



CITY OF CAMPBELL
Community Development Department

August 11, 2017

NOTICE OF TREE REMOVAL PERMIT APPLICATION

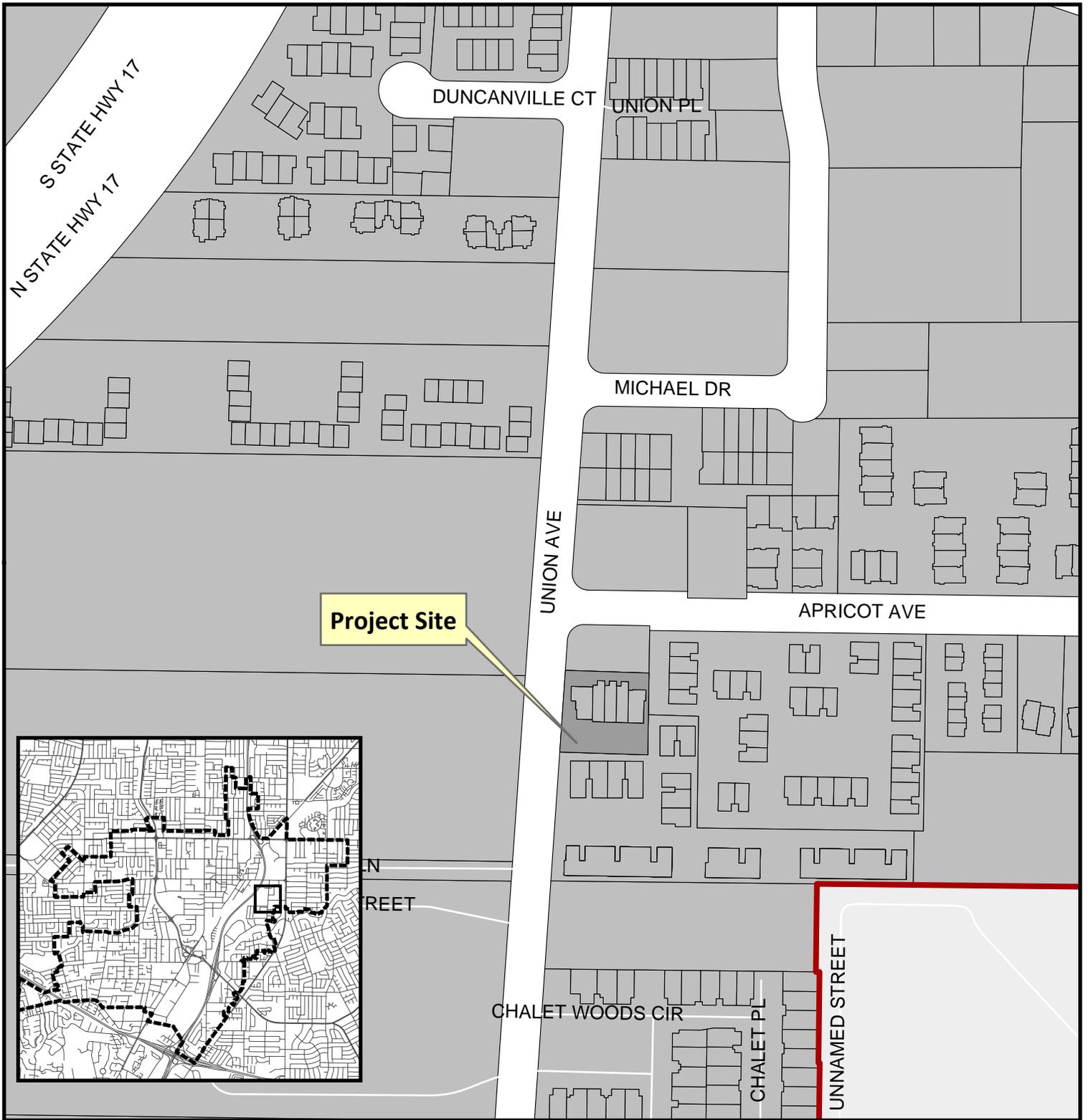
Notice is hereby given that the Community Development Department of the City of Campbell has received an application for a Tree Removal Permit (PLN2017-213) for the removal of one (1) Chinese Elm tree located at the southwest corner of **262-278 Union Avenue** due its location within a planned biofiltration basin. If approved, removal of the tree is subject to the replanting requirement of the Campbell Municipal Code.

This is your opportunity to provide comments. The 10-day comment period for this application will begin on August 11, 2017, and end on August 21, 2017. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 21, 2017**. 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'.

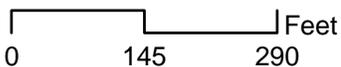
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing (including email) at the Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$750 appeal filing fee.

Questions or comments regarding this application may be addressed to Naz Pouya, Planning Technician, in the Community Development Department at (408) 866-2144 or nazp@cityofcampbell.com.

Project Location Map



Project Location: 262-278 Union Ave
Application Type: Tree Removal Permit
Planning File No.: PLN2017-213
Description: Removal of one (1) Chinese Elm Tree



Community Development Department
Planning Division

RECEIVED

JUN 27 2017

File No. PUN2017-213

Date Filed 6/27/17



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 262-278 Union Ave Community Name (if applicable) Union Ave Townhomes
Name of Property Owner Heritage Realty Group Phone 408-376-5003 Email jmar@heritagereq.com
Property Owner's Mailing Address 51 E. CAMPBELL AVE #200
Name of Applicant JEFFREY MAR Phone 408-376-5003 Email jmar@heritagereq.com
Applicant's Mailing Address 51 E. Campbell Ave #200 Campbell CA 95008

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)*
Elm	18"	Part of a project New development - approved landscape plan
		b) review for replacement tree location if any
		room

*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 \$168 + \$55 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: 6/26/17

Applicant's Signature: _____

Date: 6/26/17

Homeowners Assoc. President's Signature: _____

Date: _____

Homeowners Assoc. President's Name: _____

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JUN 27 2017

CITY OF CAMPBELL
PLANNING DEPT.



HERITAGE
REALTY GROUP

51 E. Campbell Avenue, Suite 200 Campbell, CA 95008 P: 408.376.5000 F: 408.376.5001
www.heritagerealty.com

June 27, 2017

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JUN 27 2017

CITY OF CAMPBELL
PLANNING DEPT.

Planning Department
City of Campbell
70 N. First Street
Campbell, CA 95008

RE: 258 Union Avenue

Dear Planning:

I am submitting a Tree Removal Application for the above mentioned project. As a background this project is currently under development and is nearing completion.

The approved plans call for the removal of one 18" elm tree which is highlighted on the attached plan set. This tree is also shown on the main planning set under page C-1. All approved plans have also been scanned to the City server.

As part of the approvals for this development an approved landscape plan took into consideration the replanting requirements of this removal.

The reason why this tree is being removed is because it is located in a bio-retention area. The bio-retention areas need to be free of trees in order to properly filter and mitigate excessive storm water runoff.

If you have any questions, please feel free to contact me.

Sincerely,



Jeffrey Mar