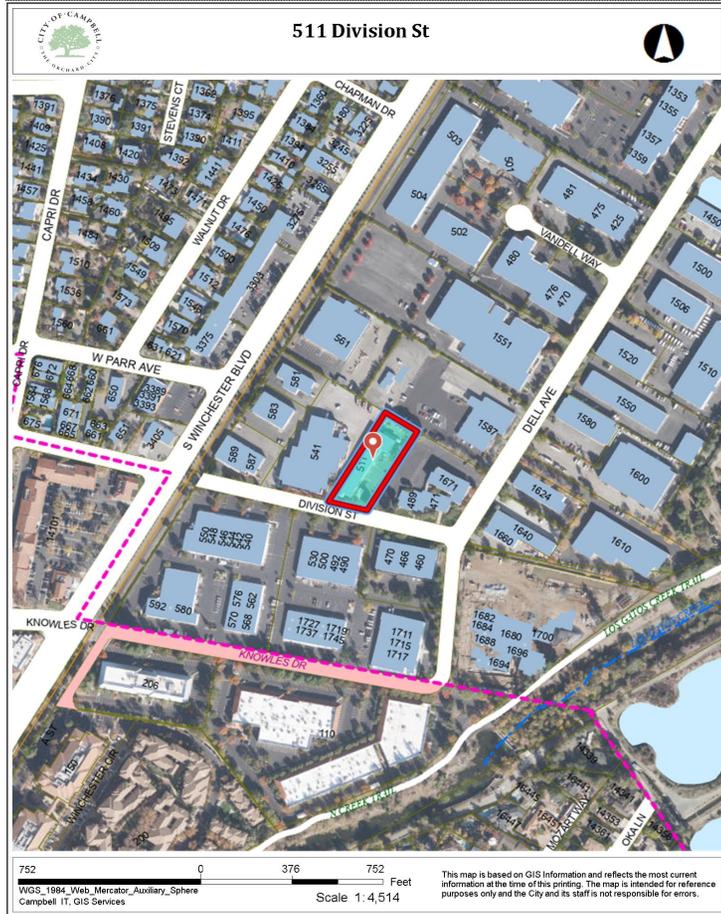


## Location of Proposed Project



City of Campbell  
 70 North First Street  
 Campbell, CA 95008 -1423

## Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

February 14, 2025

The Community Development Director will be rendering a decision on the following project.

**Project Address:** 511 Division St

**Zoning | Area Plan:** RD | N/A

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

**File No:** PLN-2024-149

**APN:** 424-33-021

**Applicant:** Veronica Bejines

**Property Owner:** Division Street Property LLC

**Application Type:** Tree Removal Permit

**Project Planner:** Ishwarya, Planning Technician

**Email Contact:** [ishwarya@campbellca.gov](mailto:ishwarya@campbellca.gov)

**Phone Contact:** (408) 866-2163

## Project Description:

To allow the removal of one (1) Deodar Cedar tree, measuring 39.4 inches in diameter, located within the front yard of the property located at 511 Division St due to decline in health caused by decay at the base of trunk.

## Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **February 14, 2025**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 24, 2025**. The director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal.  
To view the project plans, please scan the QR code.

\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traducción en Español



**Gerald Smith Tree Consulting**  
**3624 Arcadian Drive, Castro Valley, CA 94546**

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September 5, 2024

Jose M. Soto  
JTS Tree Expert INC.  
P.O. box 358  
Fremont, CA 94536

Re: Arborist Report

Enclosed is a report of my findings following my Tree Assessment at 511 Division Street, Campbell, Ca. 95008. This assessment was requested to ensure preventative measures are being implemented to eliminate the threat that a tree may pose to the public and the property at the above-mentioned address. My services as a consultant were requested to:

- 1) Assess the risk potential of one (1) Deodar cedar related to its health, structural integrity, and location (proximity to things of value) on the property.
- 2) Provide photos, and recommendations for removal/pruning of this tree and the potential risks it poses to the surrounding areas.

Per this request I have provided a report that fits these criteria.

In brief, visible disease and severe decline was observed that would put this tree into the potential high-risk category and require its removal to eliminate any risk posed to the public and the adjacent buildings.

I hope you find this information useful. Please feel free to call me if you have any questions on (510) 581-7377. It has been a pleasure collaborating with you on this assignment.

Gerald D. Smith, Certified Arborist WC-ISA #0429A  
Graduate, ASCA Consulting Academy

# 511 Division Street Campbell, CA Arborist Report

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Submitted by  
Gerald D. Smith  
September 5, 2024



**Gerald Smith Tree Consulting  
3624 Arcadian Drive  
Castro Valley, CA 94546  
510-581-7377**

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## Summary

I was contacted by Mr. Soto on September 2, 2024, for the purpose of being retained to evaluate and report on the health and risk potential of one (1) Deodar cedar tree growing on the property at 511 Division Street, Campbell, Ca. Significant visible decline has been observed and further inspection was considered essential and necessary for public safety. It is my professional opinion that this cedar tree is diseased and in irreversible decline that compromises its health and safety. Evidence of this decline includes,

1. Sparse, diseased, and dying foliage in the canopy.
2. Poor health.
3. Photo evidence of continuous decline over the last eight years (2016-2024).

Tree death highly likely due to this ongoing visible evidence. Dying trees are unpredictable and therefore can pose an elevated risk to the nearby street, building, and driveway. Complete removal is recommended to eliminate the potential threat posed to the public right-of-way and the property.

## Assignment

1. Assess and evaluate one cedar tree on the subject property that may pose a significant risk to the public safety or to the property.
2. Submit a written report of my findings.

## Limits of the Assignment

This report is limited to an assessment of potential tree removals and landscape management strategies.

## Site Description

This site is comprised of level areas with developed structures within a fenced perimeter. The areas on and around the property contain a variety of tree species (redwood, pine,) but none show visible evidence of high risks or imminent threats to the adjacent or subject property except the subject cedar (Tree #1). The proximity of this tree to things of value (occupants, buildings, roadway, cars, and pedestrians) highlights the importance of abating potential high-risk situations related to the trees and landscape.

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## Tree Viability Ratings

The viability rating of this tree is based on a scale of 1 - 6. Trees rated 1 were the highest level of viability and retention value. Trees that were rated 6 were of the lowest viability. Trees rated 4 to 6 were in poor condition, structurally problematic, and are less likely to survive long term even with the use of special techniques. Trees rated 4 to 6 are considered to have limited value. The value of the trees will be affected by consideration of what is determined to be the “safe, useful life expectancy” (SULE) of the individual tree.

- 1 & 2 - High, these are trees with good health and structural stability that have the potential for longevity at the site.
- 3 & 4 - Moderate, trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring and may have shorter lifespans than those in the high category.
- 5 & 6, - Low, trees in this category are in poor health, diseased, or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline/fail regardless of management.

## Tree Description

I evaluated tree health and structural conditions of one (1) Deodar cedar (*Cedrus deodara*) located on the property at 511 Division Street, Height – 65’, Spread – 60’. DBH - 38”.

Tree #	Species	Diameter	Viability	Risk	Reason for Preservation, Pruning, or Removal
1	Deodar cedar	38”	5	Potential High risk	Complete removal due to disease, irreversible decline, and threat to street and property,

It is my professional opinion that trees rated 4 or higher may not be worth the added cost to retain and would be better removed and replaced. Complete removal of Tree #1 is recommended. In its current diseased and declining state, this tree poses a potential high risk to the street, public, and the adjacent building nearby. Its location and identifying number are shown in Appendix A, (Maps #1 & #2)). A specific assessment of root crown excavation, decay detection drilling, or aerial inspection were not requested and would not change my evaluation related to the potential risk this tree may pose to public safety.

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## **Discussion**

Trees that have visible defects should be inspected. By doing inspections and acting on them, we can successfully manage the risk of tree failure. Trees with significant health or structural defects that cannot be corrected are likely to fail. Such trees should not be preserved. Tree risk management programs should also be implemented that require regular tree risk inspections.

My primary concern was to determine whether the subject cedar tree (#1) was a long-term asset or liability to the property. The visible evidence of the dying, declining, sparse canopy are characteristics of a common disease of Deodar cedars called needle blight. This disease is caused by several fungal pathogens that cause the needles to turn yellow or brown and drop off. The twigs and branches die back, and the tree eventually dies. Dying, declining trees are susceptible to wind and rainstorms. Therefore, it would be considered more of a liability than an asset to this property and public safety. Complete removal would eliminate any risk it poses to the area within the target zones.

## **Conclusion**

The purpose of this assignment was to evaluate the health and safety of one Deodar cedar (Tree #1) growing on the subject property, and its potential risk to public safety and the areas beneath the canopy. I have concluded that due to its proximity to things of value (building, occupants, and public right-of-way) combined with other potential targets, the cedar tree described in this report poses a potential high risk and could cause damage or injury in the reasonably near future. The City of Campbell does grant requests to remove “protected” trees, on all properties, which are diseased and in a state of irreversible decline that cannot be remedied through reasonable preventative procedures and practices. This diseased cedar tree (#1) shows a significant degree of continuous decline that cannot be reasonably controlled and therefore considered irreversible.

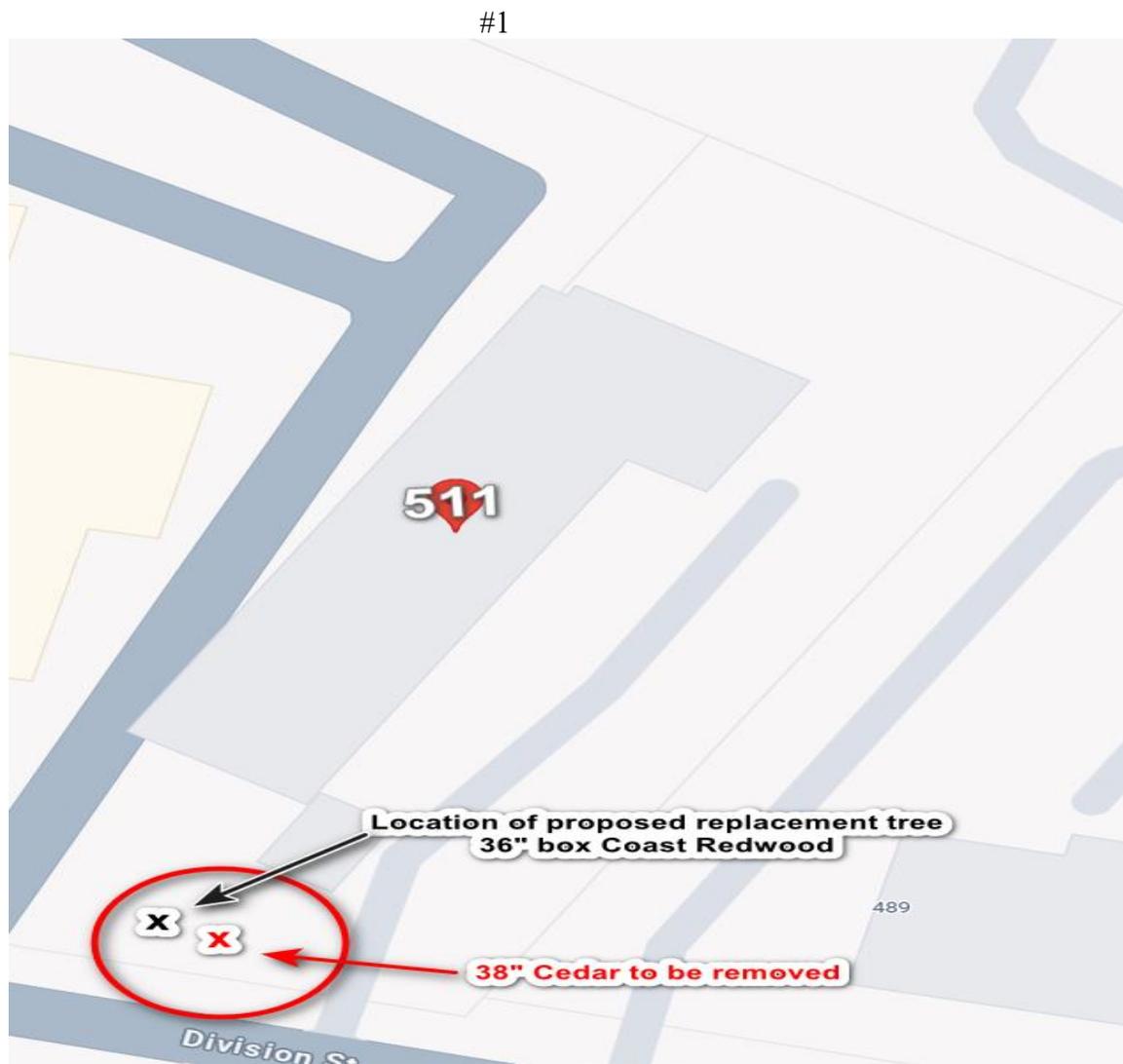
## **Recommendation**

Based on my observations and assessment of the visibly diseased, dying, and irreversibly declining cedar tree growing on the property at 511 Division Street, I would recommend its complete removal. Tree replacement with one (1) 36” box size tree is also recommended in the area where the tree is to be removed. Tree removal should be performed by a qualified, licensed contractor with experience in dismantling large trees with limited access.

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## APPENDIX A – MAPS AND PHOTOS

### MAP #1 – Tree Removal and Replacement Plan



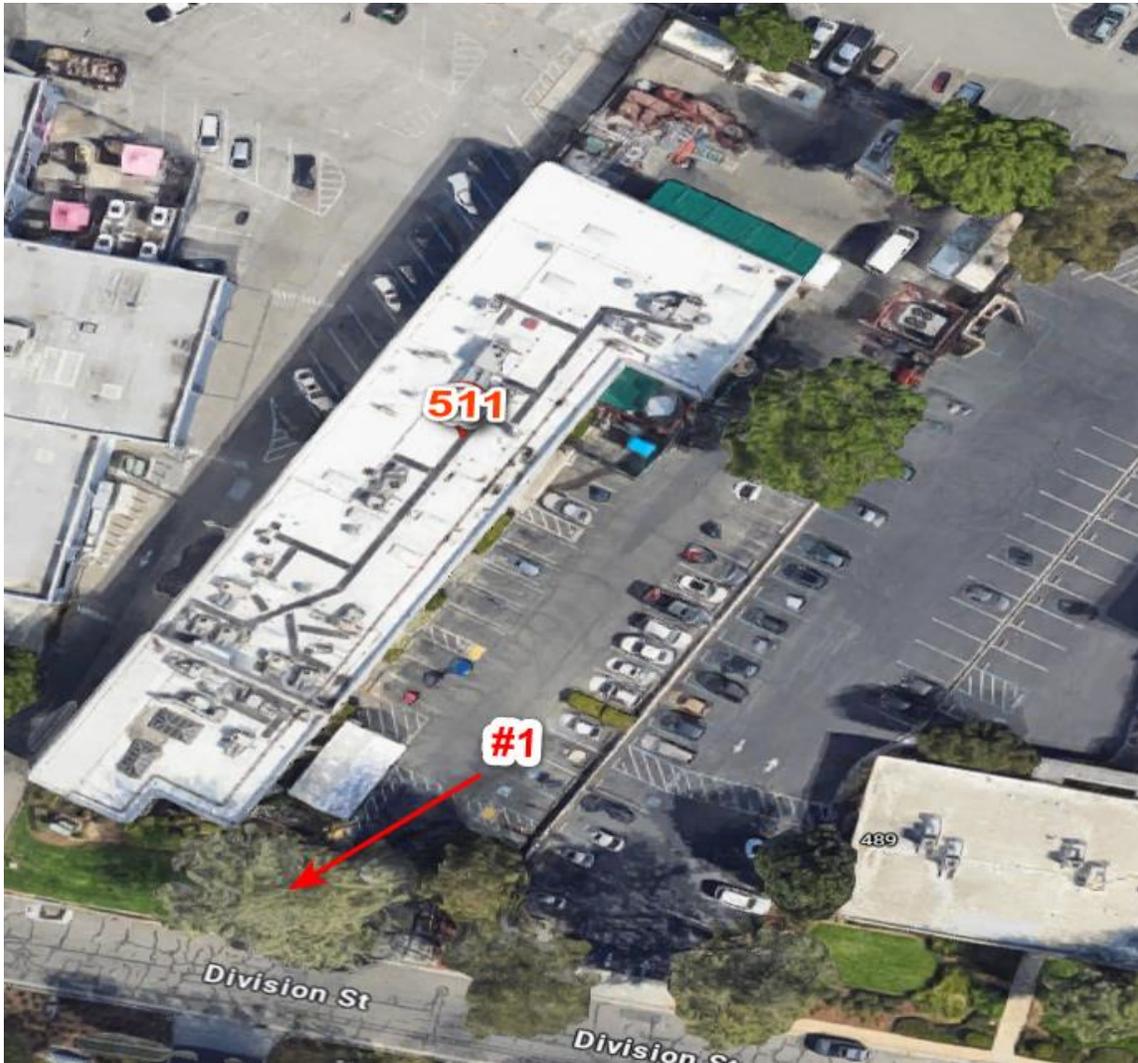
This map shows the location (X) of the subject cedar tree (X) recommended for removal due to disease and the location for a 36" box Coast redwood replacement tree.

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**APPENDIX A – MAPS & PHOTOS (cont.)**

Map #2 – Aerial View – Tree Location

#2



This map also shows the location of Tree #1, recommended for removal due to severe decline.

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Photos – Tree #1 – 2016



This photo of Tree #1 shows its health and vigor in 2016.

Photos (cont.) – Tree #1 – 2019



This photo of Tree #1 shows its visible decline from 2016. The canopy color and sparse foliage are indicators of a fungal disease called needle blight, causing a decline in health.

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Photos (cont.) – Tree #1 - 2022



This third photo of Tree #1 in 2022, shows the continuing decline in the canopy and significant sparse foliage.

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Photos (cont.) – Tree #1 - 2024



This recent photo of Tree #1 was taken on September 3, 2024. It shows the diseased, and declining canopy and its proximity to the adjacent building.

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Photos (cont.) – Tree #1 – 2024 – Close View of Diseased, Dying Canopy



This photo of Tree #1 shows a closer view of the diseased and dying (severely declining) upper canopy. Severely declining trees typically die from the top down. This visible dieback is evidence of irreducible decline and the eventual death of the tree. The previous photos confirm how the tree has been declining for the last eight (8) years (2019-2024).

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Photos (cont.) Tree #1 – View of Canopy from Base of Tree



This is an additional photo of Tree #1 from the bottom of the canopy. Sparse canopy shows poor health and lack of vigor.

Photos (cont.) Similar Cedar on Adjacent Property (not Tree #1).



This is a photo of a deodar cedar tree growing on the property at 489 Division Street (next door). This tree shows what a healthy cedar tree looks like at this time of year. Tree #1 at 511 Division Street has none of the healthy, dense foliage of this canopy.

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## **Appendix B – Assumptions & Limiting Conditions**

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as free and clear, under responsible ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified as far as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant/appraiser shall not be required to give testimony or attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant/appraiser.
6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relation, news sales or other media, without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusion, identity of the consultant/appraiser, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant/appraiser as stated in his qualification.
7. This report and values expressed herein represent the opinion of the consultant/appraiser, and the consultant's/appraiser/s fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily too scale and should not be construed as engineering or architectural reports or surveys.
9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) 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 problems or deficiencies of the plants or property in question may not arise in the future.

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## Appendix C – Certification of Performance

I, Gerald Smith, certify that:

- I have assessed the tree, and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of Assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- 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 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 subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture and a graduate of the ASCA Consulting Academy.

Signed: Gerald Smith

Date: September 5, 2024