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**CITY OF CAMPBELL**  
Community Development Department

July 15, 2016

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

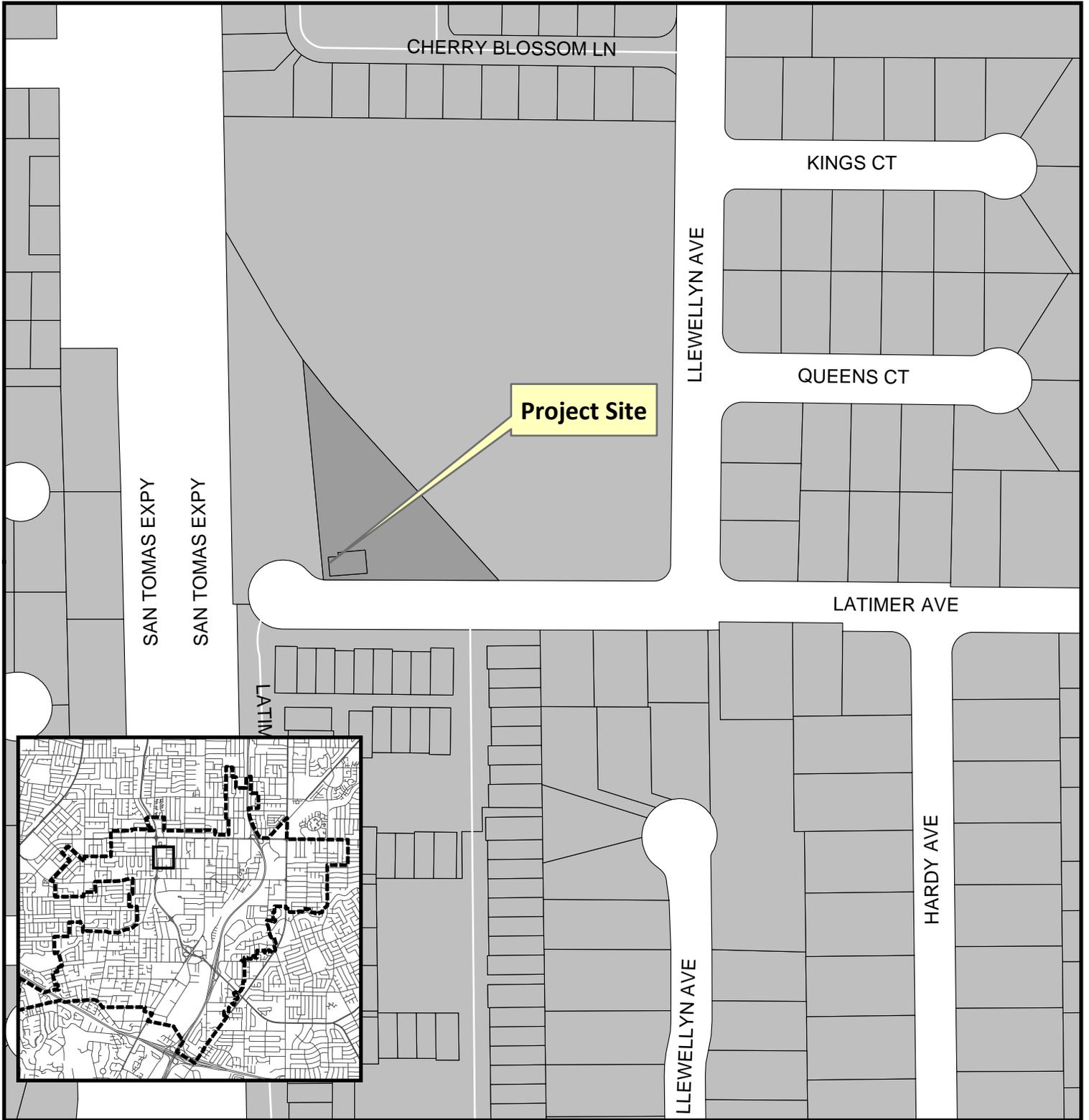
Notice is hereby given that the Community Development Department of the City of Campbell has received an application for a Tree Removal Permit (PLN2016-202) for the removal of one (1) cottonwood tree located along the property line near 555-569 W. Latimer Ave. due to the tree's heavy lean and invasive surface roots. 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 July 15, 2016, and end on July 25, 2016. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 25, 2016**, 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'.

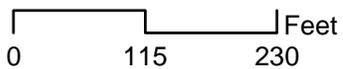
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing (including email) at the Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be 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:** 547 W Latimer Ave  
**Application Type:** Tree Removal Permit  
**Planning File No.:** PLN2016-202  
**Description:** Removal of One (1) Cottonwood Tree



Community Development Department  
Planning Division

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JUN 15 2016

File No. PLN2016-202

Date Filed 6/15/16

CITY OF CAMPBELL  
PLANNING DEPT.

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



**TREE REMOVAL PERMIT APPLICATION**

*Filed Independent of a Development Application*

Property Address 547 W. LATIMER AVE. Community Name (if applicable) LATIMER AVE HOA  
 Name of Property Owner LATIMER AVE HOA Phone 408-226-3300 Email Helpdesk@900campbell.com  
 Property Owner's Mailing Address 77-LAS COLINAS LANE SAN JOSE CA 95119  
 Name of Applicant LEWIS TREE SERVICE (GREG MILLER) Phone (831) 476-1200 Email LEWIS TREE@Cruzio.com  
 Applicant's Mailing Address 1500 BROMMER ST. SANTA CRUZ CA. 95062

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)*
COTTONWOOD	13 1/2" Dia. e 4 FEET ABOVE GRADE	TREE LEANS TOWARDS NEIGHBOORS PROPERTY AND ROOTS ARE LIFTING / DAMAGING WALKWAY

\*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:**

1. \_\_\_ Color photographs of trees proposed for removal (depicting reason for requested removal);
2. \_\_\_ Site Plan (see attached details);
3. \_\_\_ Tree Replanting Plan (see attached details); and
4. \_\_\_ 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: \_\_\_\_\_ Date: \_\_\_\_\_  
 Applicant's Signature: Greg Miller Date: 6-13-16  
 Homeowners Assoc. President's Signature: Travis Steggall Date: 6/8/16  
 Homeowners Assoc. President's Name: TRAVIS STEGGALL

# ARBORIST LETTER

**Site Location:**  
Latimer Ave HOA  
547 W. Latimer Ave.  
Campbell, CA

June 15<sup>th</sup>, 2016

*Prepared by:*

**Greg Miller**  
Certified Arborist #WE6323A  
1500 Brommer Street  
Santa Cruz, CA 95060  
(831) 476-1200 Office  
(831) 476-1207 Fax

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*This evaluation was prepared to the best of our ability in accordance with currently accepted standards of the International Society of Arboriculture. No warranty as to the contents of this evaluation is intended, and none shall be inferred from statements or opinions expressed. Trees can and do fail without warning.*

## **Latimer Ave. HOA**

555-569 Latimer Ave. on the left side of building between walkway and property boundary fence is a row of (8) cottonwood trees (tree no. #5 on the inventory). The first tree in the row has a large surface root that is damaging the walkway and is a trip hazard. The tree also leans towards the neighbor's property, making root pruning a liability due to the fact that removing too much root material could cause the tree to fall over. I am recommending removing this (1) tree that measures 13.5'' in diameter at 48'' above grade, and replacing is with a 24'' box Magnolia tree planted in lawn area at back of HOA. I feel that planting the magnolia close to a row of cottonwood trees would inhibit its growth and that the lawn would be a more appropriate location.

For your convenience, I have provided pictures of the cottonwood and the damage it is causing. Feel free to contact me if you have any questions or concerns.

Sincerely,

Greg Miller  
Certified Arborist # WE6323A  
**LEWIS TREE SERVICE, INC.**

### **ASSUMPTIONS AND LIMITING CONDITIONS**

1. Any legal description provided to the appraiser/consultant 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 nor is any opinion rendered as to the quality of any title.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, and other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others
4. 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.
5. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
6. 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 this appraiser/consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be used of any purpose by anyone but the client to whom it is addressed, without the prior written consent of the appraiser/consultant; nor shall it be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the written consent and approval of the author; particularly as to value considerations, identity of the appraiser/consultant or any professional society or institute or to any initialed designation conferred upon the appraiser/consultant as stated in his or her qualifications.
8. 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.
9. 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.
10. This report has been made to the best of our ability in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
11. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only be described 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.

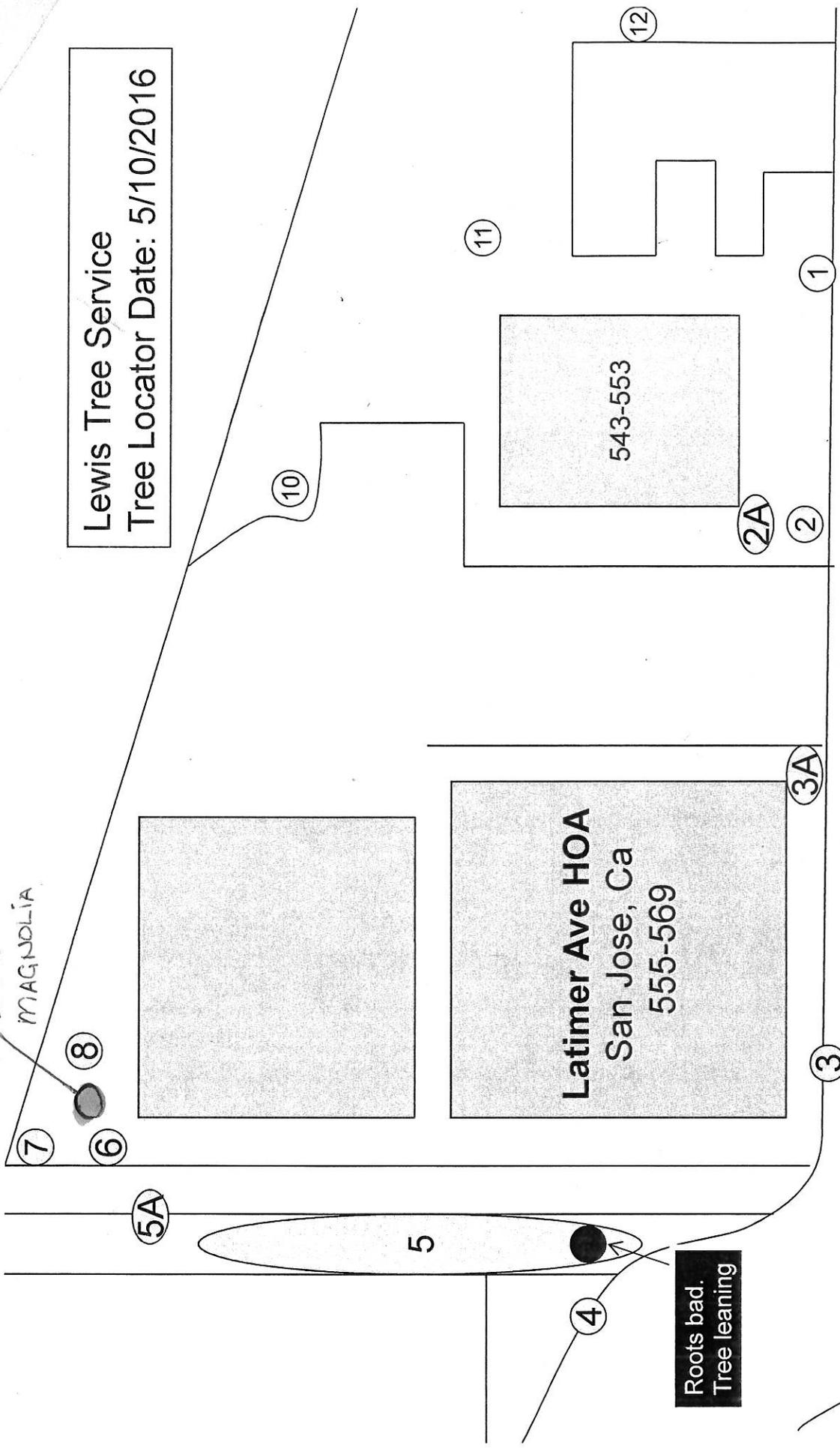
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Lewis Tree Service  
Tree Locator Date: 5/10/2016

24" BOX  
MAGNOLIA



Latimer Ave HOA  
San Jose, Ca  
555-569

543-553

LATIMER  
AVE

Roots bad.  
Tree leaning



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