



CITY OF CAMPBELL
Community Development Department

October 27, 2016

NOTICE OF TREE REMOVAL PERMIT APPLICATION

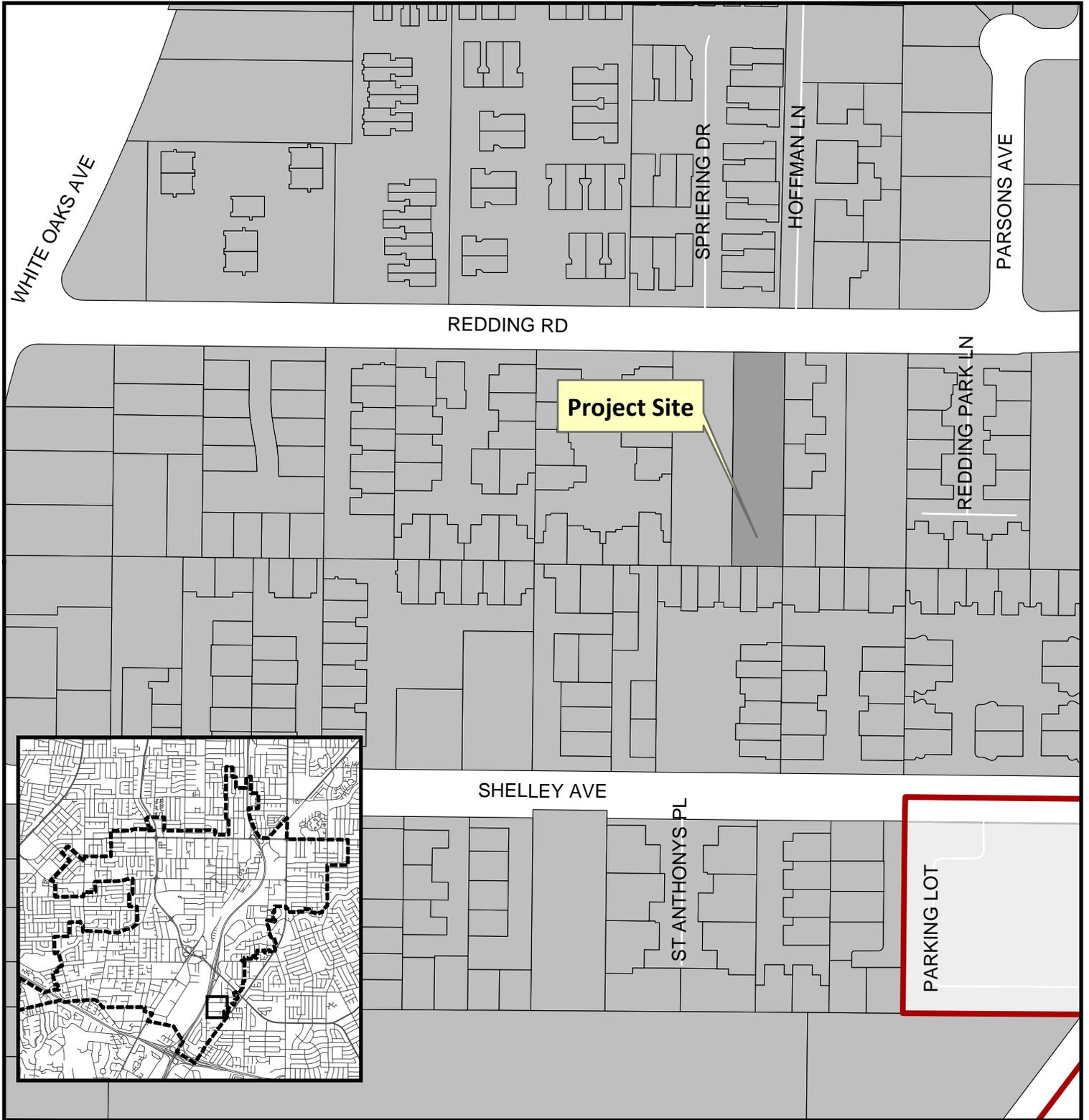
Notice is hereby given that the Community Development Department of the City of Campbell has received an application for a Tree Removal Permit (PLN2016-310) for the removal of one (1) oak tree ~ #11 located along the south property line of 180 Redding Road due to a structurally defective trunk (which is abruptly bowed), which, in combination with the proximity to the proposed building foundation and required root excavation, will result in the tree becoming further unstable and at risk of falling if not removed. 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 28, 2016, and end on November 7, 2016. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 7, 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'.

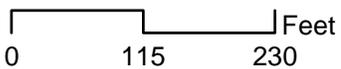
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing (including email) at the Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be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

Questions or comments regarding this application may be addressed to Stephen Rose, Associate Planner, in the Community Development Department at (408) 866-2142 or stephenr@cityofcampbell.com.

Project Location Map



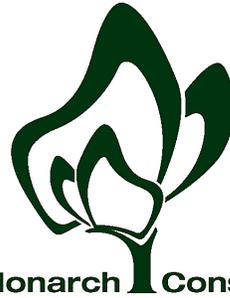
Project Location: 180 Redding Road
Application Type: Tree Removal Permit
Planning File No.: PLN2016-310
Description: Removal of one (1) oak tree



Community Development Department
Planning Division

October 21, 2016

Mike Paydar
12385 Parker Ranch Road
Saratoga, CA 95070



Monarch Consulting Arborists LLC
P.O. Box 1010
Felton, CA 95018
831. 331. 8982

Regarding two coast live oaks (*Quercus agrifolia*) located in back of 180 Redding Road in Campbell, CA 95008. Both trees meet the findings for tree removal as stated in Section 21.32.080 subsections 1 and 2 because the required root cutting to accommodate the structures will cause them to become unstable.

Observations

The trees have trunk diameters of 18 and 15 inches and are both about 30 to 35 feet tall.

Tree 10: Tree 10 has a trunk diameter of 18 inches is located within a few feet from the house foundation and has some signs of sycamore borer (*Synanthedon respiciens*) on the trunk. The tree is upright with about fifty percent live crown ratio and normal foliar color, size and density (Image 1).



Image 1: Tree number 10



Tree number 11: Tree 11 has a trunk diameter of 15 inches and is also located in close proximity to the structure. This tree has a bowed stem with an abrupt angle and the foliage growing toward the west. The foliage is not centered over the trunk and the trunk is structurally defective. The tree has normal foliar color, size and density but is structurally defective (Image 2).



Image 2: Tree number 11



Discussion

Critical Root Zone: The Critical Root Zone (CRZ) is the area of soil around the trunk of the tree where roots are located that provide stability and uptake of water and nutrients required for survival. The CRZ is the minimum distance from the trunk that trenching or root cutting can occur and is defined by the trunk diameter as a distance of three times the diameter in feet, and preferably five times (Smiley, Fraedrich and Hendrickson, 2007). Because the building is located within the critical root zone of the coast live oaks the construction may destabilize the trees with significant consequences. The required root cutting or removal is needed to occur in order to construct the approved buildings. The minimum distance for any cutting to occur would need to be outside of eight feet and root cutting could predispose the tree to failure.

Tree number 11 has a bowed stem with a high likelihood for failure.

City Ordinance Findings: General criteria found in the City of Campbell Municipal Code Section 21.32.080. The approval authority shall approve a tree removal permit only 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 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 utility services and/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.



Conclusion

Both trees meet the findings for tree removal as stated in Section 21.32.080 subsections 1 and 2. The required root removal for both trees will likely cause them to become unstable. Tree number 11 also has a defective trunk that cannot be corrected through any cultural practices.

Recommendations

I recommend retaining tree number 10 and removing tree number 11. Replace the trees with appropriate size, species and function in a desirable location.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B
ISA Tree Risk Assessor Qualified

