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**CITY OF CAMPBELL**  
Community Development Department

January 4, 2019

## **NOTICE OF TREE REMOVAL PERMIT APPLICATION**

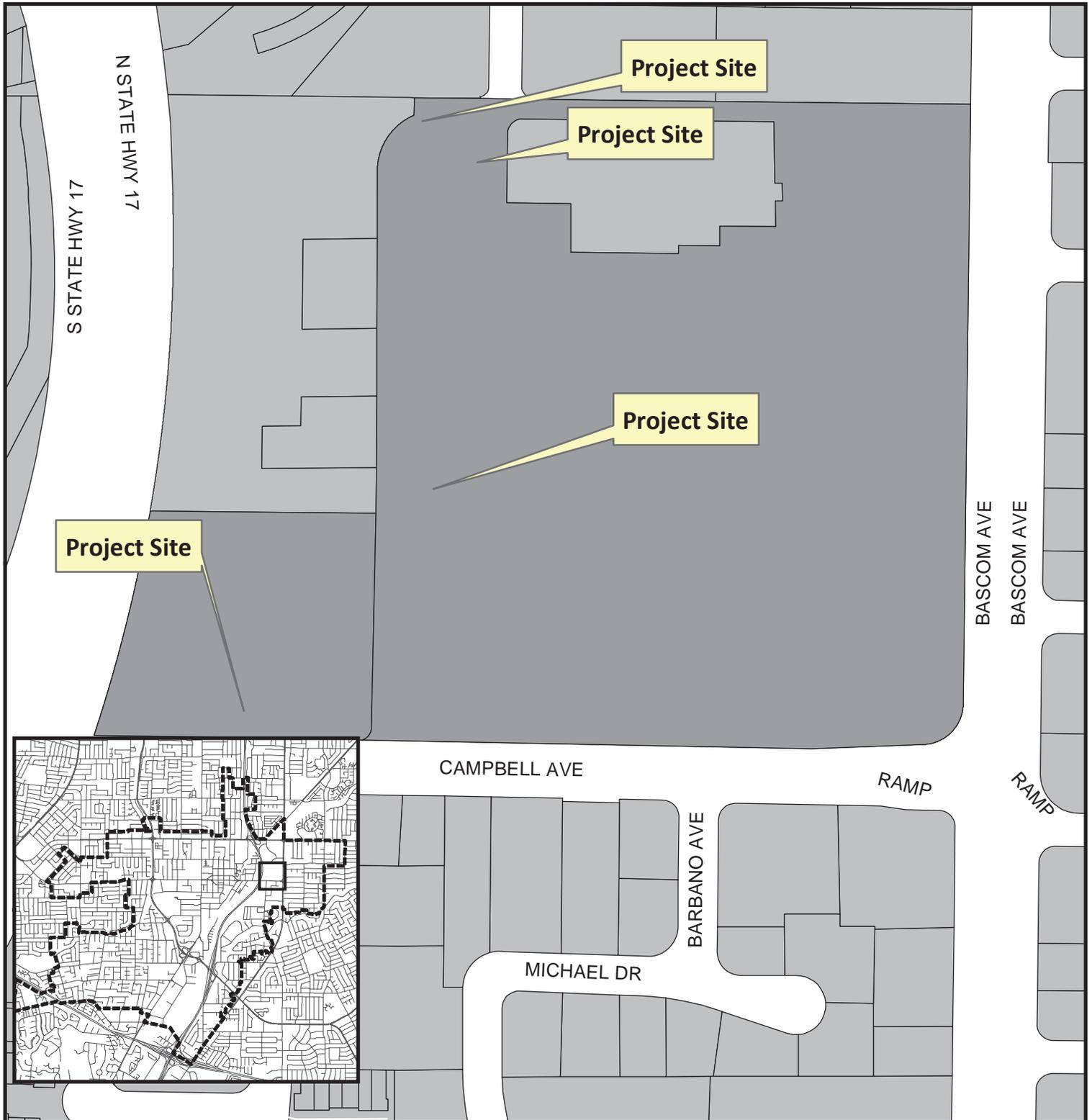
Notice is hereby given that the Community Development Department of the City of Campbell has received an application for a Tree Removal Permit (PLN2018-396) for the removal of six (6) trees (Aleppo Pine, Bottlebrush, 2- Cedars, Ash and Maple) due to poor structure, risk of branch failure, overgrown it's growing space and heavy canopy, located at 1875 S. Bascom Avenue.

This is your opportunity to provide comments. The 10-day comment period for this application will begin on January 4, 2019, and end on January 14, 2019. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **January 14, 2019**. 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 Paula Ruffinelli, Planning Technician, in the Community Development Department at (408) 866-2732 or [paular@cityofcampbell.com](mailto:paular@cityofcampbell.com).

# Project Location Map

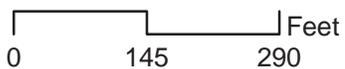


**Project Location:** 1875 South Bascom Ave

**Application Type:** Tree Removal Permit

**Planning File No.:** PLN2018-396

**Description:** Removal of Six (6) Trees



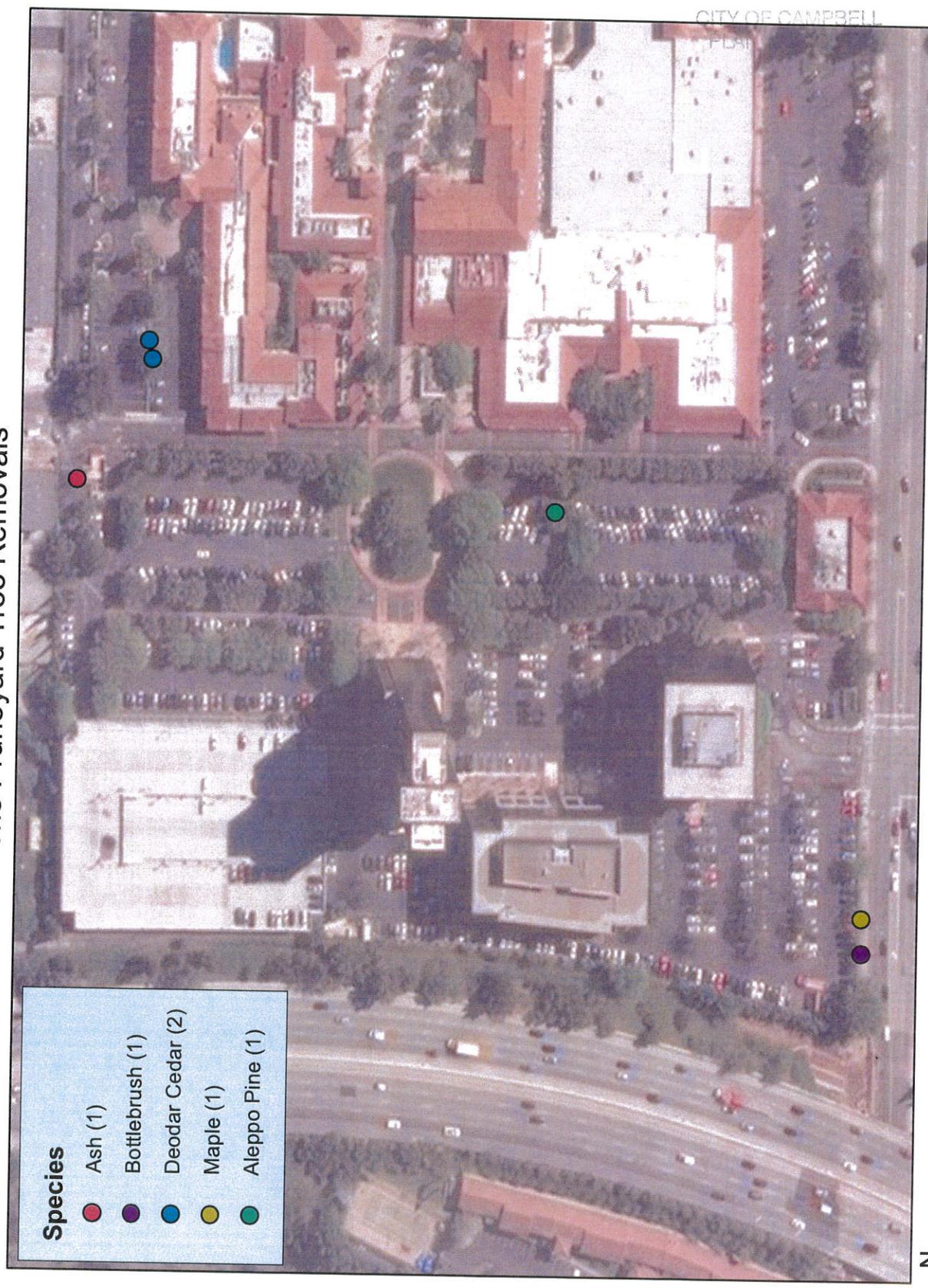
Community Development Department  
Planning Division

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# The Pruneyard Tree Removals



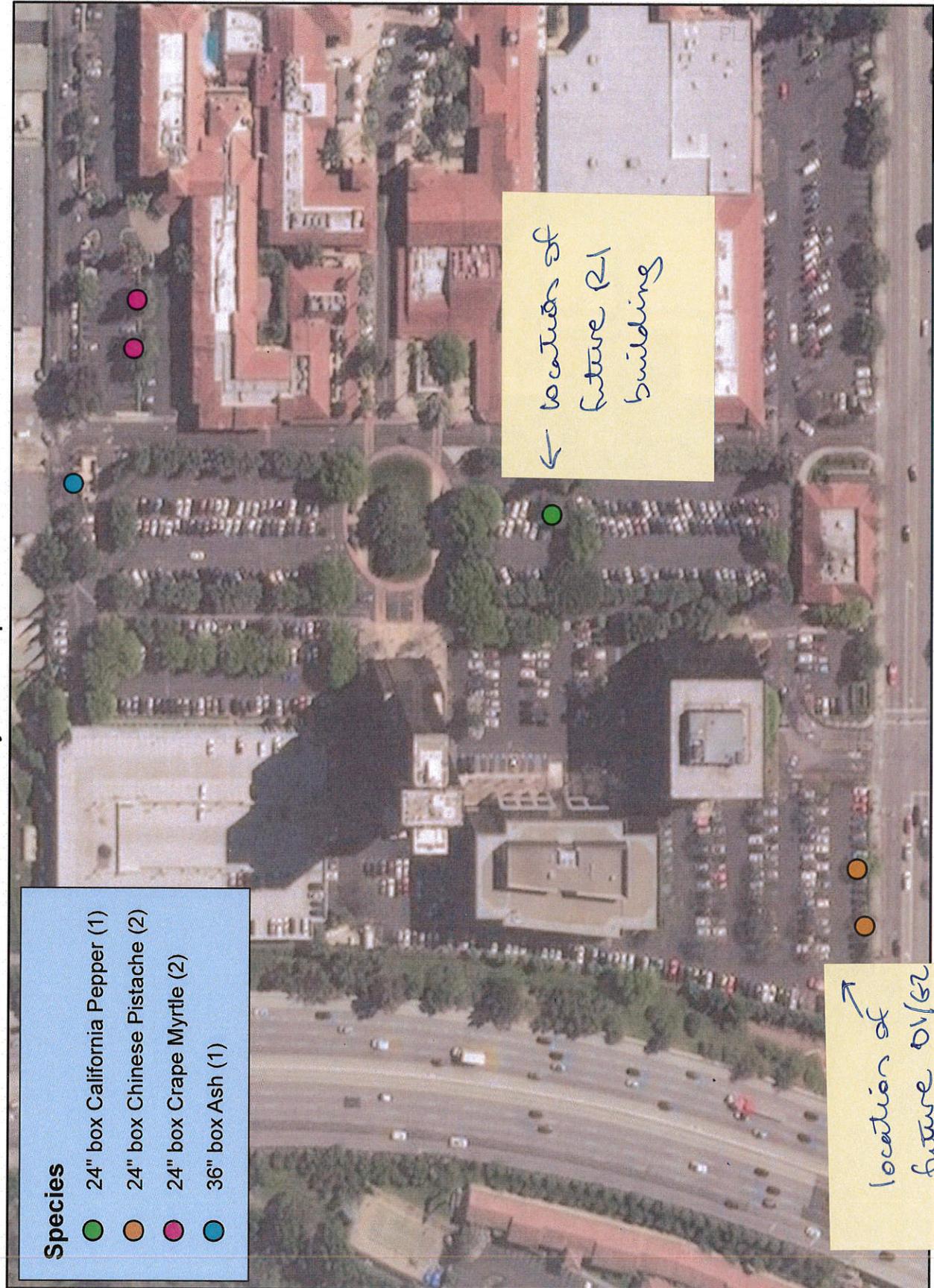
Species	
●	Ash (1)
●	Bottlebrush (1)
●	Deodar Cedar (2)
●	Maple (1)
●	Aleppo Pine (1)

Kim Zetterlund  
ISA Certified Arborist  
WE-11717A



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# The Pruneyard Replacement Trees



- Species**
- 24" box California Pepper (1)
  - 24" box Chinese Pistache (2)
  - 24" box Crape Myrtle (2)
  - 36" box Ash (1)

← location of future R1 building

↗ location of future office building



Kim Zetterlund  
ISA Certified Arborist  
WE-11717A





**The Pruneyard Shopping Center Tree Removal Arborist  
Report**

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CITY OF CAMPBELL  
PLANNING DEPT.

**Prepared for:**

**The Pruneyard Management Office  
1901 S. Bascom Avenue, Suite 1050  
Campbell CA 95008**

**Prepared by:**

**Kim Zetterlund  
ISA Certified Arborist  
WE-11717A**

CORPORATE OFFICE:  
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In the fall of 2018 the management office at The Pruneyard Shopping Center, 1875 S Bascom Ave., had Arborwell perform a tree risk assessment of every tree on the property. This was done to identify any hazardous trees and to get an idea of the overall health of the trees on the property, which has a lot of pedestrian and car traffic. Of the 461 trees on the property 6 ordinance sized trees have been called out to be removed with the main reason being a concern of failure.

*Aleppo pine (Pinus halpensis)*- 16.5" DBH

This mature tree is growing in a small park lot planter on the west side of the property. The structure of the tree is very poor. The main trunk of the tree is twisted and the majority of the canopy weight is not balanced over the main stem. In addition to its poor structure it is being crowded out by neighboring trees. It is our recommendation that this tree be removed and replaced with a more appropriate species.

*Deodar cedar (Cedrus deodara)*- 18.1" DBH & 19.4" DBH

There are two Deodar cedars on the northwest side of the property being recommended for removal. Both of these trees have overgrown their growing space, which is a small parking lot planter strip. Both have also experienced large limb failures in the past. The trees are in a parking lot in front of a hotel and therefore there are potential targets in pedestrians and cars present quite often.

*Raywood Ash (Fraxinus angustifolia)*- 26.1" DBH

This tree is on the northwest side of the property growing right behind a trash enclosure next to one of the main access roads through the property. This tree is very large and in poor health and has poor structure. It has been poorly pruned in the past and therefore has weakly attached limbs

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and potential decay introduced through these poor pruning practices. Its poor structure and proximity to a busy road is cause for concern and why this tree is being recommended for removal.

Bottlebrush (*Callistemon spp.*)- 13.9" DBH

This tree is on the southwest side of the property at the edge of the parking lot. This tree is codominant with the two stems splitting apart. The crack is approximately 2 feet in length. This tree is an imminent risk of failure and should be removed immediately.

Maple (*Acer spp.*)- 12.8" DBH

This tree is on the southwest side of the property at the edge of the parking lot. It has very poor structure and is at risk of branch failure. Should any of the limbs of this tree failure it could hit cars or pedestrians. The canopy is very heavy over the parking lot because it is being crowded out by neighboring trees. Multiple stems arise from the same point on the trunk and included bark is most likely present and could facilitate future limb failures. It is our recommendation that this tree be removed and replaced with a more appropriate tree.

Based on the requirements from the city each of these trees shall be replaced with one 24 inch box tree with the exception of the Raywood ash tree which shall be replaced with one 36 inch box tree. The replacement species and locations can be found on the replacement tree site map included with this report.

Please see photos below of each tree previously discussed.

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*Figure 1: Aleppo Pine*

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*Figure 2: Aleppo Pine*

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*Figure 3: Deodar cedar*

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*Figure 4: Deodar cedar*

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*Figure 5: Deodar cedar*

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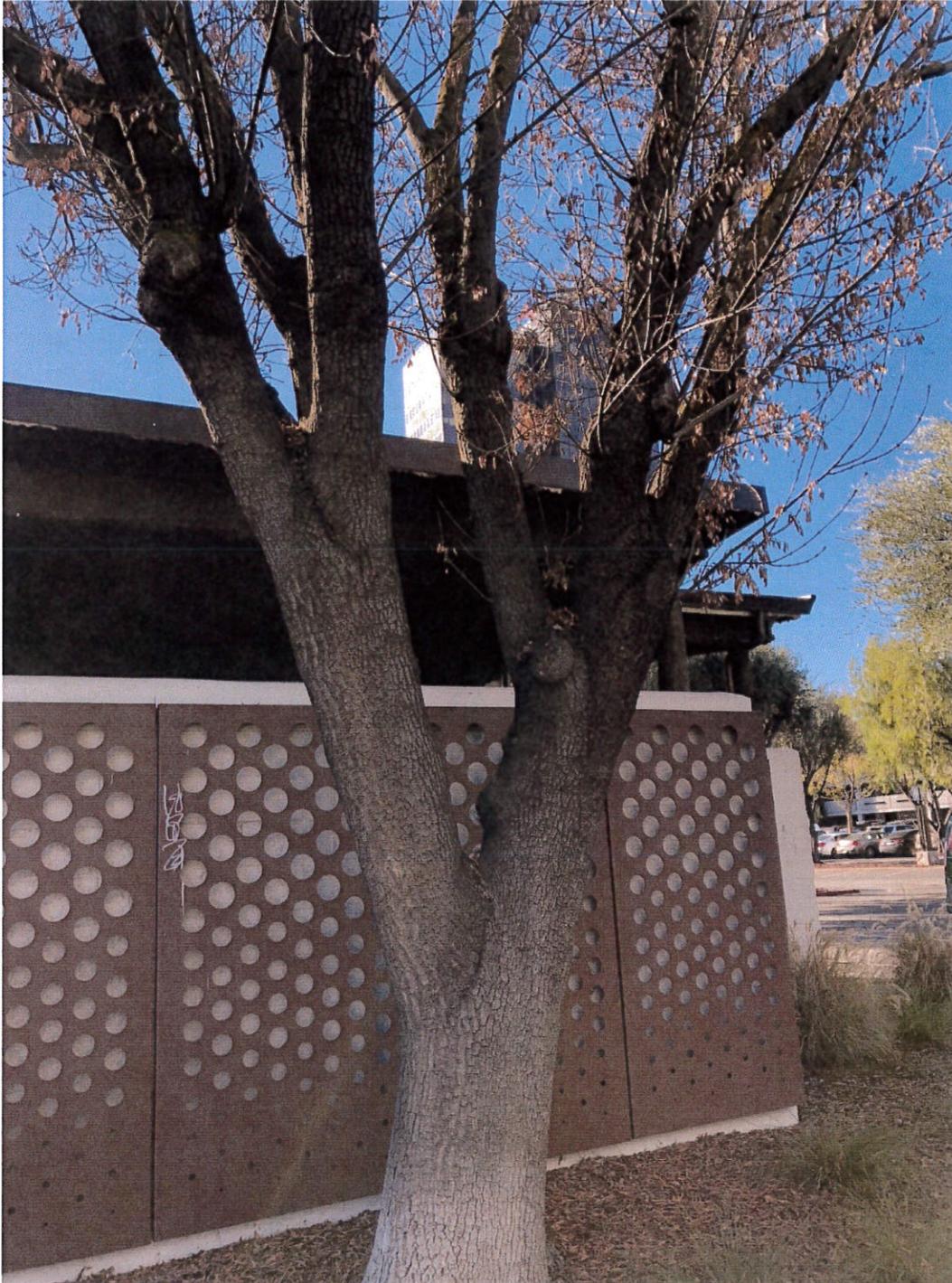
*Figure 6: Deodar cedar*

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*Figure 7: Raywood Ash*

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*Figure 8: Raywood Ash*

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*Figure 9: Raywood Ash*

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*Figure 10: Bottlebrush*

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*Figure 11: Bottlebrush*

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*Figure 12: Maple*

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*Figure 13: Maple*

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Campisi Way



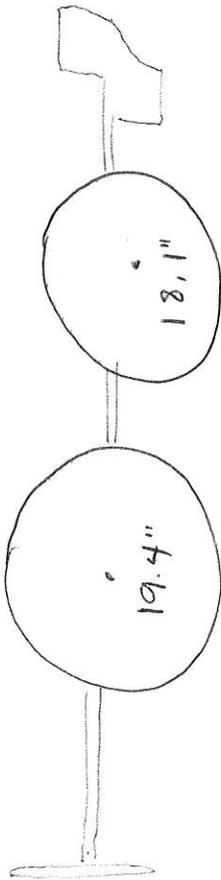
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Trash enclosure.

Parking Lot



Deodar  
Cedar to  
be removed

Deodar Cedar  
to be removed

Double Tree by Hilton  
Hotel

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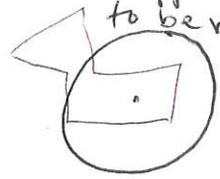
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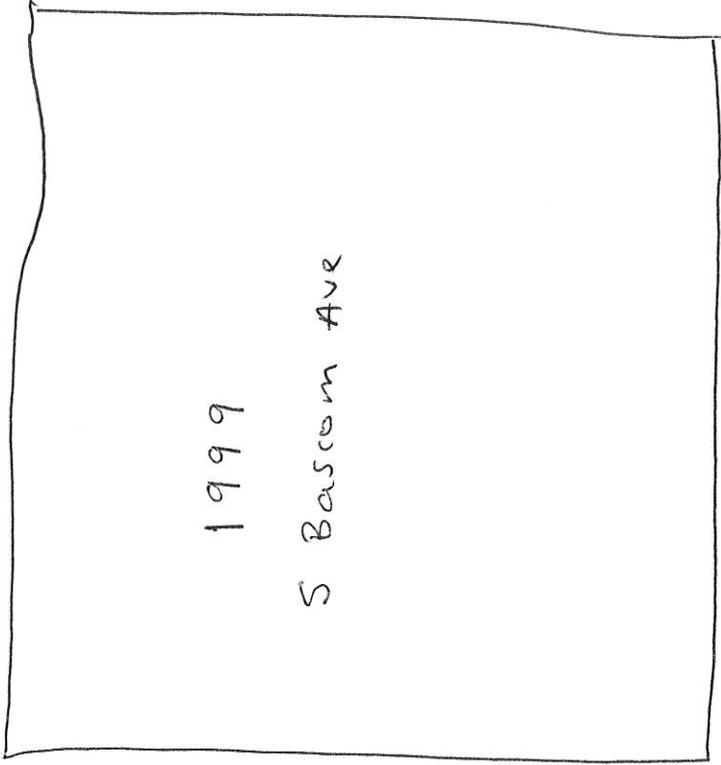
16.5" DBH  
Aleppo pine  
to be removed



Campisi Way

Parking Lot

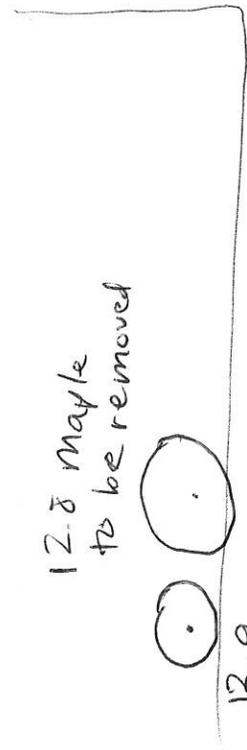
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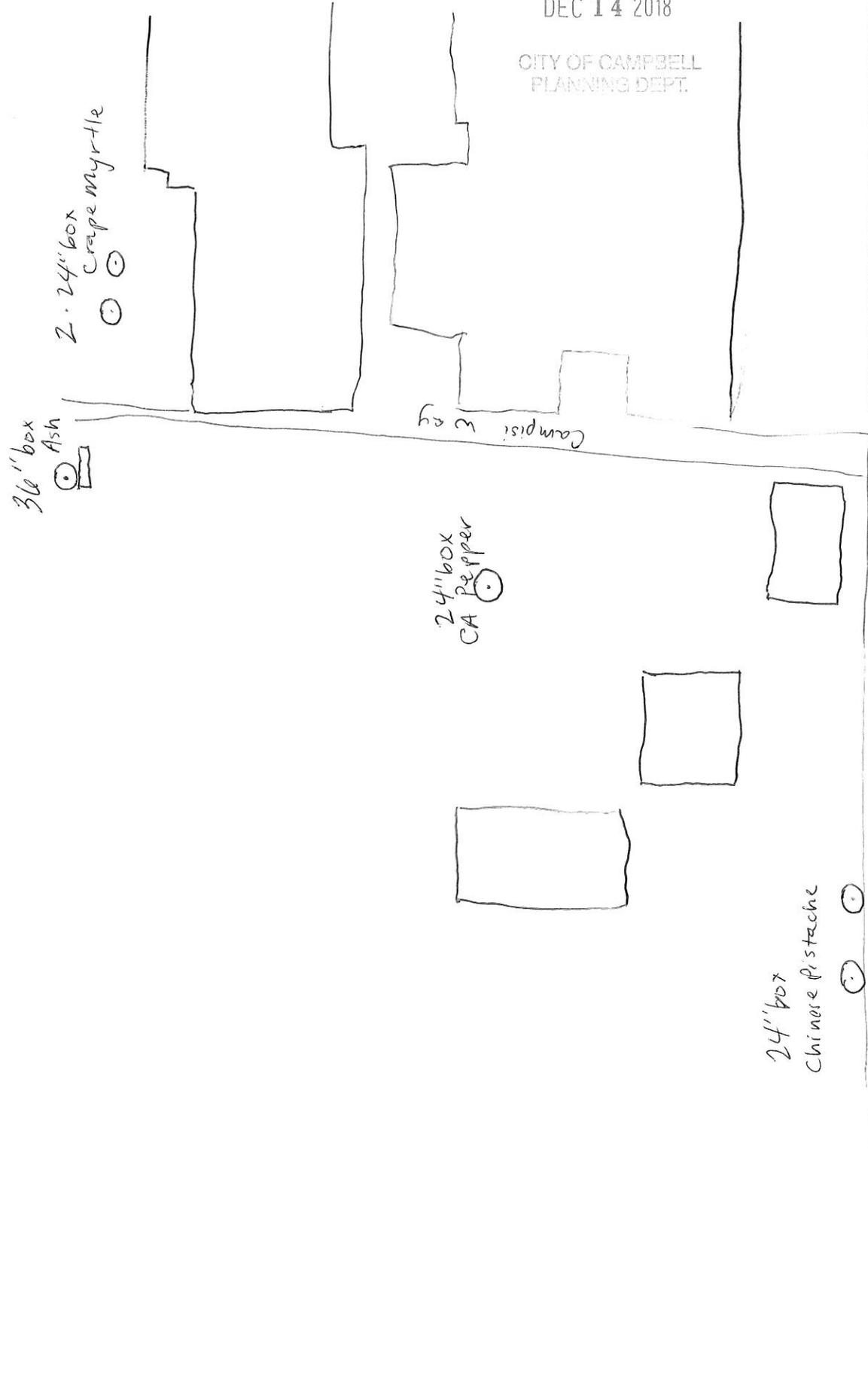
E Campbell Ave

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Replacement Trees



East Campbell Ave



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**CITY OF CAMPBELL**  
Community Development Department

January 4, 2019

Kim Zetterlund  
2337 American Ave  
Hayward, CA 94545

**Re: File No:** PLN2018-396  
**Address:** 1875 S. Bascom Ave  
**Application:** Tree Removal Permit  
**Status:** Partial Approval

Dear Applicant,

The Campbell Planning Division has completed review of your Tree Removal Permit application (PLN2018-396) for removal of six (6) trees measuring 16-26" in diameter from the abovementioned property.

Pursuant to Campbell Municipal Code Sec. 21.32.080 (Campbell Tree Protection Ordinance), the Community Development Director may only approve a Tree Removal Permit after making at least one of the following findings:

1. Diseased or Danger of Falling - The tree or trees are diseased or presents a danger of falling that cannot be controlled or remedied through reasonable preservation and/or preventative procedures and practices such that the public health or safety requires its removal.
2. Structure Damage - The tree or trees can have caused or may imminently cause significant damage to the existing main structure(s) that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure.
3. Utility Interference - The tree or trees have interfered with utility services where such interference cannot be controlled or remedied through reasonable modification/relocation of the utilities or reasonable modification of the tree's root or branch structure.
4. Overplanting - The tree(s) is crowding other protected tree(s) to the extent that removal is necessary to ensure the long-term viability of adjacent tree(s).
5. Economic Enjoyment and Hardship - The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s). A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

The stated reasons for removal are:

- Tree #1 (Aleppo Pine on west side of property): Structure is poor, twisted trunk and canopy weight is not balanced.
- Tree #2 (Deodar Cedar on northwest side of property): Tree has overgrown its growing space, experienced large limb failures and present potential danger of causing damage.
- Tree #3 (Deodar Cedar on northwest side of property): Tree has overgrown its growing space, experienced large limb failures and present potential danger of causing damage.
- Tree #4 (Ash on northwest side of property): Large, in poor health, over pruned.
- Tree #5 (Bottlebrush on southwest side of property): Tree trunk is splitting in half, with the crack being 2 feet in length.
- Tree #6 (Maple on southwest side of property): Poor structure, heavy canopy and risk of branch failure.

The application for Tree #2, #3 and #4 (Deodar Cedars and Ash) has been denied. The trees appear to be in reasonable health and staff did not observe any indications that the trees are diseased or danger of falling (finding #1). Additionally, tree's #2 and #3 (Cedars) do not appear to have over grown their growing space. This can be remedied in the future by enlarging the planter strip if they do grow larger than their growing area. All three trees were not approved to be removed per the Pruneyard MUP landscaping plan and did not meet any of the above findings.

The application for Trees #1, #5, and #6 has been approved. All three trees are approved to be removed per the Pruneyard MUP landscaping plan in order to allow construction of new buildings.

This permit is valid for a period of one year.

This decision to deny the application for Tree #2, #3 and Tree #4, as well as the approval of Tree #1, #5 and #6, is final in 10 calendar days of the Community Development Director's decision, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 North First Street, Campbell, on or before January 14 2019. A written appeal must be accompanied by the required \$200 appeal filing fee. If an appeal is received, you will be notified of its receipt. **If no appeal is received, you may remove the approved trees after the close of the appeal period.**

If you have any questions regarding this letter, please contact me by phone at (408) 866-2732 or by email at [paular@cityofcampbell.com](mailto:paular@cityofcampbell.com).

Sincerely,



Paula Ruffinelli, Planning Technician

cc: Paul Kermoyan, Community Development Director



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Community Development Department

January 4, 2019

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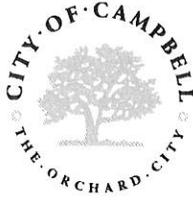
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Sincerely,



Paula Ruffinelli, Planning Technician

cc: Paul Kermoyan, Community Development Director



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**CITY OF CAMPBELL**  
Community Development Department

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Paula Ruffinelli, Planning Technician

cc: Paul Kermoyan, Community Development Director