



## **Arborist Report: 108 Brookside Avenue, Santa Clara, CA**

### **Project Description**

This arborist report evaluates the anticipated tree impacts of demolishing the existing one-story residence and constructing a new 4,829-square-foot, two-story home.

### **Tree Information**

Coast Live Oak (*Quercus agrifolia*) – DBH 46.5 inches, approximately 40 feet tall with a canopy spread of about 50 feet, three codominant stems, and an 80% live crown ratio.

### **Findings**

The tree is centrally located on the property, and its canopy and root zone occupy approximately one-third of the lot. Observed conditions include exposed buttress roots with no evidence of basal decay, past pruning wounds, and suspected clearwing borer activity. Overall health and vigor appear good.

### **Impact Assessment**

The proposed construction will involve grading, excavation, compaction, and other work within the critical root zone. These impacts are likely to cause significant root loss, decline, and long-term structural impacts.

### **Conclusion & Recommendation**

Removal is recommended because the subject tree's central location makes construction impacts from the proposed site improvements unavoidable. Preservation is not feasible without negatively affecting both the tree and any site improvements.

### **Replacement Recommendation**

Install one 24-inch box Fruitless Olive (*Olea europaea*) tree as a replacement.

**In my professional opinion, tree removal and replacement is recommended.**

Sincerely,

JUNE 9TH, 2026

**JOHN KENNELLY** MASTER ARBORIST REPRESENTATIVE

ISA Board Certified Master Arborist WE-11833B, Tree Risk Assessment Qualified, DPR Qualified Applicators License #155024, TCIA Certified Treecare Safety Professional #01798

**Subject  
Tree**



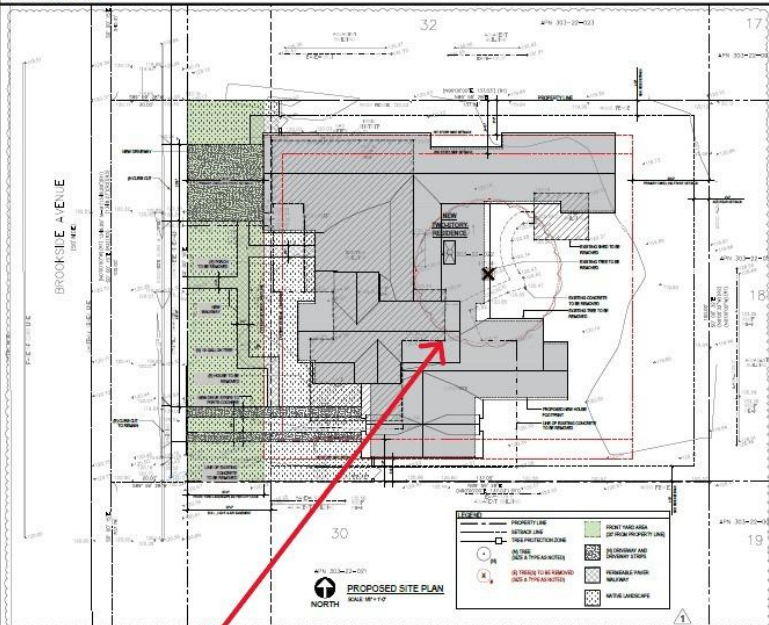


**Subject  
tree  
centrally  
located  
in the lot**



**Buttress roots visible  
with no signs of decay**

### PROPOSED SITE PLAN



PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

### PROJECT DATA

**PROJECT ADDRESS:** 88 BROOKSIDE AVENUE, SANTA CLARA, CA 95050  
**LOT AREA:** 10,100 SQ. FT. (23,100 SQ. FT. WITH ADJACENT LARGER LOT AREA)  
**ZONE:** R-1  
**CONTRACT NO.:** 2024-001  
**DATE:** 01/17/2024  
**CONTRACTOR:** [Redacted]  
**CONSTRUCTION TYPE:** 1-2  
**HEIGHT:** 11'-0" (MAX. HEIGHT)  
**FLOOR SLAB:** 1-2  
**ALLOWED ZONE:** R-1  
**REMARKS:** [Redacted]

**MAXIMUM HEIGHT:** 11'-0" (MAX. HEIGHT)  
**HEIGHT:** 11'-0" (MAX. HEIGHT)  
**HEIGHT:** 11'-0" (MAX. HEIGHT)

**STRUCTURAL COVERAGE:** 10% (TOTAL SF) 20% (TOTAL SF)  
**POORING:** 20% (TOTAL SF) 40% (TOTAL SF)  
**PAVING/DECKING:** 10% (TOTAL SF) 20% (TOTAL SF)  
**GARAGE:** 10% (TOTAL SF) 20% (TOTAL SF)

**TOTAL STRUCTURAL COVERAGE:** 40% (TOTAL SF) 80% (TOTAL SF) 40% (TOTAL SF)

**NOTE:** DAYLIGHT PLANE LOCAL CODE ORDINANCE IS IN EFFECT  
 TOTAL SQUARE FOOTAGE DOES NOT SET ASF CAP. INSTEAD, MAXIMUM BUILDING COVERAGE IS 10% PER HEIGHT. REVISIONS AND CHANGE OF MATERIALS, COORDINATE STRUCTURES ARE INCLUDED IN THE TOTAL STRUCTURAL COVERAGE CALCULATION. UNCOORDINATED STRUCTURES DO NOT APPLY TO THE TOTAL STRUCTURAL COVERAGE CALCULATION.

**MANHOLE METERS:** 1  
**MANHOLE METERS:** 1

**PERCENTAGE AREA:** 1,000 SF  
**DEVELOPMENT PERCENTAGE:** 20% (TOTAL SF) 40% (TOTAL SF)  
**FRONT YARD LANDSCAPE PERCENTAGE:** 20% (TOTAL SF) 40% (TOTAL SF)

**FRONT YARD AREA:** 1,000 SF  
**DEPTH FROM PROPERTY LINE:** 10'-0" (TOTAL SF) 20% (TOTAL SF)  
**FRONT YARD LANDSCAPE PERCENTAGE:** 20% (TOTAL SF) 40% (TOTAL SF)

**PROJECT DESCRIPTION:**  
 THE DEVELOPER HAS REQUESTED THE REVISIONS TO THE 1-2 STORY SINGLE FAMILY RESIDENCE WITH 10% HEIGHT AND 10% DEVELOPMENT PERCENTAGE OF TWO STORY SINGLE FAMILY RESIDENCE WITH 10% HEIGHT AND 10% DEVELOPMENT PERCENTAGE.


### PROJECT INFO.

**DATE:** 01/17/2024  
**PROJECT NO.:** 2024-001  
**CLIENT:** [Redacted]  
**CONTACT:** [Redacted]  
**PHONE:** [Redacted]  
**EMAIL:** [Redacted]  
**ADDRESS:** [Redacted]

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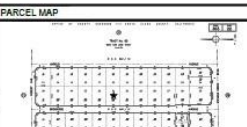
### PROPOSED EXTERIOR MATERIALS BOARD

**Subject tree**




**CLASS 1 SHINGLE ROOF:** CEDAR SHAKES - ASPEN - WHITE  
**CLASS 1 VERTICAL SIDING:** ASPEN - WHITE  
**CLASS 1 HORIZONTAL SIDING:** ASPEN - WHITE  
**CLASS 1 FLOORING:** ASPEN - WHITE  
**CLASS 1 EXTERIOR WOOD:** ASPEN - WHITE  
**CLASS 1 STONE:** ASPEN - WHITE

### PARCEL MAP



### VICINITY MAP



### CODES USED

2024 California Building Code  
 2024 California Fire Code  
 2024 California Electrical Code  
 2024 California Energy Code  
 2024 California Fire Code  
 2024 California Fire Code  
 2024 California Fire Code  
 2024 California Fire Code  
 2024 California Fire Code  
 2024 California Fire Code

