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**CITY OF CAMPBELL**  
Community Development Department

October 5, 2015

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

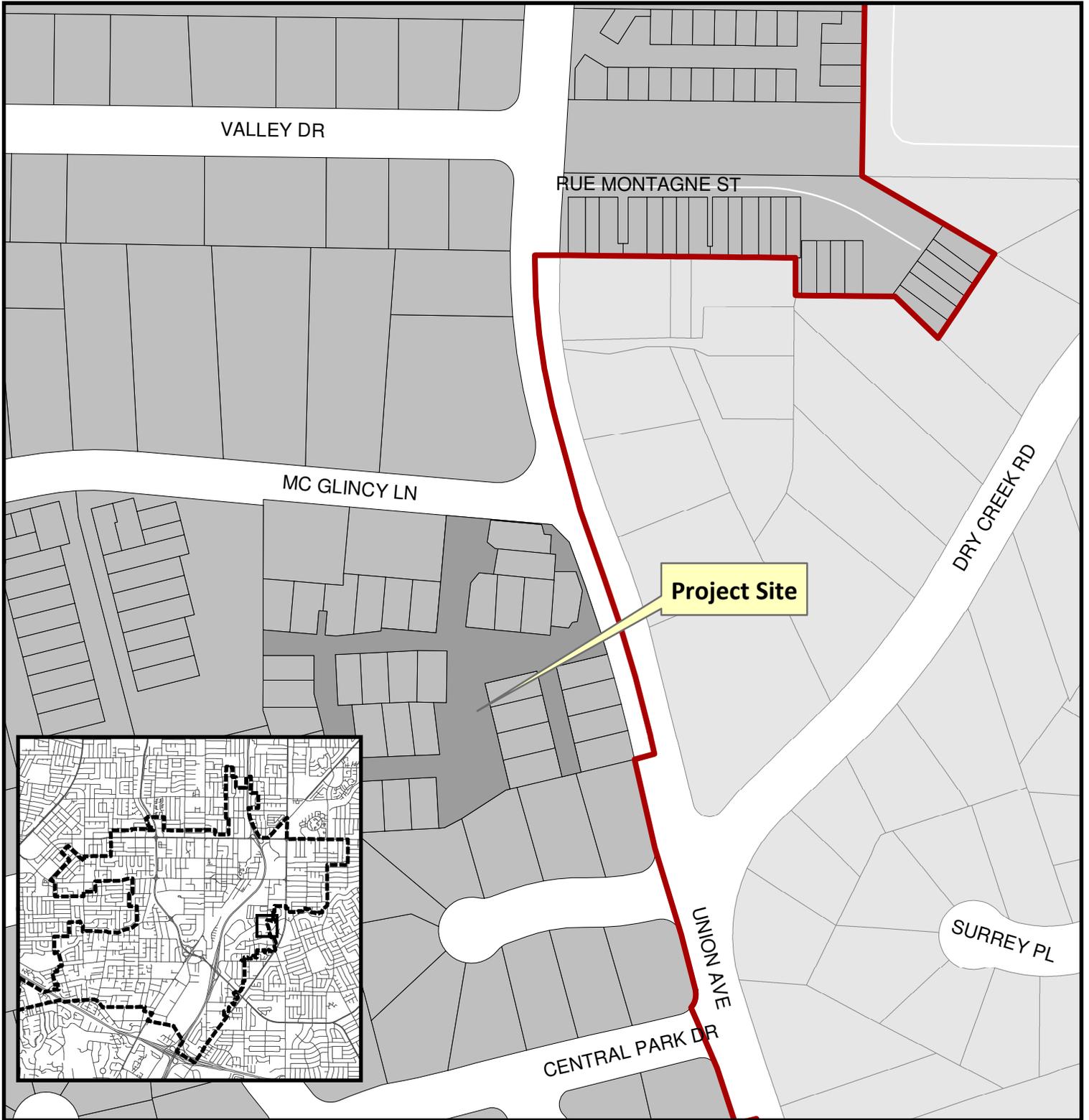
Notice is hereby given that the Community Development Department of the City of Campbell has received an application for a Tree Removal Permit (PLN2015-280) for the removal of one (1) Canary Island pine tree located in the common park area of Dry Creek Place due to the danger of falling presented by the tree's heavy lean. If approved, removal of the tree is subject to the replanting requirement of the Campbell Municipal Code.

This is your opportunity to provide comment prior to the Director's decision. The 10-day comment period for this application will begin on October 5, 2015, and end on October 15, 2015. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 15, 2015**, as a decision will be rendered after this time. 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'.

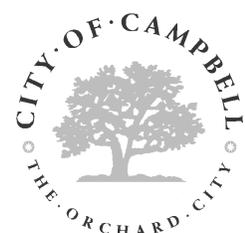
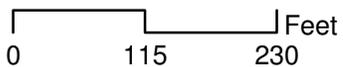
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing (including email) at the Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee.

Questions or comments regarding this application may be addressed to Naz Pouya, Project Planner, in the Community Development Department at (408) 866-2144 or [nazp@cityofcampbell.com](mailto:nazp@cityofcampbell.com).

# Project Location Map



**Project Location:** 609 Union Ave  
**Application Type:** Tree Removal Permit  
**Planning File No.:** PLN2015-280  
**Description:** Removal of One (1) Pine Tree



Community Development Department  
Planning Division



File No. PLN 2015-280

Date Filed 9/17/2015

City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

### TREE REMOVAL PERMIT APPLICATION

*Filed Independent of a Development Application*

*(Dry Creek Place)*

Property Address 609 Union Ave. Community Name (if applicable) Dry Creek Place

Name of Property Owner Denise Sanders Phone 408-838-5333 Email d.sanders@

Property Owner's Mailing Address 2025 Stone Ave, San Jose CA Email kinkade.com

Name of Applicant Christa Huffman Phone (408)691-9031 Email Christa@commercialtree.com

Applicant's Mailing Address 2025 Stone Ave, San Jose CA 95125

Species of Tree(s) (see last page for a list of "protected trees")	Size of Tree(s) (diameter measured 4- ft. above grade)	Reason for Removal (Must meet criteria of Section 21.32.080 of the Tree Protection Ordinance – see last page)*
Island Canary Pine	22 inches	Heavy lean, dangerous, hazardous, Risk of falling
	(Height 45 feet Canopy spread 35 feet)	

\*If the tree(s) is dead or dying, please complete the 'Authorization to Remove a Dead or Dying Tree' form instead of this application.

#### SUBMITTAL REQUIREMENTS:

- Color photographs of trees proposed for removal (depicting reason for requested removal);
- Site Plan (see attached details);
- Tree Replanting Plan (see attached details); and
- Application Filing Fee \$165 + \$54 each additional tree (single-family properties exempted from fee).

#### ARBORIST REPORTS

**PLEASE DO NOT SUBMIT AN ARBORIST REPORT WITH YOUR APPLICATION**

An arborist report is **NOT** required, except when the condition or viability of the tree(s) or its impact to property is not readily evident. In such a circumstance, the City may require outside preparation of an arborist report at the applicant's expense. The planner assigned to your application will inform you if an arborist report is necessary.

Property Owner's Signature: [Signature] Date: 9/10/15

Applicant's Signature: [Signature] Date: 9/10/15

Homeowners Assoc. President's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Homeowners Assoc. President's Name: \_\_\_\_\_

## TREE REPLACEMENT REQUIREMENTS

**Number and Size:** The number and size of replacement trees is based on the number and size of trees approved for removal, as indicated in the table below. If you are replacing a tree that was required as a part of an approved Landscaping Plan, the replacement species must be consistent with the Landscaping Plan. Otherwise, the replacement tree may be of any species that continues the diversity of trees found in the community (i.e., not a fruit bearing tree or any variety of Eucalyptus).

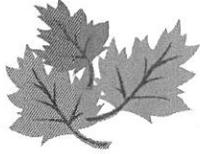
### REPLACEMENT TREE REQUIREMENTS

<b>Trunk Size of Removed Tree (measured at 4 feet above grade)</b>		<b>Replacement Ratio Required (per tree removed)</b>	
<i>Diameter (inches)</i>	<i>Circumference (inches)</i>	<i>Number of replacement trees</i>	<i>Minimum Size</i>
12 to 24	38 to 75	1	24 inch box
Greater than 24	Greater than 75	1	36 inch box
Heritage Trees		1	48 inch box

**In Lieu Fee:** If the site layout cannot reasonably accommodate the number of trees required in compliance with the above table, at the discretion of the Community Development Director, payment of an in-lieu fee equal to fair market value of a standard City street tree, delivered and installed, may be accepted (currently \$500 per tree).

**Other Requirements:** The following requirements and standards apply to all Tree Removal Permit applications:

- a. **Cost of Replacement Trees:** Replacement trees shall be obtained and planted at the expense of the applicant.
- b. **Replanting Period:** Replacement trees shall be installed within thirty days from the date the tree removal permit is issued unless accepted arboricultural practices dictate a preferential planting period for the species chosen as the replacement tree.
- c. **Inspection:** City staff shall be permitted to enter the property to verify the installation of the replacement trees.
- d. **Maintenance of Replacement Trees:** Any person who is required to plant replacement trees as a condition of a tree removal permit shall maintain such trees in a healthy condition to ensure their long term survival.
- e. **Maintenance Bond.** A faithful performance bond, maintenance bond or other security deposit may be required to be paid to the City prior to the issuance of the Tree Removal Permit. The bond shall be in an amount of money and for a period of time determined by the Community Development Director to ensure acquisition and proper planting and maintenance of the replacement trees.



**Commercial Tree Care**  
A Rhino Enterprises Company  
P.O Box 549 Santa Clara, CA. 95052  
Office: (408) 985-TREE (8733) Fax: (408) 985-6536

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## Arborist Report

Denise Sanders  
609 Union Ave (Dry Creek Place)  
Campbell, CA 95008

September 17, 2015  
Phone: 408-838-5333  
Email: joe@commercialtree.com

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### Dry Creek Place – 1 Canary Island Pine for Removal

Thank you for providing Commercial Tree Care the opportunity to provide tree care removal recommendations for Denise Sander's property at Dry Creek Place (609 Union Ave). Below is a report of our findings and recommendations.

#### Assignment:

Assess and report on one Canary Island Pine (*Pinus canariensis*) in the common area of Dry Creek Place. We'd like to address concerns that the tree appears to be in hazardous situations to the public health and safety due to likelihood of very poor structure, uprooting, and complete tree failure. This report was generated and performed as a ground visual inspection only.

#### Observations:

This Canary Island pine presented poor structure, heavy lean, and signs that the tree could completely fail and fall in the near future. This is hazardous to Dry Creek Place and the community as a whole, especially since they have there are children who play under these trees and a lot of foot traffic.

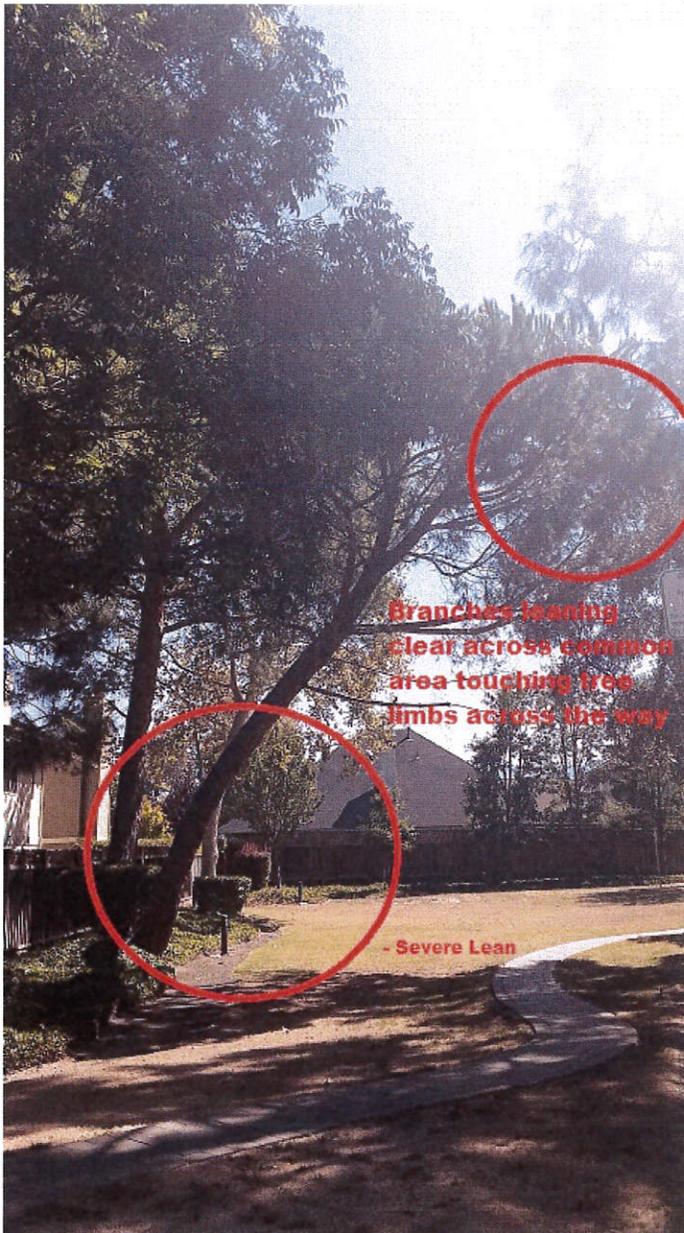
Even with proper pruning and maintenance, this Canary Island pine (*Pinus canariensis*) will continue to be dangerous and pose a future threat:

Arborists are tree specialists who use their education, knowledge, training, and expertise 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 structure failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific 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.



## Arborist Report



1.1

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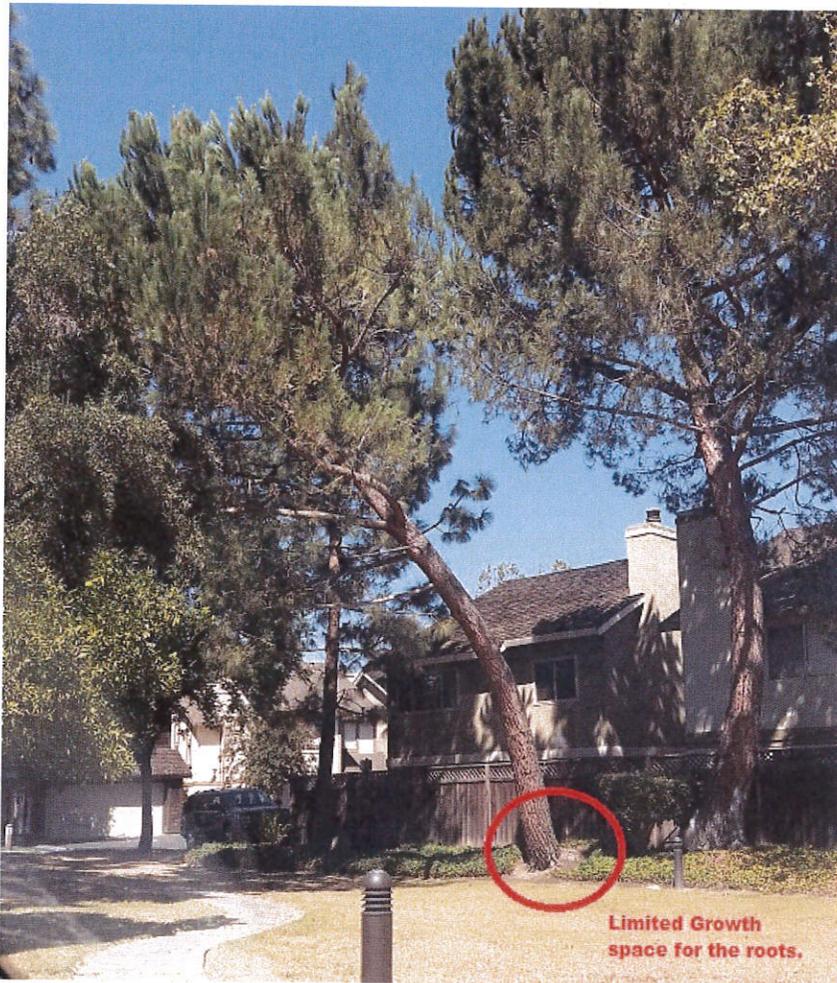
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## Arborist Report

### 1.1

Figure 1.1 shows heavy lean of the tree over common area including grass area, walkway and closeness to buildings. Note: The trees limbs reach all the way over touching the other tree clear across the way. Last year the gap was 6 feet between the leaning pine and now it's limbs and branches are intertwined 3 feet into the adjacent Olive tree.



### 1.2

Arborists are tree specialists who use their education, knowledge, training, and expertise 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.

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### **Arborist Report**

Figure 1.2 shows the tree's lean from another angle. It also shows the limited growth space of the tree's root system which may attribute to its severe lean. Note: Again no gap space between leaning canary and the olive tree clear across the way.

The property owner fears safety issues as she has observed this tree in decline over the years. She has witnessed the lean increase drastically and mentioned that this was the first time it has leaned so far as to touch branches with a tree clear across the way. Our findings prove this to be true as this is unnatural growth/structure. If not removed promptly, this tree could fall during this winter's storms (or even sooner).

Please let us know as soon as you approve the permit so that we can remove and replace this hazardous tree.

**Recommendations:** Removal of the Canary Island Pine and replacement with a tree that is safer and grows more slowly with less likelihood of major limb failure, we are open to the city's suggestion. However we are suggesting a 24 inch box October Glory Maple planted in the same or nearby location.

Feel free to contact me with any questions or concerns. Thank you for your time and quick response to this urgent matter.

Please let us know if you have any questions.

Sincerely,

Joe Nama  
Certified Arborist  
WE-3238A  
(408) 691-2025

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