



CITY OF CAMPBELL
Community Development Department

January 29, 2018

NOTICE OF TREE REMOVAL PERMIT APPLICATION

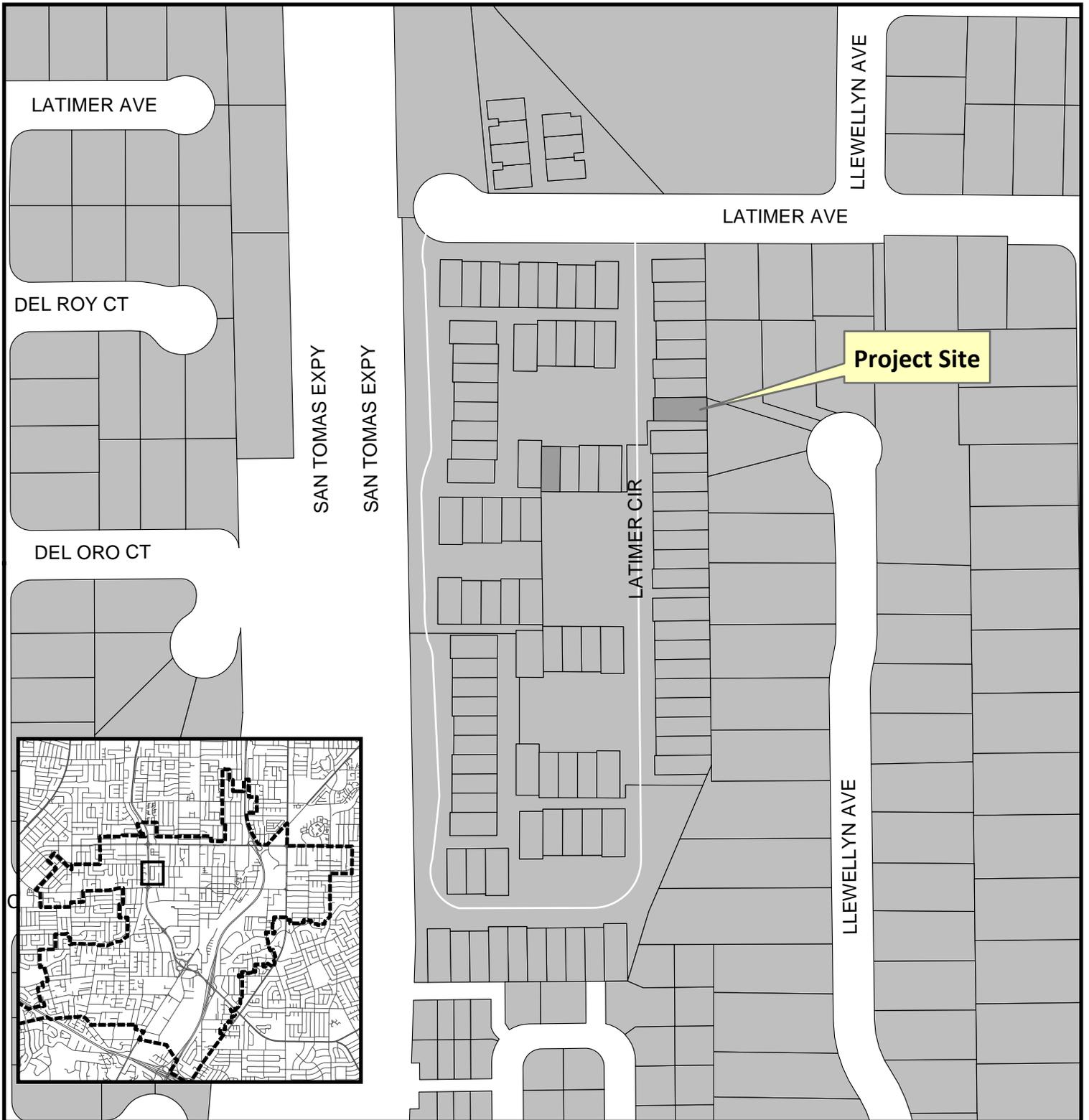
Notice is hereby given that the Community Development Department of the City of Campbell has received an application for a Tree Removal Permit (PLN2018-14) for the removal of one (1) Redwood tree at 514 Latimer Circle due to structure damage and removal of one (1) Liquidambar tree at 513 Latimer Circle due to utility interference. If approved, removal of the trees is subject to the replanting requirement of the Campbell Municipal Code.

This is your opportunity to provide comments. The 10-day comment period for this application will begin on January 29, 2018, and end on February 8, 2018. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 8, 2018**. No additional notice will be provided. A copy of the Tree Removal Permit application, and all associated documents, are available for review from 8:00 a.m. to 5:00 p.m. at the Community Development Department, City Hall, 70 North First Street, Campbell, California and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing (including email) at the 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 \$750 appeal filing fee.

Questions or comments regarding this application may be addressed to Naz Pouya, Planning Technician, in the Community Development Department at (408) 866-2144 or nazp@cityofcampbell.com.

Project Location Map

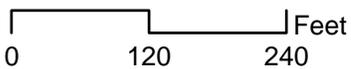


Project Location: 514 Latimer Circle

Application Type: Tree Removal Permit

Planning File No.: PLN2018-14

Description: Removal of One (1) Redwood Tree and One (1) Liquidambar Tree



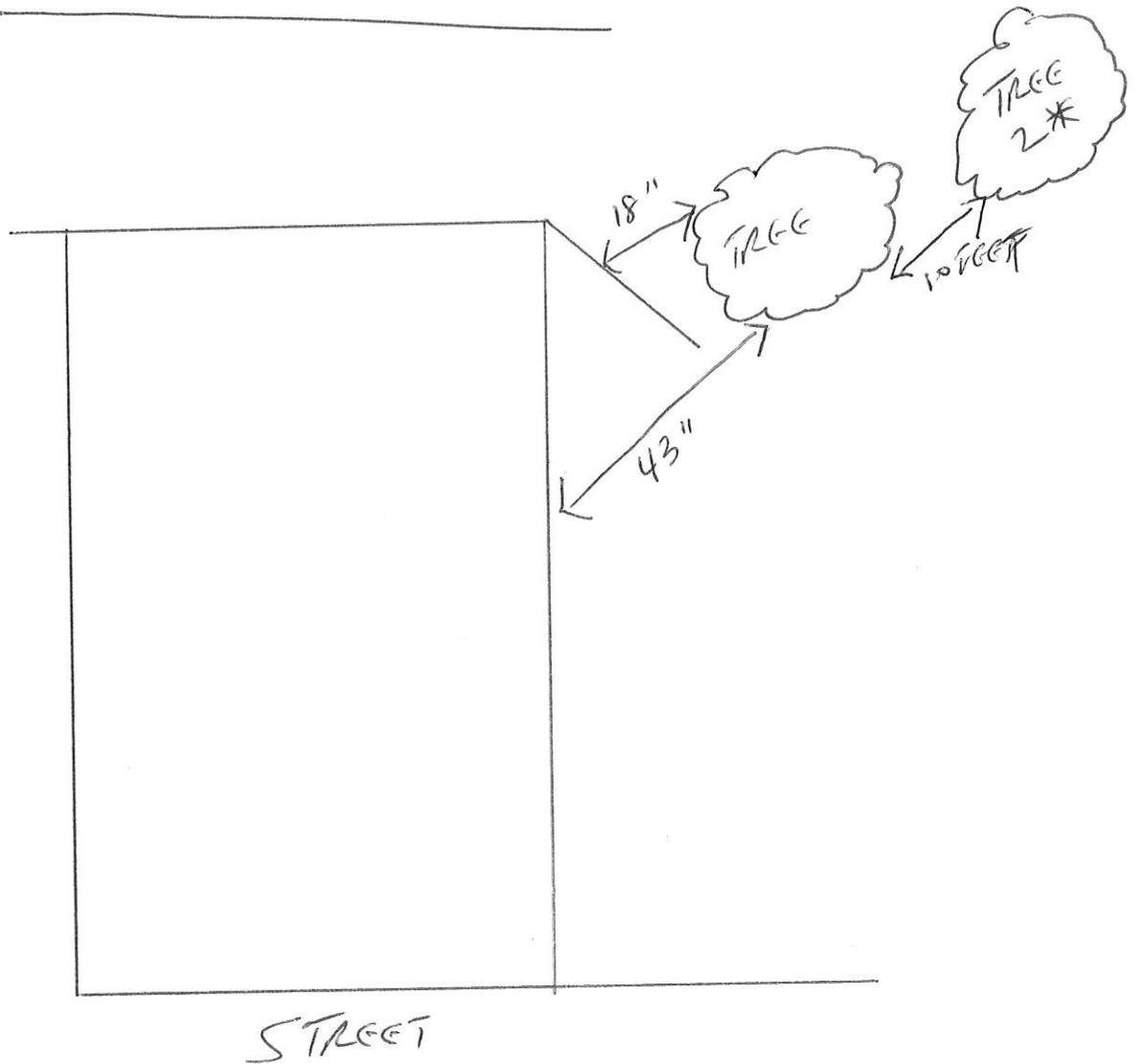
Community Development Department
Planning Division

SITE PLAN



* TREE CIRCUMFERENCE IS 15 FEET
ASSUMED DIAMETER IS 4.8 FEET ($15 \div 3.14$)

REPLACEMENT PLAN



* THERE IS AN EXISTING ^{SMALLER} REDWOOD TREE DIAMETRICALLY BEHIND THE TREE WHOSE REMOVAL IS APPLIED FOR.

THE DISTANCE BETWEEN THE 2 REDWOODS TRUNK TO TRUNK IS APPROXIMATELY 10 FEET

FAIRMEADOW HOA
Campbell, CA 95008

Remove

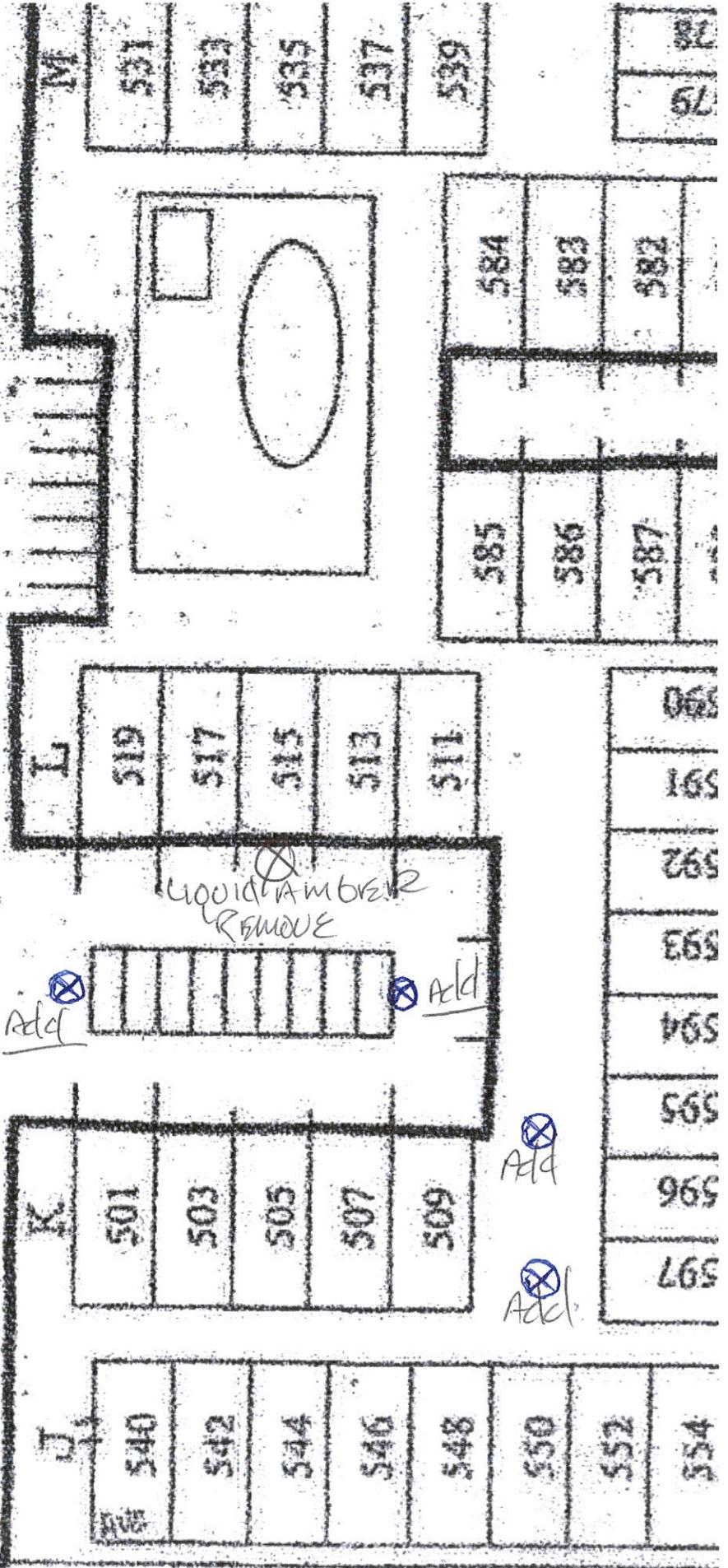
Revised A-8

A

B

538	502	504	506	508	510	512	514	516	518	520	522	524	526	528	530	532
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Lathimer Circle



WEST LATHIMER AVENUE
 87

597	596	595	594	593	592	591	590
587	586	585	584	583	582	581	580





















Nigel Belton

Consulting Arborist

AN ASSESSMENT OF THE LIQUIDAMBAR AND COAST REDWOOD TREE'S OF CONCERN
AT THE FAIRMEADOWS COMMUNITY - LATIMER CIRCLE, CAMPBELL - CALIFORNIA

Prepared at the request of:

Paul Whitfield
1040 Easy Street
Morgan Hill, CA 95037
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Site visit by:

Nigel Belton - ISA Certified Arborist WE-0410A
August 23, 2017

Fairmeadows HOA - 11.7.17



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AN ASSESSMENT OF THE LIQUIDAMBAR AND COAST REDWOOD TREE'S OF CONCERN
AT THE FAIRMEADOWS TOWNHOUSE COMMUNITY - LATIMER CIRCLE, CAMPBELL - CALIFORNIA

Summary:

The mature Liquidambar Tree in front of the residence at 513 Latimer Circle and the large Coast Redwood next to the back of 514 Latimer Circle are recommended for removal and replacement as they are both causing significant damage at this time. The roots of the Liquidambar have damaged the underground utilities servicing the adjacent residence and a pathway. The large Coast Redwood has seriously damaged the slab foundation of the closest residence and has a potentially hazardous canopy structure, having two weakly attached tops which can strike the adjacent residences if they fail. Both of these trees have the potential to cause significantly greater damage to over time. The only practical option is tree removal and replacement at this time.

Background and Discussion:

Paul Whitfield contacted me on behalf of the Fairmeadows Townhouse Community Home Owners Association, regarding two trees of concern. Mr. Whitfield conveyed concern about serious damage to a property foundation and underground utilities resulting from tree root growth. The two trees of concern include the Liquidambar Tree in front of the residence at #513 Latimer Circle and the large Coast Redwood next to the rear of the residences at #514 and #516 Latimer Circle.

The Liquidambar Tree's roots are damaging the underground utilities and an adjacent pathway, all of which require repair at this time.

It is my understanding that the roots of the large Coast Redwood have already cracked and damaged the slab foundation of the residence at #514 Latimer Circle.

I met on site with Mr. Whitfield and determined that the best course of action in this context will entail tree removal and replacement at this time. Mr. Whitfield asked me to prepare an arborist's report to accompany a permit application for the removal of a Protected Tree within the City of Campbell.

Assignment:

This assignment entails the provision of a tree assessment survey and an arborist's report. The report serves to document site conditions and tree health and structural conditions. It provides background regarding existing root damage and a discussion concerning likely future damage to surrounding utilities and structures. The report examines possible management options and provides conclusions concerning appropriate actions to be taken. It provides a recommendation for tree removal and replacement in this context.

Limiting Conditions:

The inspection of the subject trees was made from the ground only. These trees were not climbed or accessed to examine their above ground structures, nor were the roots of these trees examined below soil grade. The inspections of the tree's structural conditions were limited to visual examinations only and did not entail the use of any advanced testing methods.

Observations:

Tree #1 - 18-inch DBH Liquidambar Tree (*Liquidambar styraciflua*):

This tree is located within the landscaped area in the front of 513 Latimer Circle.



The tree is growing within very close proximity to five utility boxes and an adjacent asphalt parking area. The utility boxes service underground domestic water, irrigation, PG & E and communications services. A number of these boxes have been displaced and damaged by root growth and expansion. I also noted that the concrete pathway to the front door of the residence had been lifted by root growth. The pathway surface has been shaved in order to reduce potential tripping hazards. It is my understanding that there is also a sanitary sewer line that runs under the root structure of this tree.



The subject tree has an 18-inch trunk diameter when measured at 54-inches above grade (Standard DBH Measurement). I estimate that it is approximately 65-feet tall and that it has an average canopy spread of about 25-feet. This tree exhibits good health as evidenced by its foliage condition and it has a fair structural condition. I noted that this tree has developed a very surface rooted growth pattern. This surface root growth pattern resulted from inherent species characteristics, the influence of heavy soils and shallow turf irrigation and the restricted root zone area within which this tree is growing.

Tree #2 - 51-inch DBH Coast Redwood (*Sequoia sempervirens*):

The tree is located in the rear of the landscape area in between the residences at #514 and #516 Latimer Circle.



The trunk of the subject tree is located in between the back yards of these residences, in a twelve-foot wide area of landscape. The base of the trunk is setback 24-inches from the back corner of the foundation of the house at #514 Latimer Circle. I also noted that the trunk is situated within very close proximity to the overhanging eave at the back of this house.



The subject Redwood Tree has a 51-inch trunk diameter measured at 54-inches above grade. I estimate that it is approximately 120-feet tall and that it has a canopy spread of about 45-feet. The tree exhibited fair health as evidenced by its canopy condition (likely influenced by the recent period of prolonged drought conditions) and it has a poor structural condition, having been topped a number of years ago. I noted that the trunk was topped at approximately 80-feet above grade and that it has developed two co-dominant secondary trunks above that point. These secondary trunks (or leaders) are about 40-feet tall and they appear to be poorly attached to the main trunk when observed from the ground.

Examination of the surrounding root structure at soil grade revealed that a number of these exposed roots had been pruned. I noted that the large diameter buttress root structure next to corner of the foundation had been pruned. I also observed that a number of other large roots had been pruned next to the back fence of the community property.

A smaller diameter Coast Redwood Tree is setback about 5-feet east of the trunk of the subject tree. This smaller tree has an 18-inch diameter trunk when measured at 54-inches above grade.

Conclusions:

Tree #1 - 18-inch DBH Liquidambar Tree:

This tree is causing significant root damage to the adjacent utility boxes and the entrance pathway to the residence. The tree has the genetic potential to get larger in size and there is the potential for even greater damage to these services in the future. It is also my understanding that the sewer service line connecting to this residence is also situated within close proximity to the trunk. This service is vulnerable to root damage as well. It is possible that the tree's root growth may damage the foundation of the adjacent house in the future.

There are no practical means available to limit ongoing damage to these services in this context. Root pruning work and the utilization of root barriers will not provide an effective solution due to the location of this tree and the nature of its invasive root growth pattern. Tree removal and replacement is recommended. This action will serve to facilitate the repair and replacement of surrounding underground services and the adjacent entry pathway. It will also facilitate the renovation of the landscape in the front of the house.

Tree #2 - 51-inch DBH Coast Redwood (*Sequoia sempervirens*):

This large Redwood Tree has the genetic potential to get significantly larger over time and its root structure will likely cause further damage to the foundation of the closest residence in the future. The trunk of this tree will continue to expand and will come into contact with the eave of this house within the next five or more years.

This tree is structurally unsound due to the weak area of attachment between the co-dominant leaders and the main trunk. In the event that these leaders fail, they have the potential to strike the two closest residences and other residences on the adjacent property within their falling radius. This tree represents a potential hazard to surrounding life and property at this time. I considered the options of re-topping this tree or the installation of a support cable between the two leaders. I do not recommend topping work as this will promote an undesirable growth response and require ongoing maintenance in order to avoid future hazards from developing over time. This tree does not lend itself to support cable installation work due to the close proximity of the two co-dominant leaders. Even in the event that there is enough space, I would advise against this option when taking into account the growth rate of this tree, its exposure to high winds and the proximity of potential targets within its failure radius.

Recommendations:

Tree #1 - 18-inch DBH Liquidambar Tree:

I recommend that this tree is removed and replaced with a more appropriate species in order to prevent further damage to utilities and surrounding infrastructure. The stump and surrounding root mass must be ground out carefully and an underground service audit is required beforehand (grind the entire landscape area in front of 513 and 515 Latimer Circle). All of the residual grindings must be removed and replaced with new topsoil, to allow for landscape renovation and the successful establishment of a replacement tree within the same general area.

I recommend the planting of a 15-gallon (or larger) Chinese Pistache (*Pistacia chinensis*) as a replacement tree for this location. This species is noted as having a benign root growth pattern.

Tree #2 - 51-inch DBH Coast Redwood (*Sequoia sempervirens*):

I recommend that this tree is removed in order to prevent further damage to the foundation of the adjacent residence and to abate a significant potential hazard to life and property within its proximity. The stump is best ground out and the residual grindings should be replaced with good quality topsoil. Another less desirable option could entail the cutting of the stump to grade and covering it with black plastic sheeting in order to exclude light and prevent regeneration.

I recommend that the adjacent 18-inch DBH Coast Redwood be preserved and that an appropriate 15-gallon (or larger) replacement tree is planted within the same area (or possibly in another location on the community property).

The following smaller growing trees are recommended for consideration as potential replacement trees in this area:

- Japanese Maple (*Acer palmatum*)
- Bloodgood Japanese Maple (*Acer palmatum "Bloodgood"*)
- Trident Maple (*Acer buergerianum*)
- Eastern Redbud (*Circis canadensis*)

Please contact me if any questions come up pertaining to this report.

Respectfully submitted

Nigel Belton
Nigel Belton

Attachments:

- Assumptions and Limiting Conditions
- Tree Location Map

Assumptions and limiting Conditions

1. Any legal description given by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. The appraiser /consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
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(s) to whom it is addressed without written consent of the appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser's/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which only could have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

Consulting Arborist Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within the trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Nigel Belton
ISA Certified Arborist – WE 410A