

August 18, 2026

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## Monarch Consulting Arborists

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## Summary

The plans indicate a new residence, pool, and Accessory Dwelling Unit (ADU). The inventory contains three (3) trees comprised of one species (*Salix lasiolepis*). There are three (3) Protected trees, no Large Protected, no Exempt (fruit or nut trees), and no Street Trees. All three trees are in fair condition. All three trees are expected to be highly impacted and removed as they are located in the footprint of the proposed improvements. Three (3) protected trees are required to be replaced. The three (3) trees appraised for a value of \$11,230.00.

## Introduction

## Background

The Town of Los Gatos asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

## Assignment

- Provide an arborist's report including an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings. Provide tree protection specifications, guidelines, and impact ratings for those affected by the project.
- Provide appraised values using the Trunk Formula Technique.

## Limits of the assignment

The information in this report is limited to the condition of the trees during my inspection on August 12, 2026. No tree risk assessments were performed. Tree heights and canopy diameters are estimates.



## Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, their agents, and the Town of Los Gatos as a reference for existing tree conditions to help satisfy planning requirements.

The plans reviewed for this project are provided in the plan set by Kohlsaas & Associates dated May 30, 2026 submitted to the Town.

## Observations

The plans indicate a new residence, pool, and Accessory Dwelling Unit (ADU).

## Tree Inventory

The inventory consists of trees protected by the Town of Los Gatos located on site and those in close proximity on neighboring properties. Sec. 29.10.0960. - Scope of protected trees. All trees which have a four-inch or greater diameter (twelve and one half-inch circumference) of any trunk, when removal relates to any review for which zoning approval or subdivision approval is required. (Appendix A and B). Los Gatos Town Ordinance 29.10.0970 Exceptions (1) states the following: "A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference).

The inventory contains three (3) trees comprised of one species (*Salix lasiolepis*). There are three (3) Protected trees, no Large Protected<sup>1</sup>, no Exempt<sup>2</sup> (fruit or nut trees), and no Street Trees<sup>3</sup> The inventory contains three (3) arroyo willow trees (Table 2).

Table 2: Tree Inventory

| Tree Species                       | I.D. # | Trunk Diameter (in.) | ~ Height (ft.) | ~ Canopy Diameter (ft.) | Condition |
|------------------------------------|--------|----------------------|----------------|-------------------------|-----------|
| willow ( <i>Salix lasiolepis</i> ) | 1      | 10                   | 20             | 10                      | Fair      |
| willow ( <i>Salix lasiolepis</i> ) | 2      | 14                   | 25             | 15                      | Fair      |
| willow ( <i>Salix lasiolepis</i> ) | 3      | 12, 8, 8             | 30             | 30                      | Fair      |

<sup>1</sup> Large protected tree means any oak (*Quercus spp.*), California buckeye (*Aesculus californica*), or Pacific madrone (*Arbutus menziesii*) which has a 24-inch or greater diameter (75-inch circumference); or any other species of tree with a 48-inch or greater diameter (150-inch circumference).

<sup>2</sup> A fruit or nut tree that is less than eighteen (18) inches in diameter (fifty-seven-inch circumference). Species listed in 29.10.0970 subsection (2).

<sup>3</sup> Street tree means a tree in a public place, or along or within a public street or right-of-way.



## Analysis

Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 10th Edition, 2019* (CLTA) along with Western Chapter International Society of Arboriculture *Species Classification and Group Assignment, 2004*. The trees were appraised using the “Cost Approach” and more specifically the “Trunk Formula Technique”.

“Trunk Formula Technique” is calculated as follows: Basic Tree Cost = (Unit tree cost x Appraised trunk area), Appraised Value = (Basic tree cost X functional Limitations (percentage) X Condition (percentage) X External Limitations (percentage)).

The three (3) trees appraised for a value of \$11,230.00.

## Discussion

### Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered all three criteria for a combined condition rating. All three trees are in fair<sup>4</sup> condition.

### Mitigation for Removals

The table below indicates the recommended replacement values (Table 3). Three (3) protected trees are required to be replaced. Alternatively it may be possible to create an approved landscape plan or provide an in-lieu payment. The landscape plan does not indicate any replacement trees.

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<sup>4</sup> Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.



Table 3: Town of Los Gatos Tree Canopy - Replacement Standard

| Canopy Size of Removed Tree (1) | Replacement Requirement (2)(4)                    | Single Family Residential Replacement Option (3)(4) |
|---------------------------------|---------------------------------------------------|-----------------------------------------------------|
| 10 feet or less                 | Two 24 inch box trees                             | Two 15 gallon trees                                 |
| More than 10 feet to 25 feet    | Three 24 inch box trees                           | Three 15 gallon trees                               |
| More than 25 feet to 40 feet    | Four 24 inch box trees or two 36 inch box trees   | Four 15 gallon trees                                |
| More than 40 feet to 55 feet    | Six 24 inch box trees; or three 36 inch box trees | Not available                                       |
| Greater than 55 feet            | Ten 24 inch box trees; or five 36 inch box trees  | Not available                                       |

<sup>1</sup>To measure an asymmetrical canopy of a tree, the widest measurement shall be used to determine canopy size.

<sup>2</sup>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.

<sup>3</sup>Single Family Residential Replacement Option is available for developed single family residential lots under 10,000 square feet that are not subject to the Town's Hillside Development Standards and Guidelines. All 15-gallon trees must be planted on-site. Any in-lieu fees for single family residential shall be based on 24" box tree rates as adopted by Town Council.

<sup>4</sup>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. Replacement requirements in the Hillside Development Standards and Guidelines Appendix A and Section 29.10.0987 Special Provisions—Hillsides.



## Expected Impacts

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All three trees are expected to be highly impacted and removed as they are located in the footprint of the proposed improvements.

## Tree Protection

There is no tree protection for this project.

## Conclusion

The plans indicate a new residence, pool, and Accessory Dwelling Unit (ADU). The inventory contains three (3) trees comprised of one species (*Salix lasiolepis*). There are three (3) Protected trees, no Large Protected, no Exempt (fruit or nut trees), and no Street Trees. All three trees are in fair condition. All three trees are expected to be highly impacted and removed as they are located in the footprint of the proposed improvements. Three (3) protected trees are required to be replaced. The three (3) trees appraised for a value of \$11,230.00.

## Recommendations

Provide the appropriate quantities of replacement trees to mitigate the removal (10, 15, and 30 foot crown diameters).



## Bibliography

Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. *Managing trees during construction*, Third edition. Champaign, IL: International Society of Arboriculture, 2023.

ISA. *Guide For Plant Appraisal 9th Edition*. Savoy, IL: International Society of Arboriculture, 2000. Print.

ISA. *Guide For Plant Appraisal 10th Edition*. Savoy, IL: International Society of Arboriculture, 2018. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA

Matheny, Nelda P., Clark, James R. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture 1998.

Smiley, E, Matheny, N, Lilly, S, ISA. *Best Management Practices: Tree Risk Assessment*: International Society of Arboriculture, 2025. Print



## Appendix A: Photographs

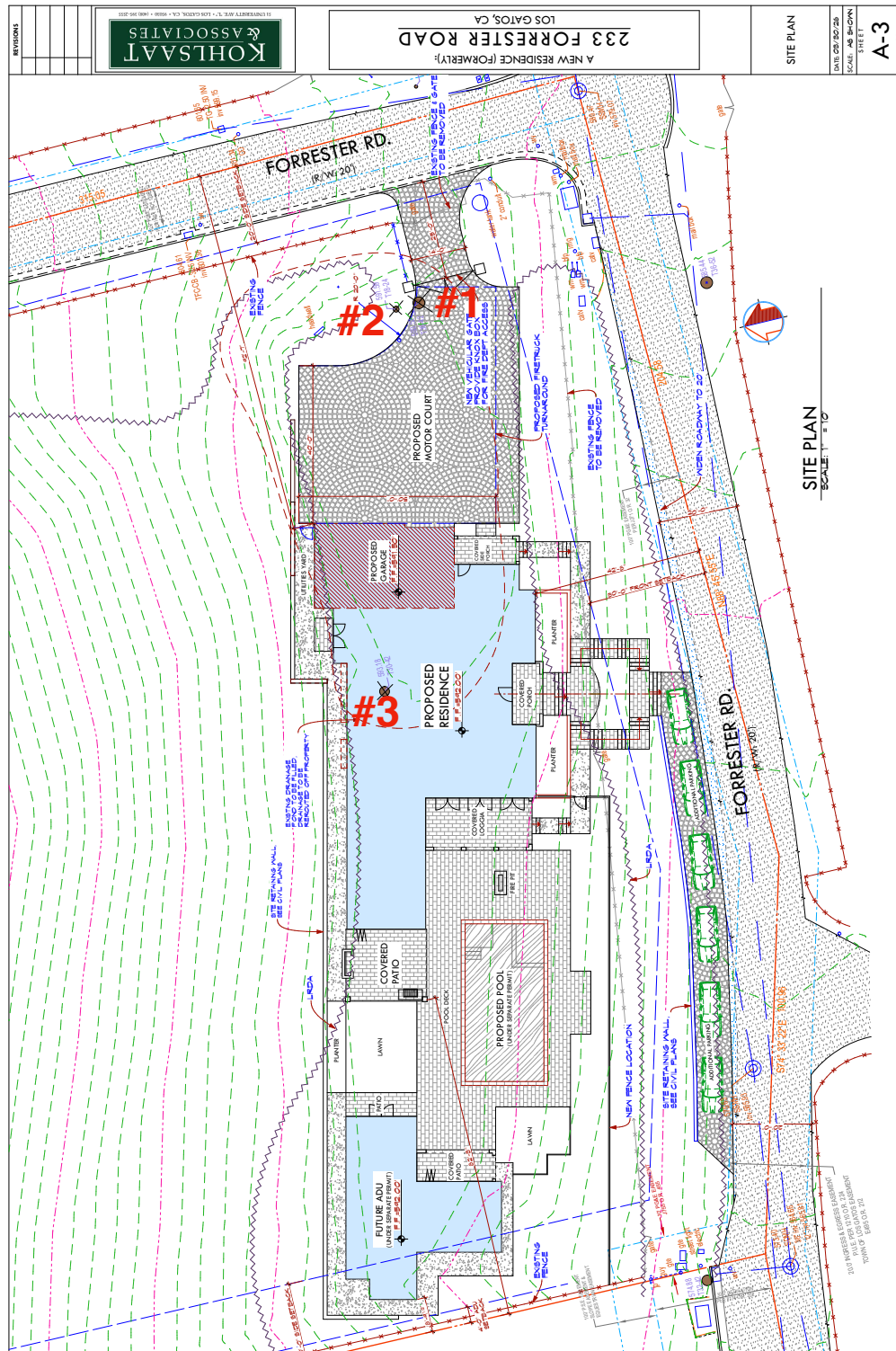
### A1: Trees 1 and 2



## A2: Tree #3



## Appendix B: Site Plan and Tree Locations



## Qualifications, Assumptions, and Limiting Conditions

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

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

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

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

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

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

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



## Certification of Performance

I Richard Gessner, Certify:

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

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

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

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

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

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

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

Richard J. Gessner



ASCA Registered Consulting Arborist® #496

ISA Board Certified Master Arborist® WE-4341B

ISA Tree Risk Assessor Qualified

 **RCA #496**  
Registered Consulting Arborist®



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