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**CITY OF CAMPBELL**  
Community Development Department

June 29, 2021

## **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 (PLN-2021-111) at 42 El Paseo Street for the removal of one (1) 12" Strawberry tree located in the rear yard due to utility interference. 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 June 29, 2021, and end on July 9, 2021. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **July 9, 2021**. No additional notice will be provided. A copy of the Tree Removal Permit application, and all associated documents, are available for review on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. City Hall is currently closed to the public.

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 Healy, Assistant Planner, in the Community Development Department at (408) 866-2144 or [nazh@campbellca.gov](mailto:nazh@campbellca.gov).



# Location Map - 42 El Paseo St.

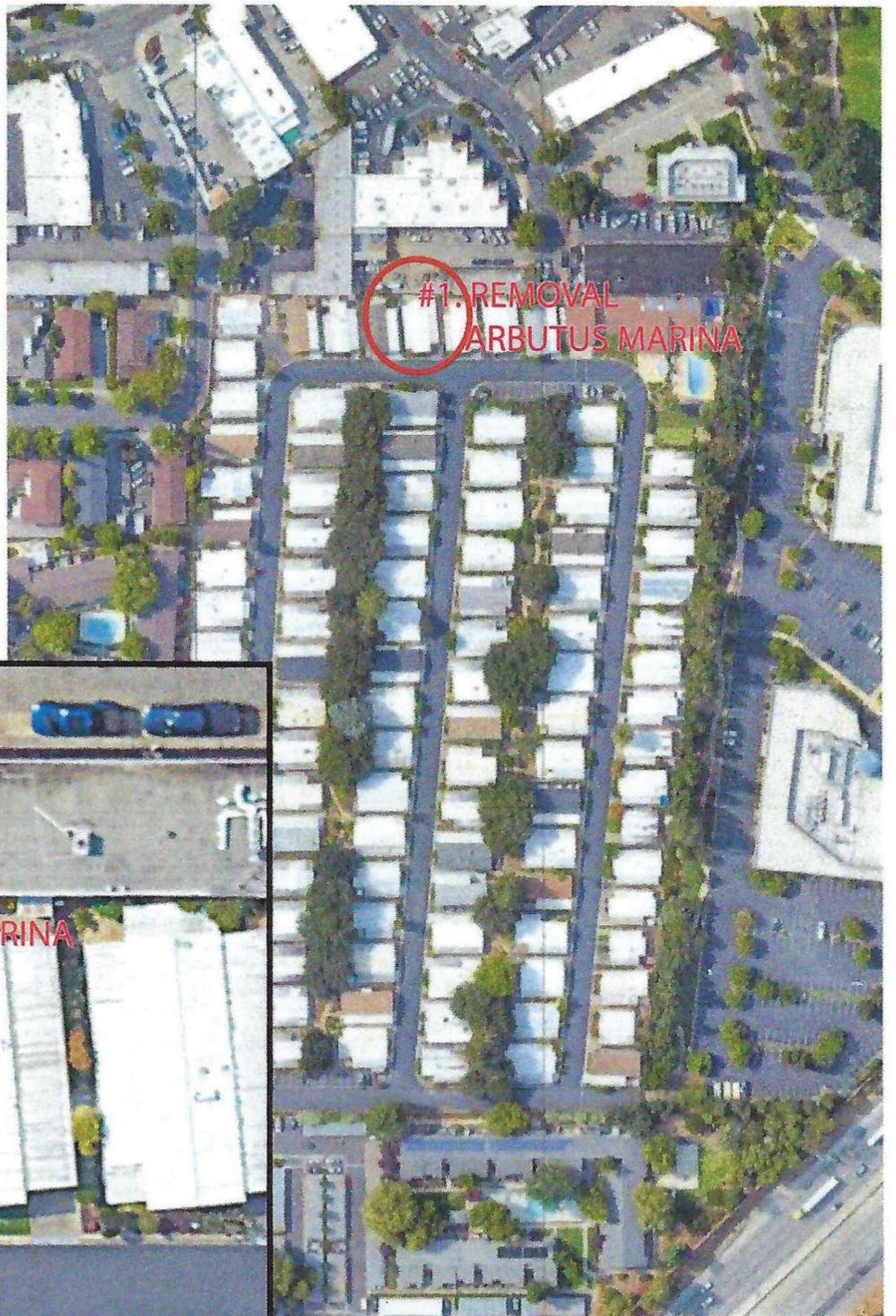


WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Campbell IT, GIS Services

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

Leland Wall Tre Removal Site Plan  
 42 El Paseo Street, Campbell CA 95008  
 West Valley Arborists, Inc.

← Tree to House	6' 5" (77")	<b>TREE</b> Strawberry Tree ( <i>Arbutus unedo</i> )	3' 5" (41")	Tree to Fence >
At 4 feet from ground level				
Diameter 1' (12")				
Circumference 3' 5" (41")				

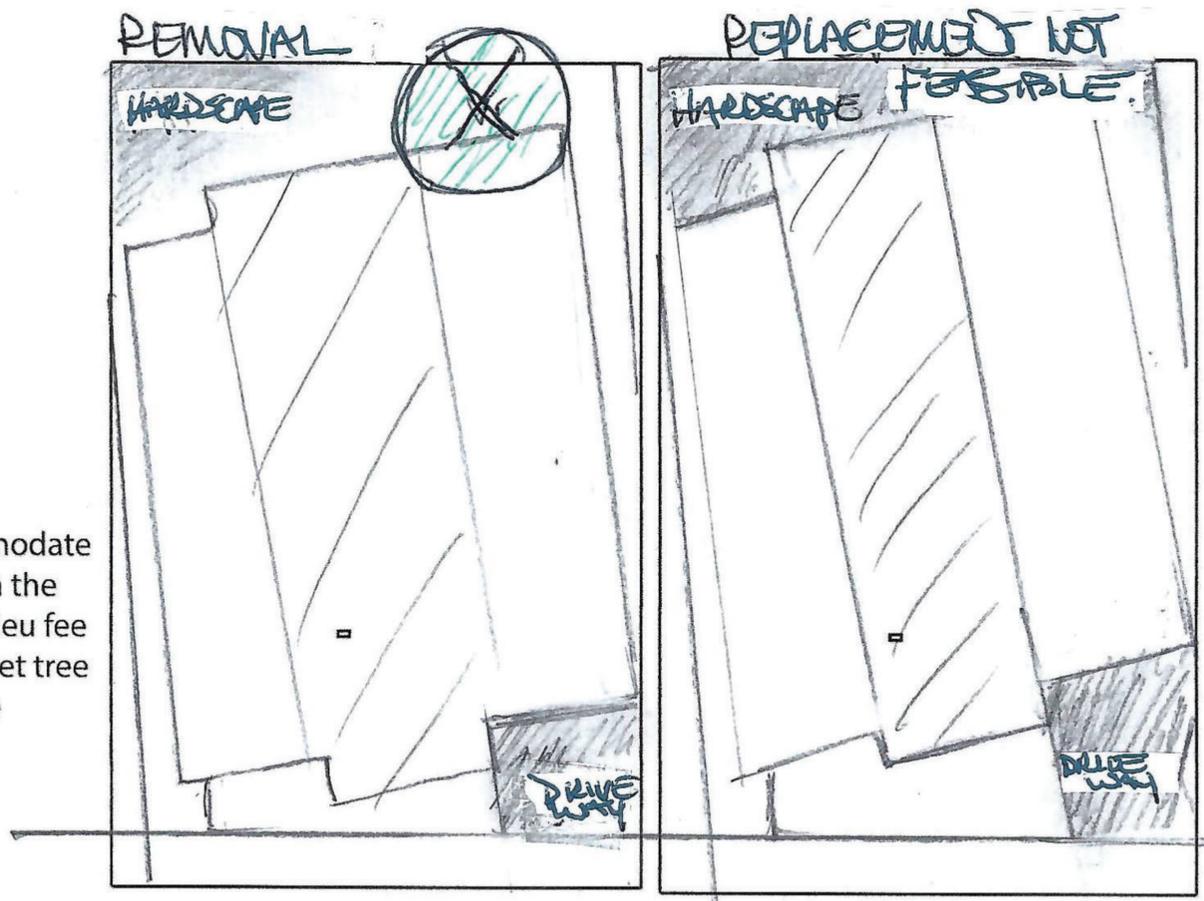


REPLACEMENT PLAN:

Per City of Campbell:  
 Replacement Ratio = 1 x 24" box replacement.

Arborists Recommendation:  
*Due to space constraints, a replacement tree on this property is not likely to succeed nor recommended - We respectfully request consideration for:*

In-Lieu Fee: If a property cannot reasonably accommodate the required replacement tree(s) in compliance with the above table, the City may accept payment of an in-lieu fee equal to the fair market value of a standard City street tree (delivered and installed) at the sole discretion of the Community Development Director.



Tree roots growing (1) under the main water inlet for the park (2) under our air conditioning unit, starting to lift the pad (3) growing toward commercial building foundation on the left (4) on top of a sewer line, cable lines, telephone lines, underground power line.



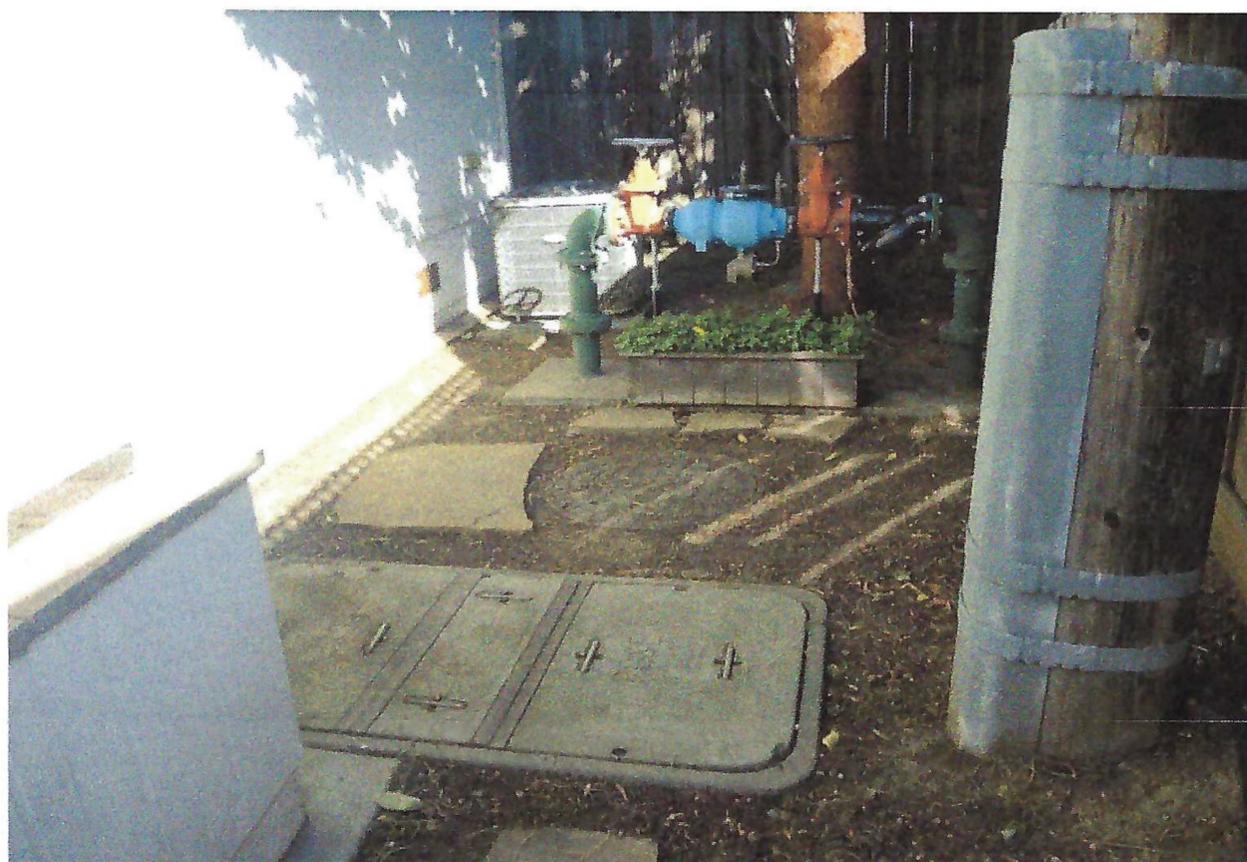
Tree roots growing under our air conditioning pad. If the A/C lines pull apart, it will be very expensive to repair.



Roots growing under commercial building behind out back yard. The wall is made of concrete/cement block and we would not want it to crack.



Roots growing into the park water inlet concrete base





To: West Valley Arborists  
210 Morris Lane  
Campbell, CA 95008  
408.866.1148

Attention: Simon Tunncliffe, (westvalleyarborists@gmail.com)

From: Leland and Carolyn Wall  
42 El Paseo Street  
Campbell, CA 95008-4201  
408.429.8389  
Lee1.Wall@Comcast.net

Subject: Removal of Strawberry Tree in our back yard (Arbutus unedo)

We have a tree in our back yard that has grown too large, and the roots have become invasive.

We have notified the Paseo de Palomas mobile home park and they have approved the tree removal. See attached.

The tree is approximately 13 years old. When planted, we were advised that this would be a good tree for that area and did not expect it to grow so large.

At 4 feet above ground level, the circumference is 3 feet, 5 inches (41 inches) and the trunk diameter is 1 foot (12 inches).

The roots are growing under the main water supply valves that supply all the water to the park.

There are also electrical, phone, sewer and cable lines in the ground under the root area.

The roots are also growing under our air conditioning unit as well as toward the industrial cement/concrete block building wall behind us.

The tree is 4 feet away from our back fence and 6 feet away from our house. I do not want the roots to grow under our house and ruin the vapor barrier which is there to prevent mold (fungus) from attacking our house.

The tree is also dropping leaves on our roof and the commercial building behind us.

I am planning to use West Valley Arborists because you have a small stump grinder that will fit in our back yard.

Please see pictures. Thank You



ATTN: City of Campbell

May 10, 2021

Re: Arborist Findings  
Recommendation for Immediate Removal

For: Leland and Carolyn Wall  
42 El Paseo Street  
Campbell, CA 95008-4201

To whom it may concern,

At the homeowner's request, we performed a site visit to the above listed address to assess the current health of the trees on the property and make recommendations based on our findings and best practice as defined by the International Society of Arboriculture (ISA) and American National Standards Institute (ANSI).

#### ARBORIST OBSERVATIONS, EXPLANATION & SUMMARY OF FINDINGS

Of particular concern, we assessed (1) Arbutus Marina - Strawberry tree located within close proximity to multiple critical underground utility providers/lines on this multi-family residential area.

While smaller in stature and typically considered an ornamental tree species, this tree is ill-located. As can be seen in the attached photographs, the tree is within feet of, encroaching and in direct conflict with several critical utility services responsible for providing water, electrical, and telephonic services to not only the immediate homeowner but to the HOA park in its entirety posing significant threats to multiple homes' services.

This presents two irreconcilable concerns for not only the property/properties involved but for the tree as well. All roots play a significant role in the health and longevity of a tree and any damaging measures, depending on severity will have a corresponding impact and the health and longevity of the tree.

First, we would expect tree roots will seek optimal conditions and the nutrients necessary to thrive, especially any moisture found in the soil and underground pipes. This presents an ongoing conflict and threat of damages to critical infrastructure therefore best practice in Arboriculture dictates meaningful space be afforded for proper root development and essential anchorage.

Next, we would expect should any underground repairs be required/performed, a significant percentage of roots would have to be severed and removed. This is an unfortunate but necessary step utility providers must take when remedying root encroachment however the impact can be consequential and life threatening to the tree. When structural roots are cut, the tree has lost its natural method of preventing full failure / falling over. The need for broad anchorage is critical to support / and counter balance the leverage that occurs with large canopies. When feeder roots are cut or removed, the tree loses its ability to feed itself and can quickly become impaired, stressed and promptly decline in health. When we see conflicted space, as is the case with this Arbutus, we anticipate loss of vigor and increased stress and risk of disease, from which the tree will not thrive long term.

## ARBORISTS RECOMMENDATION FOR IMMEDIATE REMOVAL

Respectfully, for the city's consideration, when assessing this property, it is our belief that this tree meets the city's following identified criteria for exceptions defining permissible circumstances to remove protected trees: City Ordinance: 21.32.060 Exemptions C. "Public Utilities - Trees that undermine or impact the safe operation of public utilities..."

Additionally, best practice in Arboriculture, our commitment to a healthy Urban Forest and with respect to the city's ordinances/vision for its protected trees, we embrace the demand to prioritize the saving of an established tree whenever possible.

In this case however, there are no mitigating measures that can be taken to remedy the conflicted space/interference with the utility services. Conversely, we would expect this condition to worsen with time and have a negative impact on the property/properties involved.

As such, we strongly recommend immediate removal of this tree to address the interference and safety hazard it presents..

Furthermore, we suggest that this immediate property is not properly suited to support the installation of a replacement tree as defined in 21.32.100: ( 1- 24" box) and either: the replacement requirement be met by :

21.32.110 - Site limitations/in-lieu fee for replacement / B. In-lieu fee. Payment of a fee shall be made to the city for tree planting elsewhere in the community should on-site location of the replacement trees not be possible, subject to the following, or at the coordination of the homeowner and with HOA permission, planted elsewhere on the property.

Please see the support materials and pictures previously provided by the homeowner and feel free to contact our office with any questions or concerns you may have regarding these findings and our recommendation.

Respectfully,

  
J. Simon Tunnicliffe, ISA Certified Arborist WE-7505A  
Owner Operator of West Valley Arborists, Inc.



PO BOX 162 - Campbell, CA 95009 • 408-866-1148 • [www.westvalleyarborists.com](http://www.westvalleyarborists.com) • CSL #892956

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*Silicon Valley's Leading Tree Care Provider*