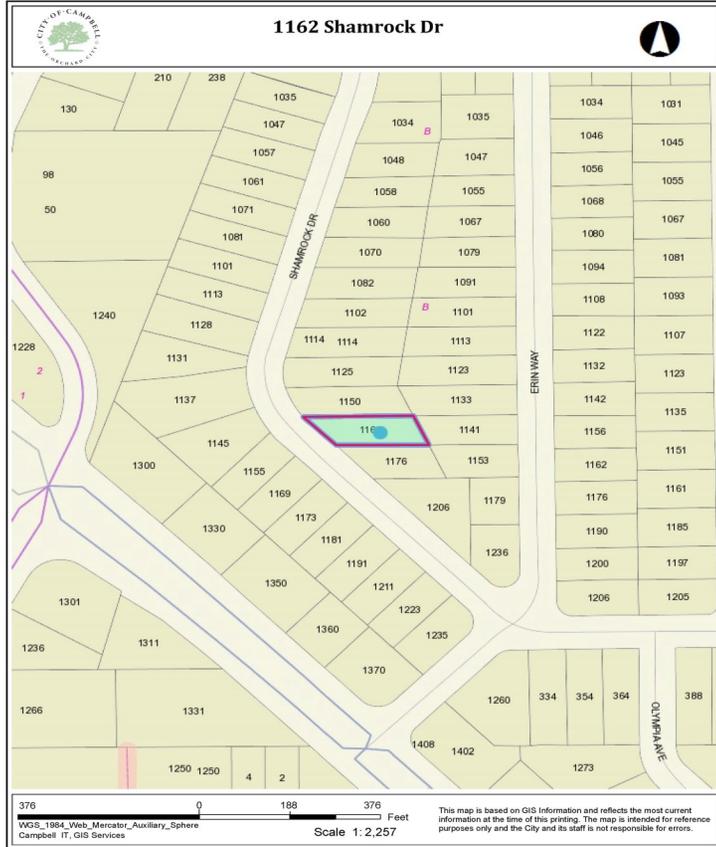


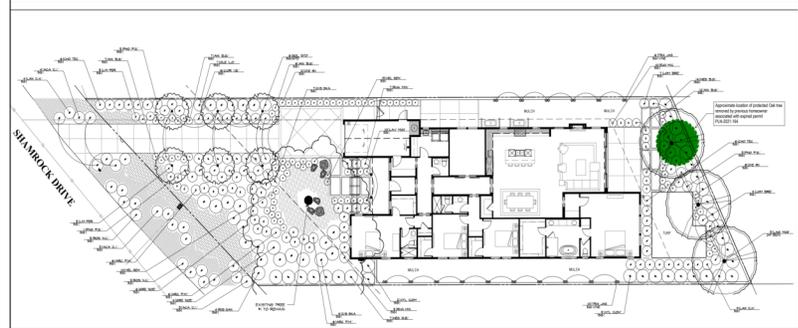
Location of Proposed Project



CITY OF CAMPBELL
ONE ORCHARD CITY

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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

January 13, 2023

The Community Development Director has APPROVED the following application for a Tree Removal Permit.

Project Address: 1162 Shamrock Dr

Zoning | Area Plan: R-1-8 | Campbell Village Neighborhood Plan

Neighborhood Association(s): CVNA

File No.: PLN-2023-8

APN: 414-01-055

Applicant: Thomas James Homes

Property Owner: SF21A, LLC

Application Type: Tree Removal Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

Retroactive Tree Removal Application for unauthorized removal of one (1) 47" Oak tree located in the rear yard. The tree will be replaced with two (2) 36-inch box Oak trees on the subject property to be determined by the Building Permit, BLD-2022-1675.

Basis of Decision:

The Community Development Director has retroactively approved the unauthorized removal of the tree due subject to all violations indicated in Campbell Municipal Code Sec. 21.32.040 (Actions Prohibited).

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

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 traduccion en Español





RIPLEY DESIGN GROUP, INC.
Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:

**THOMAS
JAMES
HOMES**

255 SHORELINE
SUITE 428
REDWOOD CITY, CA
94065

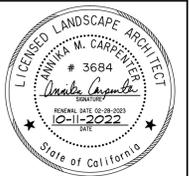
TEL. (916) 869-6639

PROJECT:

**1162
SHAMROCK
DRIVE**

CAMPBELL,
CALIFORNIA

**PLANTING
PLAN**



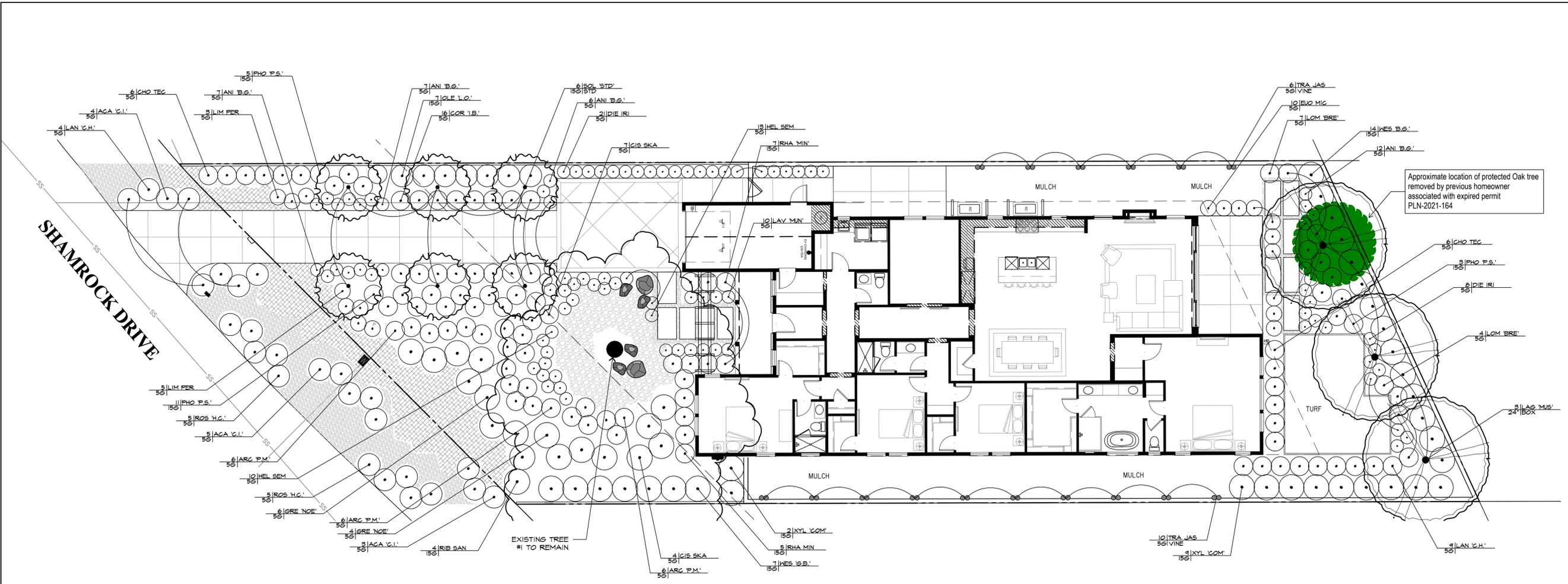
PROJECT #:
DATE: OCT. 11, 2022
SCALE: 1/8" = 1'-0"
DRAWN BY: RRC
CHECKED BY: AMC

REVISIONS:

SHEET

L3.1

7 OF 9 SHEETS



Approximate location of protected Oak tree removed by previous homeowner associated with expired permit PLN-2021-164

PLANT CALLOUT SYMBOL KEY

| | |
|-----------|--------------|
| PLANT QTY | PLANT SYMBOL |
| SIZE | UNITS |

TREE PROTECTION CHART

| TAG# | ON-SITE | ORDINANCE TREE | DBH(INCHES) | BOTANICAL NAME | COMMON NAME | STATUS |
|------|---------|----------------|-------------|-------------------|----------------|--------------------|
| 1 | YES | YES | 29.7 | QUERCUS AGRIFOLIA | COAST LIVE OAK | RETAIN AND PROTECT |

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | WATER USE (WUCOLS) | SIZE (W X H) | QTY/CONT. |
|---------------------------|---|------------------------|--------------------|-----------------|-----------|
| TREES | | | | | |
| LAG 'MUS' | * LAGERSTROEMIA 'MUSKAGEE' | CREPE MYRTLE | LOW | 12-15' X 15-20' | 3 / 24" |
| SOL 'STD' | * SOLANUM RANTONNETII 'STANDARD' | BLUE POTATO BUSH | LOW | 6-10' X 8-12' | 6 / 156 |
| SHRUBS & VINES | | | | | |
| ANI 'B.G.' | ANIGOZANTHOS 'BUSH GOLD' | KANGAROO PAW | LOW | 1-2' X 1-2' | 32 / 56 |
| ARC 'P.M.' | ARCTOSTAPHYLOS 'PACIFIC MIST' | PACIFIC MIST MANZANITA | LOW | 6-8' X 1-2' | 16 / 56 |
| CHO TEC | CHONDRPETALUM TECTORUM | CAPE RUSH | LOW | 2-3' X 2-3' | 12 / 56 |
| CIS SKA | CISTUS SKANBERGII | PINK ROCKROSE | LOW | 3-5' X 3-5' | 11 / 56 |
| COR 'I.B.' | CORREA PULCHELLA 'IVORY BELLS' | AUSTRALIAN FUSCHIA | LOW | 3-5' X 3-4' | 16 / 56 |
| LAV 'MUN' | LAVANDULA A. 'MUNSTEAD' | MUNSTEAD LAVENDER | LOW | 2' X 2' | 10 / 56 |
| DIE IRI | DIETES IRIDIODES | FORTNIGHT LILY | LOW | 2-3' X 3-4' | 29 / 56 |
| ELO MIC | EUONYMUS MICROPHYLLUS | BOXLEAF EUONYMUS | LOW | 1-2' X 1-2' | 10 / 56 |
| GRE 'NOE' | GREVILLEA 'NOELLII' | WOOLY GREVILLEA | LOW | 4-5' X 4' | 10 / 56 |
| HEL SEM | HELIOTRICHON SEMPERVIRENS | BLUE OAT GRASS | LOW | 2-3' X 2-3' | 23 / 56 |
| LAN 'C.H.' | LANTANA 'CHAPEL HILL YELLOW' | CHAPEL HILL LANTANA | LOW | 2-3' X 2-3' | 13 / 56 |
| LIM PER | LIMONIUM PEREZII | STATTICE | LOW | 2' X 2-3' | 8 / 56 |
| LOW 'BRE' | LOWANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | LOW | 3-4' X 2-3' | 11 / 56 |
| OLE 'L.O.' | OLEA E. 'LITTLE OLLIE' | DWARF OLIVE | LOW | 5-6' X 5-6' | 7 / 156 |
| PHO 'P.S.' | PHORMIUM TENAX 'PINK STRIPE' | NEW ZEALAND FLAX | LOW | 4-5' X 5-6' | 19 / 156 |
| RHA 'MIN' | RHAPHIOLEPIS UMBELLATA 'MINOR' | YEDDO HAWTHORN | LOW | 5-6' X 6-8' | 7 / 156 |
| RIB SAN | RIBES SANGUINEUM | RED FLOWERING CURRANT | LOW | 5-8' X 5-8' | 4 / 156 |
| ROS 'H.C.' | ROSMARINUS O. HUNTINGTON CARPET | ROSEMARY | LOW | 5-8' X 1-2' | 10 / 56 |
| TRA JAS | TRACHELOSPERMUM JASMINOIDES(VINE) | STAR JASMINE | MEDIUM | (VINE) | 16 / 156 |
| WES 'B.G.' | WESTRINGEA FRUTICOSA 'BLUE GEM' | BLUE GEM WESTRINGEA | LOW | 3-4' X 3-4' | 14 / 156 |
| XYL 'COM' | XYLOSMA C. 'COMPACTA' | COMPACT XYLOSMA | LOW | 4-5' X 4-5' | 11 / 156 |
| GROUNDCOVERS | | | | | |
| | MYOPORUM PARVIFOLIUM 1 GALLON @ 48" O.C. | MYOPORUM | LOW | | |
| | BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS | TALL FESCUE TURF | HIGH | | |
| | DECORATIVE PEBBLE - REFER TO CONSTRUCTION PLAN SHEET L1.I | | | | |

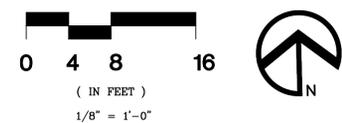
(9) PROPOSED REPLACEMENT TREES TO MITIGATE (1) PROTECTED OAK TREE REMOVED BY PREVIOUS OWNER

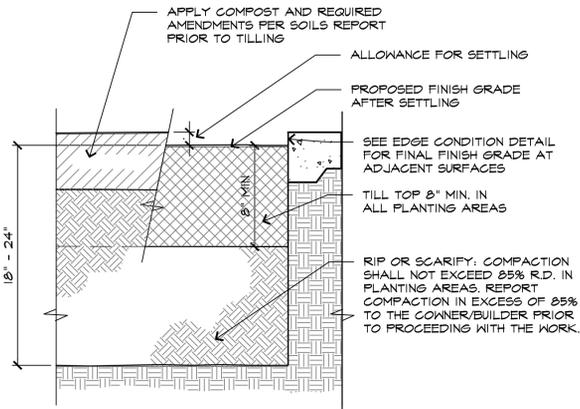
NOTE:

SEE SHEET L3.2 FOR PLANTING DETAILS

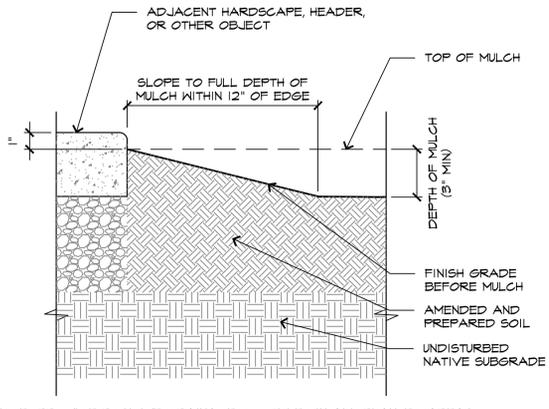
THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Annika Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

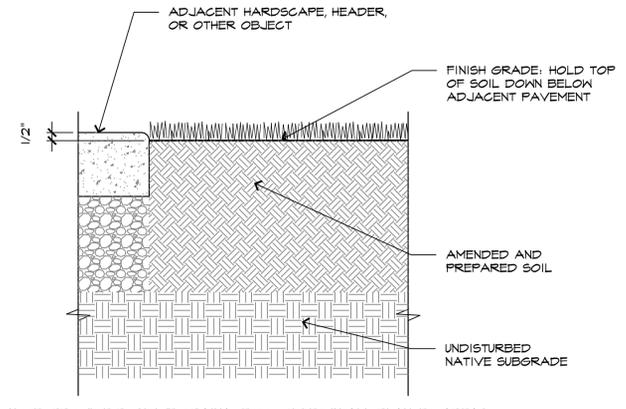




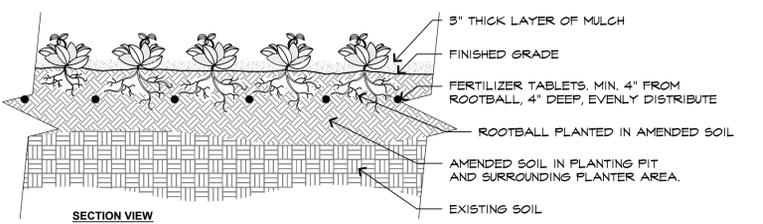
A PLANTING AREA SOIL PREPARATION NOT TO SCALE
06 - Prep/SoilPrep



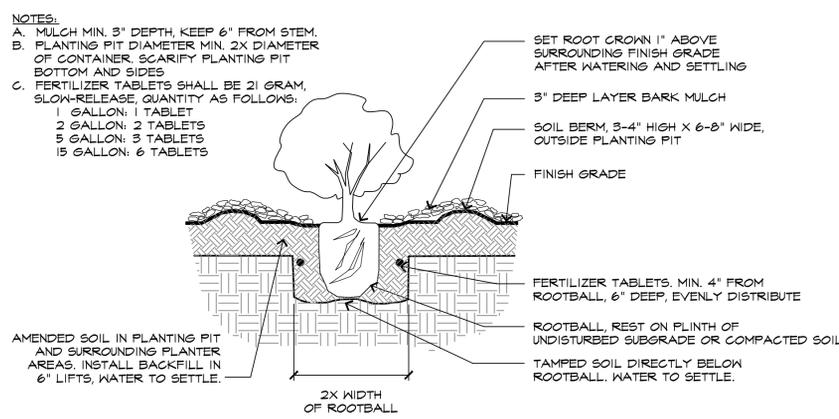
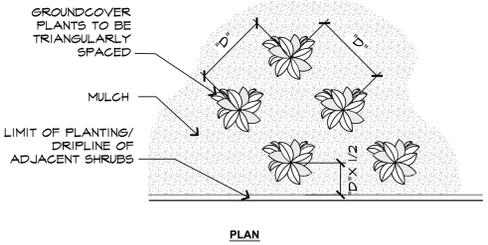
B PLANTED AREAS - EDGE CONDITION NOT TO SCALE
06 - Edge-Planting



C SODDED AREAS - EDGE CONDITION NOT TO SCALE
06 - EdgeSodded



D GROUNDCOVER PLANTING DETAIL SCALE: 3/4\"/>

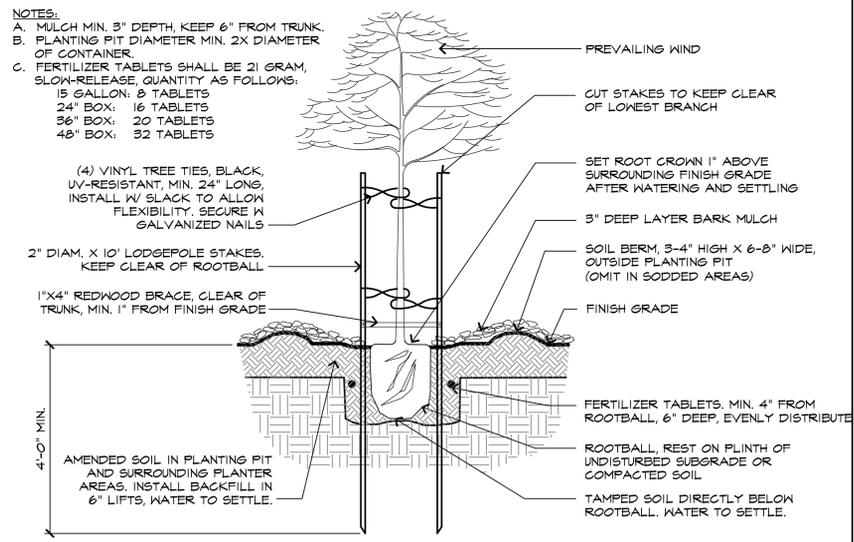


E SHRUB PLANTING DETAIL SCALE: 3/4\"/>

PLANTING NOTES (CONTINUED)

9. **UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES. TO THE SATISFACTION OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
10. **BARK MULCH:** A 3\"/>
11. **SOIL FERTILITY ANALYSIS AND AMENDMENT:** THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000 SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE, INCLUDING INCORPORATING COMPOST AT THE RATE OF A MINIMUM OF 4 CU. YD PER 1,000 SF OF LANDSCAPE AREA TO A DEPTH OF SIX INCHES. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FOR ADDING COMPOST AND TILLING. BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN, WASHED SAND.
12. **CERTIFICATE OF COMPLETION:** A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT AT THE COMPLETION OF THE PROJECT AND SUBMITTED WITH THE SOIL ANALYSIS REPORT TO THE AUTHORITY HAVING JURISDICTION.
13. **MAINTENANCE PERIOD:** SHALL BE A MINIMUM OF 60 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
14. **ROOT CONTROL BARRIERS:** WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12\"/>
15. **UTILITY CLEARANCE:** NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING, EXCEPT LOW-GROWING GROUNDCOVER, SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 88.5.7.
16. **WORK IN RIGHT-OF-WAY:** ALL WORK WITHIN THE RIGHT-OF-WAY, OR TO BE MAINTAINED BY THE LOCAL AGENCY, SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
17. **TURF INSTALLATION:** CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS:
 - a. REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 1/2\"/>
 - b. WITHIN 24 TO 48 HOURS OF SODDING, DO NOT ALLOW SOIL TO BECOME SATURATED.
 - c. APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
 - d. INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
 - e. STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
 - f. AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT, WATER-DRUM ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.

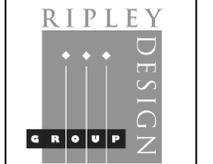
NOTE:
CONTRACTOR SHALL OBTAIN A SOILS TEST AFTER ROUGH GRADING IS COMPLETE, SEE PLANTING NOTE #11, SHEET L3.1



F TREE PLANTING DETAIL SCALE: 3/4\"/>

PLANTING NOTES

1. **SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. **SITE PREPARATION:** ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24 INCHES THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
3. **POSITIVE DRAINAGE:** ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET. MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1%.
4. **EXPLANATION OF DRAWINGS:** PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
5. **SUBSTITUTIONS:** IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
6. **PLANTING PIT DRAINAGE:** EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING TIPS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1\"/>
7. **PLANT MATERIAL:** ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "STANDARD FOR NURSERY STOCK". NOTES AND DETAILS ON THE DRAWINGS, UNLESS OTHERWISE NOTED, MINIMUM PLANT SIZES SHALL BE AS FOLLOWS: EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9\"/>
8. **SITE CLEANLINESS:** THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.



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Landscape Architecture
Land Planning
1615 Bonanza St., Suite 314
Walnut Creek
California 94596
Tel 925.938.7377
Fax 925.938.7436

DEVELOPER:
THOMAS JAMES HOMES
255 SHORELINE SUITE 428
REDWOOD CITY, CA 94065
TEL: (916) 869-6639

PROJECT:
1162 SHAMROCK DRIVE
CAMPBELL, CALIFORNIA

PLANTING DETAILS



PROJECT #:
DATE: OCT. 11, 2022
SCALE: AS SHOWN
DRAWN BY: RRC
CHECKED BY: AMC

REVISIONS:

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94065

TEL. (916) 869-6639

PROJECT:

**1162
SHAMROCK
DRIVE**

CAMPBELL,
CALIFORNIA

**TREE
PROTECTION
PLAN**



PROJECT #:
DATE: OCT. 11, 2022
SCALE: 1/8" = 1'-0"
DRAWN BY: RRC
CHECKED BY: AMC

REVISIONS:

SHEET

L3.3

9 OF 9 SHEETS

TREE PROTECTION NOTES:

1. REFER TO THE ARBORIST REPORT FOR "1162 SHAMROCK DR, CAMPBELL, CA", PREPARED BY H.M.H. DATED JULY 11, 2022, FOR FULL DETAILS AND TREE PROTECTION MEASURES.
2. TREES AND SHRUBS NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABELED.
4. EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREES TO REMAIN.
6. TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
7. NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
8. CALL COMMON GROUND ALLIANCE (800) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE CONSTRUCTION NOTES, SHEET L11 FOR MORE INFORMATION.

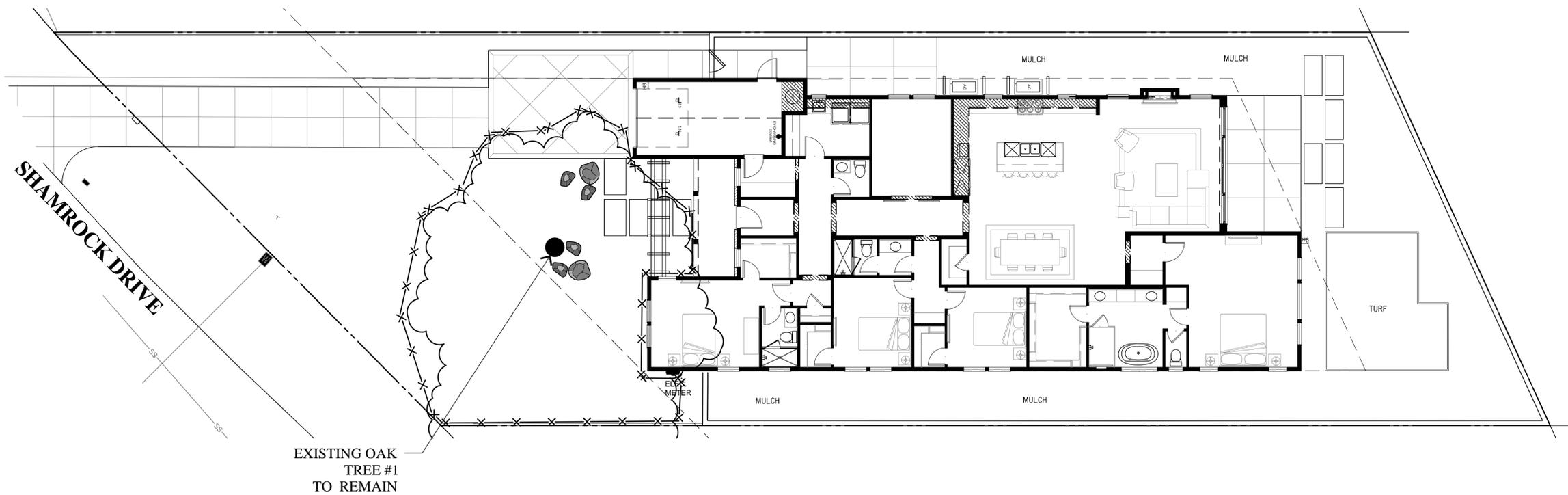
LEGEND

- # EXISTING TREE TO REMAIN, TYPICAL.
- X TREES TO BE REMOVED, TYPICAL.
- X—X TREE PROTECTION FENCING, REFER TO ARBORIST REPORT

TREE PROTECTION CHART

| TAG# | ON-SITE | ORDINANCE TREE | DBH(INCHES) | BOTANICAL NAME | COMMON NAME | STATUS |
|------|---------|----------------|-------------|-------------------|----------------|--------------------|
| 1 | YES | YES | 29.7 | QUERCUS AGRIFOLIA | COAST LIVE OAK | RETAIN AND PROTECT |

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION



NOTE:
CONTRACTOR TO REFER TO FINAL ARBORIST REPORT FOR VERIFICATION OF TREE PROTECTION FENCING LOCATIONS.

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Annika Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684

