



**CITY OF CAMPBELL**  
Community Development Department

December 16, 2021

**NOTICE OF ADMINISTRATIVE ACTION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

**Project Address:** 169 Redding Road (opposite 1400 Hoffman Ln)

**Zoning District:** P-D (Planned Development)

**Neighborhood Association(s):** N/A

**File No.:** PLN-2021-212

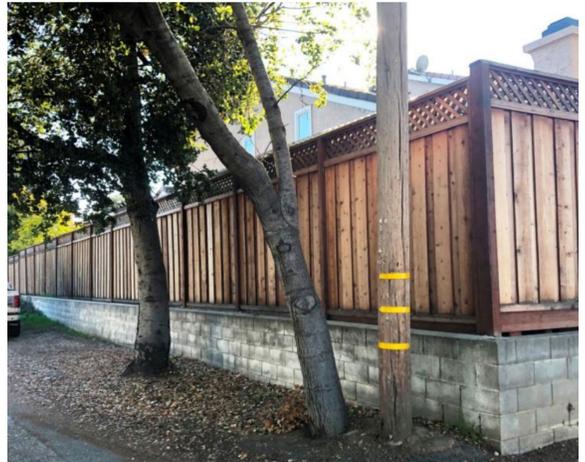
**APN:** 414-45-016

**Applicant:** Tree Tech Inc.

**Property Owner:** V M Livi Paredes-Colonia

**Application Type:** Tree Removal Permit

**Project Description:** Removal of one 16" (DBH) Oak tree

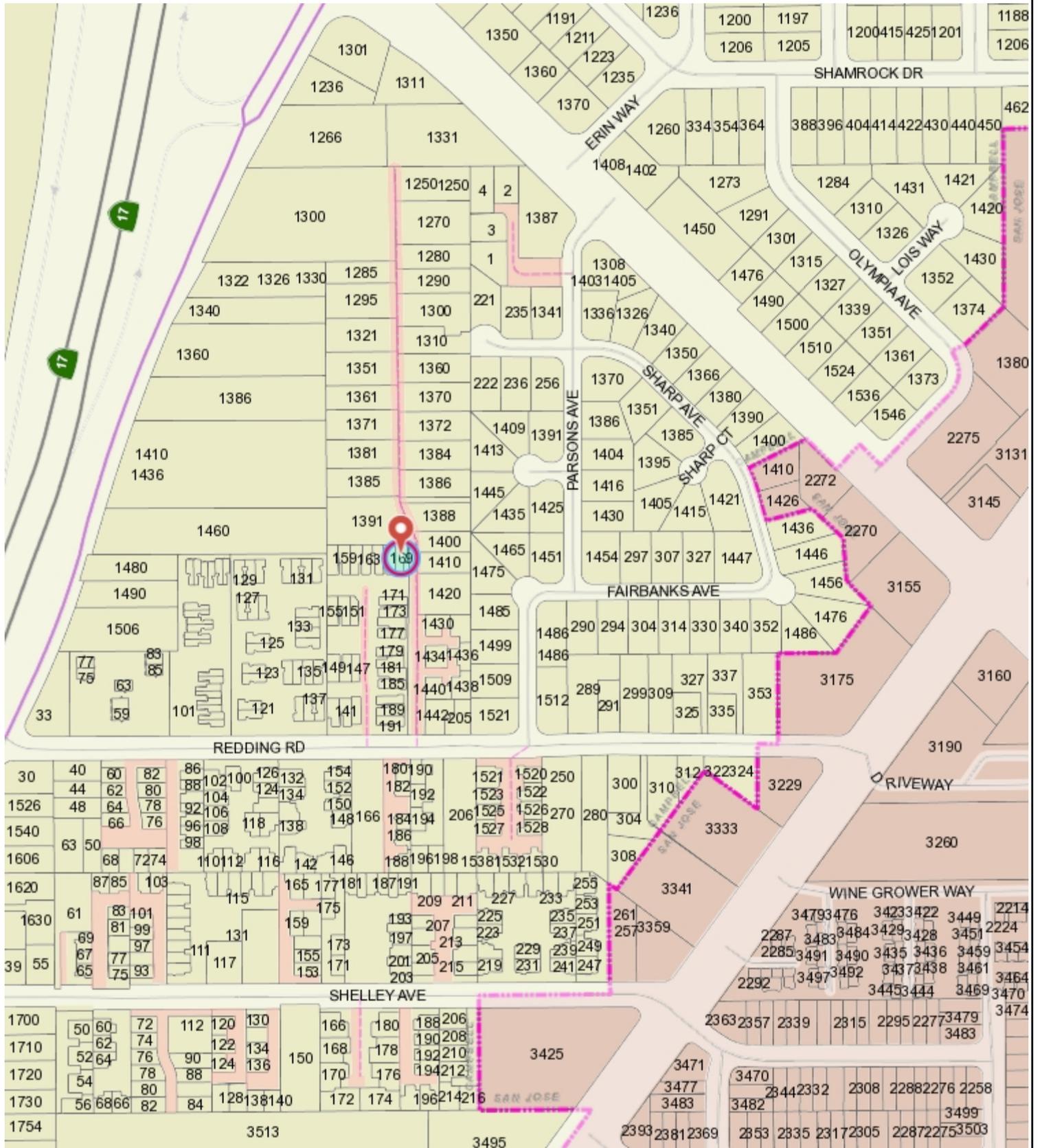


This application will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on December 16, 2021 and ends on January 3, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 3, 2022**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at [danielf@campbellca.gov](mailto:danielf@campbellca.gov).



# Location Map - 169 Redding Rd.



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



November 17, 2021

City of Campbell Planning Division  
70 N. 1<sup>st</sup> Street  
Campbell, CA 95008

Re: Written Statement- Chateaux Foret HOA- Common Area Oaks- Adjacent to 169 Redding Road

Planning Division,

I visited the above-referenced property on September 27, 2021. The reason for the consultation was to evaluate the health and condition of two coast live oak (*Quercus agrifolia*) trees. The goal of the evaluation is to determine the recommended course of action to best ensure the safety of people/residents, as well as adjacent homes and personal property. During my inspection I made no attempt to neither climb the tree nor excavate any soil.

Oak #1 has a diameter of 11 inches measured at four and one half feet above grade, or diameter at breast height (DBH). Oak #1 has an approximate crown height and crown spread estimated at 30 and 25 feet, respectively. Oak #1 is located in the HOA common area along Hoffman Lane adjacent to a PG&E utility pole (1'), cinder block retaining wall (2') and under high voltage utility lines (see *Tree Photographs* submitted with the online Tree Removal Permit Application).

Oak #2 has a DBH of 16 inches and an approximate crown height and crown spread estimated at 30 and 25 feet, respectively. Oak #2 is located 12 feet to the south of Oak #1. Oak #2 is located in the HOA common area along Hoffman Lane adjacent to a PG&E utility pole (13'), cinder block retaining wall (<2') and under high voltage utility lines (see *Tree Photographs* submitted with the online Tree Removal Permit Application).

Both oaks have been topped/hard-pruned to approximately 30 feet above grade to provide clearance for the utility lines above. As a result, the oaks exhibit structure damage in terms of form, in addition to the large wounds created from the numerous topping cuts. These large cuts will have difficulty compartmentalizing the decay, which will compromise the structural integrity of the trees.

Both oaks also have a significant crown imbalance. They both have been topped. They have also been side-pruned on the homeowner side (west side), apparently to provide clearance for their backyard. Oak # 1 is also in close proximity to the utility pole. As a result, it has been

additionally side-pruned to provide clearance for the utility pole. The predominant percentage of the crown of each oak is extending over Hoffman Lane. As the oaks mature, the potential for tree failure will increase in direct proportion with the increase in crown weight.

Both oaks have Codominant Stems with included bark. Codominant Stems is a structural deficiency inherent in some species of trees, particularly oaks. The branching pattern produces multiple branches from a relatively short trunk span. As these branches grow in diameter, they crowd each other off the trunk, weakening branch attachments and developing growth patterns in a way that is unsustainable for the limbs to coexist in the long-term. As a result, the trees have a propensity for splitting apart, sometimes losing as much as one-half of their tree crown and trunk diameters in a single event.

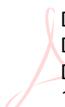
Included bark is a structural deficiency where bark grows into the branch union between the stems. The trapped bark prevents the stems from forming connective tissues that give the branch union its strength. Codominant Stems with included bark are significantly weaker than those that do not have bark included and are particularly prone to failure.

The presence of Codominant Stems can be avoided by selectively removing one of the competing stems early in the tree's life. However, once the tree matures it is too late to address the issue by pruning as the diameter of the stems is too large for the tree to successfully compartmentalize the decay. Installation of a tree support system (cable) can provide a solution to help reduce the risk associated with Codominant Stems. However, the significant crown imbalance makes it difficult for a sound installation.

Based upon the evaluation detailed above, both oaks present safety concerns. The oaks have structural defects that cannot be corrected and are prone to failure. There are no mitigation efforts to address these deficiencies. Such trees should not be preserved in areas near a public street where injury to passersby and damage to vehicles is amplified. The oaks will assuredly grow in size and, as a result, their potential for damage will also grow. I recommend removal of and replacement of the oaks with a species better-suited for the location.

Please feel free to contact me should you have questions or need clarification.

Respectfully submitted,

**David  
Gardner**  Digitally signed by  
David Gardner  
Date: 2021.11.17  
17:18:29 -08'00'

David Gardner  
ISA Certified Arborist WE-7853A

# Tree Removal and Replacement Plan

HOA Common Area Adjacent to 169 Redding Road, Campbell

