Movement	—	—	—	0.00	0.00	—	0.00	0.00	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.10	0.07	0.00	0.27	0.27	0.00	0.06	0.06	278
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Worker	0.09	0.09	0.00	0.27	0.27	0.00	0.06	0.06	257
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.00	0.11	0.11	0.00	0.03	0.03	107
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
An	—	—	—	—	—	—	—	—	—

Worker	0.01	0.01	0.00	0.02	0.02	0.00	< 0.005	< 0.005	17.7
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Paving (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.60	5.74	0.24	—	0.24	0.22	—	0.22	1,312
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.08	< 0.005	—	< 0.005	< 0.005	—	< 0.005	18.0
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.97
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Wo	0.03	0.02	0.00	0.08	0.08	0.00	0.02	0.02	85.4

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.31	< 0.005	0.07	0.07	< 0.005	0.02	0.02	266
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	3.64
Annual	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.60

3.6. Paving (2026) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.39	0.02	—	0.02	0.02	—	0.02	1,312
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.02	< 0.005	—	< 0.005	< 0.005	—	< 0.005	18.0
Paving	0.00	—	—	—	—	—	—	—	—
On	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.97
Paving	0.00	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Worker	0.03	0.02	0.00	0.08	0.08	0.00	0.02	0.02	85.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.31	< 0.005	0.07	0.07	< 0.005	0.02	0.02	266
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.09
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	3.64
Annual	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.18
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.60

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

La	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Page 571

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Total	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Total	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Annual	—	—	—	—	—	—	—	—	—
Golf Course	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338
Total	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338

4.1.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Total	1.01	0.72	0.01	2.00	2.01	0.01	0.51	0.52	2,152
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Total	0.97	0.85	0.01	2.00	2.01	0.01	0.51	0.52	2,021
Annual	—	—	—	—	—	—	—	—	—
Golf Course	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338
Total	0.17	0.15	< 0.005	0.36	0.36	< 0.005	0.09	0.09	338

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Landscape Equipment	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Total	0.00	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Landscape Equipment	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

4.3.2. Mitigated

Page 575

Cri utants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Landscape Equipment	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Total	0.00	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Consumer Products	0.00	—	—	—	—	—	—	—	—
Architectural Coatings	0.00	—	—	—	—	—	—	—	—
Landscape Equipment	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	154
Total	—	—	—	—	—	—	—	—	154
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	154
Total	—	—	—	—	—	—	—	—	154
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	25.5
Total	—	—	—	—	—	—	—	—	25.5

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	154
Total	—	—	—	—	—	—	—	—	154
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	154
Total	—	—	—	—	—	—	—	—	154
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	25.5
Tot	—	—	—	—	—	—	—	—	25.5

Page 578

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Annual	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00
An	—	—	—	—	—	—	—	—	—

Golf Course	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	0.00

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (M	—	—	—	—	—	—	—	—	—

Page 582

Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Re	—	—	—	—	—	—	—	—	—

Page 583

Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Tot	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
Daily, Winter (M	—	—	—	—	—	—	—	—	—

Page 585

Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	3/23/2026	8/8/2026	6.00	120	—
Grading	Grading	3/30/2026	9/19/2026	6.00	150	—
Paving	Paving	9/20/2026	9/25/2026	6.00	5.00	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Ph	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

Site Preparation	Tractors/Loaders/Back	Diesel	Average	3.00	10.0	84.0	0.37
Grading	Excavators	Diesel	Average	10.0	10.0	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	10.0	84.0	0.37
Paving	Pavers	Diesel	Average	1.00	10.0	81.0	0.42
Paving	Paving Equipment	Diesel	Average	1.00	10.0	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	10.0	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Average	1.00	10.0	84.0	0.37

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	3.00	10.0	84.0	0.37
Grading	Excavators	Diesel	Tier 4 Final	10.0	10.0	36.0	0.38
Grading	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	3.00	10.0	84.0	0.37
Paving	Pavers	Diesel	Tier 4 Final	1.00	10.0	81.0	0.42
Paving	Paving Equipment	Diesel	Tier 4 Final	1.00	10.0	89.0	0.36
Paving	Rollers	Diesel	Tier 4 Final	1.00	10.0	36.0	0.38
Paving	Tractors/Loaders/Backhoes	Diesel	Tier 4 Final	1.00	10.0	84.0	0.37

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT

Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	32.5	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	10.0	11.7	LDA,LDT1,LDT2
Paving	Vendor	—	8.40	HHDT,MHDT
Paving	Hauling	3.60	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	7.50	11.7	LDA,LDT1,LDT2
Site Preparation	Vendor	—	8.40	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	32.5	11.7	LDA,LDT1,LDT2
Grading	Vendor	—	8.40	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	10.0	11.7	LDA,LDT1,LDT2
Pa	Vendor	—	8.40	HHDT,MHDT

Paving	Hauling	3.60	20.0	HHDT
Paving	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	0.00	0.00	—
Grading	—	—	0.00	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	2	61%	61%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
Golf Course	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	2.34	0.00	0.00

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Golf Course	328	328	328	119,678	2,831	2,831	2,831	1,033,228

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Golf Course	328	328	328	119,678	2,831	2,831	2,831	1,033,228

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	0.00	0.00	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Golf Course	0.00	2.34	0.0000	0.0000	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Golf Course	0.00	2.34	0.0000	0.0000	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Go	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Golf Course	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Golf Course	81.5	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Golf Course	81.5	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Golf Course	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Golf Course	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Golf Course	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

Golf Course	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type

5.18. Vegetation

5.18.1. Land Use Change

5.1 mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

6. Climate Risk Detailed Report

6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Cli	Result for Project Location	Unit

Temperature and Extreme Heat	12.6	annual days of extreme heat
Extreme Precipitation	5.85	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.
Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento-San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters
Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

6.3 ed Climate Risk Scores

Page 595

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	N/A	N/A	N/A	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	N/A	N/A	N/A	N/A
Drought	N/A	N/A	N/A	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.
The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.
The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	22.2
AQ-PM	11.3
AQ-DPM	53.2
Drinking Water	22.7
Lead Risk Housing	16.3
Pesticides	0.00
Tox	35.4

Traffic	80.8
Effect Indicators	—
CleanUp Sites	27.5
Groundwater	44.3
Haz Waste Facilities/Generators	81.9
Impaired Water Bodies	33.2
Solid Waste	0.00
Sensitive Population	—
Asthma	2.08
Cardio-vascular	1.81
Low Birth Weights	80.0
Socioeconomic Factor Indicators	—
Education	2.71
Housing	23.4
Linguistic	25.6
Poverty	4.27
Unemployment	70.0

7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	94.21275504
Employed	79.36609778
Median HI	97.36943411
Education	—
Bachelor's or higher	95.90658283
Hig[Page 597]ollment	100

Preschool enrollment	91.10740408
Transportation	—
Auto Access	91.71050943
Active commuting	3.284999358
Social	—
2-parent households	91.74900552
Voting	98.02386757
Neighborhood	—
Alcohol availability	71.35891184
Park access	37.43102785
Retail density	27.34505325
Supermarket access	53.99717695
Tree canopy	89.95252149
Housing	—
Homeownership	95.79109457
Housing habitability	87.97638907
Low-inc homeowner severe housing cost burden	38.35493392
Low-inc renter severe housing cost burden	76.90234826
Uncrowded housing	91.95431798
Health Outcomes	—
Insured adults	98.216348
Arthritis	0.0
Asthma ER Admissions	97.3
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Ch ctive Pulmonary Disease	0.0

Diagnosed Diabetes	0.0
Life Expectancy at Birth	69.8
Cognitively Disabled	68.5
Physically Disabled	52.4
Heart Attack ER Admissions	97.8
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	53.0
Physical Health Not Good	0.0
Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	87.9
Elderly	7.1
English Speaking	68.7
Foreign-born	46.7
Outdoor Workers	95.3
Climate Change Adaptive Capacity	—
Impervious Surface Cover	76.1
Traffic Density	79.5
Traffic Access	52.4
Oth	—

Hardship	3.5
Other Decision Support	—
2016 Voting	97.2

7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	15.0
Healthy Places Index Score for Project Location (b)	98.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.
b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

7.4. Health & Equity Measures

No Health & Equity Measures selected.

7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

7.6. Health & Equity Custom Measures

No Health & Equity Custom Measures created.

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	Los Gatos default clean energy provider is Silicon Valley Clean Energy.
Construction: Construction Phases	Start date and number of workdays/6days construction provided from filled out construction worksheet.
Construction: Off-Road Equipment	Information from filled out construction worksheet.
Co Page 600 ips and VMT	Paving = 8,000-sf of asphalt (3.6 trips/day).

Construction: On-Road Fugitive Dust	Air District BMPS 15 mph required by Los Gatos GP.
Operations: Water and Waste Water	—

2. Emissions Summary - HRA

2.2 Construction Emissions by Year, Unmitigated

Year	ROG	NOx	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO_2e
Daily - Summer (Max)									
2026	2.0500416	18.051759	0.5582830	0.0282614	0.5865445	0.5136203	0.0066244	0.5202448	3997.879216988345
Daily - Winter (Max)									
2026	2.0447505	18.058814	0.5582830	0.0282614	0.5865445	0.5136203	0.0066244	0.5202448	3996.18528387456
Average Daily									
2026	0.8155560	7.1806884	0.2220449	0.0112283	0.2332732	0.2042815	0.0026322	0.2069138	1570.2631597069865
Annual									
2026	0.1488389	1.3104756	0.0405232	0.0020491	0.0425723	0.0372813	0.0004803	0.0377617	259.97498584474874

5.3. Construction Vehicles - HRA

5.3.1 Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation				
Site Preparation	Worker	7.5	1	LDA,LDT1,LDT2
Site Preparation	Vendor		1	HHDT,MHDT
Site Preparation	Hauling	0	1	HHDT
Site Preparation	Onsite truck			HHDT
Grading				
Grading	Worker	32.5	1	LDA,LDT1,LDT2
Grading	Vendor		1	HHDT,MHDT
Grading	Hauling	0	1	HHDT
Grading	Onsite truck			HHDT
Paving				
Paving	Worker	10	1	LDA,LDT1,LDT2
Paving	Vendor		1	HHDT,MHDT
Paving	Hauling	3.6	1	HHDT
Paving	Onsite truck			HHDT

Attachment 2: Project Construction Dispersion Modeling Inputs and Risk Calculations

La Rinconada Country Club, Los Gatos, CA
Construction Health Impact Summary

Maximum Impacts at MEI Location - Without Mitigation

Emissions Year	Maximum Concentrations		Cancer Risk (per million)	Hazard Index	Maximum Annual PM2.5 Concentration
	Exhaust PM10/DPM ($\mu g/m^3$)	Fugitive PM2.5 ($\mu g/m^3$)	Infant/Child	(-)	($\mu g/m^3$)
2026	0.0118	0.0002	2.10	0.00	0.01
Total	-	-	**2.10**		-
Maximum	0.0118	0.0002	**-**	**0.00**	**0.01**

Maximum Impacts at Roxbury Elderly Care

Construction Year	Unmitigated Emissions			
	Maximum Concentrations		Child Cancer Risk (per million)	Maximum Annual PM2.5 Concentration ($\mu g/m^3$)
	Exhaust PM10/DPM ($\mu g/m^3$)	Fugitive PM2.5 ($\mu g/m^3$)		
2026	0.0013	0.0000	0.004	0.001
Total	-	-	**0.004**	-
Maximum	0.0013	0.0000	**-**	**0.001**

La Rinconada Country Club, Los Gatos, CA

DPM Emissions and Modeling Emission Rates - Unmitigated

Construction Year	Activity	DPM (ton/year)	Area Source	DPM Emissions (lb/yr)	DPM Emissions (lb/hr)	DPM Emissions (g/s)	Modeled Area (m^2)	DPM Emission Rate ($g/s/m^2$)
2026	Construction	0.0405	CON_DPM	81.0	0.02969	3.74E-03	394,139	9.49E-09
Total		***0.0405***		***81.0***	***0.0297***	***0.0037***		

Construction Hours

hr/day =	10.5	(7am - 5:30pm)
days/yr =	260	
hours/year =	2730	

La Rinconada Country Club, Los Gatos, CA

PM2.5 Fugitive Dust Emissions for Modeling - Unmitigated

Construction Year	Activity	Area Source	PM2.5 Emissions (ton/year)	PM2.5 Emissions (lb/yr)	PM2.5 Emissions (lb/hr)	PM2.5 Emissions (g/s)	Modeled Area (m^2)	PM2.5 Emission Rate $g/s/m^2$
2026	Construction	CON_FUG	0.0005	1.0	0.00035	4.43E-05	394,139	1.13E-10
Total			***0.0005***	***1.0***	***0.0004***	***0.0000***		

Construction Hours

hr/day =	10.5	(7am - 5:30pm)
days/yr =	260	
hours/year =	2730	

La Rinconada Country Club, Los Gatos, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Off-Site MEI Location - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

			Infant/Child - Exposure Information				Adult - Exposure Information				Maximum		
			DPM Conc (ug/m3)		Age	Infant/Child Cancer	Modeled DPM Conc (ug/m3)		Age	Adult Cancer			
Exposure Year	**Exposure Duration (years)**	**Age**	**Year**	**Annual**	**Sensitivity Factor**	**Risk (per million)**	**Year**	**Annual**	**Sensitivity Factor**	**Risk (per million)**	**Hazard Index**	**Fugitive PM2.5**	**Total PM2.5**
0	0.25	-0.25 - 0*	2026	0.0118	10	0.16	2026	0.0118	-	-			
1	1	0 - 1	2026	0.0118	10	1.94	2026	0.0118	1	0.03	0.00	0.000	0.01
2	1	1 - 2		0.0000	10	0.00		0.0000	1	0.00			
3	1	2 - 3		0.0000	3	0.00		0.0000	1	0.00			
4	1	3 - 4		0.0000	3	0.00		0.0000	1	0.00			
5	1	4 - 5		0.0000	3	0.00		0.0000	1	0.00			
6	1	5 - 6		0.0000	3	0.00		0.0000	1	0.00			
7	1	6 - 7		0.0000	3	0.00		0.0000	1	0.00			
8	1	7 - 8		0.0000	3	0.00		0.0000	1	0.00			
9	1	8 - 9		0.0000	3	0.00		0.0000	1	0.00			
10	1	9 - 10		0.0000	3	0.00		0.0000	1	0.00			
11	1	10 - 11		0.0000	3	0.00		0.0000	1	0.00			
12	1	11 - 12		0.0000	3	0.00		0.0000	1	0.00			
13	1	12 - 13		0.0000	3	0.00		0.0000	1	0.00			
14	1	13 - 14		0.0000	3	0.00		0.0000	1	0.00			
15	1	14 - 15		0.0000	3	0.00		0.0000	1	0.00			
16	1	15 - 16		0.0000	3	0.00		0.0000	1	0.00			
17	1	16-17		0.0000	1	0.00		0.0000	1	0.00			
18	1	17-18		0.0000	1	0.00		0.0000	1	0.00			
19	1	18-19		0.0000	1	0.00		0.0000	1	0.00			
20	1	19-20		0.0000	1	0.00		0.0000	1	0.00			
21	1	20-21		0.0000	1	0.00		0.0000	1	0.00			
22	1	21-22		0.0000	1	0.00		0.0000	1	0.00			
23	1	22-23		0.0000	1	0.00		0.0000	1	0.00			
24	1	23-24		0.0000	1	0.00		0.0000	1	0.00			
25	1	24-25		0.0000	1	0.00		0.0000	1	0.00			
26	1	25-26		0.0000	1	0.00		0.0000	1	0.00			
27	1	26-27		0.0000	1	0.00		0.0000	1	0.00			
28	1	27-28		0.0000	1	0.00		0.0000	1	0.00			
29	1	28-29		0.0000	1	0.00		0.0000	1	0.00			
30	1	29-30		0.0000	1	0.00		0.0000	1	0.00			
Total Increased Cancer Risk						**2.10**				**0.03**			

* Third trimester of pregnancy

La Rinconada Country Club, Los Gatos, CA - Construction Impacts - Without Mitigation
Maximum DPM Cancer Risk and PM2.5 Calculations From Construction
Impacts at Roxbury Elderly Care - 1.5 meter receptor height

Cancer Risk (per million) = CPF x Inhalation Dose x ASF x ED/AT x FAH x 1.0E6

Where: CPF = Cancer potency factor $(mg/kg\text{-}day)^{-1}$
ASF = Age sensitivity factor for specified age group
ED = Exposure duration (years)
AT = Averaging time for lifetime cancer risk (years)
FAH = Fraction of time spent at home (unitless)

Inhalation Dose = C_{air} x DBR x A x (EF/365) x 10^{-6}

Where: C_{air} = concentration in air $(\mu g/m^3)$
DBR = daily breathing rate (L/kg body weight-day)
A = Inhalation absorption factor
EF = Exposure frequency (days/year)
10^{-6} = Conversion factor

Values

	Infant/Child			Adult
Age -->	**3rd Trimester**	**0 - 2**	**2 - 16**	**16 - 30**
Parameter				
ASF =	10	10	3	1
CPF =	1.10E+00	1.10E+00	1.10E+00	1.10E+00
DBR* =	361	1090	572	261
A =	1	1	1	1
EF =	350	350	350	350
AT =	70	70	70	70
FAH =	1.00	1.00	1.00	0.73

* 95th percentile breathing rates for infants and 80th percentile for children and adults

Construction Cancer Risk by Year - Maximum Impact Receptor Location

Exposure Year	Exposure Duration (years)	Age	Adult - Exposure Information: Modeled DPM Conc (ug/m3) Year	Adult - Exposure Information: Modeled DPM Conc (ug/m3) Annual	Age Sensitivity Factor	Adult Cancer Risk (per million)
0	0.25	-0.25 - 0*	2026	0.0013	-	-
1	1	0 - 1	2026	0.0013	1	0.00
2	1	1 - 2		0.0000	1	0.00
3	1	2 - 3		0.0000	1	0.00
4	1	3 - 4		0.0000	1	0.00
5	1	4 - 5		0.0000	1	0.00
6	1	5 - 6		0.0000	1	0.00
7	1	6 - 7		0.0000	1	0.00
8	1	7 - 8		0.0000	1	0.00
9	1	8 - 9		0.0000	1	0.00
10	1	9 - 10		0.0000	1	0.00
11	1	10 - 11		0.0000	1	0.00
12	1	11 - 12		0.0000	1	0.00
13	1	12 - 13		0.0000	1	0.00
14	1	13 - 14		0.0000	1	0.00
15	1	14 - 15		0.0000	1	0.00
16	1	15 - 16		0.0000	1	0.00
17	1	16-17		0.0000	1	0.00
18	1	17-18		0.0000	1	0.00
19	1	18-19		0.0000	1	0.00
20	1	19-20		0.0000	1	0.00
21	1	20-21		0.0000	1	0.00
22	1	21-22		0.0000	1	0.00
23	1	22-23		0.0000	1	0.00
24	1	23-24		0.0000	1	0.00
25	1	24-25		0.0000	1	0.00
26	1	25-26		0.0000	1	0.00
27	1	26-27		0.0000	1	0.00
28	1	27-28		0.0000	1	0.00
29	1	28-29		0.0000	1	0.00
30	1	29-30		0.0000	1	0.00
Total Increased Cancer Risk						**0.00**

Maximum		
Hazard Index	**Fugitive PM2.5**	**Total PM2.5**
0.00	0.000	0.00

* Third trimester of pregnancy

Attachment 3: Cumulative Health Risk Screening and Calculations from Existing TAC Sources

BAAQMD Roadway Raster Cancer Risk at MEI



BAAQMD Roadway Raster Annual $PM_{2.5}$ Concentration at MEI



BAAQMD Roadway Raster Hazard Index at MEI

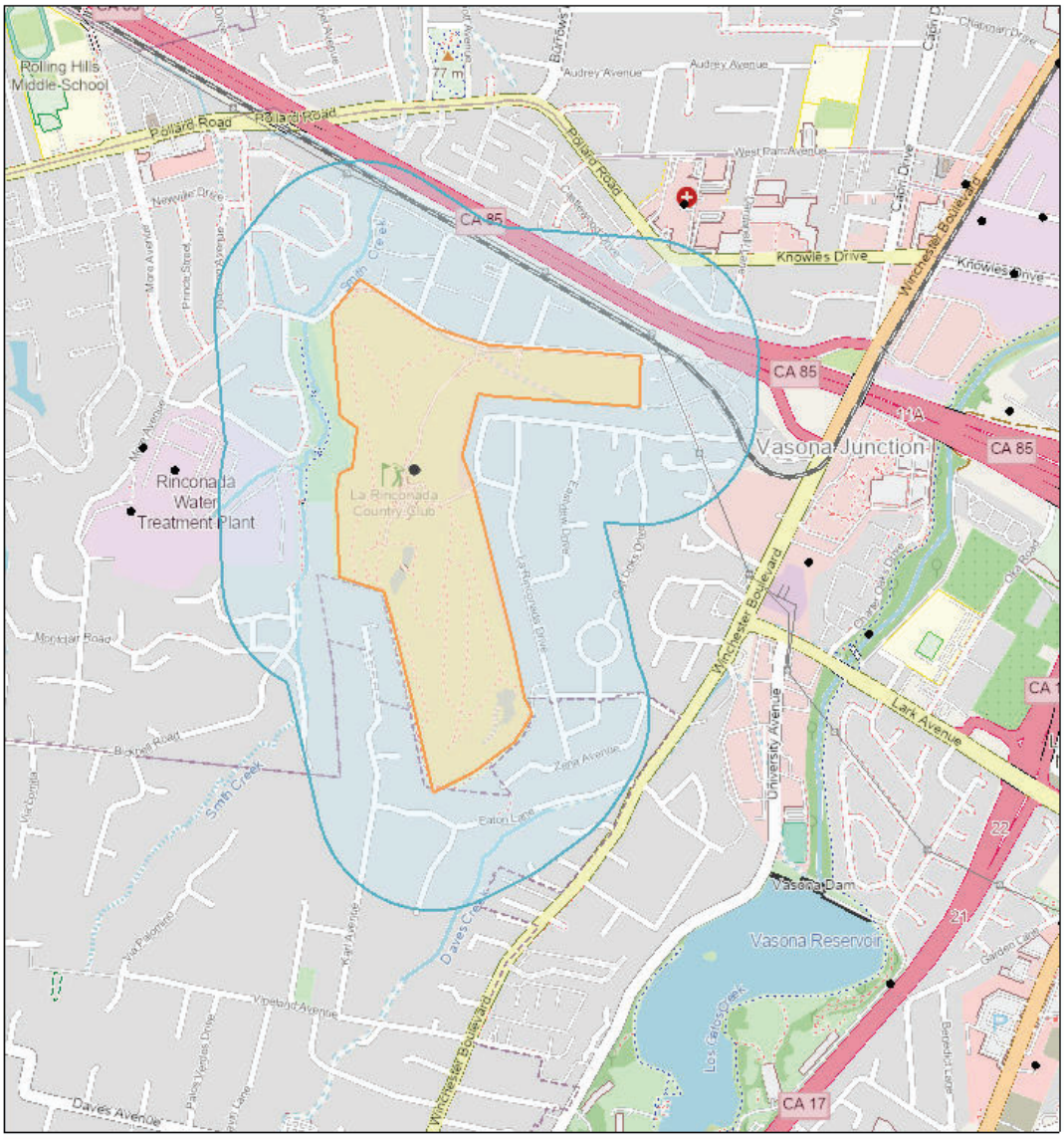


Screening Report

Area of Interest (AOI) Information

Area : 20,703,981.53 ft²

Jan 21 2025 13:46:44 Pacific Standard Time



Summary

Name	Count	Area(ft²)	Length(ft)
Permitted Stationary Sources	1	N/A	N/A

Permitted Stationary Sources

#	Address	Cancer_Ris	Chronic_Ha	City	County
1	17445 Zena Ave	0.73	0.00	Monte Sereno	Santa Clara

#	Details	Facility_I	Facility_N	Latitude	Longitude
1	Gas Dispensing Facility	106600-1	La Rinconada Country Club	37.26	-121.98

#	NAICS	NAICS_Indu	NAICS_Sect	NAICS_Subs	PM25
1	713910	Golf Courses and Country Clubs	Arts, Entertainment, and Recreation	Amusement, Gambling, and Recreation Industries	0.00

#	State	Zip	Count
1	CA	95030	1

NOTE: A larger buffer than 1,000 may be warranted depending on proximity to significant sources.

LA RINCONADA COUNTRY CLUB GOLF COURSE MODERNIZATION PROJECT CONSTRUCTION NOISE AND VIBRATION ASSESSMENT

Los Gatos, California

January 30, 2025

Prepared for:

Patrick Kallas
Project Manager
David J. Powers & Associates, Inc.
1871 The Alameda, Suite 200
San José, CA 95126

Prepared by:

ILLINGWORTH & RODKIN, INC.
Acoustics • Air Quality

Michael S. Thill
Principal Consultant
429 East Cotati Avenue
Cotati, CA 94931
(707) 794-0400

Project: 25-007

INTRODUCTION

This report addresses the potential for temporary noise or vibration impacts resulting from the La Rinconada Country Club Golf Course Modernization Project at 14595 Clearview Drive in Los Gatos, California. The report presents the project description and background information on environmental noise and vibration, the applicable regulatory criteria used in the assessment, and the evaluation of construction-related noise and vibration impacts.

PROJECT DESCRIPTION

Proposed Layout

The proposed project would leave 17 of the 18 holes in their current locations. The only hole location that would be modified would be the 13th hole, which would move from the edge of the project site to an internal location on the south side of the project site. All existing on-site structures would remain unchanged. Upon project completion, the Country Club would continue to operate one 18-hole golf course on the property, and the membership numbers would remain unchanged. The proposed project would not expand or increase the use of any facilities at La Rinconada Country Club. The proposed project would not alter ingress and egress to the property.

Irrigation System and Cart Paths

As part of the proposed project, the irrigation system would be modernized; on-site drainage systems would be upgraded; and the fairway grass would be replaced with a modern hybrid bermudagrass that requires 35 percent less irrigation water than the current course grass. In addition to the turf change and drainage upgrades, the proposed project would replace most of the existing golf course cart paths with reduced footprint cart paths. Replacement of the cart paths would reduce impervious surfaces on the golf course by approximately 70 percent.

Tree Removal

There are approximately 1,200 trees on the property, most of which are non-native species planted by the Club over the past 50 years. Recently introduced redwoods and eucalyptus trees would be replaced by native oaks as a part of the proposed project. The plan would remove approximately 240 trees, most of which are redwoods and eucalyptus. The proposed project would replace the trees removed at a one-to-one ratio, planting approximately 240 native oak trees on the golf course. This would restore the property to a more natural state similar to the late 1920's.

Construction

As part of construction activities, grading would be balanced on-site with approximately 52,780 cubic yards of cut and fill. No soil would be imported to or exported from the site. Construction of the proposed project is estimated to take approximately seven months to complete and is scheduled to begin in late March of 2026.

SETTING

Fundamentals of Environmental Noise

Noise may be defined as unwanted sound. Noise is usually objectionable because it is disturbing or annoying. The objectionable nature of sound could be caused by its *pitch* or its *loudness*. *Pitch* is the height or depth of a tone or sound, depending on the relative rapidity (frequency) of the vibrations by which it is produced. Higher pitched signals sound louder to humans than sounds with a lower pitch. *Loudness* is intensity of sound waves combined with the reception characteristics of the ear. Intensity may be compared with the height of an ocean wave in that it is a measure of the amplitude of the sound wave.

In addition to the concepts of pitch and loudness, there are several noise measurement scales which are used to describe noise in a particular location. A *decibel (dB)* is a unit of measurement which indicates the relative amplitude of a sound. The zero on the decibel scale is based on the lowest sound level that the healthy, unimpaired human ear can detect. Sound levels in decibels are calculated on a logarithmic basis. An increase of 10 decibels represents a ten-fold increase in acoustic energy, while 20 decibels is 100 times more intense, 30 decibels is 1,000 times more intense, etc. There is a relationship between the subjective noisiness or loudness of a sound and its intensity. Each 10 decibel increase in sound level is perceived as approximately a doubling of loudness over a fairly wide range of intensities. Technical terms are defined in Table 1.

There are several methods of characterizing sound. The most common in California is the *A-weighted sound level (dBA).* This scale gives greater weight to the frequencies of sound to which the human ear is most sensitive. Representative outdoor and indoor noise levels in units of dBA are shown in Table 2. Because sound levels can vary markedly over a short period of time, a method for describing either the average character of the sound or the statistical behavior of the variations must be utilized. Most commonly, environmental sounds are described in terms of an average level that has the same acoustical energy as the summation of all the time-varying events. This *energy-equivalent sound/noise descriptor* is called L_{eq}. The most common averaging period is hourly, but L_{eq} can describe any series of noise events of arbitrary duration.

The scientific instrument used to measure noise is the sound level meter. Sound level meters can accurately measure environmental noise levels to within plus or minus 1 dBA. Various computer models are used to predict environmental noise levels from sources, such as roadways and airports. The accuracy of the predicted models depends upon the distance the receptor is from the noise source. Close to the noise source, the models are accurate to within about plus or minus 1 to 2 dBA.

TABLE 1 Definition of Acoustical Terms Used in this Report

Term	Definition
Decibel, dB	A unit describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure. The reference pressure for air is 20 micro Pascals.
Sound Pressure Level	Sound pressure is the sound force per unit area, usually expressed in micro Pascals (or 20 micro Newtons per square meter), where 1 Pascal is the pressure resulting from a force of 1 Newton exerted over an area of 1 square meter. The sound pressure level is expressed in decibels as 20 times the logarithm to the base 10 of the ratio between the pressures exerted by the sound to a reference sound pressure (e. g., 20 micro Pascals). Sound pressure level is the quantity that is directly measured by a sound level meter.
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure. Normal human hearing is between 20 Hz and 20,000 Hz. Infrasonic sound are below 20 Hz and Ultrasonic sounds are above 20,000 Hz.
A-Weighted Sound Level, dBA	The sound pressure level in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the frequency response of the human ear and correlates well with subjective reactions to noise.
Equivalent Noise Level, L_{eq}	The average A-weighted noise level during the measurement period.
L_{max}, L_{min}	The maximum and minimum A-weighted noise level during the measurement period.
L_{01}, L_{10}, L_{50}, L_{90}	The A-weighted noise levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, L_{dn} or DNL	The average A-weighted noise level during a 24-hour day, obtained after addition of 10 decibels to levels measured in the night between 10:00 pm and 7:00 am.
Community Noise Equivalent Level, CNEL	The average A-weighted noise level during a 24-hour day, obtained after addition of 5 decibels in the evening from 7:00 pm to 10:00 pm and after addition of 10 decibels to sound levels measured in the night between 10:00 pm and 7:00 am.
Ambient Noise Level	The composite of noise from all sources near and far. The normal or existing level of environmental noise at a given location.
Intrusive	That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency, and time of occurrence and tonal or informational content as well as the prevailing ambient noise level.

Source: Handbook of Acoustical Measurements and Noise Control, Harris, 1998.

TABLE 2 Typical Noise Levels in the Environment

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	110 dBA	Rock band
Jet fly-over at 1,000 feet		
	100 dBA	
Gas lawn mower at 3 feet		
	90 dBA	
Diesel truck at 50 feet at 50 mph		Food blender at 3 feet
	80 dBA	Garbage disposal at 3 feet
Noisy urban area, daytime		
Gas lawn mower, 100 feet	70 dBA	Vacuum cleaner at 10 feet
Commercial area		Normal speech at 3 feet
Heavy traffic at 300 feet	60 dBA	
		Large business office
Quiet urban daytime	50 dBA	Dishwasher in next room
Quiet urban nighttime	40 dBA	Theater, large conference room
Quiet suburban nighttime		
	30 dBA	Library
Quiet rural nighttime		Bedroom at night, concert hall (background)
	20 dBA	
		Broadcast/recording studio
	10 dBA	
	0 dBA	

Source: Technical Noise Supplement (TeNS), California Department of Transportation, September 2013.

Fundamentals of Groundborne Vibration

Ground vibration consists of rapidly fluctuating motions or waves with an average motion of zero. Several different methods are typically used to quantify vibration amplitude. One method is the Peak Particle Velocity (PPV). The PPV is defined as the maximum instantaneous positive or negative peak of the vibration wave. In this report, a PPV descriptor with units of mm/sec or in/sec is used to evaluate construction generated vibration for building damage and human complaints. Table 3 displays the reactions of people and the effects on buildings that continuous or frequent intermittent vibration levels produce. The guidelines in Table 3 represent syntheses of vibration criteria for human response and potential damage to buildings resulting from construction vibration.

Construction activities can cause vibration that varies in intensity depending on several factors. The use of pile driving and vibratory compaction equipment typically generates the highest construction related groundborne vibration levels. Because of the impulsive nature of such activities, the use of the PPV descriptor has been routinely used to measure and assess groundborne vibration and almost exclusively to assess the potential of vibration to cause damage and the degree of annoyance for humans.

The two primary concerns with construction-induced vibration, the potential to damage a structure and the potential to interfere with the enjoyment of life, are evaluated against different vibration limits. Human perception to vibration varies with the individual and is a function of physical setting and the type of vibration. Persons exposed to elevated ambient vibration levels, such as people in an urban environment, may tolerate a higher vibration level.

Structural damage can be classified as cosmetic only, such as paint flaking or minimal extension of cracks in building surfaces; minor, including limited surface cracking; or major, that may threaten the structural integrity of the building. Safe vibration limits that can be applied to assess the potential for damaging a structure vary by researcher. The damage criteria presented in Table 3 include several categories for ancient, fragile, and historic structures, the types of structures most at risk to damage. Most buildings are included within the categories ranging from “Historic and some old buildings” to “Modern industrial/commercial buildings”. Construction-induced vibration that can be detrimental to the building is very rare and has only been observed in instances where the structure is at a high state of disrepair and the construction activity occurs immediately adjacent to the structure.

The annoyance levels shown in Table 3 should be interpreted with care since vibration may be found to be annoying at lower levels than those shown, depending on the level of activity or the sensitivity of the individual. To sensitive individuals, vibrations approaching the threshold of perception can be annoying. Low-level vibrations frequently cause irritating secondary vibration, such as a slight rattling of windows, doors, or stacked dishes. The rattling sound can give rise to exaggerated vibration complaints, even though there is very little risk of actual structural damage.

TABLE 3 Reaction of People and Damage to Buildings from Continuous or Frequent Intermittent Vibration Levels

Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.01	Barely perceptible	No effect
0.04	Distinctly perceptible	Vibration unlikely to cause damage of any type to any structure
0.08	Distinctly perceptible to strongly perceptible	Recommended upper level of the vibration to which ruins and ancient monuments should be subjected
0.1	Strongly perceptible	Threshold at which there is a risk of damage to fragile buildings with no risk of damage to most buildings
0.25	Strongly perceptible to severe	Threshold at which there is a risk of damage to historic and some old buildings.
0.3	Strongly perceptible to severe	Threshold at which there is a risk of damage to older residential structures
0.5	Severe - Vibrations considered unpleasant	Threshold at which there is a risk of damage to new residential and modern commercial/industrial structures

Source: Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

Regulatory Background - Noise

The State of California Environmental Quality Act (CEQA) Guidelines, Appendix G, are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other agencies. A summary of the applicable regulatory criteria is provided below.

State of California

State CEQA Guidelines. CEQA contains guidelines to evaluate the significance of effects of environmental noise attributable to a proposed project. Under CEQA, construction noise or vibration impacts would be considered significant if the project would result in:

(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local General Plan or Noise Ordinance, or applicable standards of other agencies;

(b) Generation of excessive groundborne vibration or groundborne noise levels; or

Town of Los Gatos

Town of Los Gatos 2040 General Plan. The Town of Los Gatos identifies the following policies applicable to the proposed development:

ENV 21 - *Ensure that construction and maintenance equipment noise does not adversely affect land uses.*

ENV 21.1 Noise Attenuation, Town Equipment
All Town-owned and operated construction and maintenance equipment, and equipment for these activities operated under contract with the Town, shall contain state-of-the-art noise attenuation equipment.

ENV 21.2 Noise Attenuation, Private Equipment
Monitor and modify Town ordinances, as appropriate, to control nuisance noise from maintenance equipment used in the community.

Town of Los Gatos Code of Ordinances The Town Noise Ordinance (Chapter 16 of the Town Municipal Code) specifies noise limits to protect the peace, health, and safety of its citizens from such noise and vibration. The following policies would be applicable to the project.

Sec. 16.20.035. - Construction

(a) Notwithstanding any other provision of this chapter, between the hours of 8:00 a.m. to 6:00 p.m. weekdays, and 9:00 a.m. to 4:00 p.m. Saturdays, construction, alteration or repair activities which are authorized by a valid Town permit or as otherwise allowed by Town permit, shall be allowed if they meet at least one of the following noise limitations:

(1) No individual piece of equipment shall produce a noise level exceeding eighty-five (85) dBA at twenty-five (25) feet. If the device is located within a structure on the property, the measurement shall be made at distances as close to twenty-five (25) feet from the device as possible.

(2) The noise level at any point outside of the property plane shall not exceed eighty-five (85) dBA.

Regulatory Background – Vibration

California Department of Transportation. The California Department of Transportation recommends a vibration limit of 0.5 in/sec PPV for buildings structurally sound and designed to modern engineering standards, which typically consist of buildings constructed since the 1990s. Conservative vibration limits of 0.3 in/sec PPV is used for buildings that are found to be structurally sound but where structural damage is a major concern (see Table 3 above for further explanation). For historical buildings or some older buildings, a vibration limit of 0.25 in/sec PPV would apply.

NOISE IMPACTS AND AVOIDANCE MEASURES

Significance Criteria

The following criteria were used to evaluate the significance of noise and vibration resulting from the project:

(a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies;

(b) Generation of excessive groundborne vibration or groundborne noise levels;

Impact 1: **Temporary Construction Noise.** Existing receptors may temporarily be exposed to construction noise levels exceeding the Town of Los Gatos construction noise thresholds, but the short-term noise would result in a **less-than-significant** impact.

For construction noise, the potential for noise impacts was assessed by considering several factors, including the proximity of Project-related noise sources to noise-sensitive land uses (i.e., "sensitive receptors"), typical noise levels associated with construction equipment, the potential for construction noise levels to interfere with daytime activities, the duration that sensitive receptors would be affected, and whether proposed activities would occur outside the construction time limits or noise limits established in the local ordinance. For purposes of this analysis, temporary exposure to noise during the daytime is generally not considered significant if it is for short durations even if the noise is above the thresholds discussed herein, which is based on the reasonable assumption that most people would expect and accept short-term noise associated with a nearby construction project.

Construction of the proposed project is estimated to take approximately seven months to complete and is scheduled to begin in late March of 2026. Construction would progress sequentially from hole to hole; so, only portions of the property will experience construction activity at any single point in time during the construction period. In general, the modernization activity would last approximately two to four weeks per hole, depending on hole location. Proposed hours of construction are 7:00 a.m. to 5:30 p.m. on weekdays and 9:00 a.m. to 5:30 p.m. on Saturdays. No construction would occur on Sundays or holidays.

Construction phases would include site preparation, grading/excavation, trenching/foundation, and paving. During each phase of construction, there would be a different mix of equipment operating, and noise levels would vary by phase and vary within phases, based on the amount of equipment in operation and the location at which the equipment is operating.

Noise impacts resulting from construction depend upon the noise generated by various pieces of construction equipment, the timing and duration of noise-generating activities, and the distance between construction noise sources and noise-sensitive areas. Construction noise impacts primarily result when construction activities occur during noise-sensitive times of the day (e.g.,

early morning, evening, or nighttime hours), the construction occurs in areas immediately adjoining noise-sensitive land uses, or when construction lasts over extended periods of time.

The Town's Code of Ordinances Section 16.20.035 limits construction activities to the hours of 8:00 a.m. to 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 4:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays. Section 16.20.035 also states that at least one of the following conditions should be met; (1) construction noise limits of 85 dBA at a distance of 25 feet for any single piece of equipment and (2) noise level at any point outside of the property plane of the project site is limited to 85 dBA.

Construction activities generate considerable amounts of noise, especially during earth-moving activities when heavy equipment is used. The hauling of excavated materials and construction materials would generate truck trips on local roadways, as well. For the proposed development, pile driving is not anticipated. The typical range of maximum instantaneous noise levels for the proposed project would be 70 to 90 dBA L_{max} at a distance of 50 feet (see Table 4) from the equipment.

Table 5 shows the hourly average noise level ranges, by construction phase, typical for various types of projects. Hourly average noise levels generated by construction are about 71 to 89 dBA L_{eq} for recreation projects, measured at a distance of 50 feet from the center of a busy construction site. Construction-generated noise levels drop off at a rate of about 6 dBA per doubling of the distance between the source and receptor. Shielding by buildings or terrain often results in lower construction noise levels at distant receptors.

Equipment expected to be used in each construction stage are summarized in Table 6, along with the quantity of each type of equipment and the reference noise level at 25 feet, assuming the operation of the two loudest pieces of construction equipment for each construction phase.

Federal Highway Administration's (FHWA's) Roadway Construction Noise Model (RCNM) was used to calculate the hourly average noise levels for each phase of construction, assuming the two loudest pieces of equipment would operate simultaneously, as recommended by the FTA for construction noise evaluations. This construction noise model includes representative sound levels for the most common types of construction equipment and the approximate usage factors of such equipment that were developed based on an extensive database of information gathered during the construction of the Central Artery/Tunnel Project in Boston, Massachusetts (CA/T Project or "Big Dig"). The usage factors represent the percentage of time that the equipment would be operating at full power.

TABLE 4 Construction Equipment 50-foot Noise Emission Limits

Equipment Category	L_{max} Level (dBA)[1,2]	Impact/Continuous
Arc Welder	73	Continuous
Auger Drill Rig	85	Continuous
Backhoe	80	Continuous
Bar Bender	80	Continuous
Boring Jack Power Unit	80	Continuous
Chain Saw	85	Continuous
Compressor[3]	70	Continuous
Compressor (other)	80	Continuous
Concrete Mixer	85	Continuous
Concrete Pump	82	Continuous
Concrete Saw	90	Continuous
Concrete Vibrator	80	Continuous
Crane	85	Continuous
Dozer	85	Continuous
Excavator	85	Continuous
Front End Loader	80	Continuous
Generator	82	Continuous
Generator (25 KVA or less)	70	Continuous
Gradall	85	Continuous
Grader	85	Continuous
Grinder Saw	85	Continuous
Horizontal Boring Hydro Jack	80	Continuous
Hydra Break Ram	90	Impact
Impact Pile Driver	105	Impact
Insitu Soil Sampling Rig	84	Continuous
Jackhammer	85	Impact
Mounted Impact Hammer (hoe ram)	90	Impact
Paver	85	Continuous
Pneumatic Tools	85	Continuous
Pumps	77	Continuous
Rock Drill	85	Continuous
Scraper	85	Continuous
Slurry Trenching Machine	82	Continuous
Soil Mix Drill Rig	80	Continuous
Street Sweeper	80	Continuous
Tractor	84	Continuous
Truck (dump, delivery)	84	Continuous
Vacuum Excavator Truck (vac-truck)	85	Continuous
Vibratory Compactor	80	Continuous
Vibratory Pile Driver	95	Continuous
All other equipment with engines larger than 5 HP	85	Continuous

Notes:

[1] Measured at 50 feet from the construction equipment, with a "slow" (1 sec.) time constant.

[2] Noise limits apply to total noise emitted from equipment and associated components operating at full power while engaged in its intended operation.

[3] Portable Air Compressor rated at 75 cfm or greater and that operates at greater than 50 psi.

TABLE 5 Typical Ranges of Construction Noise Levels at 50 feet, L_{eq} (dBA)

	Domestic Housing		Office Building, Hotel, Hospital, School, Public Works		Industrial Parking Garage, Religious Amusement & Recreations, Store, Service Station		Public Works Roads & Highways, Sewers, and Trenches	
	I	II	I	II	I	II	I	II
Ground Clearing	83	83	84	84	84	83	84	84
Excavation	88	75	89	79	89	71	88	78
Foundations	81	81	78	78	77	77	88	88
Erection	81	65	87	75	84	72	79	78
Finishing	88	72	89	75	89	74	84	84

I - All pertinent equipment present at site.
II - Minimum required equipment present at site.

Source: U.S.E.P.A., Legal Compilation on Noise, Vol. 1, p. 2-104, 1973.

TABLE 6 Construction Noise Levels from Heavy Equipment at 25 feet

Phase of Construction	Total Number of Workdays	Construction Equipment (Quantity)	Maximum Noise Level at 25 feet, dBA L_{max}	Average Noise Level at 25 feet, dBA L_{eq}
Site Preparation	120	Tractor/Loader/Backhoe (3)[a]	90	87
Grading/ Excavation	150	Excavator (10) [a] Tractor/Loader/Backhoe (3) [a]	87 90	88
Paving	5	Paver (1)[a] Paving Equipment (1) Roller (1) Tractor/Loader/Backhoe (3) [a]	83 83 86 90	87

[a] Denotes two loudest pieces of construction equipment per phase.

As shown in Table 6, construction noise levels would range from 87 to 88 dBA L_{eq} when the two loudest pieces of construction equipment per phase operate 25 feet from an individual receptor. These predicted noise levels credibly represent worst-case conditions. Construction noise levels under credible worst-case conditions would be reduced to 84 to 85 dBA L_{eq} when the two loudest pieces of construction equipment per phase operate 35 feet or further from an individual receptors.

The following best management practices are assumed:

- Construction activities shall be limited to the hours of 8:00 a.m. to 6:00 p.m. on weekdays and between the hours of 9:00 a.m. and 4:00 p.m. on Saturdays. No construction is permitted on Sundays or holidays.
- Equip all internal combustion engine-driven equipment with intake and exhaust mufflers that are in good condition and appropriate for the equipment.

- Prohibit unnecessary idling of internal combustion engines.

- Locate stationary noise-generating equipment, such as air compressors or portable power generators, as far as possible from sensitive receptors as feasible. If they must be located near receptors, adequate muffling (with enclosures where feasible and appropriate) shall be used to reduce noise levels at the adjacent sensitive receptors. Any enclosure openings or venting shall face away from sensitive receptors.

- Locate construction staging areas at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.

- Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.

- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures be implemented to correct the problem. Conspicuously post a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

The implementation of these reasonable controls would minimize disruption and annoyance at existing noise-sensitive receptors in the project vicinity. Considering that the modernization activity would last approximately two to four weeks per hole, and less than one construction season in total, and that the vast majority of construction would occur more than 35 feet from nearby receptors, the temporary exceedances of the Town's Code of Ordinances would result in a less-than-significant impact.

Impact 2: **Exposure to Excessive Groundborne Vibration.** Construction of the project would potentially generate vibration levels exceeding the 0.25 in/sec PPV threshold at historic homes adjoining the project site. The implementation of best management practices would reduce the potential impact to a **less-than-significant** level.

The California Department of Transportation (Caltrans) recommends a vibration limit of 0.5 in/sec PPV for new residential and modern commercial/industrial structures, a vibration limit of 0.3

in/sec PPV for older residential structures, and a vibration limit of 0.25 in/sec PPV for historic buildings. The Town recognizes a structure as historic if any one of the following apply:

- Any structure / site that is located within an historic district
- Any structure / site that is historically designated within the LHP overlay
- Any primary structure constructed prior to 1941, unless the Town has specifically determined the structure has no historic significance or architectural merit.

Based on the Town's definition of historic structures, this analysis uses a vibration limit of 0.25 in/sec PPV to conservatively assess the potential for vibration impacts.

Table 7 presents typical vibration levels that could be expected from construction equipment at a distance of 25 feet. Project construction activities, such as drilling, the use of jackhammers, rock drills, other high-power or vibratory tools, and rolling stock equipment (tracked vehicles, compactors, etc.), may generate substantial vibration in the immediate vicinity. Jackhammers typically generate vibration levels of 0.035 in/sec PPV, and drilling typically generates vibration levels of 0.09 in/sec PPV at a distance of 25 feet. Vibration levels would vary depending on soil conditions, construction methods, and equipment used.

Vibration levels are highest close to the source and then attenuate with increasing distance from the source. Vibration levels at various distances can be calculated as follows[1]:

$$PPVEquipment = PPVRef\ (25/D)^n\ (in/sec)$$

Where: *PPVRef = reference PPV at 25 ft.*
D = distance from equipment to the receiver in ft.
n = 1.1 (the value related to the attenuation rate through ground)

TABLE 7 Vibration Source Levels for Construction Equipment

Equipment		PPV at 25 ft. (in/sec)	Minimum Distance to Meet 0.25 in/sec PPV (feet)
Clam shovel drop		0.202	21
Hydromill (slurry wall)	in soil	0.008	2
	in rock	0.017	3
Vibratory Roller		0.210	21
Hoe Ram		0.089	10
Large bulldozer		0.089	10
Caisson drilling		0.089	10
Loaded trucks		0.076	9
Jackhammer		0.035	5
Small bulldozer		0.003	1

Source: Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, Office of Planning and Environment, U.S. Department of Transportation, September 2018, as modified by Illingworth & Rodkin, Inc., January 2025.

[1] Transportation and Construction Vibration Guidance Manual, California Department of Transportation, April 2020.

Table 8 provides a summary of vibration levels expected from project construction equipment in five-foot increments to show how vibration levels attenuate with distance from the source. The construction of the project would generate vibration levels exceeding the 0.25 in/sec PPV threshold at vibration-sensitive buildings when vibratory rollers are used within 25 feet. The 0.25 in/sec PPV threshold would also be exceeded at vibration-sensitive buildings when excavators are used within 10 feet. The use of small tractors/loaders/backhoes, pavers, and other paving equipment would not be expected to generate vibration levels exceeding the thresholds.

TABLE 8 Construction Vibration Levels by Phase

		PPV (in/sec) at Various Distances from Construction Equipment				
Phase	**Construction Equipment**	**5 feet**	**10 feet**	**15 feet**	**20 feet**	**25 feet**
Site Preparation	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003
Grading / Excavation	Excavator	**0.446**	0.208	0.133	0.097	0.076
	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003
Paving	Paver	0.018	0.008	0.005	0.004	0.003
	Paving Equipment	0.018	0.008	0.005	0.004	0.003
	Roller	**1.233**	**0.575**	**0.368**	**0.268**	0.210
	Tractor/Loader/Backhoe	0.018	0.008	0.005	0.004	0.003

Source: Transit Noise and Vibration Impact Assessment Manual, Federal Transit Administration, Office of Planning and Environment, U.S. Department of Transportation, September 2018, as modified by Illingworth & Rodkin, Inc., January 2025.

The following best management practices are assumed in this analysis:

- Smaller equipment (less than 18,000 pounds) shall be used near the property lines adjacent to the residential buildings to minimize vibration levels. For example, a smaller vibratory roller similar to a Caterpillar model CP433E vibratory compactor could be used when compacting materials within 25 feet of vibration-sensitive buildings. Small tractors/loaders/backhoes shall be used within 10 feet of vibration-sensitive buildings instead of excavators.

- Designate a Disturbance Coordinator responsible for registering and investigating claims of excessive vibration. The contact information of such person shall be clearly posted on the construction site.

The implementation of these best management practices would reduce the potential vibration impact to a less-than-significant level.

January 24, 2025

Dear Neighbor:
Happy New Year! I hope you and your family are well. On behalf of La Rinconada Country Club, I wanted to update you on the status of the Club and our long-term golf course modernization efforts. We are proud of our continued stewardship of one of the largest open spaces in the Town of Los Gatos and enduring support for the larger community as one of its oldest institutions. We are now looking forward to investing for the next generation.

Over the past several years, we have been planning a golf course modernization project that will make us more environmentally sustainable, responsible, and enjoyable for future generations. While the fairways, greens and bunker updates are not anticipated to begin until Spring 2026, we wanted to reach out to you early to share our plans, answer any questions and try to address any concerns you may have.

Golf Course Modernization Goals & Overview

While clubhouse reconstruction and the pool and fitness center addition were completed in the last twenty years, the golf course has not been comprehensively modernized to ensure long term sustainability since the early 1990s. Golf courses typically require major rehabilitation after a 30-year period because fairways grasses become compromised and irrigation and drainage, especially around greens and bunkers, begin to fail. Many other courses in the region have gone through similar renovations recently.

Our plan will upgrade the fairways with more drought tolerant grasses, update greens and establish new bunker infrastructure. We will also be adding native, drought-tolerant and climate responsive trees and installing a more efficient irrigation system that will reduce our water usage by 30%-40%. Paved cart paths are being scaled back to dramatically reduce the amount of impervious surface on the property and we will be adjusting the internal Clearview entry drive slightly. We will also be re-numbering some holes to improve flow and course play.

The Club's primary goal is improve our sustainability and operate responsibly in the community. In addition, we also strive to be a good neighbor and minimize disruption during construction and with ongoing operations. I've included a brief overview below for you.

No Club Expansion Proposed

No changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility, and no expansion of the course or membership capacity, events, traffic or intensity of the use is planned or proposed as part of this course modernization project. With the exception of a small restroom/comfort station on the interior of the site there will be no building construction so typical construction noise that comes with structures will not be part of the project. While the course will be closed to play for the entire modernization process, the clubhouse and pool and fitness center will remain open during the course construction period during 2026 & 2027.

Golf Course Modernization Activity & Timing

In Spring 2026, following approval from the Town, we plan to progress sequentially from hole to hole so only small portions of the property will experience construction activity at any single point in time during the 7-8 month construction period. To minimize disruption for our neighbors, upgrades will last approximately **two to four weeks per hole**, depending on the hole location. Once complete, there will be a 5-6 month grass grow-in period.

While contouring/grading will occur to create a new layout, any earth moving will balance on site so no major import or export of soil is required to complete the project, which will minimize construction traffic. Limited construction equipment will be brought to the site once at the beginning of the project via the Wedgewood gate and remain on site for the duration of the project. Construction materials will be staged on site as well and construction workers will park on site as well during construction, minimizing any potential neighborhood disruption.

Drought Tolerant Grasses & Trees

The Club currently maintains over 1,100 mature trees across its property. The new drought tolerant turfgrass we have selected requires more sunlight to perform than our current shade tolerant turf. The excessive shade produced by our trees today will prevent these new drought tolerant grasses from growing successfully and contributing to our targeted water use reductions. In order to achieve our water reduction goals and course layout plan, we need to remove a range of non-native, failing and/or fire prone eucalyptus and coast redwoods that were planted on site in the 1950's and beyond. We plan tree replacement with new native and drought tolerant trees, mostly Oak trees consistent with the historic native landscapes of the area. The net result is that the property will remain with approximately 1,100 trees, similar to the number of trees on site today; however, in more thoughtful locations that will enable a successful transition to the new water saving fairway grasses.

Next Steps

Because we share a fence line as neighbors, I would like to schedule time with you personally at your convenience to walk you through the overall plans, the work planned for the hole adjacent to your home and tentative timing of construction activity near you in 2026. We will also be hosting neighbor Open Houses in the coming months to share the plans as well so look for a mailed invitation soon. To keep updated on the latest related to the project, you can also visit our golf course modernization webpage on our club website with information about the project at www.larinconadacc.com.

Please let me know your availability to get together and preferred place to meet. I'm happy to host you at the Club or come over to your house. In the interim, if you have any questions or would like additional information, please contact me directly at 408-402-7468 or via email at akimball@larinconadacc.com.

Sincerely,

Andy Kimball, PGA
General Manager

March 7, 2025

Dear Neighbor:

Happy Year! I hope you and your family are well. On behalf of La Rinconada Country Club, I wanted to update you on the status of the Club and our long-term golf course modernization efforts. We are proud of our continued stewardship of one of the largest open spaces in the Town of Los Gatos and enduring support for the larger community as one of its oldest institutions. We now look forward to investing for the next generation.

Over the past three years, we have been planning a golf course modernization project to make the course and our operations more environmentally sustainable, responsible, and enjoyable for future generations. While fairway, green, and bunker updates are not anticipated to begin until Spring 2026, we wanted to reach out to you early and invite you to a Neighbor Open House so we can share our plans and answer any questions you may have.

LA RINCONADA GOLF COURSE MODERNIZATION
NEIGHBORHOOD OPEN HOUSE

- Date: Thursday, March 20th
- Time: 5:30 pm to 7:30 pm
  (Please stop by at any time as there is no formal presentation)
- Location: La Rinconada Country Club 14595 Clearview Drive
- Refreshments: Beverages and light appetizers provided
- Please RSVP for the Open House via email to: Andy Kimball, PGA General Manager
  akimball@larinconadacc.com
- For more project information please visit our website: www.larinconadacc.com

Golf Course Modernization Goals & Overview

While clubhouse reconstruction and the pool and fitness center addition were completed in the last twenty years, the golf course itself has not been comprehensively modernized to ensure long term sustainability since the early 1990s. Golf courses typically require major rehabilitation after a 30-year period because fairways grasses become compromised, and irrigation and drainage begin to fail. Many other courses in the region have gone through similar renovations recently.

(See Reverse Side for more on the 2026 Golf Course Modernization Overview)

The Club plans upgrade the fairways with more drought tolerant grasses, update greens and establish new bunkers. We will also be adding native, drought-tolerant and climate responsive trees and installing a more efficient irrigation system that help us reduce our water usage by 30%-40%. Paved cart paths are being scaled back to dramatically reduce the amount of impervious surface on the property and we plan to adjust the internal entry drive slightly which will improve safety on the drive in.

No Club Expansion Proposed

No changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility, and no expansion of the course or membership capacity, events, traffic or intensity of the use is planned or proposed as part of this course modernization project. With the exception of a small restroom/comfort station on the interior of the site there will be no building construction so typical construction noise that comes with structures is not part of the project. While the golf course will be closed to play for the entire modernization process, the clubhouse, pool and fitness center and driving range will remain open during the course construction period during 2026/2027.

Golf Course Modernization Activity & Timing

In the spring of 2026, following approval from the Town, we plan to progress sequentially from hole to hole so only small portions of the property will experience construction activity at any single point in time during the 7-8 month construction period. To minimize disruption for our neighbors, upgrades will last approximately two to four weeks per hole, depending on the hole location. Once complete, there will be a 5-6 month grass grow-in period.

While some contouring/grading will occur, any earth moving will balance on site so no major import or export of soil is required to complete the project, which minimize construction traffic. Limited construction equipment will be brought to the site once at the beginning of the project via the Wedgewood gate and remain on site for the duration of the project. Construction materials will be staged on site as well and construction workers will park on site as well during construction, minimizing any potential neighborhood disruption.

Drought Tolerant Grasses & Trees

The Club currently maintains over 1,100 mature trees across its property. The new drought tolerant turfgrass requires more sunlight than we currently have on site. Select trees in specific locations will prevent new grasses from growing successfully due to excessive shading. In order to achieve our water reduction goals and course layout plan, we need to remove a range of non-native, failing and/or fire prone eucalyptus and coast redwoods that were planted in the 1950s and beyond. We plan tree replacement with new native and drought tolerant trees, mostly Oak trees consistent with the historic landscapes of the area. The net result is that the property will remain with approximately 1,100 trees, similar to the number of trees on site today; however, in more thoughtful locations that will enable a successful transition to the new water saving fairway grasses.

March 7, 2025

Dear Neighbor:

Happy Year! I hope you and your family are well. On behalf of La Rinconada Country Club, I wanted to update you on the status of the Club and our long-term golf course modernization efforts. We are proud of our continued stewardship of one of the largest open spaces in the Town of Los Gatos and enduring support for the larger community as one of its oldest institutions. We now look forward to investing for the next generation.

Over the past three years, we have been planning a golf course modernization project to make the course and our operations more environmentally sustainable, responsible, and enjoyable for future generations. While fairway, green, and bunker updates are not anticipated to begin until Spring 2026, we wanted to reach out to you early and invite you to a Neighbor Open House so we can share our plans and answer any questions you may have.

LA RINCONADA GOLF COURSE MODERNIZATION
NEIGHBORHOOD OPEN HOUSE

- Date: Saturday, March 22nd
- Time: Noon to 2:00 pm
  (Please stop by at any time as there is no formal presentation)
- Location: La Rinconada Country Club 14595 Clearview Drive
- Refreshments: Beverages and light appetizers provided
- Please RSVP for the Open House via email to: Andy Kimball, PGA General Manager
  akimball@larinconadacc.com
- For more project information please visit our website: www.larinconadacc.com

Golf Course Modernization Goals & Overview

While clubhouse reconstruction and the pool and fitness center addition were completed in the last twenty years, the golf course itself has not been comprehensively modernized to ensure long term sustainability since the early 1990s. Golf courses typically require major rehabilitation after a 30-year period because fairways grasses become compromised, and irrigation and drainage begin to fail. Many other courses in the region have gone through similar renovations recently.

(See Reverse Side for more on the 2026 Golf Course Modernization Overview)

The Club plans upgrade the fairways with more drought tolerant grasses, update greens and establish new bunkers. We will also be adding native, drought-tolerant and climate responsive trees and installing a more efficient irrigation system that help us reduce our water usage by 30%-40%. Paved cart paths are being scaled back to dramatically reduce the amount of impervious surface on the property and we plan to adjust the internal entry drive slightly which will improve safety on the drive in.

No Club Expansion Proposed

No changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility, and no expansion of the course or membership capacity, events, traffic or intensity of the use is planned or proposed as part of this course modernization project. With the exception of a small restroom/comfort station on the interior of the site there will be no building construction so typical construction noise that comes with structures is not part of the project. While the golf course will be closed to play for the entire modernization process, the clubhouse, pool and fitness center and driving range will remain open during the course construction period during 2026/2027.

Golf Course Modernization Activity & Timing

In the spring of 2026, following approval from the Town, we plan to progress sequentially from hole to hole so only small portions of the property will experience construction activity at any single point in time during the 7-8 month construction period. To minimize disruption for our neighbors, upgrades will last approximately two to four weeks per hole, depending on the hole location. Once complete, there will be a 5-6 month grass grow-in period.

While some contouring/grading will occur, any earth moving will balance on site so no major import or export of soil is required to complete the project, which minimize construction traffic. Limited construction equipment will be brought to the site once at the beginning of the project via the Wedgewood gate and remain on site for the duration of the project. Construction materials will be staged on site as well and construction workers will park on site as well during construction, minimizing any potential neighborhood disruption.

Drought Tolerant Grasses & Trees

The Club currently maintains over 1,100 mature trees across its property. The new drought tolerant turfgrass requires more sunlight than we currently have on site. Select trees in specific locations will prevent new grasses from growing successfully due to excessive shading. In order to achieve our water reduction goals and course layout plan, we need to remove a range of non-native, failing and/or fire prone eucalyptus and coast redwoods that were planted in the 1950s and beyond. We plan tree replacement with new native and drought tolerant trees, mostly Oak trees consistent with the historic landscapes of the area. The net result is that the property will remain with approximately 1,100 trees, similar to the number of trees on site today; however, in more thoughtful locations that will enable a successful transition to the new water saving fairway grasses.

March 7, 2025

Dear Neighbor:

Happy Year! I hope you and your family are well. On behalf of La Rinconada Country Club, I wanted to update you on the status of the Club and our long-term golf course modernization efforts. We are proud of our continued stewardship of one of the largest open spaces in the Town of Los Gatos and enduring support for the larger community as one of its oldest institutions. We now look forward to investing for the next generation.

Over the past three years, we have been planning a golf course modernization project to make the course and our operations more environmentally sustainable, responsible, and enjoyable for future generations. While fairway, green, and bunker updates are not anticipated to begin until Spring 2026, we wanted to reach out to you early and invite you to a Neighbor Open House so we can share our plans and answer any questions you may have.

LA RINCONADA GOLF COURSE MODERNIZATION
NEIGHBORHOOD OPEN HOUSE

- Date: Tuesday, March 25th
- Time: 5:30 pm to 7:30 pm
  (Please stop by at any time as there is no formal presentation)
- Location: La Rinconada Country Club 14595 Clearview Drive
- Refreshments: Beverages and light appetizers provided
- Please RSVP for the Open House via email to: Andy Kimball, PGA General Manager
  akimball@larinconadacc.com
- For more project information please visit our website: www.larinconadacc.com

Golf Course Modernization Goals & Overview

While clubhouse reconstruction and the pool and fitness center addition were completed in the last twenty years, the golf course itself has not been comprehensively modernized to ensure long term sustainability since the early 1990s. Golf courses typically require major rehabilitation after a 30-year period because fairways grasses become compromised, and irrigation and drainage begin to fail. Many other courses in the region have gone through similar renovations recently.

(See Reverse Side for more on the 2026 Golf Course Modernization Overview)

The Club plans upgrade the fairways with more drought tolerant grasses, update greens and establish new bunkers. We will also be adding native, drought-tolerant and climate responsive trees and installing a more efficient irrigation system that help us reduce our water usage by 30%-40%. Paved cart paths are being scaled back to dramatically reduce the amount of impervious surface on the property and we plan to adjust the internal entry drive slightly which will improve safety on the drive in.

No Club Expansion Proposed

No changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility, and no expansion of the course or membership capacity, events, traffic or intensity of the use is planned or proposed as part of this course modernization project. With the exception of a small restroom/comfort station on the interior of the site there will be no building construction so typical construction noise that comes with structures is not part of the project. While the golf course will be closed to play for the entire modernization process, the clubhouse, pool and fitness center and driving range will remain open during the course construction period during 2026/2027.

Golf Course Modernization Activity & Timing

In the spring of 2026, following approval from the Town, we plan to progress sequentially from hole to hole so only small portions of the property will experience construction activity at any single point in time during the 7-8 month construction period. To minimize disruption for our neighbors, upgrades will last approximately two to four weeks per hole, depending on the hole location. Once complete, there will be a 5-6 month grass grow-in period.

While some contouring/grading will occur, any earth moving will balance on site so no major import or export of soil is required to complete the project, which minimize construction traffic. Limited construction equipment will be brought to the site once at the beginning of the project via the Wedgewood gate and remain on site for the duration of the project. Construction materials will be staged on site as well and construction workers will park on site as well during construction, minimizing any potential neighborhood disruption.

Drought Tolerant Grasses & Trees

The Club currently maintains over 1,100 mature trees across its property. The new drought tolerant turfgrass requires more sunlight than we currently have on site. Select trees in specific locations will prevent new grasses from growing successfully due to excessive shading. In order to achieve our water reduction goals and course layout plan, we need to remove a range of non-native, failing and/or fire prone eucalyptus and coast redwoods that were planted in the 1950s and beyond. We plan tree replacement with new native and drought tolerant trees, mostly Oak trees consistent with the historic landscapes of the area. The net result is that the property will remain with approximately 1,100 trees, similar to the number of trees on site today; however, in more thoughtful locations that will enable a successful transition to the new water saving fairway grasses.

March 7, 2025

Dear Neighbor:

Happy Year! I hope you and your family are well. On behalf of La Rinconada Country Club, I wanted to update you on the status of the Club and our long-term golf course modernization efforts. We are proud of our continued stewardship of one of the largest open spaces in the Town of Los Gatos and enduring support for the larger community as one of its oldest institutions. We now look forward to investing for the next generation.

Over the past three years, we have been planning a golf course modernization project to make the course and our operations more environmentally sustainable, responsible, and enjoyable for future generations. While fairway, green, and bunker updates are not anticipated to begin until Spring 2026, we wanted to reach out to you early and invite you to a Neighbor Open House so we can share our plans and answer any questions you may have.

LA RINCONADA GOLF COURSE MODERNIZATION
NEIGHBORHOOD OPEN HOUSE

- Date: Tuesday, April 8th
- Time: 5:30 pm to 7:30 pm
  (Please stop by at any time as there is no formal presentation)
- Location: La Rinconada Country Club 14595 Clearview Drive
- Refreshments: Beverages and light appetizers provided
- Please RSVP for the Open House via email to: Andy Kimball, PGA General Manager
  akimball@larinconadacc.com
- For more project information please visit our website: www.larinconadacc.com

Golf Course Modernization Goals & Overview

While clubhouse reconstruction and the pool and fitness center addition were completed in the last twenty years, the golf course itself has not been comprehensively modernized to ensure long term sustainability since the early 1990s. Golf courses typically require major rehabilitation after a 30-year period because fairways grasses become compromised, and irrigation and drainage begin to fail. Many other courses in the region have gone through similar renovations recently.

(See Reverse Side for more on the 2026 Golf Course Modernization Overview)

The Club plans upgrade the fairways with more drought tolerant grasses, update greens and establish new bunkers. We will also be adding native, drought-tolerant and climate responsive trees and installing a more efficient irrigation system that help us reduce our water usage by 30%-40%. Paved cart paths are being scaled back to dramatically reduce the amount of impervious surface on the property and we plan to adjust the internal entry drive slightly which will improve safety on the drive in.

No Club Expansion Proposed

No changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility, and no expansion of the course or membership capacity, events, traffic or intensity of the use is planned or proposed as part of this course modernization project. With the exception of a small restroom/comfort station on the interior of the site there will be no building construction so typical construction noise that comes with structures is not part of the project. While the golf course will be closed to play for the entire modernization process, the clubhouse, pool and fitness center and driving range will remain open during the course construction period during 2026/2027.

Golf Course Modernization Activity & Timing

In the spring of 2026, following approval from the Town, we plan to progress sequentially from hole to hole so only small portions of the property will experience construction activity at any single point in time during the 7-8 month construction period. To minimize disruption for our neighbors, upgrades will last approximately two to four weeks per hole, depending on the hole location. Once complete, there will be a 5-6 month grass grow-in period.

While some contouring/grading will occur, any earth moving will balance on site so no major import or export of soil is required to complete the project, which minimize construction traffic. Limited construction equipment will be brought to the site once at the beginning of the project via the Wedgewood gate and remain on site for the duration of the project. Construction materials will be staged on site as well and construction workers will park on site as well during construction, minimizing any potential neighborhood disruption.

Drought Tolerant Grasses & Trees

The Club currently maintains over 1,100 mature trees across its property. The new drought tolerant turfgrass requires more sunlight than we currently have on site. Select trees in specific locations will prevent new grasses from growing successfully due to excessive shading. In order to achieve our water reduction goals and course layout plan, we need to remove a range of non-native, failing and/or fire prone eucalyptus and coast redwoods that were planted in the 1950s and beyond. We plan tree replacement with new native and drought tolerant trees, mostly Oak trees consistent with the historic landscapes of the area. The net result is that the property will remain with approximately 1,100 trees, similar to the number of trees on site today; however, in more thoughtful locations that will enable a successful transition to the new water saving fairway grasses.

March 7, 2025

Dear Neighbor:

Happy Year! I hope you and your family are well. On behalf of La Rinconada Country Club, I wanted to update you on the status of the Club and our long-term golf course modernization efforts. We are proud of our continued stewardship of one of the largest open spaces in the Town of Los Gatos and enduring support for the larger community as one of its oldest institutions. We now look forward to investing for the next generation.

Over the past three years, we have been planning a golf course modernization project to make the course and our operations more environmentally sustainable, responsible, and enjoyable for future generations. While fairway, green, and bunker updates are not anticipated to begin until Spring 2026, we wanted to reach out to you early and invite you to a Neighbor Open House so we can share our plans and answer any questions you may have.

LA RINCONADA GOLF COURSE MODERNIZATION
NEIGHBORHOOD OPEN HOUSE

- Date: Thursday, April 10th
- Time: 5:30 pm to 7:30 pm
  (Please stop by at any time as there is no formal presentation)
- Location: La Rinconada Country Club 14595 Clearview Drive
- Refreshments: Beverages and light appetizers provided
- Please RSVP for the Open House via email to: Andy Kimball, PGA General Manager
  akimball@larinconadacc.com
- For more project information please visit our website: www.larinconadacc.com

Golf Course Modernization Goals & Overview

While clubhouse reconstruction and the pool and fitness center addition were completed in the last twenty years, the golf course itself has not been comprehensively modernized to ensure long term sustainability since the early 1990s. Golf courses typically require major rehabilitation after a 30-year period because fairways grasses become compromised, and irrigation and drainage begin to fail. Many other courses in the region have gone through similar renovations recently.

(See Reverse Side for more on the 2026 Golf Course Modernization Overview)

The Club plans upgrade the fairways with more drought tolerant grasses, update greens and establish new bunkers. We will also be adding native, drought-tolerant and climate responsive trees and installing a more efficient irrigation system that help us reduce our water usage by 30%-40%. Paved cart paths are being scaled back to dramatically reduce the amount of impervious surface on the property and we plan to adjust the internal entry drive slightly which will improve safety on the drive in.

No Club Expansion Proposed

No changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility, and no expansion of the course or membership capacity, events, traffic or intensity of the use is planned or proposed as part of this course modernization project. With the exception of a small restroom/comfort station on the interior of the site there will be no building construction so typical construction noise that comes with structures is not part of the project. While the golf course will be closed to play for the entire modernization process, the clubhouse, pool and fitness center and driving range will remain open during the course construction period during 2026/2027.

Golf Course Modernization Activity & Timing

In the spring of 2026, following approval from the Town, we plan to progress sequentially from hole to hole so only small portions of the property will experience construction activity at any single point in time during the 7-8 month construction period. To minimize disruption for our neighbors, upgrades will last approximately two to four weeks per hole, depending on the hole location. Once complete, there will be a 5-6 month grass grow-in period.

While some contouring/grading will occur, any earth moving will balance on site so no major import or export of soil is required to complete the project, which minimize construction traffic. Limited construction equipment will be brought to the site once at the beginning of the project via the Wedgewood gate and remain on site for the duration of the project. Construction materials will be staged on site as well and construction workers will park on site as well during construction, minimizing any potential neighborhood disruption.

Drought Tolerant Grasses & Trees

The Club currently maintains over 1,100 mature trees across its property. The new drought tolerant turfgrass requires more sunlight than we currently have on site. Select trees in specific locations will prevent new grasses from growing successfully due to excessive shading. In order to achieve our water reduction goals and course layout plan, we need to remove a range of non-native, failing and/or fire prone eucalyptus and coast redwoods that were planted in the 1950s and beyond. We plan tree replacement with new native and drought tolerant trees, mostly Oak trees consistent with the historic landscapes of the area. The net result is that the property will remain with approximately 1,100 trees, similar to the number of trees on site today; however, in more thoughtful locations that will enable a successful transition to the new water saving fairway grasses.

March 7, 2025

Dear Neighbor:

Happy Year! I hope you and your family are well. On behalf of La Rinconada Country Club, I wanted to update you on the status of the Club and our long-term golf course modernization efforts. We are proud of our continued stewardship of one of the largest open spaces in the Town of Los Gatos and enduring support for the larger community as one of its oldest institutions. We now look forward to investing for the next generation.

Over the past three years, we have been planning a golf course modernization project to make the course and our operations more environmentally sustainable, responsible, and enjoyable for future generations. While fairway, green, and bunker updates are not anticipated to begin until Spring 2026, we wanted to reach out to you early and invite you to a Neighbor Open House so we can share our plans and answer any questions you may have.

LA RINCONADA GOLF COURSE MODERNIZATION
NEIGHBORHOOD OPEN HOUSE

- Date: Saturday, April 12th
- Time: Noon to 2:00 pm
  (Please stop by at any time as there is no formal presentation)
- Location: La Rinconada Country Club 14595 Clearview Drive
- Refreshments: Beverages and light appetizers provided
- Please RSVP for the Open House via email to: Andy Kimball, PGA General Manager
  akimball@larinconadacc.com
- For more project information please visit our website: www.larinconadacc.com

Golf Course Modernization Goals & Overview

While clubhouse reconstruction and the pool and fitness center addition were completed in the last twenty years, the golf course itself has not been comprehensively modernized to ensure long term sustainability since the early 1990s. Golf courses typically require major rehabilitation after a 30-year period because fairways grasses become compromised, and irrigation and drainage begin to fail. Many other courses in the region have gone through similar renovations recently.

(See Reverse Side for more on the 2026 Golf Course Modernization Overview)

The Club plans upgrade the fairways with more drought tolerant grasses, update greens and establish new bunkers. We will also be adding native, drought-tolerant and climate responsive trees and installing a more efficient irrigation system that help us reduce our water usage by 30%-40%. Paved cart paths are being scaled back to dramatically reduce the amount of impervious surface on the property and we plan to adjust the internal entry drive slightly which will improve safety on the drive in.

No Club Expansion Proposed

No changes are proposed for the driving range, clubhouse, pool/fitness center, parking area, or maintenance facility, and no expansion of the course or membership capacity, events, traffic or intensity of the use is planned or proposed as part of this course modernization project. With the exception of a small restroom/comfort station on the interior of the site there will be no building construction so typical construction noise that comes with structures is not part of the project. While the golf course will be closed to play for the entire modernization process, the clubhouse, pool and fitness center and driving range will remain open during the course construction period during 2026/2027.

Golf Course Modernization Activity & Timing

In the spring of 2026, following approval from the Town, we plan to progress sequentially from hole to hole so only small portions of the property will experience construction activity at any single point in time during the 7-8 month construction period. To minimize disruption for our neighbors, upgrades will last approximately two to four weeks per hole, depending on the hole location. Once complete, there will be a 5-6 month grass grow-in period.

While some contouring/grading will occur, any earth moving will balance on site so no major import or export of soil is required to complete the project, which minimize construction traffic. Limited construction equipment will be brought to the site once at the beginning of the project via the Wedgewood gate and remain on site for the duration of the project. Construction materials will be staged on site as well and construction workers will park on site as well during construction, minimizing any potential neighborhood disruption.

Drought Tolerant Grasses & Trees

The Club currently maintains over 1,100 mature trees across its property. The new drought tolerant turfgrass requires more sunlight than we currently have on site. Select trees in specific locations will prevent new grasses from growing successfully due to excessive shading. In order to achieve our water reduction goals and course layout plan, we need to remove a range of non-native, failing and/or fire prone eucalyptus and coast redwoods that were planted in the 1950s and beyond. We plan tree replacement with new native and drought tolerant trees, mostly Oak trees consistent with the historic landscapes of the area. The net result is that the property will remain with approximately 1,100 trees, similar to the number of trees on site today; however, in more thoughtful locations that will enable a successful transition to the new water saving fairway grasses.

This Page
Intentionally
Left Blank

ARCHITECTURAL AND SITE REVIEW
LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT



TABLE OF CONTENTS

PLANNING/CIVIL ENGINEERING

G1.0	TITLE SHEET
G2.0	SITE CONTEXT PHOTOGRAPHS
G2.1	PRESENT DAY AERIAL
G3.0	EXISTING CONDITIONS PLAN
G3.1	EXISTING CONDITIONS PLAN
G3.2	EXISTING ENTRY ROAD CONDITIONS
C-0.0	COVER SHEET
C-1.0	CIVIL DRAINAGE & UTILITY PLAN
C-1.1	CIVIL DRAINAGE & UTILITY PLAN
C-1.2	CIVIL DRAINAGE & UTILITY PLAN
C-1.3	CIVIL DRAINAGE & UTILITY PLAN
C-1.4	CIVIL DRAINAGE & UTILITY PLAN
C-1.5	CIVIL DRAINAGE & UTILITY PLAN
C-3.0	CIVIL DETAILS
C-3.1	CIVIL DETAILS
C-4.0	PRELIMINARY ENTRY ROAD GRADING & DRAINAGE PLAN
C-4.1	PRELIMINARY STORMWATER CONTROL PLAN
C-5.0	INTERIM EROSION CONTROL MEASURES
C-5.1	INTERIM EROSION CONTROL MEASURES
C-5.2	INTERIM EROSION CONTROL MEASURES
C-6.0	FIRE ACCESS PLAN

ARCHITECTURE

AO-1	OVERALL PLAN
AO-2	DEMOLITION PLAN
AO-3	DEMOLITION PLAN
AO-4	GRADING PLAN
AO-5	GRADING PLAN
AO-6	FEATURES PLAN
AO-7	FEATURES PLAN
AO-8	GRASSING PLAN
AO-9	GRASSING PLAN
AO-10	EARTHWORKS EXHIBIT
AO-11	CART PATH PLAN
AO-12	IRRIGATION MAINLINE PLAN
AO-13	CONSTRUCTION DETAILS
AO-14	CONSTRUCTION DETAILS
PA0.0	GENERAL INFORMATION (COMFORT STATION)
PA0.3	BLUEPRINT FOR A CLEAN BAY
PA1.0	OVERALL AND ENLARGED PROPOSED SITE PLAN
PA2.3	PROPOSED FLOOR PLAN
PA2.4	PROPOSED DIMENSIONED FLOOR PLAN & WALL TYPES
PA2.6	PROPOSED ROOF PLAN
PA3.1	PROPOSED EXTERIOR ELEVATIONS
PA4.1	PROPOSED FF&E FLOOR PLAN & ELEVATIONS
PA6.1	PROPOSED REFLECTED CEILING PLAN

LANDSCAPE

COVER	COVER SHEET
TP-1	TREE PROTECTION & REMOVAL PLAN
TP-2	TREE PROTECTION & REMOVAL PLAN
TP-3	TREE PROTECTION & REMOVAL PLAN
TP-4	TREE PROTECTION & REMOVAL PLAN
TP-5	TREE PROTECTION & REMOVAL PLAN
TP-6	TREE PROTECTION & REMOVAL PLAN
TI-1	TREE INVENTORY
TI-2	TREE INVENTORY
T1-3	TREE INVENTORY
T1-4	TREE INVENTORY
TI-5	TREE INVENTORY
TI-6	TREE INVENTORY
TI-7	TREE INVENTORY
TI-8	TREE INVENTORY
TI-9	TREE INVENTORY
TI-10	TREE INVENTORY
TI-11	TREE INVENTORY
IP-1	IRRIGATION PLAN
IP-2	IRRIGATION PLAN
IP-3	IRRIGATION PLAN
IP-4	IRRIGATION PLAN
IP-5	IRRIGATION PLAN
IP-6	IRRIGATION PLAN
PP-1	PLANTING PLAN
PP-2	PLANTING PLAN
PP-3	PLANTING PLAN
PP-4	PLANTING PLAN
PP-5	PLANTING PLAN
PD-1	PLANTING DETAILS
PD-2	PLANTING TYPICALS
LK0.1	LAKE SYSTEM SITE PLAN, NOTES, ETC
LK1.1	LAKE SYSTEM PLAN VIEW
LK1.2	LAKE SYSTEM PLAN VIEW
LK1.3	LAKE SYSTEM PLAN VIEW
LK1.4	LAKE SYSTEM PLAN VIEW
LK1.5	LAKE SYSTEM PLAN VIEW
LK2.1	LAKE SYSTEM CROSS SECTIONS
LK3.1	LAKE SYSTEM DETAILS
LK3.2	LAKE SYSTEM DETAILS
LK3.3	LAKE SYSTEM DETAILS
LK3.4	LAKE SYSTEM DETAILS
LK3.5	LAKE SYSTEM DETAILS
LK3.6	LAKE SYSTEM DETAILS
LK4.1	LAKE AERATION SYSTEM DETAILS
LK4.2	LAKE AERATION SYSTEM DETAILS
LK5.1	LAKE TRANSFER PUMP STATION
LK6.1	LAKE SYSTEM MECHANICAL DETAILS

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	409-31-001, 409-18-008, -009, -010
PROJECT ADDRESS/LOCATION:	17400 WEDGEWOOD AVE AND 17445 ZENA AVE LOS GATOS, CA
EXISTING GENERAL PLAN DESIGNATION:	OPEN SPACE
EXISTING ZONING DESIGNATION:	RC- RESOURCE CONSERVATION, R-1:20 SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	GOLF COURSE
GROSS SITE AREA:	±118.35 AC
RIGHT-OF-WAY DEDICATION:	±000.00 AC
NET SITE AREA:	±118.35 AC
CONSTRUCTION SCHEDULE:	
START DATE:	3/16/2026
COMPLETION DATE:	9/28/2026

PROJECT DESCRIPTION

ARCHITECTURAL AND SITE REVIEW FOR GOLF COURSE RENOVATIONS AND UPGRADES TO THE EXISTING GOLF COURSE INCLUDING A NEW CONNECTING CART PATH, NEW TEE, FAIRWAY, GREEN, AND BUNKER AREAS, TURF REPLACEMENT TO INCREASE DROUGHT TOLERANCE, A REALIGNED ENTRY ROAD, AND UPDATES TO THE EXISTING COMFORT STATION. PROJECT INCLUDES TREE REMOVAL AND REPLACEMENT.

DEVELOPMENT TEAM

GOVERNMENT AGENCIES:
TOWN OF LOS GATOS
CONTACT: RYAN SAFTY
110 E. MAIN ST
LOS GATOS, CA 95030
(408)354-6802

PLANNER/CIVIL ENGINEER:
HMH ENGINEERS
CONTACT: STEPHAN KUEHN
1570 OAKLAND ROAD
SAN JOSE, CA 95131
(669)295-2357

OWNER:
CLEARVIEW GOLF ASSOCIATES LLC
CONTACT: ANDY KIMBALL
14595 CLEARVIEW DRIVE
LOS GATOS, CA 95032
(408)402-7468

COMFORT STATION ARCHITECT:
E2 ARCHITECTS
CONTACT: JEFFREY EATON
307 ORCHARD CITY DRIVE, STE 350
CAMPBELL, CA 96008
(408)691-8998

DEVELOPER:
LA RINCONADA COUNTRY CLUB
CONTACT: ANDY KIMBALL
14595 CLEARVIEW DRIVE
LOS GATOS, CA 95032
(408)402-7468

GOLF COURSE ARCHITECT:
ORIGINS GOLF DESIGN
CONTACT: TODD ECKENRODE
18022 COWAN, STE 230
IRVINE, CA 92614
(949)476-6878

CIVIL ENGINEER:
CLIFF BECHTEL AND ASSOCIATES, LLC
CONTACT: CLIFF BECHTEL
1321 254TH PLACE, SE
SAMMAMISH, WA 98075
(650)333-0103

LANDSCAPE ARCHITECT:
PINNACLE DESIGN
CONTACT: KEN ALPERSTEIN
77935 CALLE TAMPICO, STE 220
LA QUINTA, CA 92253
(760)636-2558

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504TS.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	OB
DATE:	JANUARY 17, 2025
SCALE:	NOT TO SCALE

© HMH

TITLE SHEET

G1.0
OF 92

S:\PROJECTS\4545\4500PL\454504 GOLF COURSE\PLI\PERMIT-ARCHITECTURAL AND SITE REVIEW\454504TS.DWG

PLOTTED: 7/2/2025 8:02 AM

EXHIBIT 11



NEIGHBORHOOD CONTEXT LOOKING WEST ON WEDGEWOOD AVE



NEIGHBORHOOD CONTEXT AT THE CORNER OF WEDGEWOOD AVE AND GRANADA WAY



NEIGHBORHOOD CONTEXT NORTH UP KARL AVE





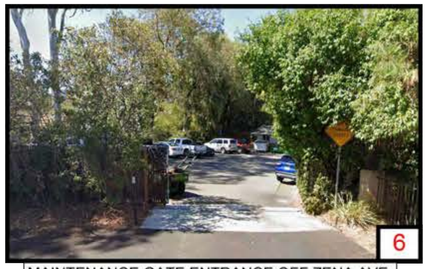
VIEW OF COURSE FROM WEDGEWOOD AVE AT LA RINCONADA DR



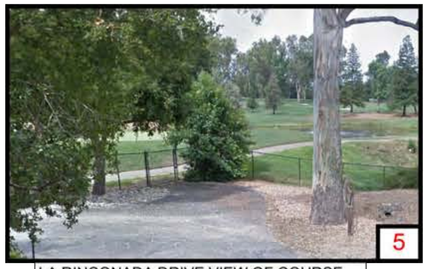
LA RINCONADA COUNTRY CLUB ENTRANCE OFF CLEARVIEW DR



LA RINCONADA COUNTRY CLUB HOUSE VIEW FROM PARKING LOT



MAINTENANCE GATE ENTRANCE OFF ZENA AVE



LA RINCONADA DRIVE VIEW OF COURSE



NEIGHBORHOOD CONTEXT SOUTH DOWN LA RINCONADA DRIVE

LA RINCONADA COUNTRY CLUB
14595 CLEARVIEW DRIVE LOS GATOS, CA 95032
ARCHITECTURAL AND SITE REVIEW
SITE CONTEXT PHOTOGRAPHS
(HMH 4545.04)
MARCH 14, 2025

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504SITE_PHOTOS.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	NOT TO SCALE

© HMH

SITE CONTEXT PHOTOGRAPHS

G2.0
OF 92

S:\PROJECTS\4545\09\PL\454504 GOLF COURSE\PL\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504SITE_PHOTOS.DWG

PLOTTED: 7/1/2025 3:52 PM



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB

GOLF COURSE MODERNIZATION PROJECT

17400 WEDGEWOOD AVE AND 17445 ZENA AVE

ARCHITECTURAL AND SITE REVIEW

S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504PRESENT DAY AERIAL.DWG
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	NOT TO SCALE

© HMH

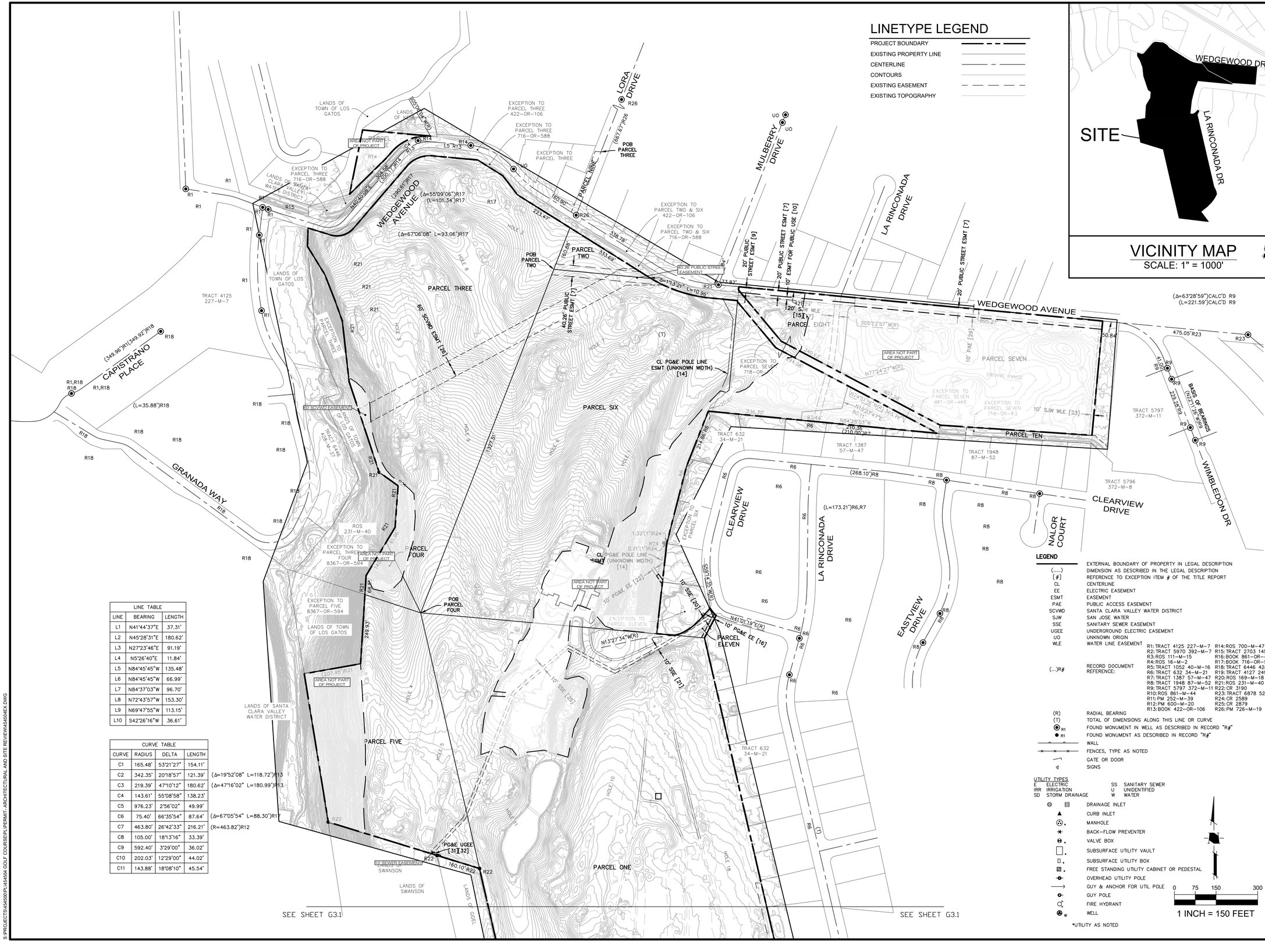
PRESENT DAY AERIAL

G2.1

OF 92

S:\PROJECTS\4545\00\PL\454504 GOLF COURSE\PL\PERMIT- ARCHITECTURAL AND SITE REVIEW\454504PRESENT DAY AERIAL.DWG

PLOTTED: 7/2/2025 7:48 AM



LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°44'37"E	37.31'
L2	N45°28'31"E	180.62'
L3	N27°23'46"E	91.19'
L4	N5°26'40"E	11.84'
L5	N84°45'45"W	135.48'
L6	N84°45'45"W	66.99'
L7	N84°37'03"W	96.70'
L8	N72°43'57"W	153.30'
L9	N69°47'55"W	113.15'
L10	S42°26'16"W	36.61'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	
C1	165.48'	53°21'27"	154.11'	
C2	342.35'	20°18'57"	121.39'	(Δ=19°52'08" L=118.72')R13
C3	219.39'	47°10'12"	180.62'	(Δ=47°16'02" L=180.99')R13
C4	143.61'	55°08'58"	138.23'	
C5	976.23'	2°56'02"	49.99'	
C6	75.40'	66°35'54"	87.64'	(Δ=67°05'54" L=88.30')R11
C7	463.80'	26°42'33"	216.21'	(R=463.82')R12
C8	105.00'	18°13'16"	33.39'	
C9	592.40'	3°29'00"	36.02'	
C10	202.03'	12°29'00"	44.02'	
C11	143.88'	18°08'10"	45.54'	

LEGEND

(.....)	EXTERNAL BOUNDARY OF PROPERTY IN LEGAL DESCRIPTION
	DIMENSION AS DESCRIBED IN THE LEGAL DESCRIPTION
[#]	REFERENCE TO EXCEPTION ITEM # OF THE TITLE REPORT
CL	CENTERLINE
EE	ELECTRIC EASEMENT
ESMT	EASEMENT
PAE	PUBLIC ACCESS EASEMENT
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SJW	SAN JOSE WATER
SSE	SANITARY SEWER EASEMENT
UGEE	UNDERGROUND ELECTRIC EASEMENT
UO	UNKNOWN ORIGIN
WLE	WATER LINE EASEMENT
(...)R#	RECORD DOCUMENT REFERENCE:

R1: TRACT 4125 227-M-7 R14: ROS 700-M-47
R2: TRACT 5970 392-M-7 R15: TRACT 2703 145-M-6
R3: ROS 111-M-15 R16: BOOK 861-OR-466
R4: ROS 16-M-2 R17: BOOK 716-OR-588
R5: TRACT 1052 40-M-16 R18: TRACT 6446 428-M-37
R6: TRACT 632 34-M-21 R19: TRACT 4127 249-M-28
R7: TRACT 1387 57-M-47 R20: ROS 169-M-18
R8: TRACT 1948 87-M-52 R21: ROS 231-M-40
R9: TRACT 5797 372-M-11 R22: CR 3190
R10: ROS 861-M-44 R23: TRACT 6878 529-M-13
R11: PM 252-M-39 R24: CR 2589
R12: PM 600-M-20 R25: CR 2879
R13: BOOK 422-OR-106 R26: PM 726-M-19

(R)	RADIAL BEARING
(T)	TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE
R1	FOUND MONUMENT IN WELL AS DESCRIBED IN RECORD "R#"
R1	FOUND MONUMENT AS DESCRIBED IN RECORD "R#"
	WALL
	FENCES, TYPE AS NOTED
	GATE OR DOOR
	SIGNS

UTILITY TYPES

E	ELECTRIC	SS	SANITARY SEWER
IRR	IRRIGATION	U	UNIDENTIFIED
SD	STORM DRAINAGE	W	WATER

DRAINAGE INLET
CURB INLET
MANHOLE
BACK-FLOW PREVENTER
VALVE BOX
SUBSURFACE UTILITY VAULT
SUBSURFACE UTILITY BOX
FREE STANDING UTILITY CABINET OR PEDESTAL
OVERHEAD UTILITY POLE
GUY & ANCHOR FOR UTIL POLE
GUY POLE
FIRE HYDRANT
WELL

*UTILITY AS NOTED

0 75 150 300
1 INCH = 150 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
1		
2		
3	7/01/2025	PER TOWN COMMENTS
4	5/23/2025	PER TOWN COMMENTS
5	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EX.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	SK
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

EXISTING CONDITIONS PLAN

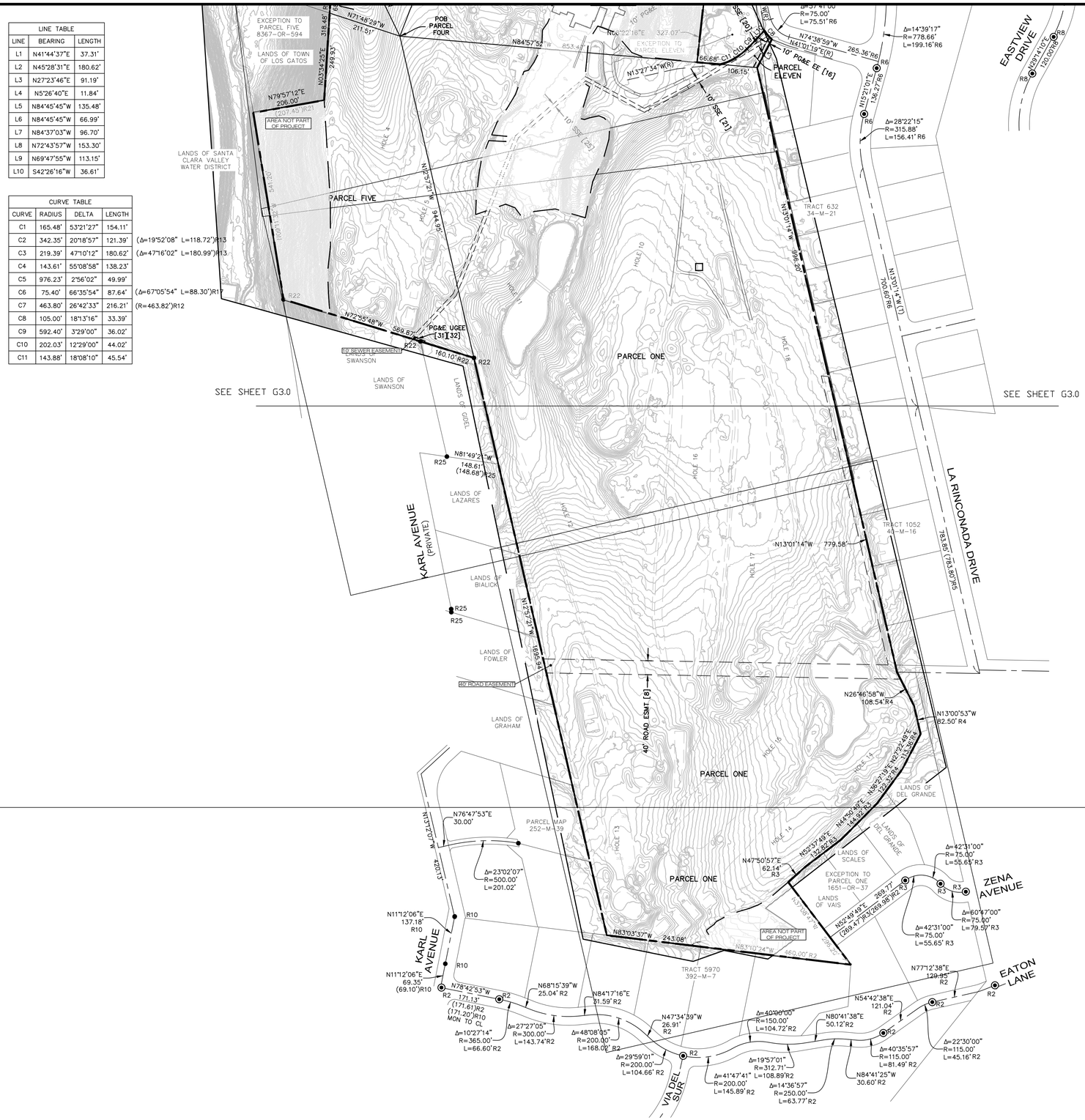
G3.0
OF 92

S:\PROJECTS\454500\PLN\4504 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\4545EX.DWG

PLOTTED: 7/1/2025 3:33 PM

LINE TABLE		
LINE	BEARING	LENGTH
L1	N41°44'37"E	37.31'
L2	N45°28'31"E	180.62'
L3	N27°23'46"E	91.19'
L4	N5°26'40"E	11.84'
L5	N84°45'45"W	135.48'
L6	N84°45'45"W	66.99'
L7	N84°37'03"W	96.70'
L8	N72°43'57"W	153.30'
L9	N69°47'55"W	113.15'
L10	S42°26'16"W	36.61'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	
C1	165.48'	53°21'27"	154.11'	
C2	342.35'	20°18'57"	121.39'	(Δ=19°52'08" L=118.72")R13
C3	219.39'	47°10'12"	180.62'	(Δ=47°16'02" L=180.99")R13
C4	143.61'	55°08'58"	138.23'	
C5	976.23'	2°56'02"	49.99'	
C6	75.40'	66°35'54"	87.64'	(Δ=67°05'54" L=88.30")R17
C7	463.80'	26°42'33"	216.21'	(R=463.82')R12
C8	105.00'	18°13'16"	33.39'	
C9	592.40'	3°29'00"	36.02'	
C10	202.03'	12°29'00"	44.02'	
C11	143.88'	18°08'10"	45.54'	



LINETYPE LEGEND

- PROJECT BOUNDARY
- EXISTING PROPERTY LINE
- CENTERLINE
- CONTOURS
- EXISTING EASEMENT
- EXISTING TOPOGRAPHY

LEGEND

	EXTERNAL BOUNDARY OF PROPERTY IN LEGAL DESCRIPTION
(.....)	DIMENSION AS DESCRIBED IN THE LEGAL DESCRIPTION
[#]	REFERENCE TO EXCEPTION ITEM # OF THE TITLE REPORT
CL	CENTERLINE
EE	ELECTRIC EASEMENT
ESMT	EASEMENT
PAE	PUBLIC ACCESS EASEMENT
SCVWD	SANTA CLARA VALLEY WATER DISTRICT
SJW	SAN JOSE WATER
SSE	SANITARY SEWER EASEMENT
UGEE	UNDERGROUND ELECTRIC EASEMENT
UO	UNKNOWN ORIGIN
WLE	WATER LINE EASEMENT
(...)R#	RECORD DOCUMENT REFERENCE: R1: TRACT 4125 227-M-7; R2: TRACT 5970 392-M-7; R3: ROS 111-M-15; R4: ROS 16-M-2; R5: TRACT 1052 40-M-16; R6: TRACT 632 34-M-21; R7: TRACT 1387 57-M-47; R8: TRACT 1948 87-M-52; R9: TRACT 5797 372-M-11; R10: ROS 861-M-44; R11: PM 252-M-39; R12: PM 600-M-20; R13: BOOK 422-OR-106; R14: ROS 700-M-47; R15: TRACT 2703 145-M-6; R16: BOOK 861-OR-466; R17: BOOK 716-OR-588; R18: TRACT 6446 428-M-37; R19: TRACT 4127 249-M-28; R20: ROS 169-M-18; R21: ROS 231-M-40; R22: CR 3190; R23: TRACT 6878 529-M-13; R24: CR 2589; R25: CR 2879; R26: PM 726-M-19
(R)	RADIAL BEARING
(T)	TOTAL OF DIMENSIONS ALONG THIS LINE OR CURVE
R1	FOUND MONUMENT IN WELL AS DESCRIBED IN RECORD "R#"
R1	FOUND MONUMENT AS DESCRIBED IN RECORD "R#"
	WALL
	FENCES, TYPE AS NOTED
	GATE OR DOOR
	SIGNS

UTILITY TYPES

E	ELECTRIC	SS	SANITARY SEWER
IRR	IRRIGATION	U	UNIDENTIFIED
SD	STORM DRAINAGE	W	WATER

- DRAINAGE INLET
- CURB INLET
- MANHOLE
- BACK-FLOW PREVENTER
- VALVE BOX
- SUBSURFACE UTILITY VAULT
- SUBSURFACE UTILITY BOX
- FREE STANDING UTILITY CABINET OR PEDESTAL
- OVERHEAD UTILITY POLE
- GUY & ANCHOR FOR UTIL POLE
- GUY POLE
- FIRE HYDRANT
- WELL

*UTILITY AS NOTED

0 75 150 300

1 INCH = 150 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EX.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	SK
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

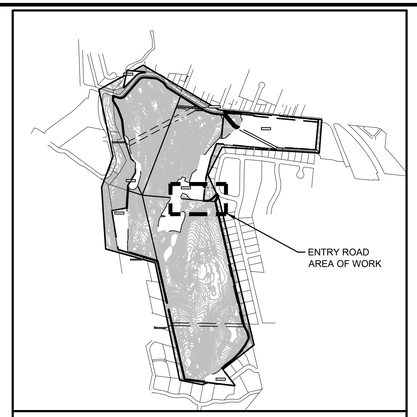
EXISTING CONDITIONS PLAN

G3.1

OF 92

S:\PROJECTS\454500PL\454504 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504EX.DWG

PLOTTED: 7/1/2025 3:54 PM



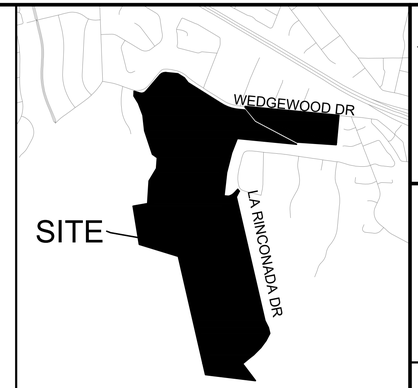
KEYMAP
SCALE: 1" = 1000'

ABBREVIATIONS

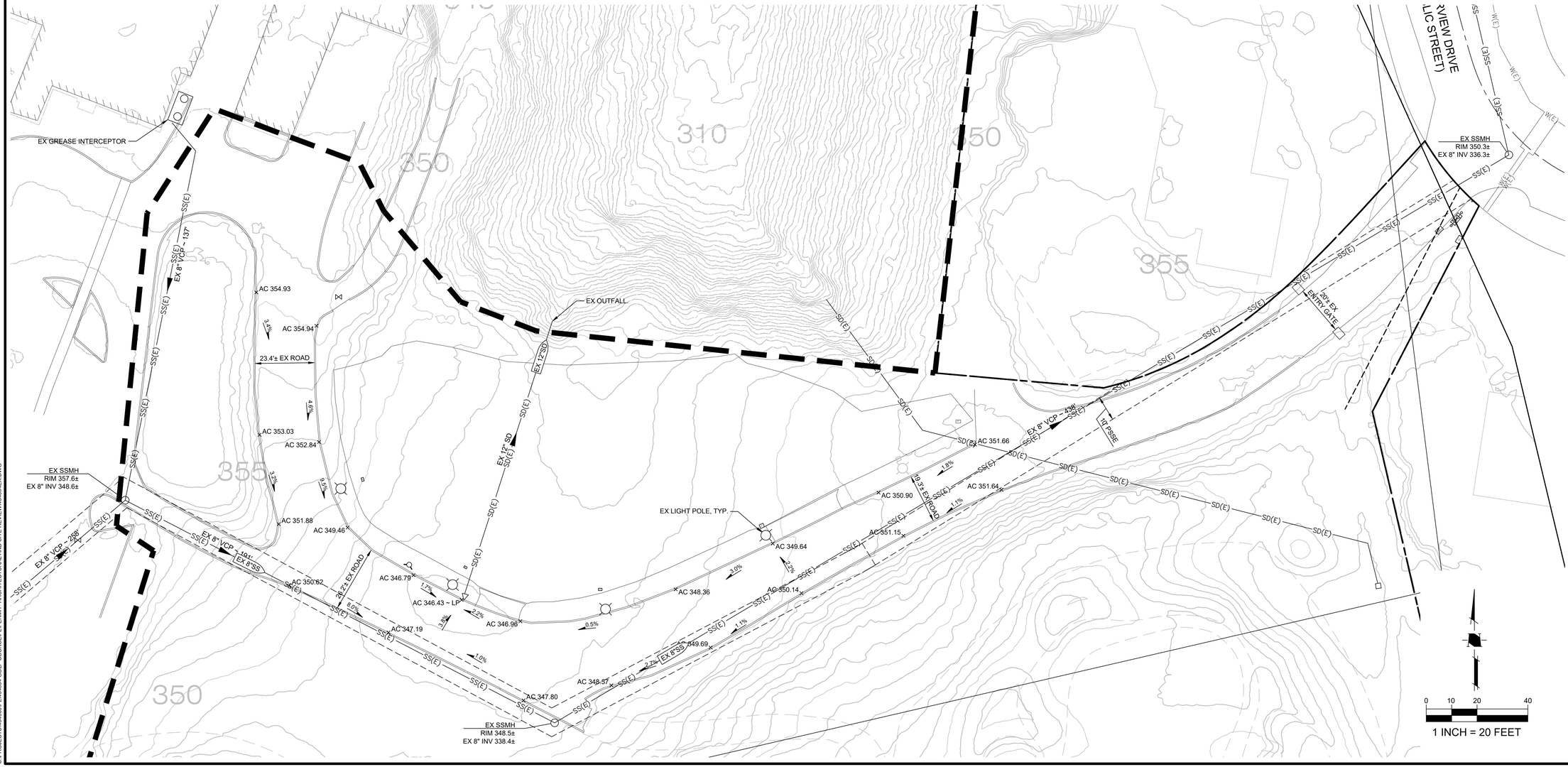
AC	ASPHALT CONCRETE
EX/(E)	EXISTING
LP	LOW POINT
PSSE	PUBLIC SANITARY SEWER EASEMENT
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT

LEGEND

PROJECT BOUNDARY
PROPERTY LINE
EX FACE OF CURB
EX AC SPOT GRADES — AC XX.XX
EX PERCENT & DIRECTION OF SURFACE FLOW DRAINAGE — X%
EX SSMH
EX SSCO
EX SANITARY SEWER PIPE — SS(E)
EX SS PIPE SLOPE — DIA" MATERIAL ~ LENGTH'
EX STORM DRAIN PIPE — SD(E)
EX SDFI
EX ELECTROLIER
EX FIRE HYDRANT
EX BACKFLOW PREVENTER



VICINITY MAP
SCALE: 1" = 1000'



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EX.DWG
DESIGNED BY:	OB
DRAWN BY:	OB
CHECKED BY:	SK
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

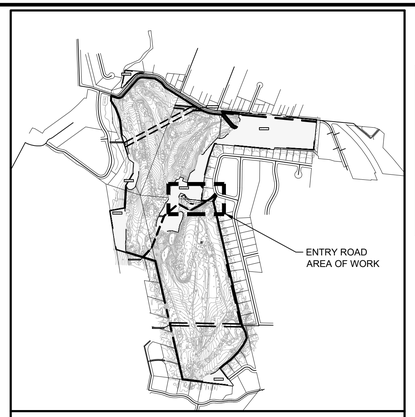
© HMH

EXISTING ENTRY ROAD CONDITIONS

G3.2
OF 92

S:\PROJECTS\454500\PLI\454504 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504EX.DWG

PLOTTED: 7/1/2025 3:54 PM



KEYMAP
SCALE: 1" = 1000'

EARTHWORK QUANTITIES

CUT: 480 CY
FILL: 0 CY
EXPORT: 480 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

NOTES

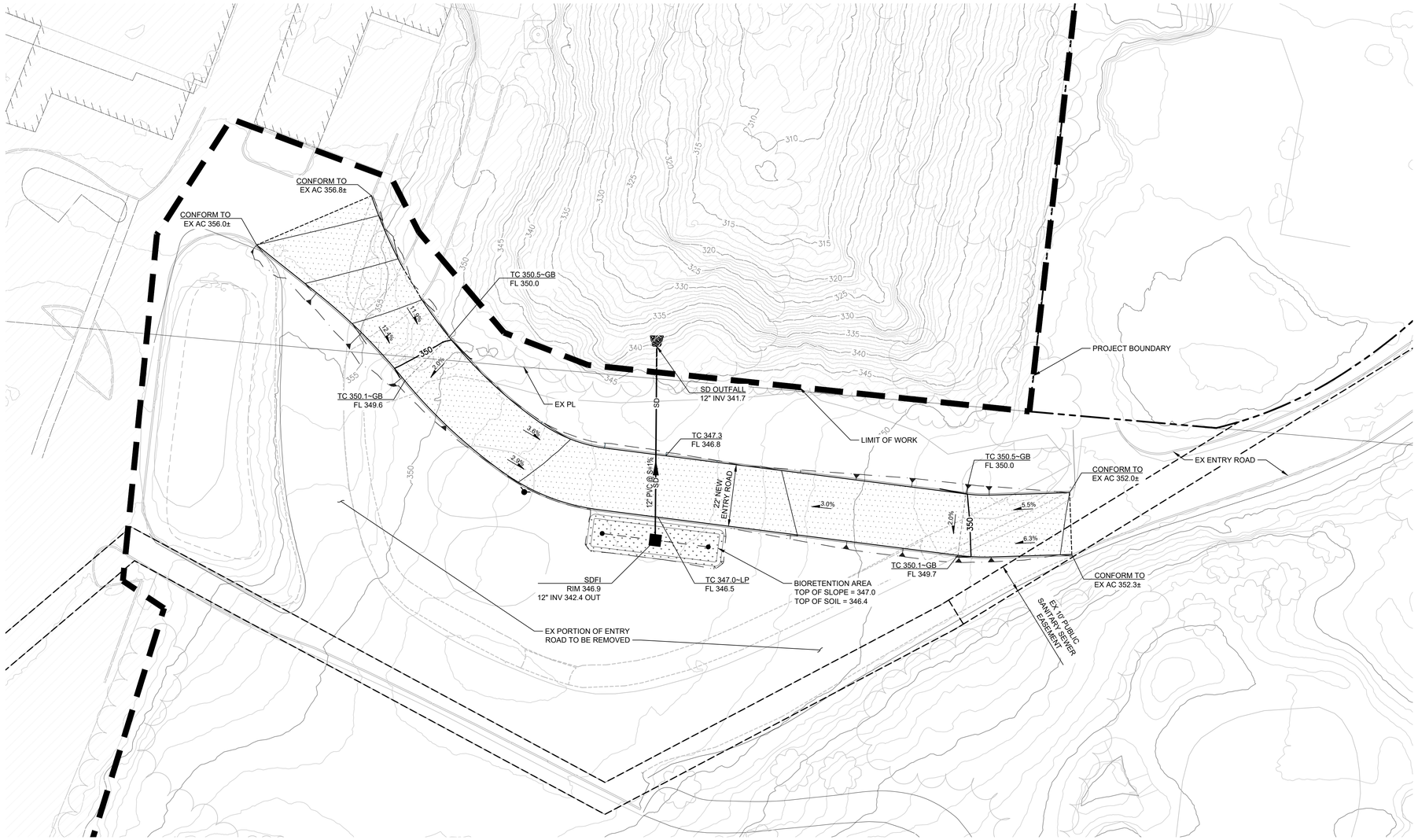
1. GRADES, INVERTS, AND UTILITY LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

ABBREVIATIONS

AC	ASPHALT CONCRETE
EX/(E)	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SURFACE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
PL	PROPERTY LINE
SD	STORM DRAIN
SDFI	STORM DRAIN FIELD INLET
TC	TOP OF CURB

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
PROPERTY LINE		
EASEMENT		
STORM DRAIN PIPE	SD	SD(E)
STORM DRAIN PERFORATED PIPE		
STORM DRAIN FIELD INLET		
OUTFALL	SD	
GRADE BREAK		
SPOT GRADES	FG XX.XX	EG XX.XX
PERCENT & DIRECTION OF SURFACE FLOW DRAINAGE	X% X%	
BIORETENTION BASIN		
2:1 MAX SLOPE		
AC PAVEMENT		



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504GP.DWG
DESIGNED BY:	CM/TU
DRAWN BY:	CM/TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

PRELIMINARY ENTRY ROAD GRADING & DRAINAGE PLAN

C4.0
OF 92

S:\PROJECTS\4545XX\PL\4545X GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504GP.DWG

PLOTTED: 7/1/2025 3:55 PM

TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location[1]	Treatment Type[2]	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area[4] (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Comments
								Bioretention						
1	-	Onsite	Self-retaining areas (landscaped)	LID	N/A	4,133,147	131,954	0	4,001,193	99.43%	-	-	-	Cart Paths to drain to landscape. 28,824 sf of existing impervious area is to remain.
2	2	Onsite	Bioretention lined w/ underdrain	LID	2C. Flow: 4% Method **	23,681	15,409	0	8,272	0.57%	616	621	6	Entry road to be treated by bioretention. 7,860sf of existing road to remain.
UT-1	-	Onsite	Untreated	N/A	N/A	812,954	158,745	0	654,209	-	-	-	-	Existing portion of the site property that is not a part of this project but included for area tabulation purposes
UT-2	-	Onsite	Untreated	N/A	N/A	44,426	0	0	44,426	-	-	-	-	Existing portion of the site property that is not a part of this project but included for area tabulation purposes
UT-3	-	Onsite	Untreated	N/A	N/A	98,268	0	0	98,268	-	-	-	-	Existing portion of the site property that is not a part of this project but included for area tabulation purposes
UT-4	-	Onsite	Untreated	N/A	N/A	48,865	35,566	0	13,299	-	-	-	-	Existing portion of the site property that is not a part of this project but included for area tabulation purposes
					Totals:	5,161,341	341,674	0	4,819,667	100.00%				

Footnotes:
1 Per the Municipal Regional Stormwater Permit, sidewalks and other parts of the right-of-way should be included in the new and/or replaced impervious surface calculation and treated as required
2 "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
3 Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)

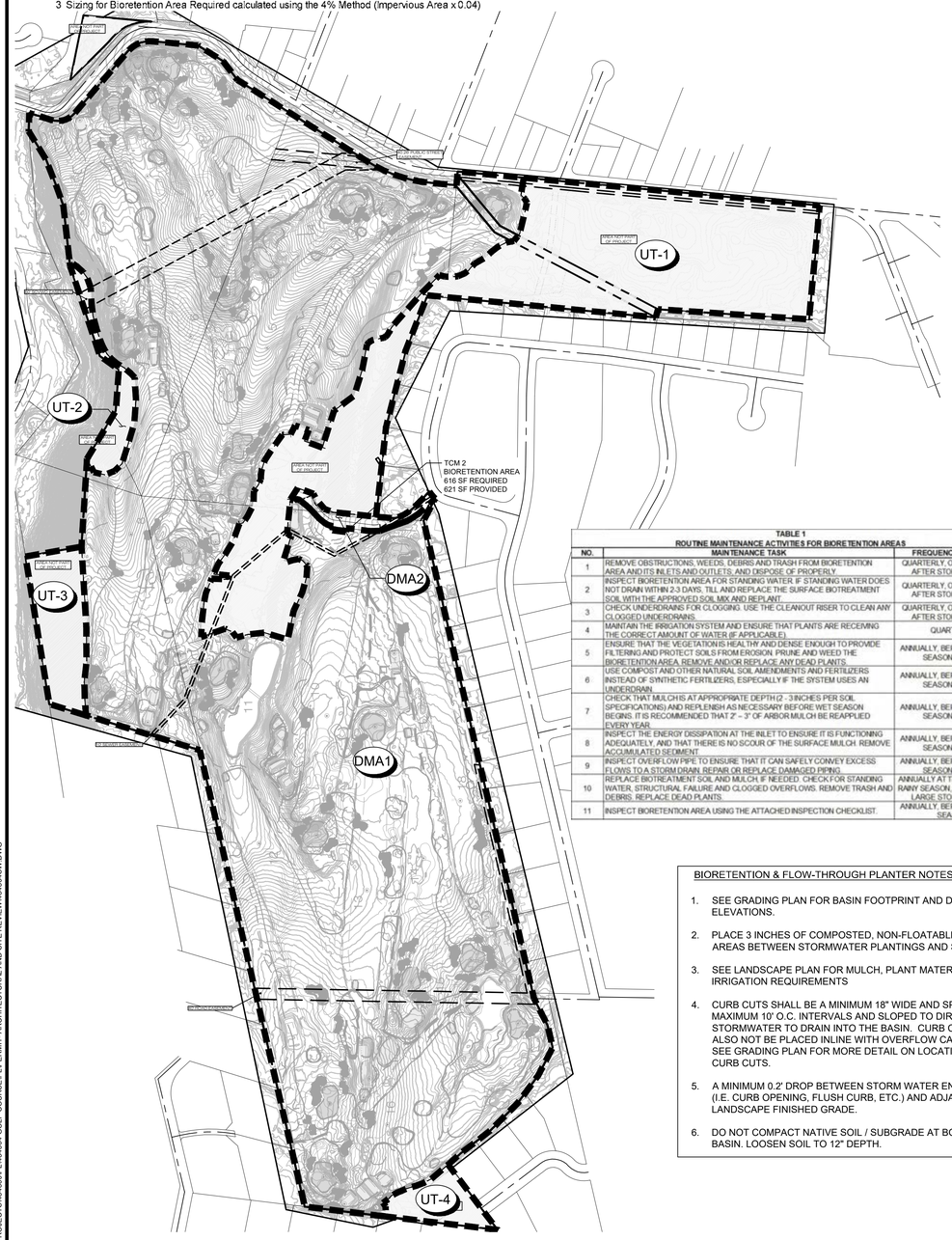


TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA, REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" – 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY AT THE END OF THE RAINY SEASON, AND/OR AFTER LARGE STORM EVENTS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS AND SIDE SLOPE.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

STORMWATER TREATMENT SUMMARY

AS THE GOLF COURSE IS MOSTLY PERVIOUS, PROPOSED CART PATHS WILL DRAIN TO LANDSCAPE AREAS AND BE CONSIDERED "SELF-RETAINING" AREAS. THE PROPOSED DRIVEWAY RECONFIGURATION WILL BE TREATED BY A BIORETENTION PLANTER THAT IS SIZED TO TREAT NEW AND EXISTING PORTIONS OF THE ENTRY ROAD.

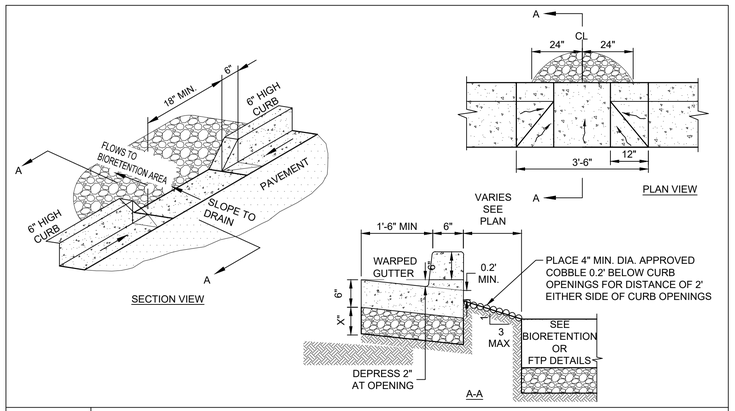
2. Project Size

a. Total Site Area: 5,161,341 (ft²)

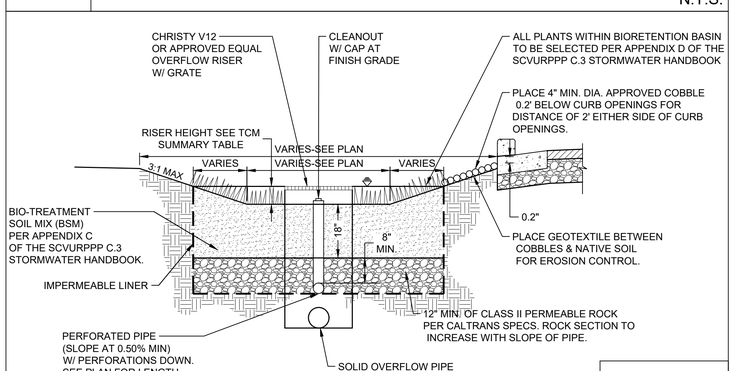
b. Total Land Area Disturbed During Construction: 4,156,828 (ft²) (including clearing, grading, stockpiling, or excavating)

Project Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained[1] (ft²)	Existing Area Replaced[2] (ft²)	New Area Created[2] (ft²)	Total Post-Project Area (ft²)
Impervious Area (IA)					
c. Total on-site IA	366,995	230,995	110,679	0	341,674
d. Total off-site IA[3]	0		0	0	0
e. Total project IA	366,995	230,995	110,679	0	341,674
f. Total new and replaced IA			110,679		
Pervious Area (PA)[4]					
g. Total on-site PA	4,794,346				4,819,667
h. Total off-site PA[3]	0				0
i. Total project PA	4,794,346				4,819,667
j. Total Project Area (2.e.+2.i.)	5,161,341				5,161,341
k. Percent Replacement of IA in Redevelopment Projects: (Total Existing IA Replaced ÷ Total Existing IA) x 100% 178541% 30.1%					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.
[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).
[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Do not include frontage areas that are not being reconstructed as part of the project. Note that gravel is considered an impervious surface.
[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.



2 CURB OPENING N.T.S.



SIZING METHODS:
4%

1 BIORETENTION BASIN W/ LINER N.T.S.

LEGEND

PROJECT BOUNDARY
STORM DRAIN PIPE — SD — SD — SD
STORM DRAIN MANHOLE
STORM DRAIN MANHOLE (EXISTING)
CURB INLET (EXISTING)
CATCH BASIN
CATCH BASIN (EXISTING)

BIORETENTION AREA

LID TREATMENT DRAINAGE AREA — DMA#

NOTES

1. DISPOSITION AND TREATMENT OF STORM WATER WILL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM STANDARDS AND IMPLEMENTATION STANDARDS ESTABLISHED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** CLAY LOAM
2. **GROUND WATER DEPTH:** 30 TO 50 FT
3. **NAME OF RECEIVING BODY:** SAN TOMAS AQUINO CREEK
4. **FLOOD ZONE:** ZONE X
5. **FLOOD ELEVATION (IF APPLICABLE):** N/A

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
14595 Clearview Drive
Los Gatos, CA 95032

APN:
409-31-001
409-18-008, -009, -010

I.B. PROPERTY OWNER:
La Rinconada Country Club

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT: La Rinconada Country Club

II.B. PHONE NUMBER OF CONTACT:
(408) 402-7468

II.C. EMAIL:
akimball@Larinconadacc.com

II.D. ADDRESS:
14595 Clearview Drive
Los Gatos, CA 95032

SOURCE CONTROL MEASURES:

1. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
2. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

1. MINIMIZE IMPERVIOUS SURFACES
2. OTHER SELF-TREATING AREA (E.G. LANDSCAPED AREAS)
3. SELF-RETAINING AREA

0 125 250 500
1 INCH = 250 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504SW.DWG
DESIGNED BY:	CM/TU
DRAWN BY:	CM/TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

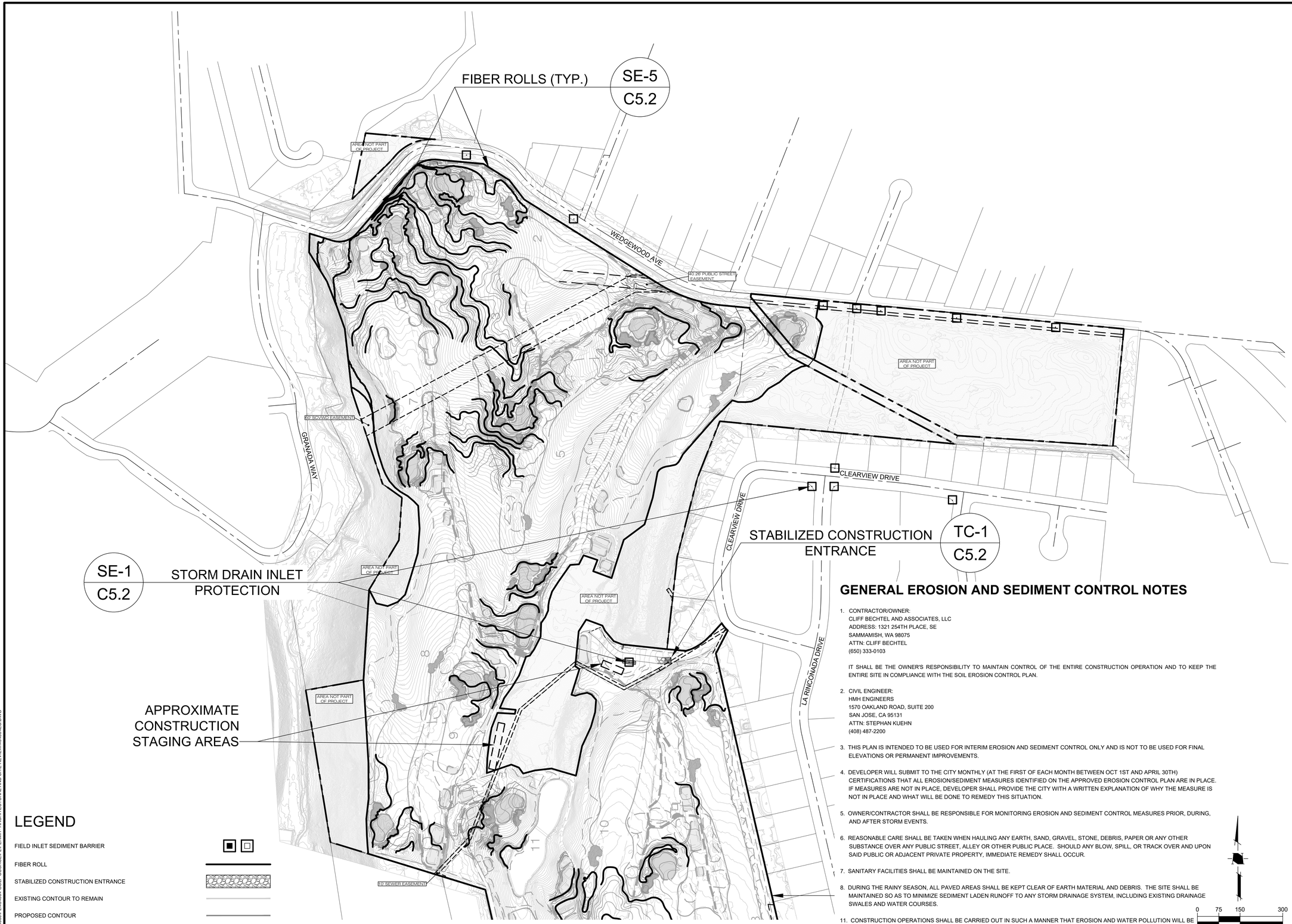
© HMH

PRELIMINARY STORMWATER CONTROL PLAN

C4.1
OF 92

PLOTTED: 7/2/2025 8:14 AM

S:\PROJECTS\4545\4500PL\454504 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504SW.DWG



LEGEND

- FIELD INLET SEDIMENT BARRIER
- FIBER ROLL
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING CONTOUR TO REMAIN
- PROPOSED CONTOUR

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. CONTRACTOR/OWNER:
   CLIFF BECHTEL AND ASSOCIATES, LLC
   ADDRESS: 1321 254TH PLACE, SE
   SAMMAMISH, WA 98075
   ATTN: CLIFF BECHTEL
   (650) 333-0103

   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.

2. CIVIL ENGINEER:
   HMH ENGINEERS
   1570 OAKLAND ROAD, SUITE 200
   SAN JOSE, CA 95131
   ATTN: STEPHAN KUEHN
   (408) 487-2200

3. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.

4. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 1ST AND APRIL 30TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.

5. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.

6. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.

7. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

11. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.

12. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

N

0 75 150 300

1 INCH = 150 FEET

HMH

Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EC.DWG
DESIGNED BY:	TU
DRAWN BY:	TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

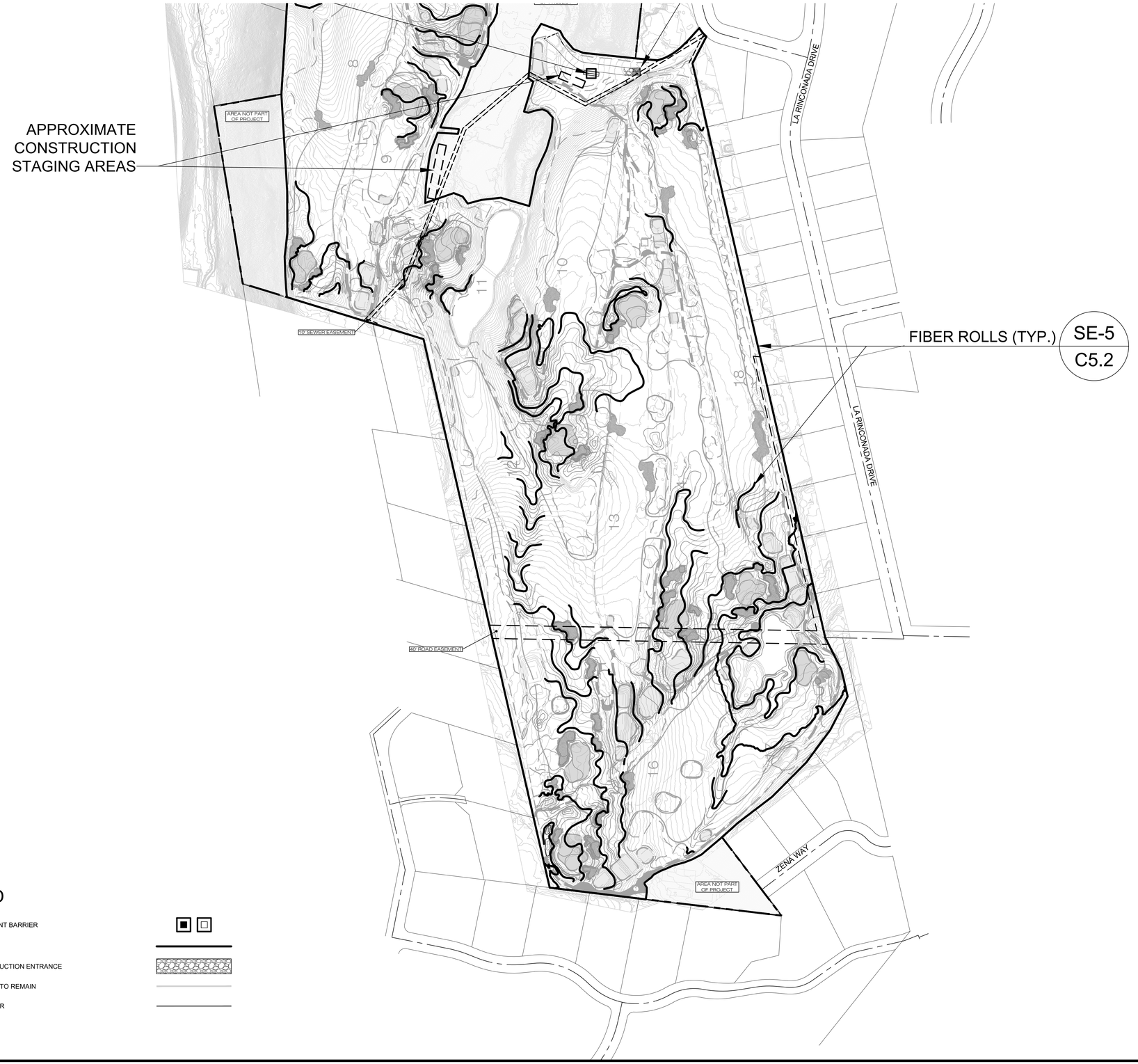
INTERIM EROSION CONTROL MEASURES

C5.0
OF 92

S:\PROJECTS\454500\PLS\454504 GOLF COURSE\PLS\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504EC.DWG

PLOTTED: 7/1/2025 3:56 PM

SEE SHEET C5.0



LEGEND

- FIELD INLET SEDIMENT BARRIER
- FIBER ROLL
- STABILIZED CONSTRUCTION ENTRANCE
- EXISTING CONTOUR TO REMAIN
- PROPOSED CONTOUR

0 75 150 300

1 INCH = 150 FEET

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EC.DWG
DESIGNED BY:	TU
DRAWN BY:	TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

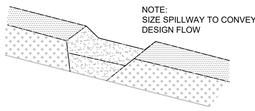
INTERIM EROSION CONTROL MEASURES

C5.1

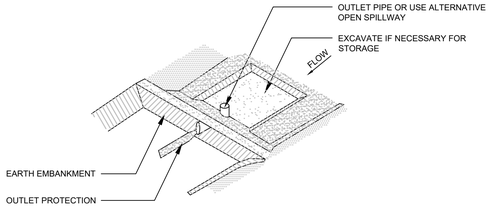
OF 92

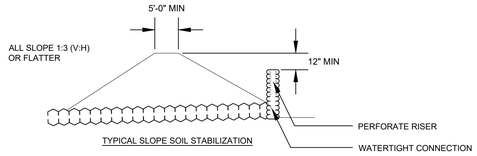
S:\PROJECTS\454500\PLAN\454504 GOLF COURSE\PLP\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504EC.DWG

PLOTTED: 7/1/2025 3:56 PM



TYPICAL OPEN SPILLWAY

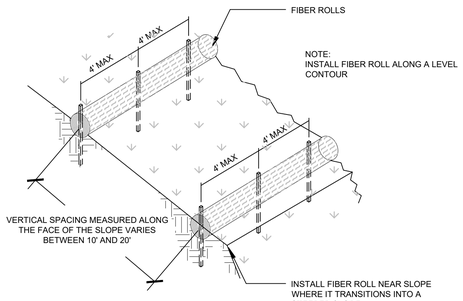




TYPICAL SLOPE SOIL STABILIZATION

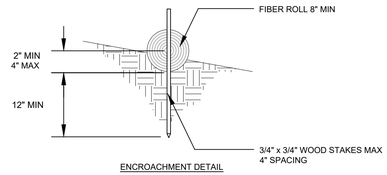
SE-3 SEDIMENT TRAP

N.T.S.



FIBER ROLL INSTALLATION

N.T.S.

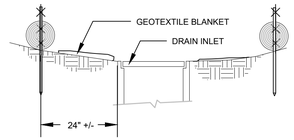


ENCROACHMENT DETAIL

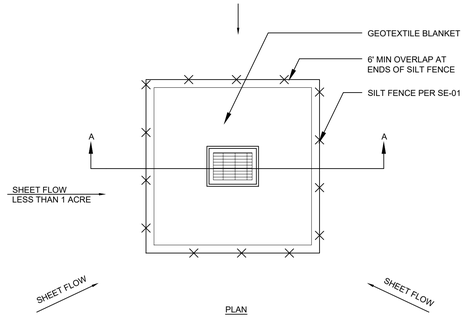
N.T.S.

SE-5 FIBER ROLLS

N.T.S.



SECTION A-A

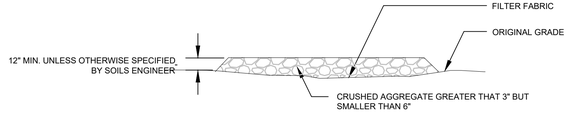


PLAN

NOTES:
1. FOR USE IN AREAS WHERE GRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
2. NOT APPLICABLE IN PAVED AREAS
3. NOT APPLICABLE WITH CONCENTRATED FLOWS

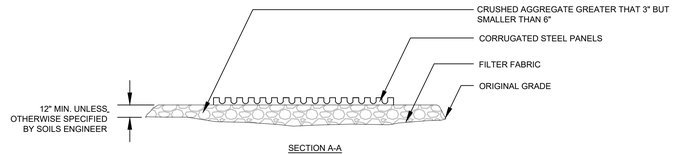
SE-10 STORM DRAIN INLET PROTECTION - TYPE 1

N.T.S.



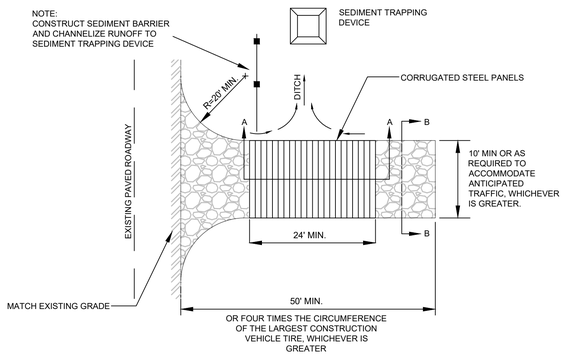
SECTION B-B

N.T.S.



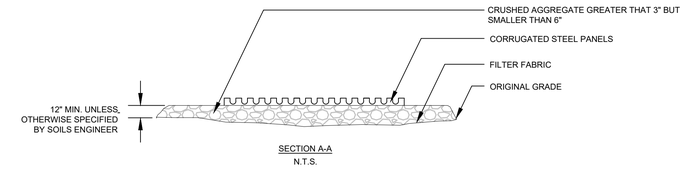
SECTION A-A

N.T.S.



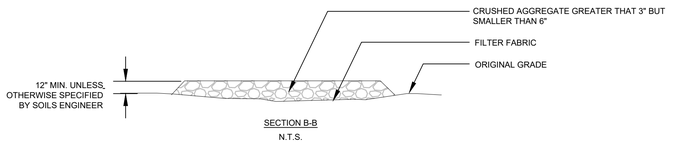
TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

N.T.S.



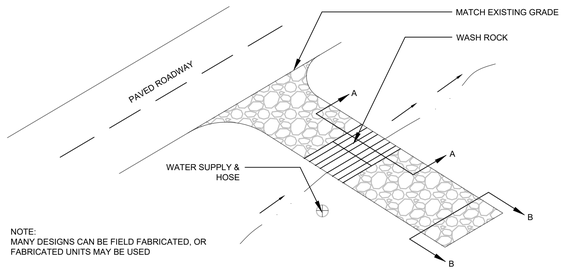
SECTION A-A

N.T.S.



SECTION B-B

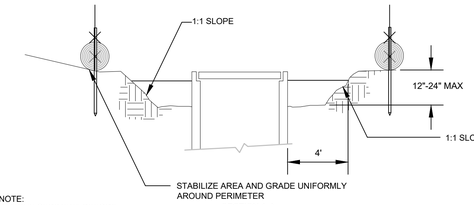
N.T.S.



NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR
FABRICATED UNITS MAY BE USED

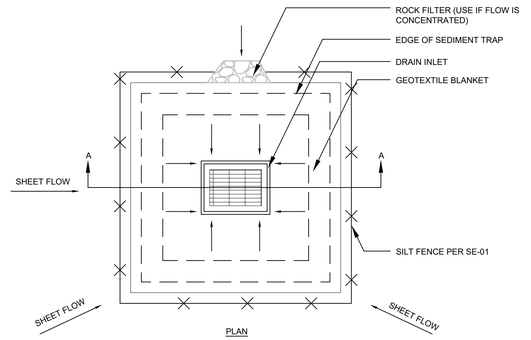
TC-3 ENTRANCE / OUTLET TIRE WASH

N.T.S.



NOTE:
REMOVE SEDIMENT BEFORE
REACHING ONE-THIRD FULL

SECTION A-A



PLAN

NOTES:
1. FOR USE IN CLEARED AND GRUBBED AND IN GRADED AREAS
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP
3. FOR CONCENTRATED FLOWS SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION FLOW

SE-10 STORM DRAIN INLET PROTECTION - TYPE 2

N.T.S.

HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504EC.DWG
DESIGNED BY:	TU
DRAWN BY:	TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

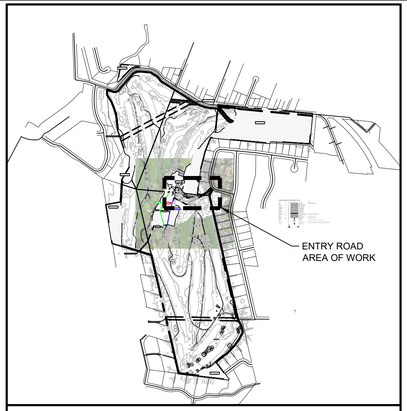
INTERIM EROSION CONTROL MEASURES

C5.2

OF 92

PLOTTED: 7/1/2025 3:56 PM

S:\PROJECTS\454500\PL\454504 GOLF COURSE\PL\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504EC.DWG



KEYMAP
SCALE: 1" = 1000'

STRIPING NOTES:

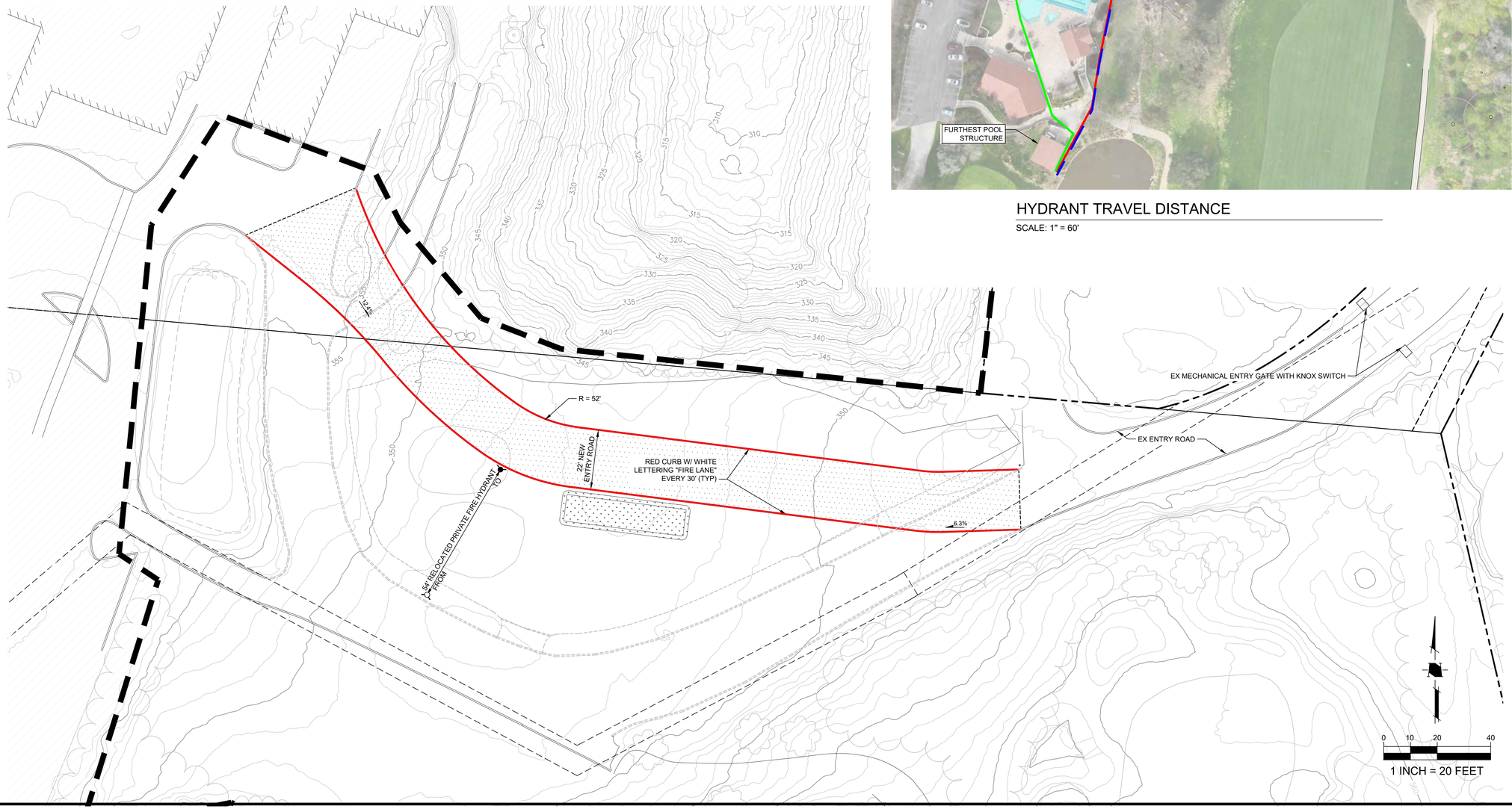
1. ALL STRIPING, MARKINGS AND SIGNING INSTALLATION TO BE PERFORMED BY THE CONTRACTOR. (EXCEPT AS NOTED)
2. UNLESS INDICATED OTHERWISE, ALL SIGN TYPES SHOWN ON THIS PLAN ARE PER THE 2014 CALIFORNIA MUTCD.
3. ALL TEMPORARY STRIPING AND PAVEMENT MARKINGS MUST BE REINSTALLED BACK TO ORIGINAL CONFIGURATION UPON PROJECT COMPLETION.

FIRE ACCESS NOTES:

1. PRIVATE FIRE HYDRANT TO BE RELOCATED. SEE BELOW FOR LOCATION. PRIVATE FIRE HYDRANT IS A DEFERRAL SUBMITTAL ITEM.
2. PRELIMINARY STREET SECTION FOR ENTRY ROAD IS 3" AC ON 6" AB AND WILL SUPPORT 75,000 LBS. FINAL STREET PAVEMENT DESIGN SHALL BE BASED ON A GEOTECHNICAL REPORT.
3. GATE ALONG ENTRY ROAD IS MANUALLY OPERATED AND SHALL BE SECURED BY A KNOX APPROVED PADLOCK.



HYDRANT TRAVEL DISTANCE
SCALE: 1" = 60'



HMH
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW
S-25-005

NO	DATE	DESCRIPTION
3	7/01/2025	PER TOWN COMMENTS
2	5/23/2025	PER TOWN COMMENTS
1	3/28/2025	PER TOWN COMMENTS

PROJECT NO:	4545.04
CAD DWG FILE:	454504FA.DWG
DESIGNED BY:	CM/TU
DRAWN BY:	CM/TU
CHECKED BY:	
DATE:	JANUARY 17, 2025
SCALE:	AS SHOWN

© HMH

FIRE ACCESS PLAN

C6.0
OF 92

PLOTTED: 7/1/2025 3:37 PM

S:\PROJECTS\454500\PLN\4545 GOLF COURSE\PLI\PERMIT - ARCHITECTURAL AND SITE REVIEW\454504FA.DWG

LA RINCONADA COUNTY CLUB
GOLF COURSE MODERNIZATION PROJECT
DRAINAGE AND GOLF COURSE UTILITIES

17400 WEDGEWOOD AVE AND 17445 ZENA AVE

LOS GATOS, CALIFORNIA

SHEET INDEX

CIVIL ENGINEERING

C-0.0	COVER PAGE
C-1.0	CIVIL DRAINAGE & UTILITY PLAN
C-1.1	CIVIL DRAINAGE & UTILITY PLAN
C-1.2	CIVIL DRAINAGE & UTILITY PLAN
C-1.3	CIVIL DRAINAGE & UTILITY PLAN
C-1.4	CIVIL DRAINAGE & UTILITY PLAN
C-1.5	CIVIL DRAINAGE & UTILITY PLAN
C-3.0	CIVIL DETAILS
C-3.1	CIVIL DETAILS

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.

2. TOPOGRAPHIC INFORMATION PROVIDED BY HMH LAND SURVEYING, DATED DECEMBER 02, 2020.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE ATTACHED PLANS AND THE ARCHITECTURAL PLANS.

4. CONTRACTOR SHALL GRADE SITE, IN ACCORDANCE TO PLANS AND ACHIEVE POSITIVE DRAINAGE IN ALL AREAS.

5. ALL EARTHWORK, INCLUDING: CART PATH GRADING, POND FILL, CUTS, FILLS, ENTRY ROAD PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, RETAINING WALL DRAINAGE, BASEMENT DRAINAGE, AND SITE DRAINAGE, REQUIRE GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS IN SOILS REPORT BY ROMIG ENGINEERS FEBRUARY 2011.

6. IT IS RECOMMENDED THAT AN AS-BUILT PLAN FOR THE DRAINAGE SYSTEM BE PREPARED AT THE COMPLETION OF CONSTRUCTION.

7. THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.

8. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.

9. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.

10. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.

11. FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.

12. PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE TOWN OF WOODSIDE.

13. CONTRACTOR SHALL ADHEAR TO "BEST MANAGMENT PRACTICES" (BMP's) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. ALL AREA DRAINS TO BE COVERED WITH FILTER FABRIC DURING CONSTRUCTION. FIBER ROLLS TO BE INSTALLED BY OCTOBER 1, IF LANDSCAPING IS NOT COMPLETE.

14. CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK. FURTHERMORE, GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN GRADING ORDINANCE. SOIL OR OTHER CONSTRUCTION MATERIALS SHALL NOT BE STOCKPILED IN THE PUBLIC RIGHT-OF-WAY UNLESS AN ENCROACHMENT PERMIT IS OBTAINED FROM THE DEPARTMENT OF PUBLIC WORKS. GRADING SHALL NEITHER BE INITIATED NOR CONTINUED BETWEEN OCTOBER 1 AND APRIL 1, UNLESS APPROVED BY TOWN. GRADING SHALL BE DONE BETWEEN THE HOURS OF 8:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY UNLESS OTHERWISE SPECIFICALLY AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS. THE STORMWATER POLLUTION PREVENTION PROGRAM BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION SHALL BE IMPLEMENTED TO PROTECT WATER QUALITY.

15. CONTRACTOR SHALL ADHEAR TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.

16. ALL CONSTRUCTION AND RELATED ACTIVITIES WHICH REQUIRE A TOWN PERMIT SHALL BE ALLOWED ONLY DURING THE HOURS OF 7:30 AM TO 6:00 PM, MONDAY THROUGH FRIDAY AND 9:00 AM TO 5:00 PM, SATURDAYS. NO CONSTRUCTION ACTIVITY OR RELATED ACTIVITIES SHALL BE ALLOWED OUTSIDE OF THE AFOREMENTIONED HOURS OR ON SUNDAYS AND THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIAL DAY, 4TH OF JULY, LABOR DAY, THANKSGIVING AND CHRISTMAS DAY. ALL GASOLINE POWERED CONSTRUCTION EQUIPMENT SHALL BE EQUIPPED WITH AN OPERATING MUFFLER OR BAFFLING SYSTEM AS ORIGINALLY PROVIDED BY THE MANUFACTURER, AND NO MODIFICATION TO THESE SYSTEMS IS PERMITTED.

APPLICANT SHALL HAVE SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATE THE HOURS OF CONSTRUCTION LISTED ABOVE.

17. THE OWNER/APPLICANT SHALL ENSURE THAT APPLICABLE BEST MANAGEMENT PRACTICES (BMPs) FROM THE SANTA CLARA COUNTY STORMWATER POLLUTION PREVENTION PROGRAM (STOPPP) ARE FOLLOWED TO PREVENT DISCHARGE OF SOIL OR ANY CONSTRUCTION MATERIAL INTO THE GUTTER, STORMDRAIN SYSTEM OR CREEK.

18. DRAINAGE SHOWN ON CIVIL PLANS IS CONCEPTUAL. FINAL ALIGNMENT AND DEPTHS SHALL CONFORM TO FINAL GRADING AND POSITIVE DRAINAGE FLOW SHALL BE ACHIEVED. ENGINEER SHALL BE CONTACTACTED AND OBSERVE DRAINAGE INSTALLATION TO ASSURE SYSTEM IS IN CONFORMANCE WITH PLAN CONCEPT AND PROJECT HYDRAULIC CALCULATIONS.

UTILITY NOTES:

1. CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE IDENTIFICATION AND RELOCATION, AS REQUIRED, OF GAS, ELECTRIC, PHONE AND TV SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E. CONTRACTOR SHALL ASSIST IN THE APPLICATION TO PG&E FOR THE CONFORM STATION.

2. CONTRACTOR SHALL POT HOLE AND PROTECT THE EXISTING SEWER SERVICES WITHIN THE GOLF COURSE GROUNDS. A MIN. 4" PVC SEWER SERVICE SHALL BE INSTALLED FROM THE COMFORT STATION TO THE EXISTING CLUB HOUSE ENTRY ROAD. CONTRACTOR SHALL ASSIST IN PERMITTING THIS CONNECTION WITH THE WEST VALLEY SANITATION DISTRICT. SYSTEM SHALL HAVE A STANDARD CLEANOUT AT ALL BENDS AND AT EVERY 300 FEET ON STRAIGHT SECTIONS.

3. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF EXISTING SEWER SERVICE IS DAMAGED. ALL SEWER REPAIR WORK SHALL BE IN ACCORDANCE WITH WEST VALLEY SANITATION DISTRICT, PLUMBING CODE, AND COUNTY HEALTH STANDARDS.

4. ALL STORM DRAIN PIPE SHALL BE HDPE, SLOPED AT 1% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION, ELBOWS AND TEE's SHOULD BE AVOIDED.

5. CONTRACTOR SHOULD BE AWARE THAT GOLF FACILITIES HAVE SAN JOSE WATER DEPARTMENT WATER MAINS PASSING THROUGH PROPERTY. THESE FACILITIES SHALL BE POT HOLED, MARKED, AND PROTECTED AT THE COMMENCEMENT OF PROJECT. ALL TRENCHING WORK, NEAR THESE FACILITIES, IS TO BE MONITORED/INSPECTED BY THE SAN JOSE WATER DEPARTMENT.

6. ALL IRRIGATION WORK IS TO BE IN CONFORMANCE WITH IRRIGATION PLANS AND SPECIFICATIONS.

STAGING NOTES:

1. CONTRACTOR AND OWNER SHALL INFORM ALL WORKS, SUBS, AND EMPLOYEES THAT ALL PARKING SHALL BE ON SITE. PARKING ON CLEARVIEW DRIVE AND OTHER LOCAL STREETS IS PROHIBITED. CONTRACTOR SHALL COORDINATE PROJECT TO IMPOSE THE LEAST IMPACT ON THE NEIGHBORING PROPERTIES. CONTRACTOR SHALL ASSIGN DESIGNATED AREAS FOR PARKING AND STAGING OF WORK, INGRESS/EGRESS HALTED.

2. CONTRACTOR AND SUBS ARE RESPONSIBLE TO SECURE ALL BUILDING MATERIALS AND TOOLS IN THE STAGING AREA OR AS DISIGNATED BY CONTRACTOR.

ENGINEER OF RECORD NOTE:

THE RESPONSIBLE PROFESSIONAL OF RECORD (ENGINEER AND/OR GEOTECH) SHALL OBSERVE THE INSTALLATION OF THE DRAINAGE SYSTEM, CONSTRUCTION OF THE ENERGY DISSIPATORS, CONSTRUCTION AND SLOPE OF DRIVEWAY, FOUNDATION EXCAVATION, AND COMPLETION OF THE GRADING ACTIVITIES AND ANY OTHER SITE DEVELOPMENT WORK SHOWN ON THE PLANS AND STATE THAT ITEMS HAVE BEEN INSTALLED AND CONSTRUCTED PER THE APPROVED PLANS OR APPROVED REVISIONS AND GEOTECHNICAL RECOMMENDATIONS. ANY REVISIONS TO PLAN MUST BE DOCUMENTED BY AN AS-BUILT/REVISION PLAN SET, A STAMPED AND SIGNED LETTER SHALL BE PREPARED AND SUBMITTED TO THE TOWN PRIOR TO FINAL ENGINEERING AND GEOLOGY CONSTRUCTION INSPECTION SIGN OFF. LETTER SHALL REFERENCE THE PERMIT NUMBERS AND APPROVED REVISIONS. IF THE GEOTECHNICAL ENGINEER OF RECORD IS OBSERVING SOME OF THE ABOVE ITEMS AND THE ENGINEER OF RECORD IS OBSERVING THE REST OF THE ABOVE ITEMS, THEN BOTH PROFESSONALS WILL NEED TO PREPARE LETTERS TO THE TOWN AS INDICATED ABOVE. THE TWO LETTER SHALL COVER ALL OF THE ABOVE SITE DEVELOPMENT WORK ITEMS. THE TOWN WILL REQUIRE BOTH LETTERS PRIOR TO ENGINEERING AND GEOLOGY CONSTRUCTION FINAL INSPECTION SIGN OFF.

EROSION AND SEDIMENT CONTROL NOTES:

1. STORM DRAIN POLLUTION PREVENTION:
PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK BAGS, HAY BALES, TEMPORARY DRAINAGE SWALES, FIBER ROLLS, SILT FENCES, BERMS OR STORM DRAIN INLET FILTERS.

2. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO THE INCEPTION OF ANY WORK ON-SITE, AND SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF ALL LANDSCAPING. EXISTING ASPHALT DRIVEWAY CAN SERVE AS CONSTRUCTION ENTRANCE, IF CONTRACTOR CAN LEAVE INTACK FOR JOB.

3. DRY SWEEPING METHODS SHALL BE USED TO REMOVE ANY DEBRIS AND/ OR SOIL TRACKED ON TO ENTRY ROAD AND PORTIONS OF CLEARVIEW DRIVE, AS NECESSARY. DRY SWEEPING SHALL BE DONE AT THE END OF EACH WORK DAY.

4. THE CONTRACTOR SHALL FOLLOW AND USE BEST MANAGEMENT PRACTICES (BMP) FOR DISCHARGE INTO THE CITY'S STORM WATER SYSTEM DURING SITE STRIPPING, HAULING, EARTH MOVING ACTIVITIES, HEAVY EQUIPMENT OPERATIONS, GENERAL CONSTRUCTION AND SITE SUPERVISION, PAINTING, APPLICATIONS AND USE OF SOLVENTS AND ADHESIVES, LANDSCAPING AND GARDENING.

5. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

6. EXISTING ON SITE INLETS TO REMAIN AND THE PROPOSED ON-SITE DRAINAGE INLETS (ONCE THEY HAVE BEEN INSTALLED), SHALL BE PROTECTED FROM ANY BARE SOIL ENTERING THE INLETS, BY INSTALLING FILTER FABRIC UNDER THE INLET GRATES. THE FILTER FABRIC SHALL REMAIN UNTIL NATURAL GROUND COVER IS ESTABLISHED.

7. CONTRACTOR SHALL CONTROL DUST AS OFTEN AS REQUIRED BY THE TOWN/CITY/COUNTY INSPECTER.

8. IF EROSION DEVELOPS IN A TEMPORARY EROSION PROTECTED AREA OR ANY ESTABLISHED VEGETATED AREA, THE CONTRACTOR SHALL IMMEDIATELY ALLEVIATE AND REMEDY THE PROBLEM AND TAKE PREVENTATIVE MEASURES TO MINIMIZE THE POSSIBILITY OF ITS REOCCURENCE AND ALSO TO PREVENT THE RESULTING FLOW OF SOILS OR WATER WITH SUSPENDED SOILS FROM GETTING INTO THE TOWN'S DRAINAGE SYSTEM OR ANY NATURAL DRAINAGE CHANNEL OR DITCH.

9. ALL DISTURBED AREAS SHALL BE LANDSCAPED OR PROTECTED.

10. ALL DISTURBED SLOPES GREATER THAN 5:1 SHALL BE PROTECTED WITH EROSION BLANKET (STRAW OR FIBER).

11. CONTRACTOR SHALL PLACE SAND BAGS IN GUTTER, DIRECTLY UP STREAM OF CATCH BASINS IN STREET, PRIOR TO BEGINNING WORK.

12. CONTRACTOR SHALL ESTABLISH A WATER SOURCE, ON SITE, PRIOR TO COMMENCMENT OF WORK. WATER TRUCK ON SITE IS AN ACCEPTABLE WATER SOURCE.

13. CONTRACTOR SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGED ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.

14. EROSION CONTROL PLAN SHOWN ON C-4.0 IS CONCEPTUAL. PROJECT SWPPP AND EROSION CONTROL PLAN SHALL BE MONITORED BY ENGINEER AND UPDATED DAILY, AS DISTURBED AREA ARE CREATED. EROSION AND SEDIMENT CONTROL IS A STATE AND LOCAL REQUIREMENT, THE FULL EXTENT OF PROTECTION IS TO BE DETERMINED BY THE ENGINEER & CONTRACTOR.

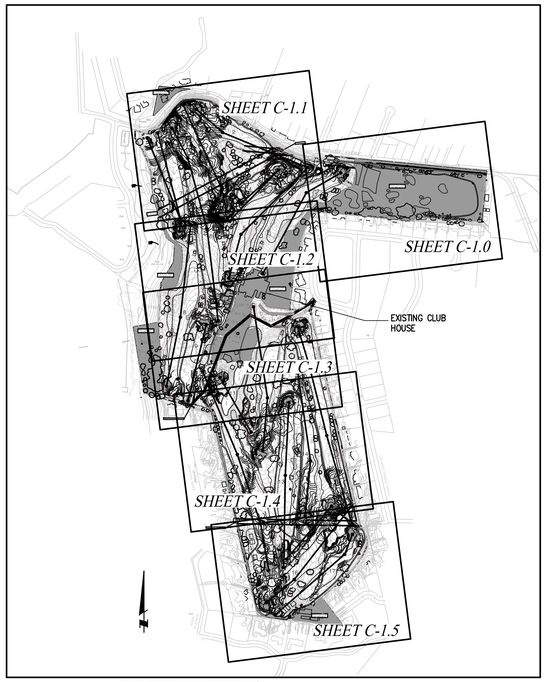
15. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. THE CONTRACTOR SHALL ADJUST EROSION CONTROL MEASURES AS THE SITE CONDITIONS CHANGE AND AS THE NEED OF CONSTRUCTION SHIFT TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE.

16. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DISPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.

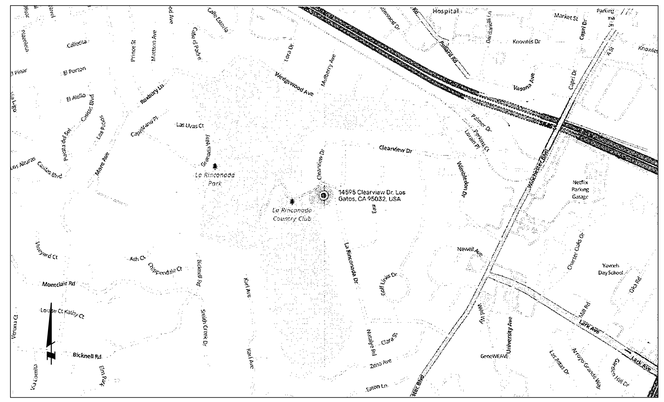
17. SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15 (PRIOR TO FIRST RAINY SEASON) AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUELY MONITOR FENCES AND ROLLS, FOLLOWING AND/OR DURING ALL RAIN EVENTS, TO ENSURE FACILITIES ARE FUNCTIONING PROPERLY. SILT BUILD UP ON FACILITIES SHALL BE REMOVED REGULARLY, DISPURSED ON SITE, AND PROTECT FROM WASHING AWAY AGAIN.

UTILITY SERVICE PROVIDERS

POWER & GAS	PACIFIC GAS & ELECTRIC
SANITARY SEWER	WEST VALLEY SANITATION
DOMESTIC WATER	SAN JOSE WATER DEPARTMENT

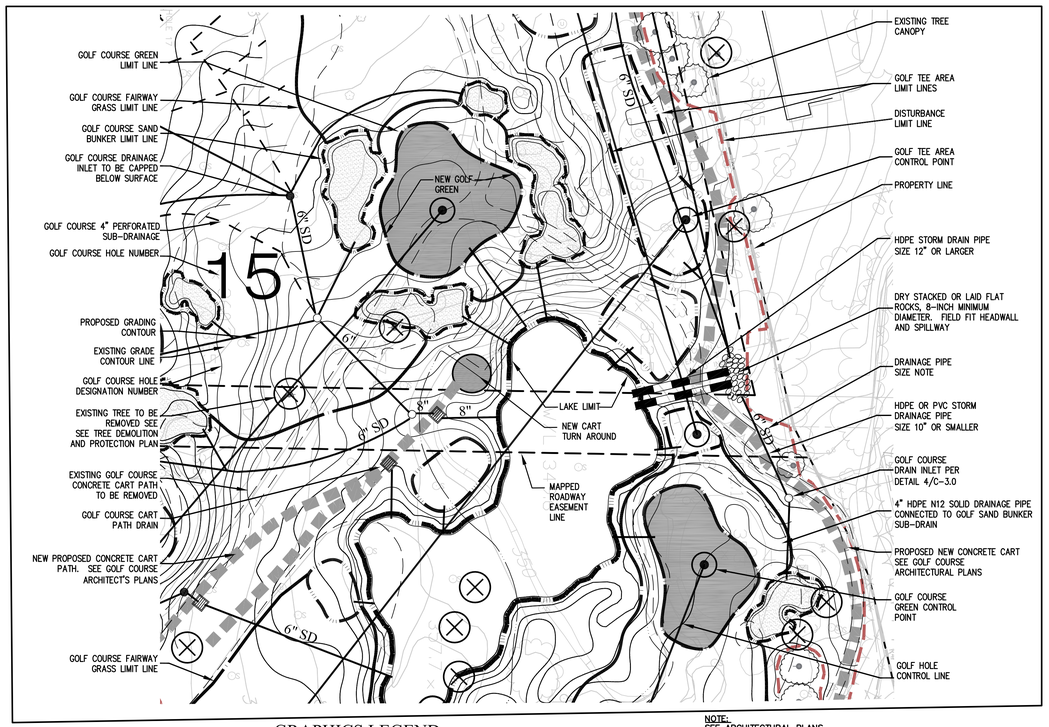


INDEX MAPPING 1"=500'



VICINITY MAP

N.T.S.



GRAPHICS LEGEND 1"=40'

NOTE:
SEE ARCHITECTURAL PLANS FOR ADDITIONAL DESCRIPTIONS OF SYMBOLS

LEGEND / ABBREVIATIONS

+101.8	SPOT SHOT (PROPOSED GRADE)
AD	AREA DRAIN
CB	CATCH BASIN
FM	FORCE MAIN
FL	FLOW LINE
FDCO	FOUNDATION CLEAN OUT
RWL	RAIN WATER LEADER
PD	PATIO DRAIN
MIN.	MINIMUM
INV	INVERT
SD	STORM DRAIN PIPE. SEE UTILITY NOTE 4
SDCO	SUB-DRAIN CLEANOUT
TW	TOP OF WALL
BW	BOTTOM OF WALL
(E)	EXISTING
~	GENERAL DRAINAGE FLOW DIRECTION

PRELIMINARY

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

CIVIL — 52075 — STATE OF CALIFORNIA

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos, California

CONTENTS:

COVER & GENERAL NOTES

DATE 01/17/25

SCALE AS NOTED

REVISIONS:
REV. 03/28/25
REV. 05/23/25
REV. 07/01/25

DRAWN J.G.

CHECKED C.B.

JOB No. 2024862

SHEET NO. C-0.0

OF 9 SHEETS

SEE C-0.0 FOR NOTES & LEGEND

CONTRACTOR TO WORK WITH SUPERINTENDENT TO MAINTAIN EMERGENCY STORM WATER FLOW PATH. FLOW PATH TO BE LINED WITH ROCK RIP RAP, UNLESS SURFACE IS CONCRETE OR ASPHALT.

ROCK HEADWALL & OUTFALL (2/C-3)

ROCK HEADWALL & OUTFALL (2/C-3)

INFILTRATION BUBBLE BOX (1/C-3) WITH 24" HDPE RISER

TIE INTO (E) DRAIN

(E) BUBBLE UP STRUCTURE TO REMAIN.

AREA NOT PART OF PROJECT

NO WORK

WEDGEWOOD AVENUE

LA RINCONADA DRIVE

CLEARVIEW DRIVE

TRACT 632 34-M-21

TRACT 1387 57-M-47

TRACT 1948 87-M-32

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

52075 CIVIL STATE OF CALIFORNIA

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

California
Los Gatos

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE	01/17/25
SCALE	AS NOTED
REVISIONS:	REV. 03/28/25 REV. 05/23/25 REV. 07/01/25
DRAWN	J.G.
CHECKED	C.B.
JOB No:	2024862
SHEET NO.	C-1.0
OF	9 SHEETS

SEE C-0.0 FOR NOTES & LEGEND

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

AREA NOT PART OF PROJECT

TOP OF BANK SMITHS CREEK (TYPICAL)

CENTERLINE SMITHS CREEK (TYPICAL)

EXISTING STORM DRAIN CULVERT

INFILTRATION BUBBLE BOX SHALL BE PLACED A MINIMUM OF 10-FEET FROM EXISTING PROPERTY LINE (TYP.)

20'-0" MINIMUM SETBACK TO TOP OF CREEK BANK FOR PROPOSED IMPROVEMENTS (TYP.)

WEDGEWOOD AVENUE

LORA DRIVE

10-FOOT MIN. (TYP.)

INFILTRATION BUBBLE BOX (1/C-3)

REPLACE EXISTING CATCH BASIN WITH 24" HDPE RISER INLET

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.25 ACRE)

CONNECT TO EXISTING 12" PIPES TO STREET AS REQUIRED

ROCK HEADWALL

INSTALL 2-12" RCP CULBERT UNDER CART PATH AND CONCRETE ENCASE/BACKFILL AROUND PIPE

40.26' PUBLIC STREET EASEMENT

PROPOSED BRIDGE 30" MAXIMUM ABOVE GRADE

ROCK HEADWALL & OUTFALL (2/C-3)

4" SD

6" SD

8" SD

12" SD

10" SD

18" SD

CP DRAIN

TOP OF BANK SMITHS CREEK (TYPICAL)

CENTERLINE SMITHS CREEK (TYPICAL)

LIMIT OF DISTURBANCE (TYPICAL)

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (1 ACRE) (5/C-3)

INFILTRATION BUBBLE BOX (1/C-3)

BURIED INLET

NO WORK

60' SCVWD EASEMENT

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.8 ACRE) (5/C-3)

INSTALL SUB-DRAIN SYSTEM PER OWNER'S DIRECTION (0.5 ACRE) (5/C-3)

1 2 3 4 6 7

DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

CIVIL 52075 STATE OF CALIFORNIA

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos California

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE 01/17/25

SCALE AS NOTED

REVISIONS:
REV. 03/28/25
REV. 05/23/25
REV. 07/01/25

DRAWN J.G.

CHECKED C.B.

JOB No: 2024862

SHEET NO.
C-1.1

OF 9 SHEETS



DRAINAGE & UTILITY PLAN 1"=40'-0"

SEE C-0.0 FOR NOTES & LEGEND

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos California

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE	01/17/25
SCALE	AS NOTED
REVISIONS:	REV. 03/28/25
	REV. 05/23/25
	REV. 07/01/25
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2024862
SHEET NO.	C-1.2
OF	9 SHEETS

SEE C-0.0 FOR NOTES & LEGEND

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

AREA NOT PART OF PROJECT

NOT PART OF PROJECT

EXISTING CLUB HOUSE

EXISTING PARKING LOT

END EXISTING ENTRY ROAD RE-ALIGNMENT

BEGIN EXISTING ENTRY ROAD RE-ALIGNMENT

CLEARVIEW DRIVE

EXISTING STORM DRAIN TO REMAIN

EXISTING ENTRY ROAD TO BE RE-ALIGNED. SEE SHEET C-4.0

CP DRAIN

NEW WATER METER BY SAN JOSE WATER DEPARTMENT

NEW 2" BACKFLOW DEVICE BEHIND METER

CONNECT TO (E)SSMH PER PERMIT WITH WEST VALLEY SANITATION

NEW ELECTRIC PULL BOX FOR COMFORT STATION PER PG&E JOINT TRENCH PACKAGE

NEW 4" PVC SEWER SERVICE TO COMFORT STATION S=0.02 MIN.

NEW 2" WATER SERVICE TO COMFORT STATION

NEW UNDERGROUND UTILITY SERVICES TO NEW RESTROOM

COMFORT STATION

EXISTING STORM DRAIN TO REMAIN

TIE TO EXISTING CATCH BASIN

INFILTRATION BUBBLE BOX (C-3)

LIMIT OF DISTURBANCE (TYPICAL)

24" CONCRETE V CATCH BASIN (C-3)

8" SD

TIE TO EXISTING CATCH BASIN IN PARKING LOT

REMOVE (E) CONCRETE VALLEY GUTTER

6" HDPE DIRECTIONAL BORING

SAW CUT PARKING LOT

(E) SPILLWAY TO REMAIN

ROCK RIP RAP SWALE TO POND

10' SEWER EASEMENT

LANDS OF SWANSON

PARCEL FIVE

PARCEL ONE

EXCEPTION TO PARCEL ELEVEN

TRACT 632 34-M-21

8 9 10 11

4" SD 6" SD

DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

CIVIL 52075 STATE OF CALIFORNIA

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

California

Los Gatos

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE 01/17/25

SCALE AS NOTED

REVISIONS:
REV. 03/28/25
REV. 05/23/25
REV. 07/01/25

DRAWN J.G.

CHECKED C.B.

JOB No. 2024862

SHEET NO.
C-1.3
OF 9 SHEETS



DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

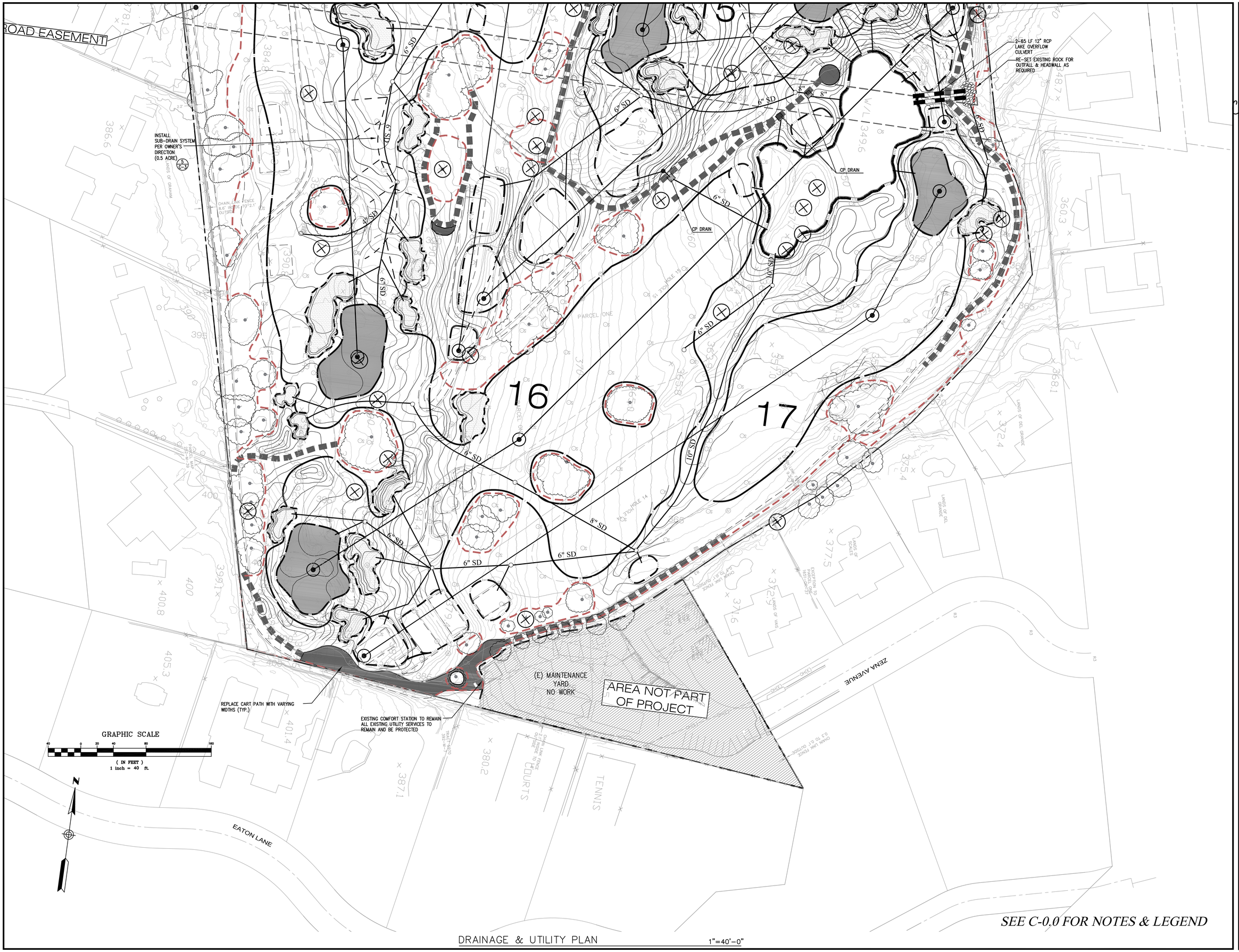
Los Gatos California

CONTENTS:

DRAINAGE AND UTILITY PLAN

DATE 01/17/25
SCALE AS NOTED
REVISIONS:
REV. 03/28/25
REV. 05/23/25
REV. 07/01/25

DRAWN J.G.
CHECKED C.B.
JOB No. 2024862
SHEET NO. C-1.4
OF 9 SHEETS



SEE C-0.0 FOR NOTES & LEGEND

DRAINAGE & UTILITY PLAN 1"=40'-0"

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

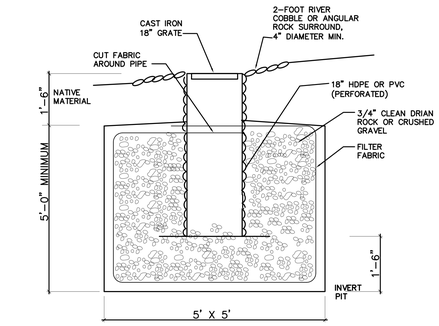
LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos California

CONTENTS:

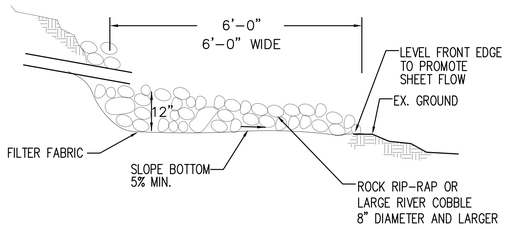
DRAINAGE AND UTILITY PLAN

DATE	01/17/25
SCALE	AS NOTED
REVISIONS:	REV. 03/28/25 REV. 05/23/25 REV. 07/01/25
DRAWN	J.G.
CHECKED	C.B.
JOB No.	2024862
SHEET NO.	C-1.5
OF	9 SHEETS



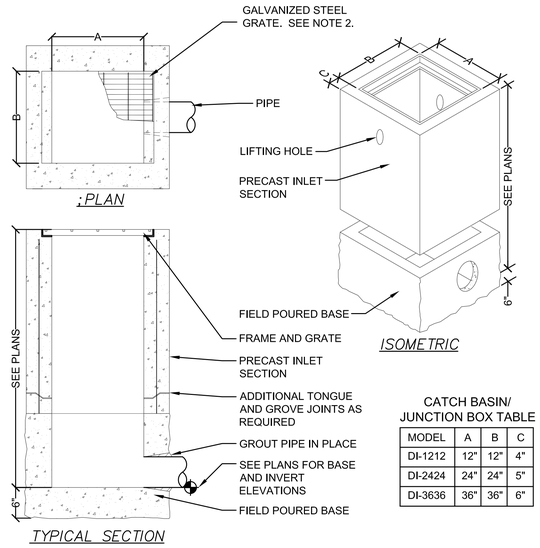
1 INFILTRATION BUBBLE BOX

NOT TO SCALE



2 ROCK HEADWALL & OUTFALL

NOT TO SCALE



CATCH BASIN/
JUNCTION BOX TABLE

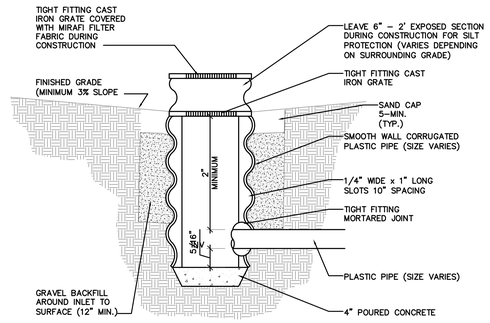
MODEL	A	B	C
DI-1212	12"	12"	4"
DI-2424	24"	24"	5"
DI-3636	36"	36"	6"

NOTES:

1. INLET AND GRATE SHALL BE OLDCASTLE PRECAST DROP INLET, OR EQUIVALENT.
2. FRAMES AND GRATES SHALL BE HEAVY DUTY, DESIGNED FOR H20 HIGHWAY LOADING. GRATE TO BE BICYCLE PROOF.

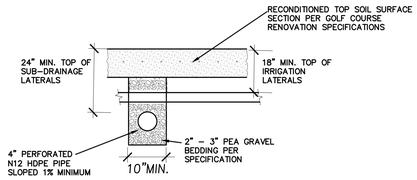
3 CONCRETE CATCH BASIN

NOT TO SCALE



4 TYPICAL DRAINAGE INLETS

NOT TO SCALE



NOTE:

SUB-DRAINAGE TO BE PLACED AT A MAXIMUM OF 25-FOOT ON CENTER, UNLESS OTHERWISE DIRECTED BY ENGINEER OR ARCHITECT.

5 TYPICAL SUB-DRAINAGE SECTION

NOT TO SCALE

CLIFFORD BECHTEL
AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net

CIVIL
52075
STATE OF CALIFORNIA

California

LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)

Los Gatos

CONTENTS:

CIVIL
DETAILS

DATE 01/17/25

SCALE AS NOTED

REVISIONS:
REV. 03/28/25
REV. 05/23/25
REV. 07/01/25

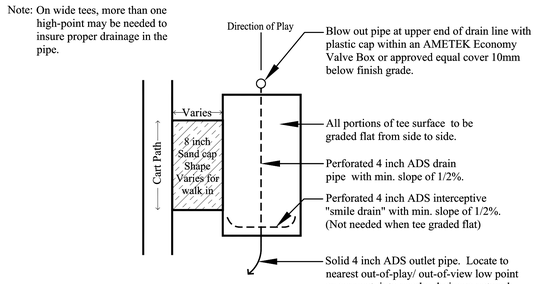
DRAWN J.G.

CHECKED C.B.

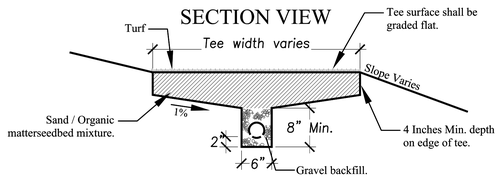
JOB No. 2024862

SHEET NO.
C-3.0
OF 9 SHEETS

PLAN VIEW



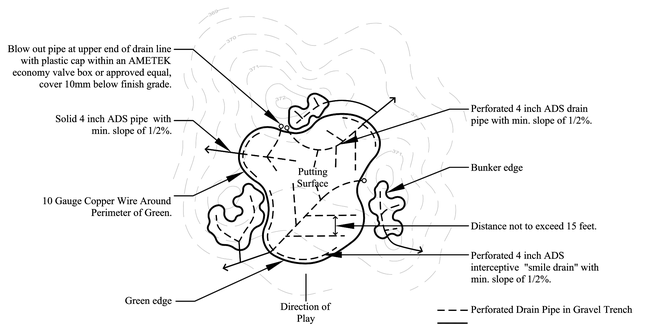
SECTION VIEW



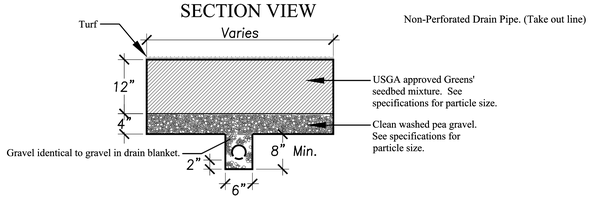
1 TEE CONSTRUCTION

NOT TO SCALE

PLAN VIEW



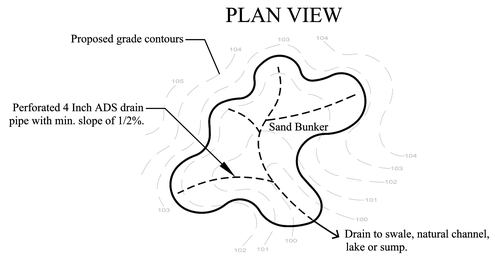
SECTION VIEW



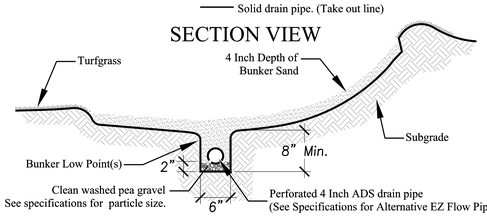
2 GREEN CONSTRUCTION (USGA)

NOT TO SCALE

PLAN VIEW



SECTION VIEW



Notes

1. See Specifications for StaLok Bunker liner and EZ Flow pipe alternatives to the typical details shown on this sheet. Final bunker liner and drain pipe details to be determined.
2. Final Cart path and Curb material, details and specifications to be determined.

3 SAND BUNKER

NOT TO SCALE

CLIFFORD BECHTEL AND ASSOCIATES, LLC.
Engineering and Project Management
1321 254th Place, SE
SAMMAMISH, WA 98075
650-333-0103
cliffbechtel1@comcast.net



LA RINCONADA COUNTRY CLUB
GOLF COURSE MODERNIZATION PROJECT
17400 WEDGEWOOD AVE AND 17445 ZENA AVE
ARCHITECTURAL AND SITE REVIEW (S-25-005)
Los Gatos California

CONTENTS:

CIVIL DETAILS

01/17/25
DATE 06/01/25

SCALE AS NOTED

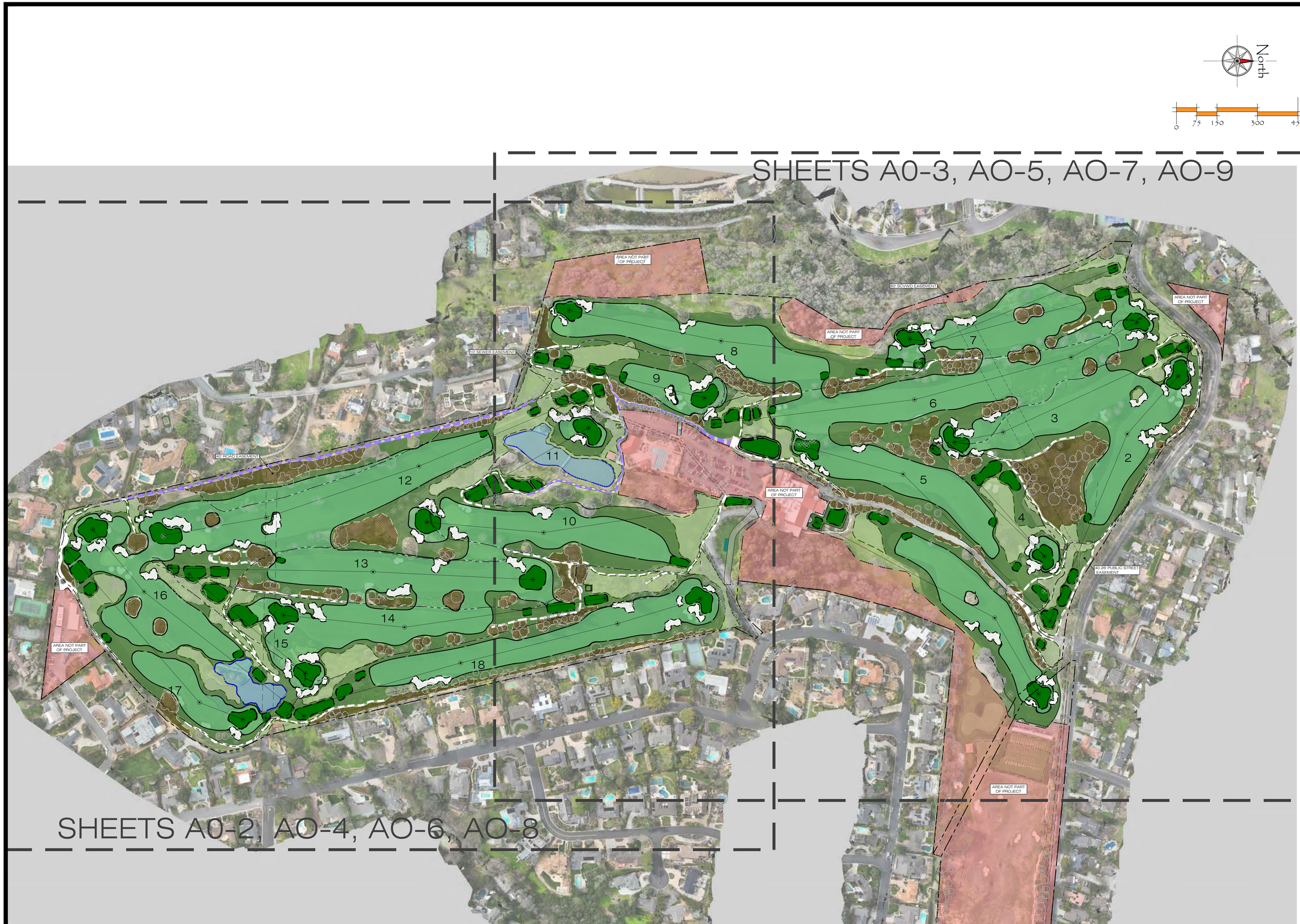
REV. 03/28/25
REV. 05/23/25
REV. 07/01/25

DRAWN J.G.

CHECKED C.B.

JOB No. 2024862

SHEET NO.
C-3.1
OF 9 SHEETS



Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LR

La Rinconada Golf Course Modernization Project

Overall Plan

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

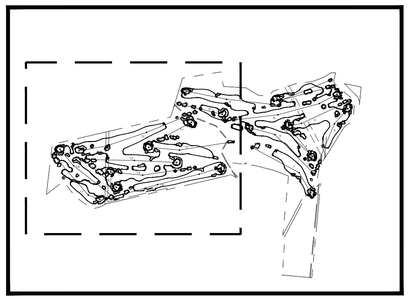
These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale:
1" = 150'

Sheet:
AO-1



UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

NOTES

SEE SHEET AO-11 FOR ADDITIONAL CART PATH INFORMATION.

LEGEND

- LIMITS OF DISTURBANCE
- WORK AREA
- PROPOSED ASPHALT CART PATH TO BE REMOVED
- PROPOSED CONCRETE CART PATH TO BE REMOVED
- EXISTING CART PATH
- TREE TO BE REMOVED
- EXISTING TREE CANOPY

North

0 50 100 200 300

AREA NOT PART OF PROJECT

REMOVE 2,859 S.F. OF CONCRETE CART PATH

10' SEWER EASEMENT

REMOVE 1,285 S.F. OF ASPHALT CART PATH

LIMITS OF DISTURBANCE (TYP)

REMOVE 2,846 S.F. OF CONCRETE CART PATH

REMOVE 7,183 S.F. OF CONCRETE CART PATH

40' ROAD EASEMENT

REMOVE 9,386 S.F. OF CONCRETE CART PATH

REMOVE 2,317 S.F. OF CONCRETE CART PATH

REMOVE 9,919 S.F. OF CONCRETE CART PATH

REMOVE 2,676 S.F. OF ASPHALT CART PATH

AREA NOT PART OF PROJECT

REMOVE 2,119 S.F. OF ASPHALT CART PATH

AREA NOT PART OF PROJECT

REMOVE 10,551 S.F. OF CONCRETE CART PATH

REMOVE 10,317 S.F. OF CONCRETE CART PATH

REMOVE 7,928 S.F. OF CONCRETE CART PATH

REMOVE 9,068 S.F. OF CONCRETE CART PATH

EXISTING 5' CONTOUR (TYP)

EXISTING 1' CONTOUR (TYP)

SEE SHEET AO-3

811 Know what's below. Call 811 before you dig.

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

DEMOLITION PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the Instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: 1" = 100'

Sheet: AO-2

NOTES

SEE SHEET AO-11 FOR ADDITIONAL CART PATH INFORMATION.

SEE SHEET A0-2

North

0 50 100 200 300

AREA NOT PART OF PROJECT

REMOVE 11,090 S.F. OF CONCRETE CART PATH

LIMITS OF DISTURBANCE (TYP)

60' SCVWD EASEMENT

REMOVE 7,264 S.F. OF CONCRETE CART PATH

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

10' SEWER EASEMENT

REMOVE 2,279 S.F. OF CONCRETE CART PATH

REMOVE 3,114 S.F. OF CONCRETE CART PATH

AREA NOT PART OF PROJECT

REMOVE 7,422 S.F. OF CONCRETE CART PATH

REMOVE 12,290 S.F. OF CONCRETE CART PATH

REMOVE 4,130 S.F. OF CONCRETE CART PATH

40.26' PUBLIC STREET EASEMENT

REMOVE 4,531 S.F. OF ASPHALT CART PATH

REMOVE 2,577 S.F. OF CONCRETE CART PATH

EXISTING 5' CONTOUR (TYP)

EXISTING 1' CONTOUR (TYP)

AREA NOT PART

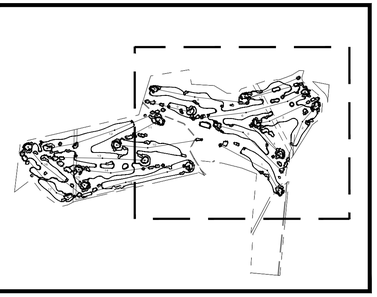
LEGEND

- LIMITS OF DISTURBANCE
- WORK AREA
- PROPOSED ASPHALT CART PATH TO BE REMOVED
- PROPOSED CONCRETE CART PATH TO BE REMOVED
- EXISTING CART PATH
- TREE TO BE REMOVED
- EXISTING TREE CANOPY

811 Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.



Designed By:
Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

DEMOLITION PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

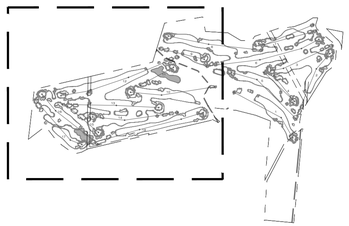
These drawings as prepared by the Golf Course Architect are the Instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/26/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: 1" = 100'

Sheet: AO-3



UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

AREA NOT PART OF PROJECT

North

0 50 100 200 300

10' SEWER EASEMENT

40' ROAD EASEMENT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

SEE SHEET A0-3

8 9 10 11 12 13 14 15 16 17 18

811 Know what's below. Call 811 before you dig.

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p (949) 476-6878 f (949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRADING PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. The unauthorized use of the instruments of Service shall be at the Owner's sole risk and the Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: 1" = 100'

Sheet: A0-4

SEE SHEET A0-2

AREA NOT PART OF PROJECT

60' SCVWD EASEMENT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

10' SEWER EASEMENT

AREA NOT PART OF PROJECT

40.26' PUBLIC STREET EASEMENT

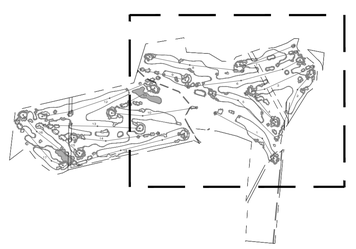
AREA NOT PART OF PROJECT

North

0 50 100 200 300

LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS



811 Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRADING PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf ~~Design, Inc.~~ reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

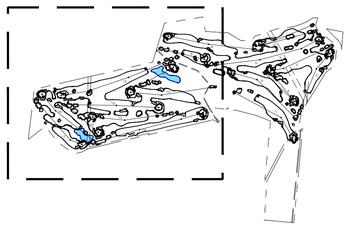
These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale:
1" = 100'

Sheet:
AO-5



UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

North

0 50 100 200 300

AREA NOT PART OF PROJECT

TURF REDUCTION ZONE (TYP.)
SEE PLANS BY PINNACLE DESIGN CO.

10' SEWER EASEMENT

NEW TEE (TYP.)

LAKE REBUILD & EXPAND
SEE PLANS BY OTHERS.

MEADOW ZONE (TYP.)

40' ROAD EASEMENT

NEW CART PATH CONCRETE
WIDTH VARIES

PUTTING GREEN

REALIGNED ENTRY ROAD
PLANS BY OTHERS

AREA NOT PART OF PROJECT

NEW GREEN (TYP.)

NEW/REBUILT BUNKER (TYP.)

NEW FAIRWAY (TYP.)

AREA NOT PART OF PROJECT

NEW CART PATH CONCRETE (TYP.)
8' WIDE (BLACK DASHED LINE)

NEW CART PATH CONCRETE (TYP.)
10' WIDE (ORANGE DASHED LINE)

LAKE REBUILD
SEE PLANS BY OTHERS.

SEE SHEET A0-3

811 Know what's below. Call 811 before you dig.

Designed By:
Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p(949)476-6878 f(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

FEATURES PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use Instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the Instruments of Service unless the Owner has obtained the prior written consent of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: 1" = 100'

Sheet: A0-6

SEE SHEET A0-2

AREA NOT PART OF PROJECT

MEADOW ZONE (TYP.)

10' SEWER EASEMENT

LAKE REBUILD & EXPAND
SEE PLANS BY OTHERS.

PUTTING GREEN

AREA NOT PART OF PROJECT

60' SCVWD EASEMENT

TURF REDUCTION ZONE (TYP.)
SEE PLANS BY PINNACLE DESIGN CO.

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

NEW TEE (TYP.)

NEW GREEN (TYP.)

NEW/REBUILT BUNKER (TYP.)

NEW FAIRWAY (TYP.)

NEW CART PATH CONCRETE (TYP.)
8' WIDE (BLACK DASHED LINE)

40.26' PUBLIC STREET EASEMENT

NEW CART PATH CONCRETE (TYP.)
10' WIDE (ORANGE DASHED LINE)

REALIGNED ENTRY ROAD
PLANS BY OTHERS

AREA NOT PART

North

0 50 100 200 300

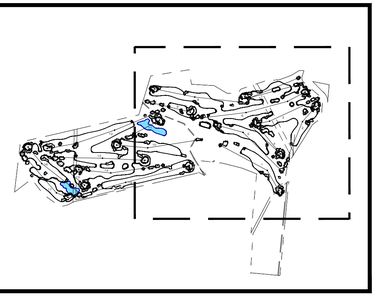
LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

811 Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.



Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

FEATURES PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

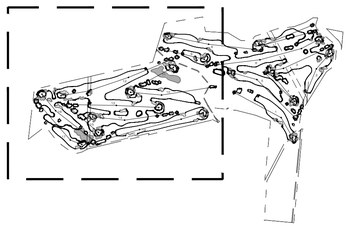
These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner has obtained the prior agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: 1" = 100'

Sheet: A0-7



UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

North

0 50 100 200 300

AREA NOT PART OF PROJECT

10' SEWER EASEMENT

TEES - SOD BERMUDAGRASS (TYP.)

FAIRWAYS - SOD BERMUDAGRASS (TYP.)

ROUGHS - SEED RYEGRASS (TYP.)

40' ROAD EASEMENT

GREENS - SEED BENTGRASS (TYP.)

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

BUNKER LIPS - SOD FESCUE (TYP.)

MEADOW ZONES - HYDROSEED FESCUE (TYP.)

8 9 10 11 12 13 14 15 16 17 18

SEE SHEET A0-3

811 Know what's below. Call 811 before you dig.

Designed By:
Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p(949)476-6878 f(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRASSING PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner has obtained the prior written consent of the Golf Course Architect to do so specifically. Any unauthorized use of the instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: 1" = 100'

Sheet: A0-8

SEE SHEET A0-2

AREA NOT PART OF PROJECT

10' SEWER EASEMENT

60' SCVWD EASEMENT

AREA NOT PART OF PROJECT

MEADOW ZONES - HYDROSEED FESCUE (TYP.)

AREA NOT PART OF PROJECT

GREENS - SEED BENTGRASS (TYP.)

BUNKER LIPS - SOD FESCUE (TYP.)

FAIRWAYS - SOD BERMUDAGRASS (TYP.)

ROUGHS - SEED RYEGRASS (TYP.)

40.26' PUBLIC STREET EASEMENT

TEES - SOD BERMUDAGRASS (TYP.)

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

North

0 50 100 200 300

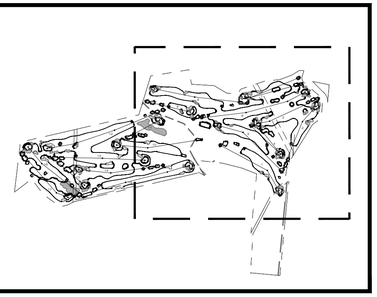
LEGEND

- TURF CONVERSION TO NATIVE PLANT MATERIAL
- TURF CONVERSION TO MULCH
- TURF CONVERSION TO NATIVE GRASS
- PROPOSED GOLF FEATURE - BUNKER
- PROPOSED GOLF FEATURE - TEE
- PROPOSED GOLF FEATURE - GREEN
- PROPOSED GOLF FEATURE - FAIRWAY GRASS
- PROPOSED GOLF FEATURE - ROUGH GRASS

811 Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.



Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

GRASSING PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Unauthorized use of any instrument of Service shall be at the Owner's sole risk and the Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: 1" = 100'

Sheet: A0-9

RAW EARTHWORK VOLUMES SUMMARY

Volume Summary

Name	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Hole 1	1.000	1.000	20,877	153	297	(144)
Hole 2	1.000	1.000	92,074	4,476	1,103	3,373
Hole 3	1.000	1.000	139,278	9,302	1,835	7,467
Hole 4	1.000	1.000	70,731	1,115	3,647	(2,532)
Hole 5	1.000	1.000	52,393	3,095	555	2,540
Hole 6	1.000	1.000	175,485	7,780	10,214	(2,434)
Hole 7	1.000	1.000	72,278	3,310	745	2,566
Hole 8	1.000	1.000	61,084	3,620	554	3,065
Hole 9	1.000	1.000	39,330	940	789	151
Hole 10	1.000	1.000	67,004	6,519	839	5,680
Hole 11	1.000	1.000	60,867	3,595	890	2,705
Hole 12	1.000	1.000	160,034	7,539	1,065	6,474
Hole 13	1.000	1.000	74,461	3,414	468	2,946
Hole 14	1.000	1.000	91,338	2,257	2,074	183
Hole 15	1.000	1.000	74,882	1,294	1,983	(689)
Hole 16	1.000	1.000	120,059	5,431	4,623	808
Hole 17	1.000	1.000	69,826	617	4,516	(3,900)
Hole 18	1.000	1.000	76,539	3,395	551	2,844

RAW TOTALS

2D Area (Sq Ft)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
1,518,539	67,853	36,748	31,105

RAW EARTHWORK EXECUTIVE SUMMARY

AREA	CUT	FILL
34.9 acres	67,853 cy	36,748 cy

ADJUSTED EARTHWORK EXECUTIVE SUMMARY

RAISE ALL PLAN GRADES BY APPROX +6.5" in unbalanced areas*

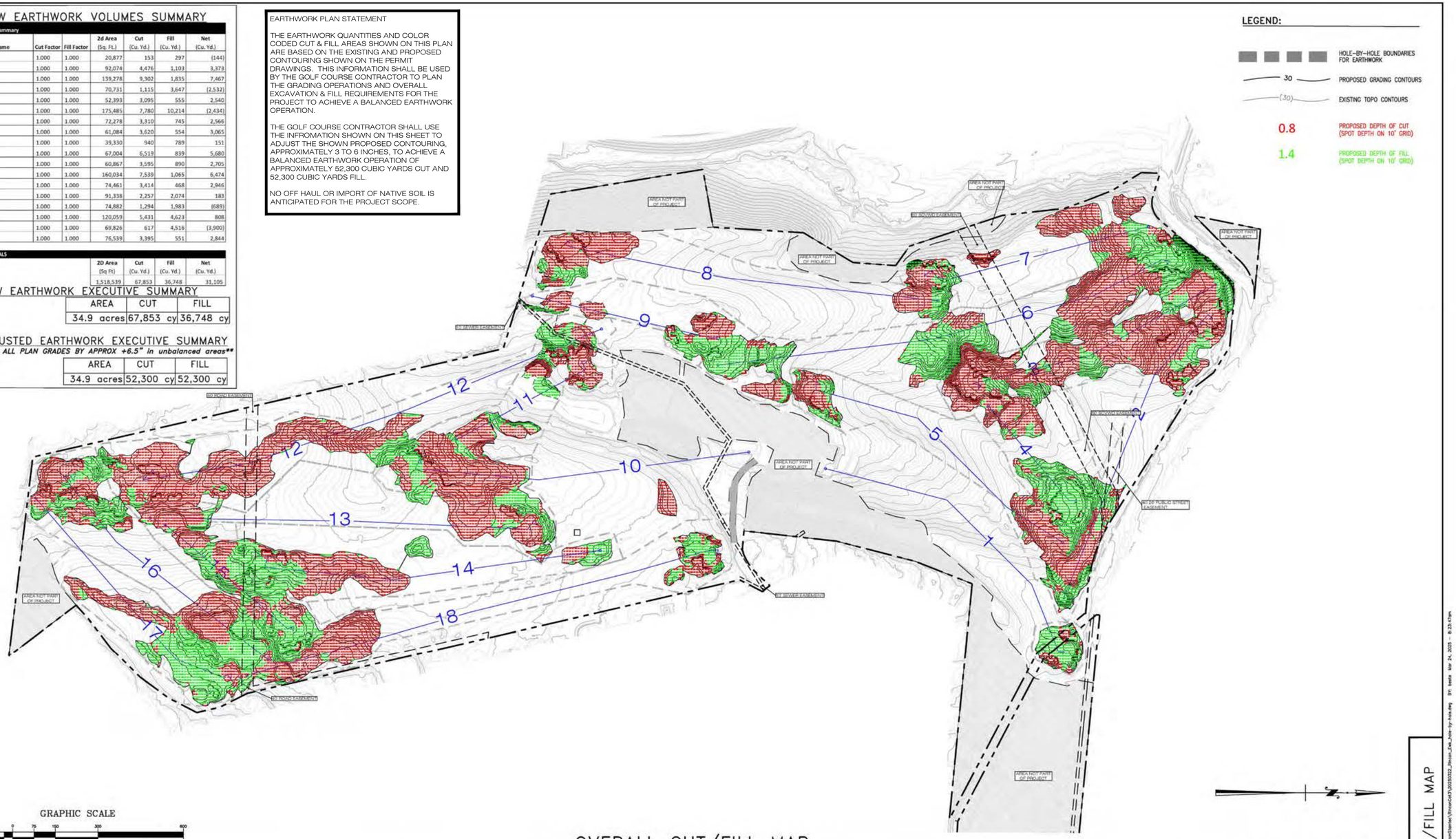
AREA	CUT	FILL
34.9 acres	52,300 cy	52,300 cy

EARTHWORK PLAN STATEMENT

THE EARTHWORK QUANTITIES AND COLOR CODED CUT & FILL AREAS SHOWN ON THIS PLAN ARE BASED ON THE EXISTING AND PROPOSED CONTOURING SHOWN ON THE PERMIT DRAWINGS. THIS INFORMATION SHALL BE USED BY THE GOLF COURSE CONTRACTOR TO PLAN THE GRADING OPERATIONS AND OVERALL EXCAVATION & FILL REQUIREMENTS FOR THE PROJECT TO ACHIEVE A BALANCED EARTHWORK OPERATION.

THE GOLF COURSE CONTRACTOR SHALL USE THE INFROMATION SHOWN ON THIS SHEET TO ADJUST THE SHOWN PROPOSED CONTOURING, APPROXIMATELY 3 TO 6 INCHES, TO ACHIEVE A BALANCED EARTHWORK OPERATION OF APPROXIMATELY 52,300 CUBIC YARDS CUT AND 52,300 CUBIC YARDS FILL.

NO OFF HAUL OR IMPORT OF NATIVE SOIL IS ANTICIPATED FOR THE PROJECT SCOPE.



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

OVERALL CUT/FILL MAP

1" = 150 ft

REVISED 3/23/2025

DIGALERT DIAL TOLL FREE 811 AT LEAST TWO DAYS BEFORE YOU DIG

BASIS OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF

BENCHMARK NO: BM **DESCRIPTION** **DATUM:** NAVD88 **ELEV:** **YEAR:** 2000

CITY: LOS GATOS

COUNTY: SANTA CLARA

STATE: CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER G. ESTENGER C45663 Exp. 12/31/26 CIVIL STATE OF CALIFORNIA

PREPARED BY:
SOCAL CIVIL GOLF LLC
• CIVIL ENGINEERING • SURVEYING •
731 Wingate Bay, Costa Mesa, California 92626
(949) 244-2529
E-Mail Address: socalcivilgolf@gmail.com

G. "BILL" ESTENGER P.E. C45663 EXP. DATE 12/31/26

DATE 03/23/25 JOB Nº 221058 DRAWN BY: BE

REVISIONS

Nº	DATE	BY	DESCRIPTION
1	01/16/2025		Added Existing Easements
2	02/26/2025		Separate Volumes Hole-by-Hole
3	03/23/2025		Updated Earthwork per revised Arch Grading

PLANS PREPARED FOR: ORIGINS GOLF DESIGN

PHONE
FAX
E-Mail

PROJECT TITLE LA RINCONADA 2025 REMODEL

PROJECT ADDRESS 14595 Clearview Dr, Los Gatos, CA 95032

LEGAL DESCRIPTION see above for legal description

SCALE: PER PLAN

SHEET C1 OF 1

SHEET TITLE: OVERALL CUT/FILL MAP

DWG: P:\SOCAL\Whalen\Shawnhan\Estenger\Whalen Golf\20250322_Rincon_Exc_Hole-by-Hole.dwg BY: beste Mar 24, 2025 - 8:25:47am

Designed By:
TODD ECKENRODE
Origins GOLF DESIGN
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

EARTHWORKS EXHIBIT

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect and its consultants shall be the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the Instrument of Service shall be at the Owners sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: NTS

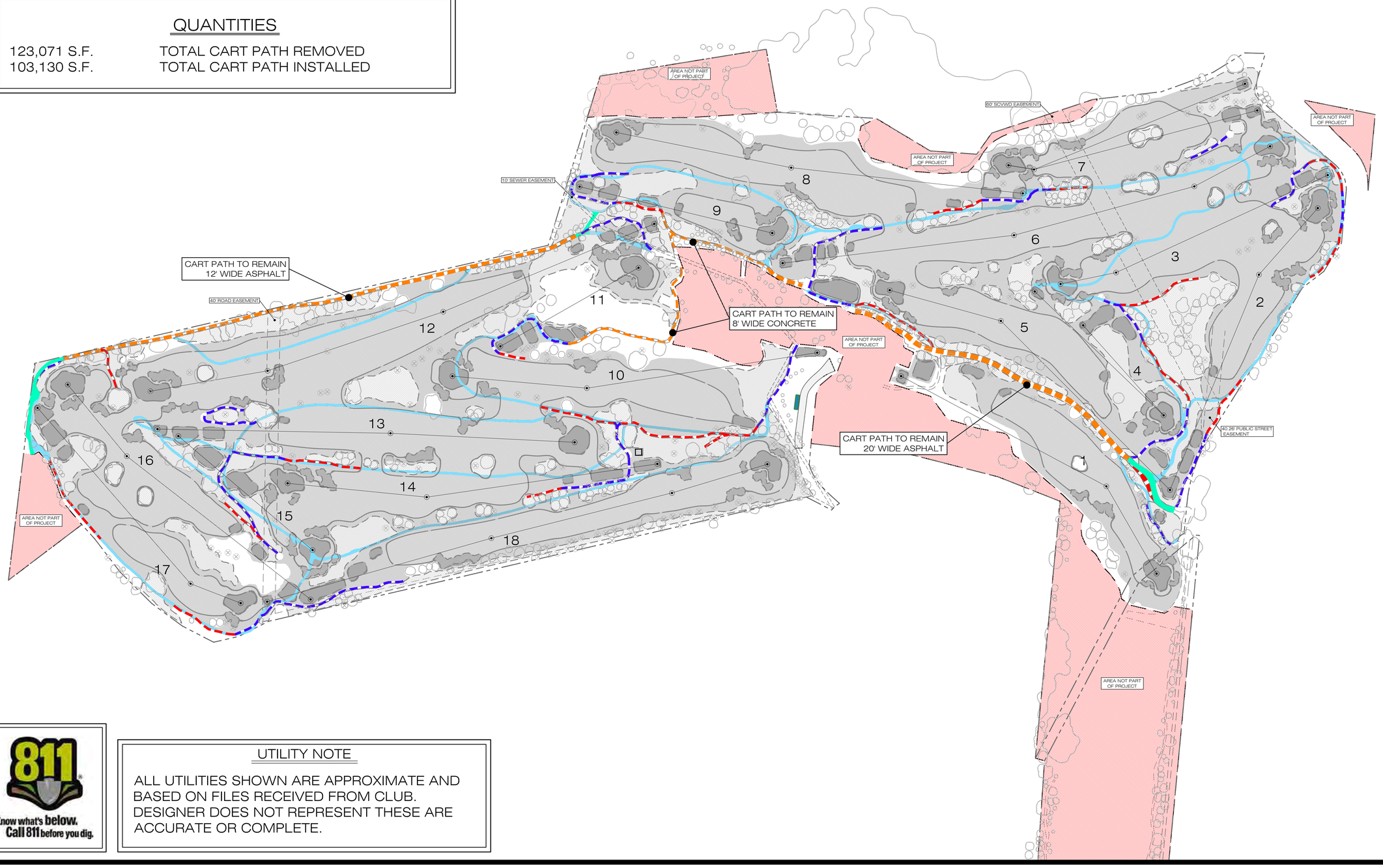
Sheet: AO-10

LEGEND

- CART PATH REMOVED - CONCRETE
- CART PATH REMOVED - ASPHALT
- CART PATH REMAINS. WIDTHS & MATERIALS VARY.
- NEW CONCRETE CART PATH 8' WIDE
- NEW CONCRETE CART PATH 10' WIDE

QUANTITIES

123,071 S.F.	TOTAL CART PATH REMOVED
103,130 S.F.	TOTAL CART PATH INSTALLED



Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

CART PATH PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner has obtained the prior written consent of the Golf Course Architect to do so specifically. Any unauthorized use of the instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale:
1" = 150'

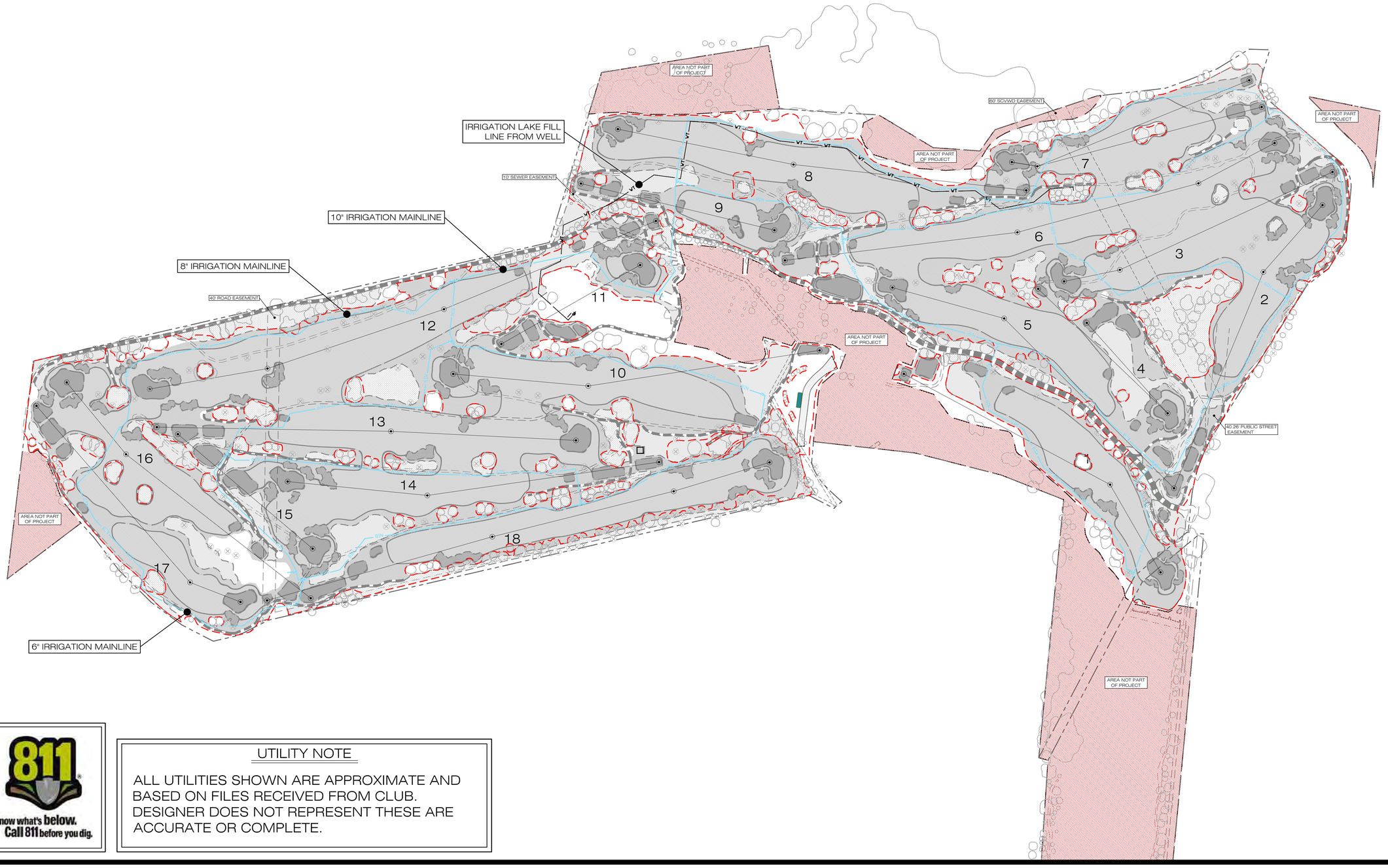
Sheet:
AO-11

LEGEND

- 6IN — 6" IRRIGATION MAINLINE
- 8IN — 8" IRRIGATION MAINLINE
- 10IN — 10" IRRIGATION MAINLINE
- WT — IRRIGATION LAKE FILL LINE FROM WELL

North

0 75 150 300 450



Know what's below. Call 811 before you dig.

UTILITY NOTE

ALL UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FILES RECEIVED FROM CLUB. DESIGNER DOES NOT REPRESENT THESE ARE ACCURATE OR COMPLETE.

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949)476-6878 f.(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

IRRIGATION MAINLINE PLAN

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

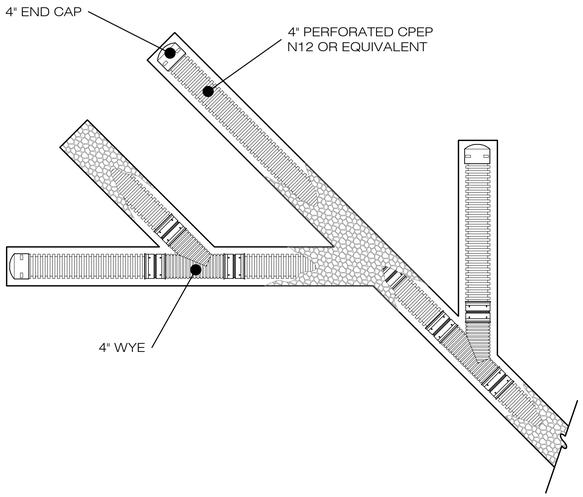
These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

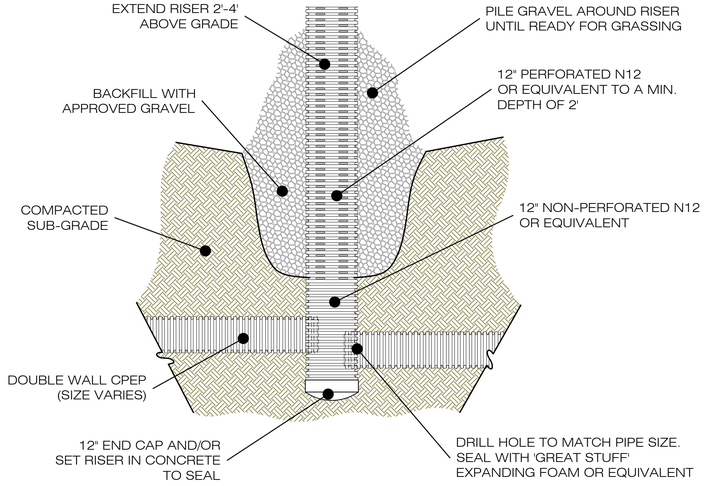
Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: 1" = 150'

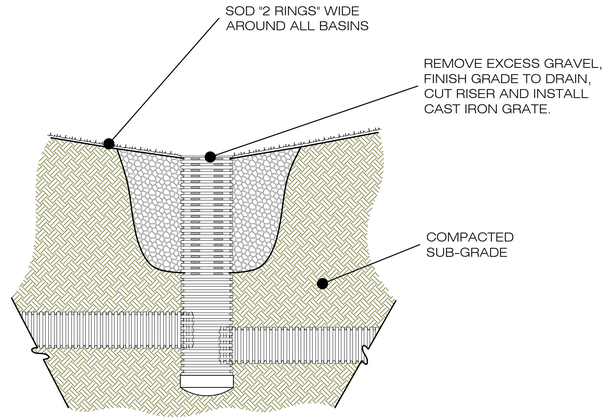
Sheet: AO-12



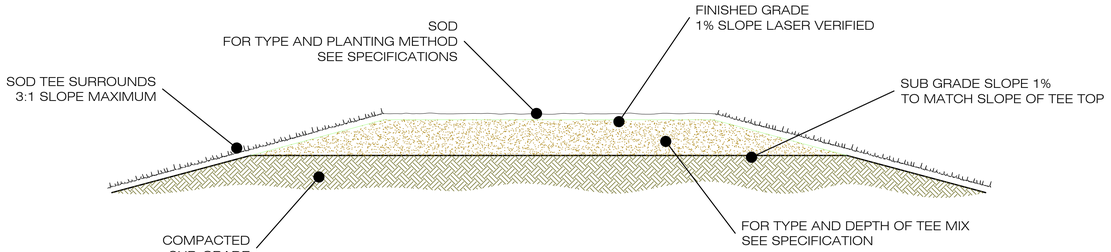
TYPICAL DRAINAGE SYSTEM TEES AND BUNKERS



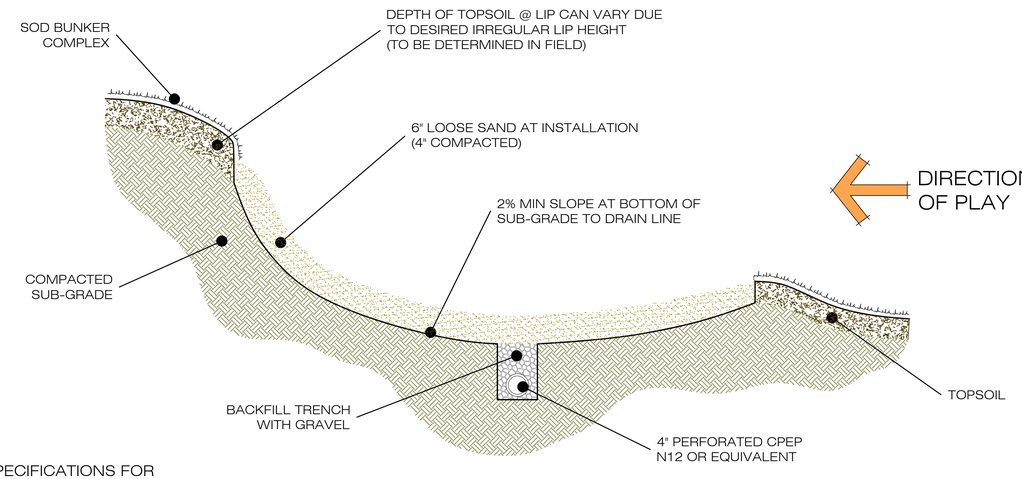
TYPICAL CATCH BASIN
ROUGH GRADING



TYPICAL CATCH BASIN
SEED BED PREP



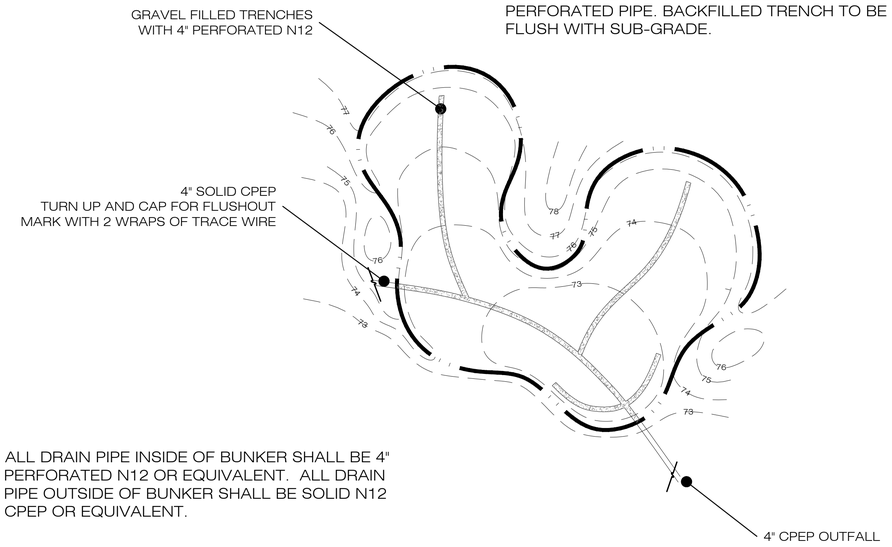
TYPICAL TEE SECTION



SEE SPECIFICATIONS FOR
BUNKER LINER DETAILS.

TYPICAL BUNKER SECTION

TRENCHES SHALL BE 6" WIDE AND 8" DEEP. LINE ALL TRENCHES WITH GRAVEL BEFORE INSTALLING PERFORATED PIPE. BACKFILLED TRENCH TO BE FLUSH WITH SUB-GRADE.



ALL DRAIN PIPE INSIDE OF BUNKER SHALL BE 4" PERFORATED N12 OR EQUIVALENT. ALL DRAIN PIPE OUTSIDE OF BUNKER SHALL BE SOLID N12 CPEP OR EQUIVALENT.

TYPICAL BUNKER DRAINAGE

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949) 476-6878 f.(949) 476-6875
www.originsgolfdesign.com

Prepared For:

LR

LA RINCONADA GOLF COURSE MODERNIZATION PROJECT

CONSTRUCTION DETAILS

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

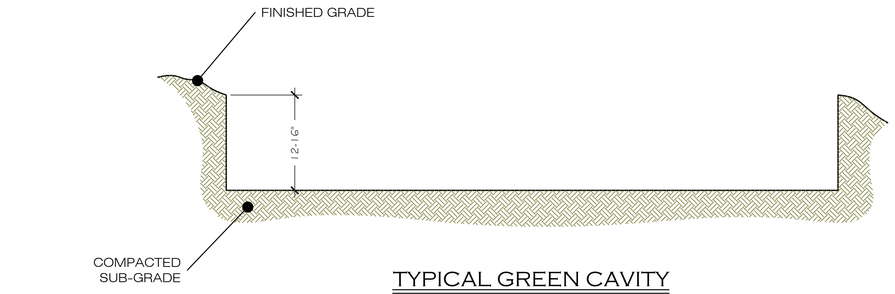
These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of the instrument of Service shall be at the Owner's sole risk. The Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

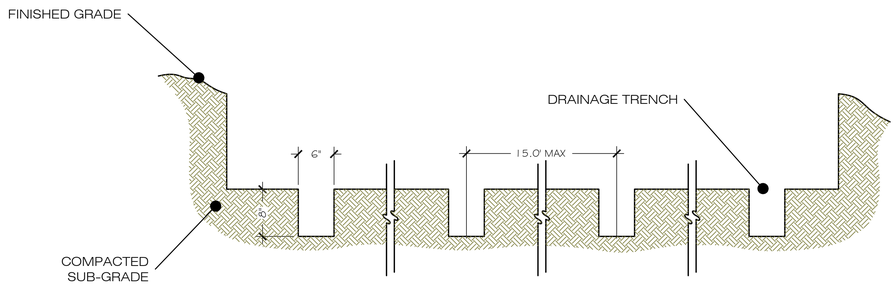
Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale: NTS

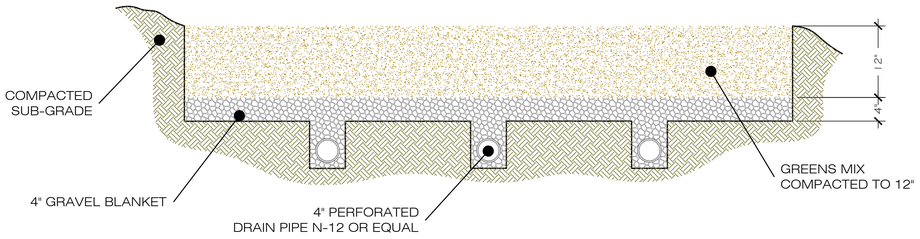
Sheet: AO-13



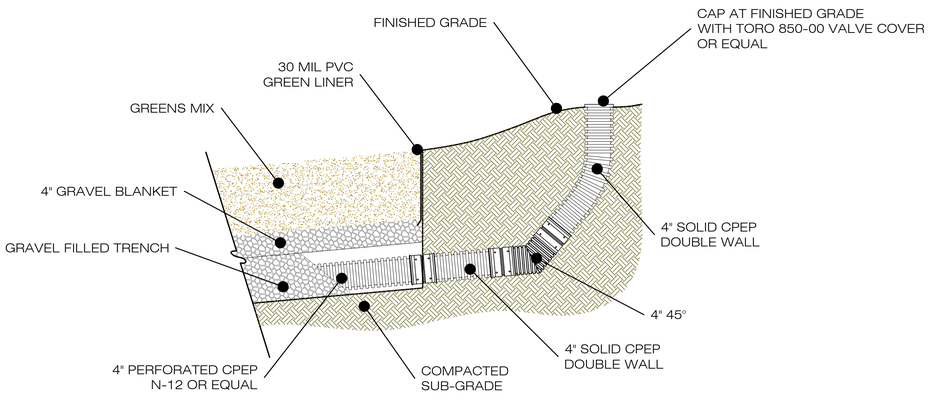
TYPICAL GREEN CAVITY



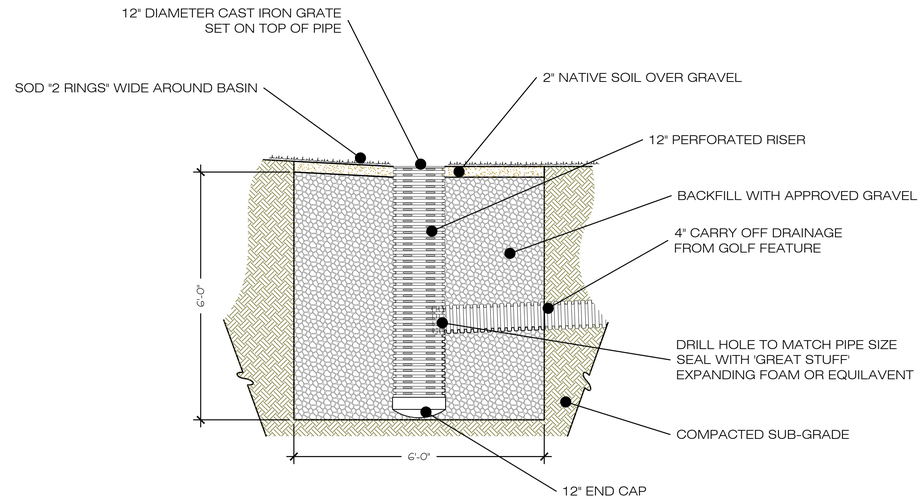
TYPICAL DRAINAGE LAYOUT



TYPICAL FINISHED GREEN

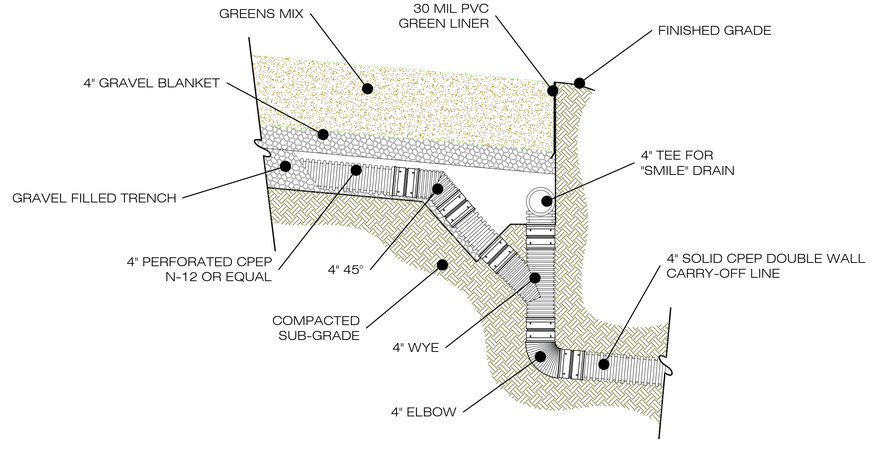


TYPICAL CLEAN-OUT DETAIL



TYPICAL DRY SUMP

PLACE IN OUT OF PLAY AREAS WHEN POSSIBLE



TYPICAL GREEN DRAIN CONNECTION

Designed By:

Todd Eckenrode
Origins Golf Design
18022 Cowan, Suite 200
Irvine, California 92614 USA
p.(949)476-6878 f.(949)476-6875
www.originsgolfdesign.com

Prepared For:

LA RINCONADA GOLF COURSE
MODERNIZATION PROJECT
CONSTRUCTION DETAILS

Notes:

Copyright 2025. Todd Eckenrode - Origins Golf Design expressly reserves the common law and statutory copyright and other property rights in these plans. These plans are not to be used, reproduced, changed or copied in any form or manner whatsoever, nor may they be assigned to any third party, without first obtaining the express, written consent and permission of Todd Eckenrode - Origins Golf Design.

These drawings as prepared by the Golf Course Architect are the instruments of Service for use solely with respect to this project. The Golf Course Architect shall be deemed the authors and owners of their respective instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights.

No other right to use instruments of Service shall be deemed granted or implied. The Owner, his partners, heirs, successors or assigns shall not use the instruments of Service unless the Owner obtains the prior written Agreement of the Golf Course Architect to do so specifically. Any unauthorized use of instruments of Service shall be at the Owner's sole risk and the Golf Course Architect shall not be liable for, or responsible for any such un-approved use or change.

Date: 1/17/25
REV 1: 3/28/25
REV 2: 5/23/25
REV 3: 7/1/25

Scale:
NTS

Sheet:
AO-14

ABBREVIATIONS

&	AND
(E)	EXISTING
(N)	NEW
(P)	PROPOSED
@	AT
A/C	AIR CONDITIONING
AC	ASPHALTIC CONCRETE
ACOUST	ACOUSTICAL
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT / ARCHITECTURAL
B.O.	BOTTOM OF
B/W	BETWEEN
BD	BOARD
BKG	BACKING
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
CAB	CABINET
CEM	CEMENT
CJ	CONSTRUCTION JOINT / CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT
DSP	DRY STAND PIPE
DTL	DETAIL
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EXT	EXTERIOR
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FIN	FINISH
FL	FLOOR
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FR	FRAME
FRP	FIBERGLASS REINFORCED PANEL
FSD	FIRE SEPERATION DISTANCE
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GR	GRADE
GSM	GALVANIZED SHEET MTL.
GYP	GYPSUM
HB	HOSE BIBB
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING & AIR CONDITIONING
IFHPC	ISSUE FOR HEALTH PLAN CHECK
IFPC	ISSUE FOR PLAN CHECK
IFPPC	ISSUE FOR PLANNING PLAN CHECK
IN	INCH OR INCHES
INCL	INCLUDE
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JAN	JANITOR
JT	JOINT
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LB	POUND
LF	LINEAR FEET
LG	LARGE
LT	LIGHT
M.R.	MOISTURE RESISTANT
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NS	NO SCALE
NTS	NOT TO SCALE
O/	OVER
O/A	OVERALL
OC	ON CENTER
OCC	OCCUPANCY
OFD	OVERFLOW DRAIN
OH	OPPOSITE HAND
OPNG	OPENING
OPOI	OWNER PROVIDED, OWNER INSTALLED
P.LAM.	PLASTIC LAMINATE
PIP	POURED IN PLACE
PKG	PARKING
PL	PLATE
PLAS	PLASTER
PLYWD	PLYWOOD
PT	POINT
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
REQ	REQUIRED
RM	ROOM
RO	ROUGH OPENING
RWL	RAINWATER LEADER
SAN	SANITARY
SC	SOLID CORE
SCD	SEE CIVIL DRAWINGS
SCHED	SCHEDULE
SEC	SECTION
SED	SEE ELECTRICAL DRAWINGS
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SLD	SEE LANDSCAPE DRAWINGS
SMD	SEE MECHANICAL DRAWINGS
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
SSD	SEE STRUCTURAL DRWAINGS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SWR	SEWER
SYM	SYMMETRICAL
SYS	SYSTEM
T & B	TOP & BOTTOM
T & G	TONGUE & GROOVE
T.O.	TOP OF
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICK
TV	TELEVISION
TYP	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UNF	UNFINISHED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
W	WIDE
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WIRE GLASS
WH	WATER HEATER
WP	WATERPROOF
WR	WATER RESISTANT
WSP	WET STAND PIPE
WT	WEIGHT
YD	YARD
Ø	DIAMETER

SYMBOL LEGEND

EARTH / COMPACTED FILL

CONCRETE

SAND / MORTAR

ALUMINUM

STEEL

FINISH WOOD

ROUGH WOOD / CONTINUOUS

WOOD BLOCK

METAL STUD

PLYWOOD

BATT INSULATION

RIGID INSULATION

GYPSUM WALL BOARD

SPOT ELEVATION

MATCH LINE

CONTROL POINT / DATUM

REVISION TAG / CLOUD

KEY NOTE TAG

FINISH TAG

WINDOW TAG

DOOR TAG

EXTERIOR ELEVATION NUMBER
SHEET NUMBER

DETAIL NUMBER
SHEET NUMBER

BUILDING SECTION NUMBER
SHEET NUMBER

WALL SECTION NUMBER
SHEET NUMBER

INTERIOR ELEVATION NUMBER
SHEET NUMBER

ROOM NAME
ROOM NUMBER

DIMENSION TO FACE OF STRUCTURE

DIMENSION TO CENTERLINE

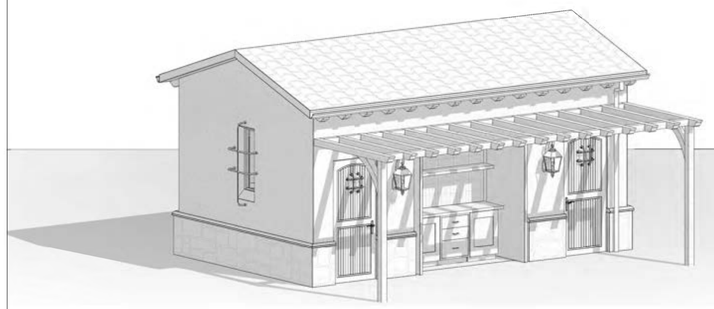
DIMENSION TO FACE OF FINISH

PROPERTY LINE

COLUMN REFERENCE GRIDS

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032



GENERAL INFORMATION

OCCUPANCY:	B
TYPE OF CONSTRUCTION:	II-B
SPRINKLERED:	NO
SITE AREA:	63.71 ACRE / 2,775,207 SF
BUILDING AREA:	445 SF
ZONING:	RC - RESOURCE CONSERVATION
APN:	40931001

SHEET INDEX LEGEND

IFPC	ISSUED FOR PLAN CHECK
IFRS	ISSUED FOR RESUBMITTAL
□	SUBMITTED WITHOUT REVISION
■	SUBMITTED WITH REVISION
	NOT SUBMITTED / REMOVED FROM SET

SCOPE OF WORK

CONSTRUCTION OF NEW RESTROOMS AT EXISTING SITE.
SCOPE OF WORK INCLUDES CONSTRUCTION OF NEW WALLS, FINISHES, LIGHTING, ROOF, AND ASSOCIATED PLUMBING FIXTURES FOR RESTROOM ACCOMMODATIONS.

SHEET INDEX LEGEND

SHEET NUMBER	SHEET NAME	IFPC, S1
GENERAL INFORMATION		
PA0.0	GENERAL INFORMATION	
PA0.3	BLUEPRINT FOR A CLEAN BAY	
ARCHITECTURAL		
PA1.0	OVERALL & ENLARGED PROPOSED SITE PLAN	
PA2.3	PROPOSED FLOOR PLAN	
PA2.4	PROPOSED DIMENSIONED FLOOR PLAN & WALL TYPES	
PA2.6	PROPOSED ROOF PLAN	
PA3.1	PROPOSED EXTERIOR ELEVATIONS	
PA4.1	PROPOSED FF&E FLOOR PLAN & ELEVATIONS	
PA6.1	PROPOSED REFLECTED CEILING PLAN	

PREVAILING CODES

TOWN OF LOS GATOS MUNICIPAL CODE

2022 CBC, CPC, CMC, CEC
2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
2022 BUILDING ENERGY EFFICIENCY STANDARDS
2022 CALIFORNIA GREEN BUILDING STANDARDS

PROJECT DIRECTORY

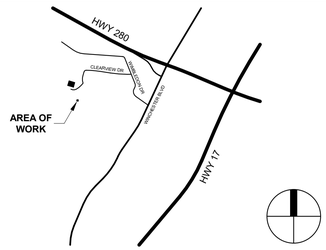
CLIENT: LA RINCONADA COUNTRY CLUB
14595 CLEARVIEW DR
LOS GATOS, CA 95032
ANDY KIMBALL
E: akimball@larinconadacc.com

ARCHITECT: E2 ARCHITECTURE
307 ORCHARD CITY DRIVE, STE. 350
CAMPBELL, CA 95008
JEFFREY EATON, AIA
P: (408) 691-8998
E: jeffrey@e2astudio.com

CIVIL ENGINEER: CLIFF BECHTEL AND ASSOCIATES, LLC
1321 254TH PLACE, SE
SAMMAMISH, WA 98075
CLIFF BECHTEL
P: (650)333-0103

PLANNER: HMH ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
STEPHAN KUEHN
P: (669)295-2357

VICINITY MAP



APPROVAL STAMP

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION
17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032
Client: KEVIN BREEN

Rev. #	Description	Date
3	PER TOWN COMMENTS	05/23/25
	PER TOWN COMMENTS	07/01/25

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
GENERAL INFORMATION

PA0.0

7/1/2025 1:43:35 PM

© 2024 E2 ARCHITECTURE

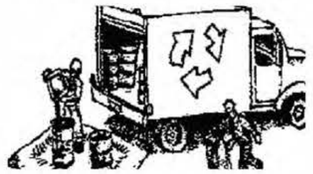
Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



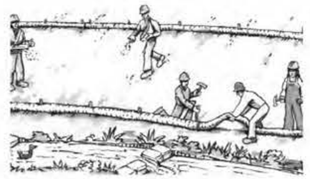
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.



Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

February 2024, WVCWA 4/24

E2 ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION
17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032
Client: KEVIN BREEN

Rev. #	Description	Date
2	PER TOWN COMMENTS	05/22/25
3	PER TOWN COMMENTS	07/01/25

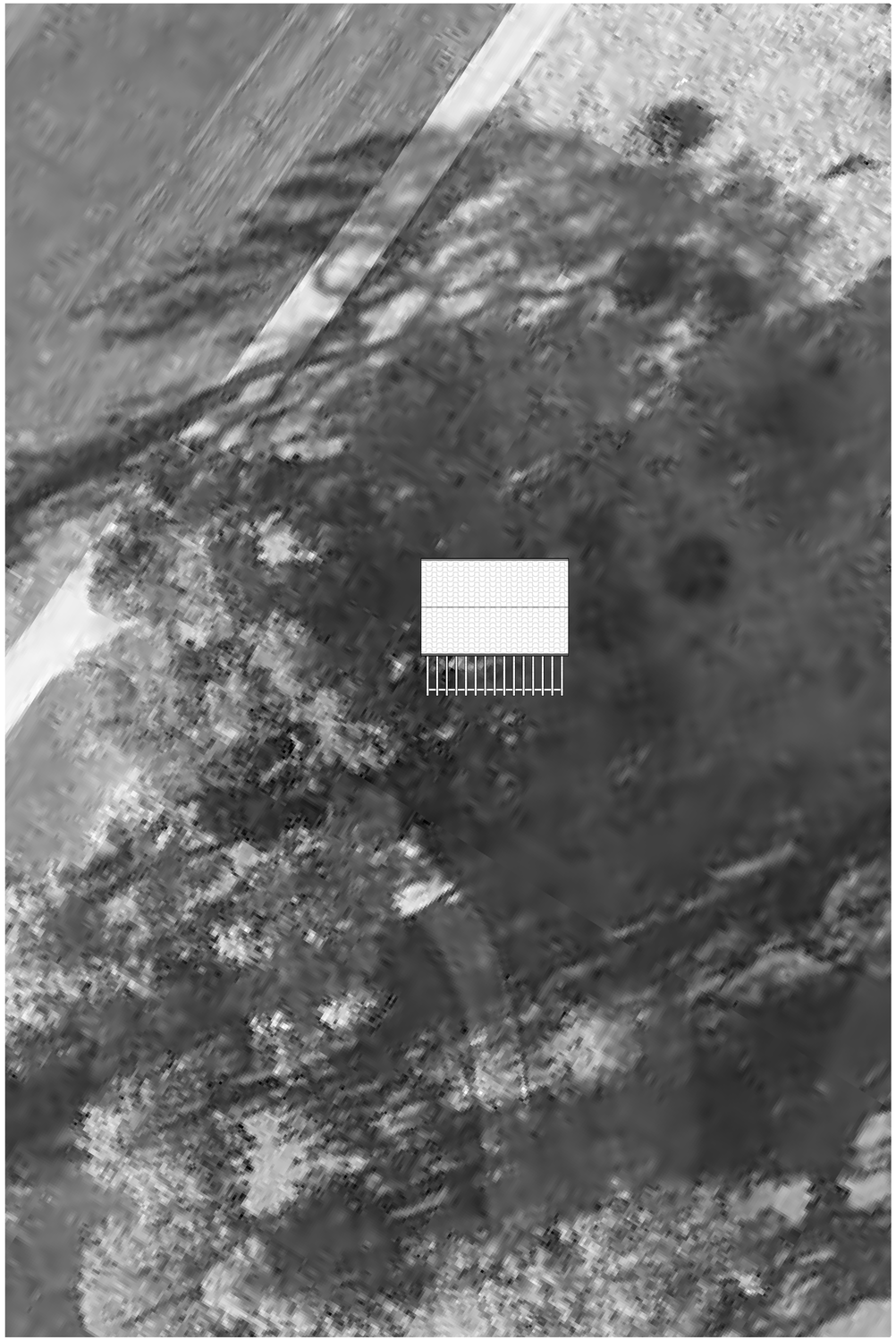
Project Number: 24072
Date: MAR. 28, 2025
Drawn by: Author
Checked by: Checker

Sheet Title:
BLUEPRINT FOR A CLEAN BAY

PA0.3

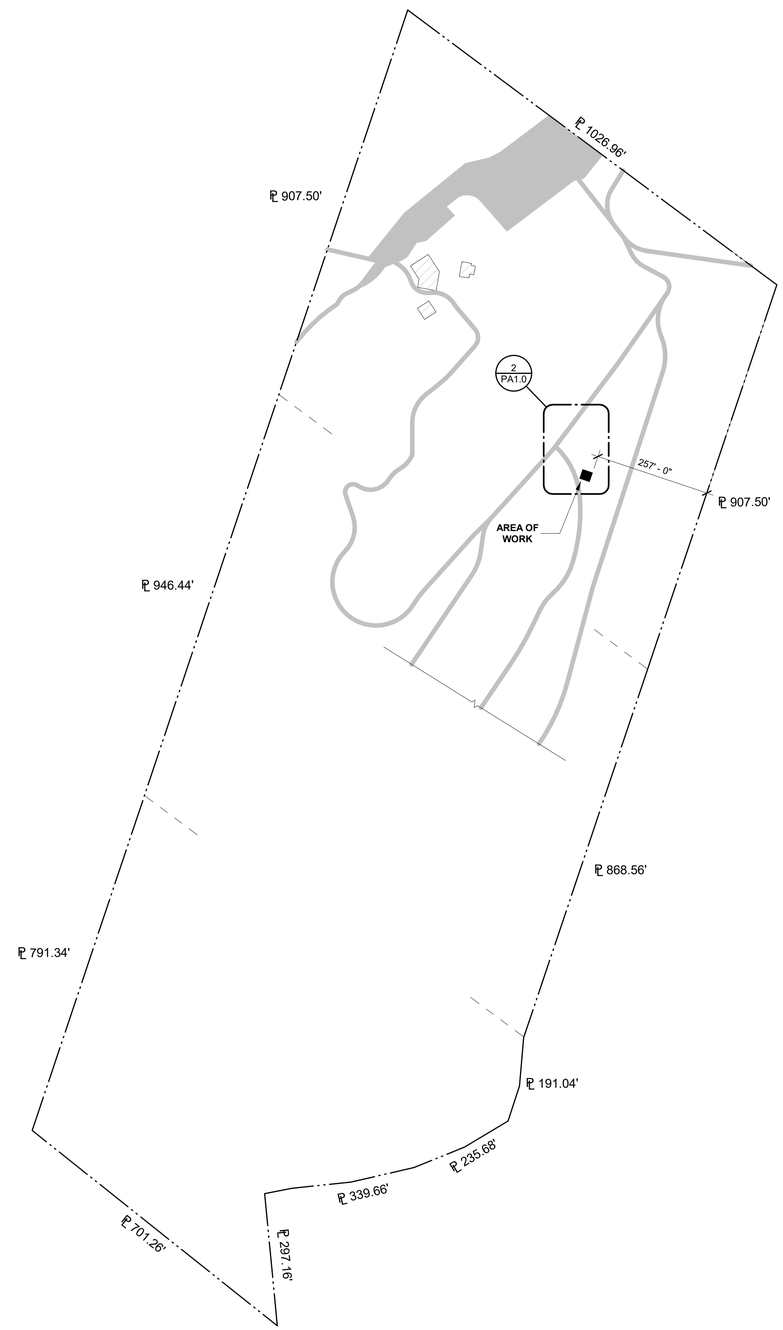
7/1/2025 1:43:57 PM

© 2024 E2 ARCHITECTURE



ENLARGED PROPOSED SITE PLAN 2

1" = 10'-0"



OVERALL PROPOSED SITE PLAN 1

1" = 160'-0"

LEGEND

——·——·——	PROPERTY LINE
₵ XX.XX'	LENGTH OF PROPERTY LINE
	EXISTING PARKING LOT ROAD GOLF-CART ROAD
	EXISTING BUILDING NOT IN SCOPE

KEYNOTES

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date
3	PER TOWN COMMENTS	05/23/25
	PER TOWN COMMENTS	07/01/25

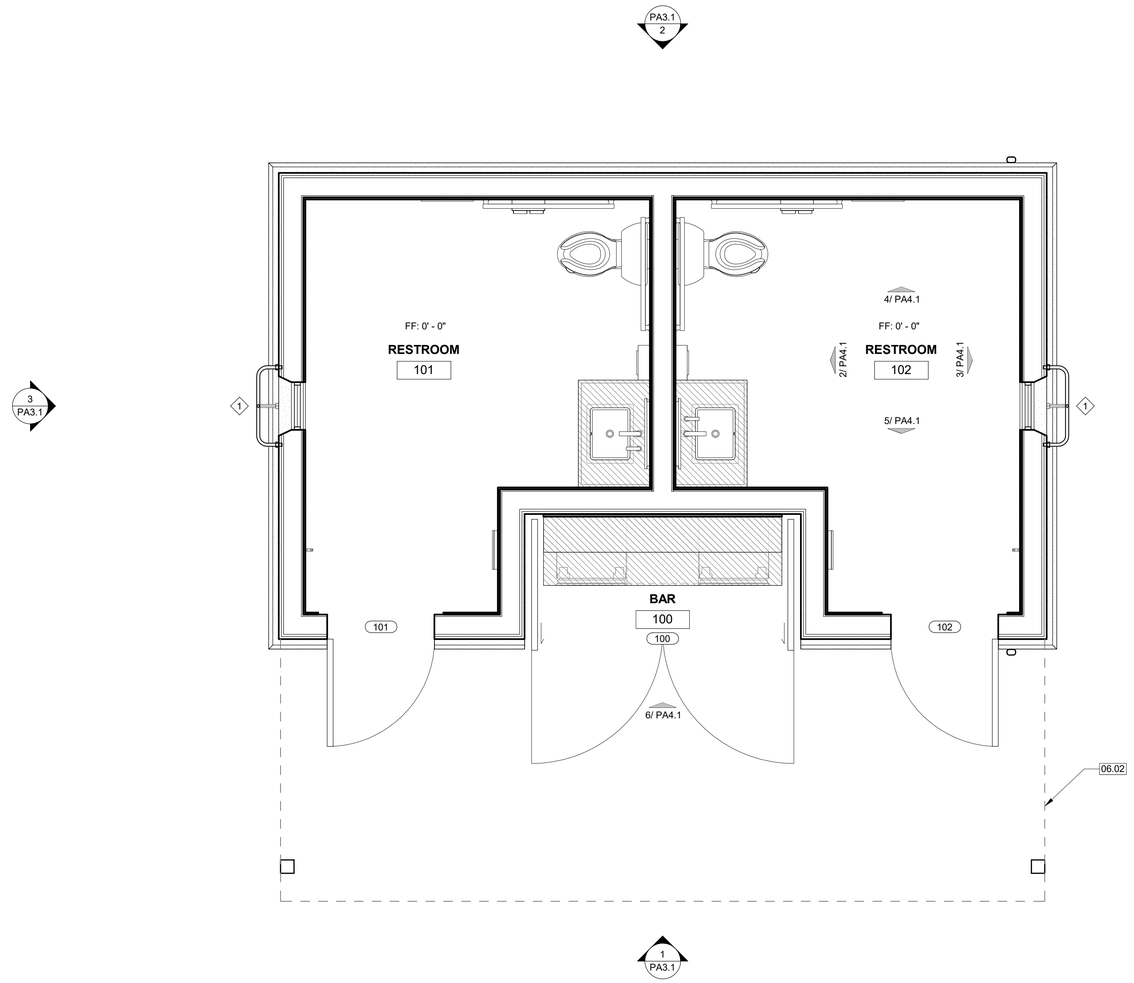
Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
OVERALL & ENLARGED PROPOSED SITE PLAN

PA1.0

7/1/2025 1:43:58 PM

© 2024 E2 ARCHITECTURE



PROPOSED FLOOR PLAN 1

1/2" = 1'-0"

LEGEND

- NEW WALL , REFER TO WALL LEGEND TYPE
- 101a — DOOR TAG REFER TO DOOR SCHEDULE
- PROPOSED DOOR
- 1 — WINDOW / STOREFRONT TAG. REFER TO WINDOW SCHEDULE OR STOREFRONT LEGEND
- PROPOSED WINDOW

PLAN NOTES

1. REFER TO FF&E PLAN FOR EQUIPMENT LAYOUT, DIMENSIONS, ETC.
2. REFER TO INTERIOR ELEVATIONS FOR ADD'L DIMENSIONS DESCRIBING PARTIAL HT WALLS, CASEWORK LAYOUT, SPECIALTY OUTLET LOCATIONS, ETC.
3. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
4. REFER TO GENERAL INFORMATION AND CONSTROCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.

KEYNOTES

06.02	LUMBER PERGOLA ABOVE, SEE ROOF PLAN.

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

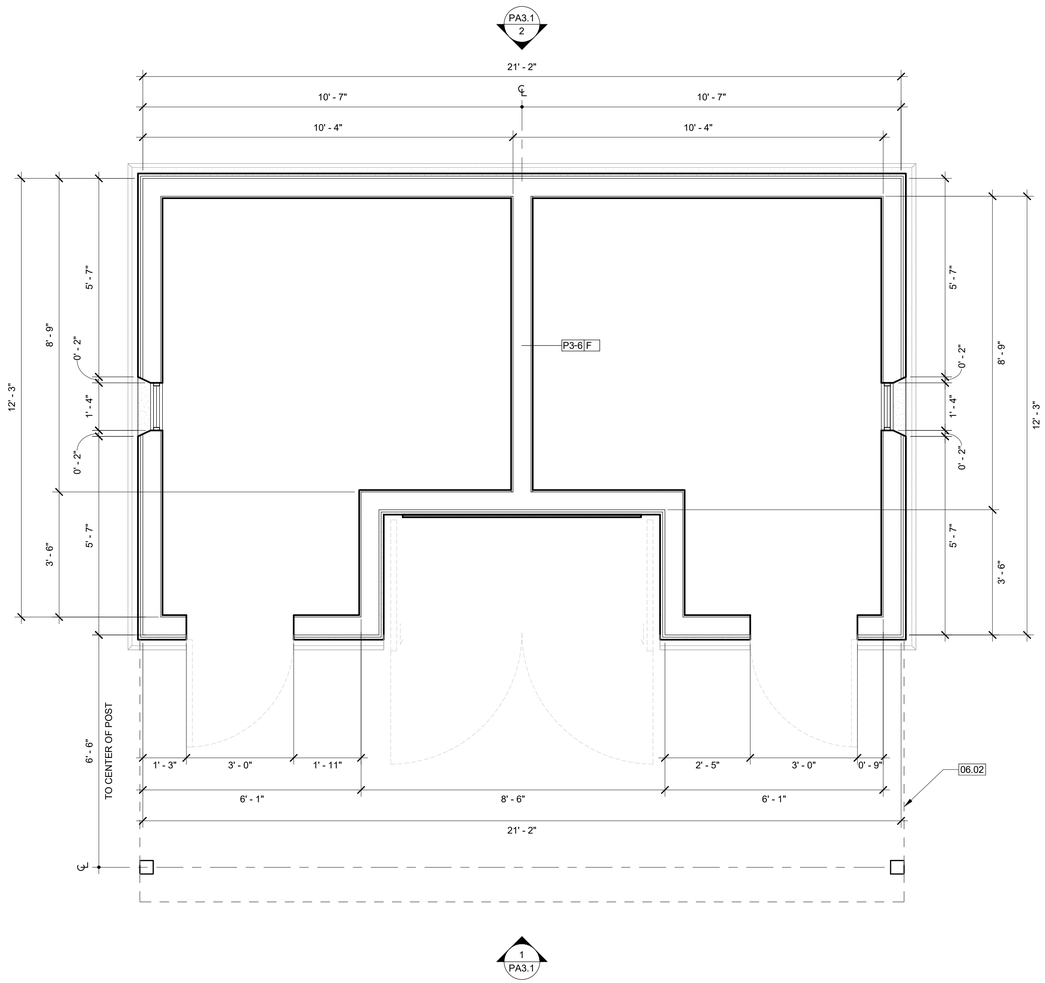
Rev. #	Description	Date
3	PER TOWN COMMENTS	05/23/25
	PER TOWN COMMENTS	07/01/25

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED FLOOR PLAN

PA2.3

© 2024 E2 ARCHITECTURE



PROPOSED DIMENSIONED FLOOR PLAN 1

1/2" = 1'-0"

LEGEND

NEW WALL , REFER TO WALL LEGEND TYPE

LUMBER PERGOLA ABOVE

PLAN NOTES

1. REFER TO FF&E PLAN FOR EQUIPMENT LAYOUT, DIMENSIONS, ETC.
2. REFER TO INTERIOR ELEVATIONS FOR ADD'L DIMENSIONS DESCRIBING PARTIAL HT WALLS, CASEWORK LAYOUT, SPECIALTY OUTLET LOCATIONS, ETC.
3. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
4. REFER TO GENERAL INFORMATION AND CONSTROCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.

WALL TYPES

INTERIOR WALLS

INTERIOR WALL TYPE TAG:

WALL TYPE — P1-3 | H # 36"

WALL HEIGHT:
F - TO UNDERSIDE OF STRUC. ABOVE
B - 6" ABOVE HIGHEST ADJ. CEILING
U - UNDER CEILING
P - PONY WALL,HT. PER WALL TAG

STUD SIZE:
1 - 1 5/8"
2 - 2 1/2"
3 - 3 5/8"
4 - 4"
5 - 5 1/2"
6 - 6"
8 - 8"

PONY WALL HEIGHT, T.O.FINISH (WHERE OCCURS)

HR. OF FIRE RATED

INTERIOR WALL TYPES:

PARTITION WALLS

P1: ONE ROW OF STUD W/ ONE LAYER OF TYPE 'X' GYP. BD. EACH SIDE

P2: ONE ROW OF STUD W/ ONE LAYER OF WATER-RESISTANT GYP BD. ON WET SIDE AND ONE LAYER OF TYPE 'X' GYP BD. ON DRY SIDE

P3: ONE ROW OF STUD W/ ONE LAYER OF WATER-RESISTANT GYP BD. EACH SIDE

EXTERIOR WALLS

EXTERIOR WALL TYPE TAG: E1 / 48" — WALL TYPE; PONY WALL HEIGHT,T.O. FINISH (WHERE OCCURS)

EXTERIOR WALL TYPES:

E1: 14" CONC. 3 HR FIRE-RATED WALL

E2: 12" CONC. 3 HR FIRE-RATED WALL

E3: ONE ROW OF 6" METAL STUD W/ 5/8" DENSE GLASS ON EXT. SIDE

E4: ONE ROW OF 6" METAL STUD W/ 5/8" DENSE GLASS ON EXT. SIDE, 2 LAYRES OF 5/8" TYPE "X" GYP. BD. ON INT. SIDE

KEYNOTES

06.02	LUMBER PERGOLA ABOVE, SEE ROOF PLAN.

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client: KEVIN BREEN

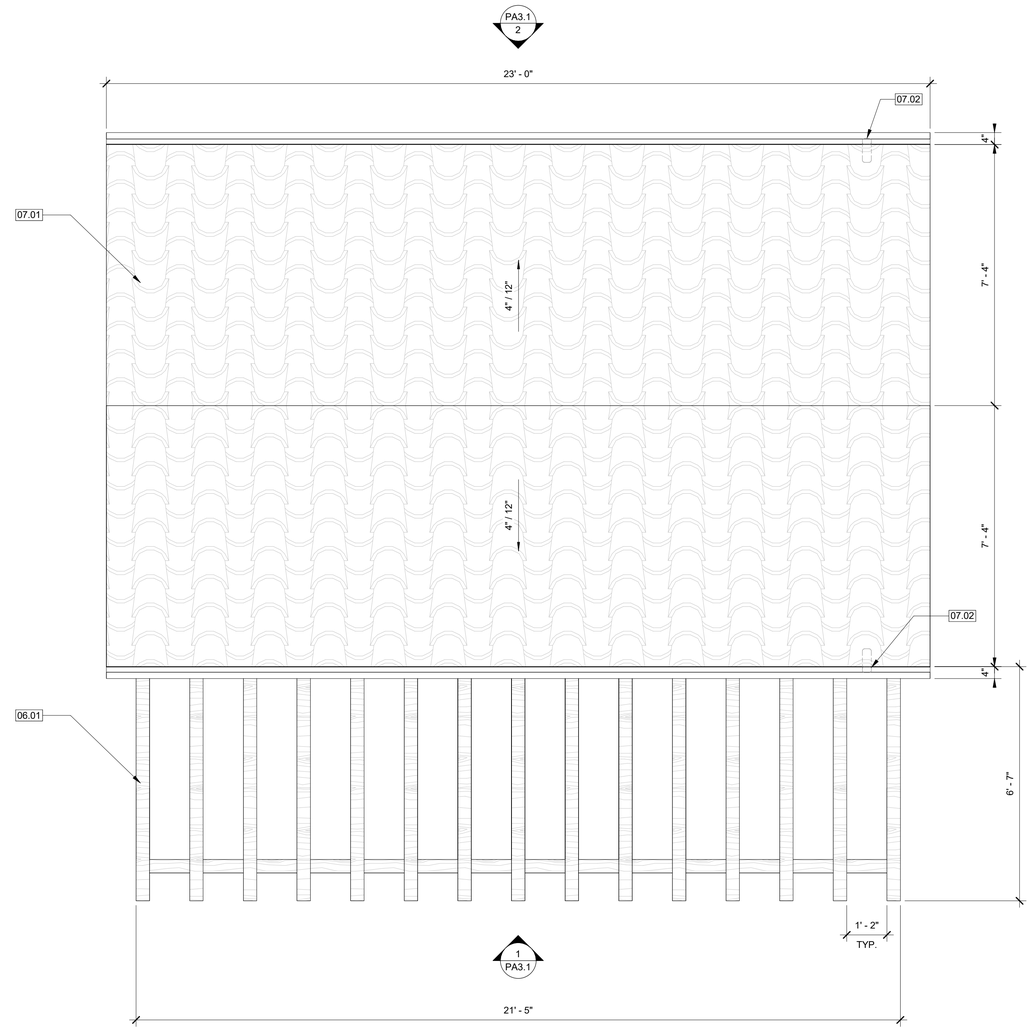
Rev. #	Description	Date
	PER TOWN COMMENTS	05/23/25
3	PER TOWN COMMENTS	07/01/25

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED DIMENSIONED FLOOR PLAN & WALL TYPES

PA2.4

© 2024 E2 ARCHITECTURE



PROPOSED ROOF PLAN 1

1/2" = 1'-0"

LEGEND

PLAN NOTES

1. REFER TO GENERAL INFORMATION AND CONSTRUCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULE.
2. REFER TO MEP ROOF TOP EQUIPMENT LAYOUT, DIMENSIONS, ETC.

KEYNOTES

06.01	LUMBER PERGOLA
07.01	SPANISH-STYLE TERRACOTTA CLAY TILE ROOFING
07.02	GUTTER AND DOWNSPOUT

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date
3	PER TOWN COMMENTS	05/23/25
	PER TOWN COMMENTS	07/01/25

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED ROOF PLAN

PA2.6

© 2024 E2 ARCHITECTURE

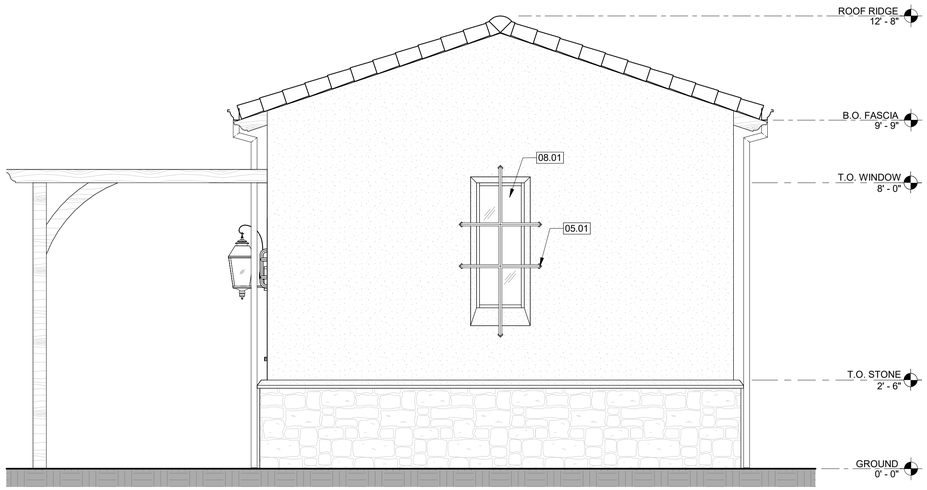
7/1/2025 1:44:00 PM

KEYNOTES

05.01	CUSTOM FABRICATED WROUGHT IRON GRILL
08.01	TEXTURED PRIVACY GLASS

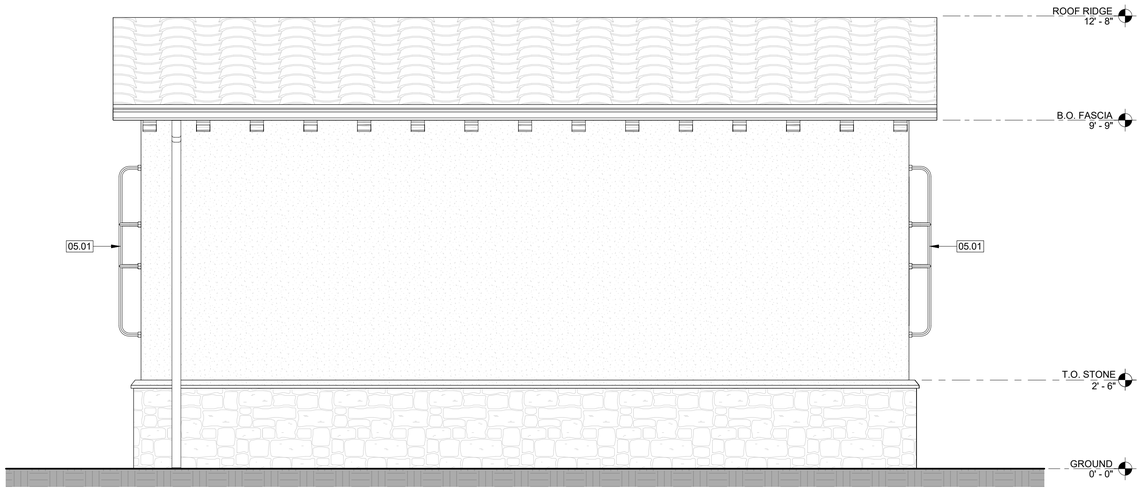
MATERIAL LEGEND

A	**CEMENT PLASTER** COLOR: MANUFACTURER:	C	**TERRACOTTA TILE ROOF** COLOR: MANUFACTURER:
B	**STONE VENEER** COLOR: MANUFACTURER:	D	**TIMBER TRELLIS** COLOR: MANUFACTURER:



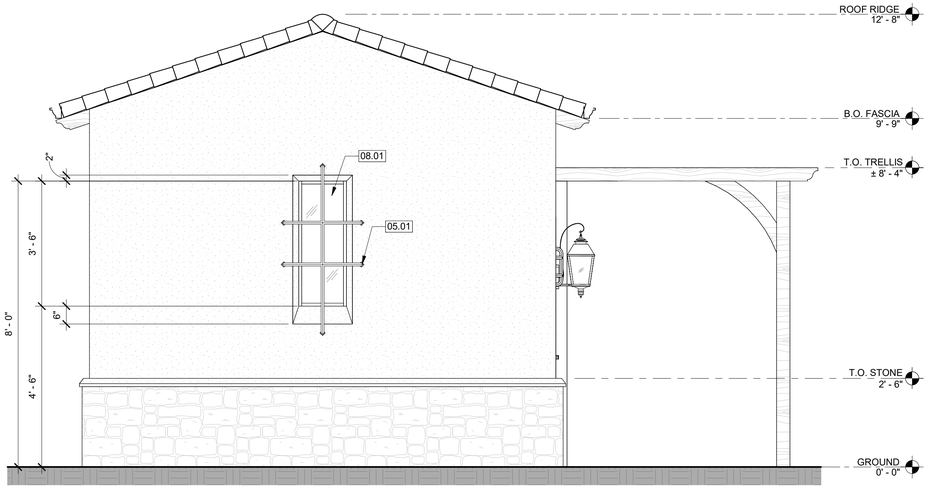
EAST SIDE - EXTERIOR ELEVATION 4

1/2" = 1'-0"



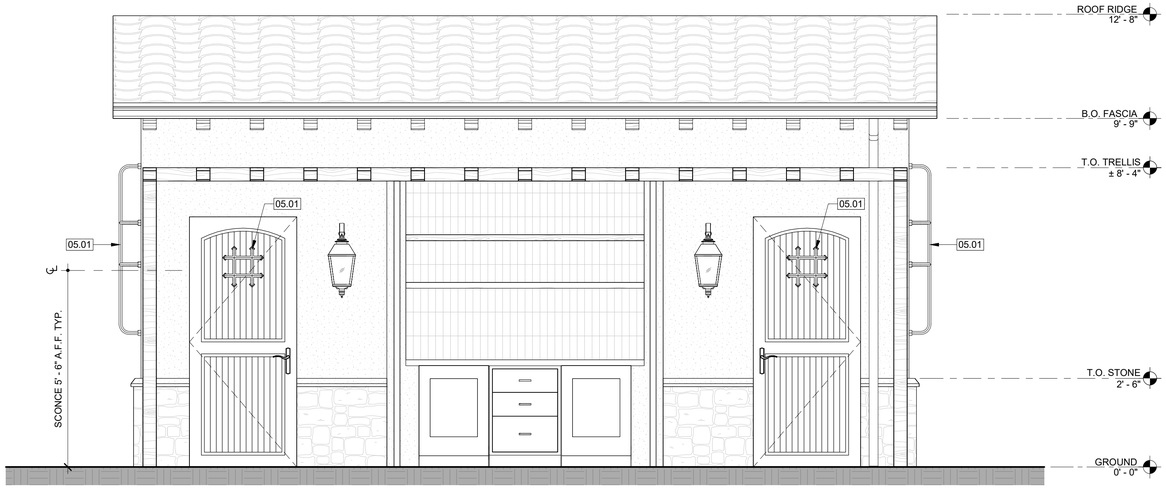
BACK - EXTERIOR ELEVATION 2

1/2" = 1'-0"



WEST SIDE - EXTERIOR ELEVATION 3

1/2" = 1'-0"



FRONT - EXTERIOR ELEVATION 1

1/2" = 1'-0"

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client: KEVIN BREEN

Rev. #	Description	Date
3	PER TOWN COMMENTS	05/23/25
	PER TOWN COMMENTS	07/01/25

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED EXTERIOR ELEVATIONS

PA3.1

© 2024 E2 ARCHITECTURE

KEYNOTES

06.02	LUMBER PERGOLA ABOVE, SEE ROOF PLAN.

PLUMBING FIXTURE SCHEDULE

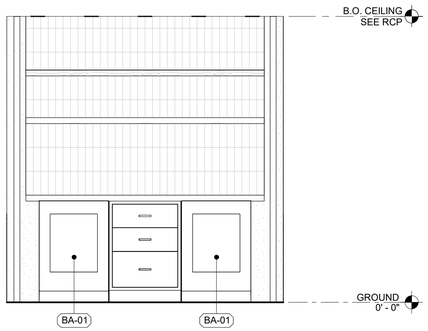
TAG	DESCRIPTION	COLOR/FINISH	COMMENTS
PB-01	ACCESSIBLE FLOOR-MOUNTED WATER CLOSET	WHITE	SPD. SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS.
PB-02	ACCESSIBLE FAUCET		SPD. SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS.
PB-03	ACCESSIBLE SINK	WHITE	SPD. SEE ACCESSIBILITY SHEET FOR ACCESSIBLE REQUIREMENTS.

ACCESSORY SCHEDULE

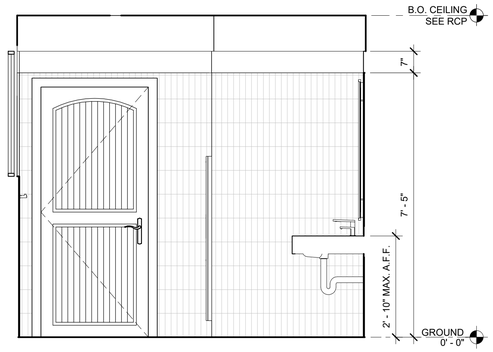
TAG	DESCRIPTION	MANUFACTURER	MODEL	COLOR/ FINISH	COMMENTS
BA-01	UNDERCOUNTER REFRIGERATOR	FISHER & PAYKEL	RS2435V2RT1		
RA-01	ACCESSIBLE SOAP DISPENSER	KOHLER CO.	K-25198-CP		
RA-02	ACCESSIBLE MIRROR WITH LED	BOBRICK	B-167 2448	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-03	ACCESSIBLE 36" GRAB BAR	BOBRICK	B-9806-36	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-04	ACCESSIBLE 42" GRAB BAR	BOBRICK	B-9806-42	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-05	ACCESSIBLE PAPER TOWEL DISPENSER	BOBRICK	B-9262.MBLK	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-06	ACCESSIBLE TOILET PAPER DISPENSER	BOBRICK	B-540	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-07	ACCESSIBLE PAPER TOWEL DISPENSER & TRASH	BOBRICK	B-38032	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-08	ACCESSIBLE COAT HOOK	BOBRICK	B-9542	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.
RA-09	ACCESSIBLE TOILET SEAT COVER DISPENSER	BOBRICK	B-3013	MATTE BLACK	REFER TO BUILDING ACCESSIBILITY SHEET FOR ACCESSIBILITY REQUIREMENTS.

LEGEND

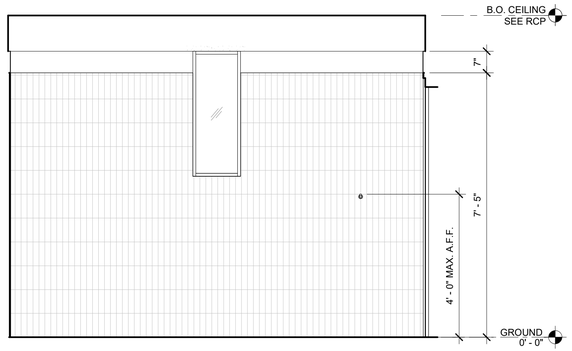
- XY-# — FINISH TAG, REFER TO FINISH LEGEND
- XY-## — ACCESSORIES & PLUMBING TAG, REFER TO ACCESSORIES & PLUMBING SCHEDULE
- 1/ A101 — ELEVATION MARKER
- ACCENT WALL FINISH, REFER TO FINISH PLAN
- CASEWORK, REFER TO FF&E PLAN



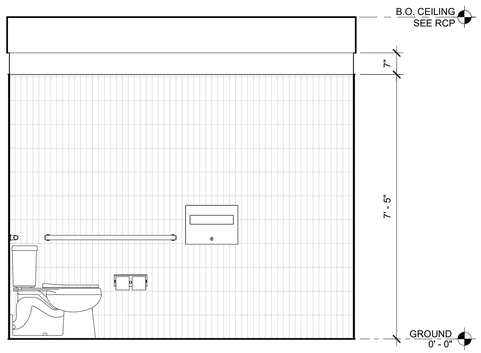
BAR 100 - NORTH 6
1/2" = 1'-0"



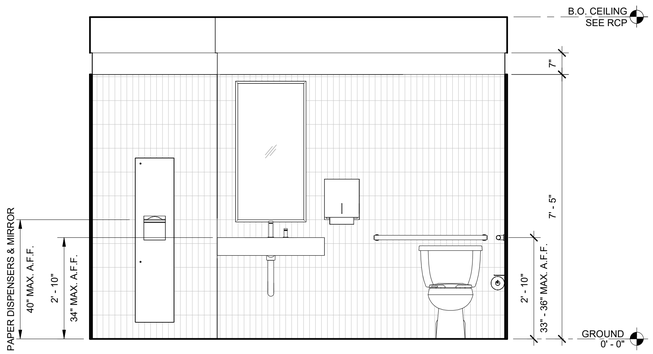
RESTROOM 102 - SOUTH 5
1/2" = 1'-0"



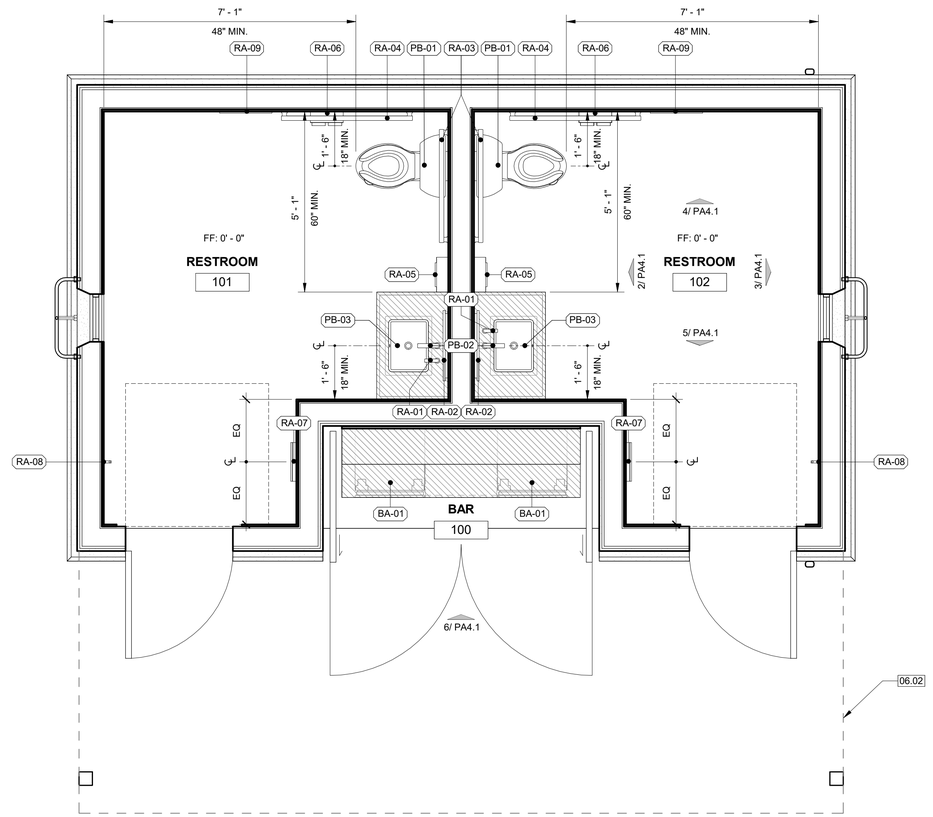
RESTROOM 102 - EAST 3
1/2" = 1'-0"



RESTROOM 102 - NORTH 4
1/2" = 1'-0"



RESTROOM 102 - WEST 2
1/2" = 1'-0"



PROPOSED FLOOR PLAN 1
1/2" = 1'-0"

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032

Client:
KEVIN BREEN

Rev. #	Description	Date
	PER TOWN COMMENTS	05/23/25
3	PER TOWN COMMENTS	07/01/25

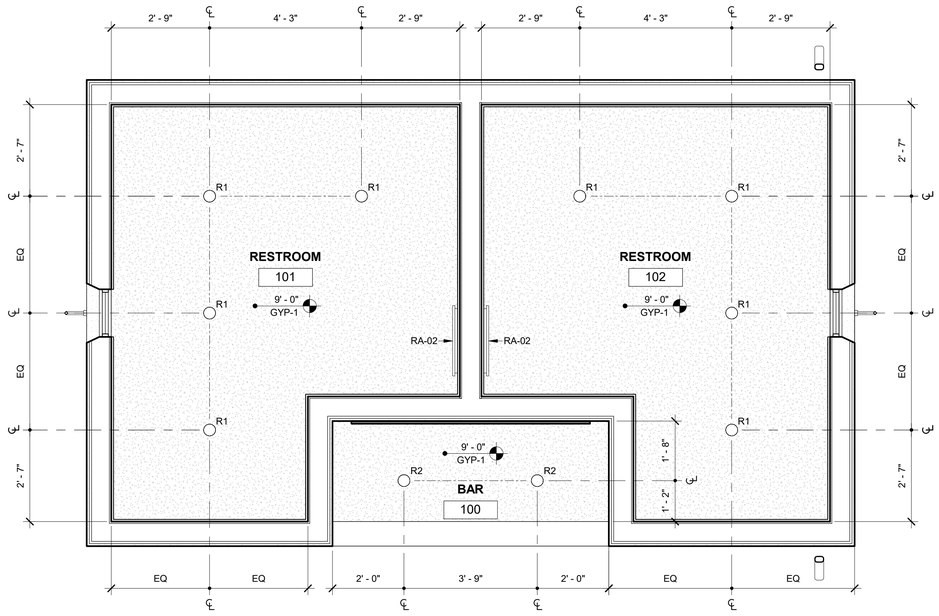
Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED FF&E FLOOR PLAN & ELEVATIONS

PA4.1

7/1/2025 1:44:06 PM

© 2024 E2 ARCHITECTURE



PROPOSED RELECTED CEILING PLAN

1/2" = 1'-0"

1

LEGEND

TAG	SYMBOL	TYPE	NOTES
R1	⊙	INTERIOR RECESSED DOWNLIGHT	SED.
R2	⊙	EXTERIOR RECESSED DOWNLIGHT	SED.
RA-02	▏	MIRROR WITH LED	PROVIDE ELECTRICAL FOR MIRROR. SED.
X1	T	WALL MOUNTED EXIT SIGN	W/ EMERGENCY LIGHT
GYP-1		GYPSUM BOARD	SEE FINISH LEGEND FOR FINISH
	X' - XX" / MATERIAL	SPOT ELEVATION W/ MATERIAL	

RCP NOTES

1. REFER TO GENERAL INFORMATION AND CONSTRUCTION NOTES SHEETS FOR ADD'L NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.
2. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CLG HTS & PLENUM BARRIER LOCATIONS.
3. EXISTING SHELL & CORE CONSTRUCTION SHOWN w/ POCHE & OR SCREENED.

KEYNOTES

ARCHITECTURE
307 Orchard City Dr., Ste 350
Campbell, CA 95008
408.265.5255

JEFFREY EATON ARCHITECT, INC
A CALIFORNIA CORPORATION

LA RINCONADA COMFORT STATION

17400 WEDGEWOOD AVE AND 17445 ZENA AVE,
LOS GATOS, CA 95032
Client: KEVIN BREEN

Rev #	Description	Date
2	PER TOWN COMMENTS	05/23/25
3	PER TOWN COMMENTS	07/01/25

Project Number: 24072
Date: MAR. 28, 2025
Drawn by: NS
Checked by: JE

Sheet Title:
PROPOSED REFLECTED CEILING PLAN

PA6.1

7/1/2025 1:44:07 PM

© 2024 E2 ARCHITECTURE

La Rinconada Country Club

17400 WEDGEWOOD AVE & 17445 ZENA AVE,
LOS GATOS, CA 95032

LANDSCAPE CONSTRUCTION DOCUMENTS

OWNER:

LA RINCONADA COUNTRY CLUB
14595 Clearview Drive
Los Gatos, CA 95032

LANDSCAPE ARCHITECT:

PINNACLE DESIGN COMPANY
77935 Calle Tampico, Suite #202
La Quinta, CA 92253
760-340-4529

GOLF COURSE ARCHITECT:

ORIGINS GOLF DESIGN
18022 Cowan Street
Suite 200
Irvine, CA 92614

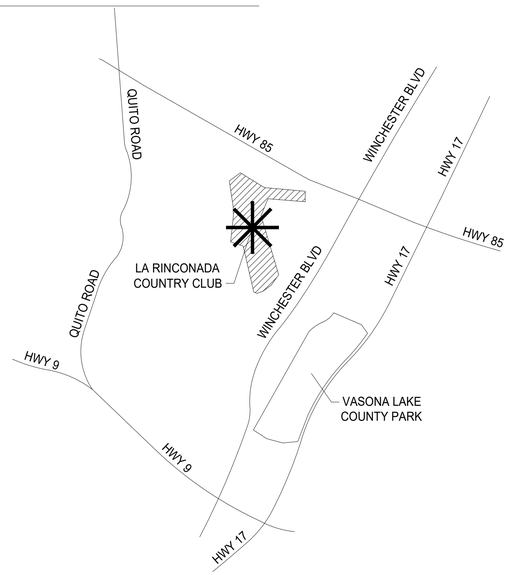
ARBORIST:

TREES 360 DEGREES
Lisa Edwards & Straun Edwards
PO Box 2280
Saratoga, CA 95070

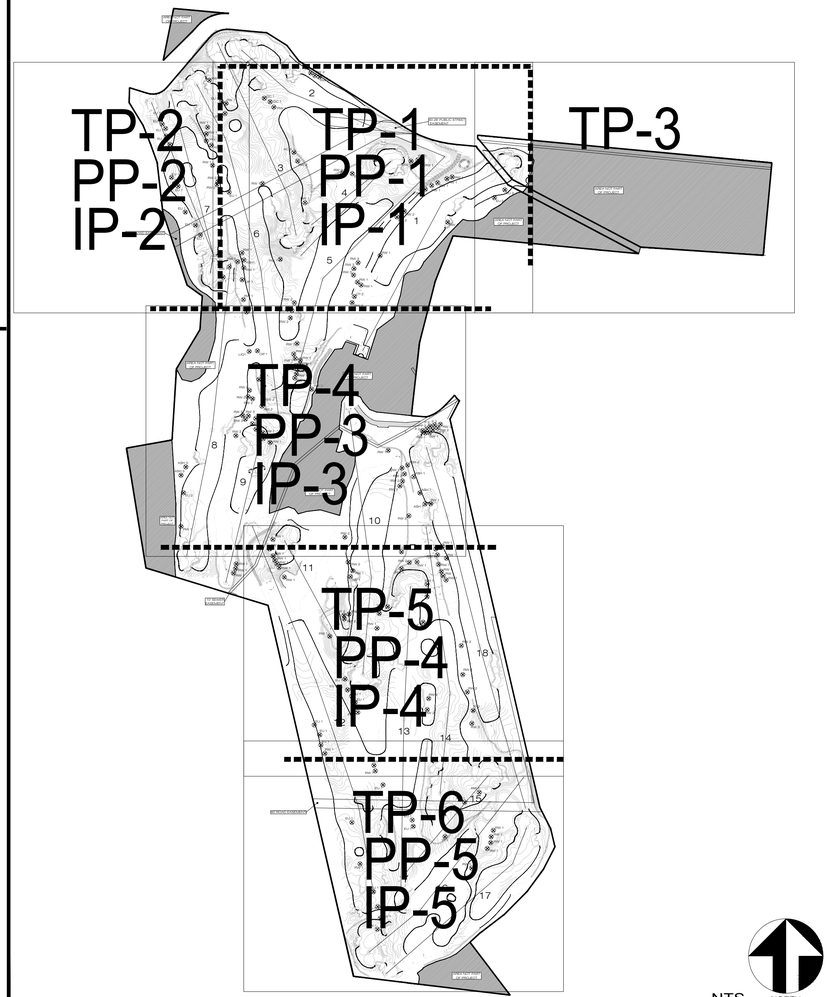
INDEX:

COVER	
TREE PROTECTION & REMOVAL PLAN	TP-1 THRU TP-6
TREE INVENTORY (TREES 360 DEGREES)	TI-1 THRU TI-11
IRRIGATION PLANS	IP-1 THRU IP-5
IRRIGATION DETAILS	IP-6
PLANTING PLANS	PP-1 THRU PP-5
PLANTING DETAILS	PD-1 THRU PD-2

VICINITY MAP:



KEY MAP:



PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: COVER SHEET

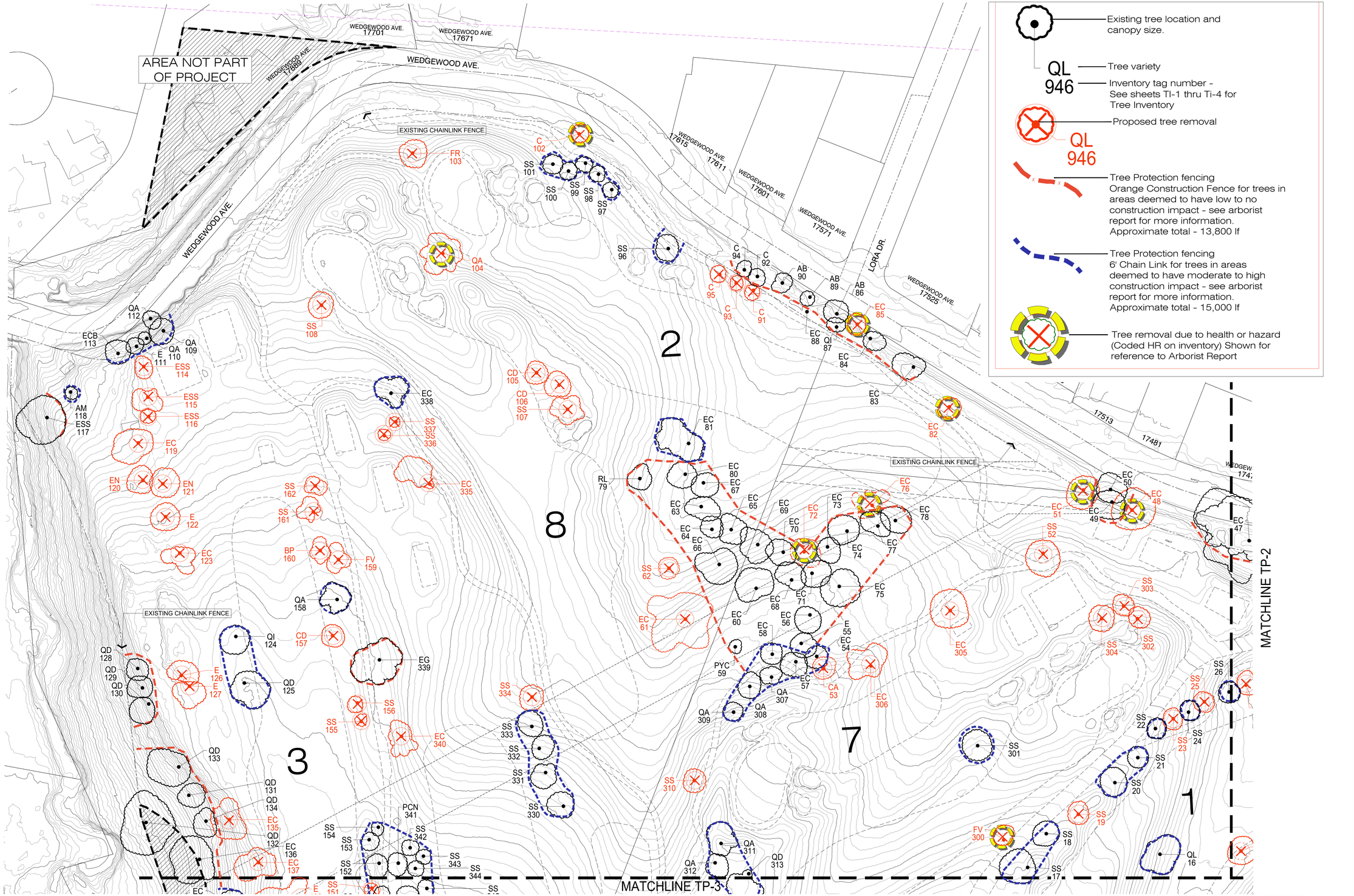
PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	
REVISIONS:	

SHEET NO: COVER



TREE PROTECTION & REMOVAL PLAN LEGEND

- Existing tree location and canopy size.
- QL 946 — QL: Tree variety; 946: Inventory tag number - See sheets TI-1 thru Ti-4 for Tree Inventory
- Proposed tree removal (QL 946)
- Tree Protection fencing — Orange Construction Fence for trees in areas deemed to have low to no construction impact - see arborist report for more information. Approximate total - 13,800 lf
- Tree Protection fencing — 6' Chain Link for trees in areas deemed to have moderate to high construction impact - see arborist report for more information. Approximate total - 15,000 lf
- Tree removal due to health or hazard (Coded HR on inventory) Shown for reference to Arborist Report

NOTES:

1. HOLE NUMBERS REFLECT THE EXISTING GOLF COURSE ROUTING
2. SEE TI-1 THRU TI-11 SHEETS FOR TREES 360 DEGREES' TREE INVENTORY DATED JULY 1, 2025
3. SEE TREES 360 DEGREES' ARBORIST REPORT DATED JULY 1, 2025 (UNDER SEPARATE COVER) FOR MORE INFORMATION

NORTH

SCALE 1"= 50'

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"
REVISIONS:	
1	03-28-2025

SHEET NO: TP-1



NOTE: HOLE NUMBERS REFLECT THE EXISTING GOLF COURSE LAYOUT

NOTES:

1. HOLE NUMBERS REFLECT THE EXISTING GOLF COURSE ROUTING
2. SEE TI-1 THRU TI-11 SHEETS FOR TREES 360 DEGREES' TREE INVENTORY DATED JULY 1, 2025
3. SEE TREES 360 DEGREES' ARBORIST REPORT DATED JULY 1, 2025 (UNDER SEPARATE COVER) FOR MORE INFORMATION

NORTH

0 50' 100' 150' 200'

SCALE 1"=50'

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO, SUITE 202, LA QUINTA, CA. 92253 760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

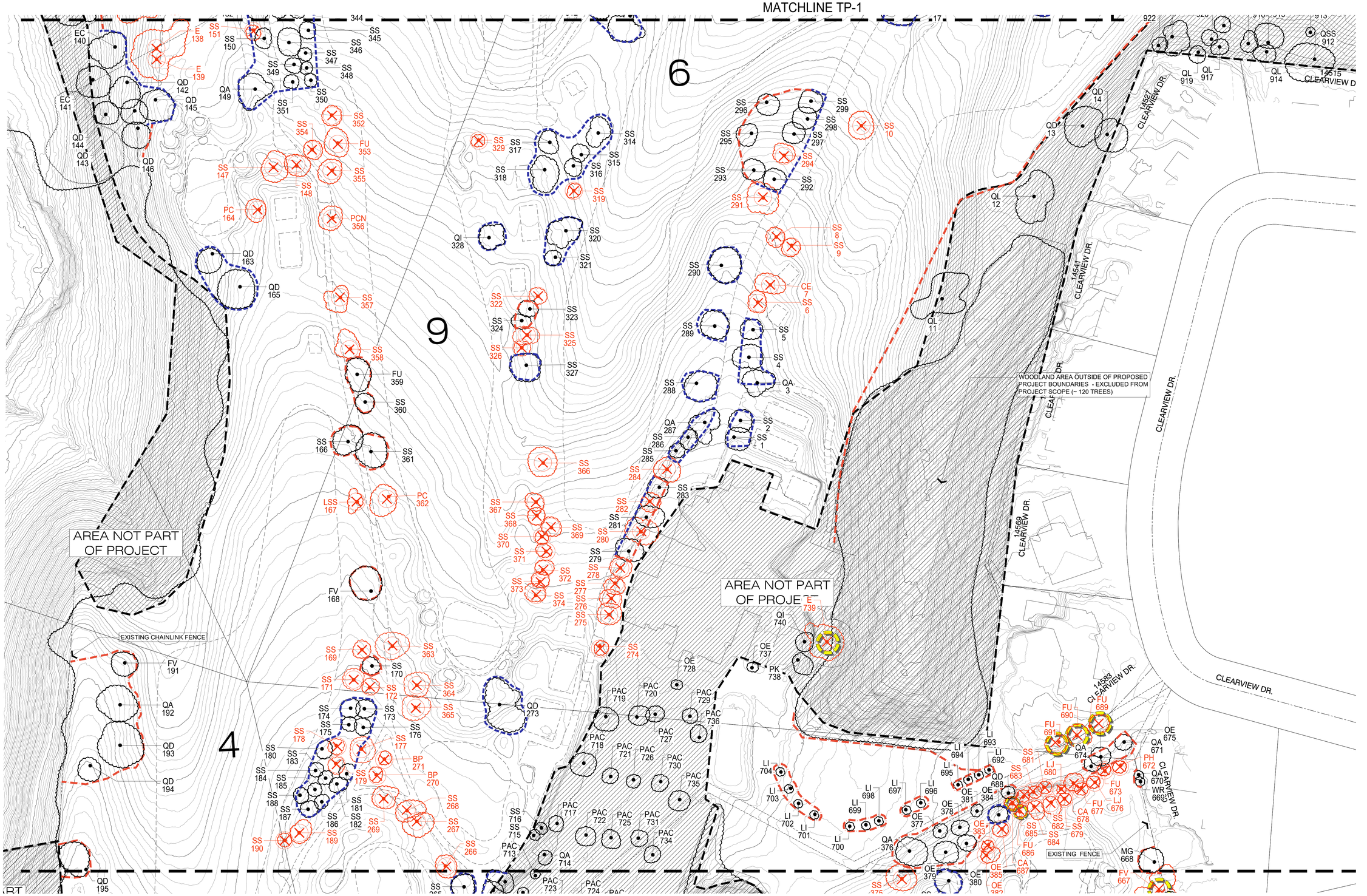
SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SSCALE:	1" = 50'-0"

REVISIONS:

SHEET NO: TP-2



NOTES:

1. HOLE NUMBERS REFLECT THE EXISTING GOLF COURSE ROUTING
2. SEE TI-1 THRU TI-11 SHEETS FOR TREES 360 DEGREES' TREE INVENTORY DATED JULY 1, 2025
3. SEE TREES 360 DEGREES' ARBORIST REPORT DATED JULY 1, 2025 (UNDER SEPARATE COVER) FOR MORE INFORMATION

PINNACLE DESIGN COMPANY

77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS	
SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"
REVISIONS:	

SHEET NO: TP-3

MATCHLINE TP-3

MATCHLINE TP-5

5

10

11

18

WOODLAND AREA OUTSIDE OF PROPOSED PROJECT BOUNDARIES - EXCLUDED FROM PROJECT SCOPE (~ 29 TREES)

AREA OUTSIDE OF PROPOSED PROJECT BOUNDARIES - EXCLUDED FROM PROJECT SCOPE (80 - 100 TREESS)

EXISTING CHAINLINK FENCE

EXISTING FENCE

EXISTING DRAIN

NATALYE RD 14651

NATALYE RD 14665

NATALYE RD 14701

NATALYE RD 14713

NATALYE RD 14729

NATALYE RD 14745

NATALYE RD 14761

NATALYE RD 14777

KARLAVE 14801

NOTES:

1. HOLE NUMBERS REFLECT THE EXISTING GOLF COURSE ROUTING
2. SEE TI-1 THRU TI-11 SHEETS FOR TREES 360 DEGREES' TREE INVENTORY DATED JULY 1, 2025
3. SEE TREES 360 DEGREES' ARBORIST REPORT DATED JULY 1, 2025 (UNDER SEPARATE COVER) FOR MORE INFORMATION

NORTH

NOT TO SCALE - THIS SHEET ONLY

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO, SUITE 202, LA QUINTA, CA. 92253 760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

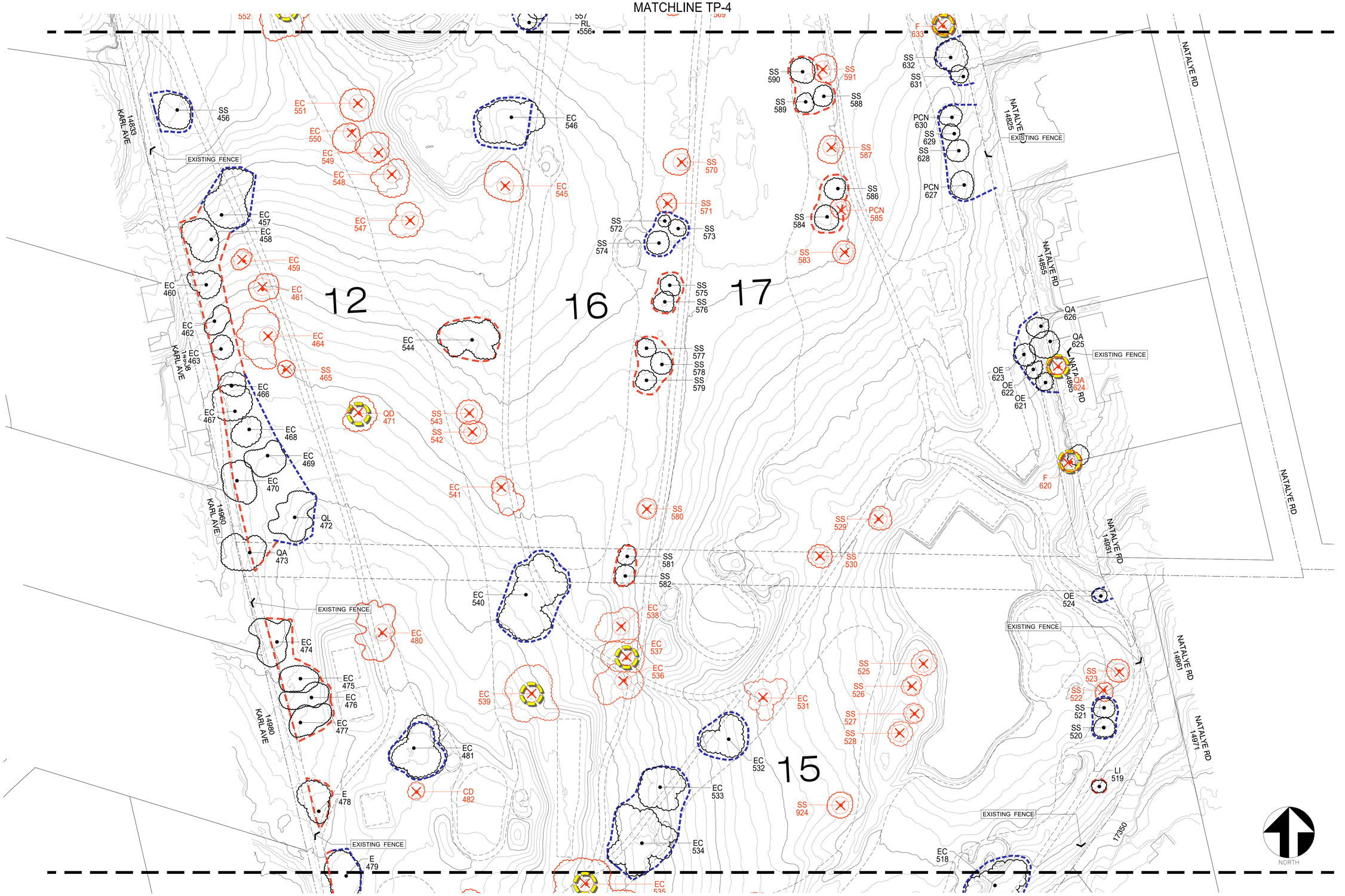
PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	
REVISIONS:	

SHEET NO: TP-4

MATCHLINE TP-4



MATCHLINE TP-6

NOTES:

1. HOLE NUMBERS REFLECT THE EXISTING GOLF COURSE ROUTING
2. SEE TI-1 THRU TI-11 SHEETS FOR TREES 360 DEGREES' TREE INVENTORY DATED JULY 1, 2025
3. SEE TREES 360 DEGREES' ARBORIST REPORT DATED JULY 1, 2025 (UNDER SEPARATE COVER) FOR MORE INFORMATION

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS	
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"
REVISIONS:	

SHEET NO: TP-5

TOWN OF LOS GATOS TREE PROTECTION ORDINANCE

Sec. 29.10.1005. - Protection of trees during construction.

(a) Protective tree fencing shall specify the following:

(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.

(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."

(b) 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.

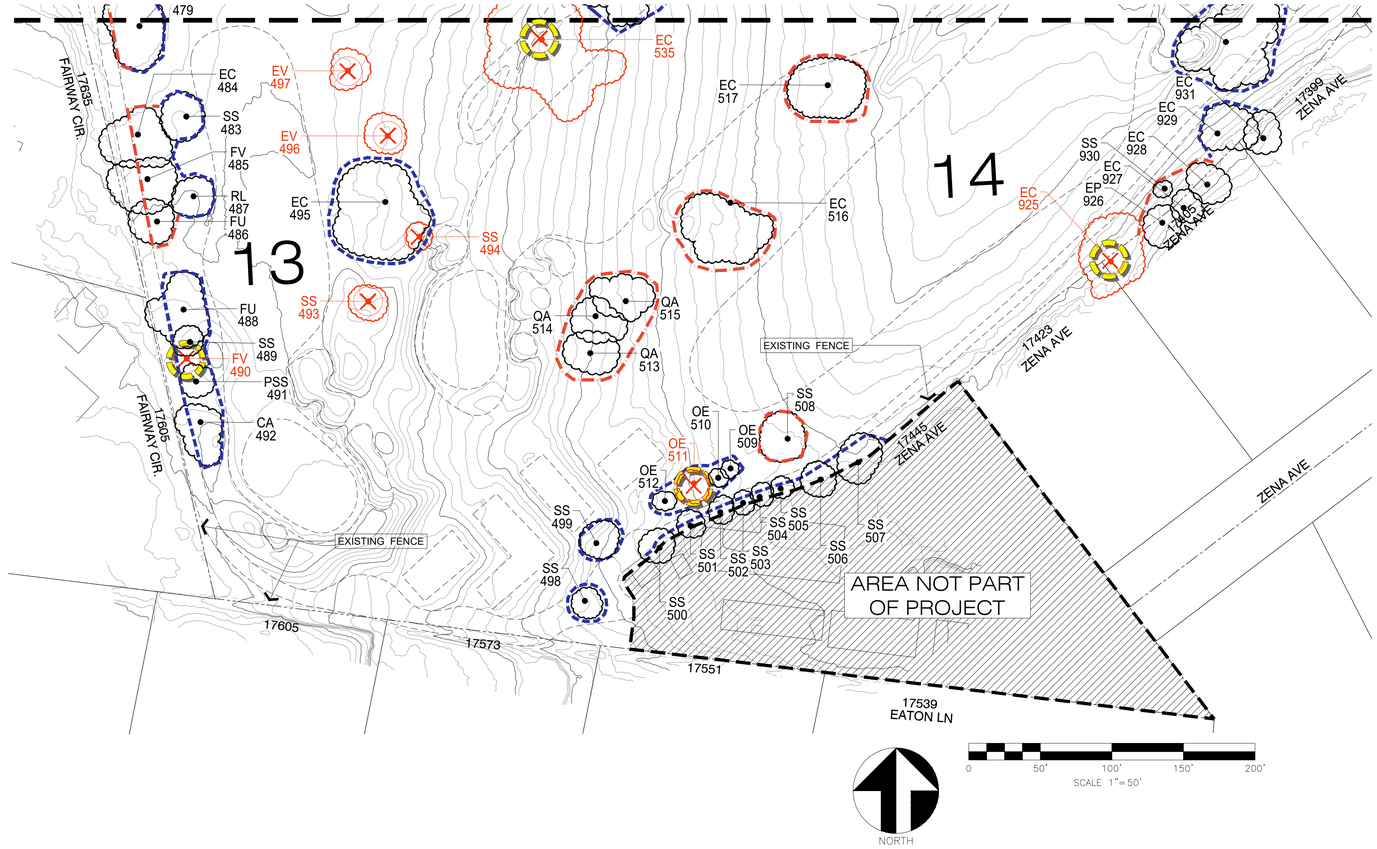
(5) Design utility services and irrigation lines to be located outside of the dripline when feasible.

(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.

(Ord. No. 2240, § I(Exh. B), 6-2-15)

MATCHLINE TP-5



NOTES:

1. HOLE NUMBERS REFLECT THE EXISTING GOLF COURSE ROUTING
2. SEE TI-1 THRU TI-11 SHEETS FOR TREES 360 DEGREES' TREE INVENTORY DATED JULY 1, 2025
3. SEE TREES 360 DEGREES' ARBORIST REPORT DATED JULY 1, 2025 (UNDER SEPARATE COVER) FOR MORE INFORMATION

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO, SUITE 202, LA QUINTA, CA. 92253 760.340.4529

SHEET TITLE: TREE PROTECTION & REMOVAL PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	RM
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"

REVISIONS:

SHEET NO: TP-6

Tree No.	DBH(in.)	Dbh Multi(in.)	Combined DBH(in.)	Species Botanical Name (genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Removal (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
1	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/80/75	75%-Good	Protected			Moderate	Retain			$30,557.76	Tree is next to #1 Tee and cart path, behind clubhouse. Overall condition, typical for species. Some small branch failures in upper 1/3 of canopy on east side.
2	32.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/80/75	75%-Good	Protected			Moderate	Retain			$23,576.79	Minor deadwood and small broken branches throughout.
3	37.00	na	na	*Quercus agrifolia*	coast live oak	35/40	80/50/60	50%-Fair		Large Protected		Moderate	Retain			$25,465.77	Generally healthy, low squat form tree that was recently pruned within the last year to reduce heavy end weight and provide clearance between cart path and #1 fairway. Codominant and included at 3ft. Fress noted at base of the tree, indicative of borer activity.
4	37.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	55/30/65	30%-Poor	Protected			Moderate	Retain			$12,555.69	Thin canopy overall, multiple codominant unions in upper canopy with included bark.
5	28.50	na	na	*Sequoia sempervirens*	coast redwood	45/30	60/90/80	60%-Fair	Protected			Moderate	Retain			$14,504.33	Tree canopy foliage is thin. Form and structure typical for species.
6	26.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	65/90/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$10,059.43	Tree canopy thin on east side, overall good tree. Structure is typical for species.
7	26.50	na	na	*Casurina sp.*	Casurina	40/35	85/50/50	50%-Fair	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$16,328.83	Relatively small tree for species, asymmetrical form. Form and structure condition rating are both fair overall.
8	39.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	75/75/75	75%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$33,950.58	Thin canopy, form compromised by adjacent tree limited growing space. Swelling and decayed area at trunk base (decay on south side), where previous trunk failure occurred. Photo link shows adjacent tree directly behind it.
9	30.50	na	na	*Sequoia sempervirens*	coast redwood	60/20	75/50/60	50%-Fair	Protected			Moderate	Remove	4, 10	(3x)24-in.	$15,380.98	Major defect at top of tree, codominant with inclusion at approximately 40ft. Form is compromised by adjacent tree, limited growing space.
10	42.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/80/80	80%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$46,666.24	Good tree that has grown and developed a lean then self corrected its form. Overall, tree is good.
11	35.00	na	na	*Quercus lobata*	valley oak	30/60	70/20/50	20%-Very Poor		Large Protected		None	Retain			$21,476.33	Valley oak located in rough off #1 fairway. Large central leader failed and top has regrown. Canopy has been pruned to clean up past failures. Codominant union between 4-5ft. Wood pecker holes/cavities throughout. Structure compromised by main leader tear out.
12	48.00	na	na	*Quercus lobata*	valley oak	40/65	80/80/65	65%-Good		Large Protected		None	Retain			$131,277.36	Large sprawling tree, mature specimen on east slope between back of residence and #1 fairway. Form is compromised by previously adjacent, large canopy trees of similar species, now both neighboring trees are dead. Codominant at 5ft. with good union. Majority of growth to the southwest leaving canopy sparse, typical for species of age and stature.
13	22.00	22.00	44.00	*Quercus douglasii*	blue oak	40/35	85/85/85	85%-Excellent	Protected			None	Retain			$72,125.41	Codominant at 3.5ft good looking tree, typical for species in naturalized environment.
14	28.50	na	na	*Quercus douglasii*	blue oak	30/40	60/60/60	60%-Fair		Large Protected		None	Retain			$21,360.18	Asymmetrical form. Height has been maintained under powerlines. Ivy growing at base, recommend removal. Canopy has some significant size deadwood, structure is compromised due to location, under powerlines.
15	37.50	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/80/60	60%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$27,901.53	Typical for species, minor co-dominance at top. Water damage to trunk from impact sprinkler. The tree canopy has been raised up to 30ft. to provide clearance.
16	41.00	na	na	*Quercus lobata*	valley oak	35/30	80/45/80	45%-Fair		Large Protected		High	Retain			$66,309.27	Tree appears aesthetically good, it is located in the center of the fairway. Tree has been pruned to maintain canopy for clearanceon. Overall structure has been compromised due to failure of central leader several decades ago.
17	51.00	na	na	*Sequoia sempervirens*	coast redwood	70/35	80/60/80	60%-Fair		Large Protected		Moderate	Retain			$46,446.01	Good overall health, foliage vigor appears normal. Tree is codominant with included bark in upper canopy at approximately 50ft. Structure is a limiting factor that could be corrected with pruning over several years.
18	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	30/85/85	30%-Poor	Protected			Moderate	Retain			$8,859.29	Structure has self corrected with time. Canopy is thin with epicormic sprouts throughout; tree appears stressed.
19	26.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	50/85/85	50%-Fair	Protected			Moderate	Remove	4, 10	(3x)24-in.	$11,177.15	Structure is typical for species. Similar to other redwoods on the course, there is visible trunk damage from impact sprinkler irrigation and golf balls.
20	30.00	na	na	*Sequoia sempervirens*	coast redwood	40/30	45/85/85	45%-Fair	Protected			Moderate	Retain			$13,392.74	Similar to tree no. 19 with small amounts of dead foliage throughout the canopy.
21	18.50	na	na	*Sequoia sempervirens*	coast redwood	35/25	50/85/85	50%-Fair	Protected			Moderate	Retain			$5,092.96	Young tree with typical form and structure for species.
22	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/85/85	75%-Good	Protected			High	Retain			$15,555.41	Tree has irrigation damage to the trunk on west side. Other than that typical for species.
23	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$17,499.84	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
24	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			High	Retain			$15,089.15	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
25	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$17,499.84	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
26	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			High	Retain			$22,148.24	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
27	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$25,803.34	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
28	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$25,803.34	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
29	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$15,089.15	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
30	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$25,803.34	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
31	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$30,557.76	Trees 23-34 include a stand of trees that line the cart path, edge of #1 fairway. These trees are in good overall condition. The ground has been maintain with mulch over the years. The trees are good for the intended use as a screen. Powerlines run through the lower canopies of trees no. 31-32. affecting canopy of no. 32 more than 31. Clearance pruned.
32	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/90/85	75%-Good	Protected			Moderate	Retain			$30,557.76	Trees 23-34 include a stand of trees that line the cart path, edge of #1 fairway. These trees are in good overall condition. The ground has been maintain with mulch over the years. The trees are good for the intended use as a screen. Powerlines run through the lower canopies of trees no. 31-32. affecting canopy of no. 32 more than 31. Clearance pruned.
33	39.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/85/85	75%-Good	Protected			Moderate	Retain			$33,950.58	Trees 23-34 include a stand of trees that line the cart path, at edge of # 1 fairway. These trees are in good overall condition. The ground has been maintained with mulch over the years. The trees are good for the intended use as screen.
34	35.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	75/85/85	75%-Good	Protected			Moderate	Retain			$27,343.50	Trees 23-34 include a stand of trees that line the cart path, edge of #1 fairway. These trees are in good overall condition. The ground has been maintain with mulch over the years. The trees are good for the intended use as screen. Minor tip codominance that could be corrected with pruning.
35	15.50	17.00	32.50	*Eucalyptus sp.*	Eucalyptus	30/40	75/60/60	60%-Fair	Protected			Low	Retain			$27,835.95	Tree no. 35-40 are all Eucalyptus trees, *possibly E. mikrotheca* (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. This tree has a codominant structure from base, minor deadwood. The form is typical of species.
36	16.50	17.50	34.00	*Eucalyptus sp.*	Eucalyptus	35/30	75/50/75	50%-Fair	Protected			Low	Retain			$25,355.22	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. This tree is codominant at 2ft., has minor deadwood and evidence of past lateral limb failures in the upper canopy.
37	21.50	14.50	36.00	*Eucalyptus sp.*	Eucalyptus	35/30	80/50/50	50%-Fair	Protected			Low	Retain			$29,475.17	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. This tree has an asymmetrical, twisted form and a large amount of epicormic sprouts. Codominant with included bark at 15ft.
38	14.00	na	na	*Eucalyptus sp.*	Eucalyptus	20/20	80/70/50	50%-Fair	Protected			Low	Retain			$8,590.53	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. The form is compromised by adjacent tree no. 37, which is leaning into it. Tree has been pruned over time to maintain clearances over course.
39	24.00	na	na	*Eucalyptus sp.*	Eucalyptus	35/30	70/20/40	30%-Very Poor	Protected			Low	Retain			$10,098.26	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. Structure is codominant at 5ft. with secondary trunk removed between 4-5ft., overall form is asymmetrical. Branch failures are noted throughout, including at base on west side where decay is visible.
40	40.00	19.50	49.50	*Eucalyptus sp.*	Eucalyptus	50/25	60/50/50	50%-Fair			Large Protected	Low	Retain			$86,792.87	Tree no. 35-40 are all Eucalyptus trees, possibly E. microtheca (Coolibah)-are growing together in a mulched greenbelt area at the top of a knoll between #1 fairway and driving range. Structure is twisted with depressions throughout the trunk bark surface. Appears to be reaction wood response to canker or some other unknown factor.
41	28.00	20.00	48.00	*Eucalyptus sideroxylon*	red ironbark	35/30	40/40/60	40%-Poor			Large Protected	High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$33,212.05	Structure is codominant from 2.5-3ft., with multiple trunks and lower lateral limbs removed. Dieback is apparent in upper canopy. Overall structure is poor which is typical for species. High amount of sucker growth makes up majority of canopy foliage.
42	23.00	24.00	47.00	*Salix laevigata*	red willow	30/45	50/40/45	40%-Poor	Protected			Low	Retain			$7,308.13	This is a large sprawling tree located along fenceline of Wedgewood Ave. Structure is codominant from base, the form consists of a twisted canopy that has been pruned over overtime to maintain clearances.
43	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	40/30	70/55/45	45%-Fair	Protected			Low	Retain			$7,859.23	This is a large tree close to fenceline of Wedgewood Ave. The tree grows out towards the road searching for space and light, due to competition with larger adjacent trees.
44	48.00	15.00	63.00	*Eucalyptus camaldulensis*	river red gum	60/50	80/75/70	70%-Good			Large Protected	Low	Retain			$45,737.00	This is a large tree typical for species. Good overall condition.
45	11.50	na	na	*Eucalyptus camaldulensis*	river red gum	35/10	80/85/80	80%-Good			Exempt	Moderate	Retain			$2,733.42	Trees no. 45-47 are all young, typical for species growing next to fenceline of Wedgewood Ave. Sap sucker damage to trunk. Tree is under the size requirement for removal permit.
46	13.50	na	na	*Eucalyptus camaldulensis*	river red gum	35/10	80/50/50	50%-Fair			Exempt	Moderate	Retain			$2,354.28	Trees no. 45-47 are all young, typical for species growing next to fenceline of Wedgewood Ave. Sap sucker damage to trunk. Tree is under the size requirement for removal permit.
47	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	35/10	80/80/80	80%-Good			Exempt	Moderate	Retain			$4,051.04	Trees no. 45-47 are all young, typical for species growing next to fenceline of Wedgewood Ave. Tree is under the size requirement for removal permit.

Tree No.	DBH(in.)	Dbh Multi(in.)	Combined DBH(in.)	Species Botanical Name (genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Removal (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
48	31.00	na	na	*Eucalyptus camaldulensis*	river red gum	45/30	20/10/10	10%-Very Poor	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$2,482.81	Recommend removal, codominant with decay in union from base on north side. It is included from 0 to 10ft., leans over the road and golf course. Hazardous
49	8.00	6.00	14.00	*Eucalyptus camaldulensis*	river red gum	30/10	60/30/20	20%-Very Poor			Exempt	Moderate	Retain			$516.71	Young tree, appears to be a volunteer, with twin trunk from ground level. This tree is codominant and has no long-term future, as it grows on a lean at fenceline.Tree is under the size requirement for removal permit.
50	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	40/15	50/20/30	20%-Very Poor			Exempt	Low	Retain			$1,012.76	Structure is compromised by past failure of central leader. Other failures also visible throughout remaining canopy. Tree is under the size requirement for removal permit.
51	16.50	na	na	*Eucalyptus camaldulensis*	river red gum	40/20	30/6/6	6%-Very Poor			Exempt	Moderate	HR	1	(3x)24-in.	$202.57	This tree grows on a heavy lean over Wedgewood Ave. and powerlines. Large amount of decay at base of the tree-recommend removal. Hazardous-Tree is under the size requirement for removal permit.
52	25.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	41/85/60	41%-Fair	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$7,626.42	This tree appears to be stressed with some decline apparent towards the bottom half of the tree (on cart path side).
53	16.50	na	na	*Cupressus arizonica*	Arizona cypress	12/20	30/30/30	30%-Poor	Protected			High	Remove	1, 4, 10	(3x)24-in.	$6,443.56	Small size tree at edge of cart path that has been pruned for clearance. Major lateral limb failures evident.
54	25.00	na	na	*Eucalyptus camaldulensis*	river red gum	60/30	80/80/80	80%-Good	Protected			Moderate	Retain			$23,252.16	Tree is typical for species. Recommend pruning to remove deadwood and reduce heavy end-weight. Tree grows on a slight lean due to competition with adjacent trees.
55	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	55/15	80/70/60	60%-Fair	Protected			Low	Retain			$18,862.15	Tree grows on a lean out from under trees with larger canopies. There is evidence of large lateral limb failures. Tree appears to be typical for species growing in a grove.
56	15.50	na	na	*Eucalyptus camaldulensis*	river red gum	45/20	30/40/40	30%-Poor			Exempt	Low	Retain			$3,351.80	Tree has a large decay pocket at base on the south side, as well as in upper part of the canopy and main leader. It grows next to and out from under tree #55. Large amount of deadwood- overall poor specimen. Tree is under the size requirement for removal permit.
57	16.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/15	70/70/60	60%-Fair			Exempt	Moderate	Retain			$6,349.39	Structure is codominant at 10ft., with a good union. Tree grows out from under canopies of #54 and #55. Significant lean to south west due to competition. Tree is under the size requirement for removal permit.
58	18.00	na	na	*Eucalyptus camaldulensis*	river red gum	30/10	50/06/45	06%-Very Poor			Exempt	Moderate	Retain			$803.59	Structure has been compromised-Large amount of sucker growth throughout canopy. All main branches and leaders have failures. Tree is under the size requirement for removal permit.
59	15.50	na	na	*Pyrus calleryana*	Callery pear	25/20	10/06/10	06%-Very Poor	Protected			Low	Retain			$1,263.60	Tree appears to be in severe decline. Structure is poor and form is compromised. Visually, this is an aesthetically unappealing tree.
60	23.50	na	na	*Eucalyptus camaldulensis*	river red gum	50/30	70/40/70	40%-Poor			Exempt	Low	Retain			$10,272.80	Large tree with evidence of a second trunk failure at base on Southwest side. There are significant dead limbs and failed scaffold branch throughout, consider pruning to improve. Tree is under the size requirement for removal permit.
61	25.00	22 & 17	64.00	*Eucalyptus camaldulensis*	river red gum	50/50	60/20/70	20%-Very Poor		Large Protected		High	Remove	1, 4, 10	(6x)24-in. or (3x)36-in.	$13,002.61	This is a large sprawling tree with three trunks, long-term failure is imminent. Structure is codominant with included bark and cracks, as well as, bulging reaction wood. Past branch failures are apparent in the upper canopy. The tree could be pruned to reduce heavy end-weight if whole tree is not removed.
62	25.50	na	na	*Sequoia sempervirens*	coast redwood	55/20	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$19,352.50	Overall condition is good and typical for species. It is a good looking tree growing on its own.
63	26.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/25	50/20/40	20%-Very Poor	Protected			Low	Retain			$6,287.38	Large tree with significant wounds from lateral limb failures on north side of the trunk. The tree grows on a lean, from a point of failure, to the west and south side. Canopy has large size deadwood throughout.
64	13.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/20	50/30/30	30%-Poor			Exempt	Low	Retain			$2,357.77	Tree consists of the remaining half of what was once a twin trunk tree. The second leader was removed or failed and what is left grows on a lean to the west -mostly due to competition from larger surrounding trees. Tree is under the size requirement for removal permit.
65	24.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/20	40/06/40	06%-Very Poor		Large Protected		Low	Retain			$1,607.19	Twin trunk tree with included bark from ground level. The third trunk already failed, highly recommend removal long-term as this tree has a limited future and is likely to fail.
66	26.00	22.00	48.00	*Eucalyptus camaldulensis*	river red gum	50/40	70/20/60	20%-Very Poor		Large Protected		Low	Retain			$10,789.00	Once a triple trunked tree is now a twin leader tree. The third trunk was removed at the union where the two remain. Grass is now growing in the center of the union, indicative of soil and moisture buildup. There is evidence of large branch failures throughout. Highly recommend pruning for end weight to reduce chance of future failures.
67	13.80	na	na	*Eucalyptus camaldulensis*	river red gum	45/15	50/30/50	30%-Poor			Exempt	Low	Retain			$2,656.88	Small in stature, significant size deadwood in the canopy. Canopy consists of multiple codomint union with evidence of decay were large scaffold limbs have failed. Poor structure overall. Tree is under the size requirement for removal permit.
68	14.00	na	na	*Eucalyptus camaldulensis*	river red gum	35/25	70/40/60	40%-Fair			Exempt	Low	Retain			$3,645.94	Small stature tree with large cavity from secondary trunk failure on the north side at the base. Large size lateral limb failures are visible. Overall form is fair, recommend pruning to improve. Tree is under the size requirement for removal permit.
69	17.80	16.20	34.00	*Eucalyptus camaldulensis*	river red gum	50/20	80/50/60	50%-Fair	Protected			Low	Retain			$13,469.51	Twin trunk tree with a secondary leader failure at 12ft., leaving canopy form asymmetrical.
70	10.00	10.00	20.00	*Eucalyptus camaldulensis*	river red gum	40/15	65/30/40	30%-Poor			Exempt	Low	Retain			$2,790.26	Codominant from base with included bark, and grows on a lean to the northwest. The trees future is limited, and likely to fail. Consider removal. Tree is under the size requirement for removal permit.
71	14.50	na	na	*Eucalyptus camaldulensis*	river red gum	50/15	50/50/50	50%-Poor			Exempt	Low	Retain			$4,888.77	Thin form with past lateral limb failures, appears to be in heavy competition with adjacent trees. Canopy is very sparse. Tree is under the size requirement for removal permit.
72	13.20	na	na	*Eucalyptus camaldulensis*	river red gum	50/25	06/06/06	06%-Very Poor			Exempt	Low	HR	1	(3x)24-in.	$486.17	This tree is 99% dead, recommend removal. Tree is under the size requirement for removal permit.
73	11.00	14.00	25.00	*Eucalyptus camaldulensis*	river red gum	45/20	60/40/40	40%-Poor	Protected			Low	Retain			$5,896.75	Canopy is dense with codominant branch structure throughout. Overall form is inhibited by adjacent, larger canopy trees. Visible sap sucker damage to bark.
74	15.00	11,10, & 10	46.00	*Eucalyptus camaldulensis*	river red gum	50/30	50/10/50	10%-Very Poor	Protected			Low	Retain			$2,636.79	This tree has poor structure with multiple trunks. The tree will eventually push itself apart. Limited growth space for all four trunks. Consider long term removal
75	23.50	18 & 15	56.50	*Eucalyptus camaldulensis*	river red gum	60/45	65/50/70	50%-Fair		Large Protected		Low	Retain			$25,606.44	This tree is formed by large cluster of three trunks, from ground level with no inclusions. Small trunk on Southwest side has the heaviest lean. The base of trunk appears to have concrete and soil built up. Failures are likely to occur in future if left alone.
76	19.00	na	na	*Eucalyptus camaldulensis*	river red gum	30/50	70/20/10	10%-Very Poor			Exempt	Moderate	HR	1	(6x)24-in. or (3x)36-in.	$1,678.81	Tree grows with a heavy lean to the west, soil appears fractured on the backside of the lean and there are horizontal stress cracks visible on the trunk. Tree likely to fail if left alone. Recommend removal. Tree is under the size requirement for removal permit.
77	20.50	na	na	*Eucalyptus camaldulensis*	river red gum	25/25	50/8/10	6%-Poor			Exempt	Low	Retain			$1,172.61	Top of tree has recently failed at 15ft., leaving canopy to exist as sucker growth only. Consider habitat tree if left alone. Tree is under the size requirement for removal permit.
78	37.50	na	na	*Eucalyptus camaldulensis*	river red gum	55/40	40/20/50	20%-Very Poor	Protected			Low	Retain			$13,079.34	This is a twin trunk tree that was once a triple trunk tree. The third leader was removed at 1-2ft. Codominant union with included bark. Visible evidence of large scaffold, branch failures, and deadwood throughout canopy.
79	17.00	12.00	29.00	*Rhus lancea*	African sumac	20/25	50/20/45	20%-Very Poor	Protected			Low	Retain			$7,591.23	Small stature tree- typical for species. There is a large amount of sapsucker damage to the bark and branches throughout. Large amount of decay and deadwood. Foliage consists primarily of epicormic sprouts.
80	45.00	na	na	*Eucalyptus camaldulensis*	river red gum	60/50	60/20/50	20%-Very Poor	Protected			Low	Retain			$18,834.25	Large tree with significant amounts of decay setting in from ground level to 15ft. on the southwest side. Three large scaffold limbs have been shed in upper canopy, on the west side. Significant size deadwood throughout with asymmetrical form, mainly due to failures.
81	43.00	na	na	*Eucalyptus camaldulensis*	river red gum	50/40	90/50/80	60%-Fair	Protected			Moderate	Retain			$51,591.89	Large tree in good health that has been pruned for weight reduction over the years. The tree also lost a couple of large scaffold limbs. Needs to be maintain due to sheer size -Very Large. Noted decay pocket on trunk (northeast side) and trunk wounds from continuously being hit by golf balls.
82	9.00	na	na	*Eucalyptus camaldulensis*	river red gum	30/10	80/80/60	60%-Fair			Exempt	Moderate	HR	1	(2x)24-in.	$1,255.62	Young volunteer growing beside chain-link fence. Recommend removal-long-term future compromised. Tree is under the size requirement for removal permit.
83	8.50	na	na	*Eucalyptus camaldulensis*	river red gum	30/10	85/80/85	80%-Fair			Exempt	Moderate	Retain			$1,493.31	Young volunteer, straight trunk tree growing 3- 4ft. from chain-link fence along Wedgewood Ave. Overall good young specimen, tree is typical for species. Tree is under the size requirement for removal permit.
84	13.50	7.00	20.50	*Eucalyptus camaldulensis*	river red gum	35/15	85/50/70	50%-Fair			Exempt	Moderate	Retain			$2,987.26	Tree appears to be a stump sprout or volunteer. Structure is compromised from base where two trunks emerge. The smaller of the two trunks grows through the chain-link fence, consider removal. Tree is under the size requirement for removal permit.
85	20.00	na	na	*Eucalyptus camaldulensis*	river red gum	55/25	85/80/70	70%-Good			Exempt	Moderate	HR	1	(3x)24-in.	$7,234.01	Healthy young tree that is growing with a chain-link fence embedded between 1-6ft. Large stem grows over the road -Recommend removal. Tree is under the size requirement for removal permit.
86	15.00	na	na	*Acacia dealbata*	silver wattle	40/20	70/85/80	70%-Good	Protected			Low	Retain			$3,906.21	This tree also has chain-link fence embedded at base of trunk. The upper canopy becomes codominant with a good union. Overall condition is good, typical for species, unfortunately, growing in poor location.
87	8.00	14.00	22.00	*Quercus ilex*	Holly oak	30/20	30/50/40	30%-Poor	Protected			Moderate	Retain			$5,489.89	Codominant with a good union at 2ft. Tree has been pruned for cart path clearance. Bark is riddled with sapsucker damage. Overall, the form and structure are poor due to competition from adjacent, larger canopy trees, causing canopy of this particular tree to be sparse.
88	27.00	na	na	*Acacia dealbata*	silver wattle	50/30	40/10/50	10%-Very Poor	Protected			Moderate	Retain			$813.83	Poor health and structure. This was once a twin trunk tree from ground level. The second leader has previously failed at base. Stump still intact and exists between tree no. 88-89. There are codominant unions with included bark in the upper canopy-which also appears to be dying back.
89	15.00	na	na	*Eucalyptus camaldulensis*	river red gum	30/30	60/80/50	50%-Fair			Exempt	Moderate	Retain			$9,040.10	Large asymmetrical canopy, tree grows out from beneath larger canopies of adjacent trees. All growth is to the west searching for light. Tree is under the size requirement for removal permit.
90	8.00	8,6,6,6, & 4	38.00	*Acacia dealbata*	silver wattle	25/25	70/20/50	20%-Very Poor	Protected			Low	Retain			$1,249.99	Consists of a cluster of volunteer sprouts growing adjacent to chain-link fencelinealong Wedgewood Ave.
91	12.00	na	na	*Casurina sp.*	Casurina	20/10	90/90/40	40%-Poor	Protected			High	Remove	1, 4, 10	(2x) 24-in.	$2,678.65	Growing space 6in. from cart path-competing for canopy space, poor form and visually unappealing.
92	22.50	na	na	*Casurina sp.*	Casurina	40/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$21,188.53	Growing 2in. from cart path
93	20.00	na	na	*Casurina sp.*	Casurina	45/20	80/50/40	40%-Poor	Protected			High	Remove	1, 4, 10	(3x)24-in.	$7,440.69	Growing 6in. from cart path. Poor overall form and structure.
94	13.50	na	na	*Casurina sp.*	Casurina	25/10	10/10/10	10%-Very Poor	Protected			Moderate	Retain			$847.54	Poor overall condition, dead central leader.

PINNACLE DESIGN COMPANY

77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: TREE INVENTORY

ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project

17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-01-25

SSCALE:

REVISIONS:

1		
2		
3		
4		
5		
6		
7		

SHEET NO:

TI-1

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove/ Impact Remove (rm) or Retain Status	Criteria for Removal Sec. 29.10.0950 & Sec 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
95	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	10/70/10	10%-Very Poor	Protected			High	Remove	1, 4, 10	(3x)24-in.	$1,190.47	Tree appears to be in severe decline-dying.
96	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	21/80/70	21%-Poor	Protected			High	Retain			$6,201.51	Tree appears to be in decline, highly stressed with evidence of branch die back throughout canopy and large amount of sucker growth at base.
97	15.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	50/90/90	50%-Fair	Protected			High	Retain			$3,348.18	Trees no. 97 -99 are all three growing in a grove, along side of cart path and #2 rough.
98	21.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	45/90/90	45%-Fair	Protected			High	Retain			$5,906.20	Trees no. 97 -99 are all three growing in a grove, along side of cart path and #2 rough.
99	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	30/80/80	30%-Poor	Protected			High	Retain			$2,380.93	Trees no. 97 -99 are all growing in a grove, along side cart path and #2 rough. Tree appears to be dying.
100	25.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	50/75/80	50%-Fair	Protected			High	Retain			$6,200.34	Tree has small codominant leader that can be corrected with pruning.
101	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	70/90/80	70%-Good	Protected			High	Retain			$26,759.02	Overall condition is typical for species. Visually, this tree appears to be the best of the group. Minor form deviation as it is slighlty compromised by adjacent tree no. 100.
102	22.40	na	na	*Casurina sp.*	Casurina	45/20	30/10/10	10%-Very Poor	Protected			Moderate	HR	1	(3x)24-in.	$1,296.33	Tree has poor structure with recent branch failure over the cart path. Canopy is codomint with included bark between the union at 25ft. Canopy has a large amount of epicormic growth. Crack with decay from 1-15ft. on the west side of trunk. Majority of tree leans over the road and sidewalk. Deemed hazardous-recommend removal.
103	19.00	na	na	*Fraxinus oxycarpa*	Raywood ash	30/30	70/70/70	70%-Good	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$13,290.78	Tree is currently deciduous, overall condition appears to be good at time of inspection. Updated photo taken in Spring of 2025.
104	21.00	na	na	*Quercus agrifolia*	coast live oak	30/45	40/20/60	20%-Very Poor	Protected			High	HR	1	(6x)24-in. or (3x)36-in.	$4,557.42	Tree is currently in process of splitting in half, staining on the trunk, canopy is thin and sparse. Hazardous- recommend removal.
105	19.00	na	na	*Cedrus deodara*	Deodar cedar	45/25	75/80/61	61%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$11,378.57	Tree is small in stature, form is asymmetrical, and canopy has been pruned to maintain clearance. Minor amount of deadwood and evidence of a broken limb.
106	19.00	na	na	*Cedrus deodara*	Deodar cedar	45/30	75/80/61	61%-Good	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$11,378.57	Tree grows on a lean and is very asymmetrical in form-minor deadwood .
107	40.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	70/60/90	60%-Fair	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$31,745.74	Top of tree has been failed and regrown, leaving a top with multiple leaders at 15ft. Longterm problem-Recommend pruning or removal.
108	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	70/70/70	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$23,703.49	Tree has codominant top and minor deadwood- could be corrected with pruning. Noted irrigation damage to the trunk bark.
109	24.00	na	na	*Quercus agrifolia*	coast live oak	30/25	70/40/60	40%-Poor		Large Protected		High	Retain			$10,714.60	Located behind #3 Tee (between Tee and chain-link fence on Wedgewood Ave.). Multiple scaffold limbs with codominant union and included bark starting at 5ft. Canopy is vase shaped and upright with a visible bark seem below the union (appears to be cracking). Overall form has been compromised by extensive clearance pruning. There is evidence of sapsucker damage to the bark.
110	12.50	na	na	*Quercus agrifolia*	coast live oak	25/15	65/20/45	20%-Very Poor	Protected			Moderate	Retain			$1,453.26	Small tree on a slope, bird box installed on trunk, accumulated debris at the base. Crack appears to be forming above the box.
111	17.00	na	na	*Eucalyptus sideroxylon*	red ironbark	256/15	70/40/30	30%-Poor	Protected			Moderate	Retain			$5,319.99	Healthy tree. Poor structure with included unions which typical for the species. Provides significant amount of screening in this corner of the course, near Wedgewood Ave. Should tree fail, impact will be minimal.
112	10.00	na	na	*Quercus agrifolia*	coast live oak	15/15	70/50/50	50%-Fair	Protected			Moderate	Retain			$2,066.86	Small volunteer, understory tree competing for light and space under larger eucalyptus.
113	17.00	na	na	*Eucalyptus sp.*	Eucalyptus	40/30	80/50/65	50%-Fair	Protected			Moderate	Retain			$12,666.65	Overall tree condition is typical for species. Appears to be a volunteer, originally twin trunked, with secondary trunk failed. Located in the corner of the course by Wedgewood Ave. and La Rinconada park. Possibly, E. microtheca-Coolibah
114	25.00	10.00	35.00	*Eucalyptus sideroxylon*	red ironbark	45/30	70/15/25	15%-Very Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$7,626.29	Poor overall structure and is actively falling apart. Heavy foliage growth with numerous large branch failures.
115	23.00	na	na	*Eucalyptus sideroxylon*	red ironbark	40/30	70/15/25	15%-Very Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$5,564.56	Very poor structure, codominant at 8ft., canopy consists of a large amount of epicormic growth.
116	9.00	na	na	*Eucalyptus sideroxylon*	red ironbark	25/15	70/70/80	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$3,976.49	Appears to be a volunteer, good overall condition. Recommend pruning for structure if not removed.
117	48.00	na	na	*Eucalyptus globulus*	blue gum	70/50	50/80/80	50%-Fair		Large Protected		Moderate	Retain			$33,333.03	Trees no. 117-123 are located in the yard by la Rinconada Park. No. 117 is a large specimen, good overall structure and form. Health is declining-visible tip dieback indicative of root related issues. Grows on the slope above the creek and the pickle ball court. At the time of inspection, there was a visible sulfur fungus fruiting body growing at the base on the northeast side. This particular fungus is associated with brown rot of hardwoods (e.g. Eucalyptus and Oaks). Recommend moonitoring
118	9.00	na	na	*Acacia melanoxylon*	black acacia	20/15	90/90/90	90%-Excellent			Exempt	High	Retain			$1,883.42	Young healthy tree, typical for species. Tree is under the size requirement for removal permit.
119	13.00	20.50	30.50	*Eucalyptus camaldulensis*	red gum	40/35	90/20/40	20%-Very Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$5,480.53	Multi trunk tree with decay at the base and central stem on north side. The main leader has failed and been reduced to 5ft.- dead stump. The form is asymmetrical with all growth to the east, recent large branch failure on the main leader.
120	12.00	20.00	32.00	*Eucalyptus sp.*	Eucalyptus	40/30	40/30/40	30%-Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$14,305.87	Poor condition overall. Most likely due to environment-high amount of equipment, trash, debris, and a steel shipping container located at the base. Possibly *E. macrorhynca*-red stringybark.
121	26.00	20.00	46.00	*Eucalyptus sp.*	Eucalyptus	40/40	50/50/50	50%-Fair	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$47,160.27	Tree is the same as no. 120 although no. 121 is the larger of the two trees. Possibly E. macrorhynca-red stringybark.
122	19.00	23.00	42.00	*Eucalyptus sp.*	Eucalyptus	30/40	10/60/10	10%-Very Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$4,598.76	Tree is 95% dead. Possibly E. nicholii-Willow Peppermint. Recommend removal.
123	24.00	na	na	*Eucalyptus sp.*	Eucalyptus	35/50	75/50/50	50%-Fair	Protected			High	Remove	4, 10	(6x)24-in. or (3x)36-in.	$25,145.65	Located in the yard next to the wood pile. Failures in the canopy are evident. Species identification:*E. microtheca* -Coolibah
124	22.00	na	na	*Quercus ilex*	holly oak	25/25	70/70/80	70%-Good	Protected			Moderate	Retain			$29,698.70	Several trunk wounds throughout on the east and north side of the trunk. Wound wood is forming good closures. Damage due to mechanical equipment from D-6B., roots have also been compromised. Mistletoe noted in the canopy.
125	38.00	na	na	*Quercus douglasii*	blue oak	40/30	80/60/90	60%-Fair		Large Protected		Moderate	Retain			$75,947.32	Nice tree with good form, structure, and health. Owl box mounted in the tree. Several large scaffold limbs have been removed, consecutively up the trunk. Internal decay likely present, appears to be hollow at the base. If failure were to occur, it would likely be from ground level.
126	21.00	na	na	*Eucalyptus globulus*	blue gum	45/15	70/90/50	50%-Fair			Exempt	High	Remove	1, 4, 10, E	(2x) 24-in.	$6,380.15	Tree form is asymmetrical due to competition with neighboring trees. Grows in a grove of three, one of which is dead. Tree is under the size requirement for removal permit.
127	48.00	na	na	*Eucalyptus globulus*	blue gum	50/30	70/65/70	65%-Good		Large Protected		High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$49,523.36	Tree grows at top of slope, edge of fairway. Appears to be unmaintained, with full and dense canopy. Left to nature with evidence of branch failures.
128	10.00	9.00	19.00	*Quercus douglasii*	blue oak	25/20	65/65/65	65%-Good	Protected			Moderate	Retain			$10,313.02	Decay at base on East side. Codominant structure at 4ft., good union. Form is asymmetrical. Canopy has some large deadwood. One of several trees growing in a naturalized stand.
129	18.00	21.00	39.00	*Quercus douglasii*	blue oak	30/40	65/60/65	60%-Fair		Large Protected		Moderate	Retain			$40,235.25	One of several trees growing in a naturalized stand. Structure is codominant at base with good union. Significant dead wood throughout, form is asymmetrical. A low sprawling tree growing to the west, at tail end of the slope.
130	18.00	12, 14, & 14	58.00	*Quercus douglasii*	blue oak	35/60	80/80/80	80%-Good		Large Protected		Moderate	Retain			$60,309.04	Large sprawling tree with multiple trunks from base. Located at the bottom of a slope in natural stand. Overall condition is good.
131	13.50	na	na	*Quercus douglasii*	blue oak	30/25	80/80/60	60%-Fair	Protected			Moderate	Retain			$9,585.46	Codominant at 8ft. with good union. Condition is typical for species growing in a natural stand. Grows out from beneath larger tree no. 132, making form asymmetrical.
132	20.00	na	na	*Quercus douglasii*	blue oak	40/50	50/70/60	50%-Fair	Protected			Low	Retain			$17,531.70	Large tree, part of a natural stand, growing at the bottom of the slope. Form is asymmetrical due to competition with other trees.
133	12.00	11 & 10	33.00	*Quercus douglasii*	blue oak	20/30	30/20/20	20%-Fair		Large Protected		Low	Retain			$6,399.07	Tree has three trunks from ground level, all appear to be slightly buried. Large failures throughout, decay at base. Tree is declining, appears to be in stage of senescence.
134	31.00	na	na	*Quercus douglasii*	blue oak	40/55	40/50/50	40%-Poor		Large Protected		Low	Retain			$33,695.93	Large sprawling tree located in naturalized stand. Significant dead present. Growing beneath a large eucalyptus tree form is slightly asymmetrical.
135	24.00	24.00	48.00	*Eucalyptus camaldulensis*	red gum	60/50	80/80/80	80%-Good		Large Protected		Moderate	Remove	4, 10	(6x)24-in. or (3x)36-in.	$42,858.38	Tree is codominant at 4.5ft.,good union. Growing in a naturalized setting.
136	26.50	na	na	*Eucalyptus camaldulensis*	red gum	60/35	80/50/50	50%-Fair	Protected			Low	Retain			$16,328.83	Large tree growing at the edge of #4 green. Golf ball damage to trunk on northeast side. Canopy has large size deadwood and multiple failures (appears to be naturally self shedding).
137	30.50	na	na	*Eucalyptus camaldulensis*	red gum	70/30	80/50/70	50%-Fair	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$21,630.32	Single trunk tree, originally a twin trunk tree. Secondary leader removed on the west side. First scaffold limb starts at approximately 25-30ft. Tree has been well-maintained with multiple, large branches removed on the lower trunk (possible internal decay). Golf ball damage to trunk on the northeast side.
138	53.00	na	na	*Eucalyptus camaldulensis*	red gum	75/80	80/80/80	80%-Good		Large Protected		High	Remove	4, 10	(10x) 24-in. or (5x) 36-in.	$104,504.51	Large tree, located at the edge of #4 fairway. Codominant with fair union at 8ft. Golf ball damage to the trunk. Overall, tree appears to be in good condition and well-maintained.
139	13.00	na	na	*Quercus douglasii*	blue oak	20/20	40/50/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$7,407.14	Small tree that grows beneath canopy of larger eucalyptus. Codominant at approximately 12ft. -tight union. Tree has large sized deadwood throughout.
140	26.00	na	na	*Eucalyptus camaldulensis*	red gum	55/45	70/60/50	50%-Fair	Protected			Moderate	Retain			$15,718.46	Codominant at approx. 10ft. with a tight union which will limit future growth. This tree has a potential to split long term, form is asymmetrical.
141	25.00	na	na	*Eucalyptus camaldulensis*	red gum	60/30	80/80/70	70%-Good	Protected			Low	Retain			$20,345.64	Single trunk tree with good structure. Canopy is asymmetrical due to competition from the adjacent tree no. 140.

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove/ Impact Remove (rm) or Retain Status	Criteria for Removal Sec. 29.10.0950 & Sec 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
142	30.00	na	na	*Quercus douglasii*	blue oak	30/30	40/50/50	40%-Poor		Large Protected		Moderate	Retain			$31,557.06	Large, sprawling tree, the base of the trunk appears slightly buried (no flare). Canopy is asymmetrical with large size deadwood and minimal foliage. The tree appears to be in decline. Growing in a naturalized area.
143	11.70	na	na	*Quercus douglasii*	blue oak	20/15	80/80/80	80%-Good	Protected			Low	Retain			$9,599.66	Tree is small in stature, and growing at the edge of #4 fairway, close to the sand trap. Canopy is very asymmetrical growing predominantly to the east due to competition with adjacent trees.
144	14.00	na	na	*Quercus douglasii*	blue oak	20/10	20/20/50	20%-Very Poor	Protected			Low	Retain			$3,436.21	Tree canopy comingles with adjacent trees no. 142 and no.143. It is a small tree with single trunk and hollow throughout. Codominant at approx. 12ft. and again throughout upper canopy. Supports branch from tree no. 142. Structure is very poor - tree will fail in time if left alone. Recommend pruning.
145	12.50	na	na	*Quercus douglasii*	blue oak	25/15	85/85/85	85%-Excellent	Protected			Moderate	Retain			$11,642.14	Healthy tree, small in stature, and growing at edge of existing sand trap. Young tree, typical species.
146	18.50	na	na	*Quercus douglasii*	blue oak	30/25	85/85/85	85%-Excellent	Protected			Moderate	Retain			$25,500.95	Bird box on trunk, east side. Growing at the top of a slope in a naturalized area. Codominant at 8ft., with a good union. Canopy is asymmetrical due to competition with other trees. Condition typical for healthy species in naturalized setting.
147	44.50	na	na	*Sequoia sempervirens*	coast redwood	60/35	70/90/90	70%-Good	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$45,838.70	Condition is typical for species. Some thinning of the canopy and minor deadwood. Trunk appears to have some salt buildup from irrigation.
148	33.00	na	na	*Sequoia sempervirens*	coast redwood	40/30	90/60/60	60%-Fair	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$19,446.25	Tree has very dense canopy. Appears healthy but top has snapped out, causing structure and form to be compromised.
149	23.00	na	na	*Quercus agrifolia*	coast live oak	25/35	70/45/45	45%-Fair	Protected			Moderate	Retain			$12,300.39	Squat shaped tree, wider than it is tall. Central leader has failed on the east side, compromising structure and form. Otherwise, all unions appear good.
150	19.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	85/85/80	80%-Good	Protected			Moderate	Retain			$9,053.49	Trees no. 150-156 are growing next to cart path and pump house. Irrigation damage to trunk evident.
151	13.00	na	na	*Sequoia sempervirens*	coast redwood	30/10	85/70/70	70%-Good	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$3,912.00	Tree is smaller than adjacent tree no. 150. Both trees are on the edge of the cart path by the pump house.
152	18.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$9,167.33	Young, healthy tree typical for species. Growing next to cart path and pumphouse -canopy have been raised to approximately 12ft. for clearance.
153	19.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$10,743.95	Young, healthy tree typical for species. Growing next to cart path and pumphouse -canopy have been raised to approximately 12ft. for clearance.
154	13.50	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent	Protected			Moderate	Retain			$4,881.65	Young, healthy tree typical for species. Growing next to cart path and pumphouse -canopy have been raised to approximately 12ft. for clearance.
155	15.00	na	na	*Sequoia sempervirens*	coast redwood	30/15	75/60/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$3,348.18	Young tree alongside the cart path, extensively raised, form is asymmetrical. Codominant at top and could be corrected with pruning.
156	19.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	80/85/85	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$8,595.16	Young tree typical for species-looks good.
157	25.00	na	na	*Calocedrus decurrens*	Incense cedar	35/25	70/70/70	70%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$22,606.27	Tree appears to have grown on a lean and then self corrected. Has codominant union, but union is good, tip dieback on one side.
158	14.50	na	na	*Quercus agrifolia*	coast live oak	30/30	80/80/80	80%-Good	Protected			Moderate	Retain			$8,691.14	Young tree that could benefit from pruning. Healthy, appears typical species.
159	27.50	na	na	*Fraxinus velutina*	Modesto ash	30/30	40/35/35	35%-Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$8,752.81	Tree appears to be in decline. It has large size deadwood throughout and a hollow in the center that is capturing water.
160	20.50	na	na	*Brachychiton populneus*	*Kurrajong Bottle*	35/20	80/70/70	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$15,200.45	Young tree, appears healthy, typical for species. Would benefit from pruning.
161	30.00	na	na	*Sequoia sempervirens*	coast redwood	65/20	70/70/60	60%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$17,856.98	Tree has slender form with sparse canopy and downward branching habit, most of the growth to the southwest.
162	35.50	na	na	*Sequoia sempervirens*	coast redwood	65/25	80/75/80	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$28,130.32	Tree appears healthy, typical for species. Small codominant stem forming, could be corrected with pruning.
163	24.00	na	na	*Quercus douglasii*	blue oak	30/30	85/85/85	85%-Excellent		Large Protected		High	Retain			$42,917.60	Bird box mounted on east side. Good structure, form and health. Young tree typical for species. Large section of reaction wood noted at base on west side, down slope-cause unknown.
164	11.50	na	na	*Pistachia chinensis*	Chinese pistache	30/30	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$10,433.55	Young, typical for species.
165	31.00	na	na	*Quercus douglasii*	blue oak	30/40	85/85/85	85%-Excellent		Large Protected		Moderate	Retain			$71,603.84	Large, old, sprawling tree with evidence of numerous, branch failures. Typical for species of this age that has been left alone. Growing close to #4 Tee.
166	38.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	70/85/70	70%-Good	Protected			Moderate	Retain			$30,083.06	Tree has a thin canopy. Structure and form are typical for species located at the edge of the cart path. Evidence of water spray on the trunk.
167	15.50	na	na	*Liquidambar styraciflua*	sweetgum	45/20	40/70/60	40%-Poor	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$5,896.79	Tree appears to be in decline
168	44.00	na	na	*Fraxinus velutina*	Modesto ash	35/35	40/40/50	40%-Poor	Protected			Moderate	Retain			$25,608.23	Tree has a large amount of decay in the main trunk from large limb removals. Tip dieback noted throughout the crown. Very asymmetrical in form-tree appears to be in decline.
169	16.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$8,102.60	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
170	16.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$5,333.28	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
171	21.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$13,124.88	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
172	15.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$6,696.37	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
173	25.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$19,352.50	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
174	14.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$5,833.28	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
175	16.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$7,618.98	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
176	13.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$5,029.72	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
177	28.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$21,756.50	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
178	14.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$5,833.28	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
179	15.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Low	Remove	4, 10	(3x)24-in.	$7,150.23	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
180	18.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$9,642.77	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
181	26.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$18,106.98	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
182	19.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$9,669.55	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
183	17.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Low	Retain			$8,601.11	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
184	13.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$5,424.06	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
185	15.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Low	Retain			$7,150.23	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
186	17.80	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$9,429.68	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
187	17.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$9,114.50	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
188	18.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$10,185.92	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

TREE INVENTORY

SHEET TITLE: ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-01-25

SSCALE:

REVISIONS:

1		
2		
3		
4		
5		
6		
7		

SHEET NO:

TI-2

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Pref ex Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
189	21.30	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$13,502.56	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
190	17.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$9,114.50	Trees no. 169-190 are all growing in a grove. All young trees, with good condition and structur- typical for species.
191	13.50	na	na	*Fraxinus velutina*	Modesto ash	25/30	85/85/85	85%-Excellent	Protected			Low	Retain			$5,122.72	Young tree with symmetrical form. Minor amount of mistletoe in canopy. Grows alone on a hillside, no competition.
192	20.00	na	na	*Quercus agrifolia*	coast live oak	30/40	40/20/75	20%-Very Poor	Protected			Low	Retain			$4,133.72	Canopy appears thin, structure is poor. Codominant with included bark and a large crack at approximately 15ft. Tree will fall in time if left alone. Impact irrigation is currently affecting lower foliage.
193	29.00	na	na	*Quercus douglasii*	blue oak	40/40	80/80/70	70%-Good		Large Protected		Low	Retain			$51,604.56	Trees no. 193-195 are located close to the bee boxes: Tree no. 193 is a large, mature specimen with sprawling form that is slight asymmetrical. Majority of the growth is to the west. Has significant amount of dead limbs in under story and has been pruned for clearance.
194	25.00	na	na	*Quercus douglasii*	blue oak	35/25	50/70/50	50%-Fair		Large Protected		Low	Retain			$27,393.28	Tree appers to be an older specimen that grows to the south. Looks to be in decline with a small amount of foliage present - typical of an older tree. Significant size hollows and deadwood throughout.
195	29.00	na	na	*Quercus douglasii*	blue oak	45/50	65/85/85	65%-Good		Large Protected		Low	Retain			$47,918.52	Sprawling, mature tree with significant amount of large sized deadwood present. Thinning canopy, typical of aging, older tree.
196	23.00	na	na	*Quercus ilex*	holly oak	30/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$41,734.21	Nice tree overall.
197	26.00	na	na	*Fraxinus velutina*	Modesto ash	30/20	0/0/0	Dead				Low	Remove	1	(3x)24-in.	$0.00	Tree is an active stage of failure- 99% dead and splitting apart within the upper canopy*Armillaria sp.* Fungal fruiting bodies noted at the base of the tree- Recommend removal.
198	13.50	na	na	*Quercus douglasii*	blue oak	25/25	90/90/90	90%-Excellent	Protected			Low	Retain			$14,378.18	Nice, young tree-good health, form and structure- typical for species. Growing on its own with plenty of space.
199	10.00	10 & 10	30.00	*Fraxinus velutina*	Modesto ash	35/35	50/20/50	20%-Fair	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,984.11	Codominant with included bark from ground level, most likely a stump sprout.
200	19.50	na	na	*Angophora floribunda*	rough-barked apple	35/35	60/50/50	50%-Fair	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$16,666.07	Small stature tree that has dense canopy and large branch failures throughout. Codominant structure with good union at 7ft. Noted: Bird box attached to trunk on the northeast side.
201	26.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$19,738.99	Healthy tree, typical for species, stands alone in the rough.
202	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected			Low	Retain			$18,106.98	Young tree growing alone at fence line-typical for species.
203	25.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected			Low	Retain			$16,740.92	Young tree growing alone at fence line-typical for species.
204	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected			Low	Retain			$10,714.19	Young tree growing alone at fence line-typical for species.
205	7.00	na	na	*Fraxinus uhdei*	Shamel ash	50/20	90/60/40	40%-Poor	Protected			Moderate	Retain			$486.11	Young volunteer, growing out from beneath redwoods along fenceline.Codominant structure at approximately 15ft.Tree is appears out of place and will become longterm issue- recommend removal.
206	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$10,714.19	Young tree growing alone, along fence line-typical for species.
207	20.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$10,714.19	Young tree growing alone, along fence line-typical for species.
208	12.50	na	na	*Quercus agrifolia*	coast live oak	40/25	85/40/30	30%-Poor	Protected			Moderate	Retain			$1,937.68	Young tree, 100% of the canopy grows to the Southwest over the neighboring property.
209	10.00	na	na	*Quercus agrifolia*	coast live oak	25/30	80/30/20	20%-Very Poor	Protected			Low	Retain			$826.74	Young tree, canopy grows on a 45° angle towards neighboring property. Tree has no room for growth-consider removal long-term.
210	12.00	na	na	*Quercus agrifolia*	coast live oak	45/15	85/85/60	60%-Fair	Protected			Moderate	Retain			$2,678.65	Relatively young, single trunk tree growing between cart path and fence. Canopy has been maintained for clearance from powerlines.
212	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent	Protected			High	Retain			$30,475.91	Young tree typical for species
213	7.00	na	na	*Sequoia sempervirens*	coast redwood	20/10	100/100/95	95%-Excellent	Protected			Moderate	Retain			$1,539.34	Young tree typical for species
214	18.50	na	na	*Quercus agrifolia*	coast live oak	30/30	85/60/50	50%-Fair	Protected			Low	Retain			$61,895.96	Growing at fence line, has an asymmetrical canopy and chain-link fence embedded in the trunk between 2-4ft.
215	13.00	na	na	*Quercus agrifolia*	coast live oak	25/20	85/60/30	30%-Poor	Protected			Low	Retain			$2,095.79	Growing at fence line, has an asymmetrical canopy and chain-link fence embedded in trunk between 2-4ft. Canopy is codominant and included at approximately 10ft. Future room for growth is limited by ball netting.
216	14.00	na	na	*Sequoia sempervirens*	coast redwood	30/20	40/90/90	40%-Poor	Protected			Moderate	Retain			$2,333.31	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
217	14.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	40/90/90	40%-Poor	Protected			Moderate	Retain			$2,333.31	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
218	18.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	30/60/70	30%-Poor	Protected			Low	Retain			$3,214.26	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage. Dying/dead top in this particular tree.
219	16.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	40/90/90	40%-Poor	Protected			Moderate	Retain			$3,047.59	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
220	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	40/90/90	40%-Poor	Protected			Moderate	Retain			$3,440.44	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
221	17.00	na	na	*Sequoia sempervirens*	coast redwood	30/20	40/90/90	40%-Poor	Protected			Moderate	Retain			$3,440.44	Trees no. 216-221 are all growing adjacent to the ball netting. All appear to have slightly chlorotic foliage.
222	42.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$49,582.88	Trees no. 222-224 are all next to the powerlines. Good condition, typical for species.
223	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	85/80/45	45%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$8,571.35	Very poor form, overcrowded between trees and next to powerline. Recommend removal-no long-term future.
224	37.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$39,527.17	Grows next to powerlines. Overall condition is typical for species.
225	18.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			High	Retain			$10,185.92	Young, healthy tree typical for species. Powerline runs between no. 225 and 226-recommend removal due to location.
226	25.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			High	Retain			$16,740.92	Young, healthy tree typical for species. Powerline runs between no. 225 and 226
227	28.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			High	Retain			$20,999.81	Trees no. 227-231 are all young and healthy, typical for species.
228	25.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			High	Retain			$16,740.92	Trees no. 227-231 are all young and healthy, typical for species.
229	22.00	na	na	*Sequoia sempervirens*	coast redwood	30/21	60/90/90	60%-Fair	Protected			High	Retain			$9,603.09	Trees no. 227-231 are all young and healthy, typical for species.
230	27.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$21,696.23	Trees no. 227-231 are all young and healthy, typical for species.
231	23.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$15,743.90	Trees no. 227-231 are all young and healthy, typical for species.
232	40.00	na	na	*Quercus douglasii*	blue oak	35/40	85/80/80	80%-Fair	Protected			Moderate	Retain			$75,736.94	Large, older specimen that appears to be in good health. Grows on a heavy lean to the east with large amount of reaction wood noted on back-side of lean.
233	15.00	na	na	*Quercus agrifolia*	coast live oak	25/20	40/85/85	40%-Poor	Protected			Moderate	Retain			$4,650.43	Canopy appears stunted, gray in color. Could be related to irrigation overspray. Lower branches on Northwest side are dying. No trunk flare, appears buried. Possibly in state of decline.
234	10.50	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent	Protected			Moderate	Retain			$2,953.10	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
235	10.00	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent	Protected			Moderate	Retain			$2,678.55	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Pref ex Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
236	12.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent	Protected			Moderate	Retain			$4,650.26	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
237	16.50	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent	Protected			Moderate	Retain			$8,102.60	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
238	11.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent	Protected			Low	Retain			$3,935.98	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
239	11.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent	Protected			Moderate	Retain			$3,935.98	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
240	11.00	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent	Protected			Moderate	Retain			$3,241.04	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
241	10.00	na	na	*Sequoia sempervirens*	coast redwood	25/8	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(2x) 24-in.	$2,976.16	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
242	10.00	na	na	*Sequoia sempervirens*	coast redwood	25/8	90/90/90	90%-Excellent	Protected			Moderate	Retain			$2,976.16	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
243	16.70	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(2x) 24-in.	$8,300.22	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
244	12.50	na	na	*Sequoia sempervirens*	coast redwood	25/10	90/90/90	90%-Excellent	Protected			Moderate	Retain			$4,650.26	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
245	9.00	na	na	*Sequoia sempervirens*	coast redwood	20/10	90/90/90	90%-Excellent	Protected			Moderate	Retain			$2,169.62	Trees no. 234-245 are all young, healthy trees growing in a grove next to the cart path and #5 fairway.
246	9.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	85/80/90	80%-Good	Protected			Moderate	Retain			$6,087.93	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
247	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/80/90	80%-Good	Protected			Moderate	Retain			$1,521.98	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
248	6.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	85/80/90	80%-Good	Protected			Moderate	Retain			$3,175.49	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
249	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	85/80/90	80%-Good	Protected			Moderate	Retain			$3,682.82	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
250	6.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	85/80/90	80%-Good	Protected			Moderate	Retain			$3,175.49	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
251	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	25/15	85/80/90	80%-Good	Protected			Moderate	Retain			$3,682.82	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
252	4.40	na	na	*Lagerstroemia sp.*	crape myrtle	20/10	85/80/90	80%-Good	Protected			Moderate	Retain			$1,455.09	Trees no. 246-262 are all in good condition, growing next to cart path. This tree has a small trunk wound on the west side.
253	8.00	na	na	*Lagerstroemia sp.*	crape myrtle	25/20	85/80/90	80%-Good	Protected			Moderate	Retain			$4,810.22	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
254	7.50	na	na	*Lagerstroemia sp.*	crape myrtle	25/20	85/80/90	80%-Good	Protected			Moderate	Retain			$4,227.73	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
255	7.70	na	na	*Lagerstroemia sp.*	crape myrtle	25/20	85/80/90	80%-Good	Protected			Moderate	Retain			$4,456.21	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
256	8.60	na	na	*Lagerstroemia sp.*	crape myrtle	25/20	85/80/90	80%-Good	Protected			Moderate	Retain			$5,558.81	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
257	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/80/90	80%-Good	Protected			Moderate	Retain			$1,878.99	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
258	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/20/90	20%-Fair	Protected			Moderate	Retain			$469.75	This tree is healthy with good form but poor structure. There is evidence of an internal crack, it will likely split with time. Recommend long term removal and replacement.
259	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/80/90	80%-Good	Protected			Moderate	Retain			$1,878.99	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
260	5.00	na	na	*Lagerstroemia sp.*	crape myrtle	15/8	85/06/90	6%-Very Poor	Protected			High	Retain			$1,409.24	This is a healthy tree with good form but Very Poor structure. It has a trunk wound that is beyond repair-recommend removal and replacement. Half of the tree has ripped out on the west side.
261	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	15/10	85/80/90	80%-Good	Protected			High	Retain			$1,521.98	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260.
262	4.50	na	na	*Lagerstroemia sp.*	crape myrtle	15/8	85/80/90	80%-Good	Protected			Moderate	Retain			$1,521.98	Trees no. 246-262 all grow in a line alongside the cart path. All are in good condition with the exception of no. 258 & 260. Tree has small trunk wound.
263	16.50	11 & 10	37.50	*Quercus agrifolia*	coast live oak	40/40	80/40/50	40%-Poor		Large Protected		Moderate	Retain			$8,155.82	Young, multi trunk tree growing at the top of the slope, above parking lot and next to the cart path. Three main stems all have included bark. Two of the three trunks could be pruned to maintain form and structure.
264	10.00	7.00	17.00	*Quercus lobata*	valley oak	20/20	85/6/6	6%-Very Poor	Protected			Moderate	Retain			$626.93	Codominant and heavily included from 6in. above ground level. Growing in poor location, has poor structure with trunks that twist around each other. Impedes canopy of adjacent tree, overhangs parking area-consider for long term removal.
265	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/85/85	85%-Excellent	Protected			High	Retain			$14,571.30	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species.
266	23.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$13,970.48	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species.
267	35.00	na	na	*Sequoia sempervirens*	coast redwood	65/15	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$30,989.30	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species. Tree no. 267 & 268 are growing close together.
268	43.00	na	na	*Sequoia sempervirens*	coast redwood	65/25	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$46,774.87	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species. Tree has a very "S" formation in the trunk, which appears to have self corrected with age.
269	30.50	na	na	*Sequoia sempervirens*	coast redwood	60/20	85/85/70	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$19,380.03	Tree no. 265-269 are all growing in a grove. Good health, form, and vigor-typical for species?This tree has a very asymmetrical form and is thin on the east side.
270	8.00	na	na	*Betula pendula*	European white birch	20/15	70/80/90	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$2,314.88	Tree is small in stature and well formed. Small amount of dead wood present, could benefit from structure pruning.
271	6.70	na	na	*Betula pendula*	European white birch	20/10	70/80/70	70%-Good	Protected			High	Remove	4, 10	(2x) 24-in.	$1,623.67	Generally good condition, tree is typical for species.
272	74.50	na	na	*Eucalyptus camaldulensis*	red gum	70/60	85/80/75	75%-Good		Large Protected		Moderate	Retain			$193,582.95	Large and majestic. Recently suffered large limb failures and was subsequently pruned to clean up the damaged branches. Large wounds are in process of closing over.
273	28.00	na	na	*Quercus douglasii*	blue oak	30/50	80/80/70	70%-Good		Large Protected		High	Retain			$48,106.98	Large, healthy, old tree with canopy growth predominantly to the west. Evidence of mechanical wounding on the lower trunk. Generally a nice looking tree.
274	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	50/90/90	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$5,290.96	Young tree with limited growing area between cart path and roadway. Canopy foliage appears thin for the species.
275	42.50	na	na	*Sequoia sempervirens*	coast redwood	60/20	70/90/85	70%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$37,629.87	Mature size tree in good overall condition.
276	28.50	na	na	*Sequoia sempervirens*	coast redwood	55/10	70/90/85	70%-Good	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$16,921.72	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
277	32.50	na	na	*Sequoia sempervirens*	coast redwood	55/10	70/90/85	70%-Good	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$22,005.01	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
278	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/10	70/90/85	70%-Good	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$11,099.89	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
279	23.00	na	na	*Sequoia sempervirens*	coast redwood	50/10	70/90/85	70%-Good	Protected			Moderate	Retain			$11,020.73	Trees no. 276-286 are all growing alongside the clubhouse. They appear good overall, typical for healthy species unless noted otherwise. Leans to the north slightly.
280	30.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	70/90/70	70%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$18,749.83	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise. This tree has minor codominance and can be corrected with pruning.
281	57.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	70/80/70	70%-Good		Large Protected		Moderate	Retain			$67,686.88	
282	43.50	na	na	*Sequoia sempervirens*	coast redwood	60/20	70/80/70	70%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$39,421.52	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise. This tree has minor codominance at top and can be corrected with pruning.

PINNACLE DESIGN COMPANY

77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: TREE INVENTORY
ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-17-25

SCALE:

REVISIONS:

SHEET NO: TI-3

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure(Form Ratings 10-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Redsn Status	Criteria for Removal Sec. 29.10.0955 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
283	15.00	na	na	*Sequoia sempervirens*	coast redwood	40/15	70/90/85	70%-Good	Protected			Moderate	Retain			$4,687.46	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
284	16.50	na	na	*Sequoia sempervirens*	coast redwood	40/10	70/90/85	70%-Good	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$5,671.82	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
285	34.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	70/90/85	70%-Good	Protected			High	Retain			$24,083.11	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
286	16.00	na	na	*Sequoia sempervirens*	coast redwood	35/10	70/90/85	70%-Good	Protected			High	Retain			$5,333.28	Trees no. 276-286 are all growing in a line alongside the clubhouse. Condition overall is good, they appear healthy -typical for species unless noted otherwise.
287	20.50	13.00	33.50	*Quercus agrifolia*	coast live oak	30/35	80/80/60	60%-Fair		Large Protected		Moderate	Retain			$16,441.60	Low spreading tree. Maintained for vehicle, parking, and cart path clearance. Form has been compromised from natural stature due to pruning. Overall structure is good but foliage size appears smaller than normal for species.
288	45.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$60,267.31	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch.
289	43.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$55,029.26	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch.
290	43.50	na	na	*Sequoia sempervirens*	coast redwood	65/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$56,316.45	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch.
291	36.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	30/80/85	30%-Poor	Protected			Moderate	Remove	4, 10	(3x)24-in.	$11,571.32	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Canopies of no. 291-293 appears sparse, perhaps stressed with approximately 50% foliage density.
292	29.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	30/85/85	30%-Poor	Protected			Moderate	Retain			$7,508.86	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Canopies of no. 291-293 appears sparse, perhaps stressed with approximately 50% foliage density.
293	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	30/85/85	30%-Poor	Protected			Moderate	Retain			$6,200.34	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Canopies of no. 291-293 appears sparse, perhaps stressed with approximately 50% foliage density.
294	37.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	30/20/20	20%-Fair	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$8,148.74	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Tree had a large dead top that was recently removed (1/3 of canopy). Death of tree top is typically an indicator of root related issues.
295	37.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	50/60/65	50%-Fair	Protected			Moderate	Retain			$22,635.38	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Trunk is very twisted, has naturally grown that way. The canopy is thinner than that of a healthy specimen approximately 60% foliage density.
296	34.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	80/65/60	60%-Fair	Protected			Moderate	Retain			$22,936.30	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. This tree appears to have had a second leader at one time, on the north side (no root flare at the base and some decay noted). Minimal canopy coverage to the east.
297	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	30/85/85	30%-Poor	Protected			Moderate	Retain			$5,580.31	Trees no. 288-297 are all growing together, close to cart path. Understory maintained with mulch. Trees no. 297-299 all have sparse canopies, they are developing codominant tops or have had dead tops recently removed.
298	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	30/60/70	30%-Poor	Protected			Moderate	Retain			$5,580.31	Dead top.
299	27.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	30/60/70	30%-Poor	Protected			Moderate	Retain			$6,508.87	Dead top.
300	40.00	na	na	*Fraxinus velutina*	Modesto ash	25/20	60/20/20	20%-Fair	Protected			High	HR	1	(3x)24-in.	$10,581.91	Currently in decline and has a hanger over cart path. Small palm tree growing between the union of main leaders. Foreign plant growth is indicative of a build up and moisture. The structure is extremely poor, half of the tree already failed. Remainder leans over the cart path. Recommend tree removal. Hazardous.
301	42.00	na	na	*Sequoia sempervirens*	coast redwood	65/30	85/80/85	80%-Good	Protected			Moderate	Retain			$46,666.24	Tree is large and stands on its own, not in a grove. Overall condition appears to be great. Minor codominance in upper canopy that can be corrected with pruning.
302	32.50	na	na	*Sequoia sempervirens*	coast redwood	60/15	70/85/85	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$24,450.01	Good condition, typical for healthy species.
303	34.00	na	na	*Sequoia sempervirens*	coast redwood	60/15	85/30/85	30%-Poor	Protected			High	Remove	4, 10	(3x)24-in.	$11,468.15	Codominant at approximately 20ft.
304	40.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$44,973.13	Noted irrigation damage to the trunk.
305	61.50	na	na	*Eucalyptus camaldulensis*	red gum	70/45	85/60/70	60%-Fair		Large Protected		High	Remove	4, 10	(6x)24-in. or (3x)36-in.	$105,534.58	Large, codominant tree at 4.5ft., with included bark. Tree is located at the edge of the cart path. Pruned to reduce heavy end weight and remove large limbs over the course, on east side. Large wound at base on east side and northwest side.
306	54.00	na	na	*Eucalyptus camaldulensis*	red gum	70/45	85/75/70	70%-Good		Large Protected		Moderate	Remove	4, 10	(6x)24-in. or (3x)36-in.	$94,924.62	Large, single trunk tree that becomes codominant at approximately 18-20ft. Canopy growth is mainly to the northwest. asymetrical form is due to previous large limb failures and pruning over the last decade. Noted burl at base on the east side.
307	16.00	na	na	*Quercus agrifolia*	coast live oak	30/25	80/85/80	80%-Good	Protected			High	Retain			$9,524.08	Young oak tree, overall good condition. Growing at the edge of neighboring Eucalyptus, tree no.57.
308	17.50	na	na	*Quercus agrifolia*	coast live oak	30/25	80/85/85	80%-Good	Protected			High	Retain			$11,393.56	Young, healthy tree typical for species. Tree grows in a small grove with three other trees of same genus-understory is maintainded with mulch.
309	9.00	8 & 5	22.00	*Quercus ilex*	holly oak	20/15	90/90/90	90%-Excellent	Protected			High	Retain			$12,070.57	Small amount of mechanical damage to the base of trunk on north side, wound appears to have healed over. Overall, health of the tree is good.
310	32.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	60/90/85	60%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$18,861.44	Mature specimen growing next to cart path that has recently been replaced on the east side. Canopy is relatively thin. Irrigation appears to be hitting the trunk on north side.
311	20.00	na	na	*Quercus agrifolia*	coast live oak	30/25	50/65/70	50%-Fair	Protected			High	Retain			$9,300.86	Irrigation currently hits lower canopy, causing water overspray to lower foliage. Trunk form is short and wide. Bark crack appears to be forming at the base of the tree and runs up to the first branch union on both the east and north side of the trunk. Codominant structure with poor unions throughout.
312	16.50	na	na	*Quercus agrifolia*	coast live oak	30/25	85/30/80	30%-Poor	Protected			High	Retain			$3,798.24	Sprawling form and codominant structure with very poor branch unions. Approximately five branch unions originate at 7ft. Sapsucker damage to upper canopy scaffold limbs.
313	24.00	na	na	*Quercus douglasii*	blue oak	25/40	80/60/70	60%-Fair		Large Protected		Moderate	Retain			$30,294.78	Tree fell over and has continued to grow along the ground.
314	28.00	22.00	40.00	*Sequoia sempervirens*	coast redwood	45/25	85/60/80	60%-Fair	Protected			High	Retain			$25,158.50	Twin trunk tree from ground level with fair union. Foliage and form appear healthy and good.
315	16.50	na	na	*Sequoia sempervirens*	coast redwood	40/15	60/90/90	60%-Fair	Protected			Moderate	Retain			$5,401.74	Young tree growing within a grove of sixteen redwoods. Canopy appears thinner than normal, healthy specimen.
316	15.00	na	na	*Sequoia sempervirens*	coast redwood	35/10	85/85/85	85%-Excellent	Protected			Moderate	Retain			$6,324.35	Young, healthy tree. Typical condition for a healthy species
317	32.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	80/90/90	80%-Good	Protected			High	Retain			$27,089.70	Tree no. 317 & 318 are larger sized specimens. Good overall condition, typical for a healthy species.
318	51.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/90/90	80%-Good		Large Protected		High	Retain			$68,808.90	Tree no. 317 & 318 are larger sized specimens. Good overall condition, typical for a healthy species.
319	20.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	85/40/85	40%-Poor	Protected			High	Remove	4, 10	(3x)24-in.	$5,290.96	Codominant structure and included bark at approximately 10ft. Basal sprouts are present-possibly a response to mechanical damage.
320	45.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	90/90/90	90%-Excellent	Protected			Moderate	Retain			$60,267.31	Trees no. 320-326 are all growing in a grove. Understory of has been maintained with mulch.
321	33.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	90/40/85	40%-Poor	Protected			Moderate	Retain			$14,404.63	Codominant structure with included bark at approximately 5ft. Multiple codominance again in upper canopy. Recommend smaller stem to be removed.
322	30.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected			Low	Remove	4, 10	(3x)24-in.	$26,785.47	Trees no. 322-324 are all in generally good condition-typical for healthy species.
323	29.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/90	80%-Good	Protected			Low	Retain			$22,248.47	Trees no. 322-324 are all in generally good condition-typical for healthy species.
324	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	90/90/90	90%-Excellent	Protected			Low	Retain			$18,601.02	Trees no. 322-324 are all in generally good condition-typical for healthy species.
325	21.00	19.00	40.00	*Sequoia sempervirens*	coast redwood	50/15	90/50/80	50%-Fair	Protected			Moderate	Remove	4, 10	(3x)24-in.	$13,260.46	Codominant at 1-2ft.
326	38.50	na	na	*Sequoia sempervirens*	coast redwood	60/15	85/75/85	75%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$36,761.82	Top of the tree appears to have a small, twin leader that should be corrected with pruning.
327	37.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	60/85/85	60%-Fair	Protected			Moderate	Retain			$72,002.69	Fair health
328	23.00	na	na	*Quercus ilex*	holly oak	35/25	85/75/65	65%-Good	Protected			High	Retain			$11,370.60	Canopy growth is predominantly to the south. Could be related to wind exposure-tree stand alone in the rough..
329	10.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(2x) 24-in.	$3,281.22	Young, healthy tree typical for species.

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure(Form Ratings 10-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Redsn Status	Criteria for Removal Sec. 29.10.0955 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
330	29.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	90/90/90	90%-Excellent	Protected			High	Retain			$25,029.53	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch. Minor damage to the trunk by irrigation impact on the southwest side.
331	21.00	na	na	*Sequoia sempervirens*	coast redwood	40/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$13,124.88	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch.
332	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$17,142.70	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch.
333	30.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$26,785.47	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch.
334	30.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/80/90	80%-Good	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$21,428.38	Trees no.330-334 are a healthy stand of redwoods-understories maintained with mulch. Recommend removal of smaller codominant leader.
335	37.00	na	na	*Eucalyptus camaldulensis*	red gum	65/50	80/70/45	45%-Fair	Protected			High	Remove	4, 10	(6x)24-in. or (3x)36-in.	$25,465.77	Large, squat tree with significan golf ball damage to trunk. Tree is growing primarily to the north with good overall structure and slightly asymmetrical form. Skewed form is due to the recently failed adjace tree, of same size and stature.
336	12.50	na	na	*Sequoia sempervirens*	coast redwood	25/10	95/95/95	95%-Excellent	Protected			Moderate	Remove	4, 10	(2x) 24-in.	$4,908.60	Trees no. 336-337 are both young trees with good overall condition-typical species.
337	8.00	na	na	*Sequoia sempervirens*	coast redwood	20/10	95/95/95	95%-Excellent	Protected			High	Remove	4, 10	(2x) 24-in.	$1,809.51	Trees no. 336-337 are both young trees with good overall condition-typical species.
338	36.00	na	na	*Eucalyptus camaldulensis*	red gum	60/20	80/50/55	50%-Fair	Protected			High	Retain			$26,786.49	Tree has suffered major failures. Canopy has been heavily pruned to reduce heavy end weight and to clean up failed branches.
339	45.00	na	na	*Eucalyptus sp.*	Eucalyptus	70/40	85/70/85	70%-Good	Protected			Moderate	Retain			$99,604.73	Large, old specimen that has had a recent, large failure in the upper canopy. Grows at the edge of the current cart path.
340	34.00	na	na	*Eucalyptus sp.*	Eucalyptus	60/40	70/30/40	30%-Poor	Protected			Moderate	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$27,359.97	*Structure* is severely compromised, due to large failures at approximately 30ft. Possibly*. cephalocarpa*-Stringy bark
341	22.00	na	na	*Pinus canariensis*	Canary Island pine	60/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$20,257.28	Good looking pine tree growing next to the bunkhouse
342	20.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent	Protected			Moderate	Retain			$11,243.28	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
343	18.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent	Protected			Moderate	Retain			$9,620.03	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
344	19.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent	Protected			Moderate	Retain			$10,147.06	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
345	17.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	85/85/85	85%-Excellent	Protected			Moderate	Retain			$8,608.14	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
346	30.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	70/85/85	70%-Good	Protected			Moderate	Retain			$18,749.83	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
347	13.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	85/85/85	85%-Excellent	Protected			Moderate	Retain			$4,750.29	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
348	19.50	na	na	*Sequoia sempervirens*	coast redwood	40/15	85/85/85	85%-Excellent	Protected			Moderate	Retain			$10,688.15	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
349	11.50	na	na	*Sequoia sempervirens*	coast redwood	30/10	85/85/85	85%-Excellent	Protected			Moderate	Retain			$3,345.58	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
350	15.50	na	na	*Sequoia sempervirens*	coast redwood	40/15	85/85/85	85%-Excellent	Protected			Moderate	Retain			$6,077.70	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
351	16.00	na	na	*Sequoia sempervirens*	coast redwood	40/15	85/85/85	85%-Excellent	Protected			Moderate	Retain			$6,476.13	Tree no. 342-351 are all a healthy looking trees growing around the pumphouse. They appear consistently healthy, with good ostructure and form. Understory is maintained with mulch.
352	26.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$19,001.15	Tree stands alone and has small codominant tip which can be corrected with pruning.
353	16.00	na	na	*Fraxinus uhdei*	Shamel ash	45/30	80/80/80	80%-Good	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$5,079.32	Young, healthy tree with good structure and form.
354	17.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$7,741.00	Young healthy tree, typical for species. Canopy has been raised for clearance.
355	37.00	na	na	*Sequoia sempervirens*	coast redwood	55/15	70/60/60	60%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$24,448.21	Large tree with a mounding base and large amount of basal sprouts. Tree has grown to the southeast on a lean and then self corrected. There is minima foliage on the east side, indicative of being surrounded by a larger tree that has since failed or been removed.
356	27.00	na	na	*Pinus canariensis*	Canary Island pine	50/25	90/90/90	90%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$23,731.15	Growing too close to cart path and concrete is already cracking.
357	35.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	70/90/90	70%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$26,254.97	Tree no. 357 and 358 both have thin canopies and are growing next to the cart path.
358	30.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	60/90/90	60%-Fair	Protected			Moderate	Remove	4, 10	(3x)24-in.	$16,071.28	Tree no. 357 and 358 both have thin canopies and are growing next to the cart path.
359	19.00	na	na	*Fraxinus uhdei*	Shamel ash	35/30	80/80/80	80%-Good	Protected			Moderate	Retain			$7,162.63	Tree no. 359 has mechanical damage at the base, on the northeast side. Overall a normal, healthy appearing tree.
360	22.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$12,964.17	Nice, young tree with overall condition typical of healthy species. Grows close to the cart path.
361	46.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	90/80/90	80%-Good	Protected			Moderate	Retain			$50,380.49	Tree no. 361 appears to have lost the top of its canopy. No significant change to the overall structure and form, however, it needs to be maintained. *Should monitor if not removed-could make a good habitat tree for large predatory birds such as an owls.*
362	25.00	na	na	*Pinus canariensis*	Canary Island pine	50/25	90/90/90	90%-Excellent	Protected			Low	Remove	4, 10	(3x)24-in.	$20,345.64	Tree no. 362 is a nice looking tree with a slight natural lean to the southeast.
363	47.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$59,169.10	Tree no. 363 grows at the end of a grove, across from clubhouse and appears to be in good condition.
364	33.00	na	na	*Sequoia sempervirens*	coast redwood	60/15	85/85/85	85%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$30,609.84	Tree no. 364 appears to be good overall condition. Grows between edge of grove and sand trap, across from the clubhouse.
365	40.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	85/85/85	85%-Excellent	Protected			Moderate	Remove	4, 10	(3x)24-in.	$44,973.13	Tree no. 365 appears to be good overall condition and grows between edge of grove and sand trap, across from the clubhouse.
366	38.50	na	na	*Sequoia sempervirens*	coast redwood	60/40	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$44,114.18	Tree no. 366 appears very healthy, growing towards the bottom of the slope. Tree stands alone, away from grove-has a slight lean to the South due to wind.
367	27.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	60/90/90	60%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$14,464.15	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch. This particular tree, no. 367 has a thinner canopy than others in the stand.
368	43.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	70/85/90	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$42,800.54	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.
369	19.00	na	na	*Sequoia sempervirens*	coast redwood	30/20	85/75/85	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$8,953.29	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.
370	28.00	na	na	*Sequoia sempervirens*	coast redwood	55/15	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$22,036.84	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch. Top of this tree leans over to the west, whole tree is slightly twisted.
371	21.50	na	na	*Sequoia sempervirens*	coast redwood	40/15	85/70/85	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$10,700.13	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.
372	29.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$23,639.00	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.
373	38.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	85/75/85	75%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$35,813.17	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch. Tree appears to have lost the top and regrown. Lost top does not appear to be affecting the structure at this time, but could be corrected with pruning.
374	37.50	na	na	*Sequoia sempervirens*	coast redwood	55/15	85/85/85	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$39,527.17	Trees no. 367-374 are all growing in a grove close to the clubhouse. The ground below the canopies have been maintained with mulch.
375	45.00	na	na	*Sequoia sempervirens*	coast redwood	36/25	80/60/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$26,785.47	Trees no. 375 grows close to the cart path and has lost the top of the canopy. Remaining portion of the tree appears healthy.
376	23.00	18.00	41.00	*Quercus agrifolia*	coast live oak	35/40	80/70/80	70%-Good		Large Protected		Low	Retain			$27,767.73	Tree no. 376 is located on the corner of the main entrance and cart path leading to #10. Trunk is somewhat buried and structure is codominant from 1-2ft. with a third stem previously removed. A visible external seem in the trunk bark may be indicative of bark inclusion or internal cracking. In general, the tree appears to be well maintained with good unions.

PINNACLE DESIGN COMPANY

77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: TREE INVENTORY

ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project

17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-01-25

SSCALE:

REVISIONS:

SHEET NO: TI-4

Tree No.	DBH(in.)	Dbh Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Pine nn Ratings (D-100%)	Overall Condition Ratings (D-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
377	11.50	7.00	18.50	*Olea europaea*	olive	30/20	80/90/50	50%-Fair	Protected			Low	Retain			$4,214.45	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
378	11.50	na	na	*Olea europaea*	olive	30/20	80/80/25	25%-Poor	Protected			Low	Retain			$1,537.55	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance. This particular tree grows on a heavy lean, one half of the tree has failed and been removed at 3ft.
379	12.50	9.50	22.00	*Olea europaea*	olive	30/20	80/90/50	50%-Fair	Protected			Low	Retain			$5,731.66	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
380	11.40	na	na	*Olea europaea*	olive	30/20	80/90/50	50%-Fair	Protected			Low	Retain			$3,021.85	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
381	11.70	8.50	20.20	*Olea europaea*	olive	30/25	80/90/50	50%-Fair	Protected			Low	Retain			$4,862.96	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
382	17.50	na	na	*Olea europaea*	olive	30/20	80/90/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$7,120.97	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
383	22.00	na	na	*Olea europaea*	olive	30/15	85/25/20	20%-Very Poor	Protected			High	Remove	1, 4, 10	(3x)24-in.	$4,501.62	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
384	15.00	12.00	27.00	*Olea europaea*	olive	30/10	80/50/50	50%-Fair	Protected			Moderate	Retain			$8,580.05	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
385	11.00	11, 9 & 6	37.00	*Olea europaea*	olive	30/20	80/90/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$8,347.53	Trees no. 377-385 All grow in a grove located between #18 green and the main driveway. All appear to be the same age and have been heavily pruned. Vigor appears good, form compromised by pruning and past branch failures. All trunk bases are bulbous and gnarled in appearance.
386	37.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/90/90	80%-Good	Protected			High	Retain			$32,594.94	Tree no. 386 is a redwood growing on the corner of the cart path. Overall condition is good, typical of healthy species.
387	26.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	80/90/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$10,059.43	Trees no. 387-388 have asymmetrical form due to competition with adjacent ash trees.
388	24.00	na	na	*Sequoia sempervirens*	coast redwood	60/15	80/90/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$8,571.35	Trees no. 387-388 have asymmetrical form due to competition with adjacent ash trees.
389	32.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	80/30/30	30%-Poor	Protected			High	Remove	1, 4, 10	(3x)24-in.	$9,142.77	Tree no. 389 has lost the top at approx. 30ft.
390	29.50	na	na	*Sequoia sempervirens*	coast redwood	60/25	70/80/90	70%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$18,130.04	Tree no. 390 has sparse canopy, and small codominant top forming at the tip. Trunk has evidence of irrigation damage.
391	39.00	na	na	*Fraxinus uhdei*	Shamel ash	65/60	80/50/70	50%-Fair	Protected			High	Retain			$18,861.44	Tree no. 391 is a large sprawling tree growing in a small grove. There is a high amount of root damage on the east side, next to the car path. The lower canopy has a large amount of deadwood and the upper canopy has included unions starting at 18ft. Recommend pruning if tree is to be retained.
392	43.50	na	na	*Fraxinus uhdei*	Shamel ash	65/60	80/10/40	10%-Very Poor	Protected			Moderate	Remove	1, 4, 10	(1Dk) 24-in. or (5x) 36-in.	$4,693.04	Tree no. 392 is actively splitting between 6-12ft. Hazardous- Recommend removal
393	43.00	na	na	*Fraxinus uhdei*	Shamel ash	65/60	80/30/30	30%-Poor	Protected			Moderate	Retain			$13,757.32	Tree no. 393 recently impacted by an adjacent, large tree failure. Failure has compromised the canopy, snapping several scaffold limbs and central leader, leaving the overall form asymmetrical.
394	18.50	na	na	*Fraxinus velutina*	Modesto ash	30/20	50/10/10	10%-Very Poor	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$990.30	Tree has failed and is half dead with a large wound at approximately 5ft. The canopy is swamped by larger, adjacent trees. Overall poor specimen, recommend removal.
395	22.00	na	na	*Fraxinus velutina*	Modesto ash	40/20	40/10/50	10%-Very Poor	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$1,400.45	Tree has several scaffold limb failures with a young tree growing in the hollow center of the trunk (at point of past failure). The structure is severely compromised by previous failures, and subsequent decay. Mistletoe visible in canopy.
396	26.00	na	na	*Fraxinus uhdei*	Shamel ash	60/50	70/40/70	10%-Very Poor	Protected			Low	Retain			$1,676.57	Consecutive, large branch removals on the southeast side of the trunk, between 6-10ft. There are three main scaffold limbs at approximately 15ft. Overall, the structure is compromised. Required pruning if retained.
397	18.50	na	na	*Fraxinus velutina*	Modesto ash	46/25	60/40/40	40%-Poor	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$3,961.19	Asymmetrical form due to competition from larger ash trees. At the time of inspection, there were visible fungal fruiting bodies (possibly Ganoderma sp in the upper canopy. The fungus is located on the southside, in a scaffold limb, at approximately 12ft. Depressed lesions are also visible on the main trunk. There is a deep bark seem on the east side, from ground level to 2ft., indicative of internal decay. Woodpecker holes, and mistletoe are also present in canopy.
398	36.50	na	na	*Fraxinus uhdei*	Shamel ash	60/50	80/20/20	20%-Very Poor	Protected			Low	HR	1	(6x)24-in. or (3x)36-in.	$6,608.32	Tree no. 398 has had 1/3 of the whole tree fail on the east side, from ground to 7ft. The remaining canopy is codominant with inclusions at approximately 12 -15ft. The form is very asymmetrical-recommend removal.
399	45.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$60,267.31	This is a large specimen with bulbous growths at the base. Overall tree appears to be in good health.
400	41.00	23 & 18	82.00	*Quercus agrifolia*	coast live oak	40/60	90/80/90	80%-Good	Protected			Moderate	Retain			$89,036.14	Tree no. 400 is a large, lush, old oak tree. It has multiple trunks from base to 8ft., with fair union. Overall condition is typical for mature species.
401	47.50	na	na	*Quercus douglasii*	blue oak	55/40	50/40/50	40%-Poor		Large Protected		Moderate	Retain			$63,289.43	Large, sprawling mature tree with multiple failures, growing next to cart path. The form is asymmetrical due to age and limb drop and the upper canopy has been speckled with woodpecker hollows on the under sides of the scaffold limbs.
402	43.00	na	na	*Sequoia sempervirens*	coast redwood	60/40	90/90/90	90%-Excellent	Protected			Moderate	Retain			$49,526.33	Healthy, mature specimen.
403	24.00	na	na	*Calocedrus decurrens*	Incense cedar	40/15	65/60/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$13,393.24	Tree no. 403 stands alone in a lawn area, has a sweeping lean to the south, that has self corrected. Significant amount of small deadwood.
404	40.00	na	na	*Sequoia sempervirens*	coast redwood	45/35	90/50/70	50%-Fair	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$26,454.79	Top of tree no. 404 appears to have been lost and regrown. The lower scaffold limbs appear to be lush, green and dense. Overall tree appears healthy.
405	47.00	na	na	*Sequoia sempervirens*	coast redwood	65/35	80/90/70	70%-Good	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$51,133.79	Tree no. 405 is a large tree with thinning canopy, likely due to branch failures on the south side. It is also next to a cart path that was repaired. Cart path damage was likely caused by large eucalyptus that failed during storm in recent years.
406	26.00	na	na	*Quercus agrifolia*	coast live oak	40/50	60/30/80	30%-Poor		Large Protected		Low	Retain			$10,478.97	Tree is located on a slope, close to the pond by the pool house. There is decay evident from 3ft up to approximately 7ft. where the union of 3 main trun originate. Borer activity noted on lower trunk.
407	32.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	70/70/90	70%-Good	Protected			Low	Remove	4, 10	(3x)24-in.	$23,703.49	Foliage appears slightly thin. Top of tree, at approximately 70ft, has a small codominant leader.
408	40.00	na	na	*Quercus douglasii*	blue oak	40/65	90/90/95	90%-Excellent		Large Protected		Low	Retain			$126,228.23	Large, sprawling, mature tree growing in lawn area on slope. A majority of the foliage is concentrated towards the ends of the branches. Owl box is located on canopy scaffold limb. There are multiple unions with palm and privet volunteers sprouting inside. The growth of foreign material typically indicates a hollow or dead area with soil buildup and moisture.
409	43.50	na	na	*Sequoia sempervirens*	coast redwood	55/30	70/70/70	70%-Good	Protected			Moderate	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$43,801.68	Tree has multiple tops, in upper canopy, Overall form is slightly asymmetrical.
410	30.50	na	na	*Quercus agrifolia*	coast live oak	40/40	85/70/65	65%-Good		Large Protected		Low	Retain			$31,243.80	Codominant at approximately 8ft. with included bark. Union is poor, with reaction wood and visible seems in bark-indicative of internal decay and cracking.
411	17.00	17.00	34.00	*Schinus molle*	California pepper	25/30	75/60/70	60%-Fair	Protected			Moderate	Retain			$17,919.66	Small, squat tree with a twin trunk from ground level-union is fair. Tree is growing beneath canopy of coast live oak. Hollows with associated decay on larger scaffold limbs.
412	17.00	17 & 10.5	44.50	*Schinus molle*	California pepper	30/40	75/60/70	60%-Fair	Protected			Moderate	Retain			$21,337.73	Tree is typical for species of this age. Codominant structure from ground level. There are several large, scaffold branch failures and associated decay throughout.
413	38.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$42,975.80	Good health, structure and form-typical for species.
414	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/90	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$17,883.43	Good health, structure and form-typical for species.
415	36.50	na	na	*Sequoia sempervirens*	coast redwood	60/30	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$39,649.94	Good health, structure and form-typical for species.
416	27.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/80/90	80%-Good	Protected			Low	Retain			$19,285.54	Multiple tops and thin canopy coverage.
417	27.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	60/80/80	60%-Fair	Protected			Low	Retain			$14,464.15	The top is missing from main leader and canopy is thin/sparse.
418	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/10	90/90/90	90%-Excellent	Protected			Low	Remove	4, 10	(2x) 24-in.	$8,601.11	Young healthy tree, typical for species. There is a small codominant top that can be corrected with pruning.
419	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	80/80/80	80%-Good	Protected			Moderate	Remove	4, 10	(3x)24-in.	$20,740.55	Tree has a small codominant top and several branches that have died back or been removed from the main trunk, on the southeast side, at approx. 35ft Good condition overall.
420	28.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	85/70/85	70%-Good	Protected			Moderate	Retain			$18,147.98	Tree has a small, codominant, secondary leader at approximately 30ft. and minor irrigation damage to the trunk. There is a void of branches, mid trunk on southeast side.
421	35.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	60/60/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$20,254.44	Canopy appears thin, large codominant top at approximately 50ft. The form is asymmetrical with majority of growth to the west side.
422	17.50	na	na	*Sequoia sempervirens*	coast redwood	45/10	85/90/85	85%-Excellent	Protected			High	Remove	4, 10	(2x) 24-in.	$8,608.14	Young healthy tree, typical for species-good condition overall.
423	28.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/80	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$21,487.90	Large tree at the end of a group. Tree appears healthy overall. Small amount of broken branches in the lower canopy on the southeast side.

Tree No.	DBH(in.)	Dbh Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Pine nn Ratings (D-100%)	Overall Condition Ratings (D-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
424	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/20	90/80/70	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$6,020.78	Young, healthy tree. Codominant leader that can be corrected with pruning.
425	12.00	na	na	*Sequoia sempervirens*	coast redwood	30/15	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$3,857.11	Young, healthy tree- typical for species.
426	14.00	na	na	*Quercus virginiana*	southern live oak	25/25	85/25/60	25%-Poor	Protected			Low	Retain			$4,295.27	Young tree that appears healthy, growing on a slope, adjacent to the cart path and pond. Lost a main scaffold limb at approx. 10ft., on the north side. A majority of scaffold limbs have included bark and are growing out to the south. Poor structure, yet foliage appears healthy and vigorous.
427	17.00	9, 6 & 4	36.00	*Quercus douglasii*	blue oak	25/30	70/70/70	70%-Good		Large Protected		Low	Retain			$25,894.32	Small multi-trunk tree on slope close to pond. Half of the canopy has died back. There are cankers and woodpecker activity noted throughout. The form is good but, structure is somewhat compromised. Could possibly be two different trees.
428	39.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	80/40/50	40%-Poor	Protected			Moderate	Retain			$25,149.54	Central leader lost heavy weight on lateral branches. Structure is codominant, could benefit from pruning to prevent lateral branches competing for dominance.
429	24.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	40/10/50	10%-Very Poor	Protected			Low	HR	1	(4X) 24-in. or (2x) 36-in.	$1,904.74	Tree has had multiple branch failures, is full of mistletoe, has large fungal fruiting body in vertical crack on trunk. There are also roots growing inside the cavity left from trunk wound on the east side. This tree is a hazard. Recommend removal.
430	15.00	na	na	*Fraxinus velutina*	Modesto ash	40/20	20/20/20	20%-Very Poor	Protected			Low	HR	1	(3x)24-in.	$1,488.08	Poor health, structure and form.
431	29.00	16 & 14	59.00	*Cupressus arizonica*	Arizona cypress	40/25	50/40/50	40%-Poor		Large Protected		Low	Retain			$45,336.97	Codominant structure with included unions between 3-5ft. This is an older tree with broken scaffold limbs throughout. Overall condition is typical of species this age.
432	27.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	80/90/90	80%-Good	Protected			Moderate	Retain			$17,356.98	Good health, structure and form-typical for species.
433	28.00	na	na	*Catalpa bignonioides*	Southern catalpa	30/30	80/70/70	70%-Good	Protected			Moderate	Retain			$17,014.38	Low, squat shaped tree -topped below power lines. Form is broad due to location and maintenance pruning.
434	31.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	80/80/90	80%-Good	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$22,880.74	Tree has some tip dieback on the west side. The top has small codominant top that could be corrected.
435	34.00	na	na	*Sequoia sempervirens*	coast redwood	55/25	80/80/90	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$27,523.56	Good health, structure and form-typical for species.
436	36.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	85/70/90	70%-Good	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$29,999.73	Codominant leader at approximately 40ft. - Recommend pruning to remove second leader.
437	37.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	85/90/90	85%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$38,480.14	Healthy tree, good structure and form, typical for species.
438	34.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	85/90/90	85%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$32,493.09	Healthy tree, good structure and form, typical for species.
439	20.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	85/80/90	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$10,581.91	Healthy tree, good structure and form, typical for species. Minor, codominant top that could be corrected with pruning.
440	29.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$22,526.58	Healthy tree, good structure and form, typical for species.
441	16.00	na	na	*Sequoia sempervirens*	coast redwood	30/15	90/90/90	90%-Excellent	Protected			Moderate	Retain			$6,857.08	Healthy tree, good structure and form, typical for species.
442	21.00	na	na	*Sequoia sempervirens*	coast redwood	40/15	90/80/90	80%-Good	Protected			Moderate	Retain			$10,499.90	Healthy tree, good structure and form, typical for species. Small codominant top that could be corrected with pruning.
443	11.00	na	na	*Sequoia sempervirens*	coast redwood	20/12	90/90/90	90%-Excellent	Protected			Low	Retain			$3,241.04	Healthy tree, good structure and form, typical for species.
444	8.00	na	na	*Sequoia sempervirens*	coast redwood	15/12	90/90/90	90%-Excellent	Protected			Low	Retain			$1,714.27	Trees no. 444-446 are all healthy trees, good structure and form-typical for species. Close to the current ball netting and pond.
445	8.00	na	na	*Sequoia sempervirens*	coast redwood	15/12	90/90/90	90%-Excellent	Protected			Low	Retain			$1,714.27	Trees no. 444-446 are healthy trees, with good structure and form, typical for species. Close to the current ball netting and pond.
446	4.30	na	na	*Sequoia sempervirens*	coast redwood	15/12	90/90/90	90%-Excellent	Protected			Low	Retain			$495.26	Trees no. 444-446 are healthy trees, with good structure and form, typical for species. Close to the current ball netting and pond.
447	18.50	na	na	*Sequoia sempervirens*	coast redwood	30/20	90/90/90	90%-Excellent	Protected			Low	Retain			$9,167.33	Trees no. 447-450 are all healthy trees with good structure and form. Located on the side of the cart path that leads to the shop.
448	26.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			Low	Retain			$18,106.98	Trees no. 447-450 are all healthy trees with good structure and form. Located on the side of the cart path that leads to the shop.
449	18.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent	Protected			Low	Retain			$8,678.49	Trees no. 447-450 are all healthy trees with good structure and form. Located on the side of the cart path that leads to the shop.
450	23.00	na	na	*Sequoia sempervirens*	coast redwood	45/15	90/90/90	90%-Excellent	Protected			Moderate	Retain			$14,169.51	Trees no. 447-450 are all healthy trees with good structure and form. Located on the side of the cart path that leads to the shop.
451	34.00	na	na	*Quercus douglasii*	blue oak	40/30	60/50/50	50%-Fair		Large Protected		Low	Retain			$45,599.95	Half of the canopy on the west side has been removed, over residence. There is a large hollow in the main trunk that has developed. The canopy is very asymmetrical with ABC lines (aerial bundle cables) that run through scaffold branches.
452	9.50	na	na	*Sequoia sempervirens*	coast redwood	15/10	90/90/90	90%-Excellent	Protected			Low	Retain			$2,417.39	Trees no. 452-455 are all young trees with good health, structure and form-typical for healthy species.
453	6.70	na	na	*Crataegus laevigata*	hawthorn	10/10	90/90/90	90%-Excellent	Protected			Low	Remove	4, 10	(2x) 24-in.	$3,416.09	Trees no. 452-455 are all young trees with good health, structure and form-typical for healthy species.
454	11.00	na	na	*Sequoia sempervirens*	coast redwood	15/10	90/90/90	90%-Excellent	Protected			Low	Retain			$3,241.04	Trees no. 452-455 are all young trees with good health, structure and form-typical for healthy species.
455	11.00	na	na	*Sequoia sempervirens*	coast redwood	15/10	90/90/90	90%-Excellent	Protected			Low	Retain			$3,341.04	Trees no. 452-455 are all young trees with good health, structure and form-typical for healthy species.
456	42.00	na	na	*Sequoia sempervirens*	coast redwood	75/30	60/80/85	60%-Fair	Protected			High	Retain			$31,499.71	Tree no. 456 has a sparse canopy with small codominant top forming that could be corrected with pruning.
457	46.00	na	na	*Eucalyptus globulus*	Eucalyptus	60/35	80/30/50	30%-Poor	Protected			Moderate	Retain			$50,081.05	Several large scaffold limbs and central leader have been lost. Structure is codominant with included bark at approximately 15ft. This is a large tree with lateral limbs that are becoming dominant. Possibly*. oblique-mesmate*
458	32.00	na	na	*Eucalyptus camaldulensis*	red gum	80/35	80/80/80	80%-Good	Protected			Low	Retain			$38,096.34	Large tree with a couple of large scaffold limbs that have snapped out and significant golf ball damage to the trunk on the north side. Overall, a nice looking tree.
459	30.50	na	na	*Eucalyptus camaldulensis*	red gum	45/25	60/10/10	10%-Very Poor	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$4,326.05	Large amount of decay in the trunk. Every major scaffold limb appears to have failed at some point. Canopy consists of sucker growth only. Recommend removal.
460	36.00	na	na	*Eucalyptus camaldulensis*	red gum	50/35	60/60/60	60%-Fair	Protected			Low	Retain			$36,161.76	Tree no. 460 Twin trunks at approximately 8ft. with fair union. Large scaffold limbs towards top have failed. Large amount of epicormic growth, giving a shaggy appearance to the canopy.
461	27.00	na	na	*Eucalyptus camaldulensis*	red gum	50/25	60/40/60	40%-Poor	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$12,053.92	Large single trunk tree, growing next to the cart path. Multiple, large, scaffold limb failures, deadwood and sucker growth present. Significant golf ball damage and decay on the trunk.
462	21.00	na	na	*Eucalyptus camaldulensis*	red gum	50/15	50/40/50	40%-Poor			Exempt	Low	Retain			$7,291.88	Large sized deadwood, half the canopy has failed, leaving only half of a tree. Could benefit from structural pruning if tree is to be retained. Tree is under the size requirement for removal permit.
463	26.50	na	na	*Eucalyptus camaldulensis*	red gum	50/35	50/30/10	10%-Very Poor	Protected			Low	Retain			$2,902.90	Poor structure, major scaffold limb failures and lateral broken branche. Canopy has a large amount of dead wood and sucker growth. Form is asymetrical, tree is overshadowed by adjacent tree.
464	48.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	80/50/50	50%-Fair		Large Protected		Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$47,620.42	Significant amount of golf ball damage to the trunk. Twin leaders with large scaffold limb failures throughout the canopy-form is asymmetrical.
465	22.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	80/90/70	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$10,083.24	Thin form with downward growth.
466	21.00	20, 19 & 13	73.00	*Eucalyptus camaldulensis*	red gum	55/40	50/30/30	30%-Poor		Large Protected		Low	Retain			$17,001.98	Multi trunk tree with bark inclusions and dieback in canopy. Small central leader that has snapped off-Poor specimen.
467	18.00	na	na	*Eucalyptus camaldulensis*	red gum	45/10	50/60/50	50%-Fair			Exempt	Low	Retain			$6,696.62	Large scaffold limb failures throughout. Overall form is tall and thin due to competition from surrounding trees. Tree is under the size requirement for removal permit.
468	19.00	10.00	29.00	*Eucalyptus camaldulensis*	red gum	40/25	60/50/50	50%-Fair	Protected			Low	Retain			$9,528.22	Codominant from ground level. Large scaffold limb failures towards top of tree. Form is asymmetrical due to competition with adjacent trees.
469	28.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	70/80/70	70%-Good	Protected			Low	Retain			$25,521.57	Large tree with good branch unions. It has a high amount of dead wood in the canopy and could benefit from pruning to remove it and improve structure.
470	32.00	na	na	*Eucalyptus camaldulensis*	red gum	40/40	30/80/80	30%-Poor	Protected			Low	Retain			$12,698.78	This tree has large scaffold limbs and sparse foliage. Form and structure are good but significant amount of dead limbs throughout.

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

TREE INVENTORY

SHEET TITLE: ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-01-25

SSCALE:

REVISIONS:

SHEET NO: TI-5

Tree No.	DBH(in.)	DBH-Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
471	37.00	na	na	*Quercus douglasii*	blue oak	50/40	10/50/50	10%-Very Poor		Large Protected		Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$9,600.36	Large, old tree located in the center of the fairway. Canopy shows signs of severe decline, likely receiving too much water (blue oaks like soils to dry out. Superintendent mentioned use of growth regulator around this tree-may be the reason for the recent flush of epicormic sprouts.
472	38.00	na	na	*Quercus lobata*	valley oak	40/40	85/85/75	75%-Good		Large Protected		Moderate	Retain			$94,934.15	Large sprawling tree, good overall condition. Appears to have an active beehive in hollow on the east side, scaffold limb. There is also a large hollow or the main trunk, south side. Form is very asymmetrical due to pruning.
473	34.00	na	na	*Quercus lobata*	valley oak	25/40	90/90/90	90%-Excellent		Large Protected		Low	Retain			$72,959.92	Small stature tree, low and sprawling in its form. Overhangs cart path leading to the maintenance shop-at very edge of path.
474	36.00	40.00	76.00	*Eucalyptus camaldulensis*	red gum	60/25	80/80/60	60%-Fair		Large Protected		Low	Retain			$71,827.47	Large, twin trunk tree at the edge of the cart path. Codominant and included from 1-4ft. Canopy is very asymmetrical.
475	53.00	na	na	*Eucalyptus camaldulensis*	red gum	50/20	70/40/50	40%-Poor		Large Protected		Low	Retain			$46,446.45	Tree has multiple large branch failures throughout, including the whole top of tree-structure is compromised.
476	37.00	na	na	*Eucalyptus camaldulensis*	red gum	60/25	70/25/30	25%-Poor	Protected			Low	Retain			$14,147.65	Main stem failure on the west side at approximately 40ft. A secondary leader has taken over apical dominance. Growing towards the east.
477	43.00	na	na	*Eucalyptus camaldulensis*	red gum	55/30	80/80/80	80%-Good	Protected			Moderate	Retain			$61,145.95	Large tree that survived storms were adjacent trees have failed. Evidence of end weight reduction throughout-Form and structure are both good.
478	73.00	na	na	*Eucalyptus camaldulensis*	red gum	60/25	40/10/40	10%-Very Poor		Large Protected		Low	Retain			$19,275.01	Tree with multiple large failures at the base and in upper canopy. More than half the tree has failed from ground level leaving a small scaffold branches damaged throughout. Likely a result of adjacent tree failures in recent years storms.
479	30.00	na	na	*Eucalyptus camaldulensis*	red gum	45/30	80/80/80	80%-Good	Protected			Moderate	Retain			$29,762.76	Good looking tree that has lost a couple of large scaffold limbs. Other than that, the tree appears to be healthy, with good structure and form. Typical of species left alone.
480	50.00	na	na	*Eucalyptus camaldulensis*	red gum	55/30	50/50/70	50%-Fair		Large Protected		High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$51,671.47	Codominant top at approx. 5ft., with large sized deadwood, branch failures throughout and a notable scaffold failure on the west side. Overall the folia appears sparse.
481	72.50	na	na	*Eucalyptus camaldulensis*	red gum	70/40	80/70/60	60%-Fair	Large Protected			High	Retain			$146,663.00	Triple trunk tree at one time-third leader removed on north side. Now codominant at approximately 5ft., trunk to the west has suffered major losses in the upper canopy.
482	17.50	na	na	*Calocedrus decurrens*	incense cedar	35/10	40/85/85	40%-Poor	Protected			High	Remove	1, 4, 10	(2x) 24-in.	$6,329.75	Single trunk tree that appears to be declining, large amount of deadwood throughout - could be related to too much water. Poor specimen overall.
483	32.00	na	na	*Sequoia sempervirens*	coast redwood	60/30	80/90/90	80%-Good	Protected			Moderate	Retain			$27,089.70	Healthy tree, good structure and form-typical for species.
484	19.50	18.50	38.00	*Eucalyptus camaldulensis*	red gum	40/30	70/80/80	70%-Good	Protected			Low	Retain			$20,906.28	The tree has twin trunks, starting 2ft., from ground level-union appears good. Significant golf ball damage to the trunk.
485	28.00	na	na	*Fraxinus uhdei*	Shamel ash	45/40	20/30/30	20%-Very Poor	Protected			Low	Retain			$1,607.13	Tree appears to be in decline. Multi trunk tree with branch unions starting at 7ft.-unions appear to have included bark with a dead center in canopy.
486	27.00	na	na	*Fraxinus velutina*	Modesto ash	35/20	10/10/10	10%-Very Poor	Protected			Low	Retain			$2,410.69	Very poor condition, codominant with included bark. Decay and hollows from previous large failures at main union. Codominant union with included bark. Cracking visible in main trunk with a third stem removed at 4ft.
487	16.00	15 & 11	42.00	*Rhus lancea*	African sumac	25/30	80/40/60	40%-Poor	Protected			Moderate	Retain			$21,108.17	Low, squat tree with a high amount of water sprout/sucker growth. Tree has been heavily pruned for clearance over the course.
488	37.00	na	na	*Fraxinus uhdei*	Shamel ash	55/40	80/80/80	80%-Good	Protected			Moderate	Retain			$27,162.45	Large tree with codominant leaders and included bark. Roots are growing out of the main trunk several feet above soil grade. Overall, tree appears healthy.
489	32.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	80/90/90	80%-Good	Protected			Low	Retain			$24,380.73	Single trunk tree that appears healthy with good structure and form.
490	27.00	na	na	*Fraxinus velutina*	Modesto ash	40/25	06/06/06	06%-Very Poor	Protected			Low	HR	1	(3x)24-in.	$1,446.42	Poor condition overall. Hollows, decay, laminated scaffold limbs and mistletoe. Fungal fruiting body present in between inclusion on the west side. Recommend removal.
491	13.50	na	na	*Pinus silvestris*	Scotch pine	30/20	60/20/20	20%-Very Poor	Protected			Low	Retain			$3,195.15	Tree lays on the ground with two lateral limbs taking over apical dominance. Decay forming on top of main trunk lying on the ground. Branches have been repeatedly cut back to provide clearance.
492	32.00	na	na	*Casurina sp.*	Casurina	50/25	40/60/50	40%-Poor	Protected			Moderate	Retain			$19,048.17	Trifurcated and included at approximately 10ft. This tree has been heavily pruned to remove branches to the east over the course. Tip dieback and sucke grow throughout.
493	25.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/80/90	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$17,202.22	Tree grows above the sand bunker. Good health, strucure and form.
494	27.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	85/85/80	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$20,006.43	Good health and structure,form is slightly asymmetrical due to competition with neighboring Eucalyptus.
495	45.00	na	na	*Eucalyptus camaldulensis*	red gum	60/30	85/60/50	50%-Fair	Protected			Moderate	Retain			$47,085.62	Codominant structure with included bark at approximately 20-22ft. Lost several large scaffold limbs on the wet side, causing tree form to be asymmetrical.
496	22.00	na	na	*Eucalyptus viminalis*	manna gum	50/20	85/85/80	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$20,007.19	Tree has good health, form, and structure-overall good condition.
497	20.50	na	na	*Eucalyptus viminalis*	manna gum	50/20	80/60/50	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$10,857.47	Thin and spindly canopy, lost some larger scaffold limbs on the west side.
498	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	95/95/95	95%-Excellent	Protected			Moderate	Retain			$7,263.16	Young, healthy tree typical for species growing in confined space.
499	28.50	na	na	*Sequoia sempervirens*	coast redwood	50/15	60/90/90	60%-Fair	Protected			Moderate	Retain			$14,504.33	Canopy is sparse and has been raised to approximately 20ft. Small decay spot at the base on the east side.
500	29.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$20,720.05	Trees no. 500-508 are all located in stand along the fenceline at the back of the shop, approximately 18. from the cart path. This tree has a small codominant top that can be corrected with pruning.
501	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$16,095.09	Trees no. 500-508 are all located in stand along the fenceline at the back of the shop, approximately 18. from the cart path.
502	24.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$13,714.16	Trees no. 500-508 are all located in stand along the fenceline at the back of the shop, approximately 18. from the cart path.
503	22.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$11,523.70	Trees no. 500-508 are all located in stand along the fenceline at the back of the shop, approximately 18. from the cart path.
504	21.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$10,499.90	Trees no. 500-508 are all located in stand along the fenceline at the back of the shop, approximately 18. from the cart path.
505	13.40	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent	Protected			Moderate	Retain			$4,275.20	Trees no. 500-508 are all located in stand along the fenceline at the back of the shop, approximately 18. from the cart path.
506	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$13,714.16	Trees no. 500-508 are all located in stand along the fenceline at the back of the shop, approximately 18. from the cart path.
507	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$24,380.73	Trees no. 500-508 are all located in stand along the fenceline at the back of the shop, approximately 18. from the cart path.
508	33.00	na	na	*Sequoia sempervirens*	coast redwood	55/20	90/90/90	90%-Excellent	Protected			Low	Retain			$25,928.34	Trees no. 500-508 are all located in stand along the fenceline at the back of the shop, approximately 18. from the cart path.
509	5.00	4 & 3	12.00	*Olea europaea*	olive	15/10	50/60/40	40%-Poor	Protected			Moderate	Retain			$930.09	Trees no. 509-513 are all young olive trees. Tree no. 509 has a thin, wispy canopy.
510	6.50	na	na	*Olea europaea*	olive	15/10	40/60/40	40%-Poor	Protected			Moderate	Retain			$785.92	Trees no. 509-513 are all young olive trees. Tree no. 510 grows on a lean to the West and has a very sparse canopy.
511	8.00	5.50	13.50	*Olea europaea*	olive	20/15	10/60/40	10%-Very Poor	Protected			Moderate	HR	1	(3x)24-in.	$438.30	Trees no. 509-513 are all young olive trees. Tree no. 511 is 95% dead. Recommend removal
512	7.70	na	na	*Olea europaea*	olive	20/10	50/60/40	40%-Poor	Protected			Moderate	Retain			$1,102.90	Trees no. 509-513 are all young olive trees. Tree no. 512 is a single trunk tree that leans to the West.
513	24.00	na	na	*Quercus agrifolia*	coast live oak	35/35	85/80/80	80%-Good	Protected			Low	Retain			$23,810.21	Trees no. 509-513 are all young olive trees. Tree no. 513 appears to be a healthy looking tree growing together with two other oaks in a small grove. This particular tree is codominant with good union at 8ft.
514	23.00	na	na	*Quercus agrifolia*	coast live oak	35/20	65/50/50	50%-Fair	Protected			Low	Retain			$13,667.10	Tree no. 514 is codominant at 5ft. with included bark. This is the center tree within a group of three trees. There are hollows and decay at the base on the north side and black staining on the bark. Overall, the canopy appears healthy. The form is fair but structure may be compromised by unseen, interior decay.
515	26.00	na	na	*Quercus agrifolia*	coast live oak	40/35	45/80/65	45%-Fair		Large Protected		Low	Retain			$15,718.46	Tree no. 515 does not appear as healthy as 513 and 514. The foliage is much thinner and there is a small decay patch at the base on the west side. The structure is codominant at 7ft and then again between 8-9ft.-good unions.
516	48.00	na	na	*Eucalyptus camaldulensis*	red gum	65/40	85/80/80	80%-Good		Large Protected		Low	Retain			$85,716.76	Large tree with a codominant union at 7ft. Overall condition is typical of healthy species.
517	48.00	na	na	*Eucalyptus camaldulensis*	red gum	65/40	85/70/80	70%-Good		Large Protected		Low	Retain			$75,002.17	Large tree with included bark between codominant union at 10ft. The tree has been heavily reduced over the fairways.

Tree No.	DBH(in.)	DBH-Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
518	50.00	na	na	*Eucalyptus camaldulensis*	red gum	65/50	50/80/95	50%-Fair		Large Protected		Moderate	Retain			$58,130.40	Large sprawling canopy tree, foliage appears thin. It consists of twin trunks at approximately 18ft. Recommend removal of small branch growing out of that union, to avoid long-term problem.
519	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	25/15	90/90/90	90%-Excellent	Protected			Moderate	Retain			$2,386.50	Young healthy tree with good structure and form.
520	26.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	80/90/90	80%-Good	Protected			Moderate	Retain			$16,095.09	Notable irrigation impact damage to the trunk.
521	26.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	80/90/90	80%-Good	Protected			Moderate	Retain			$17,883.43	Multiple leaders forming at the very tip of the tree-could be corrected with pruning.
522	25.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	80/90/90	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$16,534.24	Healthy tree with good structure and form-typical for species.
523	27.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	80/90/90	80%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$17,356.98	Healthy tree with good structure and form-typical for species.
524	7.50	6.00	na	*Olea europaea*	olive	15/10	80/70/70	70%-Good	Protected			Moderate	Retain			$1,831.11	Twin trunk tree from ground level-union is fair. Overall good health, vigor and form.
525	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/60/90	60%-Good	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$27,162.45	Trees no. 525-528 all appear to be healthy and vigorous. Typical for species-growing in small grove. Located near creak/pond. This tree has a codominant leaders at 25ft. and again at 50ft.
526	34.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/90/90	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$32,493.09	Trees no. 525-528 all appear to be healthy and vigorous. Typical for species-growing in small grove. Located near creak/pond.
527	36.00	na	na	*Sequoia sempervirens*	coast redwood	45/30	85/80/90	80%-Good	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$34,285.40	Trees no. 525-528 all appear to be healthy and vigorous. Typical for species-growing in small grove. Located near creak/pond.
528	39.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/90/90	85%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$42,752.59	Trees no. 525-528 all appear to be healthy and vigorous. Typical for species-growing in small grove. Located near creak/pond. Small hanger in canopy at time of inspection.
529	29.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	50/90/90	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$12,514.77	Good structure and form, canopy appears sparse.
530	27.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	50/90/80	50%-Fair	Protected			High	Remove	4, 10	(3x)24-in.	$10,848.12	Trunk slightly bent, brown flagging of foliage in the canopy.
531	34.00	na	na	*Eucalyptus camaldulensis*	red gum	50/35	60/60/60	60%-Fair	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$34,047.36	Canopy appears sparse, decay at base from a trunk wound on the southwest side, bark damaged due to golf ball impact and a secondary 12in. round trunk wound with decay on the main trunk at approximately 9-10 feet . Tree has been pruned for clearance due to its location, in front of the tee.
532	25.50	22 & 22	66.50	*Eucalyptus camaldulensis*	red gum	60/30	60/30/60	30%-Poor		Large Protected		Moderate	Retain			$23,830.94	Three main leaders between 2-5ft., fourth stem removed on the west side. Tree has been heavily pruned due to location, in front of the tee. Large amount of epicormic regrowth. Center of unions have hollows that have filled with water, soil and debris.
533	29.00	na	na	*Eucalyptus camaldulensis*	red gum	50/30	60/40/45	40%-Poor	Protected			Moderate	Retain			$13,905.82	Tree has lost top on the north side. The majority of the canopy is growing to the east. Large sized deadwood within the canopy and trunk appears slightly buried. Several large branch failures throughout the canopy were noted.
534	58.00	na	na	*Eucalyptus camaldulensis*	red gum	65/50	60/60/70	60%-Fair		Large Protected		Moderate	Retain			$83,434.95	Large single trunk tree from ground to 5.5ft. Canopy has been raised to provide clearance, leaving multiple large wounds on the main trunk. Evidence of golf ball damage. Some deadwood throughout and two stems have been removed at the base on the north and east side-Tree is most likely hollow at base.
535	69.00	na	na	*Eucalyptus camaldulensis*	red gum	65/60	45/20/40	20%-Very Poor		Large Protected		High	HR	1	(10x) 24-in. or (5x) 36-in.	$39,361.26	Large sprawling tree with multiple main leaders and included bark between the unions. Several torn branches at 4ft. and old wounds in the main stem between 7-10ft. on the east side- leaving multiple decay spots around base-likely indication of hollow center. Canopy has been heavily raised due to location. Considered hazardous-recommend removal.
536	40.00	na	na	*Eucalyptus camaldulensis*	red gum	65/30	70/40/70	40%-Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$23,148.82	Branch failures at 6ft. on the north side leaving large wound with plants growing out of the hollow. The upper canopy health and form appear good.
537	40.00	na	na	*Eucalyptus camaldulensis*	red gum	65/40	70/30/40	30%-Poor	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$17,361.61	Large tree with multiple trunks and included bark. Evidence of large trunks either failed or removed on both southeast and north side of tree. Canopy has been heavily raised due to location beside the Tee. Consider removal due to structure and location.
538	50.00	na	na	*Eucalyptus camaldulensis*	red gum	65/40	40/06/30	06%-Very Poor		Large Protected		Moderate	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$6,975.65	Large tree with a crack opening up between two main stems, at the point of inclusion. Significant amount of decay from large scaffold limb loss throughout the main canopy. Large decay pocket in central leader within canopy.
539	83.00	na	na	*Eucalyptus camaldulensis*	red gum	95/60	70/60/70	60%-Fair		Large Protected		High	HR	1	(10x) 24-in. or (5x) 36-in.	$192,220.95	Large multi trunk, sprawling tree with a significant amount of decay all around the base - likely caused by mechanical damage. Several large scaffold limbs have failed or been removed on the West side. Plants growing between leaders where debris has built up. Consider removal due to structure and location.
540	65.00	na	na	*Eucalyptus camaldulensis*	red gum	95/50	80/80/80	80%-Good		Large Protected		High	Retain			$157,184.60	Single trunk tree from ground to 20ft. Very upright form with included unions. Golf ball damage to bark on trunk. Several large, lower scaffold limbs have been removed to provide clearance. Noted hollow on north side at base.
541	40.50	na	na	*Eucalyptus camaldulensis*	red gum	55/30	60/20/30	20%-Very Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$13,560.66	Top of north side of canopy has snapped out at approximately 40ft -compromising structure and form. Form is tall and narrow. Significant amount of epicormic growth.
542	26.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$20,118.86	Young tree-typical for species, good condition
543	25.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$18,601.02	Young tree-typical for species, good condition
544	48.50	na	na	*Eucalyptus camaldulensis*	red gum	70/60	70/30/60	30%-Poor		Large Protected		Moderate	Retain			$32,816.94	Large, old tree with significant size scaffold limbs that have failed or been removed throughout. Structure is poor but form is good. Significant amount of epicormic growth around points of failure on east side.
545	39.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	45/10/20	10%-Very Poor	Protected			Moderate	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$7,073.31	Top of tree has failed causing asymmetrical form and associated decay. Significant sized dead wood throughout remainder of canopy.
546	43.00	na	na	*Eucalyptus camaldulensis*	red gum	60/45	80/80/80	80%-Good	Protected			Moderate	Retain			$68,789.19	Large tree with well developed structure and form. Possible stress crack noted on the lower portion of the main trunk, west side, below where the scaffold branch starts.
547	32.00	na	na	*Eucalyptus camaldulensis*	red gum	50/40	40/20/40	20%-Very Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$9,524.08	Large, multi trunk tree, with poor structure. Several large limb failures and large size deadwood throughout. Soil buildup on the east side of the root zone.
548	34.00	na	na	*Eucalyptus camaldulensis*	red gum	55/40	50/50/65	50%-Fair	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$26,879.50	Secondary trunk removed from base, multiple failures and tip dieback throughout canopy. Large area of soil buildup on the east side of root zone.
549	29.00	na	na	*Eucalyptus camaldulensis*	red gum	70/30	30/10/30	10%-Very Poor	Protected			High	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$3,911.01	Twin trunk tree with included bark and associated decay. Leader on the west side of canopy has multiple failures leaving behind a tall skinny trunk. Large area of soil buildup on the east side of root zone.
550	26.00	na	na	*Eucalyptus camaldulensis*	red gum	50/50	30/30/30	30%-Poor				High	Remove	1, 4, 10	(6x)24-in. or (3x)36-in.	$9,431.08	Codominant at 10ft.. Trunk failure on north side, large limb removed at 4.5ft.-leaving a 3ft. long decay patch. Tree has been pruned for clearance on the west side, over the fairway. Large area of soil buildup on the east side of root zone.
551	36.00	na	na	*Eucalyptus camaldulensis*	red gum	65/35	80/70/70	70%-Good				High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$42,188.72	Large, tree with multiple trunks starting at approximately 5ft.-8ft.-unions appear good. Some large stems have been removed from the upper canopy. Overall form and structure are good.
552	39.00	na	na	*Eucalyptus camaldulensis*	red gum	65/45	20/20/45	20%-Very Poor				Moderate	HR	1	(6x)24-in. or (3x)36-in.	$14,146.61	Large, old tree with codominant structure at approx. 12ft-union appears fair. There is a large amount of wounding and associated decay in the main trunk, from ground level to 10ft. Wounds are noted all the way around the circumference of the trunk. It appears to be some type of canker. There are also large branch failures throughout the upper canopy. Recommend removal.
553	43.00	na	na	*Eucalyptus camaldulensis*	red gum	70/65	70/70/70	70%-Good				Moderate	Retain			$60,190.54	Large tree with codominant structure starting at approximately 20ft.-union appears to be good. Very heavy end weight throughout the canopy, tree would benefit from structure pruning.
554	28.00	na	na	*Eucalyptus camaldulensis*	red gum	50/35	20/10/50	20%-Very Poor				Moderate	Retain			$7,291.88	Small stature tree due to large failures on lower main trunk where main scaffold limbs originate -north side.
555	39.00	na	na	*Eucalyptus camaldulensis*	red gum	55/40	80/80/80	80%-Good				Moderate	Retain			$56,586.46	Large single trunk tree with large scaffold limbs that have been removed or failed on north side. Overall tree appears to be in good condition.
556	15.00	12.00	27.00	*Rhus lancea*	African sumac	20/25	70/40/50	40%-Poor				High	Retain			$12,938.39	Tree no. 556-558 all grow together in a group of three. Individually they have poor structure and benefits from being in a group. There have been multiple large limbs removed, and the canopies exists primarily of epicormic growth.
557	13.00	10.5 & 9.5	33.00	*Rhus lancea*	African sumac	20/25	70/40/50	40%-Poor				High	Retain			$11,660.33	Tree no. 556-558 all grow together in a group of three. Individually they have poor structure and benefits from being in a group. There have been multiple large limbs removed, and the canopies exists primarily of epicormic growth.
558	12.50	9.50	22.00	*Rhus lancea*	African sumac	20/25	70/40/50	40%-Poor				Moderate	Retain			$8,643.13	Tree no. 556-558 all grow together in a group of three. Individually they have poor structure and benefits from being in a group. There have been multiple large limbs removed, and the canopies exists primarily of epicormic growth.
559	19.00	na	na	*Pinus canariensis*	Canary Island pine	60/25	40/20/30	20%-Very Poor				High	Remove	1, 4, 10	(3x)24-in.	$3,357.61	Tall slender form with a trunk wound, possibly a canker or branch/stem failure, at approximately 25ft. on the east side and approximately 30ft. on the west side. Tree is a good candidate for failure-grows with heavy lean. Branches and majority of weight are in the top half of the tree.
560	37.00	na	na	*Sequoia sempervirens*	coast redwood	70/25	80/80/80	80%-Good				High	Remove	4, 10	(3x)24-in.	$36,216.60	Single trunk tree from ground level with a codominant top starting at approximately 60ft. Form is very narrow.
561	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/15	70/90/90	70%-Good				Moderate	Remove	4, 10	(3x)24-in.	$18,147.98	Slightly sparse canopy otherwise appears healthy with structure and form typical for species.
562	41.00	na	na	*Sequoia sempervirens*	coast redwood	60/20	80/80/80	80%-Good				High	Remove	4, 10	(3x)24-in.	$44,470.49	Relatively young tree with a slightly sparse canopy and codominant leader with included bark at approximately 4ft. This secondary leader should be removed.
563	40.00	na	na	*Quercus douglasii*	blue oak	55/60	90/50/50	50%-Fair				High	Retain			$63,114.12	Large, old sprawling tree with majority of the weight in scaffold limbs to the Southeast. Large branch failures have occurred in the upper canopy to th West. The large remaining limb to the West has significant amount of decay and will most likely fail. The lower scaffold limbs have been removed at approximately 5-6ft. and now have decay setting in. Overall, this tree has a high probability of falling apart with time. Consider removal due to location and current overall condition.
564	41.00	na	na	*Sequoia sempervirens*	coast redwood	65/20	90/90/90	90%-Excellent	Protected			High	Remove	4, 10	(3x)24-in.	$40,023.44	Large single trunk tree, good condition- typical for species.

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO, SUITE 202, LA QUINTA, CA. 92253 760.340.4529

SHEET TITLE: TREE INVENTORY
ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-17-25

SSCALE:

REVISIONS:

SHEET NO: TI-6

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Names (genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Removal (HR) or Retain Status	Criteria For Removal Sec. 29.10.0955 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
565	35.00	na	na	*Pinus canariensis*	Canary Island pine	60/20	80/60/75	60%-Fair	Protected				High	Remove	4, 10	(3x)24-in.	$34,180.67	Codominant structure starting at 10ft and again at approx. 30ft. Both unions appear to have included bark. Recommend pruning to remove or reduce both codominant stems. Overall, tree appears to be a healthy, good specimen.
566	35.70	na	na	*Sequoia sempervirens*	coast redwood	50/20	70/50/80	50%-Fair	Protected				Moderate	Retain			$21,072.72	Canopy appears stressed and thin. Multiple leaders starting at approx. 45ft. with included bark between unions. Structure and form are compromised- resembles a large pilchfork.
567	35.70	na	na	*Sequoia sempervirens*	coast redwood	65/20	70/90/90	70%-Good	Protected				Moderate	Retain			$26,551.63	Slightly sparse canopy, structure and form are good.
568	56.00	na	na	*Sequoia sempervirens*	coast redwood	70/35	70/95/90	70%-Good		Large Protected			Low	Retain			$72,591.93	Slightly sparse canopy, structure and form are good. Small codominant top could be corrected with pruning.
569	35.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	70/95/90	70%-Good	Protected				High	Remove	4, 10	(3x)24-in.	$29,172.19	Slightly sparse canopy, structure and form are good.
570	31.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent	Protected				High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$25,740.84	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
571	20.00	na	na	*Sequoia sempervirens*	coast redwood	40/30	90/90/90	90%-Excellent	Protected				High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$11,904.65	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
572	14.50	na	na	*Sequoia sempervirens*	coast redwood	30/25	90/90/90	90%-Excellent	Protected				Moderate	Retain			$6,257.38	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
573	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/25	90/90/90	90%-Excellent	Protected				High	Retain			$7,741.00	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
574	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent	Protected				Moderate	Retain			$20,118.86	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appeared to be in good condition, typical for species.
575	24.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent	Protected				High	Retain			$16,077.98	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species. Tree no. 575 has a small codominant top that can be corrected with pruning.
576	32.50	na	na	*Sequoia sempervirens*	coast redwood	55/30	70/90/90	70%-Good	Protected				Moderate	Retain			$22,005.01	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species.
577	23.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected				Moderate	Retain			$15,743.90	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species.
578	27.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected				Moderate	Retain			$19,526.61	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species.
579	19.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected				Moderate	Retain			$10,743.95	Tree no. 570-582 are all growing in an open grove. These are young, healthy trees that appear to be in good condition, typical for species.
580	21.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	90/90/90	90%-Excellent	Protected				Moderate	Remove	4, 10	(3x)24-in.	$11,812.39	Trees no. 580–582 grow together in a smaller group. These are young, healthy trees that appear to be in good condition, typical species.
581	17.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent	Protected				Moderate	Retain			$8,601.11	Trees no. 580–582 grow together in a smaller group. These are young, healthy trees that appear to be in good condition, typical species.
582	17.00	na	na	*Sequoia sempervirens*	coast redwood	30/15	90/90/90	90%-Excellent	Protected				Moderate	Retain			$8,601.11	Trees no. 580–582 grow together in a smaller group. These are young, healthy trees that appear to be in good condition, typical species.
583	27.00	na	na	*Sequoia sempervirens*	coast redwood	45/25	90/80/90	80%-Good	Protected				High	Remove	4, 10	(3x)24-in.	$19,285.54	Trees no. 583-594 all grow together in a grove. Tree no. 583 has a codominant top with an included union at approximately 20ft., that can be corrected with pruning.
584	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good	Protected				Moderate	Retain			$27,089.70	Trees no. 583-594 all grow together in a grove. Tree no. 584 has multiple tops forming, this can be corrected with pruning.
585	20.00	na	na	*Pinus canariensis*	Canary Island pine	45/20	95/90/80	80%-Good	Protected				High	Remove	4, 10	(3x)24-in.	$14,881.38	Trees no. 583-594 all grow together in a grove. Tree no. 585 is a young healthy tree, good condition typical for species. A majority of the growth in th canopy to the South, due to competition with adjacent redwood tree.
586	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/90/90	90%-Excellent	Protected				Moderate	Retain			$20,999.81	Trees no. 583-594 all grow together in a grove. Tree no. 586 and 587 are both young, healthy trees typical for species.
587	35.00	na	na	*Sequoia sempervirens*	coast redwood	55/25	90/90/90	80%-Good	Protected				Moderate	Remove	4, 10	(3x)24-in.	$29,166.40	Trees no. 583-594 all grow together in a grove. Tree no. 586 and 587 are both young, healthy trees typical for species.
588	28.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good	Protected				Moderate	Retain			$19,339.11	Trees no. 583-594 all grow together in a grove. Tree no. 588, 589 and 590 all have small codominant tops that can be corrected with pruning.
589	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good	Protected				Moderate	Retain			$26,249.76	Trees no. 583-594 all grow together in a grove. Tree no. 588, 589 and 590 all have small codominant tops that can be corrected with pruning.
590	33.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/80/90	80%-Good	Protected				Moderate	Retain			$28,809.26	Trees no. 583-594 all grow together in a grove. Tree no. 588, 589 and 590 all have small codominant tops that can be corrected with pruning.
591	26.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/90/90	80%-Good	Protected				Moderate	Remove	4, 10	(3x)24-in.	$16,720.09	Trees no. 583-594 all grow together in a grove. Tree no 591 is a young healthy tree- typical species.
592	36.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good	Protected				High	Retain			$34,285.40	Trees no. 583-594 all grow together in a grove. Tree no. 592 and 593 have small codominant tops that can be corrected with pruning.
593	34.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good	Protected				Moderate	Retain			$28,339.03	Trees no. 583-594 all grow together in a grove. Tree no. 592 and 593 have small codominant tops that can be corrected with pruning.
594	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/25	90/90/90	90%-Excellent	Protected				Moderate	Remove	4, 10	(3x)24-in.	$15,428.43	Trees no. 583-594 all grow together in a grove. Tree no. 594 is a young, healthy tree -typical for species.
595	37.00	na	na	*Pinus canariensis*	Canary Island pine	50/25	85/60/85	60%-Fair	Protected				High	Retain			$38,198.65	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species. Tree no. 595 has lost its top at approximately 50ft.
596	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/90/90	90%-Excellent	Protected				High	Retain			$15,428.43	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
597	24.00	na	na	*Sequoia sempervirens*	coast redwood	45/25	90/90/90	90%-Excellent	Protected				High	Retain			$15,428.43	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
598	35.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent	Protected				High	Retain			$33,756.39	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
599	24.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	95/90/90	90%-Excellent	Protected				High	Retain			$16,077.98	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
600	25.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	95/90/90	90%-Excellent	Protected				High	Remove	4, 10	(3x)24-in.	$16,740.92	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
601	23.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent	Protected				High	Remove	4, 10	(3x)24-in.	$14,169.51	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
602	23.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent	Protected				High	Remove	4, 10	(3x)24-in.	$14,169.51	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
603	23.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	95/90/90	90%-Excellent	Protected				High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$14,792.28	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
604	25.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	95/90/90	90%-Excellent	Protected				High	Remove	4, 10	(3x)24-in.	$16,740.92	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
605	26.50	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent	Protected				High	Remove	4, 10	(3x)24-in.	$18,810.10	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
606	50.00	na	na	*Sequoia sempervirens*	coast redwood	65/25	95/90/95	90%-Excellent		Large Protected			High	Remove	4, 10	(3x)24-in.	$66,963.68	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species. Tree no. 606 has a small codominant top that could be easily corrected with pruning. This tree stands out of the grove, alone.
607	25.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	95/90/90	90%-Excellent	Protected				High	Remove	4, 10	(3x)24-in.	$18,601.02	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
608	22.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	95/90/90	90%-Excellent	Protected				Moderate	Retain			$14,404.63	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
609	19.00	na	na	*Sequoia sempervirens*	coast redwood	45/25	95/90/90	90%-Excellent	Protected				Moderate	Retain			$9,669.55	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
610	21.00	na	na	*Sequoia sempervirens*	coast redwood	48/20	95/90/90	90%-Excellent	Protected				Moderate	Remove	4, 10	(3x)24-in.	$13,124.88	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
611	21.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	95/90/90	90%-Excellent	Protected				Moderate	Retain			$11,812.39	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Names (genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Removal (HR) or Retain Status	Criteria For Removal Sec. 29.10.0955 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
612	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	90/80/90	80%-Good	Protected			Moderate	Retain			$16,095.09	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species. Tree no. 612 has a small codominant top that could be easily corrected with pruning.
613	14.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	90/90/90	90%-Excellent	Protected			Moderate	Retain			$5,833.28	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
614	20.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$11,256.59	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
615	23.00	na	na	*Sequoia sempervirens*	coast redwood	48/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$15,743.90	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
616	32.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/90/90	90%-Excellent	Protected			Moderate	Retain			$27,428.32	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
617	26.50	na	na	*Sequoia sempervirens*	coast redwood	45/20	90/90/90	90%-Excellent	Protected			Moderate	Retain			$18,810.10	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
618	28.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$20,999.81	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
619	37.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	90/90/90	90%-Excellent	Protected			Moderate	Retain			$16,669.31	Trees no. 595–619 are all growing in a grove. These trees are relatively young and healthy. Overall condition appears good and typical for the species.
620	25.00	13.00	38.00	*Fraxinus velutina*	Modesto ash	25/20	20/10/30	10%-Very Poor	Protected			Low	HR	1	(3x)24-in.	$2,625.64	Tree is 75% dead and exist only as sucker growth. The entire trunk is decayed on the southwest side. Recommend removal.
621	12.00	11 & 6	29.00	*Olea europaea*	olive	30/30	80/60/60	60%-Fair	Protected			Moderate	Retain			$8,398.68	Tree no. 621–623 are growing together in a group. These are all older, large specimens with bulbous bases. There is some decay where branches have been removed. They are largely asymmetrical due to competition with each other. Overall, their condition is typical for the species. Tree no. 621 has mechanical damage to the lateral limb on the west side and large torn out branch on the east side.
622	10.00	8.50	18.50	*Olea europaea*	olive	30/30	80/70/70	70%-Good	Protected			Moderate	Retain			$6,230.29	Tree no. 621–623 are growing together in a group. These are all older, large specimens with bulbous bases. There is some decay where branches have been removed. They are largely asymmetrical due to competition with each other. Overall, their condition is typical for the species.
623	11.00	na	na	*Olea europaea*	olive	30/30	80/70/60	60%-Fair	Protected			Moderate	Retain			$3,751.35	Tree no. 621–623 are growing together in a group. These are all older, large specimens with bulbous bases. There is some decay where branches have been removed. They are largely asymmetrical due to competition with each other. Overall, their condition is typical for the species.
624	10.00	na	na	*Quercus agrifolia*	coast live oak	30/10	80/40/20	20%-Very Poor	Protected			Low	HR	1	(2x)24-in.	$826.74	Canopy grows on a heavy lean to the South, struggling for light, decay noted all around the base. Whole tree failure is highly probable. Recommend removal
625	16.50	na	na	*Quercus agrifolia*	coast live oak	35/35	80/50/70	50%-Fair	Protected			Low	Retain			$5,627.02	Large tree, growing close to fenceline, . large codominant unions, could benefit from structure pruning. There is a high amount of sap sucker damage to the bark in the upper canopy.
626	11.50	na	na	*Quercus agrifolia*	coast live oak	35/10	70/20/20	20%-Very Poor	Protected			Low	Retain			$1,093.37	High amount of decay throughout the base. Tree is searching for light, due to competition with other trees- has poor form and structure. Recommend removal
627	23.00	na	na	*Pinus canariensis*	Canary Island pine	45/30	80/70/70	70%-Good	Protected			High	Retain			$17,220.55	Good tree overall, could benefit from structure pruning.
628	28.50	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/50/85	50%-Fair	Protected			Moderate	Retain			$13,429.94	Codominant union with included bark at approximately 35ft. Overall good health and form-tree could benefit from structure pruning.
629	17.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	80/85/80	80%-Good	Protected			Moderate	Retain			$7,645.43	Young tree good condition, typical species. Form is slightly asymmetrical due to the competition with adjacent trees.
630	21.00	na	na	*Pinus canariensis*	Canary Island pine	50/25	40/20/45	20%-Very Poor	Protected			High	Retain			$4,101.68	Codominant from approximately 35ft. Foliage appears sparse, low in vigor, being out competed for canopy space.
631	17.50	na	na	*Sequoia sempervirens*	coast redwood	35/15	70/85/70	70%-Good	Protected			High	Retain			$7,089.06	Young, tree with very asymmetrical form, previously overcrowded by a large ash tree. The ash tree has recently been remove.
632	45.00	na	na	*Sequoia sempervirens*	coast redwood	55/40	65/80/80	65%-Good	Protected			High	Retain			$43,526.39	Large mature redwood that has lost several branches leavine a more open canopy.
633	28.00	na	na	*Fraxinus excelsior*	European ash	25/25	10/45/60	10%-Very Poor	Protected			High	HR	1	(3x)24-in.	$5,497.94	Tree appears to be dying- 90% dead, in severe decline. Cavity in the center of the unions where grass is starting to grow. Recommend removal.
634	39.00	na	na	*Sequoia sempervirens*	coast redwood	55/25	90/90/90	90%-Excellent	Protected			High	Retain			$45,267.44	Tree no. 634 and 635 both appear to be good, healthy specimens.
635	37.50	na	na	*Sequoia sempervirens*	coast redwood	55/25	90/90/90	90%-Excellent	Protected			Moderate	Retain			$41,852.30	Tree no. 634 and 635 both appear to be good healthy looking trees.
636	20.50	na	na	*Quercus agrifolia*	coast live oak	35/35	40/10/70	10%-Very Poor	Protected			Moderate	Retain			$2,171.49	Cdominant structure, with included bark, starting at 10 feet.-poor union. Foliage appears to be stunted (lower foliage impacted by irrigation overspray). Tree is a poor specimen-consider longterm removal.
637	22.50	na	na	*Sequoia sempervirens*	coast redwood	40/20	85/30/90	30%-Poor	Protected			Moderate	Retain			$5,022.28	Tree has very poor structure. Codominant and included with very poor union at approximately 20ft. Otherwise the tree appears healthy and vigorous.
638	41.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/80/90	80%-Good	Protected			Moderate	Retain			$44,470.49	Small codominant leader at approximately 50ft., could be corrected with pruning. Otherwise, tree appears to be in good condition.
639	27.50	na	na	*Fraxinus excelsior*	European ash	30/30	20/20/30	20%-Very Poor	Protected			Moderate	Retain			$10,606.68	Large Ash tree with significant failures and trunk decay from ground to 6ft. Fungal fruiting bodiespresent on trunk where decay has set in on South side. Large amount of deadwood throughout canopy. Canopy consists primarily of sucker growth.
640	18.00	na	na	*Fraxinus excelsior*	European ash	25/25	20/20/30	20%-Very Poor	Protected			Moderate	Retain			$4,544.22	Tree appeas to be dying, significant amount of decay throughout and a hollow at the base. Large amount of sucker growth.
641	26.00	na	na	*Sequoia sempervirens*	coast redwood	55/30	90/90/90	90%-Excellent	Protected			Moderate	Retain			$10,118.86	Single trunk tree, growing on its own, between ash trees. Appears to be good condition.
642	25.00	na	na	*Fraxinus excelsior*	European ash	30/30	30/50/60	30%-Poor	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$13,148.77	Tree is 50% dead, has decay at the base and a significant amount of decay present throughout the upper canopy. Appears to be in the process of dying. Consider removal.
643	18.00	na	na	*Fraxinus excelsior*	European ash	25/20	10/60/25	10%-Very Poor	Protected			Moderate	HR	1	(3x)24-in.	$2,272.11	Tree is 95% dead. Decay and deadwood throughout, fungal fruiting bodies/conk visible at the base on the north side. Recommend removal.
644	12.00	na	na	*Araucaria heterophylla*	Norfolk Island pine	30/10	80/10/10	10%-Very Poor	Protected			Moderate	HR	1	(2x)24-in.	$669.66	Very asymmetrical form, grows on a lean due to competion from former adjacent trees. It has formed an "S" shape trunk with a codominant leader at approximately 15ft. Also appears to have a girdling root, visible on the soil surface. All ash trees in this area appear to be dying. Majority of decay is on the South sides of trunk where it has been exposed to sun, irrigation impact, and golf ball damage. Recommend removal.
645	24.00	na	na	*Fraxinus excelsior*	European ash	20/10	10/10/10	10%-Very Poor	Protected			Moderate	HR	1	(2x)24-in.	$4,039.30	Tree no. 645-647 are 90% dead. Large amount of decay present on the southside of the trunks. The canopies mostly exist as sucker sprouts. Recommend removal.
646	19.50	na	na	*Fraxinus excelsior*	European ash	20/15	10/20/25	10%-Very Poor	Protected			Moderate	HR	1	(3x)24-in.	$2,666.57	Tree no. 645-647 are 90% dead. Large amount of decay present on the southside of the trunks. The canopies mostly exist as sucker sprouts. Recommend removal.
647	20.00	na	na	*Fraxinus excelsior*	European ash	20/15	10/20/15	10%-Very Poor	Protected			Moderate	HR	1	(3x)24-in.	$2,805.07	Tree no. 645-647 are 90% dead. Large amount of decay present on the southside of the trunks. The canopies mostly exist as sucker sprouts. Recommend removal.
648	26.00	na	na	*Fraxinus excelsior*	European ash	25/25	50/50/50	50%-Fair	Protected			Moderate	HR	1	(3x)24-in.	$23,702.86	Form is asymetrical and three of seven main leaders are dead. Recommend removal.
649	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/25	85/90/80	80%-Good	Protected			Low	Retain			$15,237.96	Overall condition is good -typical species.
650	23.50	na	na	*Fraxinus excelsior*	European ash	25/30	10/20/20	10%-Very Poor	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$3,872.75	Tree is 50% dead recommend removal.
651	31.50	na	na	*Sequoia sempervirens*	coast redwood	50/30	90/90/90	90%-Excellent	Protected			Low	Retain			$29,530.98	Tree is healthy, good structure and form-typical for species.
652	24.00	na	na	*Fraxinus excelsior*	European ash	35/35	20/20/20	20%-Very Poor	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$8,078.61	Appears to have suffered major structural damage with 50% of the canopy gone due to large failures. Majority of the canopy is to the north side of the tree, large slat deadwood present, form is very asymmetrical. Recommend removal.
653	21.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/80	80%-Good	Protected			Low	Retain			$11,666.56	Tree has grown with heavy competition of surrounding ash trees. Tree is young and will most likely prevail.
654	21.50	na	na	*Fraxinus excelsior*	European ash	35/25	30/30/20	20%-Very Poor	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$6,483.22	Form is very asymmetrical, majority of the canopy is to the north. Southern portion of the tree has failed/been removed. Decay and hollows present, appears to be unhealthy.
655	30.00	na	na	*Quercus ilex*	holly oak	35/40	90/50/65	50%-Fair		Large Protected		Moderate	Retain			$39,446.32	Tree has been pruned for fairway clearance. Large amount of mechanical damage on the trunk, from ground level to approximately 10ft. with subsequent decay primarily on the South and West sides.
656	32.00	na	na	*Sequoia sempervirens*	coast redwood	60/25	90/90/90	90%-Excellent	Protected			Low	Retain			$30,475.91	Good health, structure and form-typical for species.
657	23.00	na	na	*Fraxinus excelsior*	European ash	25/20	05/10/10	06%-Very Poor	Protected			Moderate	HR	1	(3x)24-in.	$2,225.82	Tree no. 657-661 are all dying-recommend removal. Tree no. 657 is 95% dead.
658	25.00	na	na	*Fraxinus excelsior*	European ash	35/25	20/20/40	20%-Very Poor	Protected			Moderate	HR	1	(3x)24-in.	$8,765.85	Tree no. 657-661 are all dying recommend removal. Tree no. 658 is 50% dead.

PINNACLE DESIGN COMPANY

77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

TREE INVENTORY

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-01-25

SSCALE:

REVISIONS:

SHEET NO: TI-7

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name - (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Pests or Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Removal (HR) or Retain Status	Criteria for Removal Sec. 29.10.0955 & Sec. 29.10.0970	Replacement Tree Quantity & Size Recommendation	Appraisal Value of Protected Tree	Notes
659	15.00	na	na	*Fraxinus excelsior*	European ash	18/10	06/06/06	06%-Very Poor	Protected			Moderate	HR	1	(2x)24-in.	$946.71	Tree no. 657-661 are all dying recommend removal. Tree no. 659 is 98% dead and exists as a stump with suckers.
660	23.00	na	na	*Fraxinus excelsior*	European ash	25/25	10/10/10	10%-Very Poor	Protected			Moderate	HR	1	(3x)24-in.	$3,709.71	Tree no. 657-661 are all dying recommend removal. Tree no. 660 is 90% dead.
661	17.50	na	na	*Fraxinus excelsior*	European ash	30/20	10/06/06	06%-Very Poor	Protected			Moderate	HR	1	(3x)24-in.	$1,288.58	Tree no. 657-661 are all dying recommend removal. Tree no. 661 is 50% dead.
662	19.00	na	na	*Fraxinus excelsior*	European ash	25/20	40/40/40	40%-Poor	Protected			Moderate	HR	1	(3x)24-in.	$10,126.31	Tree no. 662 has extensive trunk decay and large size deadwood throughout the canopy. The tree grows predominantly to the north.
663	29.00	na	na	*Fraxinus excelsior*	European ash	35/30	40/20/20	20%-Very Poor	Protected			Moderate	HR	1	(4X) 24-in. or (2x) 36-in.	$11,795.33	Tree no. 663 has a significant amount of decay on the south side of the trunk, same as all other Ash trees in this immediate area. Large scaffold limbs have been removed to provide clearance, leaving significant wounding. Decay and a hollow at the base.
664	15.00	13, 10.5 & 10.5	49.00	*Fraxinus velutina*	Modesto ash	35/50	70/10/20	10%-Very Poor		Large Protected		Low	Retain			$2,032.06	Tree no. 664 is a multi trunk tree from ground level (appears to be a stump sprout). Structure is very poor, heavy lean to the West.
665	12.50	na	na	*Ligustrum lucidum*	Glossy privet	25/20	85/85/85	85%-Excellent			Exempt	Low	Retain			$5,490.09	Healthy, typical for species, likely a volunteer, growing at fenceline.Tree is under the size requirement for removal permit.
666	27.00	na	na	*Fraxinus excelsior*	European ash	25/30	30/30/30	30%-Poor	Protected			High	HR	1	(4X) 24-in. or (2x) 36-in.	$15,336.73	Large amount of damage on the southside of trunk, significant amount of large sized deadwood in the upper canopy.
667	35.00	na	na	*Fraxinus velutina*	Modesto ash	35/30	50/10/20	10%-Very Poor	Protected			Low	HR	1	(4X) 24-in. or (2x) 36-in.	$4,050.89	Numerous branch failures and large stem removals with subsequent hollows forming. Palm tree growing out of the center of the tree, indicative of soil and moisture buildup. Structure is very poor. Whole tree failure imminent- Recommend Removal.
668	19.00	16.00	35.00	*Magnolia grandiflora*	southern magnolia	25/20	70/50/70	50%-Fair	Protected			Low	Retain			$15,940.65	Codominant with included bark from ground level, up to 3ft.
669	14.00	na	na	*Washingtonia robusta*	Mexican fan palm	15/10	75/100/100	75%-Good			Exempt	Low	Retain			$1,012.50	Typical for species, growing next to fence, appears to be a volunteer. Consider removal.
670	4.50	na	na	*Quercus agrifolia*	coast live oak	15/10	70/80/70	70%-Good	Protected			Low	Retain			$659.20	Young tree appears to be a volunteer. Health is typical for species. Codominant union at 5ft., could benefit from structure pruning.
671	18.00	na	na	*Quercus agrifolia*	coast live oak	35/30	70/50/50	50%-Fair	Protected			Low	Retain			$8,370.78	codominant with included bark at approximately 5ft. Canopy grows predominantly Northeast due to the competition with surrounding trees.
672	17.50	na	na	*Pinus halepensis*	Aleppo pine	40/25	06/80/60	06%-Very Poor	Protected			Low	Remove	1, 3, 4, 10	(3x)24-in.	$759.57	Tree is 85% dead. Severe discoloration in foliage and covered in pine galls. Recommend removal.
673	9.00	na	na	*Fraxinus uhdei*	Shamel ash	35/20	80/06/60	06%-Very Poor	Protected			Low	Remove	1, 3, 4, 10	(3x)24-in.	$140.62	Volunteer specimen. Tree is young and growing amongst a privet hedge. Structure is codominant with included bark at approximately 15ft; Failure is likely to happen-consider removal.
674	18.00	na	na	*Quercus agrifolia*	coast live oak	35/20	70/60/60	60%-Fair	Protected			Low	Retain			$9,040.44	Codominant at approximately 30ft. Grows predominantly to the Northeast, searching for light out from amongst the privet hedge.
675	10.00	na	na	*Olea europaea*	olive	15-Dec	40/40/20	20%-Very Poor	Protected			Low	Retals			$930.09	Single trunk tree growing on a 90° angle out from under the canopy of a larger oak.
676	6.00	6.00	12.00	*Ligustrum lucidum*	Glossy privet	25/15	50/50/30	30%-Poor			Exempt	Low	Remove	3, 4, 10, E	(3x)24-in.	$892.88	The structure is codominant with included bark from ground level. The canopy grows predominantly to the South and east. Recommend removal.
677	7.00	4.00	11.00	*Fraxinus uhdei*	Shamel ash	25/15	50/20/10	10%-Very Poor	Protected			Low	Remove	1, 3, 4, 10	(3x)24-in.	$161.21	Stump sprout, codominant with included bark from ground level. Tree should be removed.
678	22.00	na	na	*Cupressus arizonica*	Arizona cypress	40/25	50/70/60	50%-Fair	Protected			Low	Remove	3, 4, 10	(3x)24-in.	$19,092.02	Large tree with sparse canopy that does not start until approximately 20ft., due to competition with ivy and privets. Understory has recently been cleaned out.
679	26.00	na	na	*Sequoia sempervirens*	coast redwood	40/25	70/20/20	20%-Very Poor	Protected			Moderate	Remove	1, 4, 10	(3x)24-in.	$4,023.77	Tree appears to have developed on a lean and then self corrected. May be actively leaning again (over the main drive). It has a codominant leader at approximately 20ft. with included bark and ivy has recently been removed from its base. Consider Hazardous-Recommend removal.
680	8.00	6.50	14.50	*Ligustrum lucidum*	Glossy privet	35/10	10/06/06	06%-Very Poor			Exempt	Low	Remove	1, 4, 10, E	(2x) 24-in.	$263.52	Twin trunk tree from ground level with included bark. It grows directly into the redwood tree above. Tree is under the size requirement for removal permit-recommend removal.
681	26.00	na	na	*Sequoia sempervirens*	coast redwood	50/20	80/90/80	80%-Good	Protected			Low	Remove	4, 10	(3x)24-in.	$16,095.09	Tall, slender tree growing in part of a grove, all canopy foliage is to the north.
682	30.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/30/85	30%-Poor	Protected			High	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$8,035.64	Codominant structure with included bark at approximately 20ft. Although the structure is poor, the overall health and form appear to be good.
683	24.00	na	na	*Sequoia sempervirens*	coast redwood	50/30	85/85/80	80%-Good	Protected			Low	Remove	4, 10	(4X) 24-in. or (2x) 36-in.	$13,714.16	Single trunk tree with canopy growth predominantly to the north. It is in competition with other adjacent trees.
684	22.00	na	na	*Sequoia sempervirens*	coast redwood	45/20	60/30/30	30%-Poor	Protected			High	Remove	1, 4, 10	(3x)24-in.	$4,321.39	Fairly young tree, part of a grove. Half of the tree has been lost where it was once codominant. The remaining canopy appears good, but the structure is severely compromised. Recommend removal.
685	6.70	na	na	*Sequoia sempervirens*	coast redwood	25/10	85/90/80	80%-Good	Protected			Low	Remove	4, 10	(2x) 24-in.	$1,068.80	Young tree typical for species. Currently being swamped by larger trees, causing it to develope an asymmetrical form.
686	4.50	4 & 3	11.50	*Fraxinus uhdei*	Shamel ash	20/10	70/20/20	20%-Very Poor	Protected			Moderate	HR	1	(2x) 24-in.	$224.45	Triple trunk from ground level, volunteer that hangs over the main drive. Recommend removal due to structure and location.
687	21.50	na	na	*Cupressus arizonica*	Arizona cypress	35/10	40/40/30	30%-Poor	Protected			Low	HR	1	(2x) 24-in.	$10,940.44	Tree leans heavily to the Northwest over the main drive, upper canopy has been damaged by adjacent redwood tree failure . Three large stems removed from base on south and east side, large wounds with decay forming. Recommend removal due to location and overall condition.
688	6.50	na	na	*Quercus douglasii*	blue oak	25/15	80/40/50	40%-Poor	Protected			Low	Retain			$1,333.29	Codominant and becoming included at approximately 15ft. This tree leans to the north over the main drive due to competition with other trees. It appears to be a volunteer, recommend pruning to improve structure.
689	12.00	na	na	*Fraxinus uhdei*	Shamel ash	45/15	5/0/0	5%-Dying	Protected			Low	HR	1	(3x)24-in.	$178.57	Tree is 95% dead, located at fencelinealong the main drive. Recommend removal.
690	10.00	na	na	*Fraxinus uhdei*	Shamel ash	45/15	80/60/60	60%-Fair	Protected			Low	HR	1	(3x)24-in.	$1,488.08	Growing at fenceline along the main drive. This is tall, slender form-appears to be a volunteer searching for light. Poor location with limited growing space. Recommend removal.
691	17.00	na	na	*Fraxinus uhdei*	Shamel ash	45/25	80/80/80	80%-Good	Protected			Low	HR	1	(3x)24-in.	$5,734.07	Volunteer growing at fence line, poor location long-term, tree will be a problem-recommend removal.
692	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/85/90	85%-Excellent	Protected			Low	Retain			$2,415.68	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
693	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/85/90	85%-Excellent	Protected			Low	Retain			$2,415.68	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
694	6.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good	Protected			Low	Retain			$2,705.75	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
695	6.80	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good	Protected			Low	Retain			$3,475.38	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
696	6.80	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good	Protected			Low	Retain			$3,475.38	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
697	6.70	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good	Protected			Low	Retain			$3,373.92	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
698	6.60	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/20/10	10%-Very Poor	Protected			Low	Retain			$409.24	Tree no. 698- lost the main leader. The structure and form is severely compromised. Longterm consider removal and replacement.
699	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/60/90	60%-Fair	Protected			Low	Retain			$2,762.12	Tree no. 699 has a large included union at approximately 5ft. In addition, there is a torn scaffold, limb from a branch that was close to the light. Recommend pruning to improve structure.
700	6.30	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good	Protected			Low	Retain			$2,983.09	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
701	5.40	na	na	*Lagerstroemia sp.*	crape myrtle	20/10	90/80/90	80%-Good	Protected			Moderate	Retain			$2,191.66	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
702	5.20	na	na	*Lagerstroemia sp.*	crape myrtle	20/10	90/80/90	80%-Good	Protected			Low	Retain			$2,032.32	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
703	5.20	na	na	*Lagerstroemia sp.*	crape myrtle	20/10	90/80/90	80%-Good	Protected			Low	Retain			$2,032.32	Tree no. 692-704 are all planted in a line along the main driveway. Overall, good health, structure and form-typical for species. Some could benefit from structure pruning.
704	3.40	2.7 & 2.4	8.50	*Lagerstroemia sp.*	crape myrtle	20/10	80/30/80	30%-Poor	Protected			Low	Retain			$693.63	Tree no. 704 has large scaffold limbs that have been cut leaving "dog eared" stubs and associated decay, several sucker sprouts emerging. Structure is poor and would be difficult to improve with pruning. Longterm consider removal and replacement.
705	5.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good	Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course.

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name - (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Pests or Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Removal (HR) or Retain Status	Criteria for Removal Sec. 29.10.0955 & Sec. 29.10.0970	Replacement Tree Quantity & Size Recommendation	Appraisal Value of Protected Tree	Notes
706	1.00	1,1,1,1,1,1,1,1 & 1	9.00	*Lagerstroemia sp.*	crape myrtle	15/10	90/10/50	10%-Very Poor	Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course. Trees no. 706-709 multi trunk specimens.
707	1.50	1.5,1.5,1.5, 1.5, 1.5, 1.5,1.5 & 1	13.00	*Lagerstroemia sp.*	crape myrtle	20/20	90/10/50	10%-Very Poor	Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course. Trees no. 706-709 multi trunk specimens.
708	2.00	2, 1.5, 1.5, 1.5, & 1	9.50	*Lagerstroemia sp.*	crape myrtle	20/15	90/10/50	10%-Very Poor	Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course. Trees no. 706-709 multi trunk specimens.
709	2.00	2, 1.5, 1.5, 1.5, 1.5, 1, 1, & 1	13.00	*Lagerstroemia sp.*	crape myrtle	20/20	90/10/50	10%-Very Poor	Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball netting, dividing the parking lot from the course. Trees no. 706-709 multi trunk specimens.
710	4.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good	Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball net, dividing the parking lot from the course.
711	8.00	na	na	*Lagerstroemia sp.*	crape myrtle	25/25	90/80/90	80%-Good	Protected			None	Retain			Out of Work Area	Trees no. 705-711 are located in the main parking area, close to the ball net, dividing the parking lot from the course.
712	6.80	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/20	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Tree no. 712-713 and 717-736 are all young Sycamore trees growing throughout the parking lot. All trees appear to be well-maintained and pruned for clearance over parking spaces and lights. Overall good condition, structure and form.
713	4.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Tree no. 712-713 and 717-736 are all young Sycamore trees growing throughout the parking lot. All trees appear to be well-maintained and pruned for clearance over parking spaces and lights. Overall good condition, structure and form.
714	8.50	8.50	17.00	*Quercus agrifolia*	coast live oak	20/25	70/70/70	70%-Good				None	Retain			Out of Work Area	Small stature, grows on slope and has been pruned up to ~7ft. for clearance, root area heavily exposed. Good health, structure and form.
715	7.50	na	na	*Sequoia sempervirens*	coast redwood	22/10	90/95/95	90%-Excellent	Protected			None	Retain			Out of Work Area	Tree no. 715 and 716 both young coast redwoods, located on slope between cart path, retaining wall and main parking lot. This is the smaller of the two trees, they are both planted too close together for mature size. Longterm consider removing one.
716	10.00	na	na	*Sequoia sempervirens*	coast redwood	28/10	95/95/95	95%-Excellent	Protected			None	Retain			Out of Work Area	Tree no. 715 and 716 are two young coast redwood trees, located on slope between cart path, retaining wall and main parking lot. Both of these trees are planted within 4-5ft. from the retaining wall and iron fence. Overall near perfect health, structure and form-typical for young species.
717	7.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/15	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
718	15.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	45/30	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
719	12.40	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	35/30	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
720	9.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
721	8.70	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
722	8.70	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
723	7.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
724	11.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	35/20	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
725	9.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
726	8.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/20	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
727	7.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
728	6.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	18/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
729	7.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
730	6.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
731	6.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
732	6.30	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	20/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
733	9.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/15	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
734	8.50	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/15	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
735	8.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	30/15	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
736	8.00	na	na	*Platanus acerifolia 'Columbia'*	London plane tree	25/15	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Relatively young tree growing in the main parking lot. Overall good health, structure and form.
737	6.00	4, 3, & 2	15.00	*Olea europaea*	olive	15-Dec	85/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Young tree, heavily pruned for camera clearance.
738	14.00	na	na	*Pyrus kawakami*	evergreen pear	30/30	10/10/10	10%-Very Poor	Protected			None	Retain			Out of Work Area	Tree is located next to the cart wash station and underground electrical box. Poor condition. Longterm consider removal and replacement.
739	15.00	13, 12 & 12	52.00	*Eucalyptus camaldulensis*	red gum	55/40	85/20/40	20%-Very Poor		Large Protected		None	HR	1	(4X) 24-in. or (2x) 36-in.	Out of Work Area	Growing next to the cart wash station and electrical junction box. Large tree, possibly a stump sprout that has regrown or a volunteer with multiple trunks from ground level. Large inclusions between main unions. Tree leans over the clubhouse and the powerlines. Consider hazardous -Recommend Removal.
740	7.70	na	na	*Quercus ilex*	holly oak	15/12	85/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Growing in a poor location, appears to have been removed and re-sprouted. Overall healthy and vigorous growth, recommend maintaining or removing completely.
741	5.50	na	na	*Magnolia grandiflora*	southern magnolia	20/10	30/30/65	30%-Poor	Protected			Low	Retain			$328.24	Tree no. 741-743 are all small, Southern magnolia trees growing next to fitness center/parking lot ball netting. Could benefit from additional water and 3in. of mulch over the root zone. Tree no. 741-minor deadwood throughout, poor codominant union and included bark at 7ft., tree appears stressed.
742	6.50	na	na	*Magnolia grandiflora*	southern magnolia	30/15	80/60/85	60%-Fair	Protected			None	Retain			Out of Work Area	Tree no. 741-743 are all small, Southern magnolia trees growing next to fitness center/parking lot ball netting. Could benefit from additional water and 3in. of mulch over the root zone. Tree no. 742 is growing right next to the net pole. Overall good condition - could benefit from structure pruning.
743	3.80	na	na	*Magnolia grandiflora*	southern magnolia	20/15	30/70/90	30%-Poor	Protected			None	Retain			Out of Work Area	Tree no. 741-743 are all small, Southern magnolia trees growing next to fitness center/parking lot ball netting. Could benefit from additional water and 3in. of mulch over the root zone. Tree no. 743 is a young tree and appears somewhat stressed. There is a large amount of small deadwood in canopy.
744	7.00	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	90/80/90	80%-Good	Protected			None	Retain			Out of Work Area	Tree no. 744-747 are all single trunk trees of the same species, growing adjacent to the pool fence on the parking lot side. Tree no. 744 has been planted under the net, between the pool fence and the parking lot. There is a large flush cut over the parking lot side at the main union.
745	6.50	na	na	*Lagerstroemia sp.*	crape myrtle	20/15	90/70/90	70%-Good	Protected			None	Retain			Out of Work Area	Tree no. 744-747 are all single trunk trees of the same species, growing adjacent to the pool fence on the parking lot side. Tree no. 745 has a poor main union where all branches originate from. This would have been best to correct when the tree was younger.
746	6.30	na	na	*Lagerstroemia sp.*	crape myrtle	20/20	90/80/90	80%-Good	Protected			None	Retain			Out of Work Area	Tree no. 744-747 are all single trunk trees of the same species, growing adjacent to the pool fence on the parking lot side.
747	7.80	na	na	*Lagerstroemia sp.*	crape myrtle	20/30	90/70/90	70%-Good	Protected			None	Retain			Out of Work Area	Tree no. 744-747 are all single trunk trees of the same species, growing adjacent to the pool fence on the parking lot side. Tree no. 747 has a poor union and would benefit from structural pruning.
748	16.00	na	na	*Butia capitata*	Pindo palm	8/10	60/95/95	60%-Fair			Exempt	None	Retain			Out of Work Area	Tree no. 748 is a palm tree located to the right of main pool gate. The foliage appears slightly mottled.
749	20.00	na	na	*Butia capitata*	Pindo palm	10/15	95/95/95	95%-Excellent			Exempt	None	Retain			Out of Work Area	Tree no. 749 is located to the left main pool gate. Overall health appears good and typical for species.
750	9.00	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair			Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
751	10.50	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair			Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
752	10.20	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair			Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

TREE INVENTORY

SHEET TITLE: ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-01-25

SSCALE:

REVISIONS:

SHEET NO: TI-8

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Pote ntial Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0950 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
753	9.00	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair			Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
754	10.50	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair			Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
755	10.50	na	na	*Syagrus romanzoffiana*	Queen palm	15/02	60/90/90	60%-Fair			Exempt	None	Retain			Out of Work Area	Tree no. 750-757 are all queen palms located inside the pool area. All trees appear to be growing within in a limited growing space and have slightly chlorotic foliage.
756	10.50	12.50	23.00	*Syagrus romanzoffiana*	Queen palm	15/02	90/60/90	60%-Fair			Exempt	None	Retain			Out of Work Area	Tree no. 756 & 757 are twin trunk specimen from grade-likely planted that way for aesthetic purposes
757	10.00	9.50	19.50	*Syagrus romanzoffiana*	Queen palm	15/02	90/90/90	60%-Fair			Exempt	None	Retain			Out of Work Area	Tree no. 756 & 757 are twin trunk specimen from grade-likely planted that way for aesthetic purposes
758	11.40	na	na	*Sequoia sempervirens*	coast redwood	25/10	50/90/90	50%-Fair	Protected			L	Retain			$1,289.27	Located close to the driving range along Wedgewood Ave. at fenceline. Sparse canopy with some tip back.
759	9.70	na	na	*Sequoia sempervirens*	coast redwood	15/10	60/10/10	10%-Very Poor	Protected			L	Retain			$186.68	Lost its main central leader and is regrowing. Rootzone area is limited, grows between fence, cart path, and new sidewalk along Wedgewood Ave. Could prove to have inadequate space for such a large tree at maturity. Irrigation for understory plants appears to have been recently repaired or newly installed.
760	10.40	na	na	*Sequoia sempervirens*	coast redwood	25/10	60/90/80	60%-Fair	Protected			None	Retain			Out of Work Area	Tree appears to be mildly impacted by recent root zone disturbance.
761	5.60	na	na	*Acacia dealbata*	silver wattle	25/10	85/40/50	40%-Poor	Protected			None	Retain			Out of Work Area	Volunteer species growing next to cart path. Visible trunk damage.
762	23.70	19.10	42.80	*Quercus agrifolia*	coast live oak	35/35	25/20/25	20%-Very Poor		Large Protected		None	Retain			Out of Work Area	Tree has a large amount of decay at the base. Trunk appears to have inspect/pest damage. Tree is actively cracking at the codominant union on the East side. Foliage is affected by, possibly,*Cryptocline cinerescens* (oak twig blight)-canopy dieback from lower branches upward. Poor overall condition.
763	20.00	na	na	*Eucalyptus camaldulensis*	red gum	50/30	80/80/80	80%-Good			Exempt	None	Retain			Out of Work Area	Nice tree-typical for species. Tree is under the size requirement for removal permit.
764	43.20	na	na	*Quercus agrifolia*	coast live oak	35/40	85/40/85	40%-Poor		Large Protected		None	Retain			Out of Work Area	Multi trunk tree with included bark between the unions. Some bark damage from borers on trunk. Tree appears healthy. Recommend removal of Eucalyptus branch (from tree #765) that is impeding upper canopy.
765	17.00	12.00	29.00	*Eucalyptus camaldulensis*	red gum	50/40	70/06/06	06%-Very Poor	Protected			None	Retain			Out of Work Area	Large tree, codominant from base. Recommend removal of smaller stem growing into and resting on tree no. 764. Central leader snapped off at approximately 40ft., minor deadwood. Longterm consider removal to allow room for volunteer oaks.
766	14.50	na	na	*Acacia dealbata*	silver wattle	30/20	50/50/50	50%-Fair	Protected			None	Retain			Out of Work Area	Tree has the broken tree no. 765, resting in its canopy. Foliage is chlorotic. Poor structure and form, limited growing space, in heavy competition with adjacent trees.
767	5.50	na	na	*Cupressus arizonica*	Arizona cypress	15/12	60/80/90	60%-Fair	Protected			None	Retain			Out of Work Area	Trees no. 767-768 are both young trees with slightly chlorotic foliage. Soil is built up at base.
768	4.80	na	na	*Cupressus arizonica*	Arizona cypress	15/12	80/80/90	80%-Good	Protected			None	Retain			Out of Work Area	Trees no. 767-768 are both young trees with slightly chlorotic foliage. Soil is built up at base. This tree would benefit from structure pruning.
769	5.70	3.50	9.20	*Quercus agrifolia*	coast live oak	15/15	80/60/70	60%-Fair	Protected			None	Retain			Out of Work Area	Trees no. 769-770 are young trees planted on the edge of the driving range, adjacent to a well used gravel path. Both trees have poor structure. Tree no. 769 has small cracks in trunk and bleeding on trunk. This tree should have irrigation tubing removed from base of trunk.
770	7.00	na	na	*Quercus agrifolia*	coast live oak	15/10	80/60/70	60%-Fair	Protected			None	Retain			Out of Work Area	Trees no. 769-770 are young trees planted on the edge of the driving range, adjacent to a well used gravel path. Both trees have poor structure. Tree no. 769 has small cracks in trunk and bleeding on trunk.
771	9.00	7.5, 6.5, 5, 5, 5, 4.5, 5, 4, 4, & 3.3	53.30	*Acacia dealbata*	silver wattle	25/40	70/10/15	10%-Very Poor	Protected			None	Retain			Out of Work Area	Consists of trunk and stump sprouts, very poor overall structure. Volunteer growing at fenceline. Consider removal.
772	16.00	na	na	*Sequoia sempervirens*	coast redwood	30/20	65/90/90	65%-Good	Protected			None	Retain			Out of Work Area	Tree has chlorotic foliage.
773	32.00	na	na	*Acacia dealbata*	silver wattle	30/45	20/75/85	20%-Very Poor	Protected			None	Retain			Out of Work Area	Mature specimen that appears to be in the stage of senescence. Large amount of deadwood, no trunk flare at base, and appears to have soil buildup (soil recently added to the area). This tree is located along the fenceline, adjacent to Wedgewood Ave.
774	8.00	na	na	*Sequoia sempervirens*	coast redwood	20/10	06/06/06	06%-Very Poor	Protected			None	Retain			Out of Work Area	Tree is buried at the base with excess soil, root zone appears to be compromised, tree appears to be dying- foliage is chlorotic with tip dieback throughout.
775	18.00	na	na	*Sequoia sempervirens*	coast redwood	40/20	65/90/90	65%-Good	Protected			None	Retain			Out of Work Area	*Chlorotic* foliage, grows at edge of a gravel path, root zone is compacted.
776	7.20	na	na	*Acacia dealbata*	silver wattle	25/15	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Young, volunteer specimen surrounded by seedlings at base or possibly shoots coming off the roots.
777	9.00	na	na	*Quercus agrifolia*	coast live oak	20/10	75/25/70	25%-Poor	Protected			None	Retain			Out of Work Area	Young volunteer specimen with codominant structure and included bark at 5ft. This structural defect could be corrected with pruning. The root zone has recently been impacted with excess soil on the southside. Recommend pruning and removal of soil.
778	4.30	2.50	6.80	*Quercus agrifolia*	coast live oak	15/15	70/70/80	70%-Good	Protected			None	Retain			Out of Work Area	Young tree with small, slightly stunted foliage. This change in growth could be related to the excess soil buildup around the root zone. This tree could benefit from structure pruning and soil removal.
779	11.00	na	na	*Sequoia sempervirens*	coast redwood	35/15	65/90/80	65%-Good	Protected			None	Retain			Out of Work Area	*Chlorotic* foliage with some minor tipped dieback. There has been a recent change in soil grade, recommend removal of excess soil from around the root zone.
780	5.70	4.30	10.00	*Acacia baileyana*	Cootamundra wattle	25/20	75/60/65	60%-Fair	Protected			None	Retain			Out of Work Area	Form is asymmetrical due to competition with adjacent pine trees. Also a changing in grade with soil built up in the root zone, recommend removal of excess soil.
781	12.00	na	na	*Pinus halepensis*	Aleppo pine	35/10	70/60/60	60%-Fair	Protected			None	Retain			Out of Work Area	Young tree that has experienced change in soil grade, recommend excess soil removal from the root zone before it impacts the tree
782	15.70	na	na	*Pinus halepensis*	Aleppo pine	40/15	80/85/85	80%-Good	Protected			None	Retain			Out of Work Area	Tree no. 782-783 Grow towards the southwest. Soil grade has recently changed within the last year. Tree no. 782 is a single trunk tree, growing within a grove. Overall condition appears typical for healthy species.
783	21.00	na	na	*Pinus halepensis*	Aleppo pine	50/25	80/85/85	80%-Good	Protected			None	Retain			Out of Work Area	Tree no. 782-783 Grow towards the southwest. Soil grade has recently changed within the last year. Tree no. 782 is a single trunk tree, growing within a grove. Overall condition appears typical for healthy species.
784	8.50	na	na	*Pinus halepensis*	Aleppo pine	25/8	20/20/20	20%-Very Poor	Protected			None	Retain			Out of Work Area	Tree no. 784 Grows with 782 & 783 but is shorter than the previous two Pines. Overall structure is poor. The tree is being out competed by adjacent trees.
785	20.00	na	na	*Pinus halepensis*	Aleppo pine	35/20	80/40/40	40%-Poor	Protected			None	Retain			Out of Work Area	Tree becomes codominant at approximately 10ft. with a good union. Grows out from larger tree at the edge of the stand. 100% of the canopy grows to the South. Top of the main stem has failed.
786	11.40	na	na	*Pinus halepensis*	Aleppo pine	35/20	90/90/90	90%-Excellent	Protected			None	Retain			Out of Work Area	Young tree located between the fence and no. 785. This tree has a single trunk, straight tree-good specimen overall.
787	17.00	na	na	*Pinus halepensis*	Aleppo pine	40/25	75/90/85	75%-Good	Protected			None	Retain			Out of Work Area	Single trunk tree that has minor dead wood, good form and structure. Some chlorotic, stunted foliage noted. Could be related to recent change on south side.
788	19.00	na	na	*Quercus agrifolia*	coast live oak	30/30	40/85/65	40%-Poor	Protected			None	Retain			Out of Work Area	Appears to be suffering from*Cryptocline cinerescens* (oak twig blight) with the lower foliage being affected. The canopy is sparse overall, the form is impacted by the neighboring trees, and the recent soil buildup at the base may be affecting condition.
789	17.50	na	na	*Pinus halepensis*	Aleppo pine	45/20	90/90/70	70%-Good	Protected			None	Retain			Out of Work Area	Tree is competing with the adjacent oak tree. There has been a recent soil grade change around the base. Tree appears to be healthy and unaffected at this time- recommend removal of excess soil.
790	19.20	14.00	33.20	*Quercus agrifolia*	coast live oak	30/30	80/70/70	70%-Good		Large Protected		None	Retain			Out of Work Area	Nice looking tree that grows against the fenceline at Wedgewood Ave. The structure is good, but the form is being affected by clearance pruning on the southwest side, over the road. No visible trunk flare.
791	6.00	5.2 & 4.5	15.70	*Acacia dealbata*	silver wattle	25/20	80/40/50	40%-Poor	Protected			None	Retain			Out of Work Area	Twin trunk tree, with codominant at ground level. It was likely planted for screening or came up as a volunteer. Recent soil grade change around the base.
792	7.50	6.50	14.00	*Acacia dealbata*	silver wattle	28/20	80/06/50	06%-Very Poor	Protected			None	Retain			Out of Work Area	Codominant structure with a very poor union. Failure is likely to occur unless the tree is pruned to remove one of the trunks.
793	9.00	na	na	*Pinus halepensis*	Aleppo pine	30/10	60/60/50	50%-Fair	Protected			None	Retain			Out of Work Area	Young tree- typical for species. Codominant trunk at 12ft., form is very asymmetrical. Appears there was possibly another tree behind it that failed. Majority of the foliage growth is to the south-Could benefit from structure pruning.
794	5.00	4, 3, 3 & 2	17.00	*Acacia dealbata*	silver wattle	25/20	80/20/40	20%-Very Poor	Protected			None	Retain			Out of Work Area	Tree appears to be a volunteer cluster of small trunks. Good health and form, poor structure. It is growing at the base of adjacent pine no. 795.
795	21.00	na	na	*Pinus halepensis*	Aleppo pine	45/15	80/85/70	70%-Good	Protected			None	Retain			Out of Work Area	Single trunk tree growing on a lean to the south, towards the sun. Overall good health for a young tree, typical for species
796	16.00	na	na	*Pinus halepensis*	Aleppo pine	40/15	80/85/80	80%-Good	Protected			None	Retain			Out of Work Area	Young tree, grows with a bow in the trunk, to the north-appears to have self corrected. There is a slight amount of soil buildup around the root zone.
797	14.00	12.00	26.00	*Pinus halepensis*	Aleppo pine	25/15	65/40/50	40%-Poor	Protected			None	Retain			Out of Work Area	Codominant from 4ft. with poor union. This is one of several trees in a grove. There has been a recent change in soil grade within the root zone. Minor browning of needles noted throughout the canopy.
798	16.80	na	na	*Pinus halepensis*	Aleppo pine	35/15	60/80/50	50%-Fair	Protected			None	Retain			Out of Work Area	Young tree located next to the fence. Minor deadwood in the lower canopy. Recent change in soil grade, may have negative affect, longterm. Recommend removal of soil.
799	6.70	4.70	11.40	*Acacia dealbata*	silver wattle	20/20	70/30/45	30%-Poor	Protected			None	Retain			Out of Work Area	Volunteer specimen with poor form, growns on a lean to the south. Multiple trunks and recent soil buildup around the root zone.

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Pote ntial Ratings (0-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0950 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
800	10.30	na	na	*Pinus halepensis*	Aleppo pine	22/15	30/40/30	30%-Poor	Protected			None	Retain			Out of Work Area	Tree grows up beneath the canopy of a larger, older coast live oak. Structure, form, and health are compromised by competition.
801	25.50	14.80	40.30	*Quercus agrifolia*	coast live oak	30/40	70/06/50	06%-Very Poor		Large Protected		None	Retain			Out of Work Area	Low, sprawling oak tree, actively splitting apart. Lost central leader in the past. Recommend removal of the codominant trunk that is included from ground level and again at 6-8ft., poor overall structure.
802	13.50	na	na	*Pinus halepensis*	Aleppo pine	35/30	80/60/65	60%-Fair	Protected			None	Retain			Out of Work Area	Young tree surrounded by other young volunteer oaks, which should be encouraged grow as they make a nice vegetative screen. This tree in particular is codominant at approximately 5ft. with a good union.
803	17.00	12.6, 12 & 7.7	49.30	*Quercus agrifolia*	coast live oak	35/45	85/20/50	20%-Very Poor		Large Protected		None	Retain			Out of Work Area	Large sprawling tree with multiple leaders. Three main unions branch out at 2.5ft. Borer damage to the bark and no trunk flare. The canopy competes for space with the street tree. Fungal fruiting bodies and borer activity noted in the main union. The tallest main leader is codominant with included bark and swelling at approximately 10ft. This tree will split eventually if not tended to.
804	7.80	na	na	*Quercus agrifolia*	coast live oak	25/10	85/60/70	60%-Fair	Protected			None	Retain			Out of Work Area	Young tree, most likely a volunteer. Grows adjacent to the fence and power pole. The trunk is codominant at 15ft. Limited growing space for a tree of this size. It will require regular maintenance around the power line, if it is to remain.
805	9.80	14.00	23.80	*Quercus lobata*	valley oak	25/20	85/20/80	20%-Very Poor	Protected			None	Retain			Out of Work Area	Growing at fence line, most likely a volunteer. Fence embedded at the base of the trunk. Structure is codominant with included bark.
806	4.30	na	na	*Quercus agrifolia*	coast live oak	10/10	50/75/50	50%-Fair	Protected			None	Retain			Out of Work Area	Young tree that appears to have stunted foliage. It could be root related from the nursery or soil compaction, around its root zone.
807	12.00	10.50	22.50	*Quercus agrifolia*	coast live oak	28/25	85/45/65	45%-Fair	Protected			None	Retain			Out of Work Area	Most likely a volunteer and grows in the southeast corner of the driving range, against chain-link fence. Structure is codominant with included bark from ground level. Tree could benefit from structure, pruning.
808	4.30	3.50	7.80	*Quercus agrifolia*	coast live oak	10/8	85/40/40	40%-Poor	Protected			None	Retain			Out of Work Area	Young tree growing at fence line, most likely a volunteer. The structure is codominant with poor union and limited in its growth due to its location. Chain-link fence will end up embedded in the trunk long-term.
809	16.50	na	na	*Quercus agrifolia*	coast live oak	30/20	60/20/50	20%-Very Poor	Protected			None	Retain			Out of Work Area	Growing along the chain-link fence that separates the course from the creek. Structure is codominant with included bark at 5ft. Chain-link fence is embedded in the union from ground to 6ft.
810	10.20	na	na	*Quercus agrifolia*	coast live oak	30/10	60/25/50	25%-Poor	Protected			None	Retain			Out of Work Area	Growing at fence line, codominant structure with included bark at 7ft. Canopy appears healthy and provides a good screen.
811	3.40	1.80	5.20	*Quercus agrifolia*	coast live oak	15/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Young volunteer growing at fenceline.Structure is codominant at 2ft., fair union. Tree would benefit from structure pruning. Eventually, the fence will become embedded in the bark.
812	12.00	na	na	*Quercus agrifolia*	coast live oak	30/20	80/20/50	20%-Very Poor	Protected			None	Retain			Out of Work Area	Grows along the creek fenceline. Codominant structure with included union at approximately 10ft.
813	7.70	4 & 4	15.70	*Quercus ilex*	holly oak	25/20	80/20/40	20%-Very Poor	Protected			None	Retain			Out of Work Area	Grows along the fenceline, fence embedded at ground level. Structure is codominant from zero to 2ft., form is asymmetrical. Tree has been topped and regrown with multiple stems at 10ft.
814	7.50	5.3 & 3.5	16.30	*Quercus ilex*	holly oak	30/15	80/50/60	50%-Fair	Protected			None	Retain			Out of Work Area	Multiple leaders from 2ft. Very codominant structure, grows along fenceline and is competing for space with adjacent oak. Could benefit from structure pruning.
815	5.00	na	na	*Acacia dealbata*	silver wattle	30/15	90/85/85	85%-Excellent	Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline.
816	7.70	na	na	*Acacia dealbata*	silver wattle	25/08	90/65/75	65%-Good	Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Tree no. 816 is codominant at 5ft. with fair union.
817	4.30	na	na	*Acacia dealbata*	silver wattle	30/08	90/90/50	50%-Fair	Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Tree no. 817 has a codominant structure at 7ft. with a fair union. Tree would benefit from structure pruning.
818	5.00	na	na	*Acacia dealbata*	silver wattle	30/08	90/90/90	90%-Excellent	Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Tree no .818 is a young, tall, and spindly in form.
819	4.00	na	na	*Acacia dealbata*	silver wattle	30/10	90/30/10	10%-Very Poor	Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Top of the tree has been lost and regrown at about 10ft., developing multiple leaders.
820	6.80	na	na	*Acacia dealbata*	silver wattle	30/10	85/85/85	85%-Excellent	Protected			None	Retain			Out of Work Area	Tree no. 815–820 are all volunteers growing along the fenceline. Tree no. 820 is a young tree typical for species.
821	3.20	3.2 & 2.3	8.70	*Pistachio chinensis*	Chinese pistache	25/15	80/30/40	30%-Poor	Protected			None	Retain			Out of Work Area	Tree no 821 is a young volunteer growing up at fenceline.Structure is codominant at 4ft., would benefit from structure pruning.
822	10.00	na	na	*Acacia dealbata*	silver wattle	30/20	85/75/70	70%-Good	Protected			None	Retain			Out of Work Area	Tree no. 822-823 are all young trees. Structure is codominant at 5ft. with a good union. Both trees would benefit from structure pruning.
823	10.00	na	na	*Acacia dealbata*	silver wattle	30/20	85/75/75	75%-Good	Protected			None	Retain			Out of Work Area	Tree no. 822-823 are all young trees. Structure is codominant at 5ft. with a good union. Both trees would benefit from structure pruning.
824	4.50	4.20	8.70	*Cupressus arizonica*	Arizona cypress	25/15	85/20/30	20%-Very Poor	Protected			None	Retain			Out of Work Area	Tree no .824 is a young tree, codominant from ground level and evidence of a third trunk that failed in the past. Form is now asymmetrical. Tree should be pruned to eliminate future failure.
825	4.00	na	na	*Cupressus arizonica*	Arizona cypress	20/10	85/85/85	85%-Excellent	Protected			None	Retain			Out of Work Area	Tree no .825 is a young healthy tree -Typical for species.
826	10.00	8, 6 & 5	29.00	*Quercus ilex*	holly oak	35/30	60/30/70	30%-Poor		Large Protected		None	Retain			Out of Work Area	Tree no. 826 is growing along the fenceline, has multiple trunks from ground level and a large rat nest between the trunks at the base. The chain-link fence is embedded in the trunk, foliage appears thin.
827	4.00	na	na	*Quercus agrifolia*	coast live oak	5-Oct	80/45/45	45%-Fair	Protected			None	Retain			Out of Work Area	Tree no. 827 is a small tree with recent root disturbance from excavation work to open trench for water pipeline repair.
828	4.00	3 & 2.8	9.80	*Quercus agrifolia*	coast live oak	18/15	85/20/80	20%-Very Poor	Protected			None	Retain			Out of Work Area	Young volunteer that grows at fenceline. Tree has good form and poor structure. Structure is codominant and included from ground level, then again at 4ft.
829	7.00	na	na	*Sequoia sempervirens*	coast redwood	22/08	70/90/85	70%-Good	Protected			None	Retain			Out of Work Area	Young, single trunk tree, that appears slightly thin in the canopy. Appears ot have minor mechanical damage to roots and lower canopy.
830	6.70	na	na	*Cupressus arizonica*	Arizona cypress	22/12	90/90/90	90%-Excellent	Protected			None	Retain			Out of Work Area	Young, healthy tree typical for species.
831	8.00	na	na	*Cupressus arizonica*	Arizona cypress	24/10	70/80/70	70%-Good	Protected			None	Retain			Out of Work Area	Young healthy tree typical for species. Canopy is slightly thin and grows on a lean due to competition with larger oak. Recommend clearance pruning larger oak.
832	15.50	15,15,10, 9.5,9,8,7,6 ,5, & 4	110.00	*Quercus agrifolia*	coast live oak	35/60	80/40/80	40%-Poor		Large Protected		None	Retain			Out of Work Area	Large, sprawling tree growing into the fence. Rat nest at the base, multi trunk unions at ground level and fence embedded in numerous places with grafting between some of the unions.
833	7.70	na	na	*Sequoia sempervirens*	coast redwood	25/15	90/90/90	90%-Excellent	Protected			None	Retain			Out of Work Area	Tree no. 833-835 are all young, healthy trees, typical of species.
834	21.50	na	na	*Sequoia sempervirens*	coast redwood	35/25	90/90/90	90%-Excellent	Protected			None	Retain			Out of Work Area	Tree no. 833-835 are all young, healthy trees, typical of species. Tree no. 834 has a small mechanical wound at the base on the east side
835	21.50	na	na	*Sequoia sempervirens*	coast redwood	35/25	90/90/90	90%-Excellent	Protected			None	Retain			Out of Work Area	Tree no. 833-835 are all young, healthy trees, typical of species.
836	24.50	na	na	*Sequoia sempervirens*	coast redwood	35/30	90/90/90	90%-Excellent	Protected			None	Retain			Out of Work Area	Tree no. 833-835 are all young, healthy trees, typical of species.
837	5.50	na	na	*Quercus agrifolia*	coast live oak	18/10	30/80/80	30%-Poor	Protected			None	Retain			Out of Work Area	Young tree with extreme chlorosis on the southwest side, overall good form and structure.
838	9.00	na	na	*Eucalyptus camaldulensis*	red gum	28/20	80/40/20	20%-Very Poor			Exempt	None	Retain			Out of Work Area	Volunteer tree that leans out to the east, away from the fence and coast live oak no. 839. Tree is under the size requirement for removal permit.
839	10.00	7.70	17.70	*Quercus ilex*	holly oak	28/15	60/30/30	30%-Poor	Protected			None	Retain			Out of Work Area	Likely a volunteer specimen, buried beneath adjacent, larger canopy tree. Two trunks at ground level with rat nest at base.
840	30.00	na	na	*Quercus agrifolia*	coast live oak	35/30	80/20/60	20%-Very Poor		Large Protected		None	Retain			Out of Work Area	Trifurcated at 7ft., with fence embedded in the trunk. Very poor structure.
841	4.40	na	na	*Sequoia sempervirens*	coast redwood	15/10	70/90/90	70%-Good	Protected			None	Retain			Out of Work Area	Young tree growing next to compacted, gravel dirt path. Canopy is think and relatively open, with minor, broken branches.
842	24.00	18.00	42.00	*Eucalyptus camaldulensis*	red gum	60/30	85/60/80	60%-Fair	Protected			None	Retain			Out of Work Area	Tree is growing at fence line, structure is compromised by codominant leaders from ground level and included bark.
843	13.50	na	na	*Eucalyptus camaldulensis*	red gum	50/20	85/85/85	85%-Excellent			Exempt	None	Retain			Out of Work Area	Young, healthy, single trunk tree-typical for species. Tree is under the size requirement for removal permit.
844	14.00	8.00	22.00	*Quercus agrifolia*	coast live oak	30/30	80/60/70	60%-Fair	Protected			None	Retain			Out of Work Area	Growing at fenceline, under larger eucalyptus canopies. Small included branch at 4.5ft.-would benefit from structure pruning.
845	19.00	na	na	*Eucalyptus camaldulensis*	red gum	70/40	70/50/50	50%-Fair			Exempt	None	Retain			Out of Work Area	Growing at fenceline, at the edge of a grove, largely asymmetrical. Tree is under the size requirement for removal permit.
846	11.50	na	na	*Eucalyptus camaldulensis*	red gum	50/25	50/50/30	30%-Poor			Exempt	None	Retain			Out of Work Area	Growing at fenceline and stunted beneath the larger eucalyptus tree. Tree is under the size requirement for removal permit.

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

TREE INVENTORY

PROJECT La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-01-25

SSCALE:

REVISIONS:

1		
2		
3		
4		
5		
6		
7		

SHEET NO:

TI-9

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure(Poor=0% Ratings 10-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
847	7.50	na	na	*Eucalyptus camaldulensis*	red gum	30/15	50/20/20	20%-Very Poor			Exempt	None	Retain			Out of Work Area	Young tree in a grove of volunteers. Leans out away from larger canopy trees. Tree is under the size requirement for removal permit.
848	9.00	na	na	*Eucalyptus camaldulensis*	red gum	30/15	30/20/20	20%-Very Poor			Exempt	None	Retain			Out of Work Area	Young volunteer tree, codominant at 7ft. and has a heavy lean. Tree is under the size requirement for removal permit.
849	12.00	5.00	17.00	*Eucalyptus camaldulensis*	red gum	30/15	10/10/10	10%-Very Poor			Exempt	None	Retain			Out of Work Area	Part of volunteer grove. The top has snapped out at approximately 20ft. and there is mechanical damage at the base. Tree is under the size requirement for removal permit.
850	7.20	na	na	*Eucalyptus camaldulensis*	red gum	30/15	30/10/10	10%-Very Poor			Exempt	None	Retain			Out of Work Area	Part of volunteer grove of eucalyptus trees. It grows on a heavy lean and has 2–3ft. of soil built up around the base. Tree is under the size requirement for removal permit.
851	12.50	8.50	21.00	*Eucalyptus camaldulensis*	red gum	30/15	50/30/20	20%-Very Poor			Exempt	None	Retain			Out of Work Area	Part of a grove of volunteers. Smaller stem grows on a 90° angle. Growth is stunted under larger canopy trees. Tree is under the size requirement for removal permit.
852	8.00	8 & 7	23.00	*Eucalyptus camaldulensis*	red gum	30/15	30/10/10	10%-Very Poor			Exempt	None	Retain			Out of Work Area	Multi trunk tree from ground level, stunted growth, growing at fenceline below larger trees. Base of trunk appears to be buried by rat nest. Tree is under the size requirement for removal permit.
853	9.00	na	na	*Eucalyptus camaldulensis*	red gum	30/10	06/06/06	06%-Very Poor			Exempt	None	Retain			Out of Work Area	Volunteer specimen growing at fenceline, leans heavily out from under larger canopies. Top of tree has snapped off at approximately 30ft. Very poor condition, tree is barely alive-recommend removal. Tree is under the size requirement for removal permit.
854	6.50	na	na	*Eucalyptus camaldulensis*	red gum	30/10	50/30/20	20%-Very Poor			Exempt	None	Retain			Out of Work Area	Young volunteer growing at fenceline, has three trunks with poor unions at 12ft. Tree is under the size requirement for removal permit.
855	6.50	na	na	*Eucalyptus camaldulensis*	red gum	30/10	60/20/50	20%-Very Poor			Exempt	None	Retain			Out of Work Area	Tree no. 855 is a young volunteer growing at fenceline has codominant structure at 20ft., with one side of the tree snapped out. Tree is under the size requirement for removal permit.
856	7.00	na	na	*Eucalyptus camaldulensis*	red gum	30/10	60/10/50	10%-Very Poor			Exempt	None	Retain			Out of Work Area	Young volunteer growing at fenceline.Structure is codominant with a branch embedded in the union at approximately 10ft. Tree is under the size requirement for removal permit.
857	36.00	7.00	43.00	*Eucalyptus camaldulensis*	red gum	70/30	50/20/30	20%-Very Poor	Protected			None	Retain			Out of Work Area	Large, old specimen, growing at fenceline. It has previously lost a few, large scaffold limbs. Notable, large stress fracture appears to have recently formed on the main trunk. This should be monitored.
858	12.00	9,7 & 6	34.00	*Eucalyptus camaldulensis*	red gum	40/25	60/40/40	40%-Poor	Protected			None	Retain			Out of Work Area	Large, volunteer growing under larger canopy trees. Tree has poor structure with multiple trunks from ground level.
859	12.00	7 & 5	24.00	*Eucalyptus camaldulensis*	red gum	40/10	10/20/40	20%-Very Poor			Exempt	None	Retain			Out of Work Area	Volunteer growing at fenceline.Trunk is buried and the 12in. Main stem appears to be dead. Tree is under the size requirement for removal permit.
860	8.50	na	na	*Eucalyptus camaldulensis*	red gum	25/15	06/06/06	06%-Very Poor			Exempt	None	Retain			Out of Work Area	Appears to be a small stem of what was once a much larger, multi trunk tree. The main trunk failed and the remaining trunk has split again. Recommend removal. Tree is under the size requirement for removal permit.
861	7.30	na	na	*Eucalyptus camaldulensis*	red gum	25/15	06/06/06	06%-Very Poor			Exempt	None	Retain			Out of Work Area	Part of a group of volunteer eucalyptus trees growing at fenceline. Evidence of multiple failures throughout the canopy. Tree is under the size requirement for removal permit.
862	19.00	8.00	27.00	*Eucalyptus camaldulensis*	red gum	50/25	50/10/20	10%-Very Poor	Protected			None	Retain			Out of Work Area	Twin trunks from grade. Evidence of multiple large failures throughout. Located beside creek/swale.
863	30.00	15 & 12.4	57.40	*Eucalyptus camaldulensis*	red gum	65/60	80/50/40	40%-Poor		Large Protected		None	Retain			Out of Work Area	Tree no. 863 and 864 both have their trunks buried. Tree no. 863 is a large tree with one main trunk and two smaller branches originating at ground level with good unions. The tree is heavily weighted to one side due to competition of larger trees beside them.
864	33.50	na	na	*Eucalyptus camaldulensis*	red gum	70/40	70/80/80	70%-Good	Protected			None	Retain			Out of Work Area	Tree no. 863 and 864 both have their trunks buried. Tree no. 864 is a large specimen tree. There is evidence of large limbs previously removed from the upper canopy. Overall, the tree appears to be in good shape, but has a significant amount of golf ball damage to the trunk.
865	12.50	na	na	*Quercus lobata*	valley oak	28/20	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Young, healthy tree that grows beneath larger canopies of adjacent trees.
866	7.50	7.00	14.50	*Eucalyptus camaldulensis*	red gum	30/20	70/60/50	50%-Fair			Exempt	None	Retain			Out of Work Area	Young volunteer with twin trunks from 1ft., union is good. Grows on a lean due to larger trees above it. Tree is under the size requirement for removal permit.
867	9.00	na	na	*Quercus lobata*	valley oak	30/20	70/70/50	50%-Fair	Protected			None	Retain			Out of Work Area	Young tree that grows on a lean to the north, out from canopies of larger adjacent trees.
868	7.00	na	na	*Quercus ilex*	holly oak	25/15	70/70/80	70%-Good	Protected			None	Retain			Out of Work Area	Young, healthy volunteer-typical of species.
869	15.50	na	na	*Quercus lobata*	valley oak	35/25	80/60/70	60%-Fair	Protected			None	Retain			Out of Work Area	Fairly young tree with codominant structure and included bark at 6–7ft. Good form , structure could be corrected overtime.
870	21.20	na	na	*Pinus radiata*	Monterey pine	65/20	50/50/40	40%-Poor	Protected			None	Retain			Out of Work Area	Tall, thin specimen that grows on a lean over the neighboring property/house. Structure is codominant at 30–35ft. with fair union. Some large sized deadwood noted in the canopy.
871	14.00	na	na	*Quercus agrifolia*	coast live oak	30/25	50/70/40	40%-Poor	Protected			None	Retain			Out of Work Area	Grows on a lean out from larger trees above, canopy appears sparse.
872	28.00	14.00	42.00	*Pinus radiata*	Monterey pine	65/40	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Large, older specimen growing at fenceline. Lateral scaffold limb appears to be heavy-could benefit from pruning. Good condition overall.
873	5.00	3.70	8.70	*Quercus douglasii*	blue oak	20/08	65/40/40	40%-Poor	Protected			None	Retain			Out of Work Area	Young tree growing below larger pine tree. Codominant structure at 3ft., majority of growth is to the north, creating asymetrical form.
874	10.00	±.60	15.60	*Quercus douglasii*	blue oak	25/30	85/80/85	80%-Good	Protected			None	Retain			Out of Work Area	Young, healthy tree with twin trunks from ground level and good union.
875	13.30	9.40	22.70	*Quercus lobata*	valley oak	35/35	85/45/80	45%-Fair	Protected			None	Retain			Out of Work Area	Young tree with codominant structure. Appears to be splitting at 3ft., structure could be corrected with pruning.
876	13.50	na	na	*Quercus agrifolia*	coast live oak	30/25	75/60/40	40%-Poor	Protected			None	Retain			Out of Work Area	Tree grows on a heavy lean out from beneath larger canopies. Structure is codominant at 10ft. with good union.
877	7.50	na	na	*Quercus agrifolia*	coast live oak	20/20	50/50/20	20%-Very Poor	Protected			None	Retain			Out of Work Area	Young tree that grows on a heavy lean out from below larger canopies.
878	12.00	na	na	*Quercus lobata*	valley oak	35/30	50/50/30	30%-Poor	Protected			None	Retain			Out of Work Area	Tall, thin formed tree growing out from larger canopies. The trunk is covered in English Ivy; recommend to remove ivy.
879	6.00	na	na	*Quercus ilex*	holly oak	35/10	20/10/10	10%-Very Poor	Protected			None	Retain			Out of Work Area	Young tree with multiple leaders arisingfrom the main union, main leader is dead-no future for this tree-recommend removal.
880	12.50	11.5 & 11.5	35.50	*Quercus lobata*	valley oak	40/35	80/60/80	60%-Fair		Large Protected		None	Retain			Out of Work Area	Multiple trunks from 1ft. with good unions. The trunk is covered in English Ivy; recommend to remove ivy.
881	12.50	na	na	*Quercus lobata*	valley oak	40/20	30/40/40	30%-Poor	Protected			None	Retain			Out of Work Area	Tree is 80% dead, trunk is covered in ivy, grows on a lean due to surrounding canopies. Longterm recommend removal.
882	9.50	na	na	*Quercus lobata*	valley oak	35/25	80/80/60	60%-Fair	Protected			None	Retain			Out of Work Area	Young tree, grows on a lean due to the competition of adjacent trees.
883	9.50	na	na	*Quercus lobata*	valley oak	35/25	20/50/40	20%-Very Poor	Protected			None	Retain			Out of Work Area	Tree is 75% dead, covered in ivy and grows on a lean due to competition with other trees. Longterm recommend removal.
884	4.40	na	na	*Quercus agrifolia*	coast live oak	10-Oct	85/85/85	85%-Excellent	Protected			None	Retain			Out of Work Area	Young, healthy tree-typical for species.
885	6.60	5.50	12.10	*Quercus douglasii*	blue oak	30/15	50/06/06	06%-Very Poor	Protected			None	Retain			Out of Work Area	Young tree with extremely poor structure that is twisted around itself. There is no long-term future-recommend removal.
886	6.00	na	na	*Quercus douglasii*	blue oak	25/10	50/30/20	20%-Very Poor	Protected			None	Retain			Out of Work Area	Young tree that grows on a heavy lean due to competition with adjacent trees
887	6.00	na	na	*Quercus douglasii*	blue oak	15-Oct	80/30/10	10%-Very Poor	Protected			None	Retain			Out of Work Area	young tree growing a 90° lean away from surrounding trees.
888	9.00	na	na	*Quercus agrifolia*	coast live oak	25/15	50/50/30	30%-Poor	Protected			None	Retain			Out of Work Area	Tree no. 888-890 are all young trees growing on lean out from larger blue oak.
889	6.30	na	na	*Quercus agrifolia*	coast live oak	25/15	50/50/30	30%-Poor	Protected			None	Retain			Out of Work Area	Tree no. 888-890 are all young trees growing on lean out from larger blue oak.
890	7.50	na	na	*Quercus agrifolia*	coast live oak	30/25	50/50/30	30%-Poor	Protected			None	Retain			Out of Work Area	Tree no. 888-890 are all young trees growing on lean out from larger blue oak.
891	14.50	13.3, 12.5,& 7	47.30	*Quercus lobata*	valley oak	35/40	80/45/70	45%-Fair		Large Protected		None	Retain			Out of Work Area	Codominant with included bark from ground level. The structure is very poor, form is good.
892	3.30	2.00	5.30	*Quercus agrifolia*	coast live oak	15/10	90/90/90	90%-Excellent	Protected			None	Retain			Out of Work Area	Young, healthy tree-typical for species.
893	17.50	13 & 8	38.50	*Quercus lobata*	valley oak	45/50	85/80/70	70%-Good		Large Protected		None	Retain			Out of Work Area	Triple trunk tree from ground level. Good overall form and condition, growing in a grove with other oak trees. Recommend pruning to correct structure.

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (Genus species)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure(Poor=0% Ratings 10-100%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Remove (HR) or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraisal Value of Protected Tree	Notes
894	18.50	na	na	*Quercus lobata*	valley oak	35/40	85/80/70	70%-Good	Protected			None	Retain			Out of Work Area	Grows on a natural lean to the north from below, larger canopies.
895	8.50	8.5 & 3.5	20.50	*Quercus agrifolia*	coast live oak	25/20	50/20/40	20%-Very Poor	Protected			None	Retain			Out of Work Area	Codominant with included bark from ground level to 1ft., union is poor. The lower canopy has died out possibly from *Cryptocline cinerescens (oak twig blight)* . Ivy at the base, recommend to removal of ivy.
896	7.80	7.00	14.80	*Quercus douglasii*	blue oak	35/15	80/20/80	20%-Very Poor	Protected			None	Retain			Out of Work Area	Twin trunks from 1ft. and included bark between 2–3ft. Ivy growing at base, structure is poor, form is good. Recommend to remove ivy from base of trunk.
897	7.00	7.00	14.00	*Quercus douglasii*	blue oak	35/20	80/20/60	20%-Very Poor	Protected			None	Retain			Out of Work Area	Twin trunks from 1ft., form compromised due to crowding by other larger trees.
898	11.00	na	na	*Quercus douglasii*	blue oak	35/30	90/90/90	90%-Excellent	Protected			None	Retain			Out of Work Area	Grows between trees no. 897 and 899. It is the dominant tree between the three and has a good overall condition rating.
899	6.50	na	na	*Quercus douglasii*	blue oak	35/15	80/70/60	60%-Fair	Protected			None	Retain			Out of Work Area	Smaller tree growing beneath no. 898. Single trunk, good structure, but form is compromised by adjacent trees.
900	13.50	10.50	24.00	*Quercus lobata*	valley oak	35/40	85/50/50	50%-Fair		Large Protected		None	Retain			Out of Work Area	Twin trunk tree with included bark at 1ft., recommend reducing the smaller of the two trunks overtime.
901	15.20	na	na	*Quercus lobata*	valley oak	35/30	80/80/50	50%-Fair	Protected			None	Retain			Out of Work Area	Heavily growing to the north out from under other trees.
902	7.50	na	na	*Quercus lobata*	valley oak	30/10	60/65/50	50%-Fair	Protected			None	Retain			Out of Work Area	Young, tall, thin tree grows out from between canopies of adjacent trees and leans to the east.
903	19.50	19, 14 & 9.5	62.00	*Quercus lobata*	valley oak	30/35	80/60/65	60%-Fair		Large Protected		None	Retain			Out of Work Area	Codominant structure from ground level with fair union. Form is asymmetrical due to competing canopies. Tree appears to be healthy with overall condition typical of species in a forested area.
904	6.00	8.50	14.50	*Quercus lobata*	valley oak	30/20	80/50/65	50%-Fair	Protected			None	Retain			Out of Work Area	Young tree in a natural area with brush and ivy growing wild all around. Codominant with included union at 4.5ft. and again at 15ft. Recommend removal of the smaller stem.
905	9.80	7 & 5.5	22.30	*Quercus lobata*	valley oak	30/25	80/40/40	40%-Poor	Protected			None	Retain			Out of Work Area	Triple trunk tree from ground level, may possibly be a regrowth over an old stump. Base of the trunk is covered with ivy. Structure is poor and long-term all three stems will continue to grow away from each. Failure is likely occur, consider removal.
906	11.00	8.2, 6.7, 6, 5.4 & 4.7 & 3.7	50.10	*Quercus lobata*	valley oak	30/35	80/20/60	20%-Very Poor		Large Protected		None	Retain			Out of Work Area	Multi trunk tree from ground level, possibly regrowth from a stump. The trunk is included, appears to be stunted. Form is extremely vase shaped. This tree is growing within a naturalized stand of similar species.
907	10.50	10.00	20.50	*Quercus agrifolia*	coast live oak	25/20	85/20/85	20%-Very Poor	Protected			None	Retain			Out of Work Area	Codominant with included bark from ground level, with more codominant unions throughout canopy. Structure is very poor, however, it is in a naturalized stand of other oaks, providing a good screen and serving its purpose.
908	6.70	4.70	11.40	*Quercus douglasii*	blue oak	25/08	85/70/80	70%-Good	Protected			None	Retain			Out of Work Area	Young blue oak with codominant structure from ground level. Base of tree is surrounded by juniper shrubs. Recommend pruning to reduce from a twin trunk to a single trunk tree while it is young.
909	4.00	3.30	7.30	*Quercus douglasii*	blue oak	20/06	80/10/75	10%-Very Poor	Protected			None	Retain			Out of Work Area	Young tree that has codominant structure from ground level with included bark throughout. Overall, very poor structure could be pruned over time to correct.
910	5.00	4.5, 4.3 & 2.5	16.30	*Quercus agrifolia*	coast live oak	20/15	50/10/70	10%-Very Poor	Protected			None	Retain			Out of Work Area	Young tree with very poor structure. Multiple trunks from grade, all unions are poor with included bark. Lower canopy foliage appears to have been exposed to chemical overspray or subject to disease/pest.
911	12.00	10.50	22.50	*Quercus agrifolia*	coast live oak	35/20	40/30/70	30%-Poor	Protected			None	Retain			Out of Work Area	Twin trunk tree with very poor union and decay. Upper canopy has three main leaders. There are hypoxylon fruiting bodies all over the base on the east side, decay, staining and borers around trunk bottom 3–4.5ft. The canopy appears to be good, which it is very deceiving. If failure were to occur it could be whole tree failure. Although this tree is not within the work area, highly recommend long term removal.
912	5.00	na	na	*Quercus suber*	cork oak	15/06	85/85/85	85%-Excellent	Protected			None	Retain			Out of Work Area	Young, recently planted tree.
913	11.50	7.30	18.80	*Quercus lobata*	valley oak	25/20	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Fairly young tree growing at the edge of property in a naturalized setting. Structure is codominant from ground level, the union appears fair.
914	5.80	3.5 & 3	12.30	*Quercus lobata*	valley oak	20/15	60/60/60	60%-Fair	Protected			None	Retain			Out of Work Area	Young tree with codominant structure from ground level, union is poor, has included bark. The trunk and canopy are swamped in ivy and out competed by surrounding trees. Recommend removal of ivy, at a minimum. Consider whole tree removal.
915	7.00	6.5 & 6.5	20.00	*Fraxinus uhdei*	Shamel ash	35/25	80/10/70	10%-Very Poor	Protected			None	Retain			Out of Work Area	Young volunteer growing at fenceline. Structure is poor with multiple trunks and poor unions. Trunk has fence embedded in it and covered in ivy. This is a long-term failure, waiting to happen-recommend removal.
916	9.00	na	na	*Quercus lobata*	valley oak	35/15	80/65/50	50%-Fair	Protected			None	Retain			Out of Work Area	Young tree growing at the edge of property. Surrounded by ivy and privet hedges that have been unmaintained, causing tree to grow predominantly to the north. Longterm consider removal.
917	16.20	na	na	*Quercus lobata*	valley oak	30/10	80/80/80	80%-Good	Protected			None	Retain			Out of Work Area	Young, skinny, single trunk, tree growing straight up and out from a grove. Appears to be searching for light with all the foliage at the top of the canopy.
918	7.50	3.50	11.00	*Quercus lobata*	valley oak	20/20	80/70/60	60%-Fair	Protected			None	Retain			Out of Work Area	Young, twin trunk tree with a heavy lean to the north, searching for light.
919	19.00	19 & 6	44.00	*Quercus lobata*	valley oak	35/40	85/80/65	65%-Good		Large Protected		None	Retain			Out of Work Area	Young tree, growing within a large unmaintained, privet hedge. Structure is codominant at 5ft., with smaller branch of 6in. -recommend removal of smaller branch.
920	5.50	na	na	*Quercus lobata*	valley oak	15/15	70/50/40	40%-Poor	Protected			None	Retain			Out of Work Area	Young tree growing inside an unmaintained hedge. Canopy growth is primarily to the north, in search of light-outcompeted by larger canopy trees.
921	30.00	na	na	*Quercus douglasii*	blue oak	35/40	85/85/85	85%-Excellent		Large Protected		Low	Retain			Out of Work Area	Large, older tree with a sprawling canopy, surrounded by privet hedge and growing at property line.
922	8.30	na	na	Quercus agrifolia	coast live oak	25/10	85/80/60	60%-Fair	Protected			Low	Retain			Out of Work Area	Young, tall, skinny tree growing at property line, within privet hedge and under the canopy of no. 921. Tree appears tobe outcompeted and searching for light.
923	5.00	na	na	*Quercus lobata*	valley oak	15/5	100/100/100	100%-Excellent	Protected			None	Retain			Out of Work Area	Newly planted 60in. box tree. Overall condition is good, typical for species.
924	39.00	na	na	*Sequoia sempervirens*	coast redwood	55/25	70/90/90	70%-Good	Protected			High	Remove	4, 10	(3x)24-in.	$35,208.01	Tree that stands alone in the fairway (located south of Tree No. 528.) Canopy is slightly sparse.
925	26.00	20 & 20	66.00	*Eucalyptus camaldulensis*	red gum	60/55	80/06/70	06%-Very Poor		Large Protected		Low	HR	1	(6x)24-in. or (3x)36-in.	$3,385.51	Tree is located in the backyard/edge of chain-link fence of neighboring property. Structure is poor with three main trunks and included bark. Form is large and sprawling. Two large sized stems have already been removed at some point in time. Failures are evident and the overall structure is extremely poor with high target areas, recommend further inspection. At this time, recommend long term removal or severe pruning to reduce two of the three stems.
926	14.50	na	na	*Eucalyptus polyanthemos*	red box	30/20	85/10/30	10%-Very Poor	Protected			Low	Retain			$1,290.11	Single trunk tree growing at fenceline, with majority of canopy to the south. Structure is extremely poor. Secondary leader with included bark has formed in upper canopy. Additional leader has been removed at approximately 15ft.
927	15.00	14.00	29.00	*Eucalyptus camaldulensis*	red gum	55/25	80/40/50	40%-Fair	Protected			Low	Retain			$6,091.03	Grows next to the fenceline and is codominant with included bark at 4.5ft.
928	24.00	na	na	*Eucalyptus camaldulensis*	red gum	55/30	80/60/60	60%-Fair			Exempt	Low	Retain			$12,500.36	Codominant with included bark at approximately 12ft., recommend pruning for structure. Tree overall has good healthy appearance, fair form and structure. Tree is under the size requirement for removal permit.
929	20.00	na	na	*Eucalyptus camaldulensis*	red gum	60/20	70/10/50	10%-Very Poor			Exempt	Moderate	Retain			$1,446.80	Codominant with bulging reaction wood between stem union at 15ft., this is a likely point of failure. The trunk has been damaged by unknown cause (similar to climbing spur marks). Tree is under the size requirement for removal permit.
930	5.00	na	na	*Sequoia sempervirens*	coast redwood	18/10	90/80/90	80%-Good	Protected			Moderate	Retain			$529.10	Small, young tree developing multiple tops, possibly from being topped at approximately 16ft. Leaders should be corrected with pruning if the tree is to remain.
931	24.00	na	na	*Eucalyptus camaldulensis*	red gum	50/30	80/80/80	80%-Good			Exempt	Low	Retain			$16,667.15	Located in the corner of the property. Overall, condition of tree is good. Tree is under the size requirement for removal permit.
932	28.50	na	na	*Fraxinus velutina*	Modesto ash	45/40	10/06/40	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,611.59	Codominant with included bark at 4.5ft. and repeated codominance throughout the canopy. Large sized deadwood, mistletoe and crowding from the adjacent redwood. Tree is cracking at base, and will fail. Recommend removal.
933	19.50	na	na	*Fraxinus velutina*	Modesto ash	35/25	10/06/40	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$754.46	Codominant at 5ft., with a third branch that has already been removed from the center. Decay is setting in, whole tree failure probable-recommend removal.
934	20.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	10/10/40	10%-Very Poor	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,322.74	Codominant with included bark at 5ft. Noted fungal fruity body in wound (possibly *Ganoderma sp.*). Tree appears to be in severe decline with several points of branch failure in the upper canopy. Recommend removal.
935	22.00	na	na	*Fraxinus velutina*	Modesto ash	45/20	40/06/20	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$960.31	Tree is severe decline, actively splitting in half. Mistletoe in canopy. Recommend removal.
936	26.00	na	na	*Fraxinus velutina*	Modesto ash	45/35	40/06/20	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,341.26	Tree in severe decline. Appears to be dying with mistletoe, decay, and dieback throughout. Recommend removal.
937	24.00	na	na	*Fraxinus velutina*	Modesto ash	45/20	20/06/10	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$1,142.85	Same condition as Tree no. 936. This tree has half of canopy left growing to the southeast. Stems are included at 4.5ft. (note: diameter was measured below the split union at 4ft.) Recommend removal.
938	28.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	06/06/50	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,555.54	Tree is in decline, has mistletoe in canopy, is actively splitting apart. There is a 6in. wide gap from 4.5ft to ground level). Hazardous-Recommend removal.
939	24.00	na	na	*Fraxinus velutina*	Modesto ash	40/50	10/10/30	10%-Very Poor	Protected			Low	Remove	1, 4, 10	(6x)24-in. or (3x)36-in.	$1,904.74	Tree is in active state of decline, with a large amount of deadwood and falling apart. All growht to the south-due to competition from other trees-recommend removal.
940	24.00	na	na	*Fraxinus velutina*	Modesto ash	45/45	30/40/50	30%-Poor	Protected			Low	Remove	1, 4, 10	(6x)24-in. or (3x)36-in.	$5,714.23	Codominant with included bark at 5ft., large amount of deadwood, all growth is to the south-canopy is in competition with others surrounding trees. Recommend removal.

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

SHEET TITLE: ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

TREE INVENTORY

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.

DRAWN: RM

CHECKED:

PROJ. NO: 2416

DATE: 07-01-25

SSCALE:

REVISIONS:

SHEET NO: TI-10

Tree No.	DBH(in.)	DBH Multi(in.)	Combined DBH(in.)	Species Botanical Name (botanical name)	Species Common Name	Canopy Height/Spread(ft.)	Health/Structure/Form Ratings (0-10/0%)	Overall Condition Ratings (0-100%)	Protected	Large Protected	Exempt	Expected Impact Level	Remove, Hazard Removal (HR), or Retain Status	Criteria for Removal Sec. 29.10.0992 & Sec. 29.10.0970	Replacement Tree Quantity & Box Size Recommendation	Appraised Value of Protected Tree	Notes
941	22.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	20/06/45	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$960.31	All foliage growth is to the south due to competition with other trees. Large amount of deadwood, mistletoe, and galls are persisiting in canopy. Structure is poor, codominant within inclusions from ground level to 5.5ft. Evidence of large failures throughout upper canopy. Whole tree failure will occur- recommended removal.
942	26.00	na	na	*Fraxinus velutina*	Modesto ash	45/40	10/06/40	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(4X) 24-in. or (2x) 36-in.	$1,341.26	Tree is in active state of decline. Large amount of deadwood and mistletoe in the canopy. Evidence of scaffold limbs failures and associated decay is setting in. Recommend removal.
943	20.00	na	na	*Fraxinus velutina*	Modesto ash	40/20	06/06/06	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$793.64	Tree is in active state of decline. Recently pruned to remove larger size deadwood. Decay forming from 0-4.5ft. in the trunk. Note: Diameter was measured below split union @ 4ft. Recommend removal.
944	21.00	na	na	*Fraxinus velutina*	Modesto ash	40/15	20/06/10	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(3x)24-in.	$874.99	Tree is in an active state of decline, with half of canopy recently pruned, post failure. Recommend removal.
945	22.00	na	na	*Fraxinus velutina*	Modesto ash	45/10	06/06/06	06%-Very Poor	Protected			Low	Remove	1, 4, 10	(2x) 24-in.	$960.31	Tree has recently been pruned, same as tree no. 944. Tree is in an active state of decline and failing. Recommend removal.
946	32.00	na	na	*Quercus douglasii*	blue oak	45/50	50/70/70	50%-Fair		Large Protected		Low	Retain			$40,393.03	Large sprawling tree that appears to be growing in a moist soil environment and in heavy competition with other trees. No significant trunk flare visible at base, appears slightly buried. Significant amount of deadwood throughout the canopy.
947																$13,458,393	

Reason for Tree Removal Per Division 2. - Tree Protection

Sec. 29.10.0992.- Required Findings:

(1) The tree is dead, severely diseased, decayed or disfigured to such an extent that the tree is unable to recover or return to a healthy and structurally sound condition.

(3) The tree is crowding other protected trees to the extent that removal or severe pruning is necessary to ensure the long-term viability of adjacent and more significant trees.

(4) The retention of the tree restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly situated properties, and the applicant has demonstrated to the satisfaction of the Director or deciding body that there are no reasonable alternatives to preserve the tree.

(10) The removal of the tree and replacement with a more appropriate tree species will enhance the Town's urban forest.

Sec. 29.10.0970.- Exceptions:

The following trees are excepted from the provisions of this division and may be removed or severely pruned without Town approval or issuance of a tree removal permit:

(2) Any of the following trees that are less than twenty-four (24) inches in diameter (seventy-five (75) inches in circumference):

Black Acacia (Acacia melanoxylon)
Tulip Tree (Liriodendron tulipifera)
Tree of Heaven (Ailanthus altissima)
Blue Gum Eucalyptus (E. globulus)
Red Gum Eucalyptus (E. camaldulensis)
Other Eucalyptus sp. (E. spp.) Hillsides only
Palm (except Phoenix canariensis)
Privet (Ligustrum lucidum)

The letter **E** for **Exception** is used to identify the removal of a tree that must be identified in the Architectural & Site Review application. However, a Tree Removal Permit is not required for removal due to the size and/or undesirable species listed above

PINNACLE DESIGN COMPANY
77935 CALLE TAMPICO,
SUITE 202, LA QUINTA, CA.
92253 760.340.4529

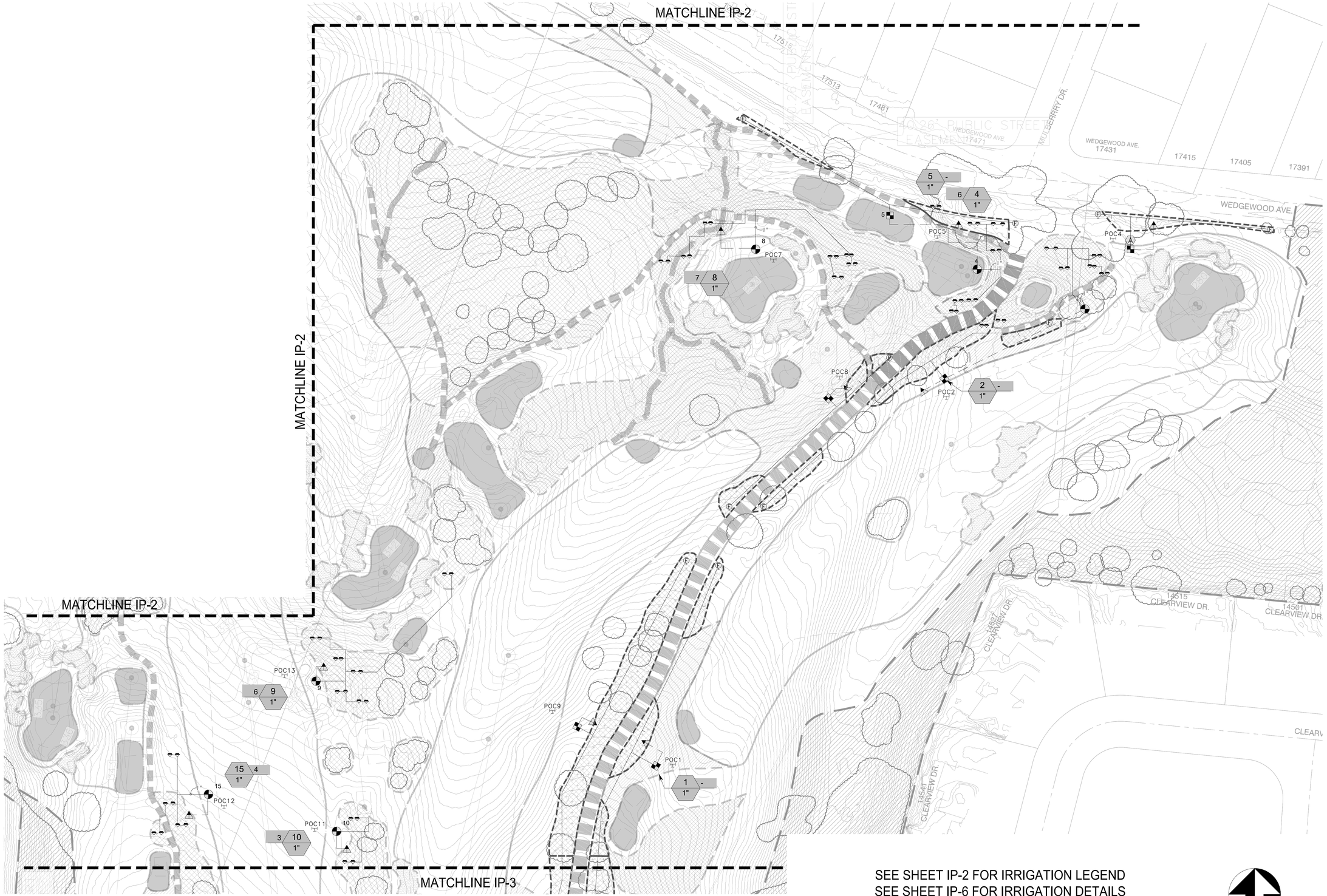
SHEET TITLE: TREE INVENTORY
ARBORIST OF RECORD - LISA EDWARDS - TREES 360 DEGREES

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS
SHEET☐ BOOK☐

PROJ. MGR.
DRAWN: RM
CHECKED:
PROJ. NO: 2416
DATE: 07-01-25
SSCALE:
REVISIONS:

SHEET NO: TI-11



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

IRRIGATION PLAN

SHEET TITLE:

PROJECT:
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"

REVISIONS:

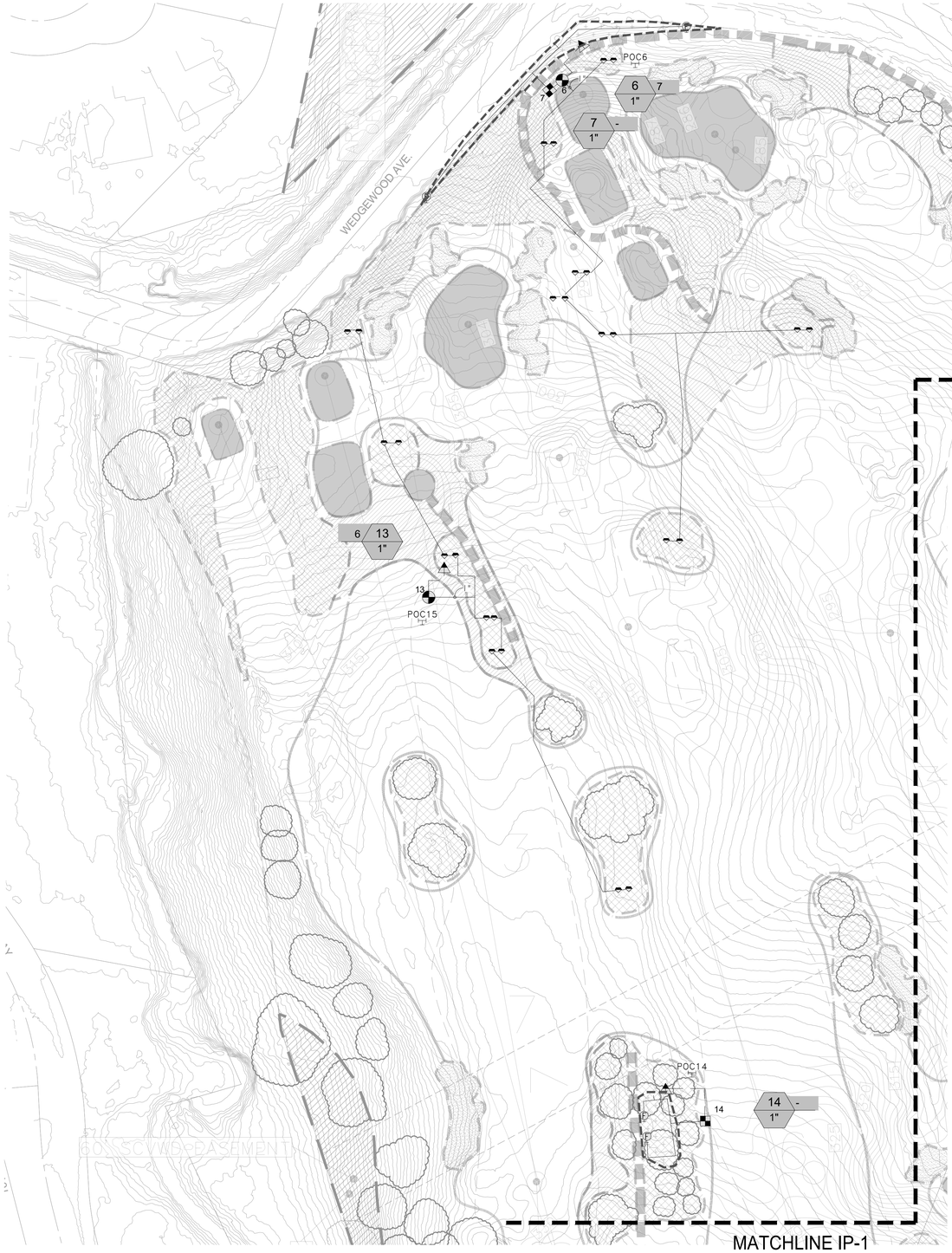
△		
△		
△		
△		
△		
△		
△		

SHEET NO:

IP-1

NOTE:

1. PDC WILL PROVIDE SITE VISITS FOR ASTHETIC DIRECTION FOR THE GOLF COURSE LANDSCAPE. PDC WILL BE AVAILABLE TO PROVIDE TECHNICAL SUPPORT DURING THE INSTALLATION BY DAYS ON SITE OR THROUGH EMAIL. PDC RECOMMENDS THE GOLF COURSE HIRE A LANDSCAPE IRRIGATION FOREMAN TO OVERSEE THE INSTALLATION OF THE LANDSCAPE IRRIGATION AND AS-BUILT ALL THE NEW LANDSCAPE IRRIGATION TO ENSURE THE INSTALLATION IS PER OUR DESIGN AND MEETS THE CLUBS EXPECTATION.
2. LANDSCAPE CONTRACTOR MUST TRENCH AND INSTALL THE FIRST THREE VALVES, PIPE AND FITTINGS, LEAVE THE TRENCH OPEN FOR REVIEW AND APPROVAL PRIOR TO BACKFILLING. LANDSCAPE CONTRACTOR TO DO THIS FOR THE SPRAY SYSTEM, THE TREE BUBBLER SYSTEM AND SHRUB DRIP SYSTEM. GOLF COURSE SUPERINTENDENT WILL APPROVE ALL LANDSCAPE IRRIGATION.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD 1802-1400 FLOOD FLOOD BUBBLER 2IN. POPUP, INSTALL W/ PA-80 ADAPTER.	330	50
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZ-100-IVM (or equal) WIDE FLOW IVM DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESBIVM SMART VALVE W/ FACTORY INSTALLED IVM-SOL 0.3-20 GPM AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3-20 GPM	20	
F	HUNTER AFV-T (or equal) AUTOMATIC FLUSH VALVE WITH 1/2IN. MPT CONNECTION. REMOVABLE TOP FOR DIAPHRAGM MAINTENANCE.	40	
A	HUNTER PLD-AVR (or equal) PLD-AVR ALLOWS FOR AIR TO ESCAPE A RESIDENTIAL DRIP IRRIGATION SYSTEM TO PREVENT BLOCKAGE AND WATER HAMMERING. 1/2IN. MPT CONNECTION WITH 80 PSI MAXIMUM RATING.	6	
	AREA TO RECEIVE DRIP EMITTERS HUNTER HEB (or equal) 1/2IN. FEMALE THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH - 6.0 GPH. RECOMMENDED PRESSURE FROM 20 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. ON IH-12 RISER	178,873 SF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PESB-IVM (or equal) 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED IVM-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	29	
	PRESSURE REDUCING VALVE 1" ZURN WILKENS 500 XL BRASS PRESSURE REDICING VALVE	35	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	18,507 LF	
	IRRIGATION MAINLINE: PVC SCHEDULE 80	2,208 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	51.2 LF	

Valve Callout
Valve Number
Valve Flow
Valve Size

POC1 — POINT OF CONNECTION FROM MAINLINE OR SUBMAIN — 35

NOTE:
CONTRACTOR TO INCLUDE IN THE BID 15 SPOT IN FIELD TREES NOT SHOWN ON PLAN. EACH TREE WILL RECEIVE 2 1402 BUBBLERS.
CONTRACTOR TO ADD ONE ADDITIONAL POINT OF CONNECTION TO BID. NOT SHOWN ON PLANS

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY

78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"
REVISIONS:	

SHEET NO: IP-2



PINNACLE DESIGN COMPANY

78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE:

IRRIGATION PLAN

PROJECT:

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET ☐ BOOK ☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"

REVISIONS:

SHEET NO:

IP-3



SEE IP-2 FOR LEGENDS AND SCHEDULES

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

IRRIGATION PLAN

SHEET TITLE:

PROJECT:
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS	
SHEET☐ BOOK☐	
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"
REVISIONS:	

SHEET NO:

IP-4

MATCHLINE IP-4



SEE IP-2 FOR LEGENDS AND SCHEDULES

NORTH

0 50' 100' 150' 200'

SCALE 1"=50'

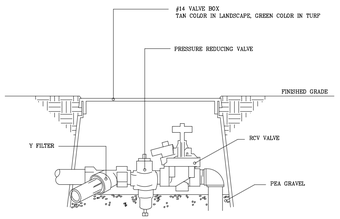
PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

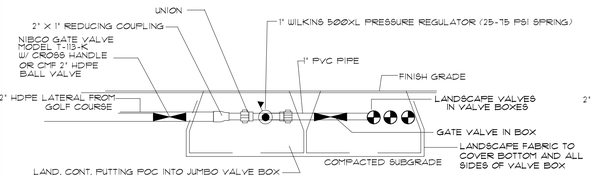
PROJECT: La Rinconada Golf Course Modernization Project
LOS GATOS, CALIFORNIA

SPECIFICATIONS	
SHEET☐ BOOK☐	
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"
REVISIONS:	

SHEET NO: IP-5

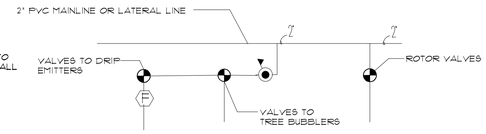


B DRIP VALVE



SEE PLAN VIEW FOR LANDSCAPE VALVE ASSEMBLY

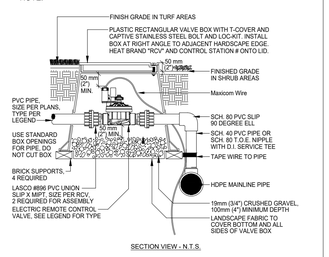
PIPE SIZING CHART	
1" pvc	0-12 gpm
1½" pvc	13-40 gpm
2" pvc	41-60 gpm



LANDSCAPE IRRIGATION MANIFOLD PLAN VIEW

C P.O.C. DETAIL

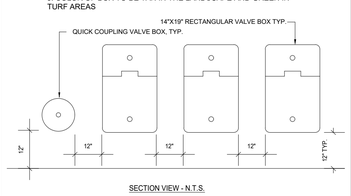
NOTE:



SECTION VIEW - N.T.S.

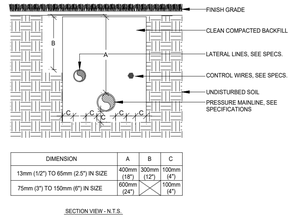
D REMOTE CONTROL VALVE

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET RCV AND VALVE BOX ASSEMBLY IN GROUND-COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOXES.
5. COLOR OF BOX TO BE TAN IN THE LANDSCAPE AND GREEN IN TURF AREAS



SECTION VIEW - N.T.S.

E VALVE BOX LAYOUT

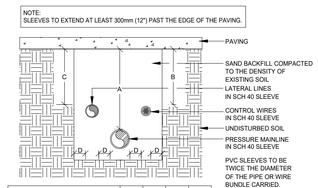


DIMENSION	A	B	C
13mm (1/2") TO 65mm (2.5") IN SIZE	400mm (18")	300mm (12")	100mm (4")
75mm (3") TO 150mm (6") IN SIZE	600mm (24")		100mm (4")

SECTION VIEW - N.T.S.

F PIPE INSTALLATION

NOTE:
SLEEVES TO EXTEND AT LEAST 300mm (12") PAST THE EDGE OF THE PAVING.



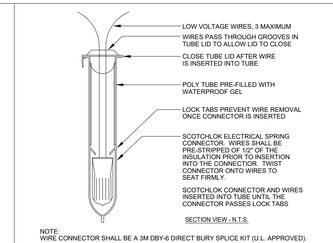
PVC SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.

DETAIL ALSO FOR PIPE INSTALLED IN ROCK SOIL.

DIMENSION	A	B	C	D
13mm (1/2") TO 150mm (6") IN SIZE	900mm (36")	600mm (24")	600mm (24")	100mm (4")

SECTION VIEW - N.T.S.

G SLEEVE INSTALLATION



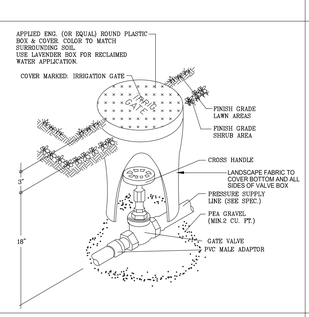
SECTION VIEW - N.T.S.

NOTE:
WIRE CONNECTOR SHALL BE A 3M DBY-6 DIRECT BURY SPLICE KIT (U.L. APPROVED).

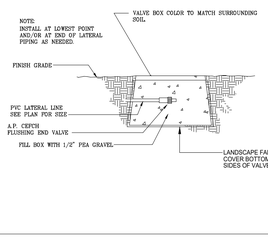
KIT SHALL INCLUDE A SCOTCHLOK Y SPRING CONNECTOR, A POLYPROPYLENE TUBE AND A WATERPROOF SEALING GEL. TUBE SHALL BE SUPPLIED PREFILLED WITH GEL.

DIRECT BURY SPLICE KIT SHALL BE USED TO ELECTRICALLY CONNECT 2 - 3 #14 OR 2 #12 PRE-STRIPPED COPPER WIRES. LARGER WIRES OR GREATER QUANTITIES OF WIRES SHALL REQUIRE A LARGER APPROVED WIRE CONNECTION.

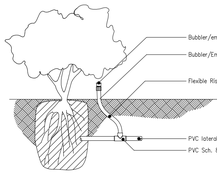
H WIRE CONNECTION



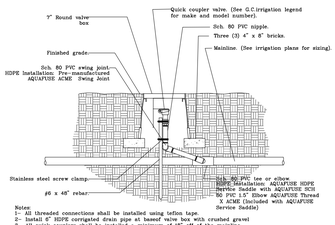
I GATE VALVE



J SELF FLUSH END VALVE



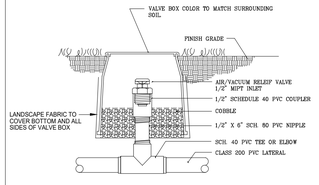
K DRIP EMITTER



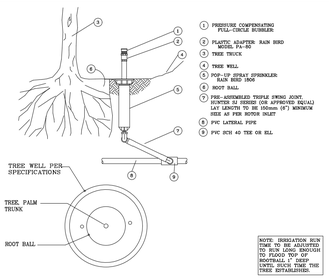
Notes:
1- All threaded connections shall be installed using teflon tape.
2- Install 6" HDPE corrugated drain pipe at based valve box with crushed gravel
3- All quick couplers shall be installed a minimum of 18" off of the mainline.
4- Valve boxes shall be located in planting areas.

L QUICK COUPLER

NOTE: INSTALL AT HIGHEST ELEVATION ON EACH DRIP VALVE



M AIR RELIEF VALVE



N TYPICAL TREE BUBBLER LAYOUT

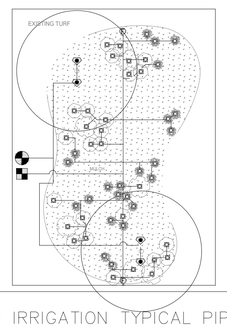
GENERAL INSTALLATION NOTES

1. SPRINKLER IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS.
2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
4. SECTION DELETED
5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
6. ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER ROADS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER ROADS SHALL BE SCHEDULE 40 PVC.
7. ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREEVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14, TYPE UF, DIRECT BURIAL WIRE, USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTORS.
8. ALL TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
9. CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.
10. CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
11. CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE SET BACK 18 INCHES. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS, NO OVERTHROW IS PERMITTED ON HARDSCAPE
12. 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
13. PINNACLE DESIGN COMPANY, INC. SHALL APPROVE ALL INFIELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE 100% SPRINKLER COVERAGE OR THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
14. PINNACLE DESIGN COMPANY, INC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
15. PINNACLE DESIGN COMPANY, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
16. LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIALS AND WORKMANSHIP.

SPECIAL NOTES

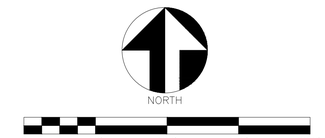
1. SHRUB SPRAY HEADS ON A RISER WILL ONLY BE PERMITTED NEXT TO A WALL, A FENCE OR OTHER AREA WHERE THEY ARE OUT OF CLEAR VIEW. AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED ADJACENT TO ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.
2. TREES NEW AND EXISTING: CONTRACTOR SHALL PROVIDE TWO BUBBLERS AT THE BASE
3. PVC PIPE TO BE INSTALLED FOR ALL LANDSCAPE IRRIGATION

O NOTES



P DRIP IRRIGATION TYPICAL PIPING

SEE IP-2 FOR LEGENDS AND SCHEDULES



PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: IRRIGATION PLAN

PROJECT: La Rinconada Golf Course Modernization Project
LOS GATOS, CALIFORNIA

SPECIFICATIONS

SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	
REVISIONS:	

SHEET NO:

IP-6



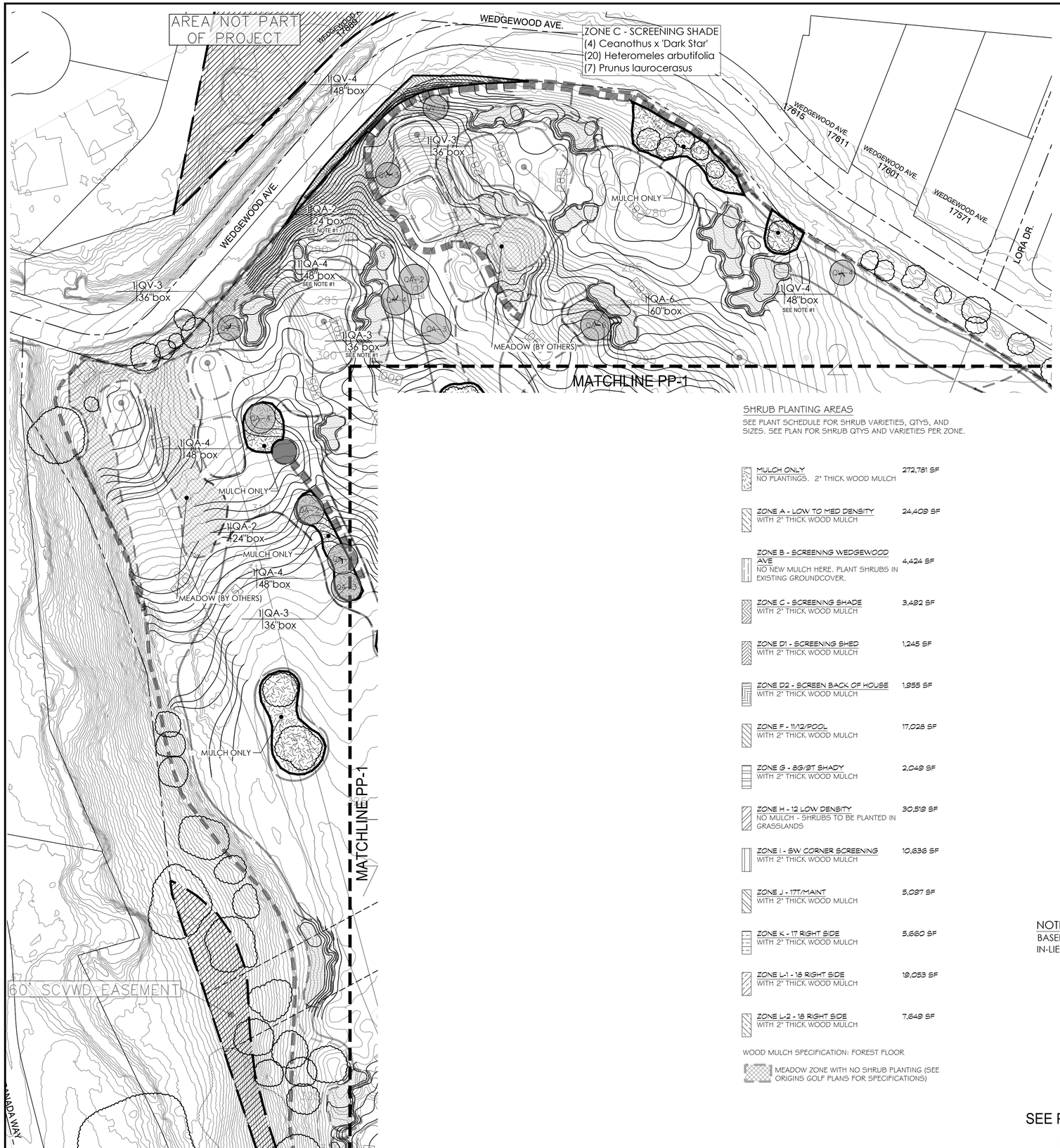
PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS	
SHEET☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"
REVISIONS:	

SHEET NO: PP-1



SHRUB PLANTING AREAS

SEE PLANT SCHEDULE FOR SHRUB VARIETIES, QTYS, AND SIZES. SEE PLAN FOR SHRUB QTYS AND VARIETIES PER ZONE.

MULCH ONLY NO PLANTINGS. 2" THICK WOOD MULCH	272,781 SF
ZONE A - LOW TO MED DENSITY WITH 2" THICK WOOD MULCH	24,409 SF
ZONE B - SCREENING WEDGEWOOD AVE NO NEW MULCH HERE. PLANT SHRUBS IN EXISTING GROUNDCOVER.	4,424 SF
ZONE C - SCREENING SHADE WITH 2" THICK WOOD MULCH	3,492 SF
ZONE D1 - SCREENING SHED WITH 2" THICK WOOD MULCH	1,245 SF
ZONE D2 - SCREEN BACK OF HOUSE WITH 2" THICK WOOD MULCH	1,955 SF
ZONE F - 11/12/POOL WITH 2" THICK WOOD MULCH	17,028 SF
ZONE G - BG/BT SHADY WITH 2" THICK WOOD MULCH	2,049 SF
ZONE H - 12 LOW DENSITY NO MULCH - SHRUBS TO BE PLANTED IN GRASSLANDS	30,519 SF
ZONE I - SW CORNER SCREENING WITH 2" THICK WOOD MULCH	10,636 SF
ZONE J - 17T/MAINT WITH 2" THICK WOOD MULCH	5,097 SF
ZONE K - 17 RIGHT SIDE WITH 2" THICK WOOD MULCH	5,660 SF
ZONE L-1 - 18 RIGHT SIDE WITH 2" THICK WOOD MULCH	19,053 SF
ZONE L-2 - 18 RIGHT SIDE WITH 2" THICK WOOD MULCH	7,649 SF

WOOD MULCH SPECIFICATION: FOREST FLOOR

MEADOW ZONE WITH NO SHRUB PLANTING (SEE ORIGINS GOLF PLANS FOR SPECIFICATIONS)

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPOT IN FIELD*	QTY
TREES					
A2	A2	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MULTI-TRUNK OR LOW BRANCHING	24"BOX		13
A3	A3	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MULTI-TRUNK OR LOW BRANCHING	36"BOX		20
A4	A4	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MULTI-TRUNK OR LOW BRANCHING	48"BOX		6
PR-4	PR-4	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK OR LOW BRANCHING	48"BOX		10
PR-6	PR-6	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK OR LOW BRANCHING	60"BOX		3
QA-2	QA-2	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	24"BOX	2	10
QA-3	QA-3	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	36"BOX	4	24
QA-4	QA-4	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	48"BOX	3	27
QA-6	QA-6	QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK OR LOW BRANCHING	60"BOX	2	13
QV-3	QV-3	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL AND STANDARD OR LOW BRANCHING	36"BOX		8
QV-4	QV-4	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL AND STANDARD OR LOW BRANCHING	48"BOX		12
QV-6	QV-6	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK FULL AND STANDARD OR LOW BRANCHING	60"BOX	2	2
QC4	QC4	QUERCUS VIRGINIANA CATHEDRAL / CATHEDRAL SOUTHERN LIVE OAK FULL, STANDARD	48"BOX	2	6
QC6	QC6	QUERCUS VIRGINIANA CATHEDRAL / CATHEDRAL SOUTHERN LIVE OAK FULL, STANDARD	60"BOX		4
			TOTAL TREES	15*	+ 158 =173
VINES					
▲	CIS	CISSUS ANTARCTICA / KANGAROO VINE	5 GAL		17

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUB AREAS					
	AU	ARBUTUS UNEDO / STRAWBERRY TREE SHRUB	15 GAL		44
	BBC	BUDDLEJA X 'BLUE CHIP' / LO & BEHOLD® BLUE CHIP BUTTERFLY BUSH	1 GAL		64
	CAI	CARYOPTERIS INCANA / COMMON BLUEBEARD	5 GAL		41
	CED	CEANOTHUS X 'DARK STAR' / DARK STAR WILD LILAC	5 GAL		126
	CEJ	CEANOTHUS X 'JOYCE COULTER' / JOYCE COULTER WILD LILAC	5 GAL		16
	DH	DODONAEA VISCOSA / HOPSEED BUSH	15 GAL		22
	FRC	FRANGULA CALIFORNICA / CALIFORNIA COFFEEBERRY	5 GAL		56
	GRR	GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA	5 GAL		109
	HA	HETEROMELES ARBUTIFOLIA / TOYON	15 GAL		114
	LL	LEONOTIS LEONURUS / LION'S TAIL	5 GAL		41
	LS	LEUCADENDRON X 'SAFARI SUNSET' / SAFARI SUNSET CONEBUSH	5 GAL		18
	PF	PHLOMIS FRUTICOSA / JERUSALEM SAGE	1 GAL		140
	PP	PHLOMIS PURPUREA / PURPLE PHLOMIS	1 GAL		45
	PRL	PRUNUS LAUROCERASUS / ENGLISH LAUREL	15 GAL		26
	RI	RHUS INTEGRIFOLIA / LEMONADE BERRY	5 GAL		186
	SV	SYRINGA VULGARIS / COMMON LILAC	5 GAL		26
	TL	TAGETES LEMMONII / COPPER CANYON DAISY	5 GAL		7
	TW	TRICHOSTEMA LANATUM / WOOLLY BLUE CURLS	1 GAL		76
	WB	WESTRINGIA FRUTICOSA 'WES03' / BLUE GEM COAST ROSEMARY	5 GAL		513

* SPOT IN FIELD TREES IN RESERVE TO BE USED IN LOCATION TO BE DETERMINED BASED ON ARBORIST TREE REMOVAL SUGGESTIONS. NOT SHOWN ON PLAN.

SEE PLANT PROCUREMENT AND APPROVAL NOTES ON SHEET PD-1

NOTE #1
TREES PLANTED IN TURF SHALL RECEIVE A WOOD MULCH RING AROUND THE TREE THAT EXTENDS 2' BEYOND THE ROOTBALL OF THE TREE. CONTRACTOR TO BUILD A 3-4" HIGH WELL INSIDE THE EDGE OF THE MULCH RING TO HOLD WATER DURING GROW-IN. THE WELL SHOULD BE MAINTAINED FOR AT LEAST A YEAR AFTER PLANTING. NO TREE IN TURF SHALL BE PLANTED WITHIN 12' OF A TURF ROTOR.

EXISTING TREE TO REMAIN
SEE TREE DISPOSITION PLAN FOR COMPLETE INVENTORY OF TREES TO REMAIN AND TREES TO BE REMOVED

NOTE:
BASED ON THE NUMBER OF TREES PROPOSED FOR REMOVAL COMPARED TO THE PROPOSED NUMBER OF REPLACEMENT TREES, IN-LIEU FEES WILL BE REQUIRED. SEE ARBORIST REPORT AND APPLICANT'S JUSTIFICATON LETTER FOR MORE INFORMATION.

SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS
SEE PD-1 FOR PLANTING DETAILS/NOTES

NORTH

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS
SHEET☐ BOOK☐

PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	1" = 50'-0"

REVISIONS:

△		
△		
△		
△		
△		
△		
△		

SHEET NO: PP-2

MATCHLINE PP-2

MATCHLINE PP-1

MATCHLINE PP-4

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

AREA NOT PART OF PROJECT

MEADOW (BY OTHERS)

MULCH ONLY

1|QA-4
48"box

3|QC4
48"box

3|QC6
60"box

1|QA-3
36"box

1|QA-6
60"box

1|QA-4
48"box

SEE PD-2 FOR TYP. PLANTING ENLARGEMENT

ZONE A - LOW TO MED DENSITY
(10) Caryopteris incana
(24) Phlomis fruticosa
(3) Rhus integrifolia
(19) Trichostema lanatum
(30) Westringia fruticosa 'WES03'

ZONE D2 - SCREEN BACK OF HOUSE
(10) Ceanothus x 'Dark Star'
(16) Frangula californica
(8) Prunus laurocerasus

ZONE F - 11/12/POOL
(26) Buddleja x 'Blue Chip'
(14) Dodonaea viscosa
(27) Leonotis leonurus
(12) Leucadendron x 'Safari Sunset'
(28) Phlomis fruticosa
(46) Westringia fruticosa 'WES03'

ZONE L-2 - 18 RIGHT SIDE
(8) Arbutus unedo
(15) Ceanothus x 'Dark Star'
(20) Grevillea rosmarinifolia
(10) Rhus integrifolia
(50) Westringia fruticosa 'WES03'

1|QA-2
24"box

1|A2
24"box

2|A3
36"box

2|A2
24"box

2|QA-4
48"box

EX PUMP HOUSE

CLEARVIEW DR.

14555 CLEARVIEW DR.

14569 CLEARVIEW DR.

14583 CLEARVIEW DR.

14599 CLEARVIEW DR.

NATALYE RD 14665

NATALYE RD 14681

NATALYE RD 14701

NORTH

SEE PP-2 FOR LEGENDS AND SCHEDULES, PD-1 FOR PLANTING DETAILS/NOTES
SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

0 50' 100' 150' 200'
SCALE 1"=50'

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING PLAN

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS	
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	07-01-25
SCALE:	1" = 50'-0"
REVISIONS:	

SHEET NO: PP-3

MATCHLINE PP-3

1|QA-4 48"box
1|QA-3 36"box
1|QA-3 36"box
MULCH ONLY
1|QA-4 48"box
1|QV-6 60"box
1|QV-4 48"box
1|QV-3 36"box
14871 KARL AVE
10' SEWER EASEMENT
MEADOW (BY OTHERS)
LAKE
LAKE
MEADOW (BY OTHERS)
EXISTING DRAIN
1|QA-2 24"box
2|A4 48"box
4|A3 36"box
1|QA-6 60"box
1|QA-3 36"box
MULCH ONLY
1|QA-4 48"box SEE NOTE #1
RR
MULCH ONLY
14713 NATALYE RD
14745 NATALYE RD
14761 NATALYE RD
14777 NATALYE RD
ZONE C - SCREENING SHADE
(2) Ceanothus x 'Dark Star'
(8) Heteromeles arbutifolia
(3) Prunus laurocerasus
ZONE F - 11/12/POOL
(14) Buddleja x 'Blue Chip'
(8) Dodonaea viscosa
(15) Leonotis leonurus
(6) Leucadendron x 'Safari Sunset'
(15) Phlomis fruticosa
(25) Westringia fruticosa 'WES03'
ZONE G - 8G/9T SHADY
(7) Ceanothus x 'Dark Star'
(13) Frangula californica
(3) Prunus laurocerasus
(8) Westringia fruticosa 'WES03'
14801 KARL AVE
1|QA-3 36"box
2|QA-2 24"box
ZONE L-1 - 18 RIGHT SIDE
(25) Arbutus unedo
(37) Ceanothus x 'Dark Star'
(20) Phlomis purpurea
(39) Rhus integrifolia
(26) Syringa vulgaris
(108) Westringia fruticosa 'WES03'
MEADOW (BY OTHERS)
1|QA-4 48"box
1|A2 24"box
MULCH ONLY
14795 NATALYE RD
1|A4 48"box
SEE PD-2 FOR TYP. PLANTING ENLARGEMENT
1|QA-3 36"box
1|QA-3 36"box
MULCH ONLY
1|QA-4 48"box
1|QA-3 36"box
14825 NATALYE RD
1|A3 36"box
1|QA-3 36"box
1|QA-6 60"box
MEADOW (BY OTHERS)
14833 KARL AVE
14855 NATALYE RD
1|QV-3 36"box
1|QA-4 48"box
1|QA-6 60"box
1|QA-2 24"box
2|QA-3 36"box
MULCH ONLY
SEE NEXT SHEET FOR PLANTING QTYS
14908 KARL AVE
14888 NATALYE RD

SEE PP-2 FOR LEGENDS AND SCHEDULES, PD-1 FOR PLANTING DETAILS/NOTES
SEE PD-2 FOR LANDSCAPE TYPICAL ENLARGEMENTS

NORTH
0 50' 100' 150' 200'
SCALE 1"=50'

MATCHLINE PP-5

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

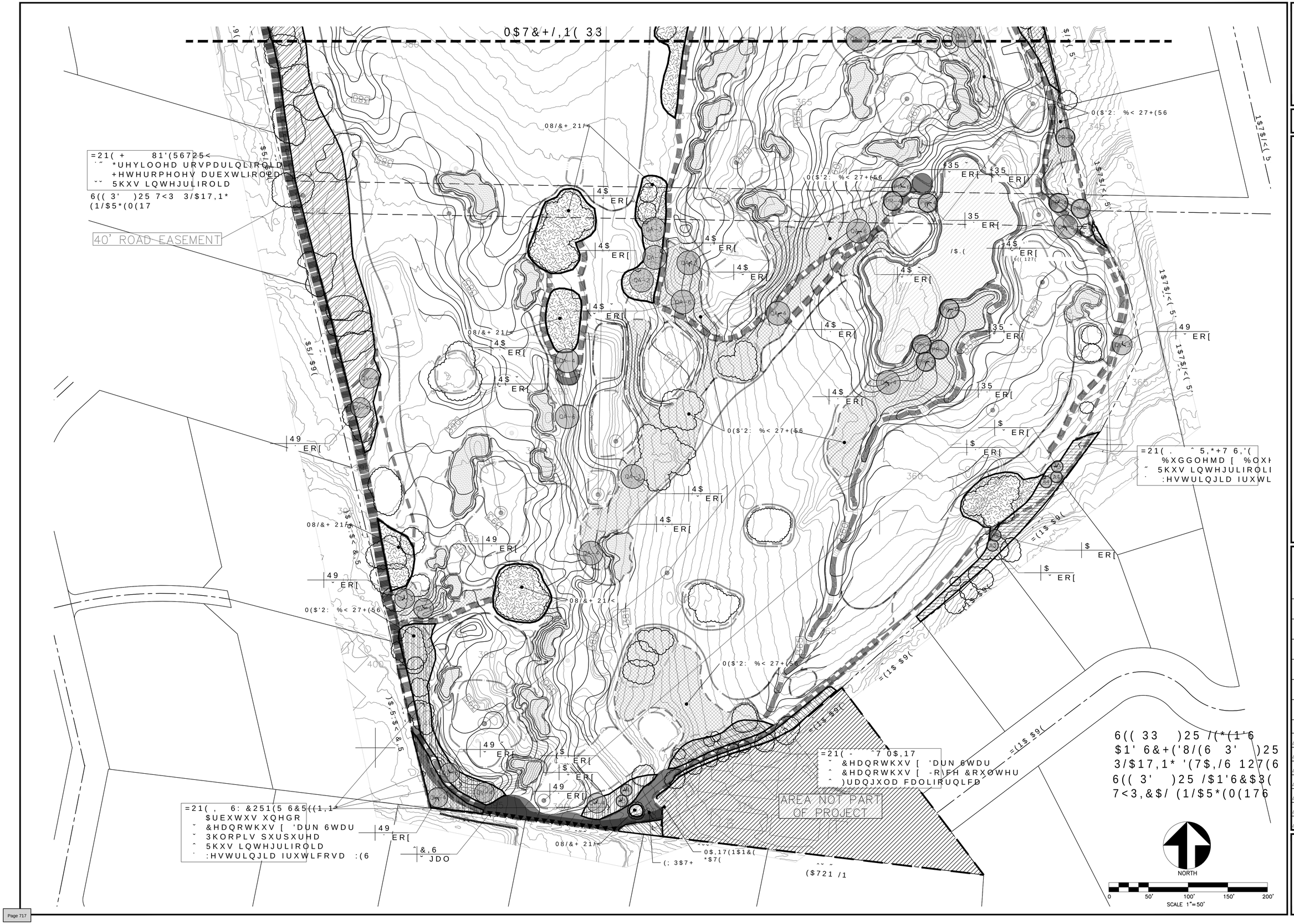
PLANTING PLAN

SHEET TITLE:

PROJECT:
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS	
SHEET☐	BOOK☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	07-01-25
SCALE:	1" = 50'-0"
REVISIONS:	

SHEET NO:
PP-4



PINNACLE DESIGN COMPANY

3/$17,1* 3/$1

352-(&7,

La Rinconada Golf Course Modernization Project

6+((7 7,7/(,

:('*(:22' $9(^ ˘ =(1$ $9(/26 *$726

63(&,),&$7,216

6+((7 %22

352- 0*5 .$

'5$:1, ')

&+(&.(', .$

352- 12,

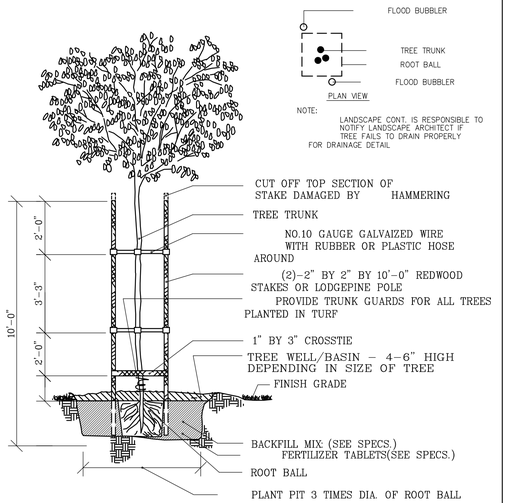
'$7(, ^

6&$/(, ˘

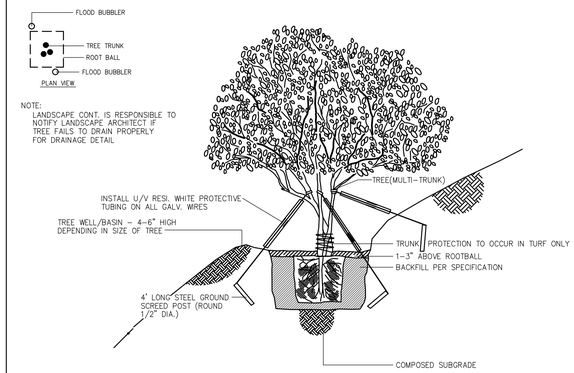
5(9,6,216,

6+((7 12,

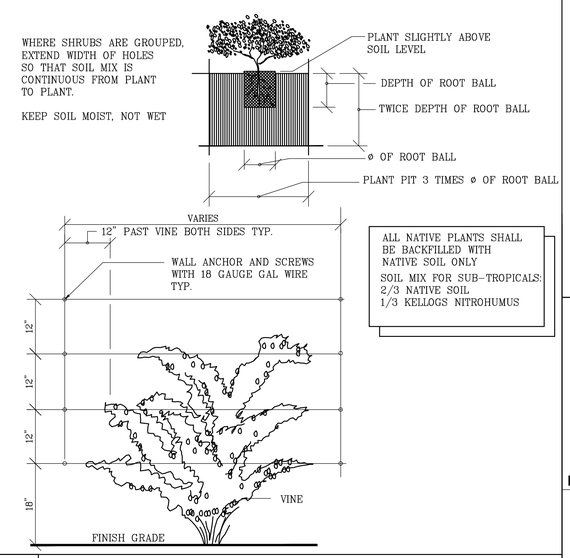
33



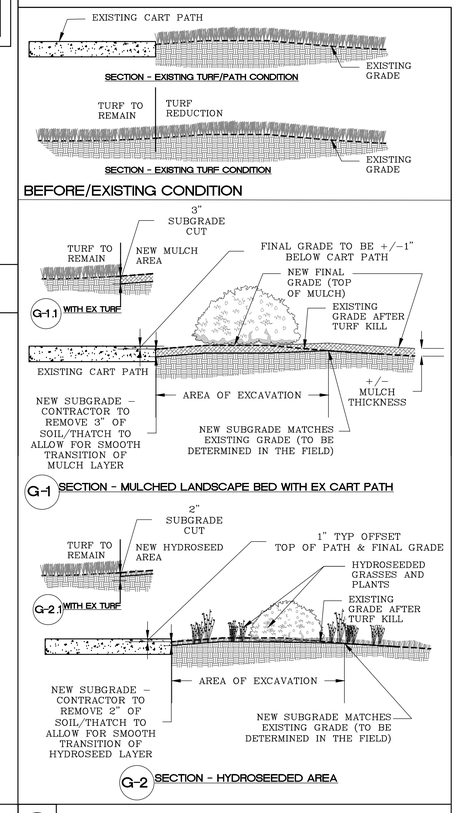
A DOUBLE STAKE TREE DETAIL
24" BOX



B TREE GUYING DETAIL
36" BOX AND LARGER



C SHRUB PLANTING + VINE ESPALIER DETAIL



G SUBGRADE EXCAVATION IN NEW LANDSCAPE ZONES ADJACENT TO CART PATH OR EXISTING TURF

D DRAINAGE + DEEP WATERING DETAIL

E TREE DRAINAGE ON SLOPE DETAIL

F ROOT BARRIER DETAIL

DRAINAGE NOTE: CONTRACTOR TO ADD DRAINAGE ON ALL TREES IN SOIL THAT DOES NOT MEET THE PERCOLATION RATES PER THE SPECIFICATIONS.

APPROVAL OF INSTALLATION AND WORKMANSHIP NOTE:
PDC WILL PROVIDE AESTHETIC DIRECTION AND FIELD LAYOUT WHILE ON SITE DURING CONSTRUCTION. PDC WILL PROVIDE CONSULTATION OF THE INSTALLATION PROCEDURES IN ACCORDANCE TO OUR SPECIFICATIONS AND PLANS WHEN OUR CONSULTATION IS SOLICITED, AND WHILE WE ARE ON SITE. HOWEVER, PDC DOES NOT PROVIDE INSTALLATION OVERSIGHT NOR ARE WE RESPONSIBLE FOR THE PROPER WORKMANSHIP OF THE LANDSCAPE OR IRRIGATION INSTALLATION.
OWNERSHIP TO PROVIDE AN EMPLOYEE OF THE MAINTENANCE STAFF AS INSTALLATION SUPERVISOR TO VERIFY PLANTS AND IRRIGATION EQUIPMENT IS INSTALLED PER PDC DRAWINGS AND SPECIFICATIONS. THIS STAFF MEMBER IS IDEALLY ONE THAT WILL BE WITH THE CLUB WELL AFTER CONSTRUCTION TO PROVIDE THE REST OF THE TEAM WITH THE KNOWLEDGE AND INSIGHT OF HOW (AND WHERE) THE LANDSCAPE WAS INSTALLED.

FIELD LAYOUT NOTES
1) Landscape architect (L. A.) will field layout all plant material using paint and flags. Contractor to provide L.A. with multiple colors of flags and an adequate qty of paint.
2) L.A. will use the plan quantities as a guide. Quantities and varieties laid out in the field may differ from plan quantities. Contractor to secure plant material with nurseries per plan quantities but deliver plants to the site based on field layout.
3) See Landscape typicals (if applicable) for examples of densities of shrub layout for each zone.

1. LANDSCAPE ARCHITECT: SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.
2. UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING BID TO THE OWNER.
3. WARNING: PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE AGRICULTURAL COMMISSIONER FOR APPROVAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSION.
4. LANDSCAPE PLANS ARE DIAGRAMMATIC FOR CLARITY OF READING. PLANTING IS TO BE ADJUSTED IN FIELD. PLANT QUANTITY LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR ACCURATE BIDDING PURPOSES.
5. MOUNDING AND ROUGH GRADE TO +/-.6" TO BE PROVIDED BY OTHERS. FINISH GRADE TO BE PROVIDED BY LANDSCAPE CONTRACTOR. WHERE MOUNDING OCCURS ADJACENT TO STREET OR WALKS, SWALES SHALL BE FORMED ALONG THE STREET OR WALK TO CONTROL IRRIGATION RUN OFF.
6. BEFORE ANY PLANTS ARE LOCATED, ALL PLANTED AREAS ARE TO BE GRADED IN AN ACCEPTABLE MANNER TO ASSURE POSITIVE DRAINAGE.
7. WHERE CIRCUMSTANCES PERMIT, DO NOT PLANT TREES CLOSER THAN 5' (FIVE FEET) TO AN EDGE OF PAVING, HEADERBOARD OR ROOF LINE. ANY TREE, PALM, OR MULTI-TRUNK FAN PALM PLANTED WITHIN 5' OF HARDSCAPE SURFACE (EDGE OF SIDEWALK, WALLS, CURBS, ETC.) MUST HAVE ROOT BARRIER INSTALLED AT TIME OF PLANTING PER MANUFACTURE'S SPECIFICATIONS. (SEE DETAIL THIS SHEET).
8. REMOVE ESPALIERED PLANTS FROM THEIR TRAINING FRAMEWORKS AND ATTACH TO THE WALL/FENCE AGAINST WHICH THEY ARE PLANTED. ATTACH PLANTS IN THE SAME PATTERN IN WHICH THEY HAVE BEEN TRAINED.
9. IF REQUIRED, THE OWNER OR OWNER'S REPRESENTATIVE SHALL SUBMIT PLANS TO THE APPROPRIATE PLANNING AND AGRICULTURE DEPARTMENTS PRIOR TO SUBMITTAL FOR BUILDING PERMITS.
10. TREE PLANTING, TAMPING AND WATER SETTLE NOTE: BEFORE BACKFILLING THE ROOT BALL, WATER THE PLANT IN THE HOLE AND WAIT FOR IT TO PERCOLATE, THEN PROCEED TO WATER THE HOLE, BACKFILL HALF THE HOLE, TAMP AROUND THE ROOTBALL TO REMOVE AIR POCKETS. CONTINUE BY WATERING, BACKFILLING, AND TAMPING UNTIL HOLE IS FILLED.

1. PLANT PROCUREMENT NOTE: CONTRACTOR TO BID PLAN QUANTITIES. PRIOR TO CONSTRUCTION, CONTRACTOR TO SECURE 100% OF QUANTITIES BUT ARRANGE FOR DELIVERY OF ONLY 75% TO ALLOW FOR CHANGES IN THE FIELD THAT WILL INEVITABLY OCCUR AND WILL AFFECT QUANTITIES INSTALLED.
2. PLANT APPROVAL PROCESS: LANDSCAPE ARCHITECT WILL APPROVE PLANT MATERIAL 1 OF 2 WAYS: A) LANDSCAPE ARCHITECT WILL PHYSICALLY TAG TREES IN A NURSERY SOURCE ARRANGED BY THE CONTRACTOR, OR B) CONTRACTOR TO PROVIDE PHOTOGRAPHS OF SAMPLE MATERIAL FROM THE ACTUAL NURSERY FOR THE LANDSCAPE ARCHITECT TO APPROVE. TYPICALLY, SHRUBS AND SMALL-BOXED TREES ARE APPROVED VIA PHOTOGRAPHS AND LARGER BOXED TREES ARE APPROVED THROUGH FIELD-TAGGING VISITS. ONCE PLANT MATERIAL HAS ARRIVED ON SITE, LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE MATERIAL IF IT HASN'T MET OUR SPECIFICATION AND/OR DOESN'T RESEMBLE THE PHOTOS WE APPROVED.

NOTE FOR TREES PLANTED IN TURF: ALL TREES PLANTED IN TURF SHALL RECEIVE A WOOD MULCH RING AROUND THE TREE THAT EXTENDS 2' BEYOND THE ROOTBALL OF THE TREE. CONTRACTOR TO BUILD A 3-4" HIGH WELL INSIDE THE EDGE OF THE MULCH RING TO HOLD WATER DURING GROW-IN. THE WELL SHOULD BE MAINTAINED FOR AT LEAST A YEAR AFTER PLANTING.
NO TREE IN TURF SHALL BE PLANTED WITHIN 12' OF A TURF ROTOR.

DEMO / SOIL PREP NOTES:
1) DEMO CONTRACTOR TO STUMP GRIND ALL TREE ROOTS 24" DEEP
2) TURF DEMO - TURF KILL BY OWNER. OWNER TO REMOVE ALL DESSICATED SURFACE MATERIAL BUT LEAVE ROOT MASS UNDERGROUND. LANDSCAPE ARCHITECT TO PAINT DEMO LINES IN THE FIELD PRIOR TO SPRAY-OUT.
3) SOIL PREP:
a) IN TURF REMOVAL ZONES. AFTER TURF REMOVAL IS COMPLETED BY OWNER, LANDSCAPE CONTRACTOR TO CUT DOWN THE SUBGRADE AT THE CART PATH AND TURF EDGES TO ALLOW FOR MULCH OR SEED - 3" IN MULCH ZONES, 2" IN HYDROSEED ZONES. (SEE DETAIL G, SHEET PD-1). LANDSCAPE CONTRACTOR TO ALSO ALLOW FOR TIME AND MATERIALS TO SPOT-SPRAY AREAS DURING CONSTRUCTION AND PRIOR TO PLANTING. FINE GRADE AFTER IRRIGATION AND AFTER PLANTING.
b) IN EXISTING LANDSCAPE ZONES. LANDSCAPE CONTRACTOR TO ALLOW FOR TIME AND MATERIALS TO CLEAN UP DEMOED ZONES. DEMO CONTRACTOR TO LEAVE AREA IN A ROUGH GRADE CONDITION WITH ALL WOODY MATERIAL REMOVED. LANDSCAPE CONTRACTOR TO CUT DOWN THE SUBGRADE AT THE CART PATH AND TURF EDGES TOALLOW FOR MULCH OR SEED - 3" IN MULCH ZONES, 2" IN HYDROSEED ZONES. (SEE DETAIL G, SHEET PD-1). LANDSCAPE CONTRACTOR TO ALSO ALLOW FOR TIME AND MATERIALS TO SPOT-SPRAY AREAS. FINE GRADE AFTER IRRIGATION AND AFTER PLANTING.

PINNACLE DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING DETAILS

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE + 17445 ZENA AVE, LOS GATOS, CA

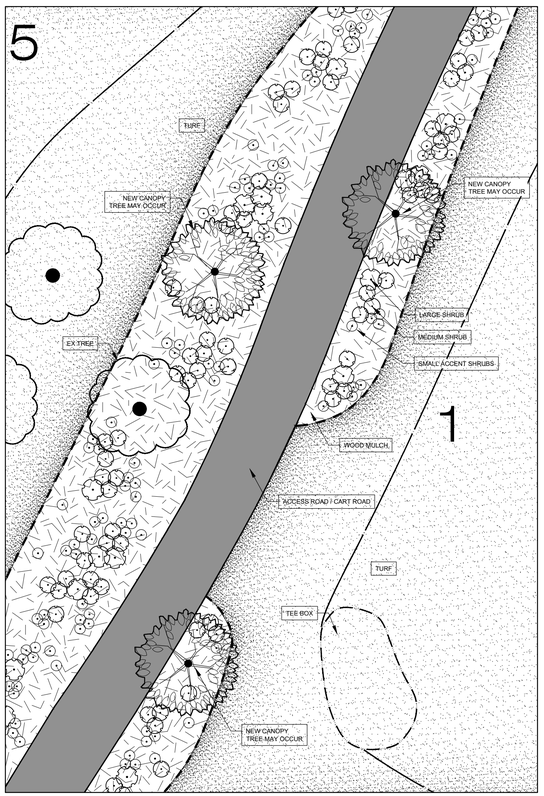
SPECIFICATIONS

SHEET ☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2416
DATE:	07-01-25
SCALE:	NTS

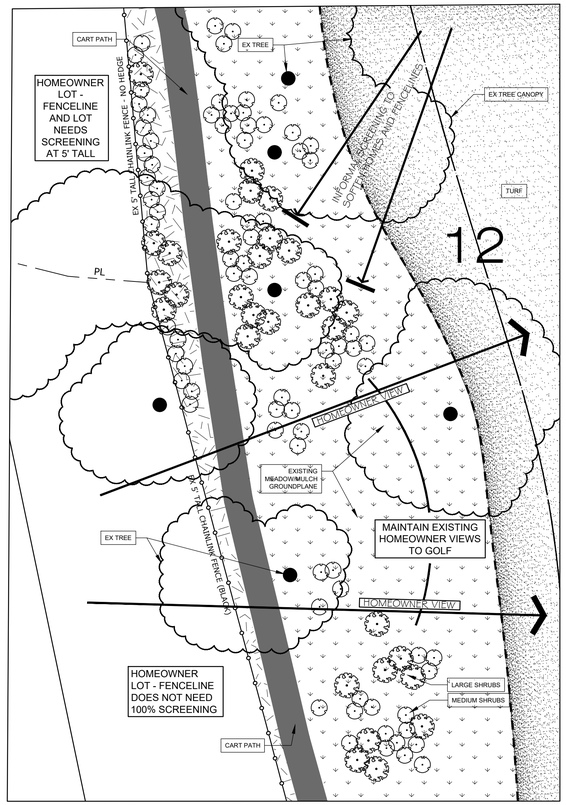
REVISIONS:

△		
△		
△		
△		
△		
△		
△		

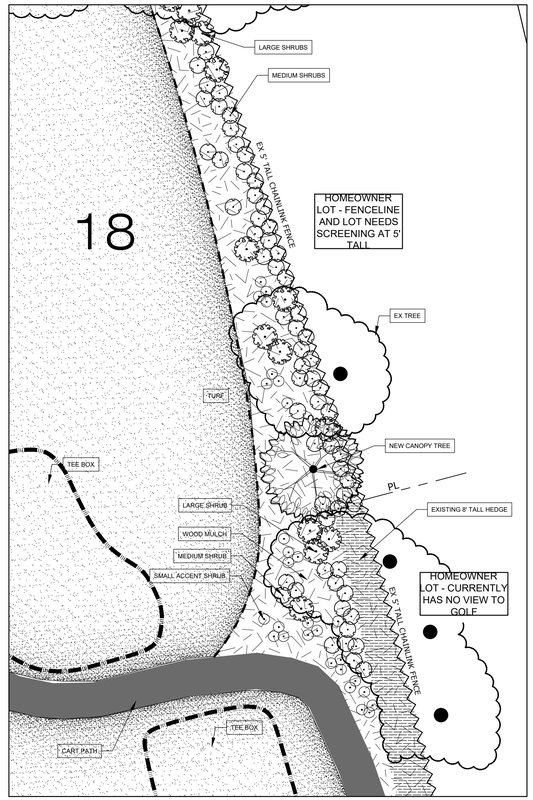
SHEET NO: PD-1



LOW -MEDIUM DENSITY TO SCREEN ROAD
(BTWN HOLES 1 & 5)

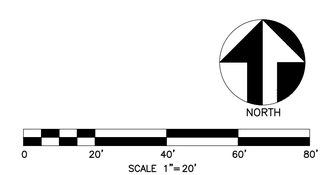


SOFTENING / PARTIAL SCREENING OF RESIDENTIAL
(RIGHT OF HOLE 12)



FULL SCREENING OF RESIDENTIAL
FENCELINE - MEDIUM DENSITY
(RIGHT OF HOLE 18)

THESE ENLARGEMENTS ARE SHOWN TO ILLUSTRATE THE DENSITIES OF SHRUB PLANTING IN OUR PLANTING ZONES.
CONTRACTOR IS NOT TO USE THESE ENLARGEMENTS FOR TAKE-OFF PURPOSES. FOLLOW THE QUANTITIES ON THE PP- SHEETS.



PINNACLE
DESIGN COMPANY
78370 HWY 111, SUITE 290
LA QUINTA, CA. 92253
760.340.4529

SHEET TITLE: PLANTING TYPICALS

PROJECT: La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SPECIFICATIONS

SHEET☐	BOOK ☐
PROJ. MGR.	KA
DRAWN:	DF
CHECKED:	KA
PROJ. NO:	2418
DATE:	07-01-25
SCALE:	1" = 20'-0"
REVISIONS:	

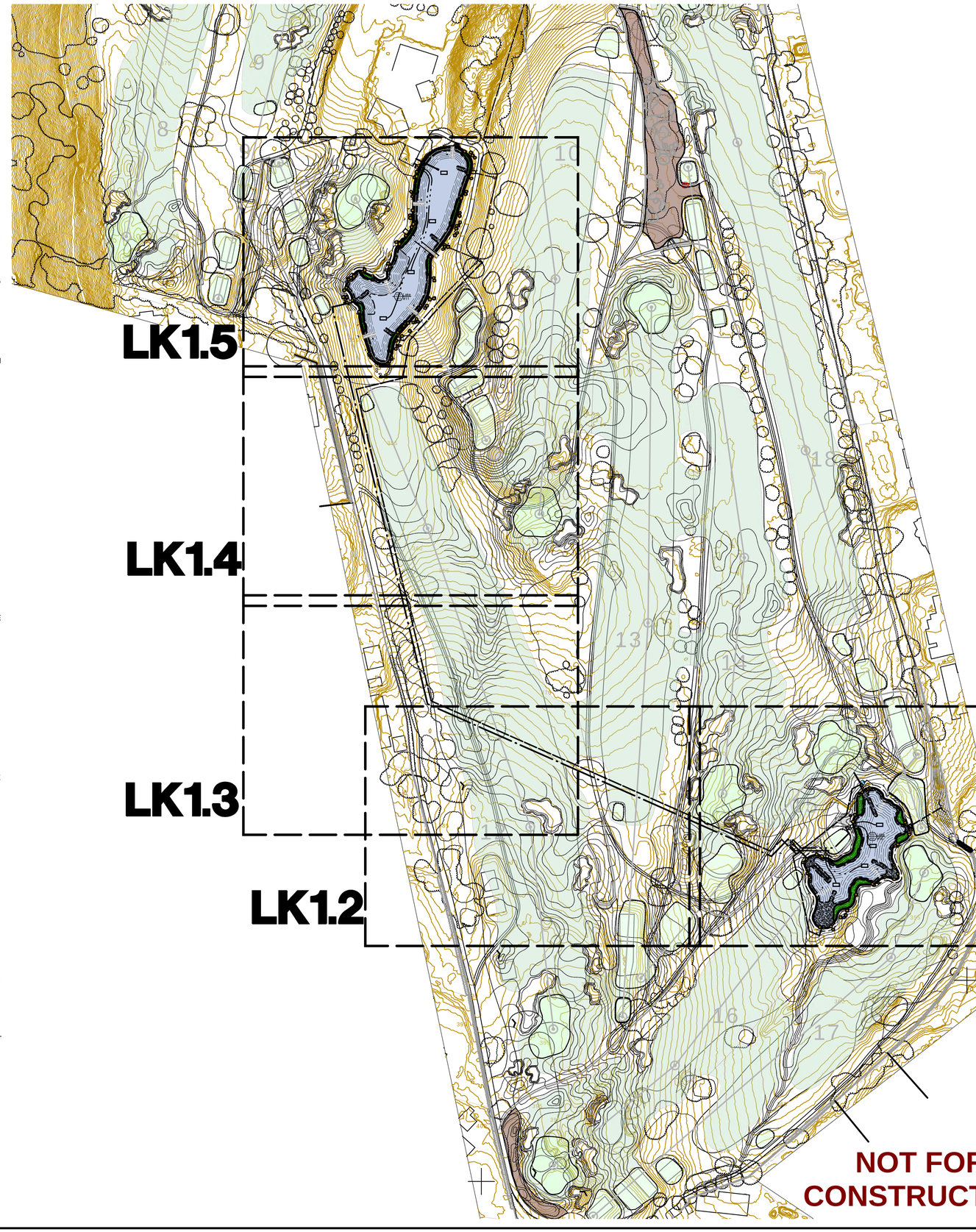
SHEET NO: PD-2

LAKE SYSTEM GENERAL NOTES:

1. THESE DRAWINGS ARE INTENDED FOR LAKE CONSTRUCTION USE ONLY. SEE DRAWINGS BY RESPECTIVE DESIGNERS FOR OTHER ASPECTS OF CONSTRUCTION.
2. IT IS THE INTENT OF THESE DRAWINGS AND THIS DESIGN THAT THE WORK REPRESENTED HERE BE COMPLETED BY A LICENSED CONTRACTOR WITH EXPERIENCE AND QUALIFICATIONS SPECIFIC TO THIS UNIQUE WORK. THE LAKE CONTRACTORS EXPERIENCE AND QUALIFICATIONS SHALL INCLUDE, AT A MINIMUM, THE SUCCESSFUL COMPLETION OF AT LEAST (5) PROJECTS EQUIVALENT IN SCOPE COMPLETED WITHIN THE LAST (2) YEARS AS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE. THE LAKE CONTRACTOR SHALL SUBMIT, WITH HIS BID, A LIST OF QUALIFYING COMPLETED PROJECTS INCLUDING THE NAMES, ADDRESSES, AND PHONE NUMBERS FOR THE OWNER (OR HIS REPRESENTATIVE) AND THE LAKE ENGINEER. THE PROJECT OWNER SHALL MAKE THE FINAL DETERMINATION AS TO THE QUALIFYING EXPERIENCE OF THE LAKE CONTRACTOR. FURTHER, IT IS THE INTENT OF THIS DESIGN TO CONVEY A COMPLETE AND WORKABLE LAKE SYSTEM. THE LAKE CONTRACTORS PRICING SHALL INCLUDE ALL MATERIALS, EQUIPMENT, ACCESSORIES, ETC. REQUIRED TO PRODUCE A COMPLETE AND WORKABLE LAKE SYSTEM TO INDUSTRY STANDARDS.
3. THE LAKE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS PRIOR TO STARTING WORK. THE LAKE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY IN THE DRAWINGS OR SITE CONDITIONS SO THAT PROPER CLARIFICATIONS CAN BE MADE BEFORE CONSTRUCTION BEGINS.
4. IN ADDITION TO EXAMINING THESE PLANS, THE LAKE CONTRACTOR IS EXPECTED TO HAVE VISITED AND INSPECTED THE SITE IN ORDER TO DETERMINE THE GRADES AND TRUE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. SHOULD ANY OMISSIONS, CONFLICTS, OR AMBIGUITIES IN THE DRAWINGS BE DISCOVERED DURING THE EXAMINATION OF THE DRAWINGS OR UPON VISITING THE SITE, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
5. 30 MIL LLDPE-R LAKE MEMBRANE LINER: THE CONTRACTOR SHALL FURNISH AND INSTALL SUFFICIENT LINING MATERIAL TO COVER ALL LINED AREAS SHOWN ON THE PLANS INCLUDING PANEL OVERLAPS AT FIELD SEAMS AND IN DEPRESSIONS. THE LINING MATERIAL SHALL BE LINEAR LOW DENSITY POLYETHYLENE - REINFORCED (LLDPE-R) MEMBRANE AND SHALL BE MANUFACTURED BY THE CALENDARING PROCESS. THE LINING MATERIAL SHALL BE UNIFORM IN COLOR, THICKNESS, SIZE, AND SURFACE TEXTURE. LINING INSTALLATION SHALL NOT BEGIN UNTIL A PROPER BASE HAS BEEN PREPARED TO ACCEPT THE MEMBRANE LINING. BASE MATERIAL SHALL BE FREE FROM ANGULAR ROCKS, ROOTS, GRASS, AND VEGETATION. FOREIGN MATERIALS AND PROTRUSIONS SHALL BE REMOVED AND ALL CRACKS AND VOIDS SHALL BE FILLED AND THE SURFACE MADE LEVEL OR UNIFORMLY SLOPING AS INDICATED ON THESE DRAWINGS. THE PREPARED SURFACE SHALL BE FREE OF LOOSE EARTH, ROCKS, RUBBLE, AND OTHER FOREIGN MATTER. THE SUBGRADE SHALL BE UNIFORMLY COMPACTED TO ENSURE AGAINST SETTLEMENT. THE SURFACE ON WHICH THE LINING IS TO BE PLACED SHALL BE MAINTAINED IN A FIRM, CLEAN, DRY, AND SMOOTH CONDITION DURING LINING INSTALLATION.
6. 300mm (12") SELECT SOIL COVER: A COVER OF NATIVE SELECT SOILS 300mm (12") MINIMUM THICKNESS SHALL BE PLACED OVER THE LINER IN THOSE AREAS SHOWN ON THESE PLANS. THE SELECT SOIL COVER SHALL BE STOCKPILED WHERE INDICATED ON THE LAKE EDGE DETAIL ON IN AREAS APPROVED BY THE OWNER'S REPRESENTATIVE. THE SOIL SHALL BE PLACED OVER THE LINER IN SUCH A MANNER AS TO ENSURE THAT PUNCTURES SHALL NOT OCCUR. IF EQUIPMENT DOES PUNCTURE THE LINER MATERIAL, THE COVER INSTALLATION SHALL STOP AND REPAIRS TO THE LINER SHALL BE MADE IN ACCORDANCE WITH THE LINER SUPPLIER'S REQUIREMENTS. THE SOIL COVER MATERIAL SHALL BE FREE OF ANGULAR ROCKS, ROOTS, GRASS, AND VEGETATION. FOREIGN MATERIALS SHALL BE REMOVED FROM THE SOIL COVER MATERIAL PRIOR TO INSTALLATION OF THE MEMBRANE LINER. SEE MANUFACTURER'S GUIDE SPECIFICATIONS FOR MORE INFORMATION.
7. CONCRETE VENEER COVER (shown as shaded on the plan views): A WIRE REINFORCED CONCRETE VENEER COVER SHALL BE INSTALLED OVER THE MEMBRANE LINER BY THE LAKE CONTRACTOR WHERE SHOWN ON THESE PLANS. THE CONCRETE VENEER SHALL CONSIST OF A MINIMUM 6 SACK MIX TYPE 1 OR 2 PORTLAND CEMENT WITH A MAXIMUM AGGREGATE SIZE OF 10mm (3/8"). THE CONCRETE SHALL OBTAIN A 28-DAY COMPRESSIVE STRENGTH OF 2500 P.S.I. WHEN PREPARED IN ACCORDANCE WITH A.S.T.M. C31 TEST METHOD 231. CONCRETE FAILING TO MEET THIS SPECIFICATION SHALL BE REMOVED AND REPLACED. A 25mm x 25mm x 20 GAUGE (1" x 1" x 20 ga.) OCTAGONAL WIRE MESH SHALL BE PLACED OVER THE MEMBRANE LINER IN ALL AREAS TO RECEIVE A CONCRETE VENEER. THE WIRE SHALL BE LAID IN A CONTINUOUS LAYER WITH ADJACENT EDGES OVERLAPPING 50mm (2") MINIMUM AND SECURED TO ONE ANOTHER BY THE USE OF HOG RINGS OR OTHER APPROPRIATE CLIPS WHICH CANNOT PUNCTURE THE LINER. THE CONCRETE SHALL BE PLACED OVER THE WIRE. ALL WIRE SHALL BE COVERED WITH CONCRETE SUCH THAT NO WIRE IS VISIBLE ON THE SURFACE OR EDGE OF THE CONCRETE EXCEPT WHERE INDICATED ON THESE PLANS. THE CONCRETE SHALL BE ROUGH BROOM FINISHED AND WATER OR MEMBRANE CURED TO PREVENT EXCESSIVE CRACKING OR CHECKING. NO EXPANSION JOINTS WILL BE REQUIRED. THE CONCRETE VENEER IS EXPECTED TO CRACK DURING AND AFTER CURING. CRACKS 6mm (1/4") AND LARGER SHALL BE CAULKED.
8. DECORATIVE SHORELINE TREATMENT: AN ARTIFICIAL SHORELINE SHALL BE CONSTRUCTED THAT HAS THE APPEARANCE OF A NATURAL LAKE SHORELINE EDGE AROUND THE LAKE PERIMETER AS INDICATED ON THESE PLANS. PRIOR TO GENERAL SHORELINE INSTALLATION, THE LAKE CONTRACTOR SHALL INSTALL A 3m (10') LONG SHORELINE TEST SECTION FOR APPROVAL BY THE OWNER'S REPRESENTATIVE OF TEXTURE AND COLOR. THE ARTISTIC RESULT OF THE SHORELINE TREATMENT SHALL REST WITH THE LAKE CONTRACTOR'S ABILITY TO PERFORM THIS WORK TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AND IN ACCORDANCE WITH THE PRE-APPROVED TEST SECTION.
9. CONSTRUCTION ACCESS: THE LAKE CONTRACTOR AND THE OWNER'S REPRESENTATIVE SHALL REVIEW THE SITE PRIOR TO CONSTRUCTION TO ESTABLISH AN ACCESS ROUTE IN AND OUT OF THE LAKE CONSTRUCTION AREA. THE CONTRACTOR SHALL PROVIDE STAKES OUTLINING THE ACCESS ROUTE AND SHALL AT ALL TIMES KEEP CONSTRUCTION EQUIPMENT, PERSONNEL, AND VEHICLES WITHIN THE LIMITS OF THIS ROUTE. REPAIRS TO THESE FACILITIES WITHIN THE LIMITS OF THE CONSTRUCTION ACCESS ROUTE SHALL BE MADE BY THE OWNER'S REPRESENTATIVE. ALL REPAIRS OUTSIDE THESE LIMITS SHALL BE THE RESPONSIBILITY OF THE LAKE CONTRACTOR.
10. LAKE GRADING:
    A. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE (I.B.C.) AND ALL LOCAL CODES AND ORDINANCES. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE WORK AREA (THESE PLANS AND THE PLANS OF OTHER DISCIPLINES ON THIS PROJECT). THE LAKE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATION, OR HAVING LOCATED, ALL UNDERGROUND UTILITIES AND RELATED FACILITIES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION.
    B. ALL AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONABLE DEBRIS, INCLUDING EXISTING SOD AND OTHER ORGANIC MATERIALS, SCARIFIED TO A DEPTH OF 300mm (12") AND WATERED AND COMPACTED TO 85% RELATIVE DENSITY IN LAKE AREAS PER THE REQUIREMENTS OF A.S.T.M. DESIGNATION D-1557-65T, OR AS APPROVED BY THE LAKE ENGINEER. THE FILL MATERIAL SHALL BE PLACED IN COMPACTED LAYERS AS SHOWN ON THE LAKE EDGE DETAILS AND FILLED AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD. THIS PROCEDURE SHALL APPLY ONLY FOR THE LAKE SHORELINE FILLS ON THIS PROJECT AND IS NOT INTENDED FOR BUILDING, BRIDGES, OR OTHER STRUCTURES.
    C. ALL UNSUITABLE SOIL, ORGANIC MATERIALS, ASPHALT, CONCRETE RUBBISH, DEBRIS, ETC. RESULTING FROM GRADING OR DEMOLITION OPERATIONS SHALL BE REMOVED FROM THE JOB SITE, TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN ACCORDANCE WITH APPLICABLE REGULATIONS.
    D. THE LAKE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT, AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION, AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOBSITE. THE LAKE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY THE DUST RESULTING FROM HIS OPERATIONS. DUST ABATEMENT MEASURES SHALL BE CONTINUED UNTIL AFTER THE COMPLETION OF THE LAKE CONTRACTOR'S WORK.
    E. THE LAKE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY ADJACENT TO THE SITE AND THAT HE SHALL, AT HIS EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR REMOVED AS A RESULT OF HIS OPERATIONS.
    F. THE LAKE CONTRACTOR SHALL MAINTAIN CURRENT, COMPLETE, AND ACCURATE RECORD OF ALL CHANGES WHICH DEVIATE FROM THE CONSTRUCTION AS PROPOSED BY THESE PLANS FOR THE PURPOSE OF PROVIDING THE LAKE ENGINEER WITH A BASIS FOR RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE LAKE ENGINEER. IN THE EVENT THAT THE LAKE CONTRACTOR NOTICES IRREGULARITIES IN THE LINE OR GRADE, HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE LAKE ENGINEER AND THE OWNER'S REPRESENTATIVE FOR A PROPER RESOLUTION. IF HE FAILS TO DO SO, THE LAKE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND THE NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.
    G. THE LAKE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE LAKE CONTRACTOR SHALL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE CONDITION OF THE JOB SITE LAKE AREA DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
    H. NEITHER THE OWNER, NOR THE LAKE ENGINEER, WILL ENFORCE SAFETY MEASURES FOR REGULATIONS AS THEY PERTAIN TO THE LAKE CONTRACTOR, THE LAKE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE LAKE CONTRACTOR SHALL PROVIDE TO THE OWNER, PRIOR TO THE START OF WORK, WORKER'S COMPENSATION INSURANCE, PRODUCTS AND COMPLETED OPERATIONS AND COMPREHENSIVE LIABILITY INSURANCE CERTIFICATES.
11. LAKE RECIRCULATION SYSTEM AND AERATION SYSTEM PIPING:
    ALL PIPE SHOWN ON THESE PLANS SHALL BE P.V.C. (POLYVINYL CHLORIDE) OR HDPE (HIGH DENSITY POLYETHYLENE) PIPE UNLESS OTHERWISE NOTED AND SHALL CONFORM TO THE FOLLOWING SCHEDULE:

	PVC:	HDPE:
PIPES 100mm (4") dia. AND SMALLER:	SCHEDULE 40 (I.P.S.)	DR 11
PIPES 150mm (6") dia. AND 200mm (8") dia:	CLASS 160 (I.P.S.)	DR 11
PIPES 250mm (10") dia. TO 900mm (36") dia:	100 psi (P.I.P.)	DR 13.5

    Important!! IF HDPE IS USED ENSURE THAT THE INSIDE DIAMETER OF THE PIPE MATCHES WHAT IS SHOWN ON THE PLAN.
12. ALL LAKE RECIRCULATION SYSTEM PIPING SHALL BE INSTALLED SO THE FLOW IS LEVEL OR UPHILL TO PREVENT AIR TRAPS AND SHALL BE A MINIMUM 900mm (3'-0") COVER OUTSIDE THE LAKE LIMITS AND 300mm (1'-0") MINIMUM COVER WITHIN LAKE LIMITS UNLESS OTHERWISE NOTED ON THESE PLANS. THE LAKE CONTRACTOR SHALL SUBMIT MANUFACTURER'S PRODUCT DATA SHEETS WHICH INDICATE PIPE WALL THICKNESS AND JOINT TYPES TO THE LAKE ENGINEER FOR APPROVAL PRIOR TO ORDERING PIPE MATERIAL.



NOT FOR CONSTRUCTION

Lake 11 Data:

WATER SURFACE AREA (SF):	36,620
SHORELINE LENGTH (LF):	1,060
LAKE VOLUME (GALLONS):	1,564,000 (4.80 ac-ft)

Lake 16 Data:

WATER SURFACE AREA (SF):	23,630
SHORELINE LENGTH (LF):	811
LAKE VOLUME (GALLONS):	723,340 (2.22 ac-ft)

NORTH

0' 100' 200' 300'

Scale: 1" = 100'

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

SHEET TITLE:

Lake System Site Plan, Notes, etc

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA

06-13-2024

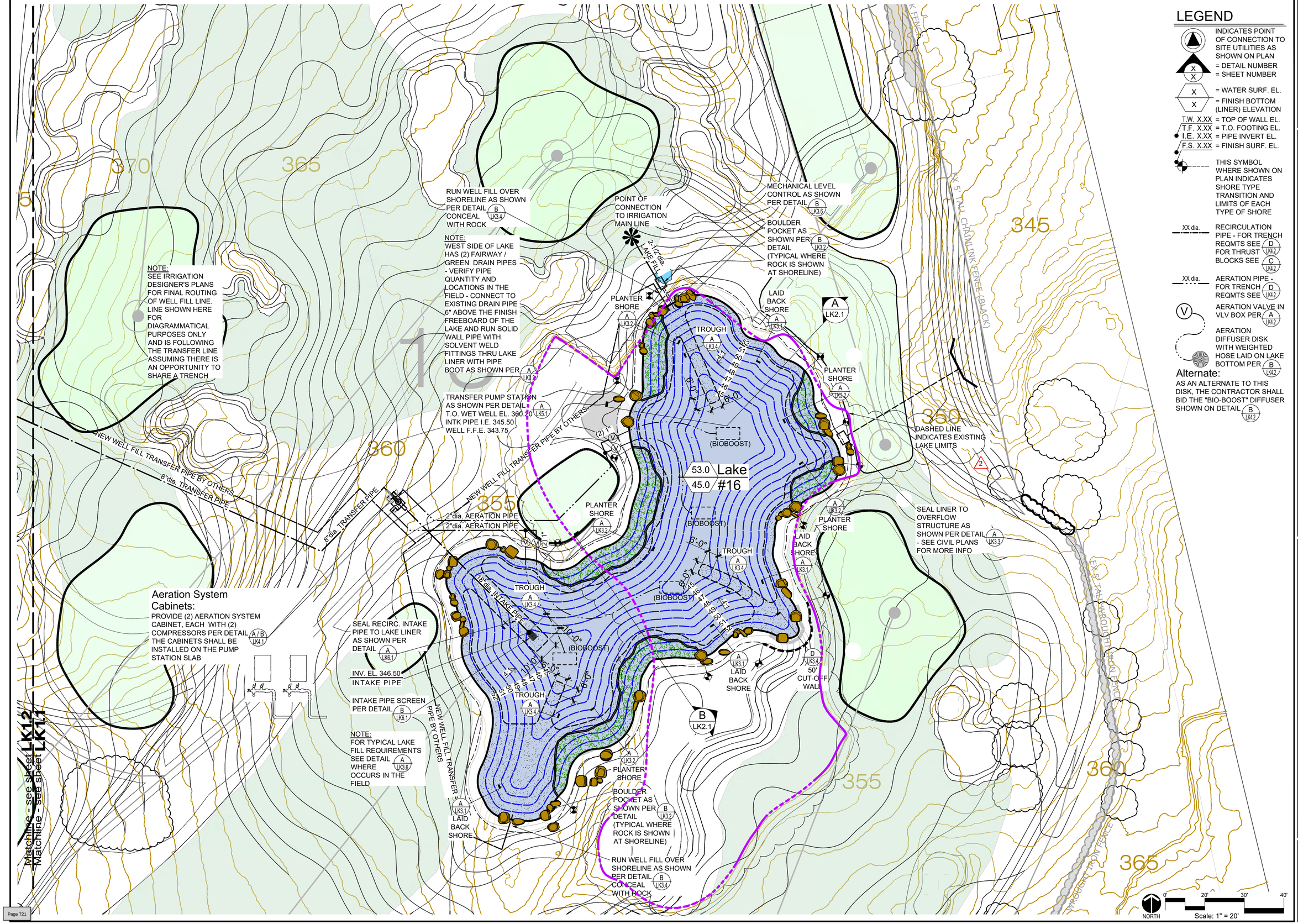
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN

REVISIONS:

Lake Plans for Submittal	03-28-2025	
2	05-23-25	PER TOWN COMMENTS

SHEET NO:

LK0.1



2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

Lake System Plan View

LA RINCONADA COUNTRY CLUB

LOS GATOS, CALIFORNIA

SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-14-2025

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	06-19-2024
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	06-19-2024
2 05-23-25 PER TOWN COMMENTS	

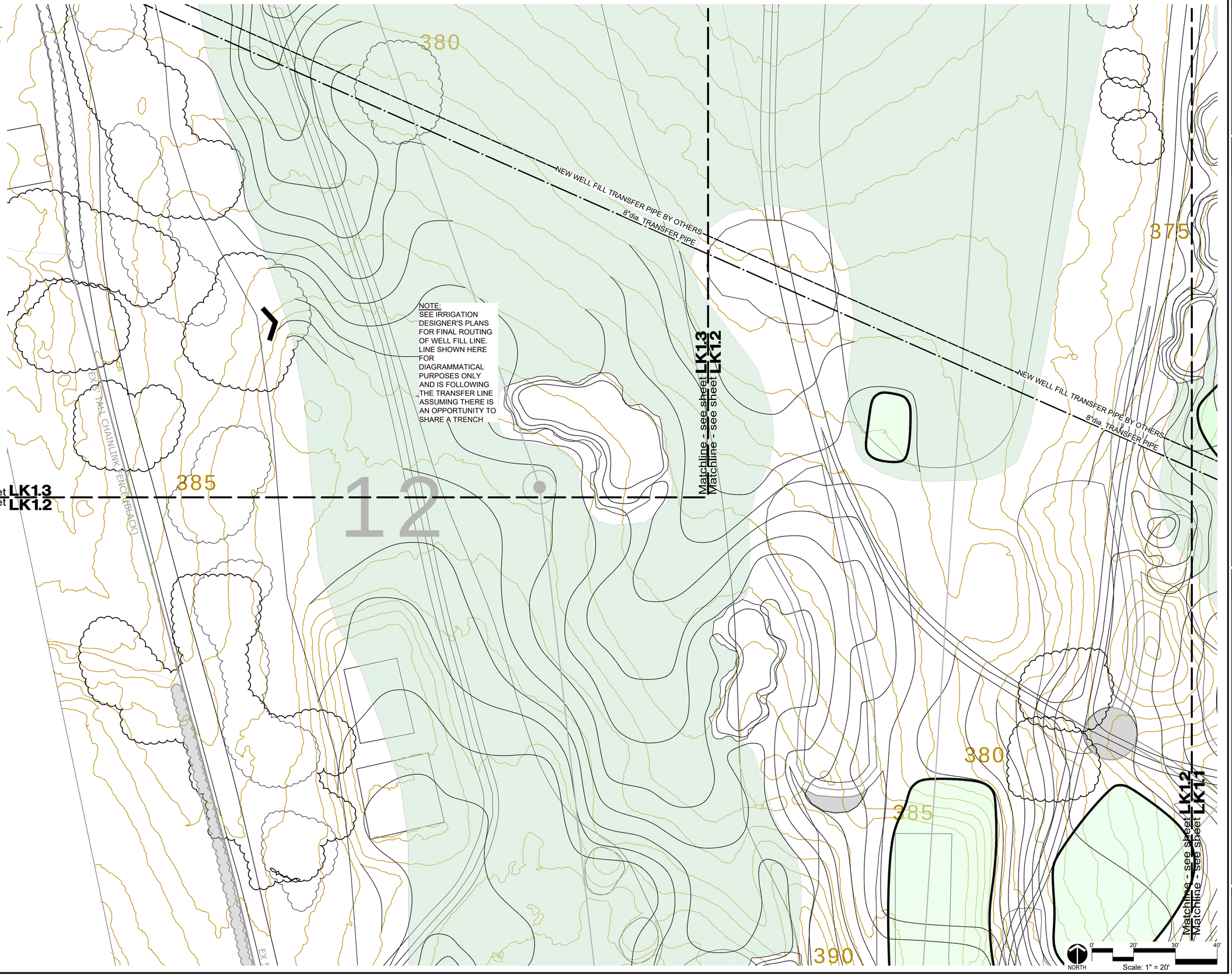
SHEET NO:

LK1.1

LEGEND

- INDICATES POINT OF CONNECTION TO SITE UTILITIES AS SHOWN ON PLAN
- X / X = DETAIL NUMBER / = SHEET NUMBER
- X / X = WATER SURF. EL. / = FINISH BOTTOM (LINER) ELEVATION
- T.W. X.XX = TOP OF WALL EL.
- T.F. X.XX = T.O. FOOTING EL.
- I.E. X.XX = PIPE INVERT EL.
- F.S. X.XX = FINISH SURF. EL.
- THIS SYMBOL WHERE SHOWN ON PLAN INDICATES SHORE TYPE TRANSITION AND LIMITS OF EACH TYPE OF SHORE
- XX dia. RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D LK4.2 FOR THRUST BLOCKS SEE C LK4.2
- XX dia. AERATION PIPE - FOR TRENCH REQMTS SEE D LK4.2
- V AERATION VALVE IN VLV BOX PER A LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B LK4.2



WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker18@yahoo.com
Lake System Construction Drawings

SHEET TITLE:

Lake System Plan View

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025
2 05-23-25	PER TOWN COMMENTS

SHEET NO:

LK1.2

Matchline - see sheet LK1.4
Matchline - see sheet LK1.3

8"dia. TRANSFER PIPE
NEW WELL FILL TRANSFER PIPE BY OTHERS
8"dia. TRANSFER PIPE

12
370
375
380
385

LEGEND

- INDICATES POINT OF CONNECTION TO SITE UTILITIES AS SHOWN ON PLAN
- X = DETAIL NUMBER
- X = SHEET NUMBER
- X = WATER SURF. EL.
- X = FINISH BOTTOM (LINER) ELEVATION
- T.W. X.XX = TOP OF WALL EL.
- T.F. X.XX = T.O. FOOTING EL.
- I.E. X.XX = PIPE INVERT EL.
- F.S. X.XX = FINISH SURF. EL.
- THIS SYMBOL WHERE SHOWN ON PLAN INDICATES SHORE TYPE TRANSITION AND LIMITS OF EACH TYPE OF SHORE
- XX dia. RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D LK4.2 FOR THRUST BLOCKS SEE C LK4.2
- XX dia. AERATION PIPE - FOR TRENCH REQMTS SEE D LK4.2
- V AERATION VALVE IN VLV BOX PER A LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B LK4.2

NEW WELL FILL TRANSFER PIPE BY OTHERS
8"dia. TRANSFER PIPE

NOTE:
SEE IRRIGATION DESIGNER'S PLANS FOR FINAL ROUTING OF WELL FILL LINE. LINE SHOWN HERE FOR DIAGRAMMATICAL PURPOSES ONLY AND IS FOLLOWING THE TRANSFER LINE ASSUMING THERE IS AN OPPORTUNITY TO SHARE A TRENCH

EX. TAN CHAINLINK FENCE/BACK

Matchline - see sheet LK1.3
Matchline - see sheet LK1.2

Matchline - see sheet LK1.3
Matchline - see sheet LK1.2

NORTH
0' 20' 30' 40'
Scale: 1" = 20'

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

SHEET TITLE: Lake System Plan View

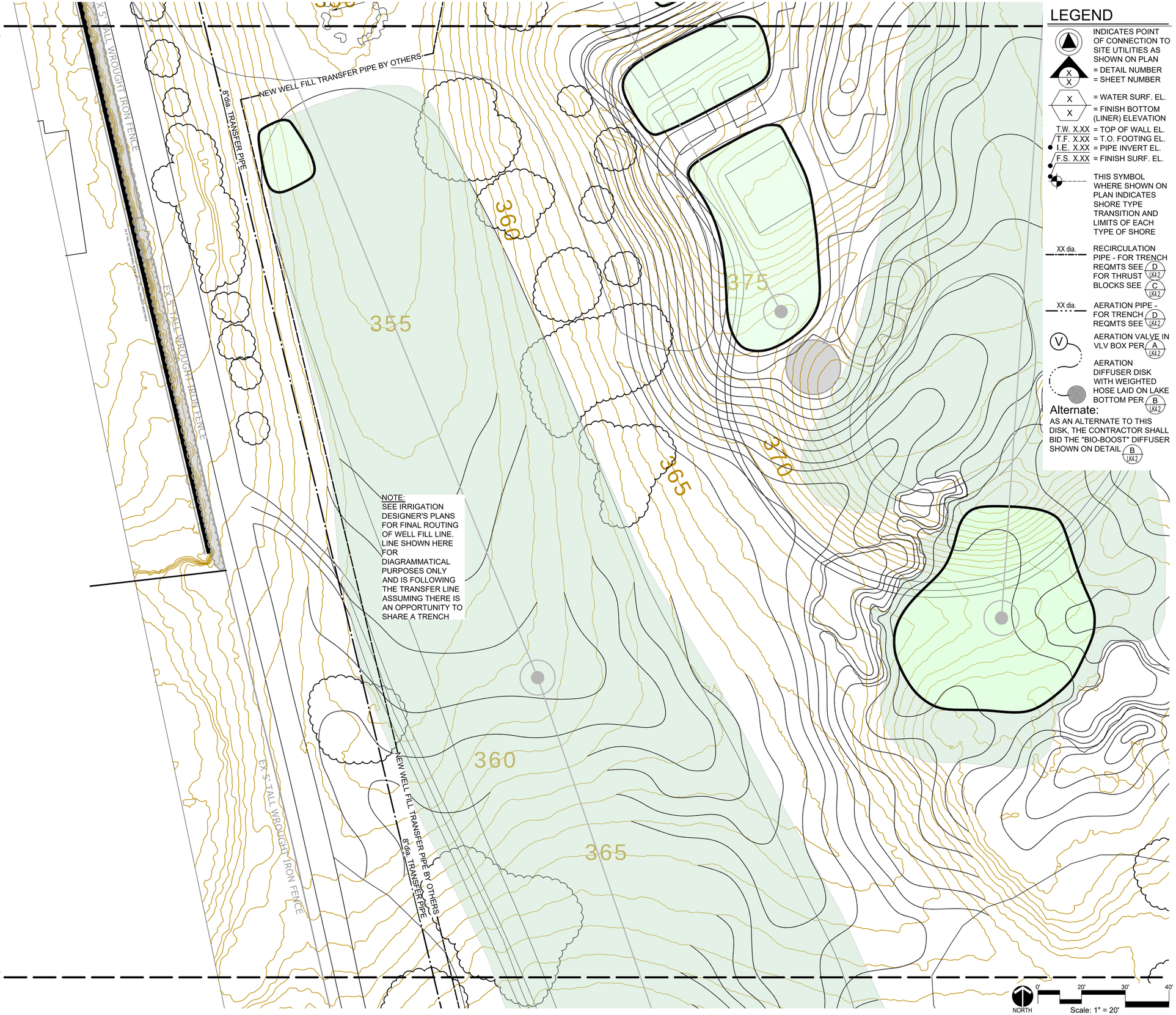
La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
NO. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025
2 05-23-25	PER TOWN COMMENTS

SHEET NO: LK1.3

Matchline - see sheet **LK1.5**
Matchline - see sheet **LK1.4**



LEGEND

- INDICATES POINT OF CONNECTION TO SITE UTILITIES AS SHOWN ON PLAN
- X / X = DETAIL NUMBER / = SHEET NUMBER
- X = WATER SURF. EL.
- X = FINISH BOTTOM (LINER) ELEVATION
- T.W. X.XX = TOP OF WALL EL.
- T.F. X.XX = T.O. FOOTING EL.
- I.E. X.XX = PIPE INVERT EL.
- F.S. X.XX = FINISH SURF. EL.
- THIS SYMBOL WHERE SHOWN ON PLAN INDICATES SHORE TYPE TRANSITION AND LIMITS OF EACH TYPE OF SHORE
- XX dia. — RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D/LK4.2 FOR THRUST BLOCKS SEE C/LK4.2
- XX dia. — AERATION PIPE - FOR TRENCH REQMTS SEE D/LK4.2
- V — AERATION VALVE IN VLV BOX PER A/LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B/LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B/LK4.2

Matchline - see sheet **LK1.4**
Matchline - see sheet **LK1.3**

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

SHEET TITLE:

Lake System Plan View

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047889
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

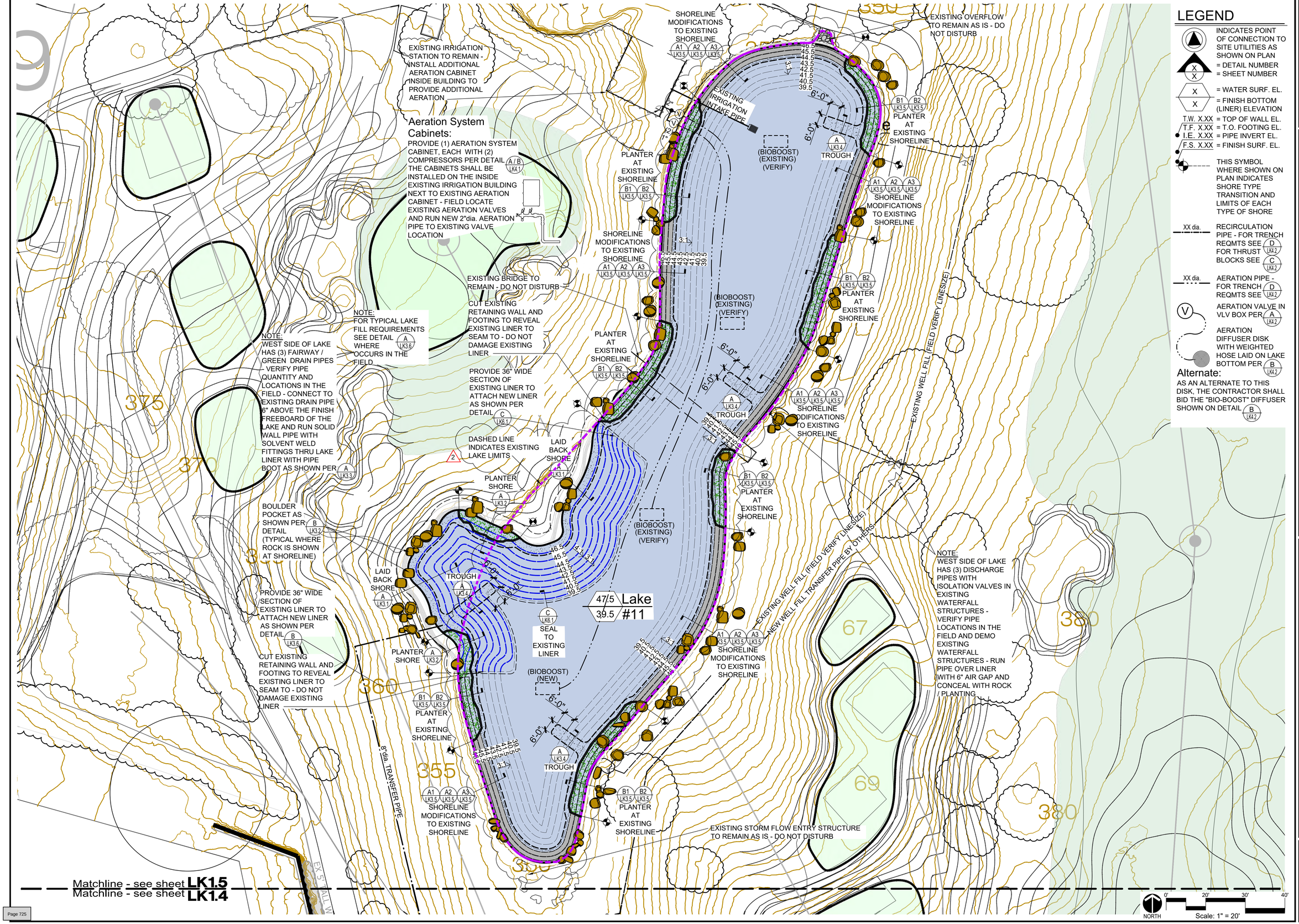
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN

REVISIONS:

Lake Plans for Submittal	03-28-2025	
2	05-23-25	PER TOWN COMMENTS

SHEET NO:

LK1.4



LEGEND

- INDICATES POINT OF CONNECTION TO SITE UTILITIES AS SHOWN ON PLAN
- X / X = DETAIL NUMBER / = SHEET NUMBER
- X / X = WATER SURF. EL. / = FINISH BOTTOM (LINER) ELEVATION
- T.W. X.XX = TOP OF WALL EL.
- T.F. X.XX = T.O. FOOTING EL.
- I.E. X.XX = PIPE INVERT EL.
- F.S. X.XX = FINISH SURF. EL.
- THIS SYMBOL WHERE SHOWN ON PLAN INDICATES SHORE TYPE TRANSITION AND LIMITS OF EACH TYPE OF SHORE
- XX dia. RECIRCULATION PIPE - FOR TRENCH REQMTS SEE D LK4.2 FOR THRUST BLOCKS SEE C LK4.2
- XX dia. AERATION PIPE - FOR TRENCH REQMTS SEE D LK4.2
- V AERATION VALVE IN VLV BOX PER A LK4.2
- AERATION DIFFUSER DISK WITH WEIGHTED HOSE LAID ON LAKE BOTTOM PER B LK4.2

Alternate:
AS AN ALTERNATE TO THIS DISK, THE CONTRACTOR SHALL BID THE "BIO-BOOST" DIFFUSER SHOWN ON DETAIL B LK4.2

2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker@yahoo.com
Lake System Construction Drawings

Lake System Plan View

LA RINCONADA COUNTRY CLUB

LOS GATOS, CALIFORNIA

SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
NO. C047889
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
05-14-2025

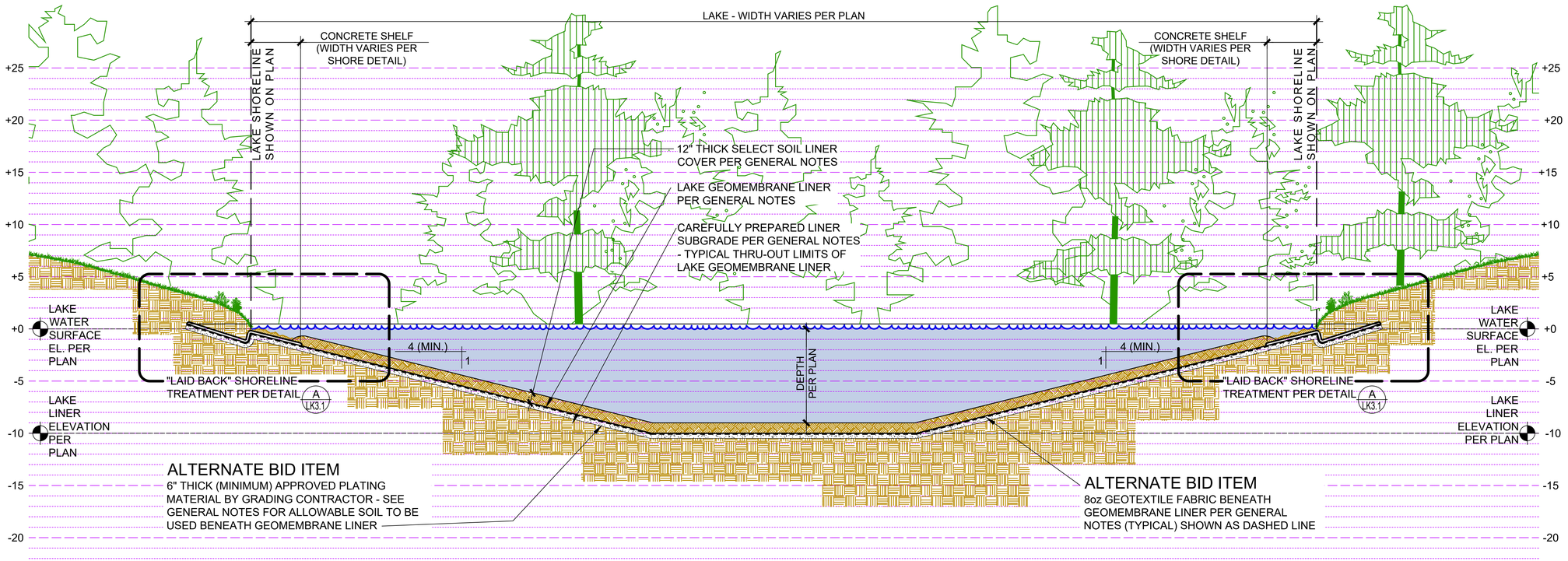
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	06-19-2024
SCALE:	AS SHOWN

REVISIONS:

Lake Plans for Submittal	06-19-2024	
2	05-23-25	PER TOWN COMMENTS

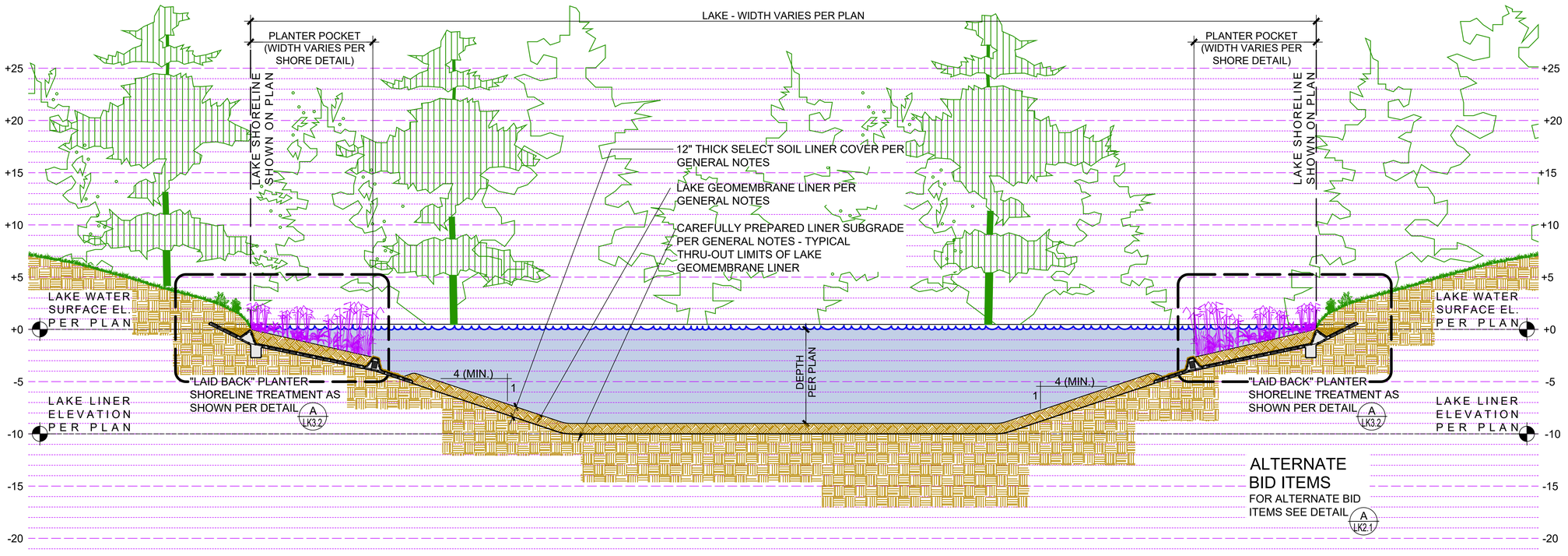
SHEET NO:

LK1.5



TYPICAL CROSS SECTION THRU LAKE

SCALE: 3/16" = 1'-0" **A**



TYPICAL CROSS SECTION THRU LAKE

SCALE: 3/16" = 1'-0" **B**

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker@yahoo.com

Lake System Construction Drawings

Lake System Cross Sections

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. MCGUIRE
NO. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

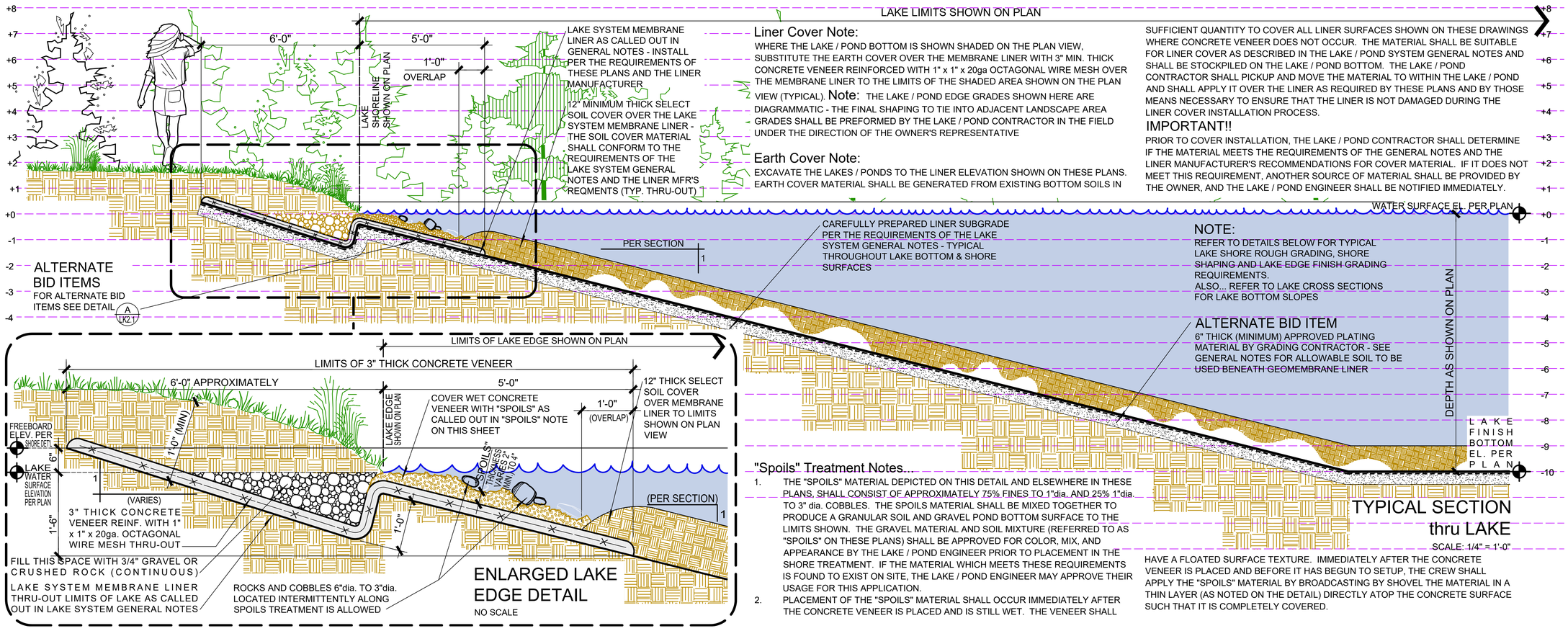
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	06-19-2024
SCALE:	AS SHOWN

REVISIONS:

Lake Plans for Submittal	06-19-2024	
2	05-23-25	PER TOWN COMMENTS

SHEET NO:

LK2.1



Liner Cover Note:

WHERE THE LAKE / POND BOTTOM IS SHOWN SHADED ON THE PLAN VIEW, SUBSTITUTE THE EARTH COVER OVER THE MEMBRANE LINER WITH 3" MIN. THICK CONCRETE VENEER REINFORCED WITH 1" x 1" x 20ga OCTAGONAL WIRE MESH OVER THE MEMBRANE LINER TO THE LIMITS OF THE SHADED AREA SHOWN ON THE PLAN VIEW (TYPICAL).

Note:

THE LAKE / POND EDGE GRADES SHOWN HERE ARE DIAGRAMMATIC - THE FINAL SHAPING TO TIE INTO ADJACENT LANDSCAPE AREA GRADES SHALL BE PREFORMED BY THE LAKE / POND CONTRACTOR IN THE FIELD UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE

Earth Cover Note:

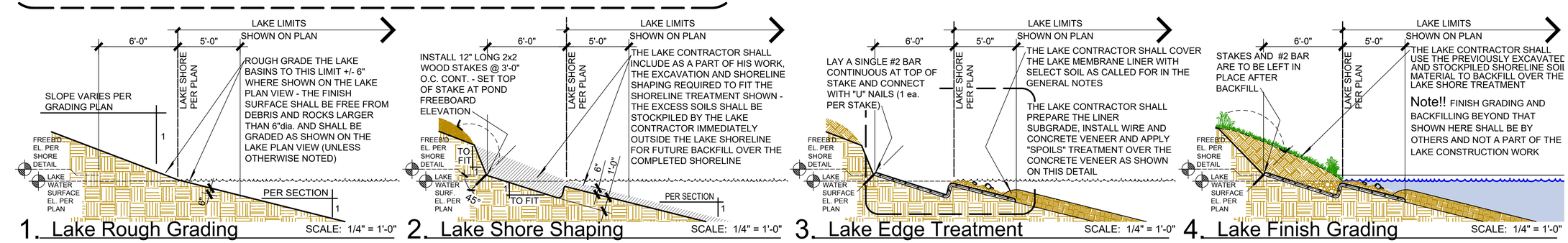
EXCAVATE THE LAKES / PONDS TO THE LINER ELEVATION SHOWN ON THESE PLANS. EARTH COVER MATERIAL SHALL BE GENERATED FROM EXISTING BOTTOM SOILS IN SUFFICIENT QUANTITY TO COVER ALL LINER SURFACES SHOWN ON THESE DRAWINGS WHERE CONCRETE VENEER DOES NOT OCCUR. THE MATERIAL SHALL BE SUITABLE FOR LINER COVER AS DESCRIBED IN THE LAKE / POND SYSTEM GENERAL NOTES AND SHALL BE STOCKPILED ON THE LAKE / POND BOTTOM. THE LAKE / POND CONTRACTOR SHALL PICKUP AND MOVE THE MATERIAL TO WITHIN THE LAKE / POND AND SHALL APPLY IT OVER THE LINER AS REQUIRED BY THESE PLANS AND BY THOSE MEANS NECESSARY TO ENSURE THAT THE LINER IS NOT DAMAGED DURING THE LINER COVER INSTALLATION PROCESS.

IMPORTANT!!

PRIOR TO COVER INSTALLATION, THE LAKE / POND CONTRACTOR SHALL DETERMINE IF THE MATERIAL MEETS THE REQUIREMENTS OF THE GENERAL NOTES AND THE LINER MANUFACTURER'S RECOMMENDATIONS FOR COVER MATERIAL. IF IT DOES NOT MEET THIS REQUIREMENT, ANOTHER SOURCE OF MATERIAL SHALL BE PROVIDED BY THE OWNER, AND THE LAKE / POND ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

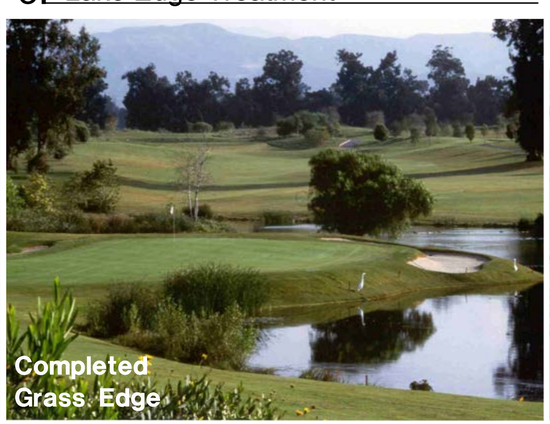
"Spoils" Treatment Notes...

1. THE "SPOILS" MATERIAL DEPICTED ON THIS DETAIL AND ELSEWHERE IN THESE PLANS, SHALL CONSIST OF APPROXIMATELY 75% FINES TO 1"dia. AND 25% 1"dia. TO 3" dia. COBBLES. THE SPOILS MATERIAL SHALL BE MIXED TOGETHER TO PRODUCE A GRANULAR SOIL AND GRAVEL POND BOTTOM SURFACE TO THE LIMITS SHOWN. THE GRAVEL MATERIAL AND SOIL MIXTURE (REFERRED TO AS "SPOILS" ON THESE PLANS) SHALL BE APPROVED FOR COLOR, MIX, AND APPEARANCE BY THE LAKE / POND ENGINEER PRIOR TO PLACEMENT IN THE SHORE TREATMENT. IF THE MATERIAL WHICH MEETS THESE REQUIREMENTS IS FOUND TO EXIST ON SITE, THE LAKE / POND ENGINEER MAY APPROVE THEIR USAGE FOR THIS APPLICATION.
2. PLACEMENT OF THE "SPOILS" MATERIAL SHALL OCCUR IMMEDIATELY AFTER THE CONCRETE VENEER IS PLACED AND IS STILL WET. THE VENEER SHALL HAVE A FLOATED SURFACE TEXTURE. IMMEDIATELY AFTER THE CONCRETE VENEER IS PLACED AND BEFORE IT HAS BEGUN TO SETUP, THE CREW SHALL APPLY THE "SPOILS" MATERIAL BY BROADCASTING BY SHOVEL THE MATERIAL IN A THIN LAYER (AS NOTED ON THE DETAIL) DIRECTLY ATOP THE CONCRETE SURFACE SUCH THAT IT IS COMPLETELY COVERED.











WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	06-19-2024
SCALE:	AS SHOWN

REVISIONS:

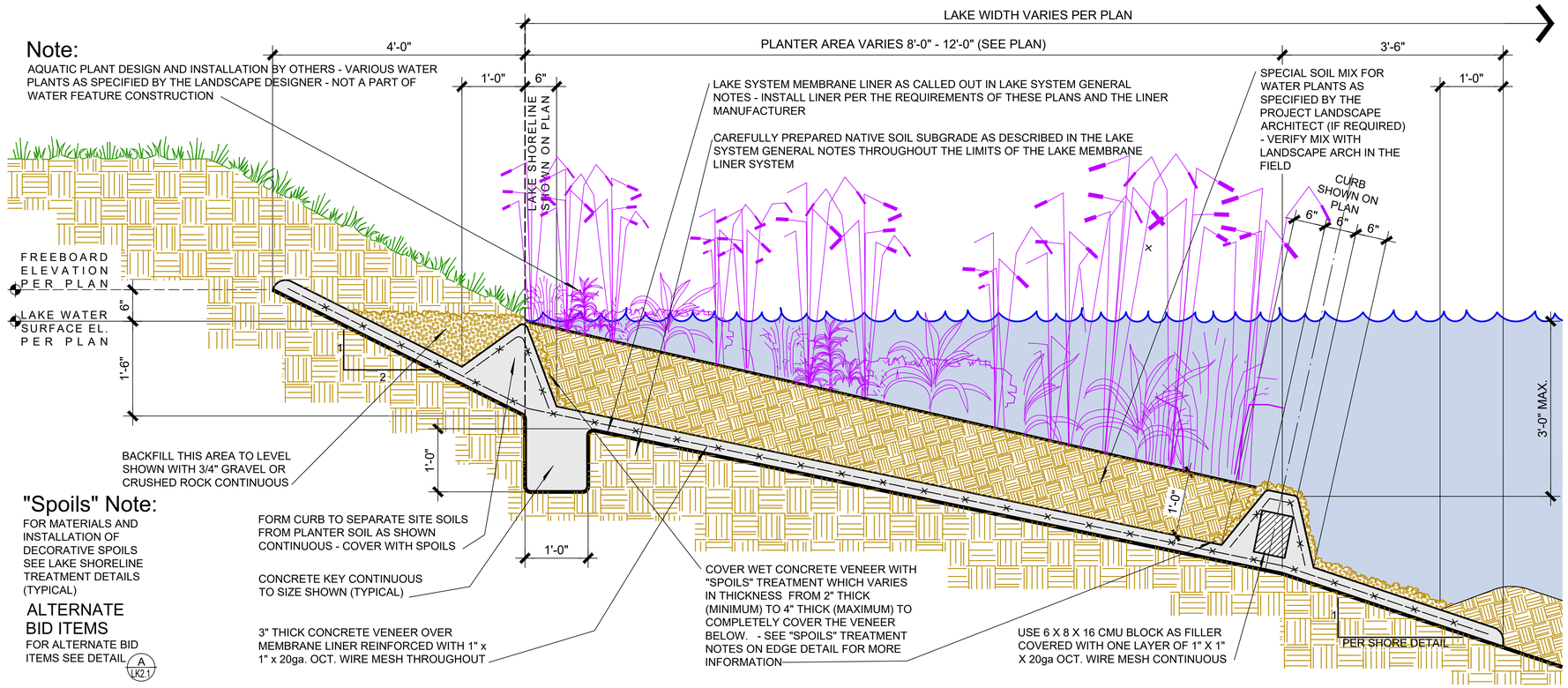
Lake Plans for Submittal	06-19-2024
2 05-23-25	PER TOWN COMMENTS

SHEET NO:

LK3.1

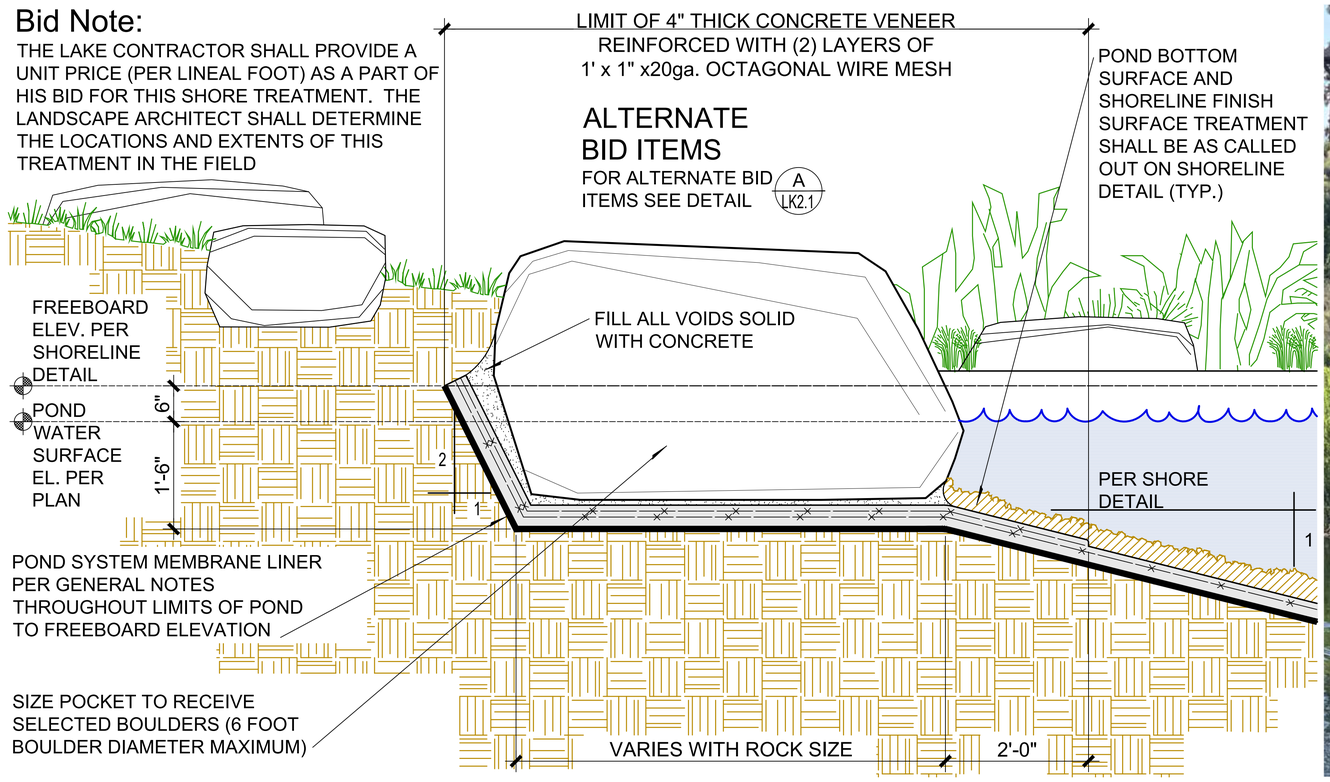
SCALE: AS SHOWN A

"LAID BACK" LAKE SHORELINE TREATMENT



AQUATIC PLANTER DETAIL

SCALE: 1" = 1'-0" | A



STACKED ROCK DETAIL

SCALE: 1" = 1'-0" | B

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Rene. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN

REVISIONS:

Lake Plans for Submittal	03-28-2025
2 05-23-25	PER TOWN COMMENTS

SHEET NO:

LK3.2

Geomembrane Liner Specifications:

1.0 GENERAL

1.1 SCOPE OF WORK RELATED TO POND (RESERVOIR) LINER WORK.

THE LINER MANUFACTURER PRODUCES REINFORCED LINEAR LOW DENSITY POLYETHYLENE (LLDPE) GEOMEMBRANE FABRICS IN 30 AND 45 MIL THICKNESSES. THE FOLLOWING INSTALLATION INSTRUCTIONS ARE MEANT AS A MINIMUM SET OF STANDARDS THAT ARE TO BE FOLLOWED. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE POND ENGINEER'S DRAWINGS AND SPECIFICATIONS AND THE FABRICATOR'S APPROVED SHOP DRAWINGS.

1.2 DESCRIPTION OF THE PRODUCTS

LLDPE GEOMEMBRANE FABRICS ARE PRODUCED IN THE FABRICATOR'S FACILITY. THE GEOMEMBRANE IS REINFORCED WITH A 9 X 9, 1000 DENIER WEFT INSERTED WARP KNIT POLYESTER SCRIM. THE SCRIM HAS BEEN DESIGNED FOR HIGH TENSILE AND TEAR STRENGTH. IN THE PRODUCTION PROCESS, THE LONGITUDINAL EDGES OF THE SCRIM ARE ENCAPSULATED BY THE COATING LAYERS.

THE 30 AND 45 MIL LLDPE GEOMEMBRANE FABRICS HAVE BEEN EXTRUSION COATED WITH A HIGH FLEXIBILITY MATERIAL. THE COATING ALSO CONTAINS PIGMENTS AND ULTRAVIOLET (UV) INHIBITORS. THE FINISHED MEMBRANE SHALL MEET OR EXCEED THE PHYSICAL PROPERTY VALUES SHOWN ON THE DATA SHEET BELOW:

DURA•SKRIM® N30B

LOW REINFORCED POLYETHYLENE — REINFORCED STANDARD

PRO-FORMA DATA SHEET

PROPERTIES	TEST METHOD	DURA•SKRIM® N30B IMPERIAL MINIMUM	IMPERIAL TYPICAL	METRIC MINIMUM	METRIC TYPICAL
Appearance		Black		Black	
Thickness	ASTM D5199	27 mil	30 mil	0.68 mm	0.76 mm
Weight	ASTM D751	126 lb/msf	144 lb/msf	615 g/m²	703 g/m²
Construction		9x9 1000 Denier PET scrim reinforced polyethylene			
Tensile Tear Strength	ASTM D5884	70 lbf	115 lbf	311 N	512 N
Grab Tensile at Break	ASTM D7004	220 lbf	260 lbf	978 N	1246 N
Tensile Elongation at Break	ASTM D7004	22 %	30 %	22 %	30 %
Puncture Resistance	ASTM D4833	80 lbf	100 lbf	356 N	445 N
Standard CET or High Pressure HPCET	ASTM D5885, ASTM D5885	100 min. 400 min	150 min. 2400 min	100 min. 400 min	150 min. 2400 min
Hydraulic Conductivity		3.20 x 10⁻¹⁴ cm/sec			
Maximum Static Use Temperature		160° F		62° C	
Minimum Static Use Temperature		-20° F		-57° C	

2.0 PRODUCTION AND HANDLING OF PANELS

2.1 FACTORY FABRICATION OF PANELS

GEOMEMBRANE FABRICS ARE FLEXIBLE ENOUGH TO ALLOW FOR FACTORY WELDING AND FOLDING OF PANELS FOR DELIVERY TO THE INSTALLATION SITE. WHENEVER POSSIBLE THE USE OF FACTORY SEAMS AND LARGE PANELS SHALL BE MAXIMIZED. THE FABRICATOR SHALL PRODUCE THE PANELS WITH WELDS N THE PATTERN AND DIRECTIONS AS SHOWN ON THE PLANS AND / OR THE FABRICATOR'S APPROVED SHOP DRAWINGS.

ALL FACTORY WELDS SHALL BE PRODUCED USING A THERMAL WELDING SYSTEM SUCH AS A HOT WEDGE OR HOT AIR WELDER. THE FABRICATOR SHALL HAVE EXPERIENCE IN WELDING A MINIMUM OF 2,000,000 SQUARE FEET OF GEOMEMBRANE FABRIC USING A THERMAL WELDING SYSTEM. THE MINIMUM WIDTH OF FACTORY SEAMS SHALL BE 2". ALL SEAMS SHALL BE INSPECTED TO ENSURE THE QUALITY AND UNIFORMITY OF THE WELDS. ANY PORTION OF THE WELD AREA THAT DOES NOT PASS VISUAL INSPECTION FOR REASONS SUCH AS AN UNWELDED EDGES, EXPOSURE OF THE SCRIM, ETC, MUST BE REPAIRED BY THERMAL WELDING OR THE USE OF A PROPER WELDING ROD MATERIAL PRIOR TO THE PANEL BEING SHIPPED.

IN ADDITION TO VISUAL INSPECTION, A 48" SAMPLE SHALL BE TAKEN FROM EACH FACTORY SEAM WELDING UNIT USED IN THIS WORK AT THE BEGINNING OF EVERY WORK SHIFT AND EVERY FOUR HOURS OF PRODUCTION THEREAFTER. SAMPLES SHALL BE NON-DESTRUCTIVE AND SHALL NOT REQUIRE PATCHING OF FABRICATED PANELS. TEST SPECIMENS SHALL BE CUT AT QUARTER POINTS FROM EACH 48" SEAM SAMPLE (A TOTAL OF 3 PLACES) AND TESTED FOR FACTORY SEAM STRENGTH AND PEEL ADHESION. THE SHEAR SEAM STRENGTH SHALL BE TESTED IN ACCORDANCE WITH ASTM D75 1 AS MODIFIED IN ANNEX A OF 54. A LOG SHALL BE MAINTAINED SHOWING THE DATE, TIME, PANEL NUMBER AND TEST RESULTS. FAILURE OF THE MATERIAL SEAMS TO MEET ALL OF THE REQUIREMENTS OF THESE SPECIFICATIONS SHALL BE CAUSE FOR REJECTION OF THE MATERIAL SEAMS. THE FABRICATOR SHALL PROVIDE THE TEST RESULTS TO THE POND ENGINEER AND / OR OWNER UPON REQUEST.

2.2 FABRICATED PANEL PACKAGING AND STORAGE

EACH FACTORY FABRICATED PANEL SHALL BE ROLLED OR ACCORDION-FOLDED AND PLACED ONTO A STURDY WOODEN PALLET DESIGNED TO BE MOVED BY A FORKLIFT OR SIMILAR EQUIPMENT. EACH PANEL SHALL BE GIVEN PROMINENT AND UNIQUE IDENTIFYING MARKINGS INDICATING THE PROPER DIRECTION OF UNROLLING AND / OR UNFOLDING TO FACILITATE LAYOUT AND POSITIONING IN THE FIELD. THE PANELS SHALL BE PACKAGED AND FULLY ENCLOSED ON A WOODEN PALLET WITH PLASTIC COVER AND SHRINKWRAP AND PROTECTED TO PREVENT DAMAGE DURING SHIPMENT AND EACH CRATE IS TO BE PROMINENTLY MARKED IN THE SAME FASHION AS THE PANELS WITHIN. UNTIL NEEDED, PACKAGED FACTORY

FABRICATED PANELS SHALL BE STORED IN THEIR ORIGINAL UNOPENED

CRATES IN A DRY AREA, AND PROTECTED FROM THE DIRECT HEAT OF THE SUN. DO NOT STACK PALLETS.

3.0 INSTALLATION AND FIELD SEAMING

3.1 SUBGRADE PREPARATION

THE SURFACES ON WHICH THE LINING IS TO BE PLACED SHALL BE MAINTAINED IN A FIRM, CLEAN, DRY AND SMOOTH CONDITION DURING THE LINING INSTALLATION. ALL EARTHEN SURFACES TO RECEIVE THE LINING SHALL BE COMPACTED AND SMOOTH GRADED WITH FREEBOARD ANCHORAGES AS SHOWN ON THE POND SYSTEM DETAILS. ALL SURFACES TO RECEIVE THE LINING SHALL BE FREE OF ROCKS, ROOTS, GRAVEL, GRADE STAKES OR DEBRIS THAT MAY PUNCTURE THE GEOMEMBRANE. THE SUBGRADE SURFACE TO RECEIVE THE LINING SHALL BE COMPACTED IN ACCORDANCE WITH THE PROJECT GRADING PLANS. ALL VEGETATION, IF PRESENT, SHALL BE REMOVED. IF GROUNDWATER IS PRESENT WITHIN 12" BELOW THE SURFACE TO BE LINED, THE AREA SHALL BE DEWATERED PRIOR TO, AND DURING THE INSTALLATION OF THE LINER. THE LINER SHALL BE INSTALLED AT A HEIGHT ABOVE THE MAXIMUM ANTICIPATED HEIGHT OF THE GROUNDWATER TABLE IF GROUNDWATER IS PRESENT ON THIS SITE.

THE LOCATION OF BOTH THE TOP AND BOTTOM OF ALL SLOPES SHALL BE COMPLETED WITHIN PLUS OR MINUS 1 FOOT OF THE PLANED LOCATION. THE COMPLETED FINISH GRADES SHALL BE WITHIN PLUS OR MINUS 0.1 FOOT OF THE SPECIFIED ELEVATION, UNLESS OTHERWISE NOTED ON THESE PLANS. IMMEDIATELY PRIOR TO THE INSTALLATION OF THE GEOMEMBRANE, A COMPLETE AND DETAILED INSPECTION OF THE EMBANKMENTS SHALL BE PERFORMED BY THE FIELD ENGINEER, EARTHWORK CONTRACTOR AND GEOMEMBRANE INSTALLER TO DETERMINE ACCEPTANCE OF THE FINISHED SUBGRADE AND ELEVATIONS. ANY EROSION OR OTHER DAMAGE TO THE BASE MATERIAL WHICH HAS OCCURRED SINCE PLACEMENT SHALL BE CORRECTED BY THE GRADING CONTRACTOR.

3.2 GEOMEMBRANE INSTALLATION

THE GEOMEMBRANE SHALL BE PLACED OVER THE PREPARED SURFACES IN SUCH A MANNER AS TO INSURE MINIMUM HANDLING AND IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND THE POND PLANS. THE LININGS SHALL BE SEALED TO ALL CONCRETE STRUCTURES AND OTHER OPENINGS IN ACCORDANCE WITH DETAILS SHOWN HERE AND IN THE APPROVED FABRICATOR'S SHOP DRAWINGS. THE GEOMEMBRANE LINING SHALL BE CLOSELY FITTED AND SEALED AROUND ALL INLETS, OUTLETS AND OTHER PROJECTIONS THROUGH THE LINING USING PREFABRICATED FITTINGS (PIPE BOOTS) AS SHOWN ON THESE PLANS. LINER SHEETS DAMAGED FROM ANY CAUSE SHALL BE REMOVED, REPAIRED, OR COVERED WITH ADDITIONAL SHEETING.

ONLY THOSE SHEETS OF LINING MATERIAL WHICH CAN BE ANCHORED AND SEAMED TOGETHER THE SAME DAY SHALL BE UNPACKED AND PLACED INTO POSITION. IN AREAS WHERE HIGH WIND IS PREVALENT, THE LINING INSTALLATION SHALL BEGIN ON THE UPWIND SIDE OF THE PROJECT AND PROCEED DOWNWIND. THE LEADING EDGE OF THE LINER SHALL BE SECURED AT ALL TIMES WITH SANDBAGS SUFFICIENT TO HOLD IT DOWN DURING HIGH WINDS. THE LEADING EDGES OF THE LINER MATERIAL LEFT EXPOSED AFTER THE DAY'S WORK SHALL BE ANCHORED TO PREVENT DAMAGE OR DISPLACEMENT DUE TO WIND.
MATERIALS, EQUIPMENT OR OTHER ITEMS SHALL NOT BE DRAGGED ACROSS THE SURFACE OF THE LINER OR BE ALLOWED TO SLIDE DOWN SLOPES ON THE LINING. ALL PARTIES WALKING OR WORKING ON THE LINING MATERIALS SHALL WEAR SOFT SOLED SHOES.

3.3 FIELD SEAMS

LAP JOINTS SHALL BE USED TO SEAL FACTORY FABRICATED SHEETS TOGETHER IN THE FIELD. THE LAP JOINT SHALL BE FORMED BY LAPPING THE EDGES OF THE SHEETS FOUR (4) TO SIX (6) INCHES. THE CONTACT SURFACES OF THE SHEETS SHALL BE WIPED CLEAN OF ALL DIRT, DUST, MOISTURE AND OTHER FOREIGN MATTER. A MINIMUM 2" BOND SHALL APPLY TO ALL FIELD SEAMS. EXTREME CARE SHALL BE TAKEN THROUGHOUT THE WORK TO AVOID FISHMOUTHS, WRINKLES, FOLDS OR PLEATS IN THE SEAM AREA. IF FISHMOUTHS DO OCCUR, THEY SHALL BE SLIT OUT FAR ENOUGH FROM THE SEAM TO DISSIPATE THEM, LAPPED, SEAMED TOGETHER IN THE LAPPED AREA AND PATCHED. ANY NECESSARY REPAIRS TO THE GEOMEMBRANE SHALL BE DONE USING AN ADDITIONAL PIECE OF THE SPECIFIED SHEETING APPLIED AS STATED IN SECTION 4 OF THIS SPECIFICATION. CLEANUP WITHIN THE LINING COMPOUND SHALL BE AN ONGOING RESPONSIBILITY OF THE LINING INSTALLER. PARTICULAR CARE SHALL BE TAKEN TO ENSURE THAT NO STONES, SCRAP MATERIAL, TRASH, TOOLS OR OTHER UNWANTED ITEMS ARE TRAPPED BENEATH THE LINER.

ALL FIELD SEAMS SHALL BE MADE UTILIZING THE HOT AIR OR HOT WEDGE WELDING TECHNIQUES AS OUTLINED IN APPROPRIATE SECTIONS OF THE EPA TECHNICAL GUIDANCE DOCUMENT "INSPECTION TECHNIQUES FOR THE FABRICATION OF GEOMEMBRANE FIELD SEAMS".

4.0 INSPECTION AND TESTING OF SEAMS

4.1 INSPECTION

UPON COMPLETION OF THE LINER INSTALLATION, ALL SEAMS SHALL BE VISUALLY INSPECTED FOR COMPLIANCE WITH THESE SPECIFICATIONS AND THE POND PLANS. IN ADDITION TO VISUAL INSPECTION, ALL FIELD SEAMS SHALL BE CHECKED USING AN AIR LANCE NOZZLE DIRECTED ON THE UPPER EDGE AND SURFACE TO DETECT ANY LOOSE EDGES OR RIFFLES INDICATING UNBONDED AREAS WITHIN THE SEAM (PER ASTM D4437). ANY DEFECTS IN THE WELD SHALL BE REPAIRED BY THERMAL WELDING.

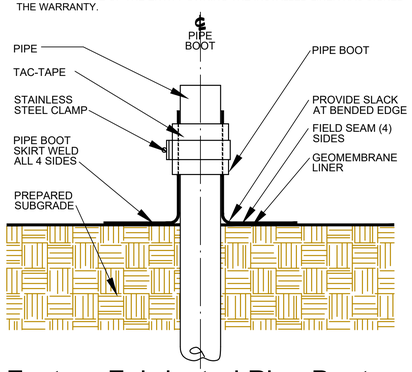
ALL FIELD SEAMS, ON COMPLETION, SHALL BE TIGHTLY BONDED. ANY GEOMEMBRANE SURFACE SHOWING INJURY DUE TO SCUFFING, PENETRATION BY FOREIGN OBJECTS, OR DISTRESS FROM OTHER CAUSES SHALL BE REPLACED OR REPAIRED. ALL EXPOSED SCRIM EDGES SHALL BE SEALED WITH AN APPROVED EXTRUSION WELDING BEAD OR CAP STRIPPED.
4.3 TESTING OF FIELD SEAMS

TEST SEAMS ARE TO BE MADE BY EACH SEAMING CREW AT THE BEGINNING OF THE SEAMING PROCESS, AND EVERY FOUR (4) HOURS THEREAFTER, OR EVERY TIME THE WELDING EQUIPMENT IS CHANGED. EACH SEAMING CREW AND THE MATERIALS THEY ARE USING SHALL BE TRACEABLE AND IDENTIFIABLE TO THEIR TEST SEAMS. THE SAMPLES SHALL BE NUMBERED, DATED, IDENTIFIED AS TO THE PERSONNEL MAKING THE SEAM, AND LOCATION MADE, BY APPROPRIATE NOTES ON A PRINT OF THE PANEL LAYOUT FOR THE PROJECT. THE COMPLETED FIELD SEAM SAMPLE SHALL MEASURE NOT LESS THAN 14" IN WIDTH AND 24" IN LENGTH.

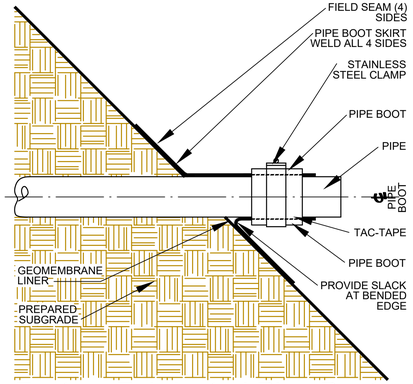
THE FIELD TEST SEAMS ARE TO BE TESTED FOR ADHESION BY USE OF AN AIR LANCE TESTING MACHINE. IF A TEST SEAM FAILS TO MEET THE FIELD SEAM DESIGN SPECIFICATION, THEN ADDITIONAL TEST SEAM SAMPLES WILL HAVE TO BE MADE BY THE SEAMING CREW, USING THE SAME TOOLS, EQUIPMENT AND SEAMING MATERIALS, AND RETESTED.

5.0 WARRANTY

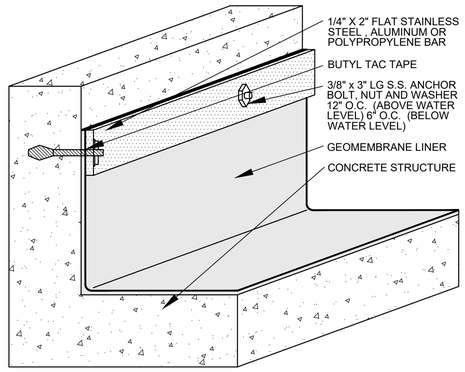
THE LINING MANUFACTURER SHALL PROVIDE A PRO-RATA WEATHERING WARRANTY FOR THE GEOMEMBRANE LINER PRODUCT THAT IT IS FREE FROM MANUFACTURING DEFECTS AT THE TIME OF SALE AND AGAINST DETERIORATION DUE TO THE EFFECTS OF ULTRAVIOLET LIGHT FOR A PERIOD OF UP TO 20 YEARS FROM THE DATE OF THE COMPLETED INSTALLATION. THE WARRANTY WILL BE IN FORCE ONLY AFTER THE OWNER OR LEGAL REPRESENTATIVE OF THE ENTITY OWNING THE INSTALLED LINER HAS SIGNED THE WARRANTY.



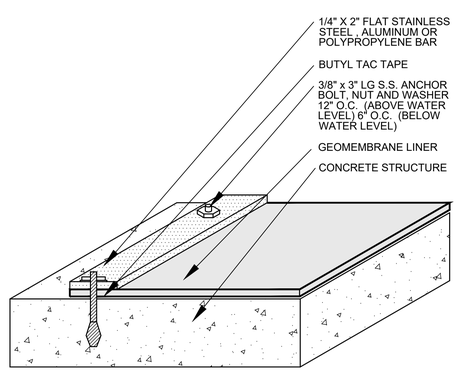
Factory Fabricated Pipe Boot (vertical) ALL PIPE SIZES



Factory Fabricated Pipe Boot (on slope) ALL PIPE SIZES

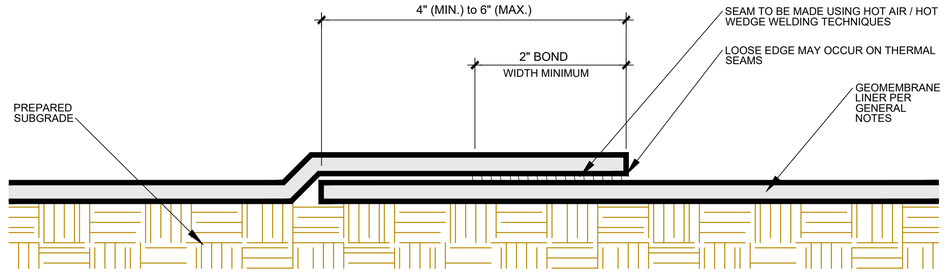


Vertical Surface



Horizontal Surface

Field Seal to Concrete Structure



Field Seam / Splice Detail

The LAKE System Geomembrane Liner Shall be:

30 mil LLDPE-R (Scrim Reinforced LLDPE)

as manufactured by . . .

Viaflex™

Contact:
TITAN ENVIRONMENTAL, USA
950 Beaumont Ave, #830,
Beaumont, CA, 92223
Mr. Daniel Watson ph: 951-630-0401,
daniel.watson@titanenviro.com
www.titanenviro.com









WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER — RICHARD A. McGUIRE — NO. C047589 Rem. 12-31-2025 — CIVIL — STATE OF CALIFORNIA

06-13-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN

REVISIONS:

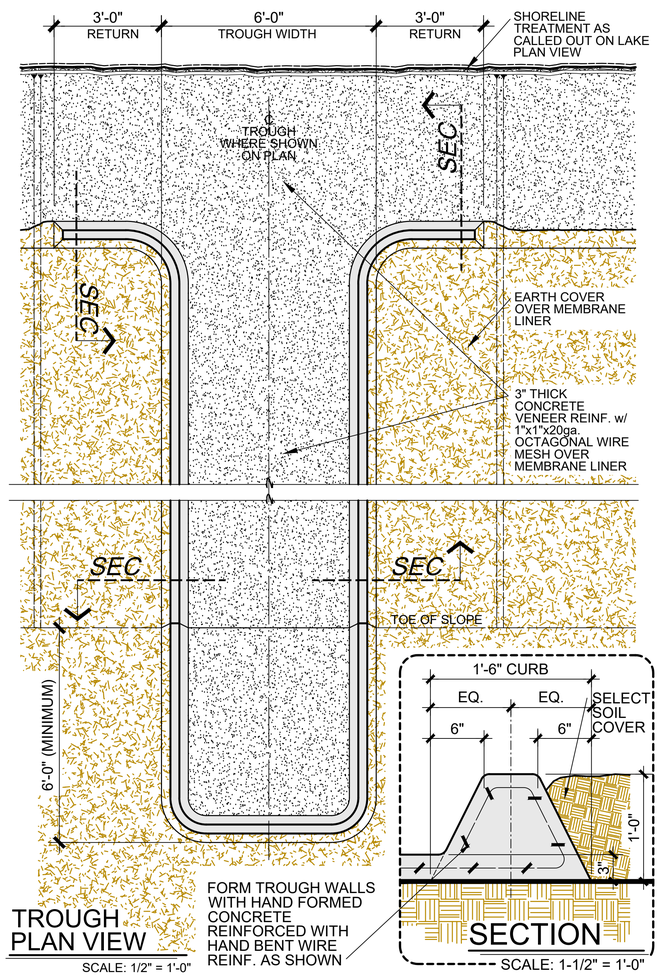
Lake Plans for Submittal	03-28-2025
2 05-23-25	PER TOWN COMMENTS

SHEET NO:

LK3.3

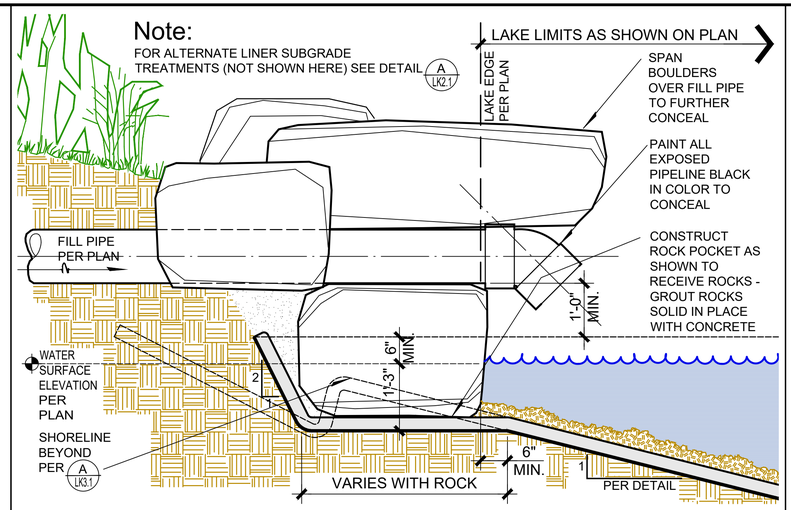
GEOMEMBRANE LINER SPECIFICATIONS and DETAILS

SCALE: NONE A



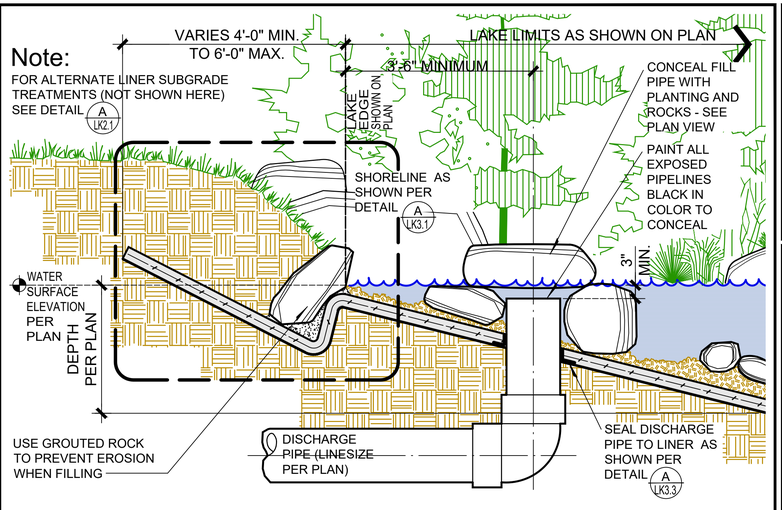
LAKE FILL TROUGH

SCALE: AS SHOWN | A



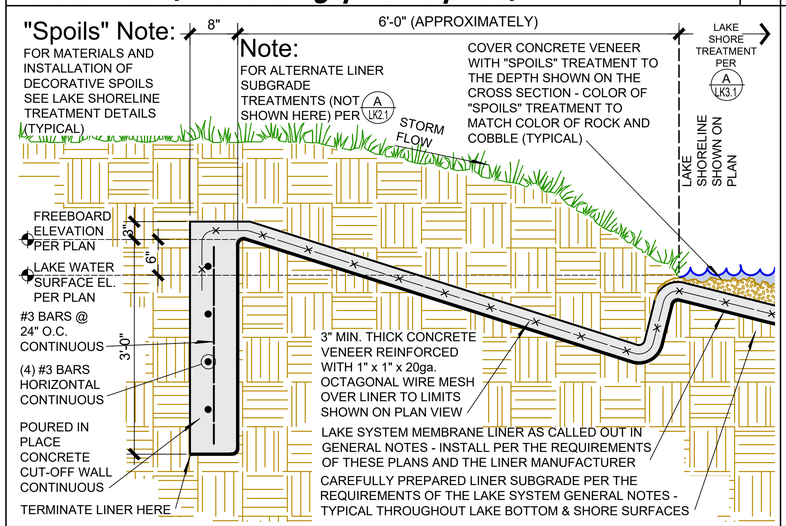
LAKE FILL (where air gap IS required)

SCALE: 3/4" = 1'-0" | B



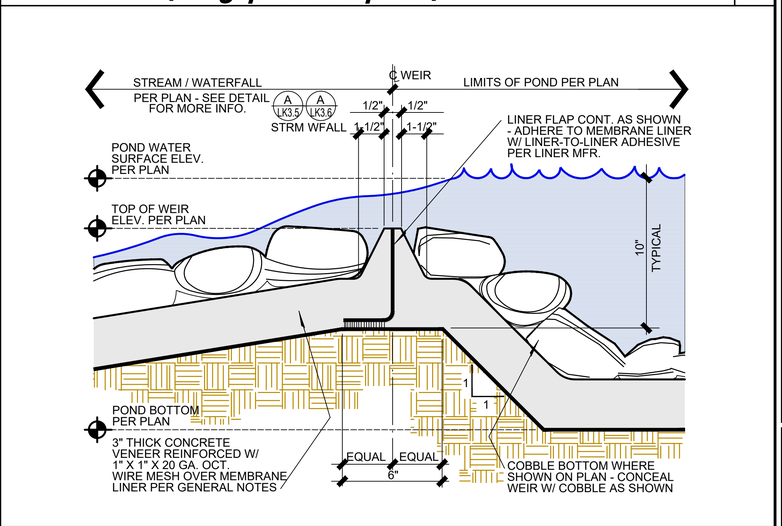
LAKE FILL (air gap not required)

SCALE: 3/4" = 1'-0" | C



CUT OFF WALL

SCALE: 1" = 1'-0" | D



FLOW CONTROL WEIR

SCALE: 1-1/2" = 1'-0" | E

SCALE: AS SHOWN | F

SCALE: AS SHOWN | G

SCALE: 1" = 1'-0" | H

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker@yahoo.com

Lake System Construction Drawings

Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

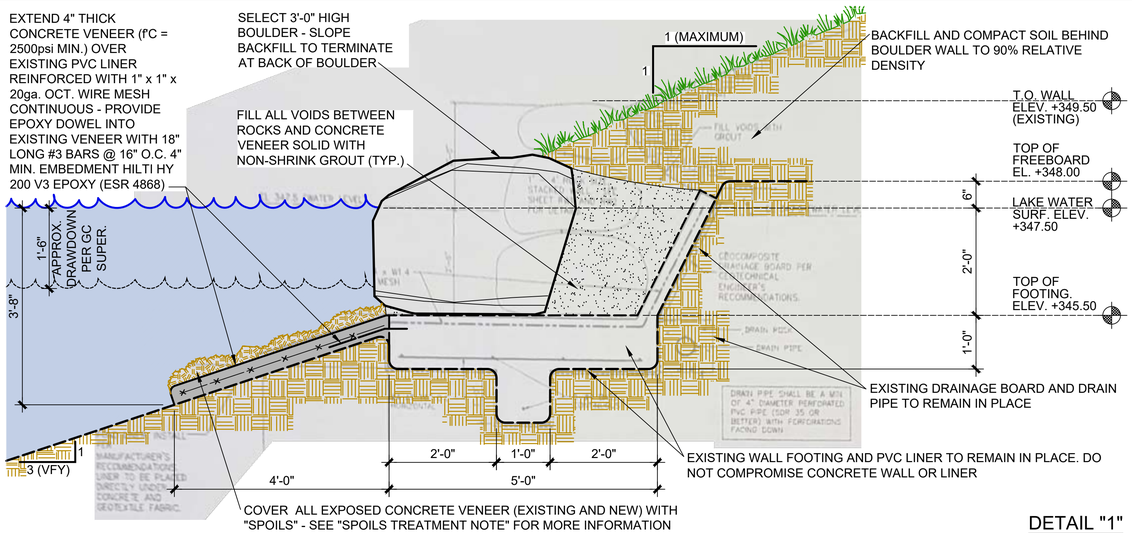
SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

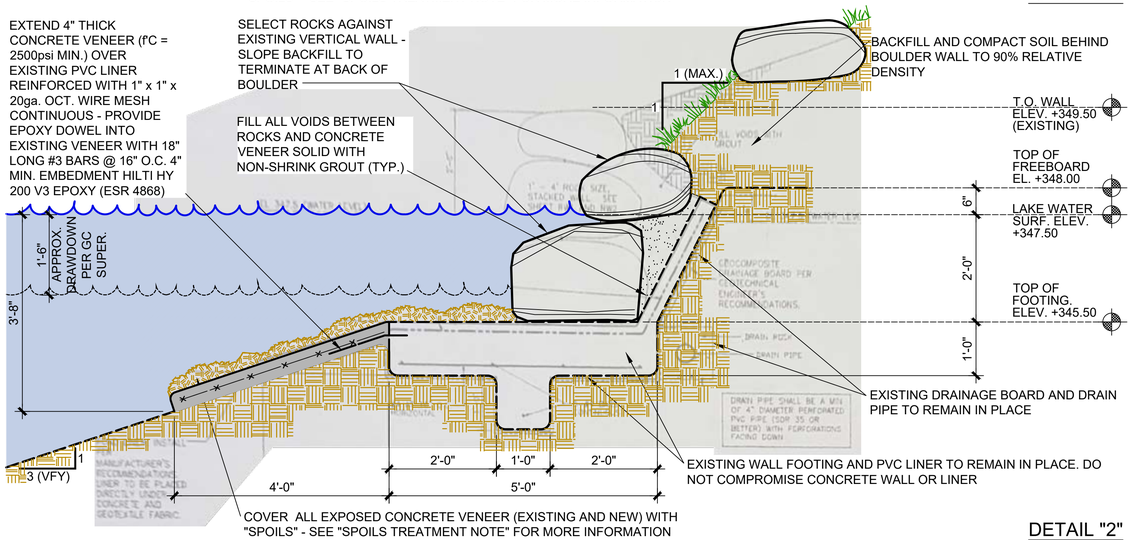
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025
2 05-23-25	PER TOWN COMMENTS

SHEET NO:

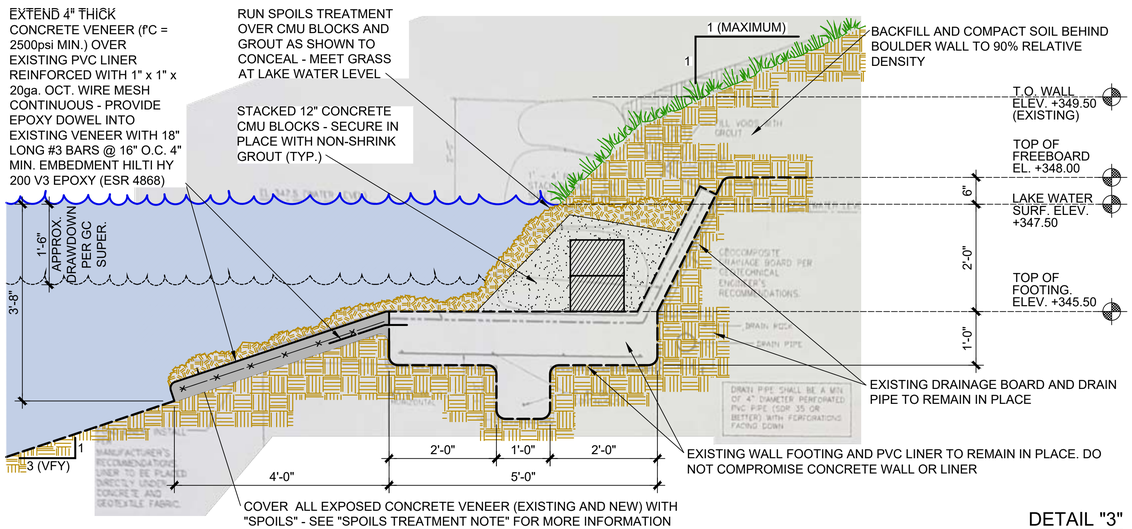
LK3.4



DETAIL "1"



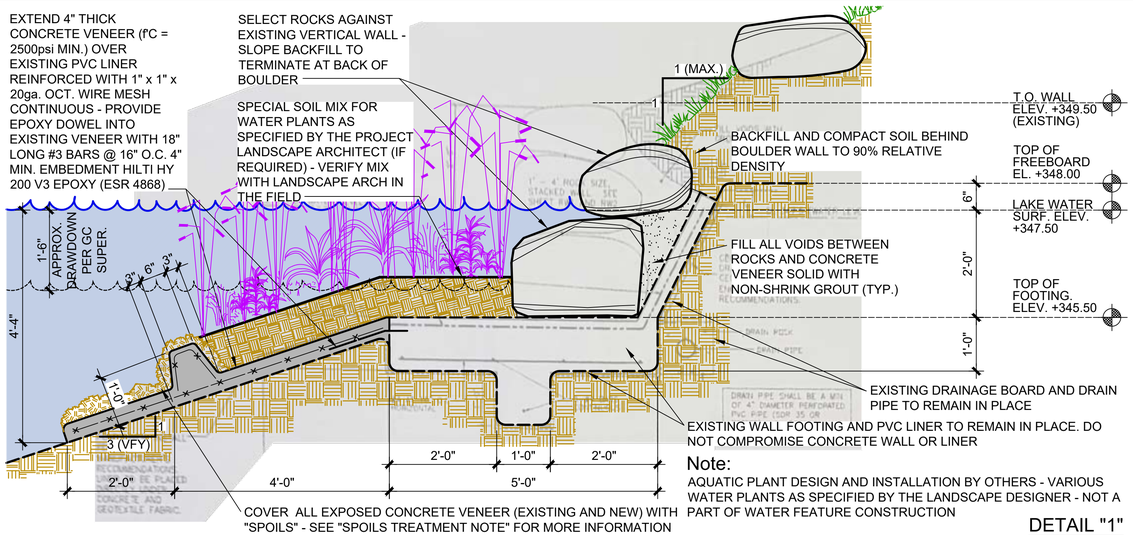
DETAIL "2"



DETAIL "3"

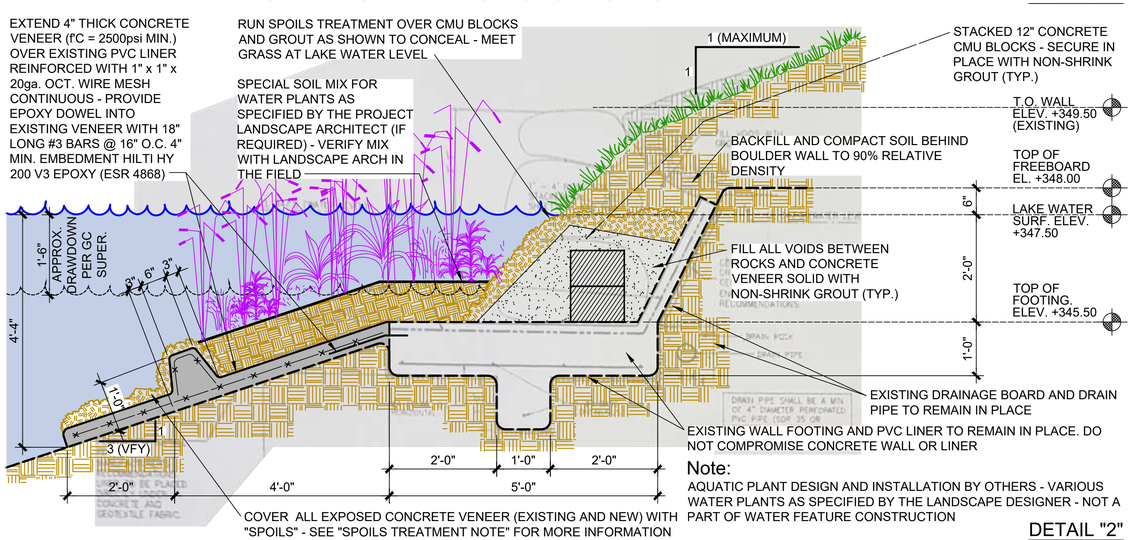
LAKE #11 SHORELINE MODIFICATION DETAILS

SCALE: 3/4" = 1'-0" **A**



Note:
AQUATIC PLANT DESIGN AND INSTALLATION BY OTHERS - VARIOUS WATER PLANTS AS SPECIFIED BY THE LANDSCAPE DESIGNER - NOT A PART OF WATER FEATURE CONSTRUCTION

DETAIL "1"



Note:
AQUATIC PLANT DESIGN AND INSTALLATION BY OTHERS - VARIOUS WATER PLANTS AS SPECIFIED BY THE LANDSCAPE DESIGNER - NOT A PART OF WATER FEATURE CONSTRUCTION

DETAIL "2"

LAKE #11 SHORELINE MODIFICATIONS WITH PLANTER

SCALE: 3/4" = 1'-0" **B**

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker@yahoo.com

Lake System Construction Drawings

Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

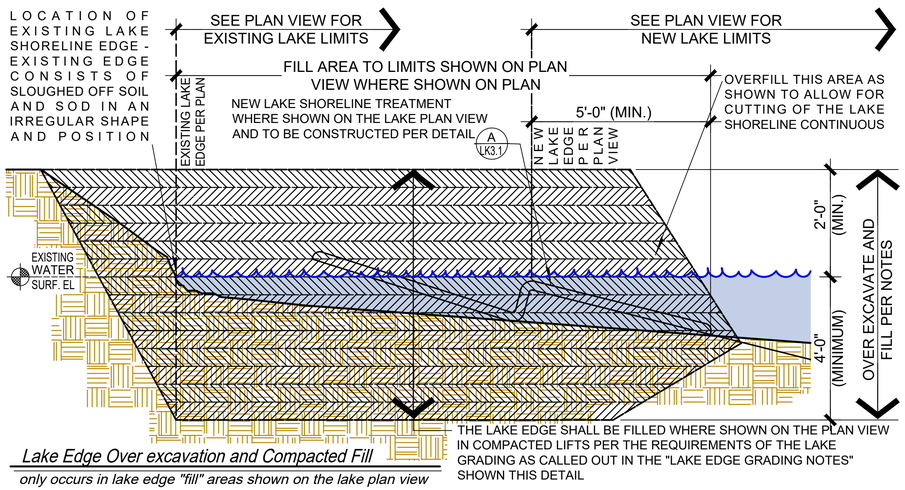
SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submittal	03-28-2025
2 05-23-25	PER TOWN COMMENTS

SHEET NO:

LK3.5



Lake Edge Over excavation and Compacted Fill

only occurs in lake edge "fill" areas shown on the lake plan view

Lake Edge Grading Notes *(does not apply to project mass grading)*

1. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES. AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE WORK AREA. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN SHALL BE DEEMED TO BE APPROXIMATE. THE OWNER SHALL BE RESPONSIBLE FOR LOCATING, MARKING AND IF NECESSARY, SHUTTING DOWN AND/OR RELOCATING ALL UNDERGROUND UTILITIES AND RELATED FACILITIES OR IRRIGATION LINES AND FOR PROTECTING SAME DURING THE COURSE OF CONSTRUCTION. THE OWNER SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-542-2444 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR ASSISTANCE FROM THE RESPECTIVE UTILITIES. ALL UTILITIES NOT A MEMBER OF U.S.A. SHALL ALSO BE NOTIFIED.

2. ALL AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL BRUSH AND OTHER OBJECTIONABLE DEBRIS, INCLUDING EXISTING SOD AND OTHER ORGANIC MATERIALS, SCARIFIED TO A DEPTH OF 1 FOOT AND WATERED AND COMPACTED TO 90% RELATIVE DENSITY IN LAKE AREAS PER THE REQUIREMENTS OF A.S.T.M. DESIGNATION D-1557-65T, OR AS APPROVED BY THE LAKE ENGINEER. THE FILL MATERIAL SHALL BE PLACED IN COMPACTED LAYERS AS SHOWN ON THE LAKE EDGE CONSTRUCTION DETAILS AND FILLED AND COMPACTED AT OPTIMUM MOISTURE CONTENT BY AN APPROVED METHOD. THIS PROCEDURE SHALL APPLY ONLY TO THE LAKE SHORELINE FILLS ON THIS PROJECT AND IS NOT INTENDED TO BE USED FOR BUILDINGS OR OTHER STRUCTURES.

3. ALL EXISTING LAKE BOTTOM SOIL SHALL BE REUSED IN THE LAKE AREA, WITH REMOVED ORGANICS, BUSHES, TREES, ETC. TO BE STOCKPILED ADJACENT TO THE LAKE FOR REMOVAL / DISPOSAL BY THE OWNER.

4. THE CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS, OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. THE OWNER SHALL PROVIDE A SUFFICIENT WATER SOURCE FOR CONSTRUCTION WATER AND SHALL BE RESPONSIBLE FOR ALL WATER COSTS THROUGHOUT THE COMPLETION OF THE LAKE CONTRACTOR'S WORK.

5. THE OWNER SHALL DESIGNATE WORK EQUIPMENT TRAVEL PATHS THRU THE PROJECT WHICH ALLOWS THE CONTRACTOR TO ACCESS THE WORK AREA WITH EQUIPMENT AND SHALL ALTER GOLF PLAY AS REQUIRED TO PROTECT THE SAFETY OF THE CONTRACTORS WORKMEN DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL MAKE A REASONABLE EFFORT TO PROTECT EXISTING IRRIGATION COMPONENTS ETC. DURING THE COURSE OF THE WORK HOWEVER THE OWNER SHALL BEAR THE COSTS OF REPAIRING OR REPLACING ANY AND ALL COMPONENTS AND / OR LANDSCAPING DAMAGED WITHIN THE DESIGNATED ACCESS AREAS AFTER THE COMPLETION OF THE WORK.

6. THE LAKE CONTRACTOR SHALL MAINTAIN A CURRENT, COMPLETE AND ACCURATE RECORD OF ALL CHANGES WHICH DEVIATE FROM THE CONSTRUCTION AS PROPOSED IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING THE LAKE ENGINEER WITH A BASIS FOR RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE AND THE LAKE ENGINEER. IN THE EVENT THAT THE CONTRACTOR NOTICES IRREGULARITIES IN THE LINE OR GRADE HE SHALL BRING IT TO THE IMMEDIATE ATTENTION OF THE LAKE ENGINEER AND THE OWNER'S REPRESENTATIVE FOR A PROPER RESOLUTION. IF HE FAILS TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ERROR IN THE GRADE AND NECESSARY RECONSTRUCTION TO CORRECT SUCH ERROR.

7. THE LAKE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE LAKE CONTRACTOR SHALL WORK WITH THE OWNER TO PROVIDE FOR THE GOOD CONDITION OF THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

8. NEITHER THE OWNER, NOR THE LAKE ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS AS THEY PERTAIN TO THE LAKE CONTRACTOR. THE LAKE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS. THE LAKE CONTRACTOR SHALL PROVIDE TO THE OWNER, PRIOR TO THE START OF WORK, WORKER'S COMPENSATION INSURANCE, PRODUCTS AND COMPLETED OPERATIONS INSURANCE AND COMPREHENSIVE LIABILITY INSURANCE CERTIFICATES.

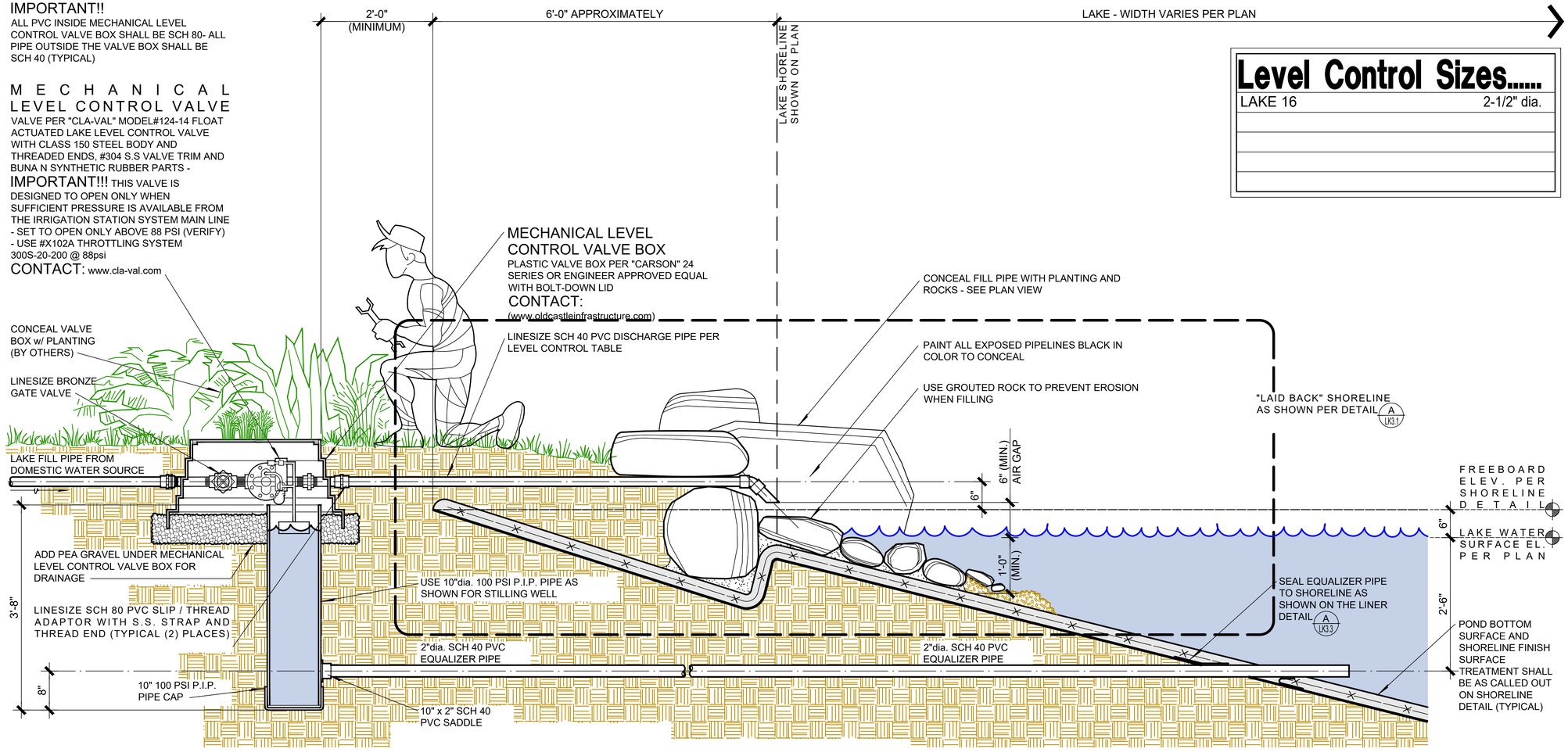
IMPORTANT!! BECAUSE OF THE UNCERTAINTY OF THE VOLUME OF ORGANICS ON THE BOTTOM OF THE LAKE, IT IS IMPOSSIBLE TO BE ACCURATE WITH THE GRADING QUANTITIES. IT IS THE INTENT OF THE OWNER AND THE LAKE ENGINEER THAT THE ORGANIC MATERIAL BE MIXED WITH THE EXISTING SOIL BENEATH THE ORGANICS IN SUCH A MANNER SO AS TO MAKE IT SUITABLE FOR THE SUBGRADE BENEATH THE LAKE LINER. THE LAKE SIZE AND SHAPE AS DEPICTED HERE SHALL BE ADJUSTED IN THE FIELD SO THAT NO IMPORT OR EXPORT OF MATERIAL IS REQUIRED. THE OWNER SHALL DETERMINE THOSE AREAS TO RECEIVE LESS OR MORE FILL AS REQUIRED TO BALANCE THE MATERIAL.

LAKE FILL REQUIREMENTS

SCALE: 1/2" = 1'-0" | ***A***

IMPORTANT!!
ALL PVC INSIDE MECHANICAL LEVEL CONTROL VALVE BOX SHALL BE SCH 80- ALL PIPE OUTSIDE THE VALVE BOX SHALL BE SCH 40 (TYPICAL)

M E C H A N I C A L LEVEL CONTROL VALVE
VALVE PER "CLA-VAL" MODEL#124-14 FLOAT ACTUATED LAKE LEVEL CONTROL VALVE WITH CLASS 150 STEEL BODY AND THREADED ENDS, #304 S.S VALVE TRIM AND BUNA N SYNTHETIC RUBBER PARTS -
IMPORTANT!!! THIS VALVE IS DESIGNED TO OPEN ONLY WHEN SUFFICIENT PRESSURE IS AVAILABLE FROM THE IRRIGATION STATION SYSTEM MAIN LINE
- SET TO OPEN ONLY ABOVE 88 PSI (VERIFY)
- USE #X102A THROTTLING SYSTEM 300S-20-200 @ 88psi
CONTACT: www.cla-val.com



Level Control Sizes.....	
LAKE 16	2-1/2" dia.

MECHANICAL LEVEL CONTROL

SCALE: 1" = 1'-0" | ***B***

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr.Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-296-1400 lakemaker1@yahoo.com

Lake System Construction Drawings

Lake System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

SHEET TITLE:

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

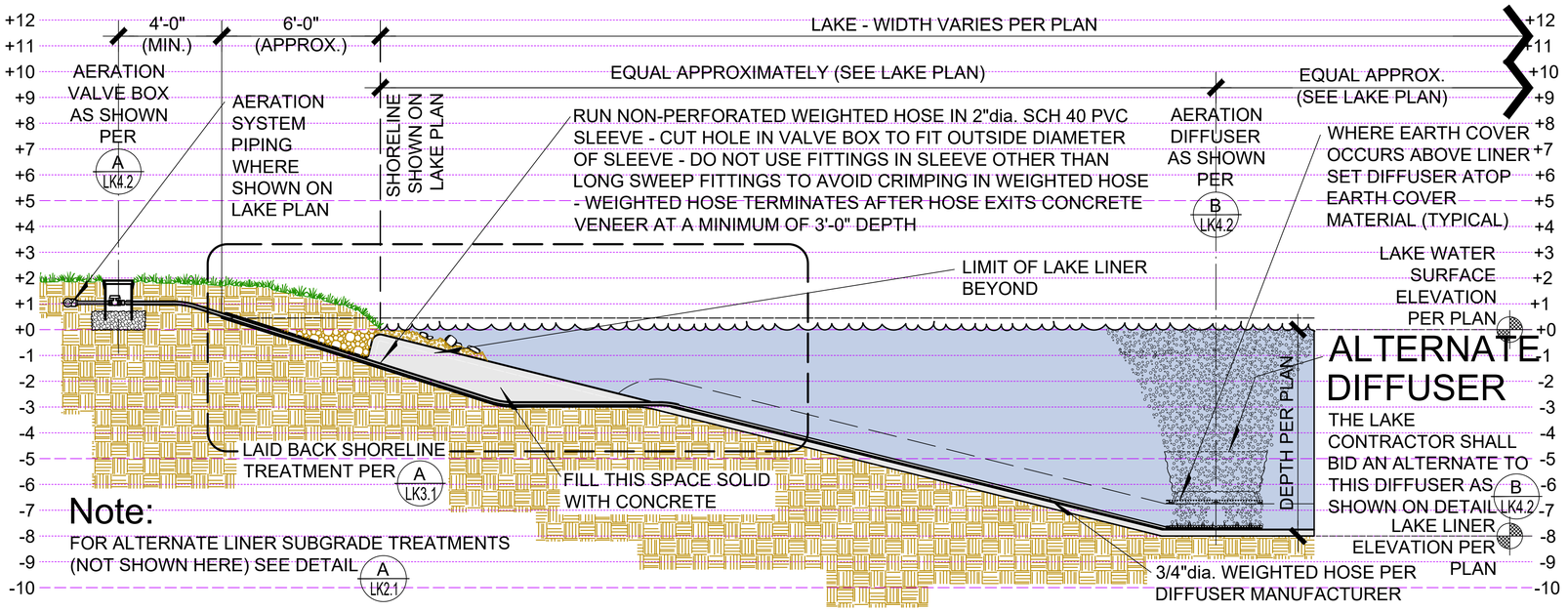
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN

REVISIONS:

Lake Plans for Submitta	03-28-2025	
2	05-23-25	PER TOWN COMMENTS

SHEET NO:

LK3.6



AERATION SYSTEM CROSS SECTION

SCALE: 3/8" = 1'-0" | A

Aeration System Notes

1. THE AERATION EQUIPMENT SYSTEM SHOWN ON THESE PLANS SHALL BE OF THE SINGLE-PISTON COMPRESSOR TYPE CAPABLE OF PROVIDING A MINIMUM OF TEN (10) TURNOVERS OF THE ENTIRE LAKE SYSTEM VOLUME IN A 24-HOUR PERIOD. THE SYSTEM SHALL BE AS MANUFACTURED BY E.P. AERATION OF SAN LUIS OBISPO, CALIFORNIA OR LAKE ENGINEER APPROVED EQUAL. THE SYSTEM SHALL INCLUDE (2) 1/3hp COMPRESSORS WITH ALL APPLICABLE ELECTRICAL COMPONENTS AND ACCESSORIES IN EACH CABINET. THE POWER REQUIREMENTS FOR EACH CABINET IS . . . . . 120vac, SINGLE PHASE, 18 AMPS. EACH CABINET SHALL BE MOUNTED TO THE CONCRETE WALL AS SPECIFIED BY THE SYSTEM MANUFACTURER. THE AERATION CABINET SHALL BE SUPPLIED WITH A 120v. SINGLE PHASE POWER CABLE WITH PLUG AS SHOWN.

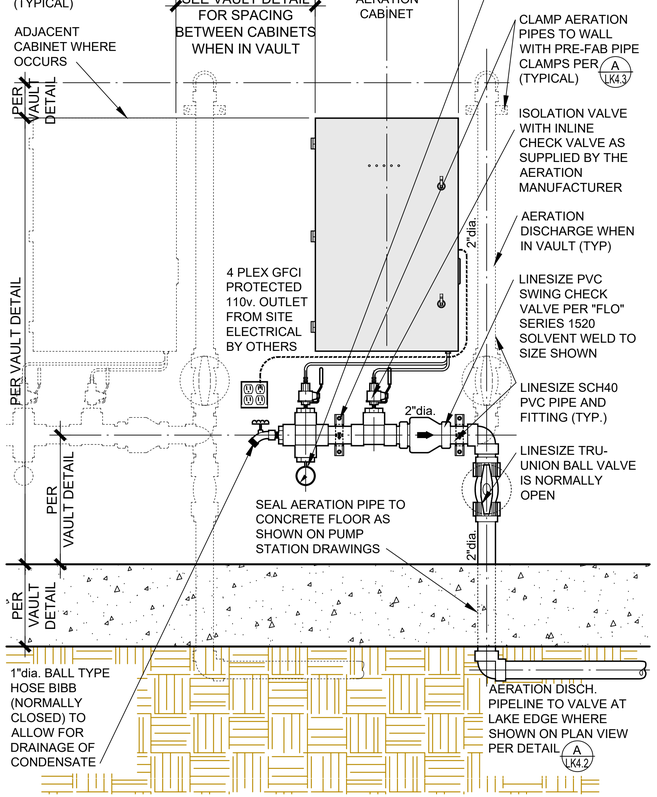
2. THE AERATION SYSTEM EQUIPMENT INCLUDES COMPRESSORS ONLY..... NO OZONE!!
THE AERATION SYSTEM MANUFACTURER SHALL PROVIDE PRODUCT CUT SHEETS AND SHOP DRAWINGS IN AUTOCAD FORMAT TO THE LAKE ENGINEER FOR APPROVAL PRIOR TO PROVIDING PRICING TO THE LAKE CONTRACTOR. THE LAKE ENGINEER SHALL DETERMINE IF THE AERATION EQUIPMENT SUPPLIED BY THE AERATION MFR IS SUITABLE FOR THIS PROJECT.

3. THE AERATION SYSTEM SUPPLIER SHALL PROVIDE AS A PART OF HIS SYSTEM (6) SETS OF OPERATIONS AND MAINTENANCE MANUALS WHICH CLEARLY DESCRIBE THE MAINTENANCE AND REPAIR OF EACH COMPONENT OF THE SYSTEM. THE MANUALS SHALL BE 8-1/2 X 11 FORMAT BOUND AND SHALL CONTAIN MANUFACTURER'S SHOP DRAWINGS, MATERIALS LISTS WITH SOURCES AND BOTH WRITTEN AND GRAPHIC DESCRIPTIONS OF ALL MONTHLY, QUARTERLY AND YEARLY MAINTENANCE PROCEDURES FOR ALL COMPONENTS OF THE SYSTEM. THE MANUFACTURER SHALL ALSO INCLUDE A TRIP TO THE SITE AFTER INSTALLATION FOR SYSTEM START-UP AND FOR 6-HOURS OF ON-SITE TRAINING OF THE PROJECT MAINTENANCE STAFF IN THE OPERATION AND MAINTENANCE OF THE AERATION SYSTEM.

Panel Mounting:

L2x2x1/4 VERT. MOUNTED PANEL SUPPORTS SPACED TO FIT THE AER'N PANEL MOUNTING BRACKETS - CONNECT PANEL TO SUPPORTS WITH STAINLESS STEEL BOLTS NUTS AND WASHERS TO SIZE SPECIFIED BY AERATION SYSTEM PANEL MANUFACTURER - SUPPORTS SHALL BE HOT-DIP GALVANIZED PRIOR TO INSTALLATION

Note!!
PANEL SHALL BE DESIGNED FOR OUTDOOR USE (TYPICAL)



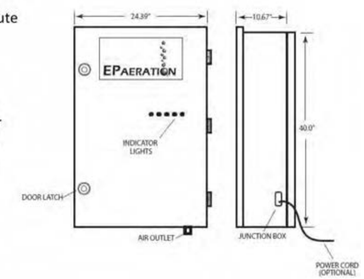
EPAERATION
Phone: (805) 541-6140
Email: rich@epaeration.com
www.epaeration.com

AO2-2018 Air Supply Cabinet

Specifications:
- Dimensions: 40" x 25" x 11"
- Flow (Max): 9.8 SCFM
- Pressure (Max): 30 PSI
- Pressure Requirements: 120 VAC, 50/60Hz, single phase 18.0 Amp
- Net Weight: 120 lb.
- Mounting: Floor or wall mounting with supplied brackets
- Ambient Temp (Max): 95F
- Ventilation: 80 Air Changes per minute

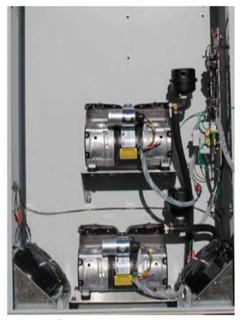
Features:
Compressors:
- Gast 87R-647, ½ horsepower
- Oil-less, wobble-piston style
- Max restart pressure 20 PSI

Internal Circuit Breaker
Thermally protected
High pressure relief valve
Powder coasted steel enclosure




Multiple Cabinets Mounted on Interior Wall


Exterior Mounted Cabinet (feet provided by mfr)


View Inside Aeration Cabinet (2 compressors)

AERATION SYSTEM COMPRESSOR STATION

SCALE: 1" = 1'-0" | B

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr. Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-386-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

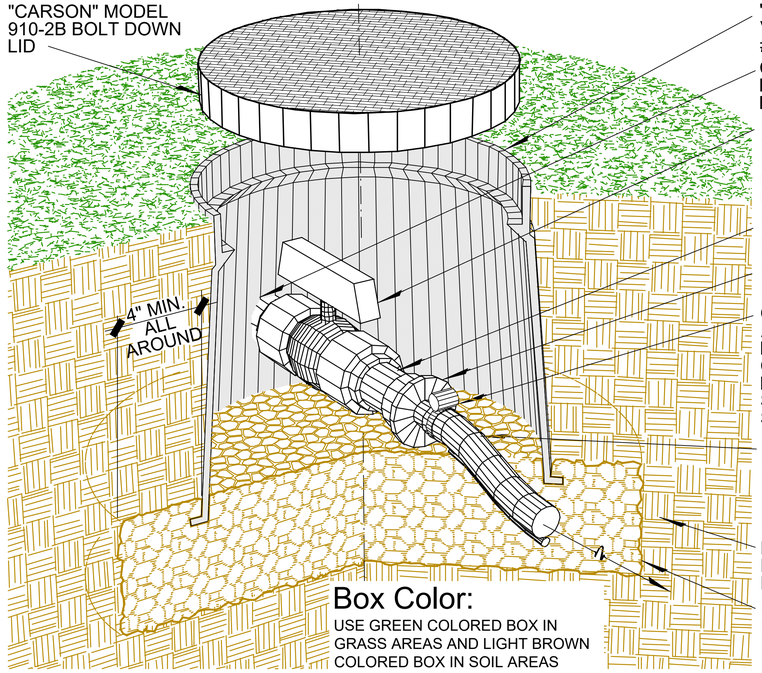
SHEET TITLE: Lake Aeration System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER RICHARD A. McGUIRE No. C047589 Ren. 12-31-2025 CIVIL STATE OF CALIFORNIA
06-13-2024

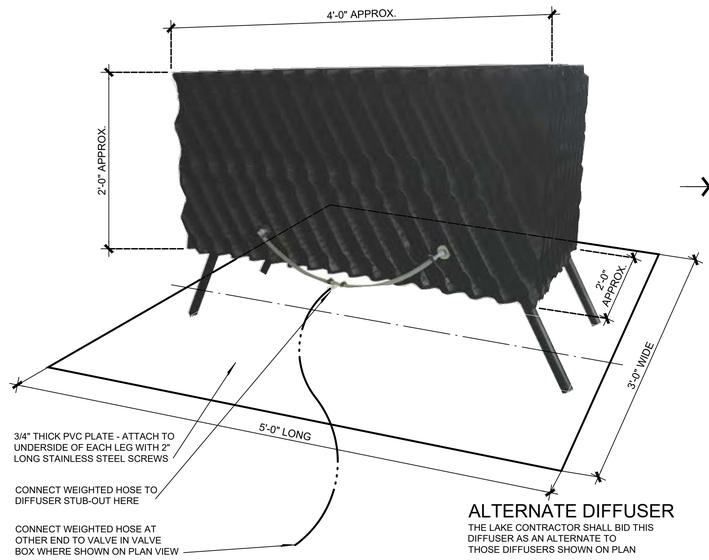
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submitta	03-28-2025
2 05-23-25	PER TOWN COMMENTS

SHEET NO: LK4.1



AERATION VALVE BOX

SCALE: NONE | A



ALTERNATE DIFFUSER

THE LAKE CONTRACTOR SHALL BID THIS DIFFUSER AS AN ALTERNATE TO THOSE DIFFUSERS SHOWN ON PLAN

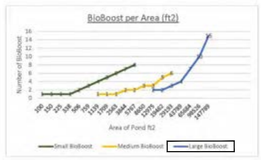


BioBoost
Aeration Reinvented

BioBoost Box Contents

- BioBoost Media
- Diffuser (1 in small)(2 in medium and large)
- Manifold (medium and large only)
- Weighted legs (4)
- Parts Bag (3 clamps, 3/8 and ½ tube, 2 tube coupling adaptors)
- Marking Float (1)
- Float Cord (25', scheduled Nov 2017)

	MSRP	Minimum Airflow (CFM)	Maximum Airflow (CFM)
Small BioBoost 12x12x24in	200 USD	0.25	1.1
Med BioBoost 17x24x36in	400 USD	0.8	3.6
Large BioBoost 24x24x48in	800 USD	1.1	5



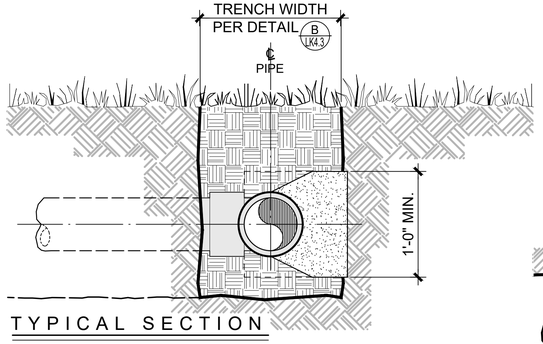
General Rules For BioBoost Installation

- Ponds less than 5 ft deep are quoted as Small BioBoost
- Ponds deeper than 5 ft are quoted as medium or Large BioBoost
- It is more important to have uniform coverage than large total flow. Often in wide shallow ponds, multiple small BioBoost will outperform 1 Large BioBoost.
- Generally, in a golf course pond 1 Large BioBoost per 10,000 ft² is adequate.
- The BioBoost diffusers are high quality EPDM membrane style and have low pressure loss, it is recommended that the available pressure is minimum 0.6 PSI per ft water depth. Most compressors will far exceed this with 20+ PSI.
- The cord and float should be attached as a belt line (vertically) around the BioBoost, it will assist in locating and retrieval in the event of relocation or maintenance and will ensure the manifolding on the medium and large BioBoost does not separate from the media.

Information and Sales Contact:
www.bioboost.ca
jody@bioboost.ca
david@bioboost.ca
ph: 905-830-5555 fax: 905-830-5525

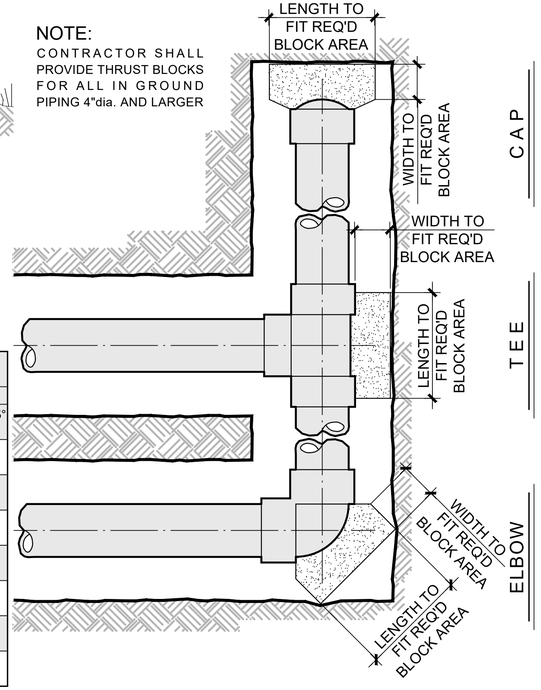
AERATION DIFFUSER

SCALE: 1-1/2" = 1'-0" | B



TYPICAL SECTION

NOTE:
CONTRACTOR SHALL PROVIDE THRUST BLOCKS FOR ALL IN GROUND PIPING 4"dia. AND LARGER



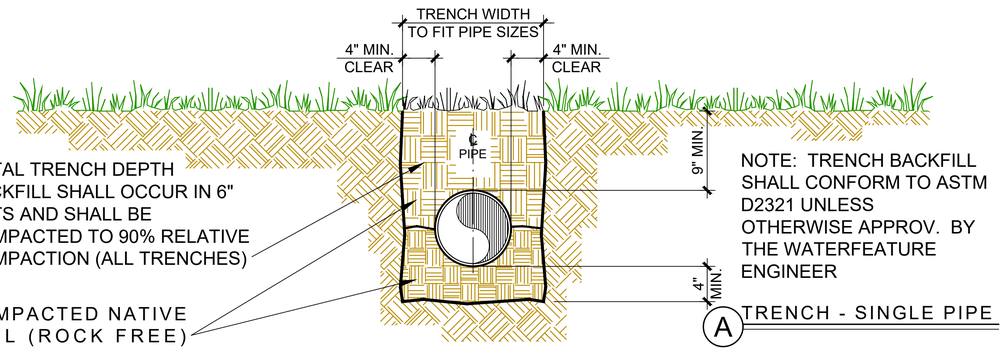
GENERAL NOTES

1. TABLE IS BASED ON 2000lb/ft² SOIL BEARING ALLOWANCE. IF CONDITIONS ARE FOUND TO INDICATE SOIL BEARING IS LESS, THE AREAS SHALL BE INCREASED ACCORDINGLY.
2. AREAS FOR PIPE LARGER THAN 18"dia. SHALL BE CALCULATED.
3. CONCRETE SHALL HAVE A MINIMUM COMPRESSION STRENGTH OF 2000psi.
4. THRUST BLOCK IS TO EXTEND TO UNDISTURBED SOIL.
5. SIZE MAY BE DECREASED FOR LESSER DEGREE BENDS AS DETERMINED BY THE ENGINEER.
6. KEEP CONCRETE CLEAR OF BELL AND SPIGOT JOINTS.
7. BLOCK IN SIMILAR MANNER AT TEES, HYDRANTS, PLUG OR OTHER LOCATIONS AS REQUIRED
8. IF CONCRETE BLOCKS CANNOT BE POURED, THEN USE TIE-RODS OR OTHER APPROVED METHOD TO RESTRAIN THRUST

THRUST BLOCK AREA REQUIREMENTS		
PIPESIZE	WATER PIPE	
	TEE, CAP, 90° BENDS	45° & 22.5° BENDS
4" & LESS	3 FT²	3 FT²
6"	4 FT²	3 FT²
8"	6 FT²	3 FT²
10"	9 FT²	5 FT²
12"	13 FT²	7 FT²
16"	23 FT²	12 FT²
18"	29 FT²	15 FT²

STANDARD THRUST BLOCKS

SCALE: NONE | C

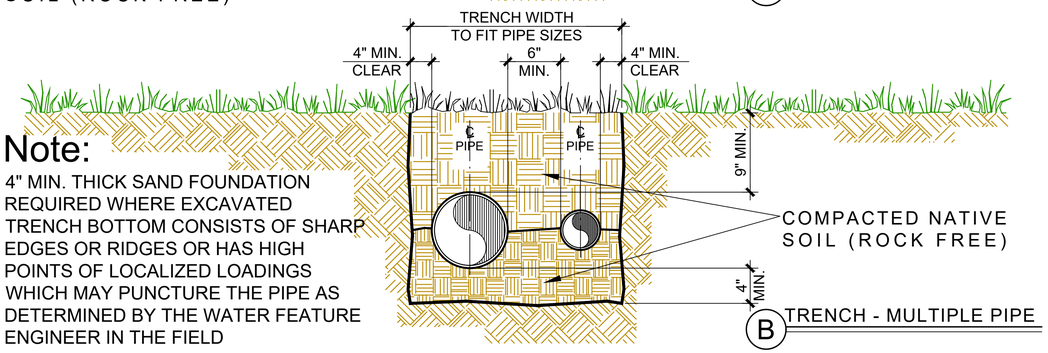


TOTAL TRENCH DEPTH BACKFILL SHALL OCCUR IN 6" LIFTS AND SHALL BE COMPACTED TO 90% RELATIVE COMPACTION (ALL TRENCHES)

COMPACTED NATIVE SOIL (ROCK FREE)

NOTE: TRENCH BACKFILL SHALL CONFORM TO ASTM D2321 UNLESS OTHERWISE APPROV. BY THE WATERFEATURE ENGINEER

A TRENCH - SINGLE PIPE



Note:
4" MIN. THICK SAND FOUNDATION REQUIRED WHERE EXCAVATED TRENCH BOTTOM CONSISTS OF SHARP EDGES OR RIDGES OR HAS HIGH POINTS OF LOCALIZED LOADINGS WHICH MAY PUNCTURE THE PIPE AS DETERMINED BY THE WATER FEATURE ENGINEER IN THE FIELD

COMPACTED NATIVE SOIL (ROCK FREE)

B TRENCH - MULTIPLE PIPE

TRENCH STANDARDS

SCALE: NONE | D

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

SHEET TITLE:

Lake Aeration System Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

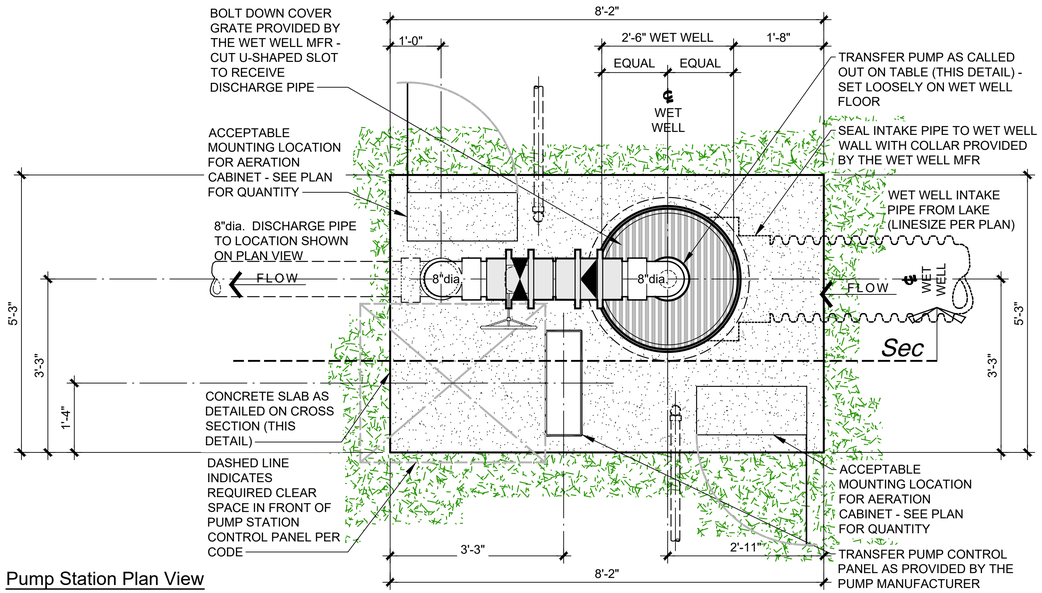
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN

REVISIONS:

Lake Plans for Submitta	03-28-2025	
2	05-23-25	PER TOWN COMMENTS

SHEET NO:

LK4.2



Pump Station Plan View

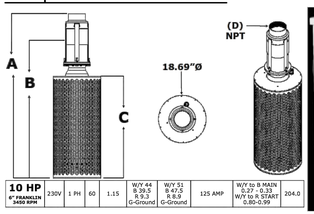
Pump List....

LAKE	PUMP	SERVICE	MANUFACTURER / MODEL #	CAPACITY	HP	TURBINE#	PH/VOLTS/HZ
Lake #16	A	TRANS-FER	CARRY PUMPS STAINLESS STEEL SUBMERSIBLE VERTICAL TURBINE FLOW PUMP MODEL# CP06-0100-231-T	575gpm @ 35' tdh	10	CP06-160-1	1/240/60

Fittings List . . . .

#	ITEM	SYMBOL	TYPE	MANUFACTURER	MODEL	NOTES
1	CHECK VALVE		WAFER TYPE E.I. & BRONZE EPDM SEAT	TUFSKIN, INC. www.universalsales.biz	CV SERIES	SIZE SHOWN w/ S.S nuts, bolts & washers
2	CHECK VALVE		SCH 80 SPRING LOADED	SEKISUI IND. PIPING www.si-valve.com	ITEM #CK	SOLVENT WELD, BUNA-N, seal per plan
3	BUTTERFLY VALVE		WAFER TYPE E.I. & BRONZE EPDM SEAT	TUFSKIN, INC. www.universalsales.biz	BS SERIES	SIZE SHOWN w/ S.S nuts, bolts & washers
4	BALL VALVE		SCH 80 PVC - COMPR FITTINGS BOTH ENDS	SEKISUI IND. PIPING www.si-valve.com	ITEM #80	SIZE SHOWN, inf. adjust, plastic handle
5	90deg ELL		SCH 80 PVC SOLVENT WELD	DURA www.duraflow.com		USE MFR Required Primer, Solvent Weld
6	REDUCER BUSHING		SCH 80 PVC SOLVENT WELD	DURA www.duraflow.com		USE MFR Required Primer, Solvent Weld
7	SLIP / FLG ADAPTER		SCH 80 PVC - BOLT / SOLVENT WELD	DURA www.duraflow.com		USE MFR Required Primer, Solvent Weld
8						

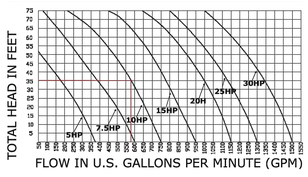
Pump Curve & Dimensions



10 HP 6" FRANKLIN 3450 RPM	230V	1 PH	60	1.15	W/Y 44 B 39.5 R 9.0 G-Ground	W/Y 51 B 47.5 R 8.9 G-Ground	125 AMP	W/Y to B MAIN 3.27 - 0.33 W/Y to R START 0.80-0.99	204.0



230V/1 PHASE						
HORSEPOWER	PHASE	WEIGHT	(A) PUMP HEIGHT	(B) MINIMUM SUBMERGENCE	(C) SCREEN HEIGHT	(D) NPT
5 HP	1 Phase					4"
7.5 HP	1 Phase					5"
10 HP	1 Phase	245	49.00"	39.00"	27.50"	5"
15 HP	1 Phase					6"





Pump Station Notes:

1. THE TRANSFER SYSTEM PUMP(S) SHALL BE PER MODEL, SIZE, HORSEPOWER, ETC. SHOWN ON THE "PUMP LIST" ON THIS DETAIL. THE PUMP SHALL BE VERTICALLY MOUNTED ON A PRE-FAB SCREENED STEEL BASE INCLUDING STEEL THREADED DISCHARGE SUPPLIED BY THE PUMP MFR. THE PUMP SHALL BE LOOSELY SET ON THE FLOOR OF THE VAULT AS SHOWN.

2. THE LAKE CONTRACTOR SHALL INCLUDE AS A PART OF THE PUMP STATION WORK, ELECTRICAL HOOK-UP OF ALL ELECTRICAL COMPONENTS INSIDE THE PUMP STATION AS DEPICTED ON THIS DETAIL. THE WORK SHALL BE PREFORMED IN ACCORDANCE WITH THE N.E.C. AND LOCAL CODES AND ORDINANCES AND BY A QUALIFIED LICENSED ELECTRICAL CONTRACTOR.

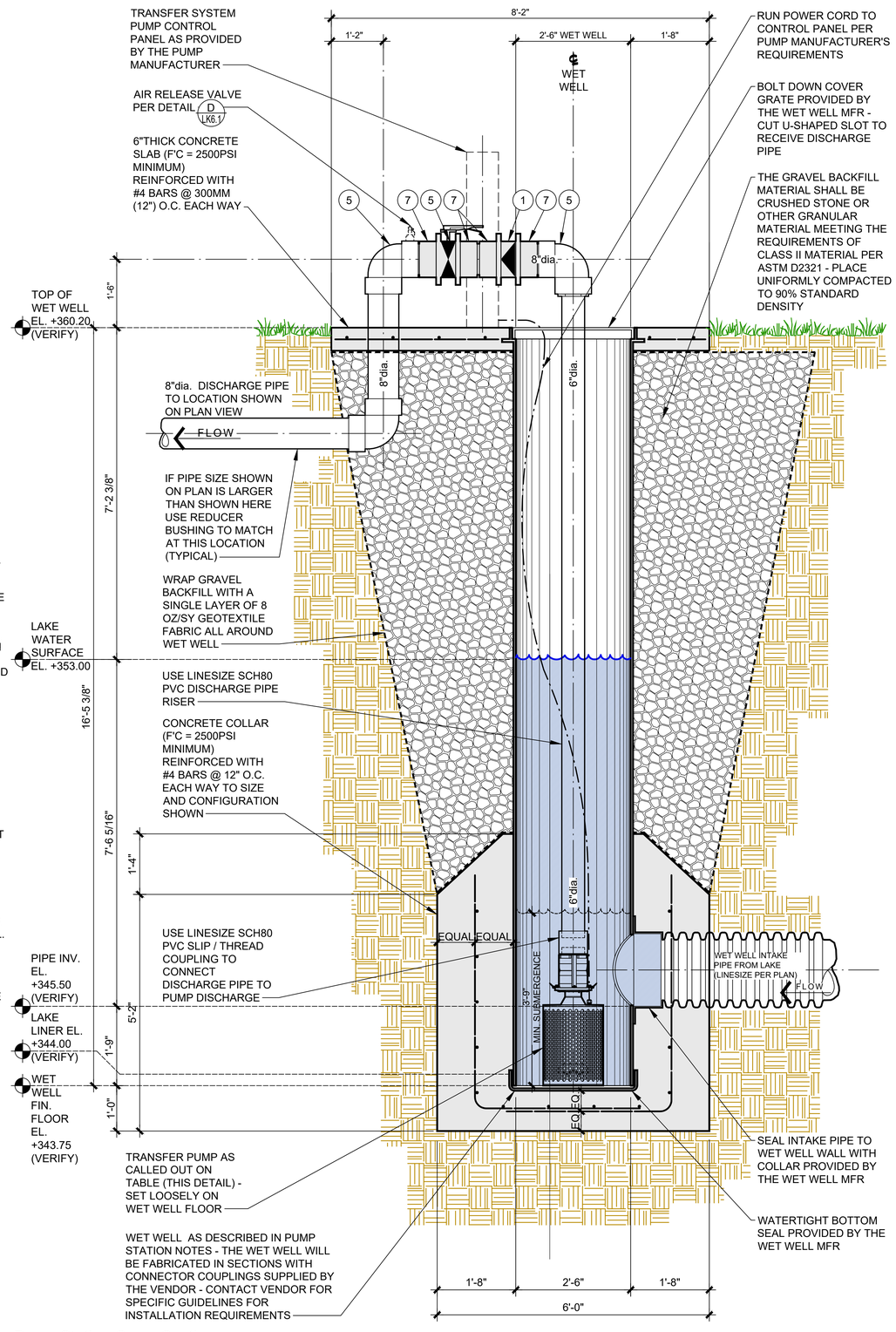
3. ALL PVC PIPE SHOWN ON THIS SHEET SHALL BE SCH40 PVC OR BETTER WITH MFR PROVIDED SOLVENT WELD FITTINGS UNLESS OTHERWISE SHOWN OR UNLESS OTHERWISE SUPPLIED BY THE MANUFACTURER OF THE MATERIALS.

4. THE PUMPS, CONTROLS AND PIPE FITTINGS SHOWN ON THIS DETAIL SHALL BE CONSTRUCTED BY A LAKE CONSTRUCTION COMPANY FAMILIAR WITH THIS TYPE OF PUMP AND SYSTEM CONTROLS AND SHALL INCLUDE PUMPS, VALVES, FITTINGS, CONTROLS, WIRING AND ELECTRICAL HOOK-UP TO MAKE A COMPLETE AND OPERATIONAL TRANSFER PUMP SYSTEM CAPABLE OF DELIVERING THE FLOWS AT THE PRESSURE INDICATED ON THESE PLANS. THE PRE-FAB PUMP VENDOR SHALL PREPARE SHOP DRAWINGS FOR APPROVAL BY THE LAKE ENGINEER PRIOR TO START OF PUMP FABRICATION. SHOP DRAWINGS AND SUBMITTALS SHALL INCLUDE DATA CUT SHEETS FOR ALL COMPONENTS AND A STRUCTURAL DRAWING FOR PUMP MOUNTING.

5. THE PUMP STATION WET WELL SHALL BE PRE-FABRICATED POLYETHYLENE WITH GRADE RING AND GRATE COVER AS REQUIRED TO ACHIEVE THE INSIDE HEIGHT DIMENSION SHOWN. THE WET WELL, GRADE RING, GRATE COVER AND LATERAL PIPE CONNECTION SHALL BE PER "ADS NYOPLAST" OR LAKE ENGINEER APPROVED EQUAL. CONTACT: PH: 770-632-2443, www.adspipe.com.
THE CONTRACTOR SHALL INCLUDE:
A. PRE-FAB GRATE COVER CUT TO FIT OPENING SHOWN. THE GRATE SHALL BE SET IN A SINGLE PIECE WITH A SLOT CUT TO RECEIVE THE DISCHARGE PIPE. THE GRATE SHALL BE BOLTED DOWN TO THE TOP OF THE WET WELL USING THE BOLT-DOWN ADAPTER PROVIDED BY THE GRATE MANUFACTURER.
B. PIPE CONNECTION HOLES AT EACH PIPE PENETRATION WITH A DIAMETER EQUAL TO THAT SHOWN ON THIS PLAN AND FITTED WITH A MANUFACTURER SUPPLIED SLEEVE TO CONNECT TO THE PIPE SHOWN.
C. KNOCKOUTS OR HOLES TO RECEIVE THE ELECTRICAL CABLE TO SUPPLY POWER TO THE PUMP WHERE CALLED FOR ON THIS DETAIL.
THE WET WELL VENDOR SHALL PREPARE SHOP DRAWINGS FOR THE WET WELL, GRATE, GRATE SUPPORT AND LATERAL PIPE CONNECTION FOR APPROVAL BY THE LAKE ENGINEER PRIOR TO FABRICATION.

6. ALL MFR'S PRODUCT CALLOUTS SHOWN ON THESE PLANS SHALL BE CONSIDERED "OR LAKE SYSTEM ENGINEER APPROVED EQUAL" UNLESS OTHERWISE NOTED. THE LAKE SYSTEM CONTRACTOR SHALL SUBMIT MFR'S PRODUCT DATA SHEETS FOR APPROVAL BY THE LAKE SYSTEM ENGINEER PRIOR TO ORDERING MATERIALS.

7. THESE DRAWINGS REPRESENT THE FINISHED FACILITY, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE LAKE SYSTEM CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE SURROUNDING FACILITIES DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO, BRACING, SHOREING, ETC. FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC.



Pump Station Cross Section

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-356-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

SHEET TITLE:

Lake Transfer Pump Station

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-19-2024

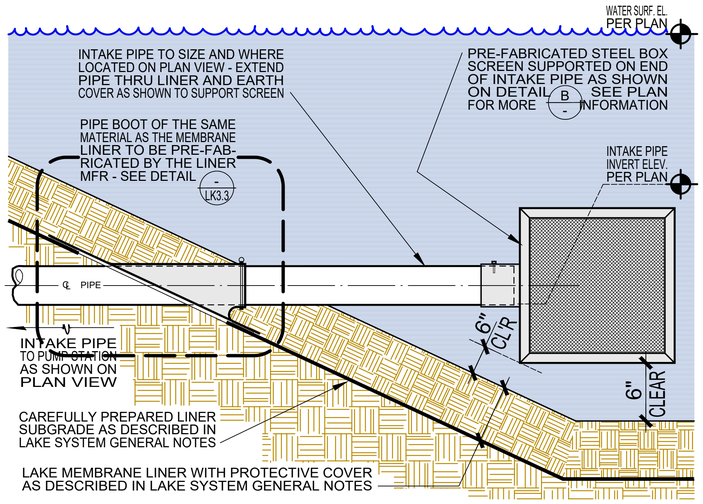
DRAWN:	RAM / APM
PROJ. NO:	
DATE:	03-28-2025
SCALE:	AS SHOWN
REVISIONS:	
Lake Plans for Submitta	03-28-2025
2 05-23-25	PER TOWN COMMENTS

SHEET NO:

LK5.1

TRANSFER PUMP STATION DETAIL AND NOTES

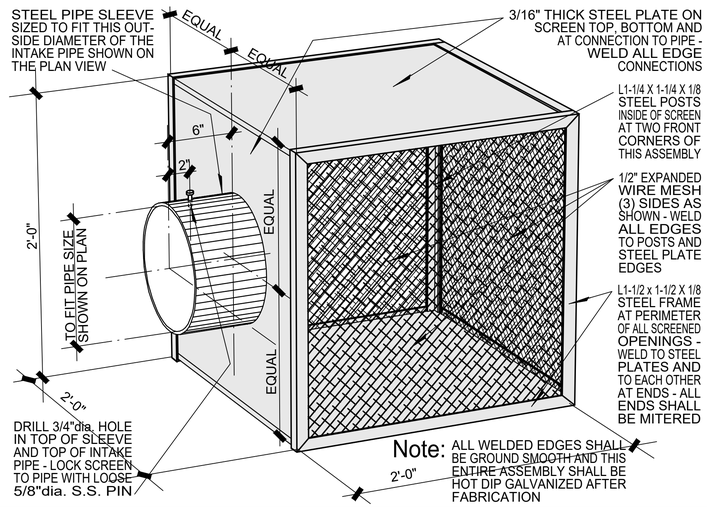
SCALE: 3/4" = 1'-0" | A



SEAL TO INTAKE PIPE

SCALE: NONE

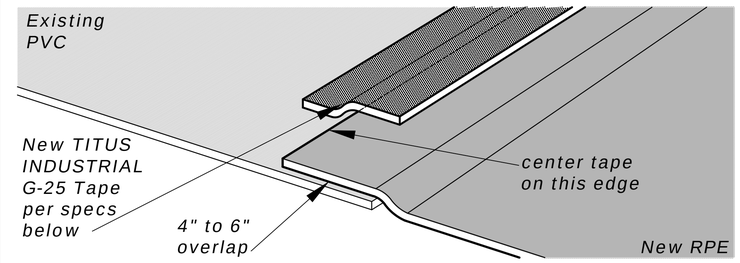
A



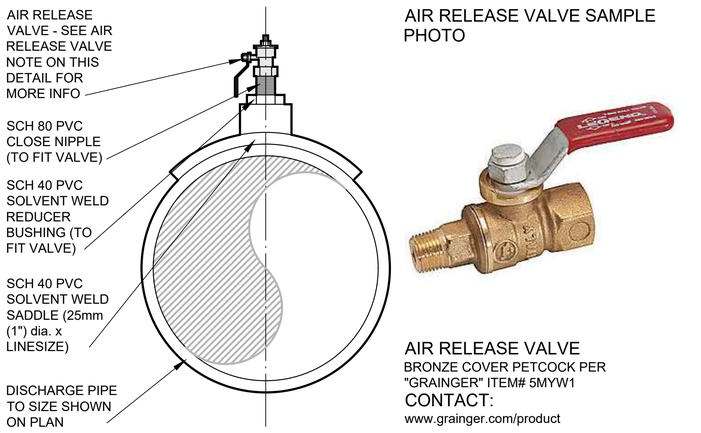
INTAKE PIPE SCREEN

SCALE: NONE

B



[redacted]



AIR RELEASE VALVE SAMPLE PHOTO

AIR RELEASE VALVE
BRONZE COVER PETCOCK PER "GRAINGER" ITEM# 5MYW1
CONTACT:
www.grainger.com/product

AIR RELEASE VALVE

SCALE: NONE

D

E

C

G

H

J

WATERSCAPERS
Decorative and Recreational Water Feature Engineering
2120 Megan Creek Dr. Little Elm, TX 75068
714-321-2330 lakemaker@aol.com
714-386-1400 lakemaker1@yahoo.com
Lake System Construction Drawings

SHEET TITLE:

Lake System Mechanical Details

La Rinconada Golf Course Modernization Project
17400 WEDGEWOOD AVE & 17445 ZENA AVE, LOS GATOS, CA

REGISTERED PROFESSIONAL ENGINEER
RICHARD A. McGUIRE
No. C047589
Ren. 12-31-2025
CIVIL
STATE OF CALIFORNIA
06-13-2024

DRAWN: RAM / APM

PROJ. NO:

DATE: 03-28-2025

SCALE: AS SHOWN

REVISIONS:

Lake Plans for Submittal 03-28-2025

2 05-23-25 PER TOWN COMMENTS

SHEET NO:

LK6.1

From: [redacted]
To: Ryan Safty
Subject: LRCC-Tree Removal
Date: Monday, March 31, 2025 11:07:21 PM

[EXTERNAL SENDER]

My concern regarding the Re-design of the La Rinconada CC is both the removal of 200 Trees as well as, the omissions & misleading approach by the Re-design Committtee who failed to mention the tree removals, until I asked at a membership meeting, how many trees were going to be removed. Sadly, this project is being told/sold to the citizens of Los Gatos as an Eco-Friendly project when in reality it is a project that is removing over 200 trees which is NOT necessary to save water (the eco-friendly angle). When the Committee was asked if the members could vote on more than 1 option: total golf course Re-design, or Option 2: install a new irrigation system and improved grass (less water requirement) the Golf Course Re-design committee generally said, No, this is our opportunity to improve this Golf Course and keep up with the other premier courses on the Peninsula/Bay Area. Because there has been some member push back, the Re-design Committee contacted: The Los Gatan, The Patch & The Mercury News and gave them the "Eco-Friendly angle, in an attempt to get community support. I have considered responding to their articles but am fearful that I will receive retribution at the club. As you may know, the club removed 12 healthy Redwoods with diameters of 4-5 feet without a LG Town permit (received a fine about $750- a small fine to pay for a $42 Million project) because the Committee said they were preventing grass from growing near the trees and Redwoods use a lot of water. However, Arborist, Rob Moulden whom I imagine you know, said that Redwoods in this area survive because we are in the Coastal Fog Line... I have Redwood trees on my property which I don't water...

My hope is that the LG Planning Commission when considering this project will follow the Tree Protection Ordinance (Sections 29.10.0950-29.10.0985) policies on removal of trees especially Redwoods that are 60-80 years old and have become integral to the ecosystem of the neighborhood and town. LRCC is the largest Open Space in the town and has been in existence for over 100 years. These mature trees provide invaluable benefits, including air purification habitat for wildlife, and erosion control. Their absence will have a significant lasting impact on our local environment and alters the visual landscape that many residents cherish. These mature trees also offer a sound barrier to highway 85 for the communities of Los Gatos & Monte Sereno. There is a plan to replace some of the removed trees but with much smaller 24-48 inch box tress which will take decades to grow to the size of the removed trees. Thus, I urge the Planning Commission to seek alternative solutions that will preserve the healthy existing trees. Please notify me if and when this project will be placed on the Calendar for discussion by the Town Council..

Thanks for listening,

Lisa Sieber

EXHIBIT 12

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 15, 2025 11:33 AM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15935 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Lisa
Last Name	Sieber
Email Address (Required)	[redacted]
Phone Number	[redacted]
Tell Us About Your Inquiry (Required)	Comment Regarding A Planning Project
Address/APN you are inquiring About (Required)	14702 La Rinconada Dr., Los Gatos, CA 95032
Message (Required)	This is NOT an ECO-FRIENDLY Project as reported... La Rinconada CC is the largest Open Space in the Town of Los Gatos and therefore should be on the Council Agenda so neighbors and Town residents may voice an opinion about the removal of 207 Mature, Healthy, Native Trees. Please provide me with the status of this project?

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 15, 2025 2:52 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15938 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	Ron
Last Name	Laugesen
Email Address (Required)	[redacted]
Phone Number	[redacted]
Tell Us About Your Inquiry (Required)	General Planning Inquiry
Address/APN you are inquiring About (Required)	17400Wedgewood and 17445 Zena Ave
Message (Required)	Concerned that there are many large trees which could be removed, impacting the visual scene of the area, a major reduction in CO2 capture and major increase in noise, particularly from 85 and 17 freeways. Also substantial dust in the air while this project is in progress.
Add An Attachment if applicable	*Field not completed.*

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, May 15, 2025 4:13 PM
To: Planning <Planning@losgatosca.gov>
Subject: Online Form Submission #15939 for Community Development Contact Form

[EXTERNAL SENDER]

Community Development Contact Form

First Name	**Judith**
Last Name	**Marlin**
Email Address (Required)	[redacted]
Phone Number	***Field not completed.***
Tell Us About Your Inquiry (Required)	**Comment Regarding A Planning Project**
Address/APN you are inquiring About (Required)	**17400 Wedgewood**
Message (Required)	**170 trees to be removed? When Inhas to remove a tree from my property I has to replace it either or my property or elsewhere in town. But how does one replace 170 MATURE trees? Surely this huge number is not necessary. Loss of the O2 and CO2 exchange is HUGE, not to mention their purpose as wikdlife habitats. This seems entirely,y too extreme.**
Add An Attachment if applicable	***Field not completed.***

MEMBERS and NEIGHBORS
OF
La Rinconada
COUNTRY CLUB
LOS GATOS

July 13, 2025

The Honorable Members of the Los Gatos Town Council
Town of Los Gatos
110 East Main Street
Los Gatos, CA 95030
(via email: council@losgatosca.gov)

RE: Our Support for La Rinconada Country Club's Golf Course Modernization and Sustainability Project

Dear Mayor Hudes & Councilmembers,

We are long-time members of La Rinconada Country Club and also neighbors who live near the golf course. We are joining together to let the Town's leaders know of our early and strong support for the Club's proposed modernization and sustainability project which we understand will come before the Planning Commission for consideration later this summer. These progressive improvements will make the golf course more playable, sustainable and safer for future generations and are important to the entire community.

La Rinconada is one of the most time-honored organizations in Town, which was founded almost 100 years ago, and we want the Club to continue for another century. The course modernization project is an important step toward ensuring the Club's long-term viability, and it has overwhelming support of Club members who will be paying for the $21 million cost through special assessments.

The plan is about more than just enhancing the golfing experience; it's about securing a sustainable future for the course and community and deepening the Club's commitment to environmental stewardship. At the heart of this initiative is an ambitious goal to reduce overall water consumption by 30%. This is a direct response to the Club's responsibility to conserve precious resources and contribute positively to regional water sustainability efforts, saving more than 30 million gallons of water per year.

Beyond state-of-the-art irrigation technology and new drought-tolerant turfgrass, the plan also addresses the crucial role of landscaping in water conservation and ecological health. To truly maximize water savings and enhance the course's natural resilience, the plan includes the strategic removal of many non-native trees that are simply not drought tolerant. These trees, while often beautiful, require significant water resources that are unsustainable in our environment over the long term. This isn't a decision to be made lightly, but it's essential for long-term water conservation and overall safety and is coupled with an extensive and ambitious replanting initiative focused on native, drought-tolerant trees and plants.

This will not only dramatically reduce the course's water needs but also create a more ecologically balanced and resilient landscape that thrives naturally in our climate. Many golf courses in the region have gone through similar sustainability initiatives in past years, including new drought tolerant grass, water reduction, tree removal and replanting, with the support of their local government, and we hope Los Gatos will do the same.

The Club's leadership has maintained a great relationship with its neighbors over many decades and has worked hard to share information about this proposed modernization plan, contacting more than 800 nearby homes by letter early in the process, holding a half dozen open houses, and meeting one-on-one with many neighbors.

The Club's membership includes over 250 families who live in Los Gatos and another 100 in nearby Monte Sereno. We understand communications from a couple neighbors have been submitted to the Town which do not express the wishes of the vast majority of Club members, nor most of our neighbors. They have also engaged in circulating inaccurate information about the Club's proposal.

We ask Town leaders to focus on the facts and benefits of the modernization and sustainability plan for the Club and our Town. We also hope you will take note that the many families signing this letter represent even more members of our community who overwhelmingly support the Club's proposal to tee up a greener future for golf in Los Gatos!

Sincerely,

MEMBERS AND NEIGHBORS OF LA RINCONADA COUNTRY CLUB

Signed by: Chris Ray (Jul 14, 2025 09:51 PDT)

Name: Chris Ray

Street Address: [redacted]

Signed by: William Evans (Jul 14, 2025 09:51 PDT)

Name: William Evans

Street Address: [redacted]

Signed by: Steve Rice (Jul 14, 2025 09:51 PDT)

Name: Steve Rice

Street Address:

Signed by: David Schwartz (Jul 14, 2025 09:53 PDT)

Name: David Schwartz

Street Address: [redacted]

Signed by: Edward T Baumuller (Jul 14, 2025 09:53 PDT)

Name: Edward T Baumuller

Street Address: [redacted]

Signed by: Romy Zeid (Jul 14, 2025 09:58 PDT)

Name: Romy Zeid

Street Address: [redacted]

Signed by: Brett Hooper (Jul 14, 2025 09:59 PDT)

Name: Brett Hooper

Street Address: [redacted]

Signed by: RONNIE EKELUND (Jul 14, 2025 10:01 PDT)

Name: RONNIE EKELUND

Street Address: [redacted]

Signed by: Kristin A Lamson
Kristin A Lamson (Jul 14, 2025 10:01 PDT)

Name: Kristin A Lamson

Street Address: [redacted]

Signed by: Jeff Gallinat (Jul 14, 2025 10:03 PDT)

Name: Jeff Gallinat

Street Address: [redacted]

Signed by: Joel & Andrea Rubnitz
Joel & Andrea Rubnitz (Jul 14, 2025 10:06 PDT)

Name: Joel & Andrea Rubnitz

Street Address: [redacted]

Signed by: Eric M. Hoffman
Eric M. Hoffman (Jul 14, 2025 10:10 PDT)

Name: Eric M. Hoffman

Street Address: [redacted]

Signed by: Jessica Stockwell
Jessica Stockwell (Jul 14, 2025 10:13 PDT)

Name: Jessica Stockwell

Street Address: [redacted]

Signed by: Robert T. Caruso, Jr.
Robert T. Caruso, Jr. (Jul 14, 2025 10:13 PDT)

Name: Robert T. Caruso, Jr.

Street Address: [redacted]

Signed by: James Judson
James Judson (Jul 14, 2025 10:14 PDT)

Name: James Judson

Street Address: [redacted]

Signed by: Steven Chang (Jul 14, 2025 10:16 PDT)

Name: Steven Chang

Street Address: [redacted]

Signed by: Donald Drexel
Donald Drexel (Jul 14, 2025 10:16 PDT)

Name: Donald Drexel

Street Address: [redacted]

Signed by: Shawn Rao
Shawn Rao (Jul 14, 2025 10:16 PDT)

Name: Shawn Rao

Street Address: [redacted]

Signed by: Jason Merrick
Jason Merrick (Jul 14, 2025 10:18 PDT)

Name: Jason Merrick

Street Address: [redacted]

Signed by: Patricia Hooper
Patricia Hooper (Jul 14, 2025 10:20 PDT)

Name: Patricia Hooper

Street Address: [redacted]

Signed by: James P Bolen (Jul 14, 2025 07:24 HST)

Name: James P Bolen

Street Address: [redacted]

Signed by: Dana Krouskup (Jul 14, 2025 10:29 PDT)

Name: Dana Krouskup

Street Address: [redacted]

Signed by: Bob Steinbock (Jul 14, 2025 10:34 PDT)

Name: Bob Steinbock

Street Address: [redacted]

Signed by: John Schweitzer
John Schweitzer (Jul 14, 2025 13:38 EDT)

Name: John Schweitzer

Street Address: [redacted]

Signed by: BB
BB (Jul 14, 2025 10:44 PDT)

Name: BB

Street Address: [redacted]

Signed by: Eric Sindelar
Eric Sindelar (Jul 14, 2025 10:46 PDT)

Name: Eric Sindelar

Street Address: [redacted]

Signed by: Gregory Burnett (Jul 14, 2025 10:49 PDT)

Name: Gregory Burnett

Street Address: [redacted]

Signed by: Sam Stockwell
Sam Stockwell (Jul 14, 2025 10:49 PDT)

Name: Sam Stockwell

Street Address: [redacted]

Signed by: Todd Teresi
Todd Teresi (Jul 14, 2025 08:11 HST)

Name: Todd Teresi

Street Address: [redacted]

Signed by: Vincent N. Baxter
Vincent N. Baxter (Jul 14, 2025 11:13 PDT)

Name: Vincent N. Baxter

Street Address: [redacted]

Signed by: M.Brennan
M.Brennan (Jul 14, 2025 13:15 CDT)

Name: M.Brennan

Street Address: [redacted]

Signed by: Eric Fox
Eric Fox (Jul 14, 2025 11:33 PDT)

Name: Eric Fox

Street Address: [redacted]

Signed by:
Christine Schweitzer (Jul 14, 2025 11:48 PDT)

Name: Christine Schweitzer

Street Address: [redacted]

Signed by: Michael Halloran
Michael Halloran (Jul 14, 2025 11:56 PDT)

Name: Michael Halloran

Street Address: [redacted]

Signed by:
John Reid (Jul 14, 2025 11:57 PDT)

Name: John Reid

Street Address: [redacted]

Signed by:
Michelle Greenberg (Jul 14, 2025 13:00 MDT)

Name: Michelle Greenberg

Street Address:

Signed by: Melissa Schwartz
Melissa Schwartz (Jul 14, 2025 12:11 PDT)

Name: Melissa Schwartz

Street Address: [redacted]

Signed by:
James Rees (Jul 14, 2025 12:11 PDT)

Name: James Rees

Street Address: [redacted]

Signed by: DeAnne Dicke (Jul 14, 2025 15:52 EDT)

Name: DeAnne Dicke

Street Address: [redacted]

Signed by: Eric Cutting (Jul 14, 2025 12:53 PDT)

Name: Eric Cutting

Street Address: [redacted]

Signed by: Marianne Nelson (Jul 14, 2025 12:17 PDT)

Name: Marianne Nelson

Street Address: [redacted]

Signed by: Danielle Hinsche (Jul 14, 2025 12:56 PDT)

Name: Danielle Hinsche

Street Address: [redacted]

Signed by: Roger Dicke (Jul 14, 2025 15:45 EDT)

Name: Roger Dicke

Street Address: [redacted]

Signed by: Lisa Simpson (Jul 14, 2025 13:23 PDT)

Name: Lisa Simpson

Street Address: [redacted]

Signed by: Brad W. Krouskup (Jul 14, 2025 13:14 PDT)

Name: Brad W. Krouskup

Street Address: [redacted]

Signed by: David Long (Jul 14, 2025 14:21 PDT)

Name: David Long

Street Address: [redacted]

Signed by: Steven Gomo (Jul 14, 2025 14:21 PDT)

Name: Steven Gomo

Street Address: [redacted]

Signed by: Biren Sood (Jul 14, 2025 14:34 PDT)

Name: Biren Sood

Street Address: [redacted]

Signed by: Diane Judson (Jul 14, 2025 14:45 PDT)

Name: Diane Judson

Street Address: [redacted]

Signed by: Vincent R. Baxter (Jul 14, 2025 14:49 PDT)

Name: Vincent R. Baxter

Street Address: [redacted]

Signed by: Linda Rice (Jul 14, 2025 15:40 PDT)

Name: Linda Rice

Street Address: [redacted]

Signed by: Polly Fox (Jul 14, 2025 14:25 HST)

Name: Polly Fox

Street Address: [redacted]

Signed by: Kyle Meeske (Jul 14, 2025 17:55 PDT)

Name: Kyle Meeske

Street Address: [redacted]

Signed by: Kim Worsencroft (Jul 14, 2025 18:34 PDT)

Name: Kim Worsencroft

Street Address: [redacted]

Signed by: Cameron Peach (Jul 14, 2025 20:01 PDT)

Name: Cameron Peach

Street Address: [redacted]

Signed by: Andrew Bader (Jul 14, 2025 21:02 PDT)

Name: Andrew Bader

Street Address: [redacted]

Signed by: Jon Sweedler (Jul 14, 2025 21:43 PDT)

Name: Jon Sweedler

Street Address: [redacted]

Signed by: Susan Sweedler (Jul 14, 2025 22:09 PDT)

Name: Susan Sweedler

Street Address: [redacted]

Signed by: Dennis McEvoy
Dennis McEvoy (Jul 14, 2025 23:29 PDT)

Name: Dennis McEvoy

Street Address: [redacted]

Signed by: Dono Goudy DDS (Jul 15, 2025 07:08 PDT)

Name: Dono Goudy DDS

Street Address: [redacted]

Signed by: Brad Holmgren (Jul 15, 2025 07:21 PDT)

Name: Brad Holmgren

Street Address: [redacted]

Signed by: john f schirmer
john f schirmer (Jul 15, 2025 10:26 PDT)

Name: john f schirmer

Street Address: [redacted]

Signed by: Grady Hinsche
Grady Hinsche (Jul 15, 2025 10:46 PDT)

Name: Grady Hinsche

Street Address: [redacted]

Signed by: David Lazares
David Lazares (Jul 15, 2025 11:34 PDT)

Name: David Lazares

Street Address: [redacted]

Signed by: Amanda Wayman
Amanda Wayman (Jul 15, 2025 11:35 PDT)

Name: Amanda Wayman

Street Address: [redacted]

Signed by: Joseph A. McCarthy Jr
Joseph A. McCarthy Jr (Jul 15, 2025 11:36 PDT)

Name: Joseph A. McCarthy Jr

Street Address: [redacted]

Signed by: Paul F. Gentzkow (Jul 15, 2025 11:36 PDT)

Name: Paul F. Gentzkow

Street Address: [redacted]

Signed by: Lorena Chiu (Jul 15, 2025 13:17 PDT)

Name: Lorena Chiu

Street Address: [redacted]

Signed by: Max Duganne (Jul 15, 2025 13:50 PDT)

Name: Max Duganne

Street Address: [redacted]

Signed by: Mike Byrd (Jul 15, 2025 14:34 PDT)

Name: Mike Byrd

Street Address: [redacted]

Signed by: W. Scott Lamson (Jul 15, 2025 15:13 PDT)

Name: W. Scott Lamson

Street Address: [redacted]

Signed by: John Moore (Jul 15, 2025 16:14 PDT)

Name: John Moore

Street Address: [redacted]

Signed by: James Nelson (Jul 15, 2025 17:36 PDT)

Name: James Nelson

Street Address: [redacted]

Signed by: Mike Gallagher (Jul 15, 2025 19:56 PDT)

Name: Mike Gallagher

Street Address: [redacted]

Signed by: Ken Rizvi (Jul 15, 2025 20:26 PDT)

Name: Ken Rizvi

Street Address: [redacted]

Signed by: Brian Belchers (Jul 16, 2025 10:57 GMT+2)

Name: Brian Belchers

Street Address: [redacted]

Signed by: Tod R.
Tod R. (Jul 16, 2025 07:29 PDT)

Name: Tod R.

Street Address: [redacted]

Signed by: Scott Trobbe
Scott Trobbe (Jul 16, 2025 11:00 PDT)

Name: Scott Trobbe

Street Address: [redacted]

Signed by: Sean Sullivan
Sean Sullivan (Jul 16, 2025 11:33 PDT)

Name: Sean Sullivan

Street Address: [redacted]

Signed by: Bret and Amy Guenther
Bret and Amy Guenther (Jul 16, 2025 13:42 PDT)

Name: Bret and Amy Guenther

Street Address: [redacted]

Signed by: Linda D. Gallagher
Linda Gallagher (Jul 16, 2025 13:53 PDT)

Name: Linda Gallagher

Street Address: [redacted]

Signed by: Shaun Del Grande
Shaun Del Grande (Jul 16, 2025 16:02 PDT)

Name: Shaun Del Grande

Street Address: [redacted]

Signed by:
Doreen Nelsen (Jul 16, 2025 22:29 PDT)

Name: Doreen Nelsen

Street Address: [redacted]

Signed by: John and Raquel Connolly
John and Raquel Connolly (Jul 18, 2025 11:21 PDT)

Name: John and Raquel Connolly

Street Address: [redacted]

Signed by: Dion D Campisi
Dion D Campisi (Jul 18, 2025 11:21 PDT)

Name: Dion D Campisi

Street Address: [redacted]

Signed by: David Cormier
David Cormier (Jul 18, 2025 11:27 PDT)

Name: David Cormier

Street Address: [redacted]

Signed by: Stephanie Massei
Stephanie Massei (Jul 18, 2025 11:34 PDT)

Name: Stephanie Massei

Street Address: [redacted]

Signed by: Michael Filice (Jul 18, 2025 13:49 CDT)

Name: Michael Filice

Street Address: [redacted]

Signed by: Anthony Reynolds (Jul 18, 2025 11:50 PDT)

Name: Anthony Reynolds

Street Address: [redacted]

Signed by: Herb Cross
Herb Cross (Jul 18, 2025 11:51 PDT)

Name: Herb Cross

Street Address: [redacted]

Signed by: SHANNON CONNELLY (Jul 18, 2025 12:05 PDT)

Name: SHANNON CONNELLY

Street Address: [redacted]

Signed by: Derek J Bell
Derek J Bell (Jul 18, 2025 12:19 PDT)

Name: Derek J Bell

Street Address: [redacted]

Signed by: Matthew Filice (Jul 18, 2025 12:20 PDT)

Name: Matthew Filice

Street Address: [redacted]

Signed by: Michael A. Ballou
Michael A. Ballou (Jul 18, 2025 13:34 PDT)

Name: Michael A. Ballou

Street Address: [redacted]

Signed by: Ann Beverly
Ann Beverly (Jul 18, 2025 13:41 PDT)

Name: Ann Beverly

Street Address: [redacted]

Signed by: George Montanari
George Montanari (Jul 18, 2025 14:38 PDT)

Name: George Montanari

Street Address: [redacted]

Signed by: Jerome Bellotti
Jerome Bellotti (Jul 18, 2025 14:47 PDT)

Name: Jerome Bellotti

Street Address: [redacted]

Signed by: Bryan McLaughlin
Bryan McLaughlin (Jul 18, 2025 15:35 PDT)

Name: Bryan McLaughlin

Street Address: [redacted]

Signed by: B. Black
Bruce Black (Jul 18, 2025 17:30 MDT)

Name: Bruce Black

Street Address: [redacted]

Signed by: Brandon and Leslie Valenzuela
Brandon and Leslie Valenzuela (Jul 18, 2025 16:59 PDT)

Name: Brandon and Leslie Valenzuela

Street Address: [redacted]

Signed by: Matthew Filice (Jul 18, 2025 12:20 PDT)

Name: Matthew Filice

Street Address: [redacted]

Signed by: Hilary Schneider (Jul 31, 2025 09:08:30 PDT)

Name: Hilary Schneider

[redacted]

Signed by: James Heerwagen (Jul 31, 2025 09:05:50 PDT)

Name: James Heerwagen

[redacted]

Signed by: Allan Walsworth (Jul 22, 2025 19:44:05 PDT)

Name: Allan Walsworth

[redacted]

Signed by: Joey Fulcher (Jul 21, 2025 06:45 PDT)

Name: Joey Fulcher

[redacted]

Signed by: Jason Khalipa
Jason Khalipa (Jul 20, 2025 07:15 PDT)

Name: Jason Khalipa

[redacted]

Signed by: Debra McLaughlin (Jul 18, 2025 17:27 PDT)

Name: Debra McLaughlin

[redacted]

Signed by: Elizabeth White Baumuller
Elizabeth White Baumuller (Aug 6, 2025 21:20:13 PDT)

Name: Elizabeth White Baumuller

[redacted]

Stephen M. Rice

[redacted]

Los Gatos, CA 95030-7131

[redacted]

Planning Commission

Town of Los Gatos

110 E. Main Street

Los Gatos, CA 950390

Re: Application S-25-005 – La Rinconada Country Club Renovation Project

Commissioners:

I am a former Planning Commissioner, Council Member and Mayor. I am also a member of La Rinconada and serve on the committee for this project. I have been playing golf at La Rinconada since the 1960's and have seen the club and course go through many changes.

It is my belief that this project epitomizes the Town's sustainability initiatives and benefits the Town in many ways. The application is completely in line with the Town's tree protection policies as I applied those policies when I served on the Commission and Council.

There has been limited and isolated concerns expressed about the reforestation portion of the application. The independent Arborist's report demonstrates that La Rinconada took a very cautious and conservative approach to this particular area. In the plan, the club proposes the removal of several Eucalyptus trees and non-native Redwood trees. With a planned significant reduction of irrigation, these trees, if not removed, will present a danger to players and employees and present a fire danger to the community at large. The vast majority of these trees will be replaced with large, mature native species – primarily native oak trees – and an additional contribution to the Town's Urban Reforestation program.

The golf course renovation plan will include turf-grass replacement, which will replace the current grasses with drought-tolerant grasses, requiring 30% - 40% less water than is used currently. A state-of-the-art irrigation system will allow for more precise watering patterns, further saving this precious resource. Many other clubs in the area have undergone similar turf-grass replacement with significant decreases in potable water use. The new grass is also more tolerant of salt and other contaminants present in recycled water, should that become available for use in the future.

The club has taken great care to engage the community and other stakeholders in the process of planning the project. Special measures have been taken to minimize, or even eliminate, impacts on the surrounding neighborhoods during construction.

With the strong arguments that favor the approval of this application, I ask that you support the La Rinconada renovation project.

Respectfully Submitted,

Steve Rice

From: [redacted]
To:
Subject: Urgent Request: Add Petition to Agenda – Protection of 287 Mature Trees at LRCC in Los Gatos
Date: Wednesday, August 6, 2025 2:05:03 PM
Attachments: save-240-mature-trees-in-los-gatos-monte-sereno-help-protect-the-largest-open-space-in-los-gatos (1).pdf
signatures-20250806.csv

[EXTERNAL SENDER]

Dear Members of the Los Gatos Town Council and Town Clerk,

On behalf of a growing group of concerned Los Gatos residents, I am submitting the attached petition titled **"Stop the Irreversible Destruction of 240 Mature Trees in Los Gatos"**, along with a list of resident signatures collected in support of this effort.

We respectfully request that this matter be added as an urgent item for public discussion at the **next Town Council meeting**, and that time be allotted for a representative of the petition to **speak on behalf of the signatories**. The matter is time-sensitive, as the plan by La Rinconada Country Club to remove 240 mature trees is already in advanced stages, and **the full environmental impact has not been adequately addressed or disclosed to the public**.

We are particularly concerned that the ecological report submitted by La Rinconada Country Club contains **misleading and potentially false representations** regarding the health, species, and condition of the trees proposed for removal. Our own observations and those of local environmental professionals indicate that **many of these trees are in good condition and pose no imminent safety risk**. The justification for removal appears to be driven primarily by a **design initiative and water conservation**, rather than ecological necessity or public safety.

We are formally requesting that the **Town of Los Gatos commission an independent, third-party environmental assessment** to verify the actual condition of the trees and assess the broader environmental implications of this proposal. An impartial evaluation is essential before any irreversible action is taken that would permanently alter our community's landscape, air quality, wildlife habitat, and character.

Further, we note that La Rinconada Country Club has previously engaged in **unauthorized tree removals without permits**, and failed to disclose such actions to the Town. This pattern of **non-compliance and lack of transparency raises serious concerns** about the integrity of the current proposal and the credibility of their reporting.

Additional points of concern include:

- **Misidentification of tree species**, including incorrect classification of healthy native trees as non-native or invasive (e.g., eucalyptus).
- **Unsubstantiated claims of storm damage**, with no supporting evidence or

public record of fallen or hazardous trees.

- A lack of clear **disclosure of the long-term environmental and community impact** of this large-scale removal.

Given the scale of this proposed removal and the Town's stated commitment to environmental stewardship, climate resilience, and community involvement, we urge you to take this petition seriously and act swiftly to **pause any approvals** until independent findings can be reviewed in a public forum.

Thank you for your attention to this urgent and deeply impactful matter. We look forward to your confirmation that this item will be added to the upcoming Town Council agenda and that an opportunity to speak will be granted.

Sincerely,

Lisa Sieber
[redacted]

On behalf of the petitioners of “Stop the Irreversible Destruction of 240 Mature Trees in Los Gatos”

Attachments:

- Stop_the_Irreversible_Destruction_of_240_Mature_Trees_Petition.pdf
- List_of_Supporting_Signatures.csv

🚨 Stop the Irreversible Destruction of 240 Mature Trees in Los Gatos

To: La Rinconada Country Club members, Los Gatos Residents, arborists, naturalists, and conservationists

The proposed removal of 240 mature trees is not just a landscaping decision — it is an environmental threat with lasting consequences for the entire community. These trees are a living infrastructure that support ecological balance, climate stability, and public health.

Scientific and Environmental Impact:
1. Loss of Tree Canopy – These trees purify air, sequester carbon, reduce noise, and provide essential shade. Their removal will measurably increase air pollutants and heat levels.
2. Wildlife Displacement – Birds, pollinators, and small mammals rely on this established habitat. Destroying it means mass displacement and ecological disruption.
3. Increased Fire Risk & Heat – Mature trees act as a buffer against climate extremes. Their removal will elevate local fire risk and contribute to the urban heat island effect.
4. Soil Degradation & Runoff – Removing deep-rooted trees will destabilize soil, leading to erosion, increased runoff, and waterway pollution.
5. Public Health Consequences – Trees improve mental health, lower stress, and are vital to respiratory health — particularly for children, seniors, and those with asthma or COPD.

Why is this important?

La Rinconada Country Club and Los Gatos City Council - This is not just a golf course issue. These trees are part of our town’s ecological fabric and legacy. Removing them undermines decades of environmental growth and community investment.

🌳 We Demand Immediate Action:
1. A full pause on all tree removals pending review.
2. A second, independent arborist report to verify the necessity of removals.
3. Transparent public consultation before any further action is taken.
4. Alternatives to tree removal that prioritize sustainability and long-term environmental health.

We acknowledge the need to modernize irrigation and reduce water use, but replacing 240 trees — many over 60 years old — with grass is not an ecological solution. It’s a short-sighted tradeoff with permanent consequences.

🌿 Sign the petition now to protect our community’s green lungs.
Together, we must demand transparency, science-based decisions, and responsible stewardship of our shared environment. Every signature counts.

Signed by 109 people:

id	first_name	last_name	postcode	comment
325288954	lisa	sieber	95032	
325290518	Lisa	Sieber	95032	
325344349	Mags	McInerney	95030	
325426283	Cathy	Call	95030	
325602244	Tiffany	Sieber	95030	
325605697	Dean	Tajik	95032	
325635688	Teresa	Lasaga	95032	
325641468	cassandra	joseph	95032	
325648441	sunny	hernandez	95032	
325655549	Barbara	Meyer	95125	
325664206	Anne	Plane	95030	
325664790	Penny	Alexa	95035	
325665246	Megan	McNally	95032	
325720682	Margaret	Williams	95125	
325725896	Yu Ting	Huang	95039	
325738948	Jason	Atchison	94024	
325834357	Glynn	Lewis	95032	
325843323	Kylie	Hall	80132	
325851832	Ujjal	Kohli	95070	
325851896	Paige	Shand	95030	
325851939	Cheri	Johnson	95030	
325852003	Phil	Arney	95030	
325852011	Laura	Tillett	95070	
325852072	KELLY	ARONICA	95008	
325852087	David	Rivas	94086	
325852163	Lotus	Mahon	95032-1146	
325852224	Barbara	Stake	95125	
325852231	Leslie	Matteoni	95128	
325853559	Roger	Milton	95030	
325853692	Jill	Milton	95030	
325853777	Daniela	Rogers	95032	
325854793	Minio	Bakke	95070	
325856597	Jennifer	Liu	95030	
325866604	Ryan	Greco	95032	
325869473	Elizabeth	Twaddell	95030	
325871090	Sue	Nystrom Walsh	95030	
325871327	Lucille	Switzer	95032	
325871543	Martin	Saso	95117	
325872805	Tessa	Arguijo	95030	
325872891	Allen	Arguijo	95030	
325877278	John	Hogan	95030	
325883031	Bradley	Jennings	95008	
325883470	Gary	McNeal	95032	

325883765	Maureen	Howard	95066
325884447	Patrice	Flageollet	95032
325897851	Cliff	Geddes	95030
325899821	jeff	hopkins	95032
325901799	Sharon	Elder	95032
325902109	Aubrie	Avina	95033
325954782	Kirsten	Franz	95032
326074783	Michelle	Collins	6517
326164600	Scott	Eschen	95030
326207108	Shamita	Pisal	95032
326300382	Jennifer	Almaneih	95030
326475219	Timothy	Lundell	95030
326475315	Justin	Sieber	95032
326480097	Keo	King	95032
326480335	Ginger	McDonald	95032
326484464	Ann	Rice	95030
326487140	Miriam	Brody	95030
326487183	susana	craig	95030
326487444	Larisa	Dorfman	95032
326487565	Judith	Marlin	95032
326494064	Isabella	Rennie	95030
326539829	scott	caplener	95030
326547611	Paulette	DAVIS	95124
326565384	Bruce	Wayne	95051
326565424	Sadie	Hawkins	95111
326565711	Jeanette	Belser	95032
326565858	Amrito	Chaube	98125-3826
326567026	Alison	Walton	95032
326591659	Melany	Moore	95030
326597710	Lorraine	Lawson	95008
326598611	Dan	Lawson	95008
326599485	Cindy	Simon	95003
326599504	Vickie	Menkemeller	95128
326620341	Harry	Dunn	43123
326626155	darrell	monda	95032
326626180	Ted	Striker	90045
326627956	Anita Robin	Streicker	95030
326659351	Kevin	Camara	95030-3235
326681808	Wendy	Novakovich	95070
326847403	shannon	mcelyea	95070
326847638	JoAn	Smith	95032
326847665	Pamela	Ross	95032
326847798	Michael	Egleston	95130
326847943	Michael	Hyman	95030

326848070	Joe	Pirzynski	95032
326860143	Alice	Chan	95070
326888908	Stephen	Guruwaiya	95126
327013192	Teri	Christensen	95030
327192524	Barbara	Alford	95030
327199150	Lorena	Stepp	96793-9666
327201822	Alison	Haazer	94019
327208085	Irene	Rhodeman	92869
327208186	Anela	Rhodeman	92869
327208315	Shirley	Gines	96797
327208353	Tim	Cox	94062
327211111	Matt	Vaughan	95128
327221125	Carol	Waitte	95030
327221308	Carol	Braham	95030
327225028	Maureen	Cappon-Javey	95030
327228291	Sarah	Zweng	95030
327228317	Shannon	Susick	95030
327228471	Ann	Wilson	95030
327247994	Nancy	Lee	95030
327273949	Homer	Simpson	90010
327328666	Lynn	RAMIREZ	94566
327347020	Werner	Frei	95030

From: [redacted]
Sent: Thursday, August 7, 2025 6:27 PM
To: Planning <Planning@losgatosca.gov>
Subject: Tree removal by La Rinconada CC

[EXTERNAL SENDER]
Please look into this.
Darrell

[redacted]
Darrell Monda
[redacted]

From: [redacted]
Sent: Thursday, August 7, 2025 6:27 PM
To: Planning <Planning@losgatosca.gov>
Subject: La Rinconada plan to cut down trees

[EXTERNAL SENDER]
Please review and see if this can be stopped.
Darrell

[redacted]

Darrell Monda

[redacted]

From: Andrew Quan [redacted]
Sent: Friday, August 8, 2025 10:52 AM
To: Planning <Planning@losgatosca.gov>
Cc: Lisa Brancatelli [redacted]
Subject: Valley Water Comments re: Redevelopment of the La Rinconada Golf Course

[EXTERNAL SENDER]

Hi Ryan Safty,

Valley Water has reviewed the mailed plans for the consideration of approval of a grading permit and removal of large protected trees associated with a comprehensive redevelopment of the La Rinconada Golf Course located in the Town of Los Gatos, received on August 4, 2025. Per our review, we have the following comment:

1. Please note that there appears to be proposed improvements within Valley Water's easement for our Rinconada Force Main and possibly within Valley Water's fee title property consisting of our Vasona Canal. Said improvements include, but may not be limited to, a 6-inch storm drain line, a rock headwall and outfall, and two 12-inch RCP culverts with concrete case.

Therefore, in accordance with Valley Water's Water Resources Protection Ordinance, a Valley Water encroachment permit is required for the proposed improvements and plans must be submitted for permit review and issuance. The encroachment permit application can be found here: https://www.valleywater.org/contractors/doing-businesses-with-the-district/permits-working-district-land-or-easement/encroachment-permits.

Please forward the completed permit application and construction plans for the project to Valley Water at CPRU@valleywater.org for review. For the to-be-submitted construction plans, please clearly delineate and label Valley Water's easement and fee title property, the Vasona Canal, and the Rinconada Force Main. Additionally, please clearly identify any proposed improvements crossing or adjacent to Valley Water's facilities, fee, and easement.

2. Please note that grading on the project site needs to be designed in such a way that drainage is directed away from Valley Water's easement, fee title property, and Smith Creek. Runoff from the site needs to be directed to the Town of Los Gatos' storm drain system, not to the creek by overland or through a new outfall.

3. Valley Water records indicate that 3 active wells are located on the subject property. If the wells will continue to be used following permitted activity, they must be protected so that they do not become lost or damaged during completion of permitted activity. If the wells will not be used following permitted activity, they must be properly destroyed under permit from Valley Water.

While Valley Water has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage. For more information, please call Valley Water's Well Ordinance Program Hotline at 408-630-2660.

For any questions, please contact me at [redacted] or at [redacted]. For any future correspondence, please reference File No. 22077.

Thank you,

ANDREW QUAN
ASSISTANT ENGINEER II - CIVIL

Community Projects Review Unit

Santa Clara Valley Water District is now known as:

Valley Water

Clean Water • Healthy Environment • Flood Protection

VALLEY WATER

5750 Almaden Expressway, San Jose CA 95118
www.valleywater.org

TOWN OF LOS GATOS
PLANNING COMMISSION
REPORT

MEETING DATE: 08/13/2025

ITEM NO: 4

DATE: August 8, 2025

TO: Planning Commission

FROM: Joel Paulson, Community Development Director

SUBJECT: Consider a Request for Approval to Modify Planned Development Ordinance 1281 to Increase the Maximum Floor Area Ratio (FAR) and Lot Coverage for Property Zoned R-M:5-12:PD. **Located at 130 Vasona Oaks Drive**. APN 424-42-008. This Request for Modification of a Planned Development Ordinance is not Considered a Project Pursuant to the California Environmental Quality Act. Planned Development Amendment Application PD-25-002. Applicant: Elad Batito, Green Bay Remodeling Inc. Property Owner: Ken MacDonald. Project Planner: Samina Merchant.

RECOMMENDATION:

Forward a recommendation of approval to the Town Council on a request to modify Planned Development Ordinance 1281 to increase the maximum floor area ratio (FAR) and lot coverage for property zoned R-M:5-12:PD, located at 130 Vasona Oaks Drive.

PROJECT DATA:

General Plan Designation: Medium Density Residential
Zoning Designation: R-M:5-12:PD, Multiple Family Residential (five to 12 dwelling units per acre) – Planned Development Overlay
Applicable Plans & Standards: General Plan, Town Code
Parcel Size: 1,977 square feet

Surrounding Area			
	Existing Land Use	**General Plan**	**Zoning**
North	Residential	Medium Density Residential	R-M:5-12:PD
East	Open Space	Open Space	RC
South	Residential	Medium Density Residential	R-M:5-12:PD
West	Residential	Medium Density Residential	R-M:5-12

PREPARED BY: Samina Merchant
Associate Planner

Reviewed by: Planning Manager, Community Development Director, and Town Attorney

CEQA:

The request to modify Planned Development (PD) Ordinance 1281 is not considered a project pursuant to the California Environmental Quality Act.

FINDINGS:

- As required by Section 29.80.095 of the Town Code for granting approval of a Planned Development Overlay Zone; and
- That the amendment to the Planned Development Overlay Zone is consistent with the General Plan.

ACTION:

Forward a recommendation regarding Planned Development Amendment application PD-25-002 to the Town Council.

BACKGROUND:

The subject property is approximately 1,977 square feet, located in the northern portion of the Vasona Oaks subdivision (Exhibit 1). The site is developed with an existing detached single-family residence of 2,001 square feet, with a 464-square foot attached garage.

In December 1975, the Town Council adopted PD Ordinance 1281, rezoning the property from R-M:5-12 to R-M:5-12:PD, allowing subdivision of the property into 17 single-family lots and one common area lot (Exhibit 3).

In May 1976, the Planning Commission approved construction of 17 detached single-family residences, landscaping, parking, and other improvements as detailed in the "Precise Development Plan" submitted with the Zone Change and Subdivision applications.

According to County Assessor records, the existing residence on the subject property was constructed in 1977. In July 1999, the Town approved an application to convert a portion of existing attic space into a living area for this property through the Minor Residential Development application process.

PROJECT DESCRIPTION:

A. Location and Surrounding Neighborhood

The subject lot is approximately 1,977 square feet, located in the northern portion of the Vasona Oaks subdivision (Exhibit 1). The site is developed with a detached single-family

residence that is 2,001 square feet, including a 464-square-foot attached garage. The property takes access from the west side of University Avenue via Vasona Oaks Drive, just north of Farley Road. Adjacent properties are developed with single-family residences and are zoned R-M:5-12:PD.

B. Project Summary

The property owner is requesting an amendment to PD Ordinance 1281 to increase the maximum FAR and lot coverage allowed for the subject property. No construction or site development is proposed with this application. If this PD amendment application is approved, a development proposal for the construction of additions greater than 100 SF to an existing second story would be reviewed and processed under a future Minor Residential Development application.

C. Zoning Compliance

PD Ordinance 1281 allowed for subdivision of the property and development of the 17 lots with single-family residences. The subject property's lot width, lot size, setbacks, FAR, and lot coverage were approved through the development plans included with PD Ordinance 1281.

The proposed PD amendment would allow for an increase to the maximum allowable FAR and lot coverage for the subject property and would not alter the existing lot size, width, or setbacks. The proposed future development includes an increase in total living area from 2,001 square feet to 2,416 square feet, with additions proposed to the second and third floors. The first floor and garage area would remain unchanged. As a result, the FAR of the residence would increase from 1.01 to 1.22 and the lot coverage would increase from 66 percent to 73.4 percent.

A summary of the R-M:5-12 development standards, approved PD plans, and the proposal is provided in the following table:

R-M:5-12 Development Standards			
	R-M:5-12:PD Precise Development Plans	**Existing Conditions**	**Proposed Conditions**
Lot Size	unknown	1,977 sf	No change
FAR-Home	Approx. 0.89	1.01	1.22
FAR-Garage	0.233	0.233	No change
Lot Coverage	Approx. 66%	66%	73.40%
First Floor Living	678 sf	No change	No change
Second Floor Living	1,087 sf	1,087 sf	1,409 sf
Third/Mezzanine Floor Living	-	236 sf	329 sf
Total	1,765 sf	2,001 sf	2,416 sf
Garage	464 sf	No change	No change

DISCUSSION:

A. Planned Development Amendment

The applicant is requesting approval to modify PD Ordinance 1281. The proposed modifications include enclosing an existing second-story deck to create a 231-square foot sunroom, expanding the second-floor living area by 91 square feet, and converting 93 square feet of existing attic area to living area within the existing roof structure. This request requires the addition of a new Performance Standard #9 to the amended Ordinance (Exhibit 4). The applicant asserts that the project would not expand the building footprint and the visual character of the neighborhood would remain unchanged (Exhibit 5). However, the addition of the sunroom expands the building footprint, contributing to the increase in lot coverage, and adds visual mass to the second story. The overall design would continue to remain consistent with the style and scale of the surrounding neighborhood, as the proposed modifications would utilize the existing structure by enclosing a second-story deck rather than significantly expanding the building footprint outward. The proposed project continues to meet the open space requirements of the underlying zone.

The following table summarizes the size of the residences within the Vasona Oaks subdivision. The lot sizes range from 1,711 square feet to 2,616 square feet. Based on Town and County records, the square footage of the residences ranges from 1,750 square feet to 2,001 square feet. In terms of FAR and square feet, the proposed increase to the allowable FAR and residence size on Lot 8 would result in the largest residence within the Vasona Oaks subdivision.

The subject property's square footage was recently measured to reflect current and proposed conditions. Town records show that at least two other residences have expanded livable space by converting attic areas within the existing roofline.

FAR Comparison - Neighborhood Analysis						
Lot	**Address**	**Lot Size**	**Residence**	**FAR**	**Stories**	**Garage**
1	100 Vasona Oaks Dr	2,223	1,750 sf	0.79	2	451 sf
2	104 Vasona Oaks Dr	1,867	1,750 sf	0.94	2	451 sf
3	108 Vasona Oaks Dr	2,097	1,750 sf	0.83	2	451 sf
4	112 Vasona Oaks Dr	2,403	1,750 sf	0.73	2	451 sf
5	116 Vasona Oaks Dr	2,225	1,750 sf	0.79	2	451 sf
6	120 Vasona Oaks Dr	1,871	1,896 sf	1.01	3	451 sf
7	126 Vasona Oaks Dr	2,026	1,956 sf	0.97	3	451 sf
8	**130 Vasona Oaks Dr (Existing)**	**1,977**	**2,001 sf**	**1.01**	**3**	**464 sf**
8	**130 Vasona Oaks Dr (Proposed)**	**1,977**	**2,416 sf**	**1.22**	**3**	**464 sf**
9	134 Vasona Oaks Dr	1,711	1,750 sf	1.02	2	451 sf
10	125 Vasona Oaks Dr	2,494	1,850 sf	0.74	2	430 sf
11	123 Vasona Oaks Dr	2,608	1,850 sf	0.71	2	430 sf
12	119 Vasona Oaks Dr	2,576	1,850 sf	0.72	2	430 sf
13	115 Vasona Oaks Dr	2,478	1,850 sf	0.75	2	430 sf
14	111 Vasona Oaks Dr	2,616	1,850 sf	0.71	2	430 sf
15	109 Vasona Oaks Dr	2,097	1,850 sf	0.88	2	430 sf
16	105 Vasona Oaks Dr	2,608	1,850 sf	0.71	2	430 sf
17	101 Vasona Oaks Dr	2,426	1,850 sf	0.76	2	430 sf

Should the request to modify the PD Ordinance 1281 be approved, a Minor Residential Development application will be required to review the proposed additions greater than 100 SF to an existing second story.

B. Neighbor Outreach

The applicant submitted correspondence indicating approval from the Vasona Oaks Homeowners Association (Exhibit 6). The applicant also conducted neighborhood outreach, which included a list of contacted property owners and a summary of the outreach results (Exhibit 7). No public comments were received at the time of this report's preparation.

PUBLIC COMMENTS:

Written notice was sent to property owners and occupants within 300 feet of the property. No comments were received at the time this report was published.

ENVIRONMENTAL REVIEW:

The request to modify PD Ordinance 1281 is not considered a project pursuant to the California Environmental Quality Act.

CONCLUSION:

A. Summary

The property owner is requesting an amendment to PD Ordinance 1281 to increase the maximum FAR and lot coverage on the property located at 130 Vasona Oaks Drive. No construction or site development is proposed with this application. Any future development proposal for the subject property would be processed and reviewed under a separate planning application.

B. Recommendation

Based on the summary above, staff recommends the Planning Commission take the following actions to forward the PD amendment application to the Town Council with a recommendation of approval:

1. Recommend that the Town Council make the findings required by Section 29.80.095 of the Town Code for a Planned Development Ordinance (Exhibit 2); and
2. Recommend that the Town Council adopt the amended Planned Development Ordinance.

C. Alternatives

Alternatively, the Commission can:

1. Forward a recommendation for approval of the application with modified performance standards to the Town Council; or
2. Forward a recommendation of denial of the application to the Town Council; or
3. Continue the matter to a date certain with specific direction.

EXHIBITS:

1. Location map
2. Required findings
3. Planned Development Ordinance 1281
4. Draft Planned Development Ordinance
5. Letter of Justification
6. Vasona Oaks Homeowners Association (HOA) Approval
7. Summary of Neighborhood Outreach
8. Site Photos
9. Development Plans

This Page
Intentionally
Left Blank

130 Vasona Oaks Drive

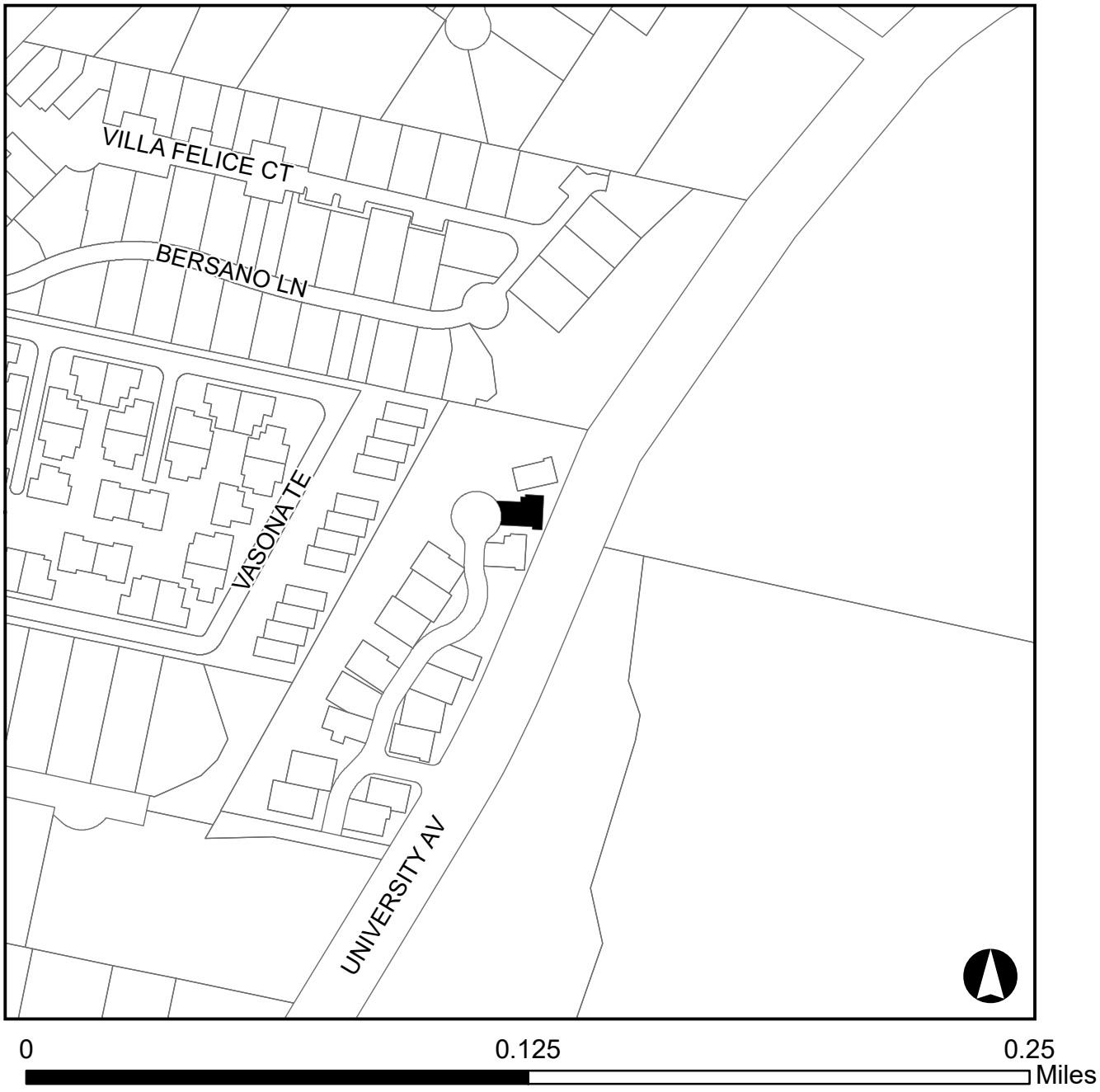


EXHIBIT 1

This Page
Intentionally
Left Blank

PLANNING COMMISSION – *August 13, 2025*
REQUIRED FINDINGS FOR:

130 Vasona Oaks Drive
Planned Development Amendment PD-25-002

Requesting Approval for Modification of Planned Development Ordinance 1281 to Increase the Maximum Floor Area Ratio (FAR) and Lot Coverage for Property Zoned R-M:5-12:PD. This Request for Modification of a Planned Development Ordinance is not Considered a Project Pursuant to the California Environmental Quality Act.

Property Owner: Ken MacDonald
Applicant: Elad Batito, Green Bay Remodeling Inc

FINDINGS

Required finding for CEQA:

- The request to modify Planned Development Ordinance 1281 is not considered a project pursuant to the California Environmental Quality Act.

Required compliance with the Town Code:

- As required by Section 29.80.095 of the Town Code for granting a Planned Development Overlay Zone, the proposed amendment:

  - The proposed amendment is consistent with Chapter 29, Article VIII, Division 2 of the Town Code in that it meets the purpose and intent of a Planned Development Overlay Zone;
  - The proposed amendment is in conformance with the goals, policies, and applicable land use designations and standards of the Town's General Plan, including but not limited to Policy LU-6.8;
  - The proposed amendment is in conformance with all other applicable provisions of the Town Code, including Town Council–adopted guidelines, except as otherwise modified through the Planned Development process; and
  - The proposed amendment includes development standards or uses that deviate from the underlying zoning in a way that results in innovative site planning and provides public benefit through maximized open space.

Required consistency with the Town's General Plan:

- That the amendment to the Planned Development Overlay is consistent with the General Plan and its Elements, including but not limited to Policy LU-6.8; and that the amendment to the Planned Development Overlay zoning is consistent with the existing General Plan designation.

This Page
Intentionally
Left Blank

ORDINANCE NO. 1281

AN ORDINANCE OF THE TOWN OF LOS GATOS AMENDING THE ZONING ORDINANCE EFFECTING ZONE CHANGE NO. 149 FROM R-M:5-12 TO R-M:5-12-PD.

The Town Council of the Town of Los Gatos does ordain as follows:

SECTION 1.

The Zoning Ordinance of the Town of Los Gatos is hereby amended to change the zoning of the property shown on the map which is attached hereto and is a part of this ordinance from R-M:5-12 (Multiple Family Residential, 5-12 dwelling units per net acre) to R-M:5-12-PD (Multiple Family Residential, 5-12 dwelling units per net acre - Planned Development).

SECTION 2.

Uses and Improvements Authorized

The PD (Planned Development Combining) Zone established by this Ordinance authorizes development on the above described real property of 17 single family detached dwellings, landscaping, parking and other improvements shown and required on the "Official Development Plan" on file with the Town Clerk and Planning Department. Permitted uses for the project are specified by Article 6-1, Section 6-1.4 of the Zoning Ordinance (as this section exists at the time of the adoption of this Ordinance or as amended in the future), and on Page 1 of the developer's "Official Development Plan". All other uses as listed in Section 6-1.5 of the Zoning Ordinance are conditional uses and require issuance of a Conditional Use Permit.

SECTION 3.

Official Development Plan

Prior to the issuance of any permits in compliance with the "Official Development Plan" hereby approved, precise plans shall be submitted to and approved by the Planning Commission of the Town of Los Gatos pursuant to Section 20.11 of Ordinance 867.

RECEIVED
DEC 27 1975
TOWN OF LOS GATOS
PLANNING DEPARTMENT
By

12-17-75
cc: Planning

EXHIBIT 3

The "Official Development Plan" for the Planned Development Combining District established by this Ordinance consists of this Ordinance and the following listed plans (approved stamped, Dec. 1, 1975), which are those required by compliance with Sections 20.6 through 20.9 of the Town Zoning Ordinance, and are on file in the Office of the Town Clerk and the Office of the Town Planning Department.

1. Sheet No. 1: Site plan, illustrating: 17 detached single family residences, garages, 17 open off-street parking stalls, landscaping areas, balconies and decks, and vehicular access and circulation.

2. Sheet No. 2: Section through the property showing the slope, and units on either side of the proposed street.

3. Sheet No. 3: Block elevation of all units facing the University Avenue street scene.

4. Sheets 4, 5 and 6: Typical building elevations of both uphill and downhill structures.

In addition to the foregoing plans, the following performance standards are part of the "Official Development Plan":

1. That the conditions, covenants and restrictions be submitted for approval in conjunction with the tentative subdivision map and the Precise Development Plan.

2. That the setbacks and building separations shown on the "Official Development Plan" be considered as minimum in preparation of the Precise Development Plan.

3. That all paved areas be separated from landscaped areas with a 6" high concrete curb.

4. That the applicant guarantee by contract and bond the installation of street improvements as follows:

   University Avenue: Widen approximately 12 feet to provide left-turn storage at the intersection with the new street. Install new concrete curb and gutter and street lighting.

   New Street: Install curb and gutter, pavement (24' curb to curb), street lighting, storm drainage and sanitary sewer.

5. Dedication of right-of-way along University Avenue, as required, to a line 10 feet behind the new face of curb.

6. Dedication of the interior street and cul-de-sac bulb. The interior street shall be 24 feet (curb to curb) within a 26-foot minimum right-of-way.

7. That the garages shall be located less than 10 feet or more than 20 feet from the curb line.

8. That a soils engineering report be provided to establish the stability of the existing slope bank, and shall recommend grading procedures and protective measures for the project. This report shall be to the satisfaction of the Town Engineer.

SECTION 4.

The Town Clerk shall attest to the adoption of this Ordinance. This Ordinance shall be published once in the Los Gatos Times-Saratoga Observer, a newspaper of general circulation, printed and published in the Town of Los Gatos within fifteen (15) days of its final passage and this Ordinance shall take effect thirty (30) days following its final passage.

The above and foregoing Ordinance was duly and regularly introduced at a meeting of the Town Council of the Town of Los Gatos held on the 1st day of Dec., 1975.

PASSED AND ADOPTED as an Ordinance of the Town of Los Gatos, California, at a regular meeting of the Town Council held on the 15th day of Dec., 1975, by the following vote:

AYES: COUNCIL MEMBERS Ruth Cannon
Mark B. DiDuca
John B. Lochner
Albert B. Smith
Egon Jensen

NOES: COUNCIL MEMBERS None

ABSENT: COUNCIL MEMBERS None

SIGNED: MAYOR OF THE TOWN OF LOS GATOS

S/ Egon Jensen

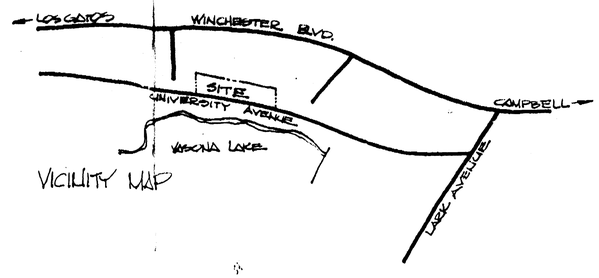
ATTEST:

S/ Jo Leibfritz (seal)
CLERK OF THE TOWN OF LOS GATOS

EASTWOOD PARK TRACT
LOT 2

AREA ANALYSIS

GROSS AREA	2.91 AC.
PUBLIC STREETS	.17 AC.
PRIVATE DRIVE	.15 AC.
BUILDING COVERAGE	.43 AC.
PUBLIC LANDSCAPE AREA	N/A
PRIVATE LANDSCAPE AREA	1.09 AC.
OFF STREET PARKING SPACES	18
UNDEVELOPABLE SLOPE AREA	.87 AC.
NET LAND (LESS PUBLIC STREET)	2.54 AC.
D = 2-HILL PLAN	8 — 1394 SQ. FT.
A = 2-HILL PLAN	7 — 1671 SQ. FT.
B = 2-HILL PLAN	2 — 1726 SQ. FT.
LANDSCAPED AREA	



VICINITY MAP

EXISTING LEACHWELL

PRIVATE DRIVEWAY

UNIVERSITY AVENUE

NORTH

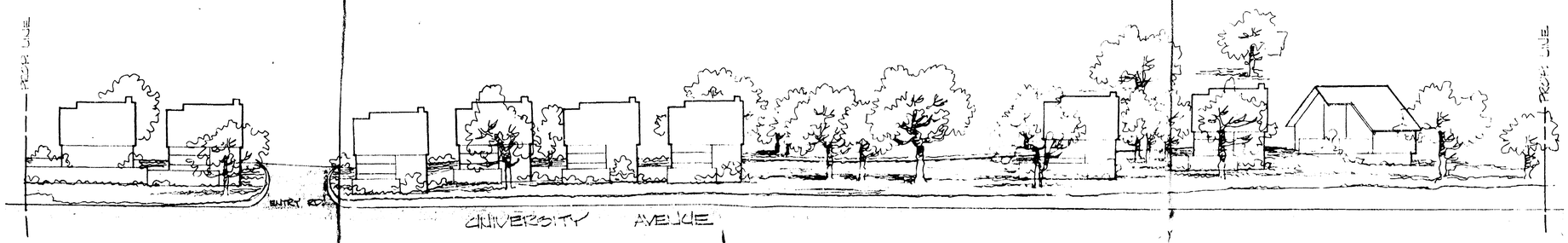
APPROVED

SITE PLAN

SCALE: 1" = 20'

VASONA TERRACE II

DICK FINNEGAN
INCORPORATED
BUILDING DESIGNERS
3238 McKINLEY AVE., SANTA CLARA, CA 95051 • 408/984-0121



SITE ELEVATION
FROM UNIVERSITY AVENUE
1" = 20'-0

APPROVED
Recommended to T.C. by
Plan Comm. 10/26/75
Secret
Planning Commission of the Planning Court

DATE PRINTED
OCT 1 0 1975

Sheet #3

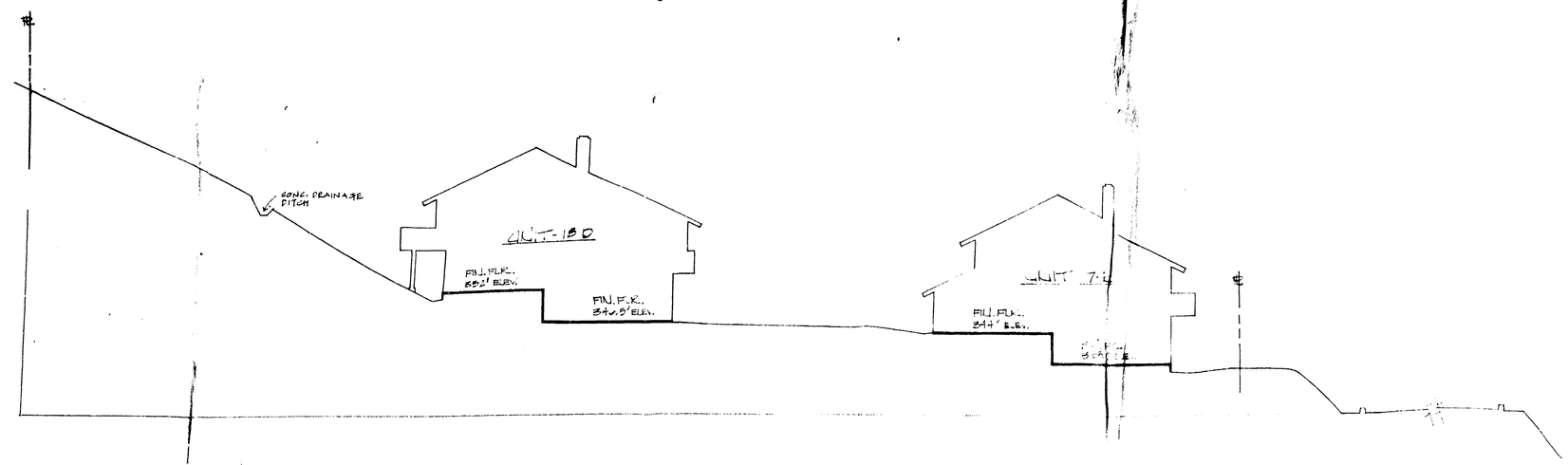
DICK FINNEGAN
INCORPORATED
3238 McKINLEY DRIVE • SANTA CLARA, CALIFORNIA 95051 • 408/984-0121

VASONA TERRACE II
A MOUNT VENTURE
1200 PIONEER WAY
MT. VIEW, CALIFORNIA

OWNER

SITE SECTION

NO.	DATE-REVISION



B SITE SECTION
1"=10'-0

A SITE SECTION
1"=10'-0

APPROVED
Recommended to [illegible]
[illegible] 10/22/75
[illegible]
Secretary
Planning Commission of the Town of Los Gatos

DATE PRINTED
[illegible] 1975

Sheet 2

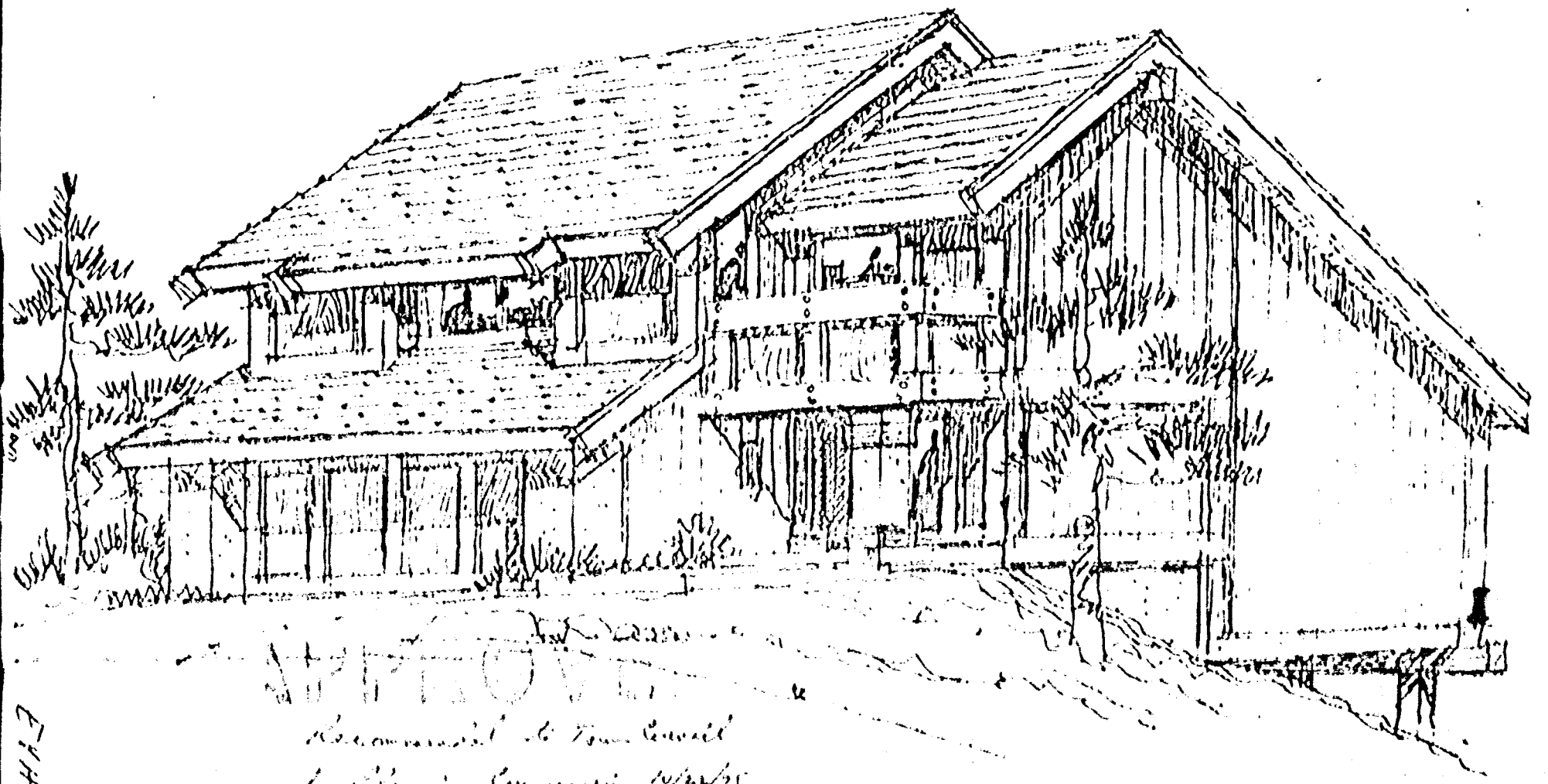
DICK FINNEGAN
INCORPORATED
3238 McKINLEY DRIVE • SANTA CLARA, CALIFORNIA 95051 • 408/984-0121

VASONA TERRACE II
A 40 UNIT VENTURE
120 PIONEER WAY
MT. VIEW, CALIF.

SITE SECTION

NO.	DATE-REVISION

Mrs. Cuy
Pasona Terrace



APPROVED

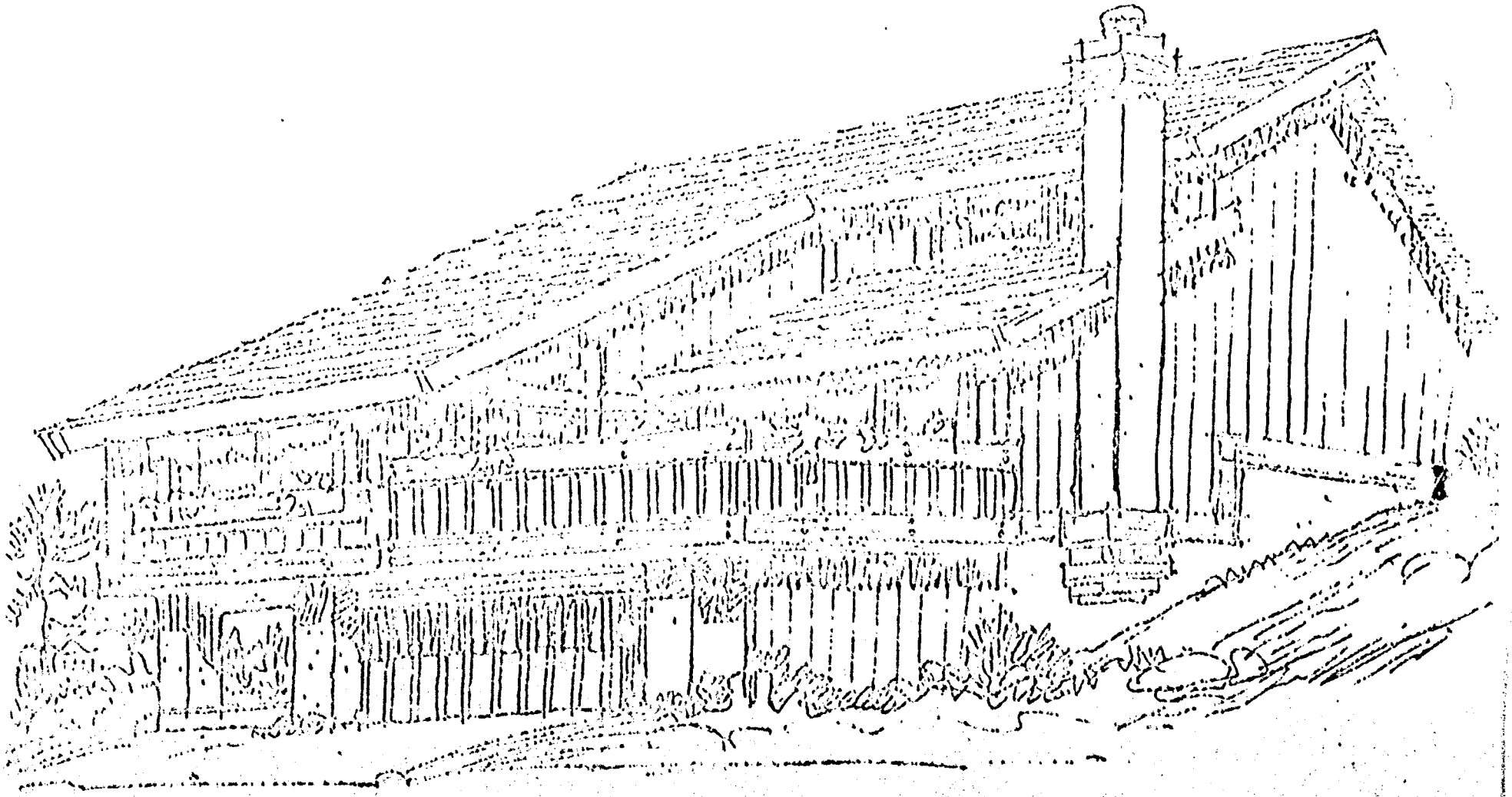
Recommended to Town Council
by Planning Commission 10/22/75
[illegible]
Planning Commission of the Town of [illegible]

Sheet #4

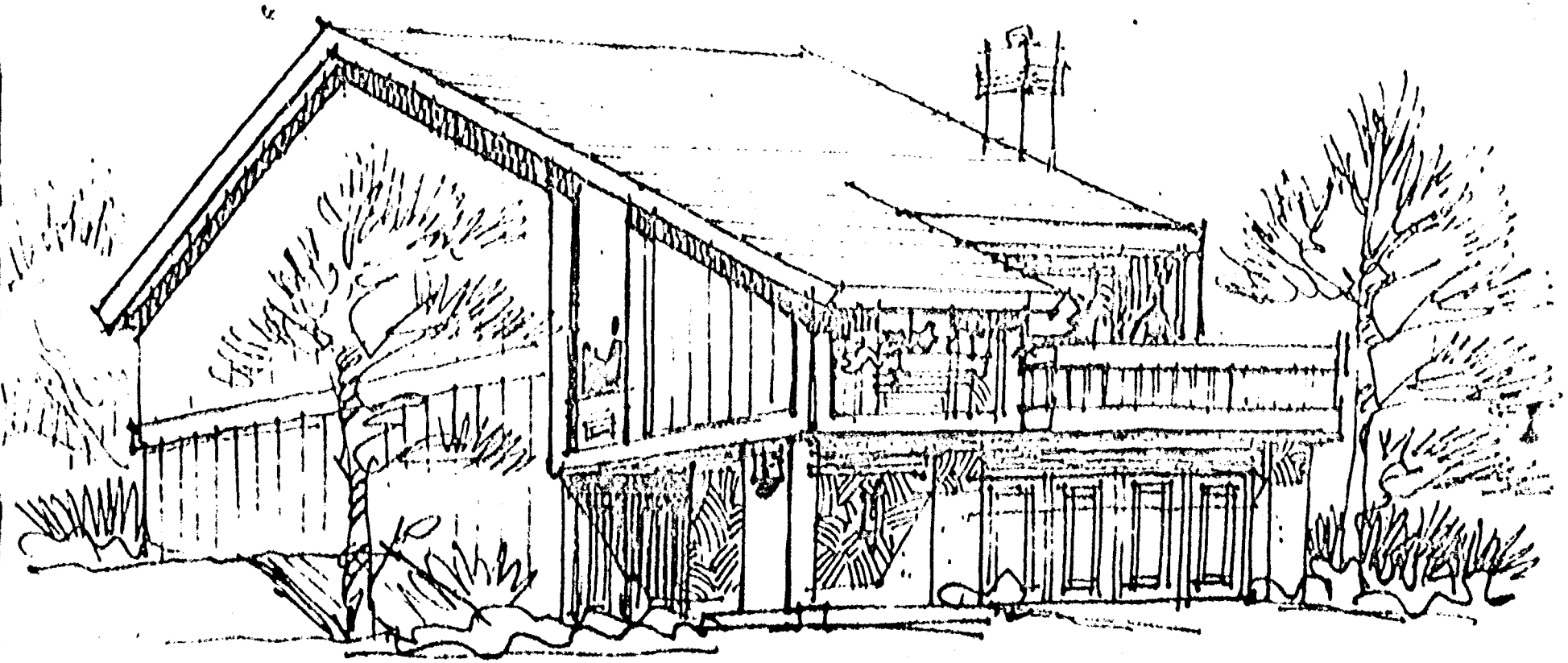
2-75-61

EXHIBIT C

ELEVATION STUDY DOWNHILL UNIT PLAN A & B
A: 1671 SQ. FT.
B: 1720 SQ. FT.



ELEVATION STUDY OF UPHILL UNIT PLAN D
1594 SQ FT



UPHILL UNIT • VASONA TERRACE • LOS GATOS



TOWN OF LOS GATOS

Application No. Z-75-61 **Change of zoning m**

Amending Ordinance 867 of Town Zoning Ordinance

☒ **Zone Change** **from** R-M:5-12 **to** R-M:5-12-P

☐ **Prezoning** **to** _____

Approved by Planning Commission **date** OCT. 22, 1975

Approved by Town Council **date** Dec.15,1975 **Ord.** 1281

Town Clerk S/ Jo Leibfritz (seal) **Mayor** S/ Egon Jensen

ORDINANCE NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF LOS GATOS AMENDING PLANNED DEVELOPMENT ORDINANCE 1281 ESTABLISHING DEVELOPMENT STANDARDS AND ALLOWABLE USES FOR LOTS WITHIN THE PLANNED DEVELOPMENT OVERLAY ZONE RELATIVE TO THE MAXIMUM FLOOR AREA RATIO AND THE MAXIMUM LOT COVERAGE ALLOWED ON LOT 8 IN THE VASONA OAKS SUBDIVISION AND REPEALING AND REPLACING ORDINANCE 1281 FOR THE VASONA OAKS SUBDIVISION AT VASONA OAKS DRIVE

THE TOWN COUNCIL OF THE TOWN OF LOS GATOS DOES ORDAIN AS FOLLOWS:

SECTION I. Planned Development Overlay Zone.

The Town Code of the Town of Los Gatos is hereby amended to change the zoning of the property shown on the map which is attached hereto and is a part of this ordinance from R-M:5-12:PD (Multiple Family Residential, 5-12 dwelling units per net acre – Planned Development) to R-M:5-12-PD (Multiple Family Residential, 5-12 dwelling units per net acre - Planned Development).

SECTION II. Uses and Improvements Authorized.

The PD (Planned Development Combining) Zone established by this Ordinance authorizes development on the above described real property of 17 single family detached dwellings, landscaping, parking and other Improvements shown and required on the “Official Development Plan” on file with the Town Clerk and Planning Department. Permitted uses for the project are specified by Chapter 29, Article IV, Division 6 of the Zoning Ordinance (as this section exists at the time of the adoption of this Ordinance or as amended in the future), and on Page 1 of the developer's "Official Development Plan”. All other uses as listed in Section 29.40.615 of the Zoning Ordinance are conditional uses and require issuance of a Conditional Use Permit.

SECTION III. Minor Residential Development Approval Required.

Prior to the Issuance of any permits in compliance with the “Official Development Plan” and the “Development Plan for Lot 8” hereby approved, Minor Residential Development approval is required.

EXHIBIT 4

SECTION IV. Official Development Plan

The "Official Development Plan" for the Planned Development established by this Ordinance consists of this Ordinance and the following listed plans (approved stamped, December 1, 1975), the "Development Plan for Lot 8," which are on file in the Office of the Town Clerk and the Community Development Department.

1. Sheet No. 1: Site plan, illustrating: 17 detached single family residences, garages, 17 open off-street parking stalls, landscaping areas, balconies and decks, and vehicular access and circulation.
2. Sheet No. 2: Section through the property showing the slope, and units on either side of the proposed street.
3. Sheet No. 3: Block elevation of all units facing the University Avenue street scene.
4. Sheets 4, 5 and 6: Typical building elevations of both uphill and downhill structures.
5. Development Plan for Lot 8, included as Exhibit 9 of the August 13, 2025, Planning Commission Staff Report.

SECTION V. Performance Standards.

In addition to the foregoing plans, the following performance standards are part of the "Official Development Plan":

1. That the conditions, covenants and restrictions be submitted for approval in conjunction with the tentative subdivision map and the Precise Development Plan.
2. That the setbacks and building separations shown on the "Official Development Plan" be considered as minimum in preparation of the Precise Development Plan.
3. That all paved areas be separated from landscaped areas with a 6" high concrete curb.
4. That the applicant guarantee by contract and bond the installation of street improvements as follows:
   University Avenue: Widen approximately 12 feet to provide left-turn storage at the Intersection with the new street. Install new concrete curb and gutter and street lighting.
   New Street: Install curb and gutter, pavement (24' curb to curb), street lighting, storm drainage and sanitary sewer.
5. Dedication of right-of-way along University Avenue, as required, to a line 10 feet behind the new face of curb.
6. Dedication of the interior street and cul-de-sac bulb. The interior street shall be 24 feet (curb to curb) within a 26-foot minimum right-of-way.
7. That the garages shall be located less than 10 feet or more than 20 feet. from the curb line.

DRAFT

8. That a soils engineering report be provided to establish the stability of the existing slope bank, and shall recommend grading procedures and protective measures for the project. This report shall be to the satisfaction of the Town Engineer.
9. The "Official Development Plan" shall be deemed to include development plans reflecting modifications to a single-family residence located at 130 Vasona Oaks Drive (APN: 424-42-008) included as Exhibit 9 of the August 13, 2025, Planning Commission Staff Report. The modifications include the enclosure of an existing second-story deck to create an enclosed 231 square feet sunroom, expansion of the second floor living area by 91 square feet, and creation of 92 square feet of additional living area on the third floor. The modified plans are on file in the Office of the Town Clerk and Planning Department and shall be subject to the same standards and conditions as the original approved Precise Development Plan.

SECTION VI. Severability.

In the event that a court of competent jurisdiction holds any Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this Ordinance and shall not affect the validity of the remaining portions of this Ordinance. The Town hereby declares that it would have adopted each Section, subsection, paragraph, sentence, clause, or phrase in this Ordinance irrespective of the fact that any one or more Sections, subsections, paragraphs, sentences, clauses or phrases in this Ordinance might be declared unconstitutional, preempted, or otherwise invalid.

SECTION VII. Publication.

In accordance with Section 63937 of the Government Code of the State of California, this Ordinance takes effect 30 days from the date of its passage. The Town Council hereby directs the Town Clerk to cause this Ordinance or a summary thereof to be published or posted in accordance with Section 36933 of the Government Code of the State of California.

DRAFT

SECTION VIII. Effective Date.

This Ordinance was introduced at a regular meeting of the Town Council of the Town of Los Gatos on the ____ day of _____ 2025, and adopted by the Town Council of the Town of Los Gatos at its regular meeting on the ____ day of _____ 2025, by the following vote:

COUNCIL MEMBERS:
AYES:
NAYS:
ABSENT:
ABSTAIN:

SIGNED:

_____
MAYOR OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

ATTEST:

_____
TOWN CLERK OF THE TOWN OF LOS GATOS
LOS GATOS, CALIFORNIA

DRAFT

Dear City Planning Committee,

We are requesting approval for a modest expansion of our home to better accommodate our evolving family and work needs. The primary reasons for this request are twofold:

1. Work-from-Home Challenges

Both my wife and I work remotely in high-tech roles, requiring frequent video calls. Due to space constraints, we currently share a single workspace, which often results in disruptions. To manage this, one of us (usually me) frequently relocates to the kitchen to take calls, which is not an ideal or professional setting. Additionally, our two adult sons (ages 23 and 21) also work and study remotely, further straining our available space. With only three bedrooms, we lack sufficient private work areas for all four of us, making daily productivity and focus challenging.

2. Accommodating Visiting Elderly Parents

Both my wife's mother and my parents, who are in their late 70s and early 80s, visit regularly, typically 3-4 times a year for extended stays of 4-6 weeks. Currently, when they visit, one or both of our sons must share a bedroom, which is not an ideal long-term arrangement. We would like to create a fourth bedroom with an en-suite bathroom to provide a comfortable and private space for our elderly parents while allowing our sons to maintain their own rooms.

Additionally, we want to ensure that this fourth bedroom is more accessible for our aging parents, with considerations such as a wider doorway, a step-free entry, and a bathroom layout designed for ease of use. As they continue to age, these modifications will help provide them with a safer and more comfortable living space during their visits.

Conclusion

Our request is for a modest expansion that would provide much-needed space without significantly altering the character of the neighborhood. This addition would enhance our ability to work effectively, support our adult children, and comfortably accommodate our aging parents during their visits. Given the growing trend of remote work and multi-generational living, we believe this request is both reasonable and in line with modern family housing needs.

We appreciate your time and consideration of our request and would be happy to provide further details.

Sincerely,
Ken MacDonald.
130 Vasona Oaks Dr.

EXHIBIT 5

Dear City Planning Committee,

This letter requests a modification of Planned Development (PD) Ordinance 1281 to permit the enclosure of a second-story deck at 130 Vasona Oaks. This modification would result in a minor increase in floor area and lot coverage, exceeding the current standards specified in the Town Code. Below, the specific requirements outlined by the Town for such a request are addressed:

1. Project Description

The proposed project involves enclosing an existing second-story deck to create additional interior space. This modification aims to enhance the functionality of the residence by providing separate workspaces for household members and accommodating visiting elderly parents. The enclosure will be designed to blend seamlessly with the existing architectural style of the residence, maintaining the aesthetic of the Vasona Oaks development.

2. Proposed Modifications to PD Ordinance 1281

A modification is requested to allow for a slight increase in both floor area and lot coverage resulting from the deck enclosure. The subject property is located on a small parcel that is essentially the footprint of the residence and the surrounding yard space. However, despite the limited lot size, this project does not expand the footprint of the structure, as it involves enclosing an already existing deck rather than extending beyond the current built area. This modification seeks to recognize the unique constraints of the lot while making efficient use of the existing structural layout.

3. Consistency with Development

The proposed modifications are consistent with the overall development of the Vasona Oaks community. The enclosure of the deck is a minor alteration that does not affect the external footprint of the building or encroach upon common areas. Additionally, the enclosed deck will not be visible from the common street, ensuring that the visual character of the neighborhood remains unchanged. The design will match the existing materials and colors, ensuring visual continuity within the neighborhood.

4. Response to Required Findings for PD Ordinances

According to Section 29.80.095 of the Town Code, certain findings are required for the adoption or modification of a PD ordinance:

- **a. The proposed modification is consistent with the General Plan:** The General Plan encourages the adaptation of housing to meet the evolving needs of residents. By enclosing the deck, the livability of the residence is enhanced to accommodate remote work and multi-generational living, aligning with the Plan’s goals.

- **b. The proposed modification provides a public benefit:** While the modification is primarily for private use, it indirectly benefits the community by maintaining property values and the aesthetic appeal of the neighborhood. Improved functionality of residences contributes to the overall stability and desirability of the area.

- **c. The proposed modification will not be detrimental to public health, safety, or welfare:** The project involves interior alterations that do not impact public spaces or infrastructure. All construction will comply with current building codes and safety standards, ensuring no adverse effects on the community.

5. Additional Supporting Information

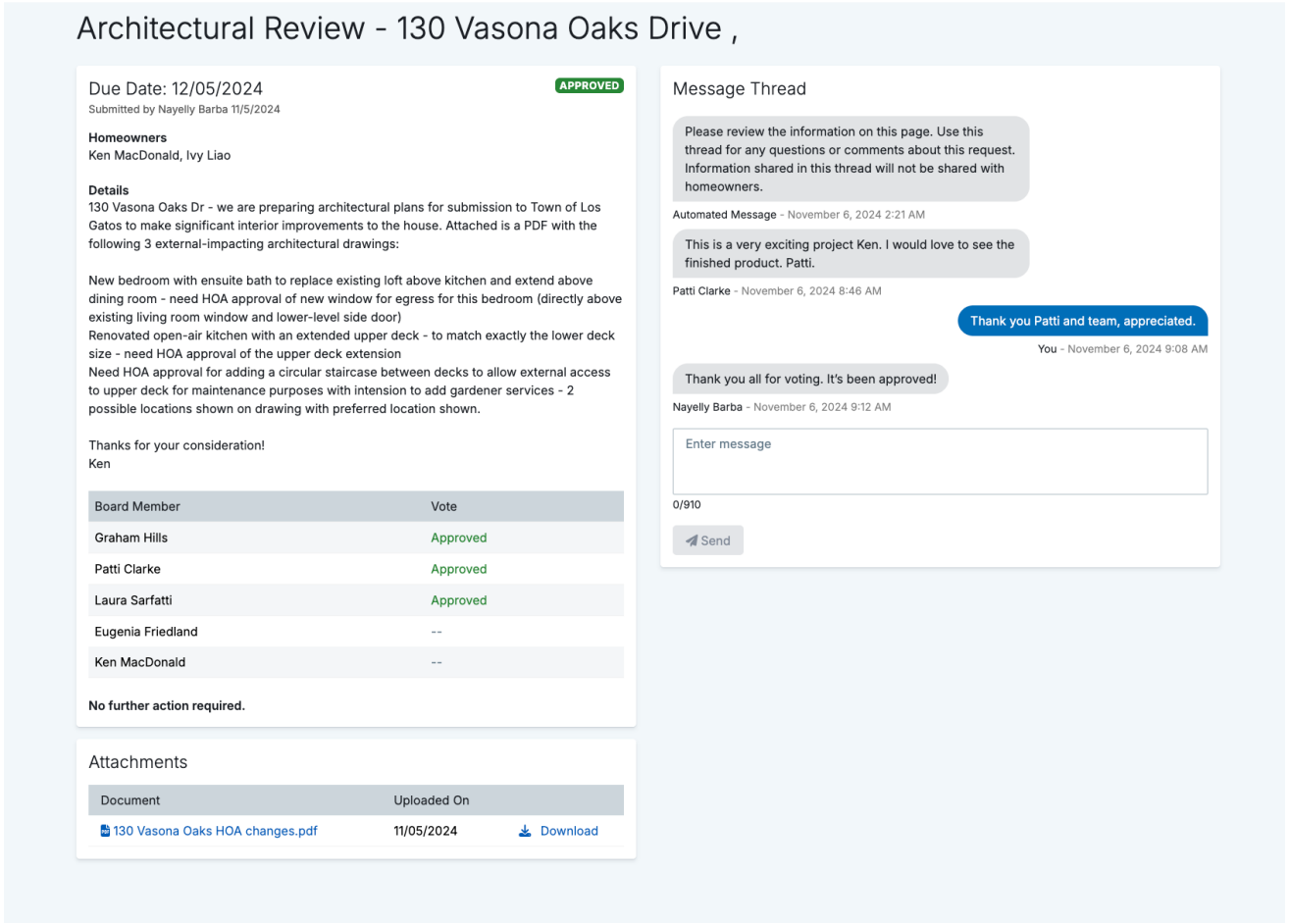
As detailed in the previous letter submitted by the homeowner, the primary motivations for this project include creating adequate workspace for multiple household members working and studying from home and providing accessible accommodations for elderly parents during extended visits. These enhancements are essential for modern housing needs and will contribute to the long-term functionality of the residence.

Thank you for your time and consideration. Please reach out with any questions or requests for additional information.

Sincerely,
Millan
Green Bay Remodeling- Production Assistant
sjassist@greenbayremodelinginc.com

This Page
Intentionally
Left Blank

HOA Approval #1 of 2



Architectural Review - 130 Vasona Oaks Drive ,

Due Date: 12/05/2024 APPROVED

Submitted by Nayelly Barba 11/5/2024

Homeowners
Ken MacDonald, Ivy Liao

Details
130 Vasona Oaks Dr - we are preparing architectural plans for submission to Town of Los Gatos to make significant interior improvements to the house. Attached is a PDF with the following 3 external-impacting architectural drawings:

New bedroom with ensuite bath to replace existing loft above kitchen and extend above dining room - need HOA approval of new window for egress for this bedroom (directly above existing living room window and lower-level side door)
Renovated open-air kitchen with an extended upper deck - to match exactly the lower deck size - need HOA approval of the upper deck extension
Need HOA approval for adding a circular staircase between decks to allow external access to upper deck for maintenance purposes with intension to add gardener services - 2 possible locations shown on drawing with preferred location shown.

Thanks for your consideration!
Ken

Board Member	Vote
Graham Hills	Approved
Patti Clarke	Approved
Laura Sarfatti	Approved
Eugenia Friedland	--
Ken MacDonald	--

No further action required.

Attachments

Document	Uploaded On	
130 Vasona Oaks HOA changes.pdf	11/05/2024	Download

Message Thread

Please review the information on this page. Use this thread for any questions or comments about this request. Information shared in this thread will not be shared with homeowners.

Automated Message - November 6, 2024 2:21 AM

This is a very exciting project Ken. I would love to see the finished product. Patti.

Patti Clarke - November 6, 2024 8:46 AM

Thank you Patti and team, appreciated.

You - November 6, 2024 9:08 AM

Thank you all for voting. It's been approved!

Nayelly Barba - November 6, 2024 9:12 AM

Enter message

0/910

Send

EXHIBIT 6

HOA Approval #2 of 2

Architectural Review - 130 Vasona Oaks Drive ,

Due Date: 02/26/2025

APPROVED

Submitted by Nayelly Barba 1/27/2025

Homeowners
Ken MacDonald, Ivy Liao

Details
Addendum to our renovation approval from the HOA 3 months ago:
As we finalized our plans that were approved by the HOA we decided to make 2 more exterior changes:

1 - Extend the 2nd floor backwards to the fence line, making the living room a bit larger (~80 sq ft).
2 - Put a glass enclosure over the upper rear deck to allow more winter and evening use, effectively making it into a sunroom.

Please see the drawings below that will be submitted to the town of Los Gatos for approval after the HOA gives its approval. There are 2 pages in the PDF - side view and bird's eye view.

Early discussions with the town indicate they are likely to approve. Happy to answer any questions you might have, thanks for your consideration.

Ken

Board Member	Vote
Graham Hills	Approved
Patti Clarke	Approved
Laura Sarfatti	--
Eugenia Friedland	Approved
Ken MacDonald	--

No further action required.

Attachments

Document	Uploaded On	
130 Vasona Exterior.pdf	01/23/2025	Download

Message Thread

Just one comment
Are any old trees on VOD property affected?
Any impact on Neighbour's properties?

Graham Hills - January 28, 2025 3:54 AM

Hi Graham, no impact on trees, no. We have one tree directly at the back of our house that we count on for morning shade, and we would not do anything to that tree. Minor trimming may be needed to ensure sufficient distance from the wall of the house, but we do that today so no change.

You - January 28, 2025 5:03 AM

Congrats Ken! Looks like a nice addition!

Laura Sarfatti - January 28, 2025 8:58 AM

Enter message

0/910

Send

Neighbor Project Information

PD-25-002
SJ151 - 130 Vasona Oaks

Name	Address	Status	Notes
[redacted]	125 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
[redacted]	126 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
[redacted]	104 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
[redacted]	100 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
[redacted]	109 Vasona Oaks Dr, Los Gatos, CA 95032	Spoken to	Fine with the work
[redacted]	119 Vasona Oaks Dr, Los Gatos, CA 95032	Not spoken to	Haven't had time to reach him
[redacted]	120 Vasona Oaks Dr, Los Gatos, CA 95032	Not spoken to	Haven't had time to reach her
[redacted]	123 Vasona Oaks Dr, Los Gatos, CA 95032	Not spoken to	Rents the home, unreachable by phone
[redacted]	134 Vasona Oaks Dr, Los Gatos, CA 95032	Not spoken to	Does not live there; unresponsive to calls; house is empty

EXHIBIT 7

This Page
Intentionally
Left Blank



EXHIBIT 8







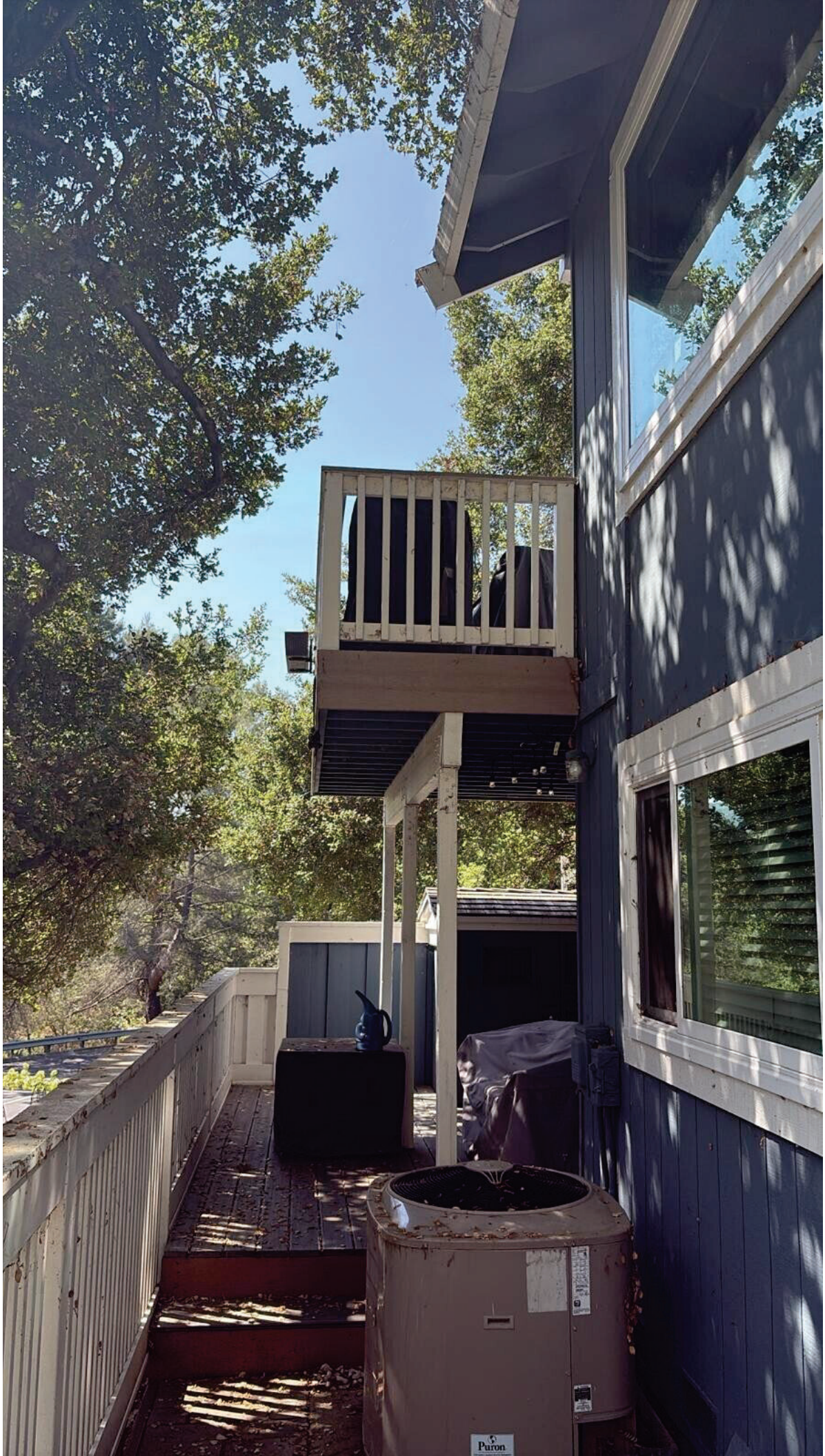







130




Puron









130 Vasona Oaks Dr

Residential Development

PD-25-002

Consider a Request for Approval to Modify Planned Development Ordinance 1281 to Increase the Maximum Floor Area Ratio (FAR) and Lot Coverage for Property Zoned R-M:5-12:PD. APN 424-42-008. Categorically Exempt Pursuant to CEQA Guidelines Section 15301: Existing Facilities

Proposed Remodel includes removal of the existing exterior deck and construction of a new enclosed patio/ sunroom.

PROPERTY OWNER: Ken MacDonald
APPLICANT: Green Bay Remodeling Inc
TELEPHONE NUMBER: (949) 419-6460
EMAIL CONTACT: sjassist@greenbayremodelinginc.com

A public hearing will be held. This is a hybrid meeting and will be held in-person at the Town Council Chambers at 110 E. Main Street and virtually through the Zoom webinar application on August 13, 2025, at 7:00 p.m. A link to attend this meeting will be available on the agenda for the meeting, which will be available on the Town's website.

For more information about this project, please contact the Town of Los Gatos Planning Division at 110 E. Main Street, Los Gatos, (408) 354-6872. Plans can be reviewed on the Town's website at: https://www.losgatosca.gov/2216/Pending-Planning-Projects

This Page
Intentionally
Left Blank

code summary & project data

ADDRESS: 130 VASONA OAKS DR, LOS GATOS, CA 95032

CODES : CBC 2022 CPC 2022 CRC 2022
CMC 2022 CEC 2022 2022 TITLE 24 CALIFORNIA ENERGY CODE

CONSTRUCTION TYPE: V-B (CBC 602.5=VB & TABLE 601)
OCCUPANCY: R3 & U ZONING: 1001 APN: 42442008

JURISDICTION: PLANNING and BUILDING: CITY OF LOS GATOS

EXISTING USE: SINGLE FAMILY HOME - NON SPRINKLERED - ONE STORY
LOT SIZE: 1,977 S.F.

FIRST FLOOR:
A. (E) HOUSE: 678 S.F.
B. AREA OF WORK: 126 S.F.

SECOND FLOOR:
A. (E) HOUSE: 1087 S.F.
B. AREA OF WORK: 786 S.F.
C. NEW ADDITION: 91 S.F.

MEZZANINE/THIRD FLOOR:
A. (E) HOUSE: 172 S.F. - 64 S.F. = 108 S.F.
B. AREA OF WORK: 108 S.F.
C. NEW ADDITION-INTERIOR 220 S.F.

EXISTING GARAGE:
A. EXISTING GARAGE: 464 S.F
B. AREA OF WORK: 40 S.F.

DEFERRED SUNROOM: 231 S.F.

EXISTING COVERED PATIO: 148 S.F.
NEW COVERED PATIO: 173 S.F.

SCOPE OF WORK:
FIRST FLOOR
2. RECONFIGURE LAUNDRY ROOM
SECOND FLOOR
1. REMOVE EXISTING DECK.CREATE NEW SUNROOM.
3. REMOVE EXISTING KITCHEN. CREATE NEW KITCHEN.
4. REMOVE EXISTING BATHROOM AND W.I.C. CREATE NEW BATHROOM.
5. REMOVE EXISTING STEP. CREATE NEW W.I.C.

THIRD FLOOR
6. REMOVE EXISTING OFFICE. CREATE NEW BATHROOM

general notes

1- PERMIT IS REQUIRED FOR ELECTRICAL WORK, MECHANICAL WORK AND PLUMBING WORK.
2- WINDOWS MUST PROVIDE. (CBC 1026.2, 1026.3 and 1026.5)
A) A MINIMUM 5.7 SQUARE FEET OR CLEAR OPENABLE AREA.
B) A MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24"
C) A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.
D) DIRECT OPENING TO PUBLIC WAY OR YARD/COURT OPENING TO PUBLIC WAY
3- SAFETY GLAZING (TEMPERED GLASS) IS REQUIRED (CBC 2406.3) FOR WINDOWS:
A) ADJACENT TO BATHTUBS, SHOWERS, HOT TUBS, WHIRLPOOLS, AND SAUNAS, AND WITHIN 60" OF THE FLOOR;
B) WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOORS IN THE CLOSED POSITION AND WITHIN 60" OF THE FLOOR;
C) WITHIN 18" VERTICALLY AND 36" HORIZONTALLY OF A WALKING SURFACE, WHERE THE INDIVIDUAL PANE IS GREATER THAN 9 FT. AND THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR;
D) ADJACENT TO STAIRWAYS, RAMPS, AND LANDINGS, OR WITHIN 5'-0" HORIZONTALLY OF THE BOTTOM OF STAIRWAYS, WHERE THE BOTTOM EDGE IS WITHIN 60" OF THE WALKING SURFACE.

electrical notes

1- WALL RECETACLES. ELECTRICAL RECEPTACLES SHALL BE PROVIDED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE. 2'-0" OR MORE IN WIDTH, IS MORE THAN 6'-0" FROM OUTLET. FIXED GLAZED PANELS IN EXTERIOR WALLS ARE CONSIDERED WALL SPACE. CEC ARTICLE 210-52(a).
2- BATHROOM RECEPTACLES. AT LEAST ONE WALL RECEPTACLE SHALL BE INSTALLED IN EACH BATHROOM WITHIN 36" OF THE OUTSIDE EDGE OF THE LAVATORY. CEC ARTICLE 210-52(d).
3- OUTDOORS RECEPTACLES. FOR A SINGLE-FAMILY DWELLING AND EACH DWELLING UNIT OF A DUPLEX, AT LEAST ONE ELECTRICAL RECEPTACLE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6'-6' ABOVE GRADE LEVEL SHALL BE INSTALLED AT FRONT AND BACK OF BUILDING. CEC ARTICLE 210-52(e).
4- HEIGHT ABOVE FINISHED FLOOR OR WORKING SURFACE. THE CENTER OF 15, 20, AND 30-AMPERE RECEPTACLES SHALL BE INSTALLED NOT LESS THAN 12" ABOVE THE FLOOR OR WORKING SURFACE.CEC ARTICLE 210-50(e), TITLE 24 AMENDMENT,
5- GROUND-FAULT CIRCUIT-INTERRUPTERS (GFCI). GFCI PROTECTED RECEPTACLES SHALL BE INSTALLED IN BATHROOMS, GARAGES, NON-HABITABLE ACCESSORY BUILDING WITH ELECTRICAL POWER, UNFINISHED BASEMENT, OUTDOOR WITH DIRECT ACCESS TO GRADE, ROOF TOPS, AT KITCHEN COUNTERTOPS AND WITHIN 6'-0" OF A WET BAR SINK. CEC ARTICLE 210-8.
6- WEATHER PROTECTION. ELECTRICAL RECEPTACLES INSTALLED OUTDOORS WHERE EXPOSED TO WEATHER OR IN OTHER WET LOCATIONS SHALL BE IN A WEATHERPROOF ENCLOSURE.
CEC ARTICLE 410-57.
7- LIGHTING. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHT OUTLET IS REQUIRED IN EACH HABITABLE ROOM, BATHROOM, HALLWAY, STAIRWAY, GUEST ROOM, ATTACHED GARAGE AND DETACHED GARAGE WITH ELECTRICAL POWER, AND AT OUTDOOR ENTRANCES. IN HABITABLE ROOMS OTHER THAN KITCHEN AND BATHROOHS ONE OR MORE RECEPTACLES CONTROLLED BY A WALL SWITCH ARE PERMITTED. CEC ARTICLE 210-70(a).
8-HALLWAY RECEPTACLES. AN ELECTRICAL OUTLET SHALL BE PROVIDED IN EACH HALLWAY OF 10'-0" OR MORE IN LENGTH. HALLWAY LENGTH IS AS MEASURED ALONG THE CENTERLINE WITHOUT PASSING THROUGH A DOORWAY. CEC ARTICLE 210-52(h).
9- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE 15 & 20 AMPERE RECEPTACLE AND GFCI PROTECTED OUTLETS INSTALLED IN DWELLING UNITS, SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER (A.F.C.I.)LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT PER CEC.
10- ALL PHONE LINES TO BE (2) CATEGORY 5 TWISTED PAIR LINES & CABLE LINES ARE TO BE HOME RUN TO BOX IN RESIDENCE. COORDINATE SYSTEM WITH OWNER.
11- LIGHT FIXTURES OVER TUB SHALL BE PROTECTED BY A GFCI & MEET THE FOLLOWING REQUIREMENTS: RECESSED FIXTURES WITH A GLASS OR PLASTIC LENS & NONMETALLIC OR ELECTRICALLY ISOLATED TRIM, & SHALL BE SUITABLE FOR USE IN DAMP LOCATION.
12- ALL LIGHTING AS HIGH EFFICACY (I.E. PIN-BASED CFL; PULSE-START MH, HPS, GU-24 SOCKETS OTHER THAN LEDS, LED LUMINAIRES WITH INTEGRAL SOURCE, ETC.). CEC TABLE 150.0-A
13-LEAST ONE FIXTURE IN EACH BATHROOM CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PRO VIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMED LIKE A VACANCY SENSOR (MANUAL-ON OPERATION). CEC 150.0(K)2J
14-ALL OUTDOOR LIGHTING ATTACHED TO THE BUILDING SHALL HAVE MOTION-SENSOR + PHOTO-CONTROL
15-ALL 125-VOLT 15 & 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER RESISTANT RECEPTACLES PER CEC 406.12.
16-BATHROOM EXHAUST FANS SHALL BE SEPARATELY SWITCHED FROM ANY LIGHTING PER TITLE 24 SECTION 150.0(K)2B
17-LIGHTING IN GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY & CONTROLLED BY VACANCY SENSORS PER TITLE 24 SECTION 150.0(k)6.
18-SCREW-BASED PERMANENTLY INSTALLED LIGHT FIXTURESMUST CONTAIN SCREW-BASED JAB (JOINT APPENDIX 8) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAS-2019" OR "JAS-2019-E" ("JAS-2019-E" LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENC LOSED LUMINAIRES). ADVISORY: " JAB-20 16-E" MARKED LUMINAIRES ARE STILL ALLOWED FOR USE THROUGH THE END OF THE 2022 CODE CYCLE. CEC 150.0(K)G
19- AMEND THE NOTES TO SPECIFY ALL JAB C O MP LIA NT LIGHT SOURCES IN THE FOLLOWING LOC ATION S ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEP TIO N CLOSETS LESSTHAN 70 SF AND HALLWAYS). CEC 150.0(K)2K):

- CEILING RECESSED DOWNLIGHT LUMINAIRES,
- LED LUMINAIRES WITH INTEGRAL SOURCES,
- PIN-BASED LED LAMPS (I.E. MRL 6, AR-111, E TC.)
- GU-24 BASED LED LIGHT SOURCES.

20-AT LEAST ONE FIXTURE IN THE GARAGE CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMED LIKE A VACANCY SENSOR (M A NUA L–ON OPERATION). CEC 150.0(K)2J
21-AT LEAST ONE FIXTURE IN EACH UTILITY ROOM CONTROLLED BY A VACANCY SENSOR OR OCCUPANCY SENSOR PROVIDED THE OCCUPANCY SENSOR THAT IS INITIALLY PROGRAMED LIKE A VACANCY SENSOR (MANUAL–ON OPERATION). CEC 150.0(K)2J

plumbing notes

1- PROVIDE 24" CLEAR IN FRONT OF TOILET AND 30" MINIMUM WIDE TOILET COMPARTMENT. CBC SECTION 2904, CPC SECTION 408.6.
2- PROVIDE MINIMUM 1 024 SQUARE INCH AREA AND 30" DIAMETER IN SHOWER COMPARTMENT. CPC SECTION 412.7.
3- WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 72" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN. CBC SECTION 2512, CPC SECTION 412.7.
4- PROVIDE A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION UNLESS PLUMBING IS WITHOUT SLIP JOINTS. CPC SECTION 405.2.
5- PROVIDE LOW FLOW TOILETS (1.28 GALLON PER FLUSH), SHOWERHEADS (1.8 GPM) AND FAUCETS: KITCHEN: 1.8 GPM; LAVATORY: 1.2 GPM. CPC SECTION 402.
6- SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 408.3

sheet index

ARCHITECTURAL

A1.0 PROJECT DATA, SITE PLAN, AND EXISTING AND DEMO FIRST FLOOR PLAN.
A2.0 EXISTING AND DEMO SECOND FLOOR AND THIRD FLOOR PLANS.
A3.0 PROPOSED FIRST FLOOR PLANS
A4.0 PROPOSED SECOND FLOOR PLANS
A5.0 PROPOSED THIRD FLOOR PLANS
A6.0 DEMO AND NEW ELEVATIONS.
A7.0 SECTIONS, DOOR AND WINDOW SCHEDULE AND DETAIL
C1.0 CALGREEN REQUIREMENTS
C2.0 CALGREEN REQUIREMENT

vicinity map



project team

OWNER

---
130 VASONA OAKS DR, LOS GATOS, CA 95032

DESIGNER

SU-LING CHEAH
1042 EMERALD TER
UNION CITY CA 94587
(510)377.8802 main
slcdesign1999@gmail.com

legend

(E) WALL TO REMAIN
(E) WALL, DOORS AND WINDOWS TO REMOVE
EXTERIOR ELEVATION REFERENCE TAG
DETAIL NUMBER
SHEET NUMBER

demo sheet notes

##

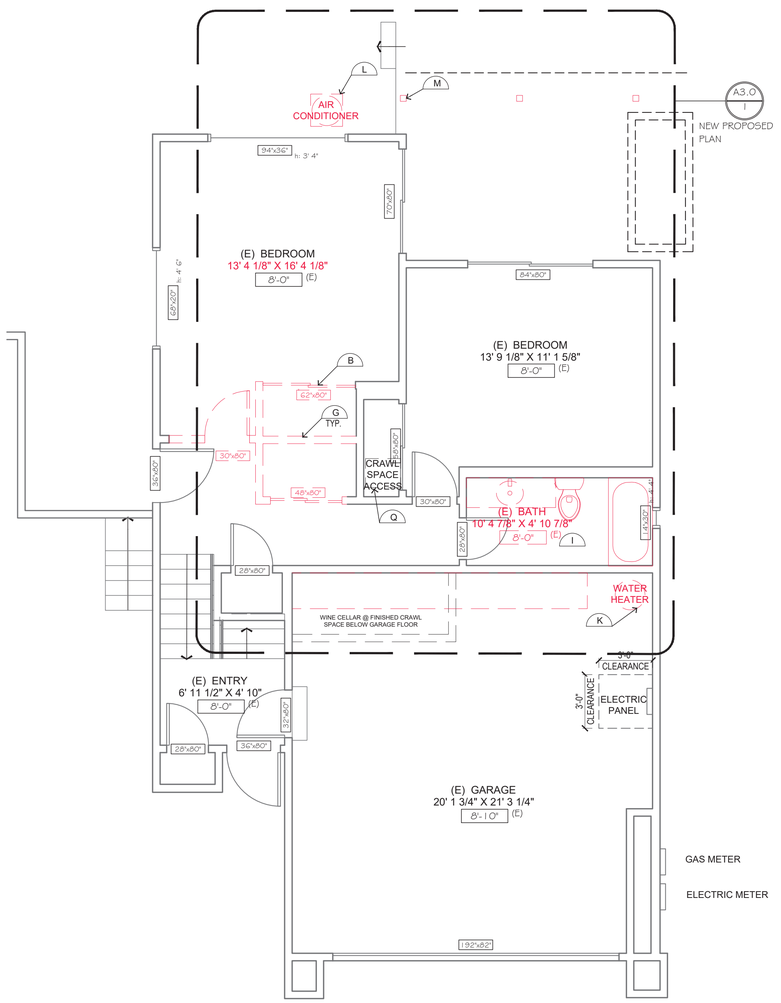
A. REMOVE EXISTING DOORS (SHOWN DASHED).
B. REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND MATCH TO ALIGN WITH EXISTING ADJACENT.
C. REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
D. REMOVE EXITING WINDOW. (SHOWN DASHED).
E. REMOVE EXISTING WINDOWS (SHOWN DASHED). REPLACE WITH NEW DOOR.
F. REMOVE EXISTING WINDOWS (SHOWN DASHED). FILLED WITH NEW WALL.
G. REMOVE THIS PORTION OF EXISTING WALL.
H. REMOVE (E) KITCHEN UPPER & LOWER CABINET, COUNTERTOP, FAUCET, STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL, & OVEN, CAP & SALVAGE (E) PLUMBING & GAS LINE FOR NEW APPLIANCES. SEE PROPOSED FLOOR PLAN FOR NEW LOCATION.
I. REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLSUNDER FLOOR.
J. REMOVE ATTIC ACCESS (SHOWN DASHED).
K. REMOVE WATER HEATER (SHOWN DASHED).
L. REMOVE AIR CONDITIONER.
M. REMOVE EXISTING POST. SEE S.S.D.
N. REMOVE EXISTING STEP.
O. REMOVE DECK (SHOWN DASHED).
P. (E) SKYLIGHT TO REMAIN.
Q. (E) CRAWL SPACE ACCESS TO REMAIN.

3

PROJECT DATA

##

	EXISTING	PROPOSED
LOT SIZE	1,977 S.F.	1,977 S.F.
LOT COVERAGE	66%	73.40%
FIRST FLOOR LIVING AREA S.F.:	678 S.F.	0 S.F.
SECOND FLOOR LIVING AREA S.F.:	1087 S.F.	322 S.F. ADDITION = 1409
THIRD FLOOR LIVING AREA S.F.:	236 S.F.	329 S.F. ADDITION
TOTAL LIVING AREA S.F.	2001 s.f.	2416 S.F.
FIRST FLOOR PATIO	148 s.f.	173 s.f. ADDITION + 148 S.F. = 321 S.F.
FAR - HOME	101.21%	122.20%
FAR - GARAGE	23.30%	NO CHANGE
LOT COVERAGE	1290 S.F.	1463 S.F.

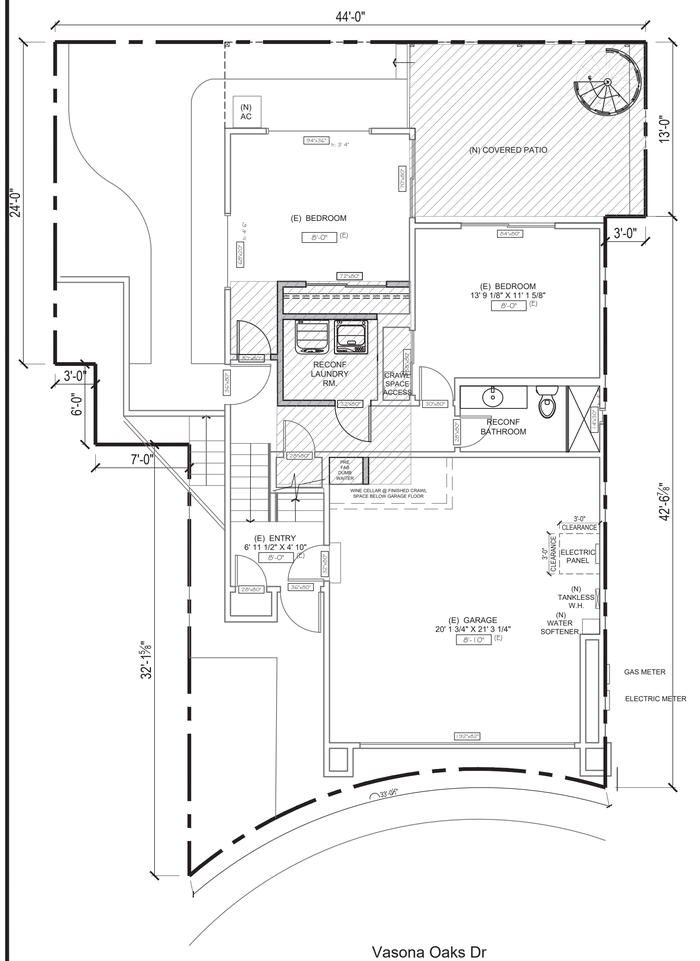


existing and demo first floor plan

SCALE: 1/4" = 1'-0" 2

site plan legend

PROPERTY LINE
REMODEL AREA OF EXISTING HOUSE



Vasona Oaks Dr

site plan with new floor plan

SCALE: 3/16" = 1'-0" 1

DESIGN STUDIO

consultant

consultant

general notes

1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
4. Copyright Su-Ling Slaton, 2025

Residence

Remodeling & Addition

130 Vasona Oaks Dr,
Los Gatos, CA 95032

revision history

#	description	date
1	planning comments response	6.9.2025
2		
3	planning comments resp.	6.19.2025
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date 4.19.2024

proj num

proj mgr

proj arch

scale AS NOTED

PROJECT DATA, SITE PLAN AND EXISTING AND DEMO FIRST FLOOR PLAN

sheet number A1.0

EXHIBIT 9

legend

(E) STUD WALL TO REMAIN

(E) WALL, DOORS AND WINDOWS TO REMOVE

(N) 2x STUD WALL - EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO.

EXTERIOR ELEVATION REFERENCE TAG

DETAIL NUMBER
SHEET NUMBER

demo sheet notes

##

A. REMOVE EXISTING DOORS (SHOWN DASHED).
B. REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND MATCH TO ALIGN WITH EXISTING ADJACENT.
C. REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
D. REMOVE EXITING WINDOW. (SHOWN DASHED).
E. REMOVE EXISTING WINDOWS (SHOWN DASHED). REPLACE WITH NEW DOOR.
F. REMOVE EXISTING WINDOWS (SHOWN DASHED). FILLED WITH NEW WALL.
G. REMOVE THIS PORTION OF EXISTING WALL.
H. REMOVE (E) KITCHEN UPPER & LOWER CABINET, COUNTERTOP, FAUCET, STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL, & OVEN, CAP & SALVAGE (E) PLUMBING & GAS LINE FOR NEW APPLIANCES, SEE PROPOSED FLOOR PLAN FOR NEW LOCATION.
I. REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS/UNDER FLOOR.
J. REMOVE ATTIC ACCESS (SHOWN DASHED).
K. REMOVE WATER HEATER (SHOWN DASHED).
L. REMOVE AIR CONDITIONER.
M. REMOVE EXISTING POST. SEE S.S.D.
N. REMOVE EXISTING STEP.
O. REMOVE DECK (SHOWN DASHED).
P. (E) SKYLIGHT TO REMAIN.
Q. (E) CRAWL SPACE ACCESS TO REMAIN.

new sheet notes

##

1. NEW RELOCATED WASHER. PROVIDE POWER
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022CPC 609.10
3. PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3
4. INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 220.79. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12 -E16 -E1. SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED $10,000.
5. PROVIDE NEW GAS COOKING RANGE (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 100 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY - 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC §203.3.2.
6. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE COURT IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER. WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG. THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD. THE RECEPTACLES IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
7. IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40- OR 50-AMP BRANCH CIRCUIT.
8. PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
9. NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
10. NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
11. COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
12. NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
13. COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
14. TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (6) EXCEPTION TO (6) CEC 2022
15. LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 2I. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
16. PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
17. SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD @ WALLS, CEILING, & FLOOR.
18. NEW SOLID SURFACE, NONSLIP RESISTANT SHOWER PAN AND WALLS
19. PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALUE @ SHOWER AND JACUZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
20. NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX 1.2 CMP AT 60 PSI.METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
21. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS. SHALL HAVE A U-FACTOR EQUAL TO 0.30
22. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.
23. PROVIDE NEW 24" X 48" FLAT PROFILE SKYLIGHT.
24. PROVIDE NEW TANKLESS WATER HEATER.
25. NEW MIN. 30"x24" ATTIC ACCESS
26. NEW PREFABRICATED STAIRS.
27. NEW P.T. POSTS ON CONC. BASE 2' ABOVE FINISHED GRADE (TYP.)
28. NEW DECKING OVER FRAMING, S.S.D. FOR FRAMING DETAILS.
29. NEW AIR CONDITIONER.

KITCHEN GENERAL NOTES (2022 CBC REQUIREMENTS):

WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:

- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE. [CGBSC 4.303.1.4.4]
- PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

ELECTRICAL REQUIREMENTS:

- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210-52(C)(2) AND 210.52(C)(3)]
- ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)]
- AT LEAST TWO SEPARATE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC.. [CEC 210.11(C)(1) AND 210.52(B)(3)]
- ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC, 406.12]

2022 BATHROOM REMODEL REQUIREMENTS:

1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT . ÂCEC 210.8 ; Â
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. . ÂCA ENERGY EFF. STANDARDS, SECTION 150(K)
4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. CRC 303.3).
5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES. (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S'S REQUIREMENTS. CEC 150.0 (K)2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3'-0" FROM PROPERTY LINE AND 3'-0" FROM OPENINGS INTO A BUILDING. (CMC 502.2.1)
7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CEC 210.8
8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22"H CLEARANCE CPC 408.5
9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30"H CIRCLE. CPC 408.6
10. WATER CLOSETS (MAXIMUM 1.28 GPM . Â SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5
11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2)
12. BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3

LIGHTING REQUIREMENTS:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(J)2)(K)]
- LUMINAIRES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
  (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)1/2].

SMOKE AND CARBON MONOXIDE DETECTOR

WHEN ALTERATIONS,REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. [R314.2.2]

SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]

- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3(4).

CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]

- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER: SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

VENTILATION REQUIREMENTS:

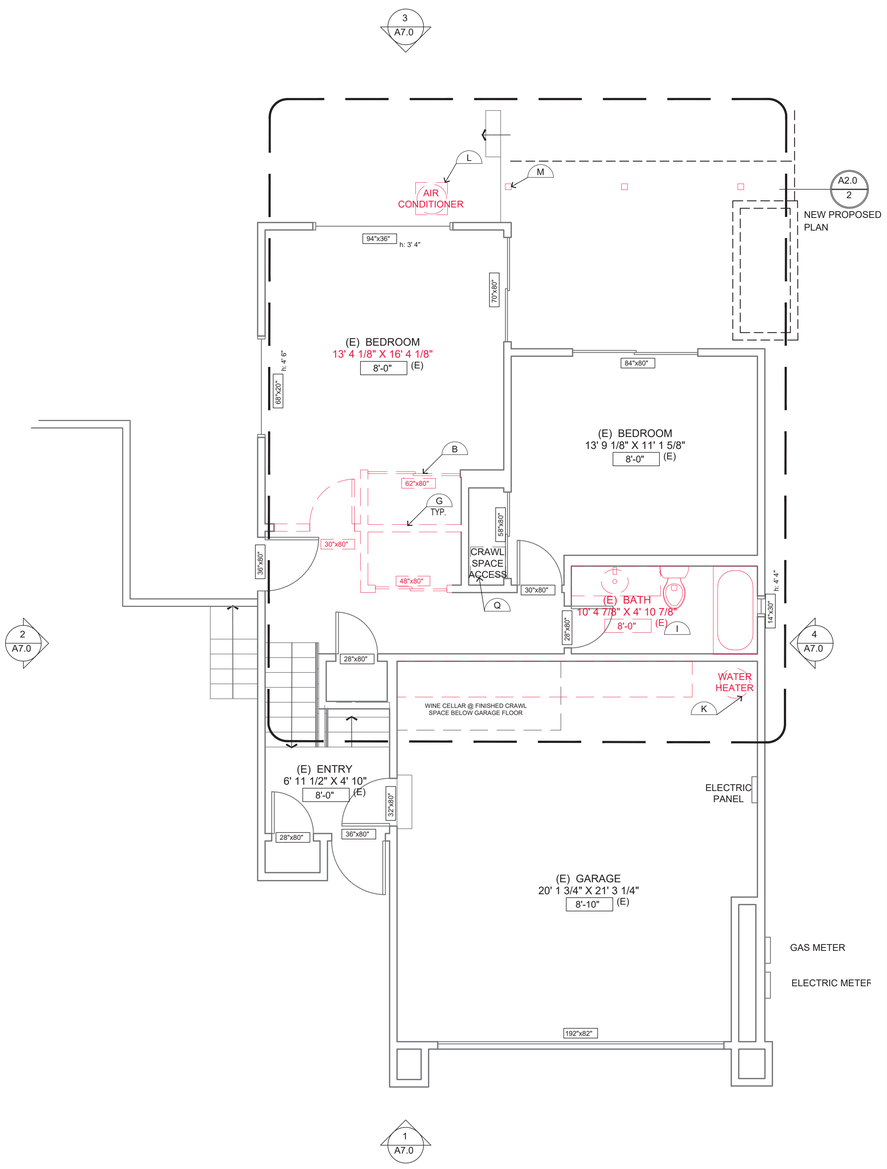
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC 502.2.1]
- WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. [ASHRAE 62.2]

WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS:

1. SHALL HAVE A U-FACTOR EQUAL TO 0.30 OR LOWER. EXCEPTIONS:
   REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55, WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC 150.2(B) TABLE 150.1-A]
2. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3 REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST

BUILDING ENVELOPE MODIFICATIONS:

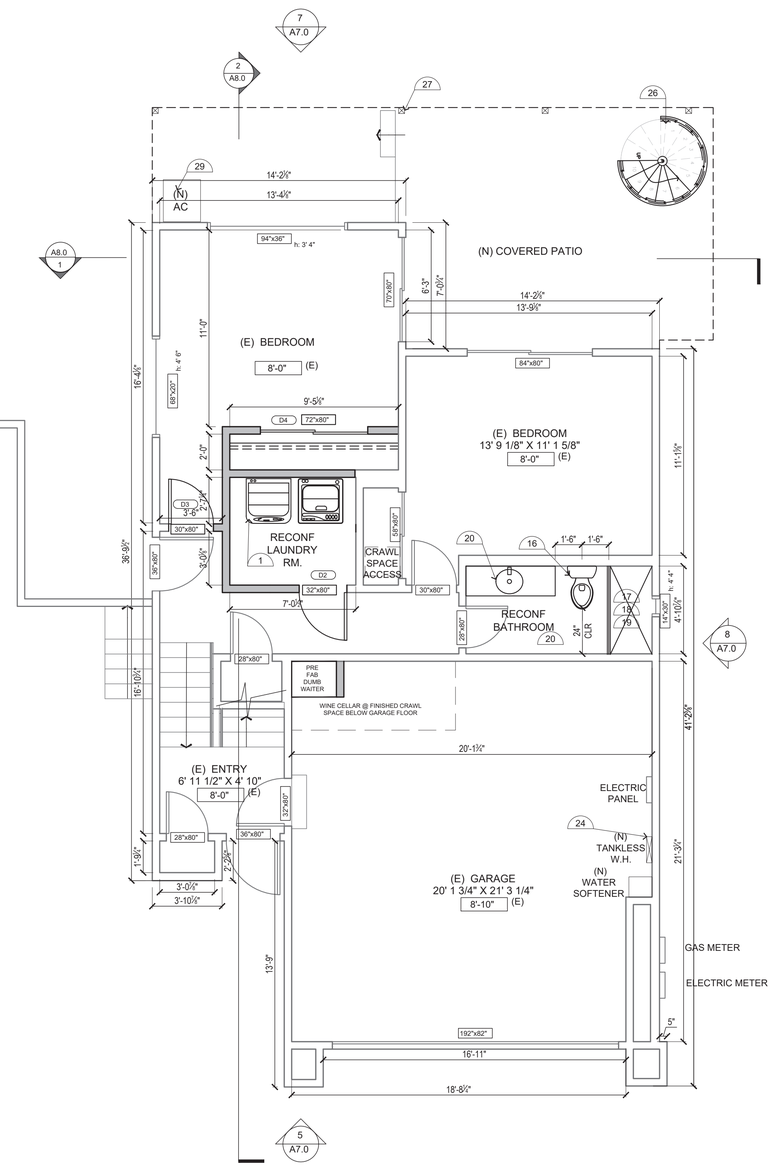
EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-20 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. [CENC 150.0(A)(C)(D)]



existing and demo first floor plan

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

1



new proposed first floor plan

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

2

consultant

consultant

disclaimer

- Do not scale or measure plan set.
- All vendors shall measure as builts/current framing conditions prior to casework/cabinet fabrication

general notes

1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
4. Copyright Slodesign, 2025

Ken MacDonald's Residence

1

Application PD-25-002

Remodeling & Addition

130 Vasona Oaks Dr, Los Gatos, CA 95032

revision history

#	description	date
1		
2		
3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date	4.19.2024
proj num	
proj mgr	
proj arch	
scale	AS NOTED

EXISTING AND DEMO AND NEW PROPOSED FIRST FLOOR PLANS

sheet number **A2.0**

legend

(E) STUD WALL TO REMAIN

(E) WALL, DOORS AND WINDOWS TO REMOVE

(N) 2x STUD WALL - EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO.

EXTERIOR ELEVATION REFERENCE TAG

DETAIL NUMBER
SHEET NUMBER

demo sheet notes

A. REMOVE EXISTING DOORS (SHOWN DASHED).
B. REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND MATCH TO ALIGN WITH EXISTING ADJACENT.
C. REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
D. REMOVE EXITING WINDOW. (SHOWN DASHED).
E. REMOVE EXISTING WINDOWS (SHOWN DASHED). REPLACE WITH NEW DOOR.
F. REMOVE EXISTING WINDOWS (SHOWN DASHED). FILLED WITH NEW WALL.
G. REMOVE THIS PORTION OF EXISTING WALL.
H. REMOVE (E) KITCHEN UPPER & LOWER CABINET, COUNTERTOP, FAUCET, STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL, & OVEN, CAP & SALVAGE (E) PLUMBING & GAS LINE FOR NEW APPLIANCES, SEE PROPOSED FLOOR PLAN FOR NEW LOCATION.
I. REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS/UNDER FLOOR.
J. REMOVE ATTIC ACCESS (SHOWN DASHED).
K. REMOVE WATER HEATER (SHOWN DASHED).
L. REMOVE AIR CONDITIONER.
M. REMOVE EXISTING POST. SEE S.S.D.
N. REMOVE EXISTING STEP.
O. REMOVE DECK (SHOWN DASHED).
P. (E) SKYLIGHT TO REMAIN.
Q. (E) CRAWL SPACE ACCESS TO REMAIN.

new sheet notes

1. NEW RELOCATED WASHER. PROVIDE POWER
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022CPC 609.10
3. PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3
4. INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.79. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12 -E16 -E1. SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED $10,000.
5. PROVIDE NEW GAS COOKING RANGE (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 100 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY - 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC 920.3.2.
6. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE COURT IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG. THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD. THE RECEPTACLES IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
7. IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40- OR 50-AMP BRANCH CIRCUIT.
8. PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
9. NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
10. NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
11. COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
12. NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
13. COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
14. TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2022
15. LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 2I. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
16. PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
17. SHOWER/TUB W/ FULL-HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD & WALLS, CEILING, & FLOOR.
18. NEW SOLID SURFACE (NON-SLIP RESISTANT) SHOWER PAN AND WALLS
19. PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALUE @ SHOWER AND JACUZZI TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
20. NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX 1.2 GMP AT 60 PSI.METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
21. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS: SHALL HAVE A U-FACTOR EQUAL TO 0.30
22. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.
23. PROVIDE NEW 24" X 48" FLAT PROFILE SKYLIGHT.
24. PROVIDE NEW TANKLESS WATER HEATER.
25. NEW MIN. 30"x24" ATTIC ACCESS
26. NEW PREFABRICATED STAIRS.
27. NEW P.T. POSTS ON CONC. BASE 2" ABOVE FINISHED GRADE (TYP.)
28. NEW DECKING OVER FRAMING, S.S.D. FOR FRAMING DETAILS.
29. NEW AIR CONDITIONER.

KITCHEN GENERAL NOTES (2022 CBC REQUIREMENTS):

WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:

- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CGBSC 4.303.1.4.4]
- PRIOR TO FINAL INSPECTION AILL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

ELECTRICAL REQUIREMENTS:

- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210-52(C)(2) AND 210.52(C)(3)]
- ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)]
- AT LEAST TWO SEPARATE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. [CEC 210.11(C)(1) AND 210.52(B)(3)]
- ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC 406.12]

2022 BATHROOM REMODEL REQUIREMENTS:

1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT : ÂCEC 210.8 :Â
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY : ÂCA ENERGY EFF. STANDARDS, SECTION 150(K))
4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED, CRC 303.3.\
5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES. (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'FS REQUIREMENTS. CEC 150.0 (K)2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3'F FROM PROPERTY LINE AND 3'F FROM OPENINGS INTO A BUILDING. (CMC 502.2.1)
7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CEC 210.8
8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22"H CLEARANCE CPC 408.5
9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30"H CIRCLE. CPC 408.6
10. WATER CLOSETS (MAXIMUM 1.28 GPM : Â SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5
11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2]
12. BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3

LIGHTING REQUIREMENTS:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(J)2)(K)]
- LUMINAIRES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
  (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)1)2].

SMOKE AND CARBON MONOXIDE DETECTOR

WHEN ALTERATIONS,REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. [R314.2.2]

SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]

- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3(4).

CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]

- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER: SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

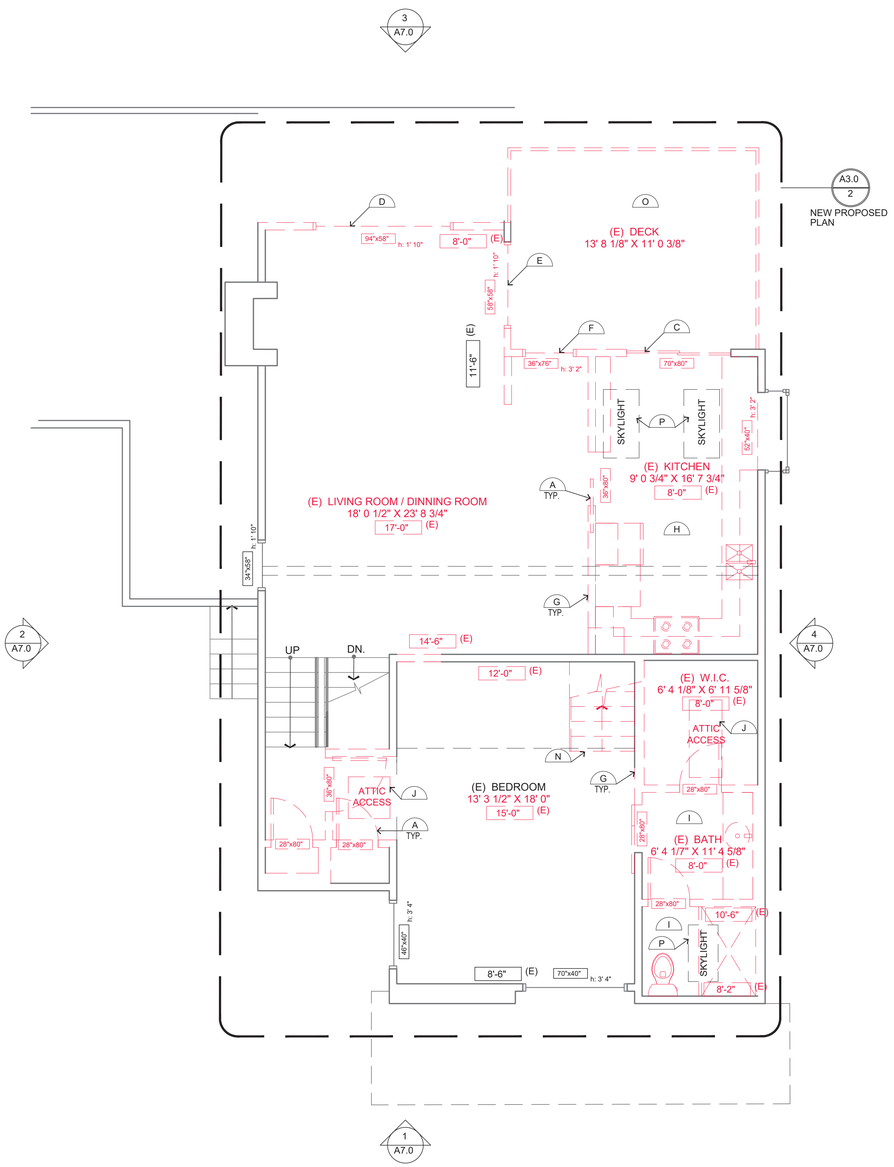
VENTILATION REQUIREMENTS:

- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC 502.2.1]
- WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. [ASHRAE 62.2]

WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS:

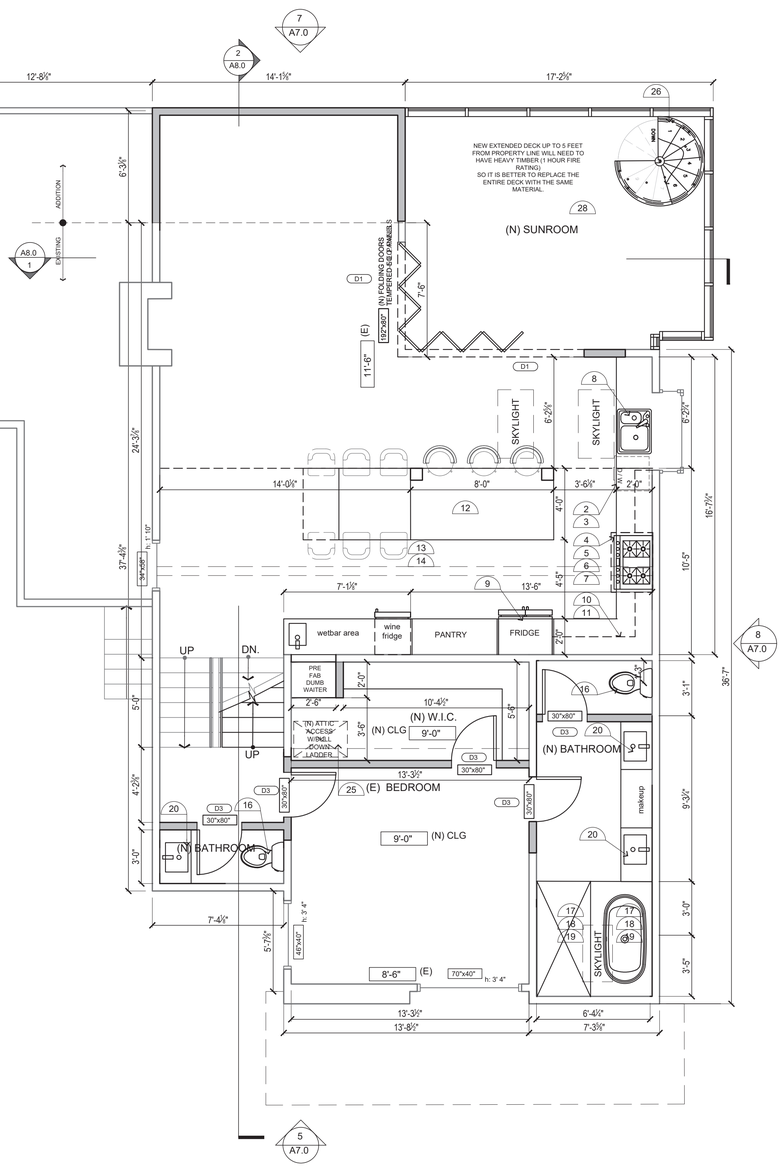
1. SHALL HAVE A U-FACTOR EQUAL TO 0.30 OR LOWER. EXCEPTIONS: REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55, WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC 150.2(B) TABLE 150.1-A]
2. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3 REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST

BUILDING ENVELOPE MODIFICATIONS:
EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-20 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. [CENC 150.0(A)(C)(D)]



existing and demo second floor plan

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



new proposed second floor plan

SCALE: 1/4" = 1'-0" 2

consultant

consultant

disclaimer

- Do not scale or measure plan set.
- All vendors shall measure as builts/current framing conditions prior to casework/cabinet fabrication

general notes

1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
4. Copyright Skodesign, 2025

Ken MacDonald's Residence 1

Application PD-25-002

Remodeling & Addition

130 Vasona Oaks Dr, Los Gatos, CA 95032

revision history

#	description	date
1		
2		
3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date 4.19.2024

proj num

proj mgr

proj arch

scale AS NOTED

EXISTING AND DEMO AND NEW PROPOSED SECOND FLOOR PLANS

sheet number A3.0

legend

(E) STUD WALL TO REMAIN

(E) WALL, DOORS AND WINDOWS TO REMOVE

(N) 2x STUD WALL - EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO.

EXTERIOR ELEVATION REFERENCE TAG

DETAIL NUMBER
SHEET NUMBER

demo sheet notes

##

A. REMOVE EXISTING DOORS (SHOWN DASHED).
B. REMOVE EXISTING DOOR (SHOWN DASHED). INFILL WITH NEW WALL AND MATCH TO ALIGN WITH EXISTING ADJACENT.
C. REMOVE EXISTING DOOR (SHOWN DASHED). REPLACE WITH NEW DOOR.
D. REMOVE EXITING WINDOW. (SHOWN DASHED).
E. REMOVE EXISTING WINDOWS (SHOWN DASHED). REPLACE WITH NEW DOOR.
F. REMOVE EXISTING WINDOWS (SHOWN DASHED). FILLED WITH NEW WALL.
G. REMOVE THIS PORTION OF EXISTING WALL.
H. REMOVE (E) KITCHEN UPPER & LOWER CABINET, COUNTERTOP, FAUCET, STOVE, REFRIGERATOR, DISHWASHER, DISPOSAL, & OVEN, CAP & SALVAGE (E) PLUMBING & GAS LINE FOR NEW APPLIANCES, SEE PROPOSED FLOOR PLAN FOR NEW LOCATION.
I. REMOVE PLUMBING FIXTURE AND ACCESSORIES. CAP PLUMBING LINES BEHIND WALLS/UNDER FLOOR.
J. REMOVE ATTIC ACCESS (SHOWN DASHED).
K. REMOVE WATER HEATER (SHOWN DASHED).
L. REMOVE AIR CONDITIONER.
M. REMOVE EXISTING POST. SEE S.S.D.
N. REMOVE EXISTING STEP.
O. REMOVE DECK (SHOWN DASHED).
P. (E) SKYLIGHT TO REMAIN.
Q. (E) CRAWL SPACE ACCESS TO REMAIN.

new sheet notes

##

1. NEW RELOCATED WASHER. PROVIDE POWER
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022CPC 609.10
3. PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3
4. INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.79. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12 - E16 - E1. SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED $10,000.
5. PROVIDE NEW GAS COOKING RANGE (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 100 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY - 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS, EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC 920.3.2.
6. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE COURT IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG. THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD. THE RECEPTACLES IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
7. IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40- OR 50-AMP BRANCH CIRCUIT.
8. PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
9. NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
10. NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
11. COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
12. NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
13. COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS, AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
14. TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2022
15. LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 2B. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
16. PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
17. SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD & WALLS. CEILING, & FLOOR.
18. NEW SOLID SURFACE (NON-SLIP RESISTANT) SHOWER PAN AND WALLS
19. PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALUE @ SHOWER AND JACUZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.
20. NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX 1.2 GMP AT 60 PSI.METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
21. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS: SHALL HAVE A U-FACTOR EQUAL TO 0.30
22. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.
23. PROVIDE NEW 24" X 48" FLAT-PROFILE SKYLIGHT.
24. PROVIDE NEW TANKLESS WATER HEATER.
25. NEW MIN. 30"x24" ATTIC ACCESS
26. NEW PREFABRICATED STAIRS.
27. NEW P.T. POSTS ON CONC. BASE 2" ABOVE FINISHED GRADE (TYP.)
28. NEW DECKING OVER FRAMING. S.S.D. FOR FRAMING DETAILS.
29. NEW AIR CONDITIONER.

KITCHEN GENERAL NOTES (2022 CBC REQUIREMENTS):

WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:

- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CG85C 4.303.1.4.4]
- PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR..

ELECTRICAL REQUIREMENTS:

- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210-52(C)(2) AND 210.52(C)(3)]
- ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)]
- AT LEAST TWO SEPARATE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. [CEC 210.11(C)(1) AND 210.52(B)(3)]
- ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC 406.12]

2022 BATHROOM REMODEL REQUIREMENTS:

1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT . ÂCEC 210.8 .Ä
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. . ÂCA ENERGY EFF. STANDARDS, SECTION 150(k))
4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. CRC 303.3\.
5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES, (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S FS REQUIREMENTS. CEC 150.0 (K) (2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3'F FROM PROPERTY LINE AND 3'F FROM OPENINGS INTO A BUILDING. (CMC 502.2.1)
7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CSC 210.8
8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22"H CLEARANCE CPC 408.5
9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30"H CIRCLE. CPC 408.6
10. WATER CLOSETS (MAXIMUM 1.28 GPM) . Â SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5
11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2)
12. BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3

LIGHTING REQUIREMENTS:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(J)2(K)]
- LUMINAIRES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
  (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)1\2].

SMOKE AND CARBON MONOXIDE DETECTOR

WHEN ALTERATIONS,REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. [R314.4.2.2]

SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]

- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3(4).

CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]

- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER: SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

VENTILATION REQUIREMENTS:

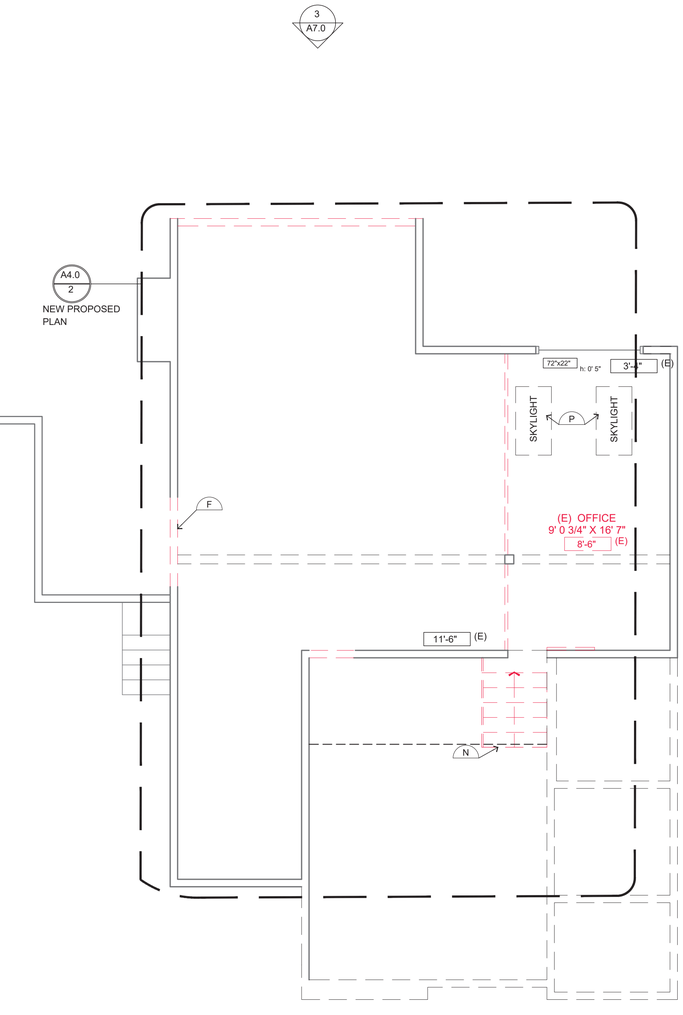
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC 502.2.1]
- WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. [ASHRAE 62.2]

WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS:

1. SHALL HAVE A U-FACTOR EQUAL TO 0.30 OR LOWER. EXCEPTIONS:
   REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55, WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC 150.2(B) TABLE 150.1-A]
2. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3 REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST

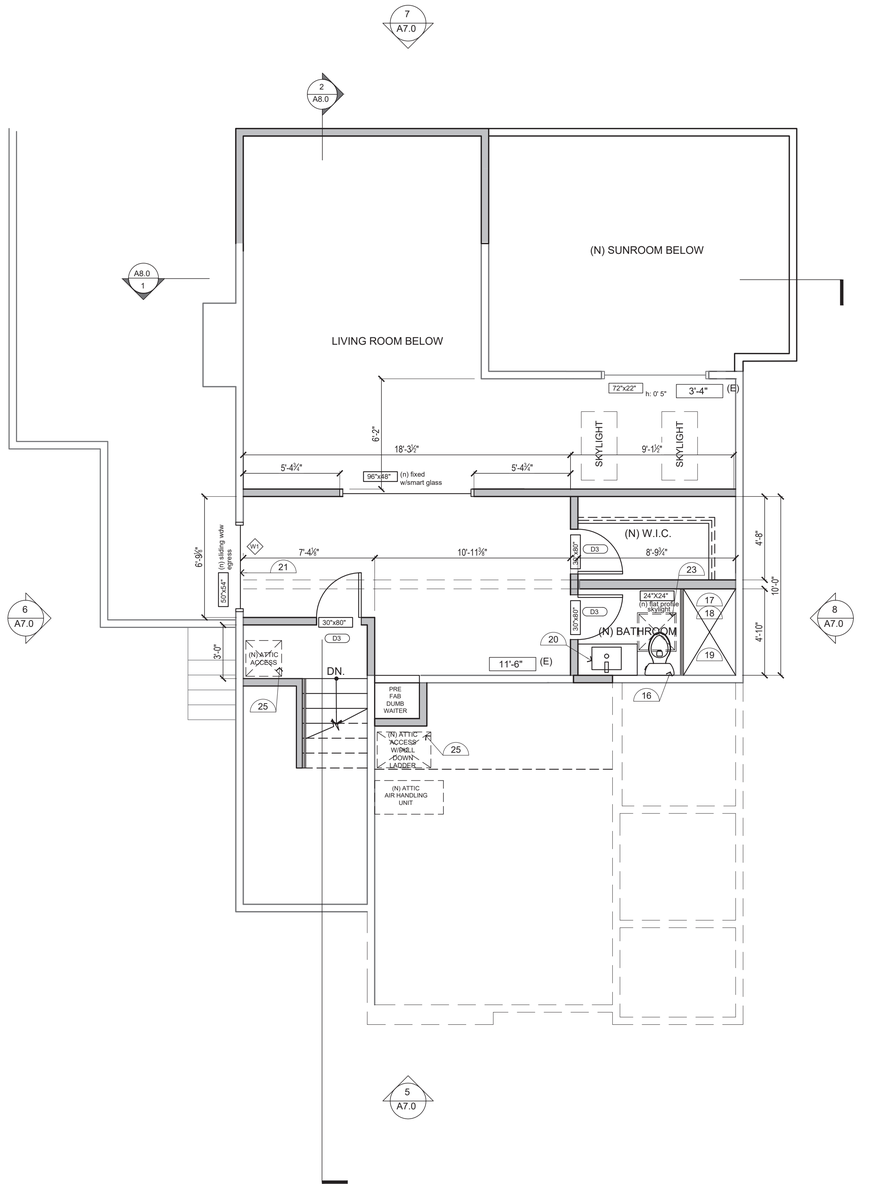
BUILDING ENVELOPE MODIFICATIONS:

EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-20 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. [CENC 150.0(A)(C)(D)]



existing and demo third floor plan

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



new proposed third floor plan

SCALE: 1/4" = 1'-0" 2

consultant

consultant

disclaimer

- Do not scale or measure plan set.
- All vendors shall measure as builts/current framing conditions prior to casework/cabinet fabrication

general notes

1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
4. Copyright Skodesign, 2025

Ken MacDonald's Residence

1

Application PD-25-002

Remodeling & Addition

130 Vasona Oaks Dr, Los Gatos, CA 95032

revision history

#	description	date
1		
2		
3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date	4.19.2024
proj num	
proj mgr	
proj arch	
scale	AS NOTED

EXISTING AND DEMO AND NEW PROPOSED THIRD FLOOR PLANS

sheet number A4.0

legend

(E) STUD WALL TO REMAIN

(N) 2x STUD WALL - EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO.

EXTERIOR ELEVATION REFERENCE TAG

DETAIL NUMBER
SHEET NUMBER

new sheet notes

1. NEW RELOCATED WASHER, PROVIDE POWER
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022CPC 609.10
3. PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3
4. INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.79. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12- E16- E1, SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED $10,000.
5. PROVIDE NEW GAS COOKING RANGE (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 100 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY - 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC 920.3.2.
6. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE COURT IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG. THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD. THE RECEPTACLES IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
7. IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40- OR 50-AMP BRANCH CIRCUIT.
8. PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
9. NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
10. NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
11. COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
12. NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
13. COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS. AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
14. TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2022
15. LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 2B. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
16. PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
17. SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD & WALLS, CEILING, & FLOOR.
18. NEW SOLID SURFACE (NON-SLIP RESISTANT) SHOWER PAN AND WALLS
19. PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALUE @ SHOWER AND JACUZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MIN.@TE AT 60 PSI.
20. NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX 1.2 CMP AT 60 PSI.METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
21. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS SHALL HAVE A U-FACTOR EQUAL TO 0.30
22. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.
23. PROVIDE NEW 24" X 48" FLAT PROFILE SKYLIGHT.
24. PROVIDE NEW TANKLESS WATER HEATER.
25. NEW MIN. 30"x24" ATTIC ACCESS
26. NEW PREFABRICATED STAIRS.
27. NEW 8" P.T. POSTS ON CONC. BASE 2' ABOVE FINISHED GRADE (TYP.)
28. NEW DECKING OVER FRAMING. S.S.D. FOR FRAMING DETAILS.
29. NEW AIR CONDITIONER.

electrical legend

	LED WALL HUNG LIGHT FIXTURE BATHROOM
	4" LED RECESSED LIGHT FIXTURE
	BATHROOM EXHAUST FAN W/ LED LIGHT AND MOISTURE CONTROL
	(E) SMOKE AND CARBON MONOXIDE DETECTOR
S	SWITCH @ 48" U.F.F.
SV	VACANCY SENSOR SWITCH @ 48" A.F.F.
	DUPLEX OUTLET @ 12" A.F.F. / 32"-36" A.F.F. AT COUNTER.
G.F.I.	G.F.I. OUTLET @ 32" - 36" A.F.F.
	GAS STUB
	LED RECESSED LIGHT FIXTURE WITH WATER PROOF LENS
	LED PENDANT LIGHT FIXTURE KITCHEN
240V	240V G.F.I. OUTLET @ 32" - 36" A.F.F.
	EXTERIOR LED LIGHT FIXTURE WITH OCCUPANT SENSOR

KITCHEN GENERAL NOTES (2022 CBC REQUIREMENTS):

WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:

- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE, FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CG8SC 4.303.1.4.4]
- PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

ELECTRICAL REQUIREMENTS:

- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210-52(C)(2) AND 210.52(C)(3)]
- ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)]
- AT LEAST TWO SEPARATE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC.. [CEC 210.11(C)(1) AND 210.52(B)(3)]
- ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC 406.12]

2022 BATHROOM REMODEL REQUIREMENTS:

1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT . ÂCEC 210.8 : Â
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. . ÂCA ENERGY EFF. STANDARDS, SECTION 150(k))
4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED, CRC 303.3.),
5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES. (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S FS REQUIREMENTS. CEC 150.0 (K)2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3'F FROM PROPERTY LINE AND 3'F FROM OPENINGS INTO A BUILDING. (CMC 502.2.1)
7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CEC 210.8
8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22"H CLEARANCE CPC 408.5
9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30"H CIRCLE. CPC 408.6
10. WATER CLOSETS (MAXIMUM 1.28 GPM: Â SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5
11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2]
12. BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3

LIGHTING REQUIREMENTS:

- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(2)(K)]
- LUMINARIES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
  (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING; AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)12].

SMOKE AND CARBON MONOXIDE DETECTOR
WHEN ALTERATIONS,REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. [R314.2.2]

SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]

- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3)4).

CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]

- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER: SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

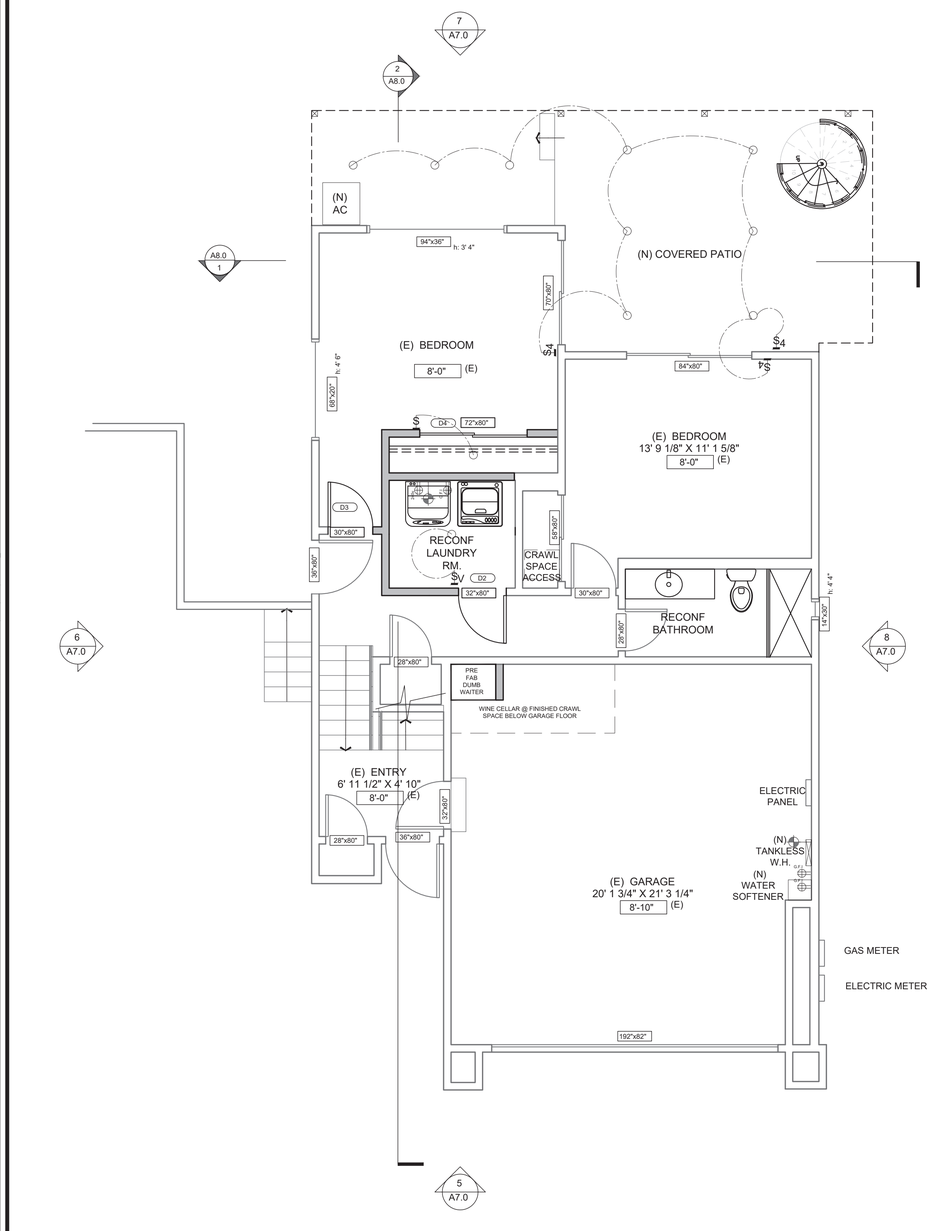
VENTILATION REQUIREMENTS:

- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC 502.2.1]
- WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. [ASHRAE 62.2]

WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS:

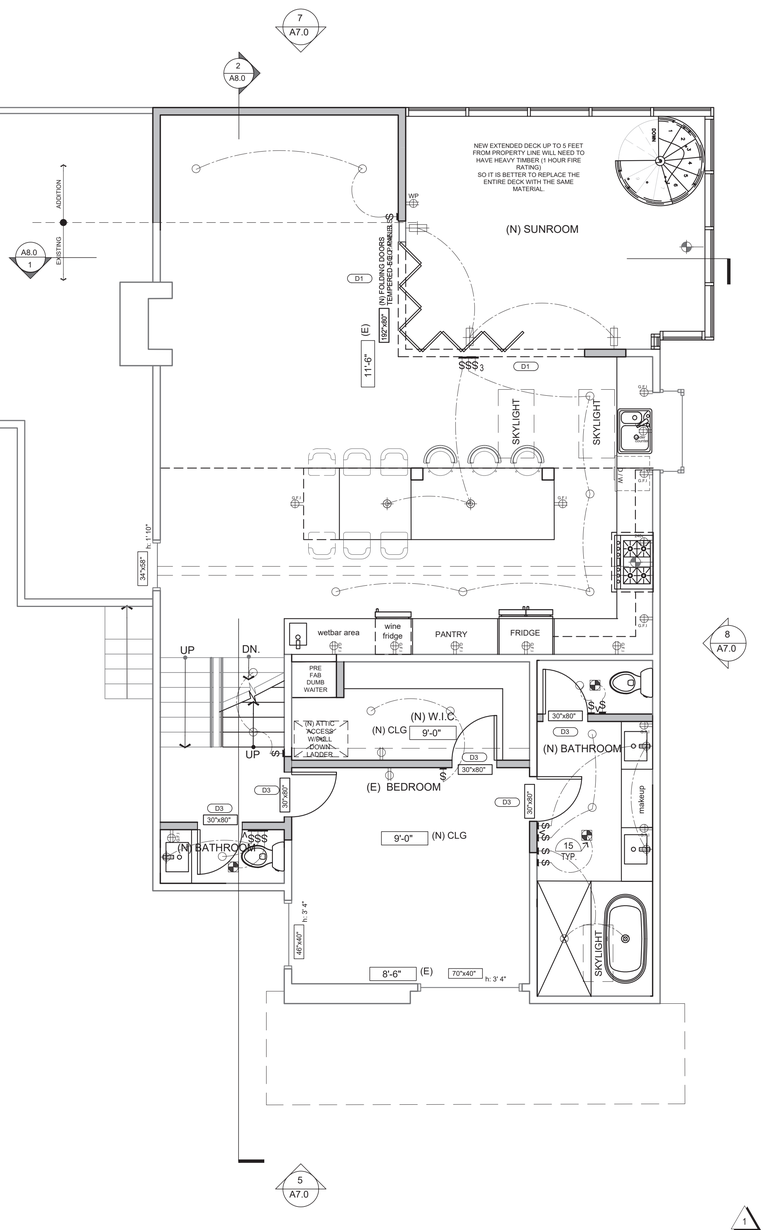
1. SHALL HAVE A U-FACTOR EQUAL TO 0.30 OR LOWER. EXCEPTIONS: REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55. WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC 150.2(B) TABLE 150.1-A]
2. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3 REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST

BUILDING ENVELOPE MODIFICATIONS:
EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-20 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. [CENC 150.0(A)(C)(D)]



new proposed first floor plan

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



new proposed second floor plan

SCALE: 1/4" = 1'-0" 2

consultant

consultant

disclaimer

- Do not scale or measure plan set.
- All vendors shall measure as builts/current framing conditions prior to casework/cabinet fabrication

general notes

1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
4. Copyright Slodesign, 2025

Ken MacDonald's Residence

1

Application PD-25-002

Remodeling & Addition

130 Vasona Oaks Dr, Los Gatos, CA 95032

revision history

#	description	date
1		
2		
3		
4		
5		

drawing release status

date

- client review
- plan check
- bidding
- construction

date	4.19.2024
proj num	
proj mgr	
proj arch	
scale	AS NOTED

NEW PROPOSED FIRST AND SECOND FLOOR PLANS

sheet number A5.0

legend

(E) STUD WALL TO REMAIN

(N) 2x STUD WALL - EXTERIOR WALL TO RECEIVE 2X6 WITH R-13 BATT. INSULATION SEE TITLE 24 FOR MORE INFO.

EXTERIOR ELEVATION REFERENCE TAG
- DETAIL NUMBER
- SHEET NUMBER

new sheet notes

1. NEW RELOCATED WASHER, PROVIDE POWER
2. PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK-ACTING VALVES (I.E. DISHWASHER HOT WATER LINE AND THE HOT/COLD WATER LINES FOR THE CLOTHES WASHER.) 2022CPC 609.10
3. PROVIDE NEW DISHWASHER. PROVIDE POWER AND PLUMBING. ON THE DISCHARGE SIDE OF THE DISHWASHER PROVIDE A LISTED AIR GAP FITTING. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD LEVEL MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD WHICHEVER IS HIGHER PER CPC SECTION 807.3
4. INSTALLATION OF A DEDICATED FUEL SHUT OFF VALVE SHALL BE WITHIN 6'-0" OF THE GAS APPLIANCE IT SERVES. CPC 230.79. EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12- E16 E1. SHALL BE INSTALLED IN ALL NEW BUILDINGS AND IN EXISTING BUILDINGS THAT UNDERGO ALTERATIONS OR ADDITIONS THAT EXCEED $10,000.
5. PROVIDE NEW GAS COOKING RANGE (PROVIDE POWER) WITH NEW EXHAUST HOOD (PROVIDE POWER) WITH A MIN. VENTILATION EXHAUST RATE OF 100 CFM. HOUSEHOLD COOKING APPLIANCES SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING TOP OF NOT LESS THAN THIRTY - 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINETS. EXCEPT WHERE 24 INCHES IS ALLOWED PER CODE OR MANUFACTURER'S SPECIFICATION. CMC 920.3.2.
6. RANGE HOODS SHALL BE PERMITTED TO BE CORD-AND-PLUG-CONNECTED WITH A FLEXIBLE COURT IDENTIFIED AS SUITABLE FOR USE ON RANGE HOODS IN THE INSTALLATION INSTRUCTIONS OF THE APPLIANCE MANUFACTURER, WHERE ALL THE FOLLOWING CONDITIONS ARE MET: THE FLEXIBLE CORD IS TERMINATED WITH A GROUNDING-TYPE ATTACHMENT PLUG. THE LENGTH OF THE CORD IS 18 INCHES TO 4 FEET. RECEPTACLES ARE LOCATED TO PROTECT AGAINST PHYSICAL DAMAGE TO THE FLEXIBLE CORD. THE RECEPTACLES IS ACCESSIBLE. THE RECEPTACLE IS SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
7. IF OCCURS ELECTRIC STOVES AND OVENS SHALL BE SUPPLIED WITH 40- OR 50-AMP BRANCH CIRCUIT.
8. PROVIDE NEW SINK WITH CALGREEN COMPLIANT FAUCET WITH NEW GARBAGE DISPOSAL (PROVIDE POWER).
9. NEW REFRIGERATOR/ICE MAKER/WINE COOLER (PROVIDE POWER AND ICE MAKER OUTLET BOX AND CONNECT).
10. NEW SOLID COUNTER TOP WITH UPPER AND LOWER CABINETS.
11. COUNTERTOP AND WHERE THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCHES BEYOND ITS BASE.
12. NEW SOLID SURFACE COUNTER KITCHEN ISLAND AND BAR COUNTER WITH BASE CABINET.
13. COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER SHALL PROTECT ALL RECEPTACLES IN ALL BEDROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS SUNROOMS, RECREATION ROOMS, CLOSETS, KITCHENS, LAUNDRY AREAS, HALLWAYS OR SIMILAR ROOMS OR AREAS WITH BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20-AMPERE RECEPTACLE OUTLETS. AND BE READILY ACCESSIBLE. 2022 CEC SECTION 210.12
14. TWO 20-AMP GFCI PROTECTED CIRCUITS WILL BE PROVIDED IN THE KITCHEN COUNTER AND ISLAND OUTLETS AND SHALL COMPLY WITH ART. 210.52 (C) (5) EXCEPTION TO (5) CEC 2022
15. LIGHTING INTEGRAL TO EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM THE EXHAUST FANS. 150.0 (K) 2B. LIGHTING SHALL HAVE VACANCY SENSOR. EXHAUST FAN SHALL BE 50 CFM MIN.
16. PROVIDE WATER CLOSETS TO BE MAX. 1.28 GAL. PER FLUSH.
17. SHOWER/TUB W/ FULL HEIGHT TILE WALLS & TEMPERED GLASS ENCLOSURE. USE BITUTHANE 4,000 WATERPROOFING MEMBRANE OVER 1/2" WONDER BOARD & WALLS, CEILING, & FLOOR.
18. NEW SOLID SURFACE, NON-SLIP RESISTANT) SHOWER PAN AND WALLS
19. PROVIDE SHOWER FINISHED TO 72" ABOVE DRAIN. PROVIDE PRESSURE OR THERMOSTATIC MIXING VALVE @ SHOWER AND JACUZZI/TUB, WHICH LIMITS WATER TEMPERATURE TO 120°F. SHOWER HEAD SHALL NOT EXCEED 1.8 GALLONS PER MIN.)TE AT 60 PSI.
20. NEW SINK AND FAUCET. PROVIDE FAUCET TO BE MAX 1.2 CMP AT 60 PSI.METERING FAUCETS SHALL NOT EXCEED 0.2 GALLONS PER METERING CYCLE.
21. WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS: SHALL HAVE A U-FACTOR EQUAL TO 0.30
22. PROVIDE NEW COMBO UNIT SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR W/BATTERY BACK-UP IN HALLWAY.
23. PROVIDE NEW 24" X 48" FLAT PROFILE SKYLIGHT.
24. PROVIDE NEW TANKLESS WATER HEATER.
25. NEW MIN. 30"x24" ATTIC ACCESS
26. NEW PREFABRICATED STAIRS.
27. NEW P.T. POSTS ON CONC. BASE 2" ABOVE FINISHED GRADE (TYP.)
28. NEW DECKING OVER FRAMING. S.S.D. FOR FRAMING DETAILS.
29. NEW AIR CONDITIONER.

electrical legend

	LED WALL HUNG LIGHT FIXTURE BATHROOM
	4" LED RECESSED LIGHT FIXTURE
	BATHROOM/EXHAUST FAN W/ LED LIGHT AND MOISTURE CONTROL
	(E) SMOKE AND CARBON MONOXIDE DETECTOR
S	SWITCH @ 48" U.F.F.
S_V	VACANCY SENSOR SWITCH @ 48" A.F.F.
	DUPLEX OUTLET @ 12" A.F.F. / 32"-36" A.F.F. AT COUNTER.
G.F.I.	G.F.I. OUTLET @ 32" - 36" A.F.F.
	GAS STUB
	LED RECESSED LIGHT FIXTURE WITH WATER PROOF LENS
	LED PENDANT LIGHT FIXTURE KITCHEN
240V	240V G.F.I. OUTLET @ 32" - 36" A.F.F.
	EXTERIOR LED LIGHT FIXTURE WITH OCCUPANT SENSOR

KITCHEN GENERAL NOTES (2022 CBC REQUIREMENTS):

WATER CONSERVING PLUMBING FIXTURES REQUIREMENTS:
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE. FLOW MAY TEMPORARILY INCREASE TO 2.2 GALLONS PER MINUTE, BUT MUST DEFAULT TO A MAXIMUM OF 1.8 GALLONS PER MINUTE [CG8SC 4.303.1.4.4]
- PRIOR TO FINAL INSPECTION ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE UPGRADED WITH WATER-CONSERVING FIXTURES AS REQUIRED BY CIVIL CODE 1101.1. A COMPLETED AND SIGNED CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED TO THE BUILDING INSPECTOR.

ELECTRICAL REQUIREMENTS:
- RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL COUNTERTOP OR WORK SURFACE IS MORE THAN 24 INCHES FROM A RECEPTACLE IN THAT SPACE. [CEC 210.52(C)(1)]
- RECEPTACLE OUTLETS SHALL BE INSTALLED AT EACH KITCHEN COUNTERTOP AND WORK SURFACE THAT IS 12 INCHES OR WIDER. [CEC 210.52(C)(1)]
- AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24 INCHES OR GREATER AND A SHORT DIMENSION OF 12 INCHES OR GREATER. [CEC 210-52(C)(2) AND 210.52(C)(3)]
- ALL ELECTRICAL OUTLETS SERVING KITCHEN COUNTERTOPS AND DISHWASHERS SHALL BE GFCI PROTECTED. GROUND FAULT CIRCUIT INTERRUPTERS SHALL BE LOCATED IN A READILY ACCESSIBLE LOCATION. [CEC 210.8(A)(D)]
- AT LEAST TWO SEPARATE 20-AMPERE BRANCH CIRCUITS SHALL BE PROVIDED FOR SMALL KITCHEN APPLIANCES. THESE CIRCUITS ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY AND CANNOT SERVE DISHWASHER, MICROWAVE, RANGE HOOD, GARBAGE DISPOSAL, ETC. [CEC 210.11(C)(1) AND 210.52(B)(3)]
- ALL ADDED/REPLACED RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES AND SHALL BE ARC FAULT PROTECTED. [CEC 406.12]

2022 BATHROOM REMODEL REQUIREMENTS:

1. PROVIDE WATERPROOFED MATERIAL AT SHOWER WALLS.
2. ALL RECEPTACLES SHALL BE GFCI PROTECTED AND CONNECTED TO A DEDICATED 15 AND 20 AMPS CIRCUIT . ÂCEC 210.8 :Â
3. ALL HARDWIRED LIGHTING SHALL BE HIGH EFFICACY. . ÂCA ENERGY EFF. STANDARDS, SECTION 150(k))
4. EXHAUST FANS ARE REQUIRED IN ALL BATHROOMS, EVEN IF AN OPERABLE WINDOW IS INSTALLED. CRC 303.3).
5. EXHAUST FANS AND LIGHTING SHALL HAVE SEPARATE CONTROL SWITCHES. (EVEN IF A COMBINATION UNIT IS INSTALLED). THE EXHAUST FAN MAY NEED TO BE SUPPLIED BY A GFCI PROTECTED CIRCUIT BASED ON THE MANUFACTURER'S REQUIREMENTS. CEC 150.0 (K)(2B)
6. EXHAUST FANS SHALL TERMINATE A MINIMUM OF 3'F FROM PROPERTY LINE AND 3'F FROM OPENINGS INTO A BUILDING. (CMC 502.2.1)
7. EXHAUST FANS AT SHOWER SHALL BE LISTED FOR WET LOCATION AND SHALL BE GFCI PROTECTED. CEC 210.8
8. SHOWER ENCLOSURE DOORS SHALL OPEN OUTWARD AND MAINTAIN 22"H CLEARANCE CPC 408.5
9. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30"H CIRCLE. CPC 408.6
10. WATER CLOSETS (MAXIMUM 1.28 GPH/. Â SHALL BE CLEAR 30 INCHES WIDE 15 INCHES ON CENTER) AND 24 INCHES IN FRONT. CPC 402.5
11. SHOWER HEADS (MAXIMUM 1.8 GPM CPC 408.2 & FAUCETS (MAXIMUM 1.2 GPM CPC 407.2)
12. BATHTUB/WHIRLPOOLS AND SHOWER VALVES SHALL BE APPROVED PRESSURE-BALANCED OR THERMOSTATIC MIXING TYPE ADJUSTED TO A MAXIMUM OF 120 DEGREES. CPC 408.3

LIGHTING REQUIREMENTS:
- ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. [CENC 150.0 TABLE 150.0-A]
- UNDER CABINET LIGHTING SHALL BE CONTROLLED SEPARATELY FROM CEILING INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT THE OTHER. [CENC 150.0(2)(K)]
- LUMINARIES RECESSED INTO INSULATED CEILINGS:
  (A) SHALL BE LISTED FOR ZERO CLEARANCE INSULATION COVER (IC RATED);
  (B) SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS;
  (C) SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINARY HOUSING AND CEILING;
  (D) IF RECESSED LIGHTS ARE EQUIPPED WITH BALLASTS, SHALL ALLOW BALLAST MAINTENANCE AND REPLACEMENT WITHOUT REQUIRING CUTTING OF HOLES IN THE CEILING AND
  (E) SHALL NOT CONTAIN SCREW BASE SOCKETS. [CEES SEC.150(K)12].

SMOKE AND CARBON MONOXIDE DETECTOR
WHEN ALTERATIONS,REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS. [R314.4.2.2]

SMOKE ALARMS: DWELLINGS ARE TO BE EQUIPPED WITH SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 314.4]
- IN EACH EXISTING SLEEPING ROOM.
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS, NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
- INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY CRC R314.3)4).

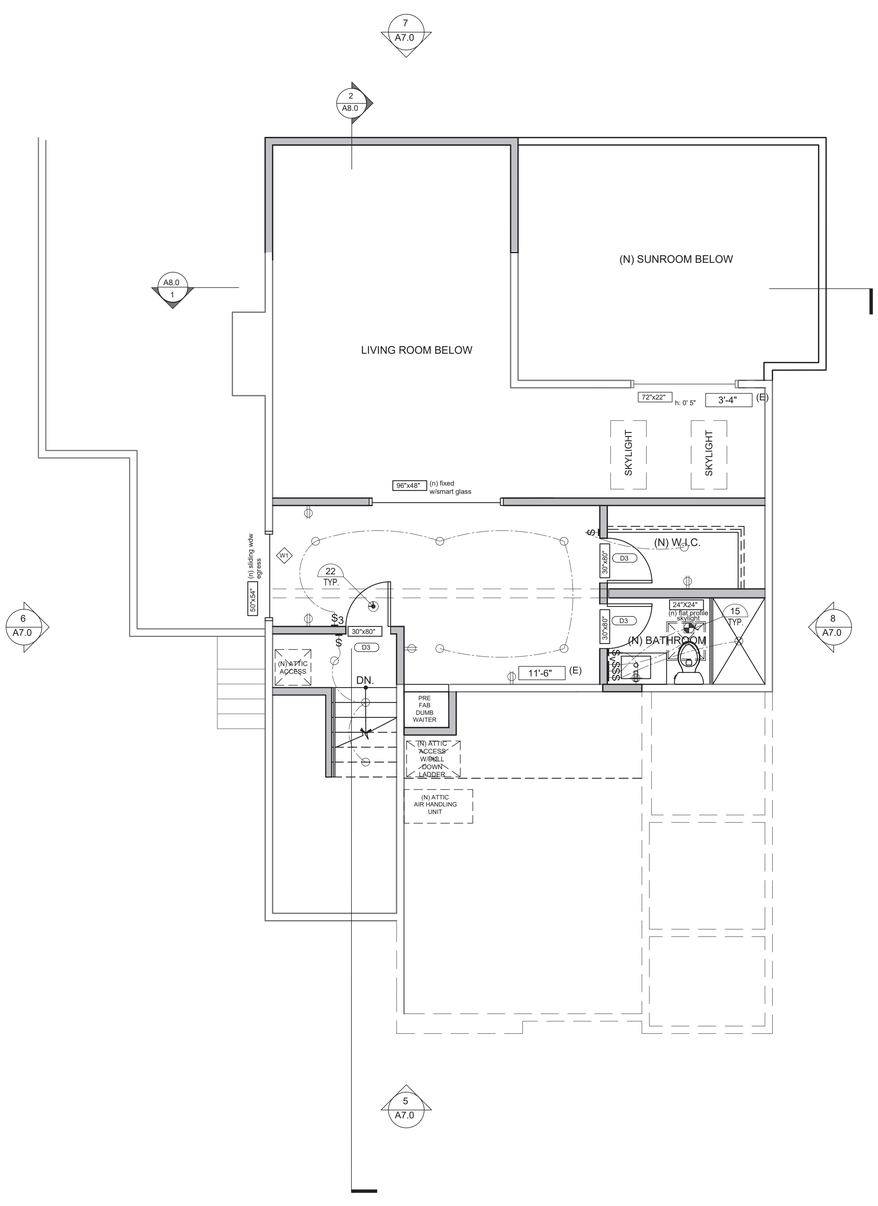
CARBON MONOXIDE ALARMS: DWELLINGS THAT HAVE ATTACHED GARAGES WITH AN OPENING THAT COMMUNICATES WITH THE DWELLING UNIT, OR FUEL BURNING APPLIANCES, OR FIRE PLACE ARE TO BE EQUIPPED WITH CARBON MONOXIDE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS: [CRC 315.3]
- OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM. A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

ALARM INTERCONNECTION AND POWER: SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS AND SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. EXCEPTION: WHERE REPAIRS OR ALTERATIONS TO EXISTING BUILDINGS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE. [CRC 314.4 AND §314.6]

VENTILATION REQUIREMENTS:
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE AT LEAST 3 FEET FROM PROPERTY LINE AND FROM OPENINGS INTO THE BUILDING, AND 10 FEET FROM A FORCED AIR INLET. [CMC 502.2.1]
- WHOLE-BUILDING VENTILATION: KITCHENS REQUIRE VENTILATION AIR FLOW AT 100 CUBIC FEET PER MINUTE OR MORE FOR INTERMEDIATE SYSTEMS OR 5 AIR CHANGES PER HOUR FOR CONTINUOUS SYSTEMS. [ASHRAE 62.2]

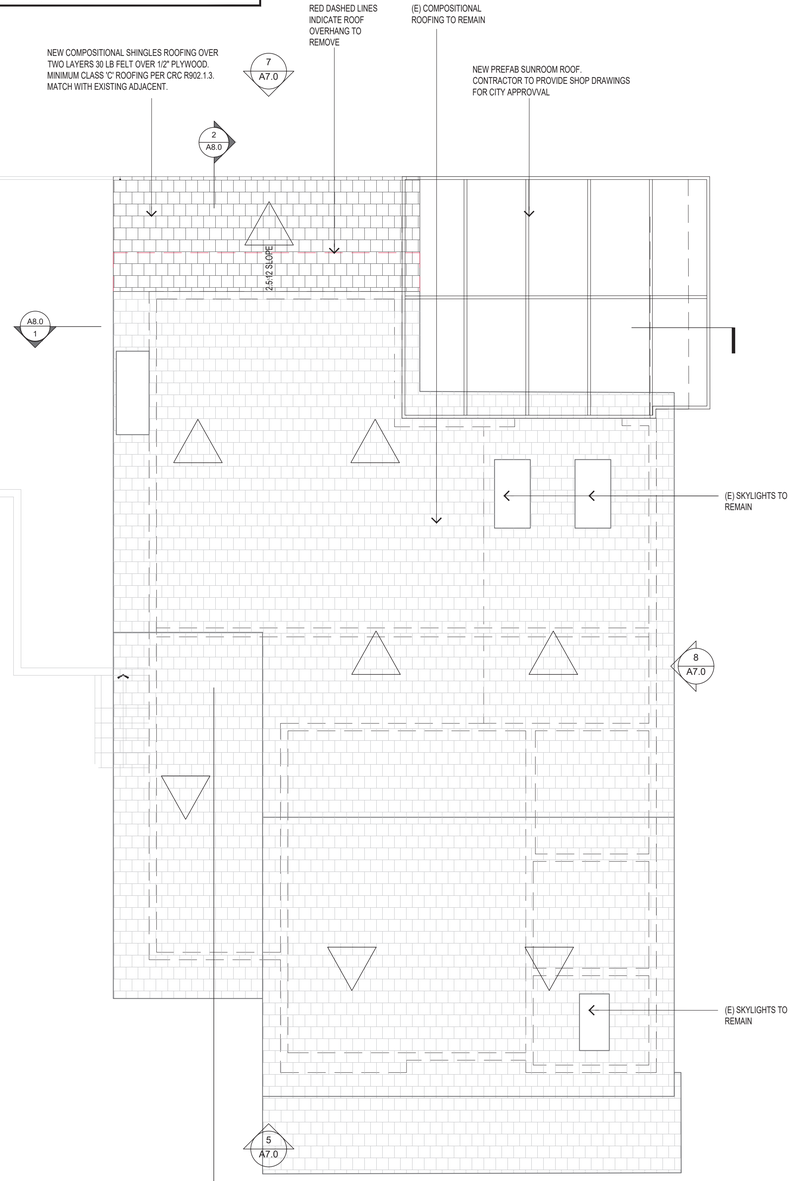
WINDOW MODIFICATIONS: REPLACEMENT AND NEW WINDOWS:
1. SHALL HAVE A U-FACTOR EQUAL TO 0.30 OR LOWER. EXCEPTIONS: REPLACEMENT SKYLIGHTS, OR NEW SKYLIGHTS UP TO 16 SQUARE FEET, MAY HAVE A U-FACTOR OF 0.55. WHEN 75 SQUARE FEET OR LESS OF FENESTRATION IS REPLACED WINDOWS MAY HAVE A U-FACTOR OF 0.40. [CENC 150.2(B) TABLE 150.1-A]
2. FOR WINDOW MODIFICATIONS IN THE HILLSIDE FIRES ZONES 2 AND 3 REFER TO WINDOW AND DOOR CODE COMPLIANCE CHECKLIST

BUILDING ENVELOPE MODIFICATIONS:
EXTERIOR WALL, FLOOR AND ROOF FRAMING SPACES OPENED UP DURING THE COURSE OF REMODEL SHALL BE INSULATED. R-13 (2X4 WALL), R-20 (2X6 WALL), R-19 (FLOOR), AND R-19 (ATTIC/ROOF) INSULATION. [CENC 150.0(A)(C)(D)]



new proposed third floor plan

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



roof plan

SCALE: 1/4" = 1'-0" 2

consultant

consultant

disclaimer
- Do not scale or measure plan set.
- All vendors shall measure as builts/current framing conditions prior to casework/cabinet fabrication

general notes
1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
4. Copyright Skodesign, 2025

Ken MacDonald's Residence 1

Application PD-25-002

Remodeling & Addition

130 Vasona Oaks Dr, Los Gatos, CA 95032

revision history

#	description	date
1		
2		
3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date 4.19.2024

proj num

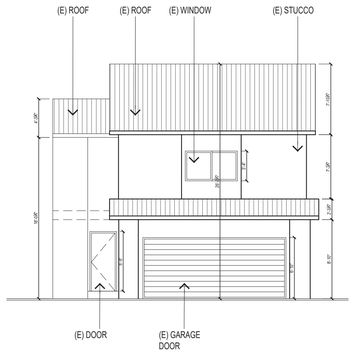
proj mgr

proj arch

scale AS NOTED

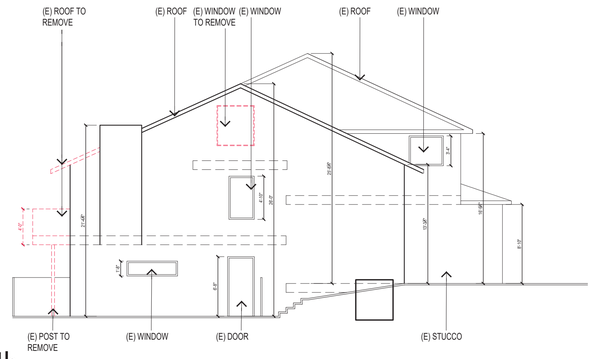
NEW PROPOSED THIRD FLOOR PLAN AND ROOF PLAN

sheet number A6.0



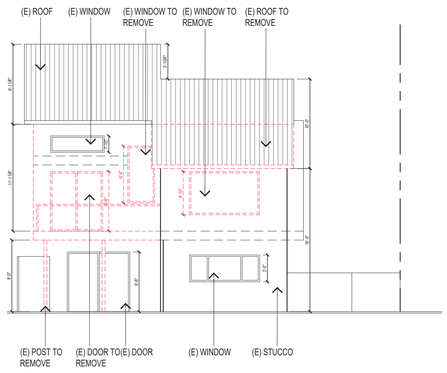
demo elevation - west

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



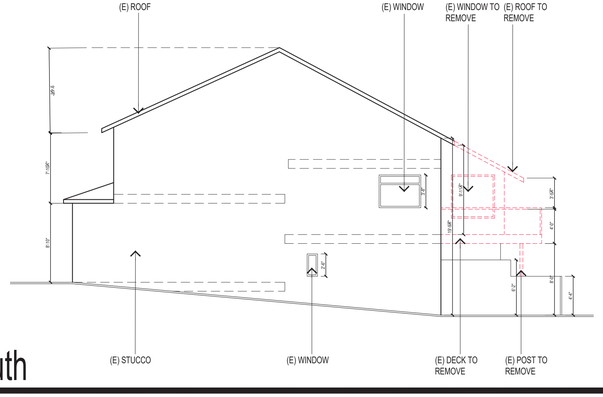
demo elevation - north

SCALE: 1/8" = 1'-0" | 2



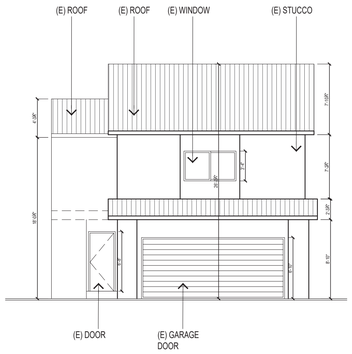
demo elevation - east

SCALE: 1/8" = 1'-0" | 3



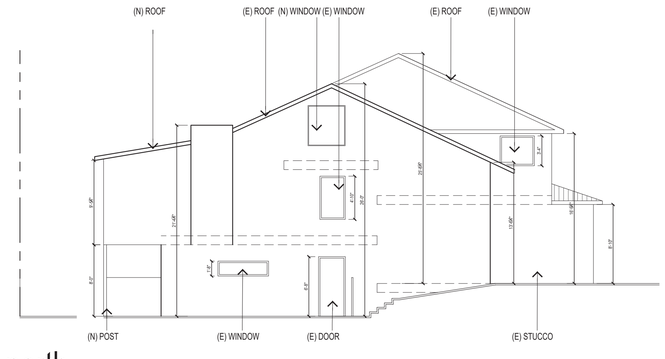
demo elevation - south

SCALE: 1/8" = 1'-0" | 4



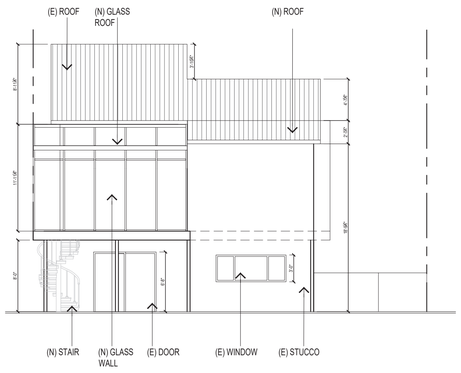
new elevation - west

SCALE: 1/8" = 1'-0" | 5



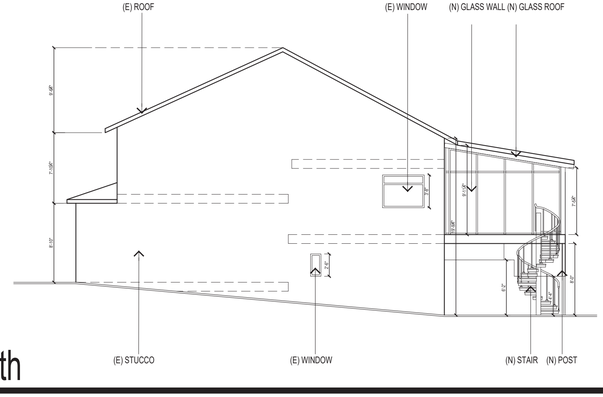
new elevation - north

SCALE: 1/8" = 1'-0" | 6



new elevation - east

SCALE: 1/8" = 1'-0" | 7



new elevation - south

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

consultant

consultant

disclaimer

- Do not scale or measure plan set.
- All vendors shall measure as builts/current framing conditions prior to casework/cabinet fabrication

general notes

1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
4. Copyright Slodesign, 2025

Ken MacDonald's Residence

Application PD-25-002

Remodeling & Addition

130 Vasona Oaks Dr, Los Gatos, CA 95032

revision history

#	description	date
1		
2		
3		
4		
5		

drawing release status

	date
○ client review	
○	
○	
○ plan check	
○ bidding	
○ construction	

date: 4.19.2024

proj num:

proj mgr:

proj arch:

scale: AS NOTED

DEMO AND NEW ELEVATIONS

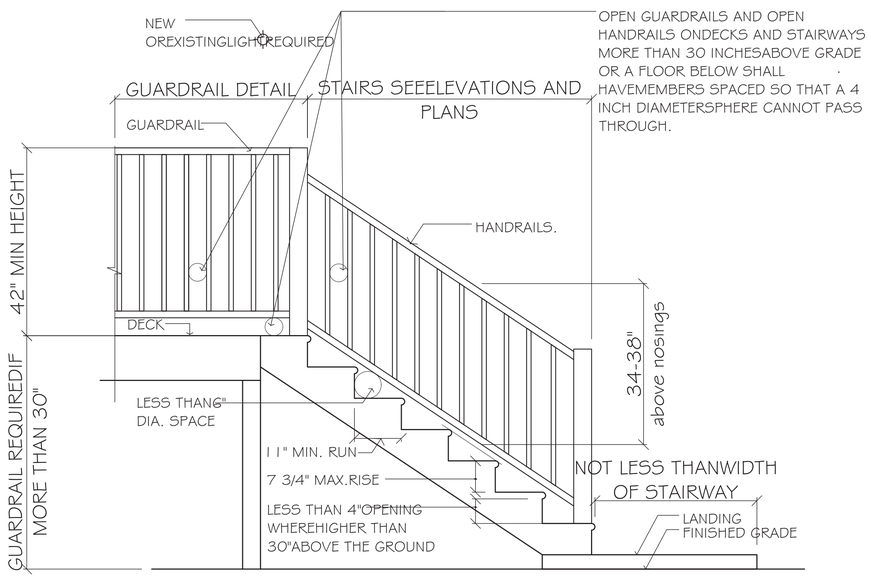
sheet number: A7.0

stair general notes

1. STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7 ¾ INCHES MAXIMUM AND 4 INCHES MINIMUM. STAIR TREAD DEPTHS SHALL BE 10 INCHES MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE LEADING EDGES OF ADJACENT TREADS. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE AT THE WALKLINE. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 6" AT ANY POINT IN THE CLEAR WIDTH OF THE STAIR.
2. STAIRWAY LANDINGS: THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. THE WIDTH OF THE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF STAIRWAYS THEY SERVE. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36" MEASURED IN THE DIRECTION OF TRAVEL.
3. ENCLOSURES UNDER STAIRWAYS. THE WALLS AND CEILING WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIR- WAYS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH ½ INCH GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY EN- CLOSED IN 1-HOUR FIRE-RESISTIVE RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE.
4. HANDRAIL HEIGHT: HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSING, OR FINISH SURFACE RAMP SLOPE SHALL BE UNIFORM, NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.
5. HANDRAIL GRIP-SIZE: HANDRAILS WITH A CIRCULAR CROSS- SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25 INCHES AND NOT GREATER THAN 2 INCHES OR SHALL PROVIDE EQUIVALENT GRIP-SIZE. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6.25 INCHES WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.

guardrail general notes

1. CONFORM TO 2019 CRC R301.5. HANDRAILS AND GUARDS SHALL BE DESIGNED TO RESIST A CONCENTRATED LOAD OF 200LB APPLIED IN ANY DIRECTION. [CRC R301.5]
2. GUARDRAILS ARE REQUIRED ALONG OPEN SIDES OF STAIRWAYS, LANDINGS, BALCONIES, PORCHES, DECKS, FLOOR OPENINGS, RAMPS, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING, WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW.
3. GUARDRAILS SHALL HAVE A 42" MINIMUM HEIGHT, 42" HIGH ALONG OPEN SIDES OF STAIRWAYS.
4. GUARDRAILS MUST BE ABLE TO WITHSTAND A LOAD OF 20 POUNDS PER LINEAL FOOT APPLIED HORIZONTALLY AT THE TOP OF THE GUARDRAIL.
5. INTERMEDIATE RAILS, PANELS OR FILLERS, AND THEIR CONNECTIONS, SHALL BE CAPABLE OF WITHSTANDING A LOAD OF 25 POUNDS PER SQUARE FOOT APPLIED AT RIGHT ANGLES TO THE GUARDRAIL.
6. GUARDRAILS SHALL BE DESIGNED SO THAT A 6" DIAMETER SPHERE CANNOT PASS THROUGH THE TRIANGULAR SPACE FORMED BY THE BOTTOM OF THE RAIL, THE RISER AND THE TREAD.
7. BALUSTERS ON A HANDRAIL OR A GUARDRAIL SHALL BE SO SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH.



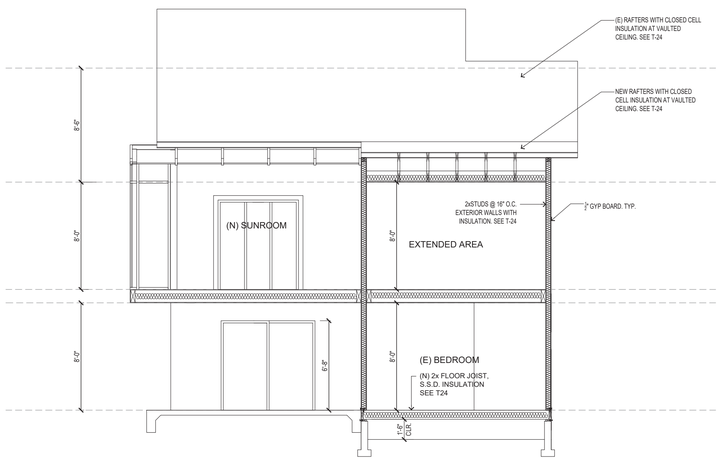
stairs and guardrail details

SCALE: 3/4" = 1'-0" 3

DOOR AND WINDOW SCHEDULE					
MARK	D1	D2	D3	D4	W1
WIDTH	6' - 0"	2' - 8"	2' - 6"	6' - 0"	4' - 2"
HEIGHT	6' - 8"	6' - 8"	6' - 8"	6' - 8"	4' - 6"
LOCATION	(N) SUNROOM	RECONF LAUNDRT RM.	(E) BEDROOM, (N) BEDROOM, (N) BATHROOM, (N) W.I.C.	(N) CLOSET	(N) BEDROOM
QUANTITY	2	1	8	1	1
COMMENTS	FOLDING TEMPERED DOOR	SINGLE PANEL SOLID DOOR		SLIDING DOOR	SLIDING EGRESS WINDOW

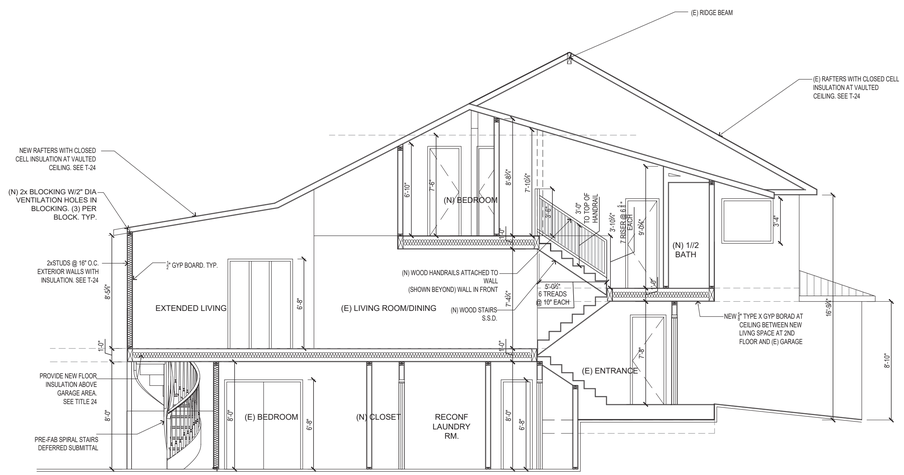
door and window schedule

SCALE: 3/8" = 1'-0" 4



section a-a

SCALE: 3/16" = 1'-0" 1



section b-b

SCALE: 3/16" = 1'-0" 2

consultant

consultant

disclaimer
- Do not scale or measure plan set.
- All vendors shall measure as builts/current framing conditions prior to casework/cabinet fabrication

general notes
1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
4. Copyright Slodesign, 2025

Ken MacDonald's Residence

Application PD-25-002

Remodeling & Addition

130 Vasona Oaks Dr, Los Gatos, CA 95032

revision history

#	description	date
1		
2		
3		
4		
5		

drawing release status

	date
○ client review	
○	
○	
○ plan check	
○ bidding	
○ construction	

date 4.19.2024

proj num

proj mgr

proj arch

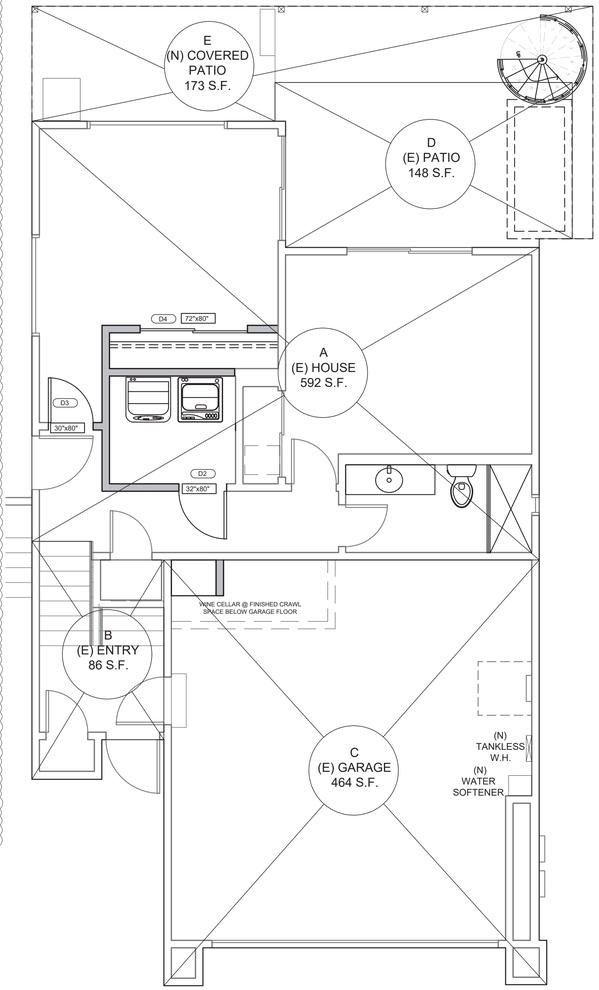
scale AS NOTED

SECTIONS , DOOR AND WINDOW SCHEDULE AND DETAIL

sheet number A8.0

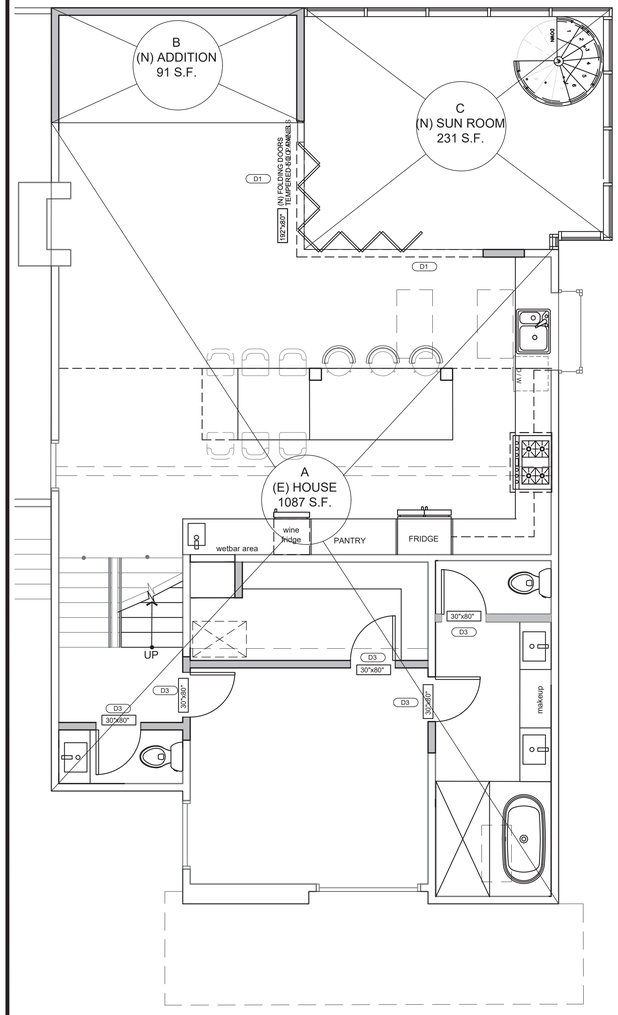
AREA DETAILS	
LOTS SIZE	1977 SQ.FT.
EXISTING 1ST FLOOR PLAN W/ GARAGE	1290 SQ.FT.
AREA OF WORK WITHIN EXISTING INTERIOR OF THE 1ST FLOOR	126 SQ.FT.
A	592 SQ.FT.
B	86 SQ.FT.
C	464 SQ.FT.
D	148 SQ.FT.
E	173 SQ.FT.
TOTAL	1463 SQ.FT.
EXISTING 2ND FLOOR PLAN	1087 SQ.FT.
AREA OF WORK WITHIN EXISTING INTERIOR OF 2ND FLOOR	786 SQ.FT.
A	1087 SQ.FT.
B	91 SQ.FT.
C	231 SQ.FT.
TOTAL	1409 SQ.FT.
EXISTING 3RD FLOOR PLAN - MEZZANINE	172 SQ.FT. - 64 S.F. (SEE D BELOW)
AREA OF WORK WITHIN EXISTING INTERIOR OF MEZZANINE	108 SQ.FT.
A	170 SQ.FT.
B	50 SQ.FT.
C	108 SQ.FT.
D	-64 SQ.FT.
TOTAL	329 SQ.FT.

TOTAL
1ST+2ND+3RD
=1463+1409+329/1977
=3201/1977 = 161.9%



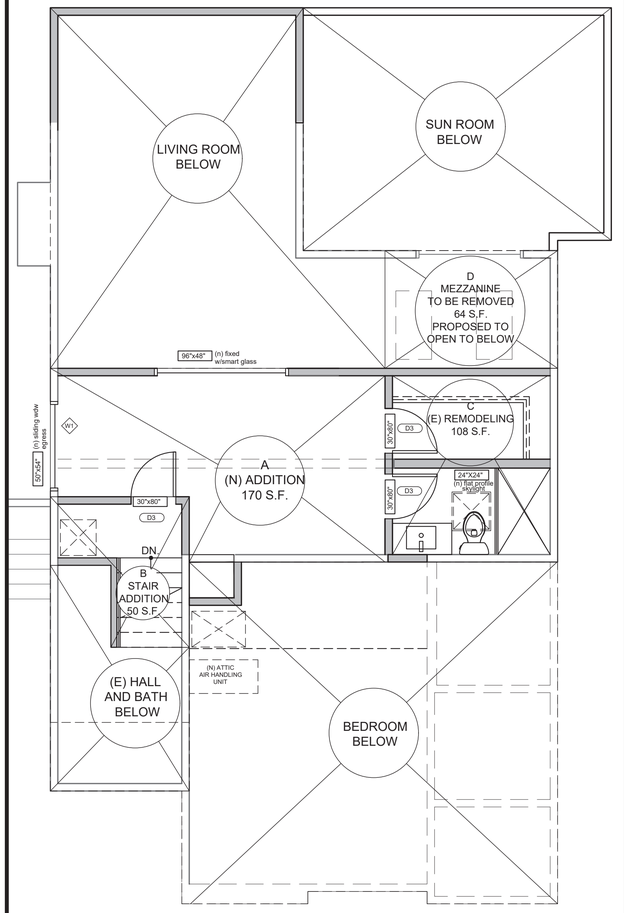
first floor plan

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



second floor plan

SCALE: 1/4" = 1'-0" 2



third floor plan

SCALE: 1/4" = 1'-0" 3

consultant

consultant

disclaimer
- Do not scale or measure plan set.
- All vendors shall measure as builts/current framing conditions prior to casework/cabinet fabrication

general notes
1. This sheet is part of a set and is not to be used alone.
2. This sheet is not to be used for construction unless the designer's signature appear on drawings and status box indicates drawings have been released for construction.
3. These plans and prints thereof, as instruments of service, are owned by the designer and are for use on this project only. Reproduction and/or distribution without the prior written consent of the designer is forbidden.
4. Copyright Slodesign, 2025

Ken MacDonald's Residence 1

Application PD-25-002

Remodeling & Addition

130 Vasona Oaks Dr,
Los Gatos, CA 95032

revision history

#	description	date
1	response to planning	5.2025
2	response to planning	6.9.2025
3		
4		
5		

drawing release status

	date
client review	
plan check	
bidding	
construction	

date 4.19.2024

proj num

proj mgr

proj arch

scale AS NOTED

AREA DIAGRAM 1

sheet number A9.0

This Page
Intentionally
Left Blank