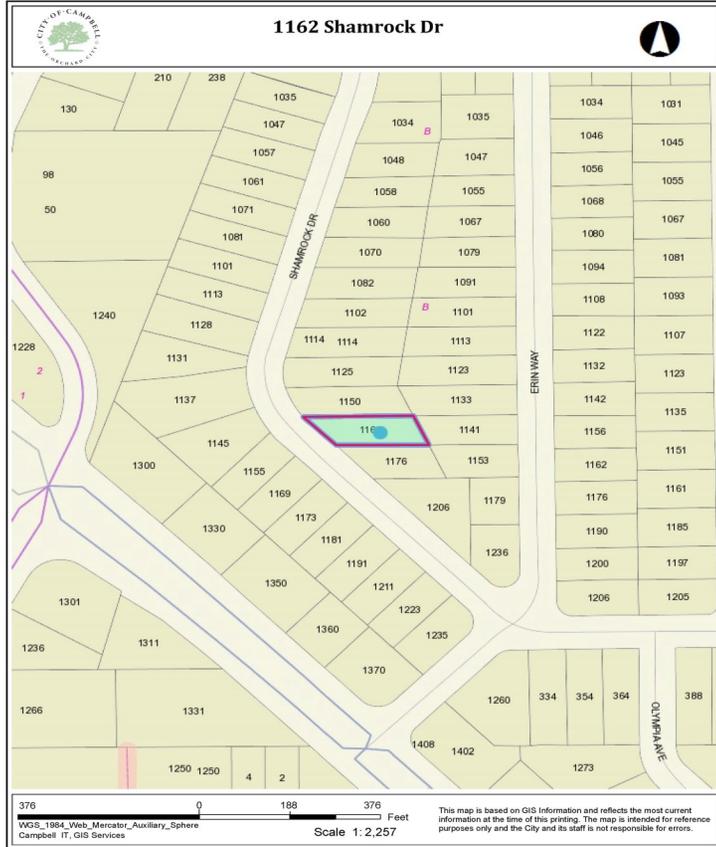


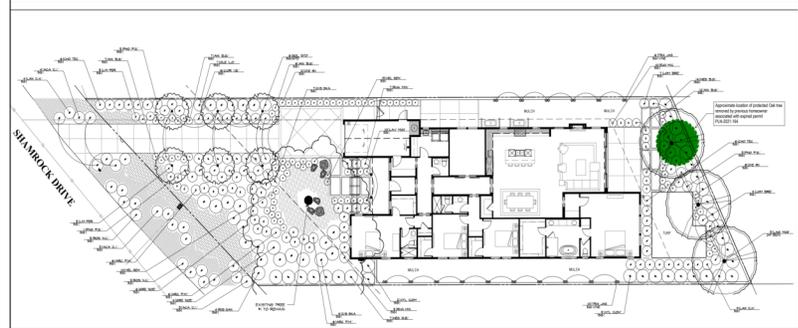
## Location of Proposed Project



**CITY OF CAMPBELL**  
ONE ORCHARD CITY

City of Campbell  
70 North First Street  
Campbell, CA 95008 -1423

## Project Image



# Notice of Decision on Proposed Project

Dear Campbell Resident,

January 13, 2023

The Community Development Director has APPROVED the following application for a Tree Removal Permit.

**Project Address:** 1162 Shamrock Dr

**Zoning | Area Plan:** R-1-8 | Campbell Village Neighborhood Plan

**Neighborhood Association(s):** CVNA

**File No.:** PLN-2023-8

**APN:** 414-01-055

**Applicant:** Thomas James Homes

**Property Owner:** SF21A, LLC

**Application Type:** Tree Removal Permit

**Project Planner:** Larissa Lomen, Assistant Planner

**Email Contact:** larissal@campbellca.gov

**Phone Contact:** (408) 866-2144

## Project Description:

Retroactive Tree Removal Application for unauthorized removal of one (1) 47" Oak tree located in the rear yard. The tree will be replaced with two (2) 36-inch box Oak trees on the subject property to be determined by the Building Permit, BLD-2022-1675.

## Basis of Decision:

The Community Development Director has retroactively approved the unauthorized removal of the tree due subject to all violations indicated in Campbell Municipal Code Sec. 21.32.040 (Actions Prohibited).

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell Ca 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal.  
To view the project plans, please scan the QR code.

\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traduccion en Español





RIPLEY DESIGN GROUP, INC.  
Landscape Architecture  
Land Planning  
1615 Bonanza St., Suite 314  
Walnut Creek  
California 94596  
Tel 925.938.7377  
Fax 925.938.7436

DEVELOPER:

**THOMAS JAMES HOMES**

255 SHORELINE  
SUITE 428  
REDWOOD CITY, CA  
94065

TEL. (916) 869-6639

PROJECT:

**1162 SHAMROCK DRIVE**

CAMPBELL,  
CALIFORNIA

**PLANTING PLAN**



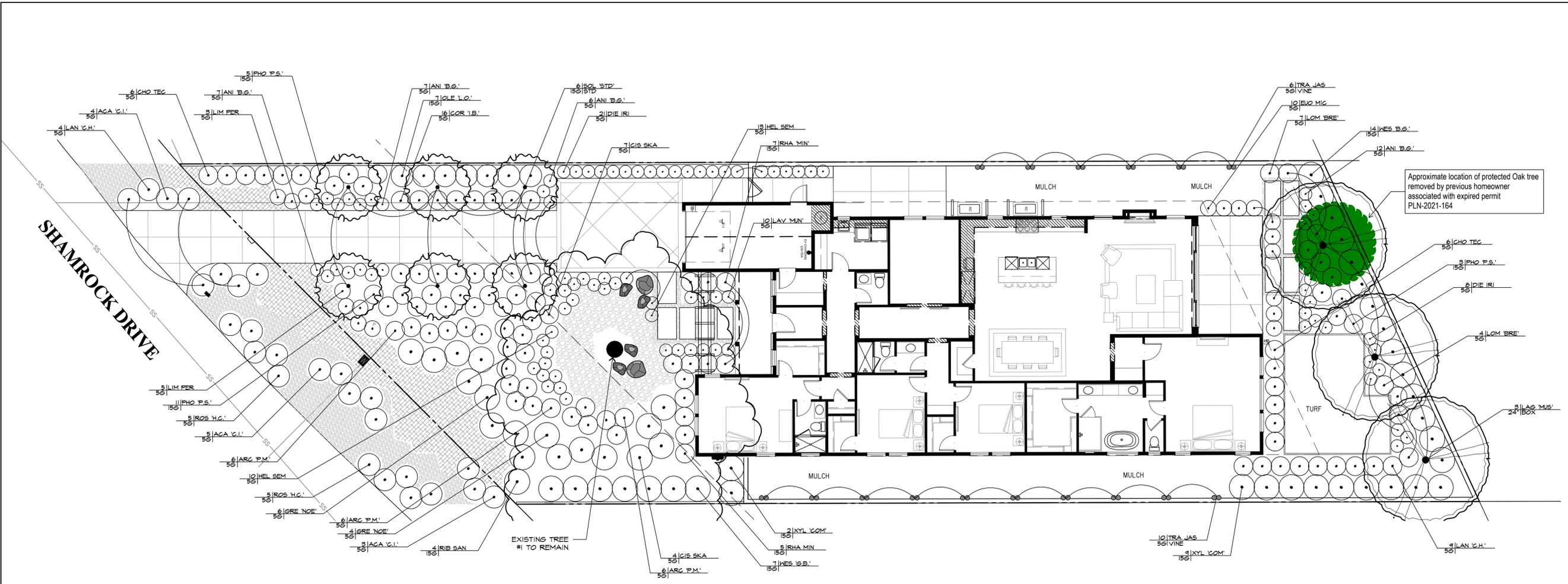
PROJECT #:  
DATE: OCT. 11, 2022  
SCALE: 1/8" = 1'-0"  
DRAWN BY: RRC  
CHECKED BY: AMC

REVISIONS:

SHEET

**L3.1**

7 OF 9 SHEETS



Approximate location of protected Oak tree removed by previous homeowner associated with expired permit PLN-2021-164

**PLANT CALLOUT SYMBOL KEY**

PLANT QTY	PLANT SYMBOL
SIZE	UNITS

**TREE PROTECTION CHART**

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	YES	YES	29.7	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

**PLANT LEGEND**

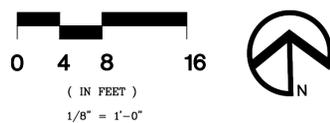
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE (WUCOLS)	SIZE (W X H)	QTY/CONT.
<b>TREES</b>					
LAG 'MUS'	* LAGERSTROEMIA 'MUSKAGEE'	CREPE MYRTLE	LOW	12-15' X 15-20'	3 / 24"
SOL 'STD'	* SOLANUM RANTONNETII 'STANDARD'	BLUE POTATO BUSH	LOW	6-10' X 8-12'	6 / 156
<b>SHRUBS &amp; VINES</b>					
ANI 'B.G.'	ANIGOZANTHOS 'BUSH GOLD'	KANGAROO PAW	LOW	1-2' X 1-2'	32 / 56
ARC 'P.M.'	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	LOW	6-8' X 1-2'	16 / 56
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	2-3' X 2-3'	12 / 56
CIS SKA	CISTUS SKANBERGII	PINK ROCKROSE	LOW	3-5' X 3-5'	11 / 56
COR 'I.B.'	CORREA PULCHELLA 'IVORY BELLS'	AUSTRALIAN FUSCHIA	LOW	3-5' X 3-4'	16 / 56
LAV 'MUN'	LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	LOW	2' X 2'	10 / 56
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	LOW	2-3' X 3-4'	29 / 56
ELO MIC	EUONYMUS MICROPHYLLUS	BOXLEAF EUONYMUS	LOW	1-2' X 1-2'	10 / 56
GRE 'NOE'	GREVILLEA 'NOELLII'	WOOLY GREVILLEA	LOW	4-5' X 4'	10 / 56
HEL SEM	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	2-3' X 2-3'	23 / 56
LAN 'C.H.'	LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	LOW	2-3' X 2-3'	13 / 56
LIM PER	LIMONIUM PEREZII	STATTICE	LOW	2' X 2-3'	8 / 56
LOW 'BRE'	LOWANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	3-4' X 2-3'	11 / 56
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW	5-6' X 5-6'	7 / 156
PHO 'P.S.'	PHORMIUM TENAX 'PINK STRIPE'	NEW ZEALAND FLAX	LOW	4-5' X 5-6'	19 / 156
RHA 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	LOW	5-6' X 6-8'	7 / 156
RIB SAN	RIBES SANGUINEUM	RED FLOWERING CURRANT	LOW	5-8' X 5-8'	4 / 156
ROS 'H.C.'	ROSMARINUS O. HUNTINGTON CARPET	ROSEMARY	LOW	5-8' X 1-2'	10 / 56
TRA JAS	TRACHELOSPERMUM JASMINOIDES(VINE)	STAR JASMINE	MEDIUM	(VINE)	16 / 156
WES 'B.G.'	WESTRINGEA FRUTICOSA 'BLUE GEM'	BLUE GEM WESTRINGEA	LOW	3-4' X 3-4'	14 / 156
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	4-5' X 4-5'	11 / 156
<b>GROUNDCOVERS</b>					
[Symbol]	MYOPORUM PARVIFOLIUM 1 GALLON @ 48" O.C.	MYOPORUM	LOW		
[Symbol]	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH		
[Symbol]	DECORATIVE PEBBLE - REFER TO CONSTRUCTION PLAN SHEET L1.I				

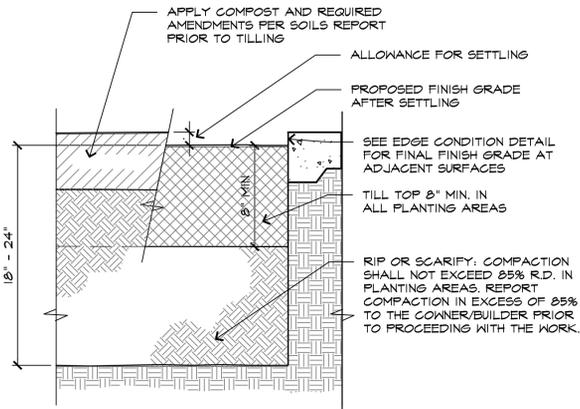
(9) PROPOSED REPLACEMENT TREES TO MITIGATE (1) PROTECTED OAK TREE REMOVED BY PREVIOUS OWNER

NOTE:  
SEE SHEET L3.2 FOR PLANTING DETAILS

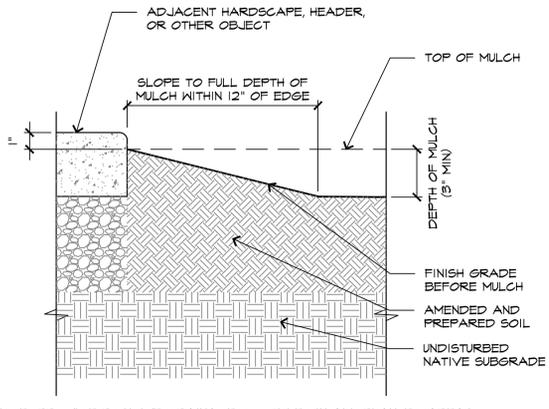
THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

*Annika Carpenter*  
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

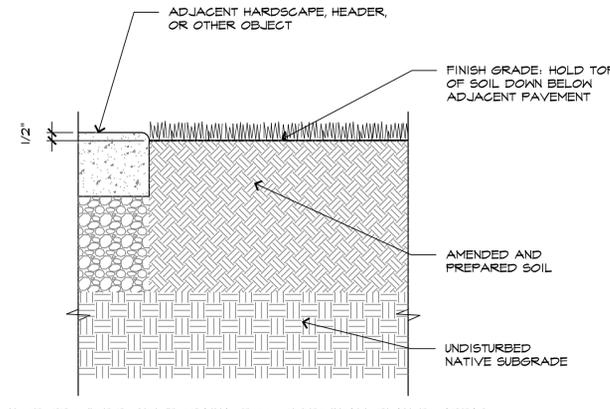




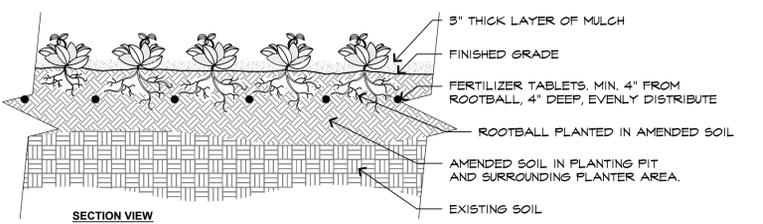
**A PLANTING AREA SOIL PREPARATION** NOT TO SCALE  
06 - Prep/SoilPrep



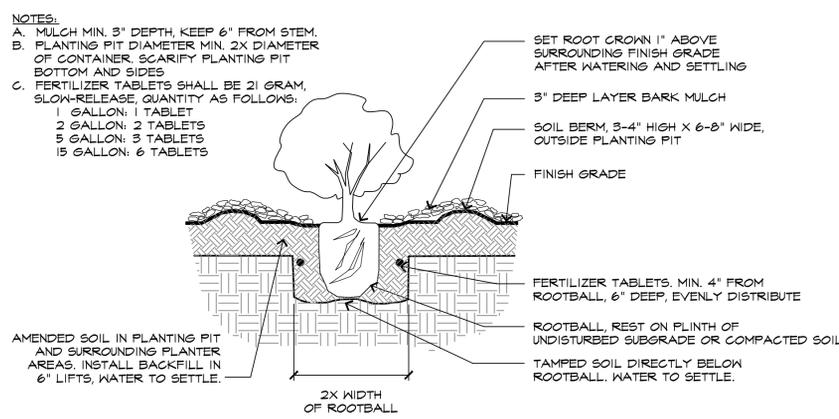
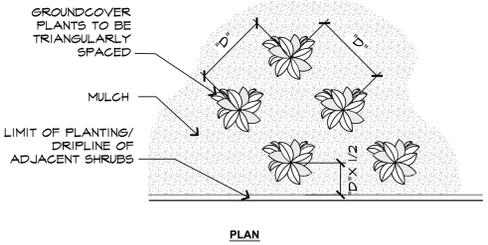
**B PLANTED AREAS - EDGE CONDITION** NOT TO SCALE  
06 - Edge-Planting



**C SODDED AREAS - EDGE CONDITION** NOT TO SCALE  
06 - Edge/Sodded



**D GROUNDCOVER PLANTING DETAIL** SCALE: 3/4\"/>

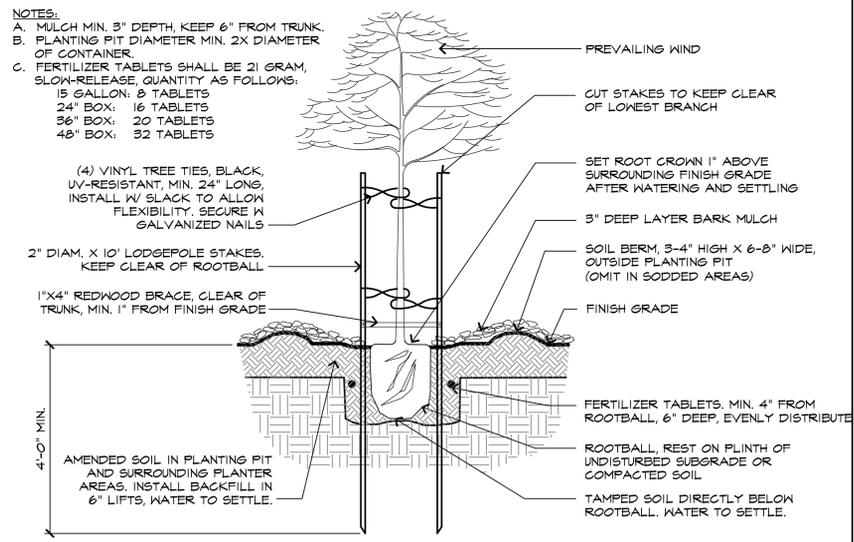


**E SHRUB PLANTING DETAIL** SCALE: 3/4\"/>

**PLANTING NOTES (CONTINUED)**

9. **UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES. TO THE SATISFACTION OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
10. **BARK MULCH:** A 3\"/>
11. **SOIL FERTILITY ANALYSIS AND AMENDMENT:** THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000 SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE, INCLUDING INCORPORATING COMPOST AT THE RATE OF A MINIMUM OF 4 CYL. YD PER 1,000 SF OF LANDSCAPE AREA TO A DEPTH OF SIX INCHES. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FOR ADDING COMPOST AND TILLING. BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN, WASHED SAND.
12. **CERTIFICATE OF COMPLETION:** A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT AT THE COMPLETION OF THE PROJECT AND SUBMITTED WITH THE SOIL ANALYSIS REPORT TO THE AUTHORITY HAVING JURISDICTION.
13. **MAINTENANCE PERIOD:** SHALL BE A MINIMUM OF 60 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
14. **ROOT CONTROL BARRIERS:** WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12\"/>
15. **UTILITY CLEARANCE:** NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING, EXCEPT LOW-GROWING GROUNDCOVER, SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 88.5.7.
16. **WORK IN RIGHT-OF-WAY:** ALL WORK WITHIN THE RIGHT-OF-WAY, OR TO BE MAINTAINED BY THE LOCAL AGENCY, SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
17. **TURF INSTALLATION:** CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS:
  - a. REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 1/2\"/>
  - b. WITHIN 24 TO 48 HOURS OF SODDING, DO NOT ALLOW SOIL TO BECOME SATURATED.
  - c. APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
  - d. INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
  - e. STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
  - f. AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT, WATER-DRUM ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.

NOTE:  
CONTRACTOR SHALL OBTAIN A SOILS TEST AFTER ROUGH GRADING IS COMPLETE, SEE PLANTING NOTE #11, SHEET L3.1



**F TREE PLANTING DETAIL** SCALE: 3/4\"/>

**PLANTING NOTES**

1. **SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
2. **SITE PREPARATION:** ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24 INCHES THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
3. **POSITIVE DRAINAGE:** ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET. MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1%.
4. **EXPLANATION OF DRAWINGS:** PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
5. **SUBSTITUTIONS:** IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
6. **PLANTING PIT DRAINAGE:** EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING TIPS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1\"/>
7. **PLANT MATERIAL:** ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 "STANDARD FOR NURSERY STOCK". NOTES AND DETAILS ON THE DRAWINGS, UNLESS OTHERWISE NOTED, MINIMUM PLANT SIZES SHALL BE AS FOLLOWS. EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9\"/>
8. **SITE CLEANLINESS:** THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.



**RIPLEY DESIGN GROUP, INC.**  
Landscape Architecture  
Land Planning  
1615 Bonanza St., Suite 314  
Walnut Creek  
California 94596  
Tel 925.938.7377  
Fax 925.938.7436

DEVELOPER:



255 SHORELINE  
SUITE 428  
REDWOOD CITY, CA  
94065  
TEL: (916) 869-6639

PROJECT:

**1162 SHAMROCK DRIVE**

CAMPBELL,  
CALIFORNIA

**PLANTING DETAILS**



PROJECT #:  
DATE: OCT. 11, 2022  
SCALE: AS SHOWN  
DRAWN BY: RRC  
CHECKED BY: AMC

REVISIONS:


SHEET

**L3.2**



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DEVELOPER:

**THOMAS  
JAMES  
HOMES**

255 SHORELINE  
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REDWOOD CITY, CA  
94065

TEL. (916) 869-6639

PROJECT:

**1162  
SHAMROCK  
DRIVE**

CAMPBELL,  
CALIFORNIA

**TREE  
PROTECTION  
PLAN**



PROJECT #:  
DATE: OCT. 11, 2022  
SCALE: 1/8" = 1'-0"  
DRAWN BY: RRC  
CHECKED BY: AMC

REVISIONS:

SHEET

**L3.3**

9 OF 9 SHEETS

**TREE PROTECTION NOTES:**

1. REFER TO THE ARBORIST REPORT FOR "1162 SHAMROCK DR, CAMPBELL, CA", PREPARED BY H.M.H. DATED JULY 11, 2022, FOR FULL DETAILS AND TREE PROTECTION MEASURES.
2. TREES AND SHRUBS NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABELED.
4. EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREES TO REMAIN.
6. TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
7. NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
8. CALL COMMON GROUND ALLIANCE (800) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE CONSTRUCTION NOTES, SHEET L11 FOR MORE INFORMATION.

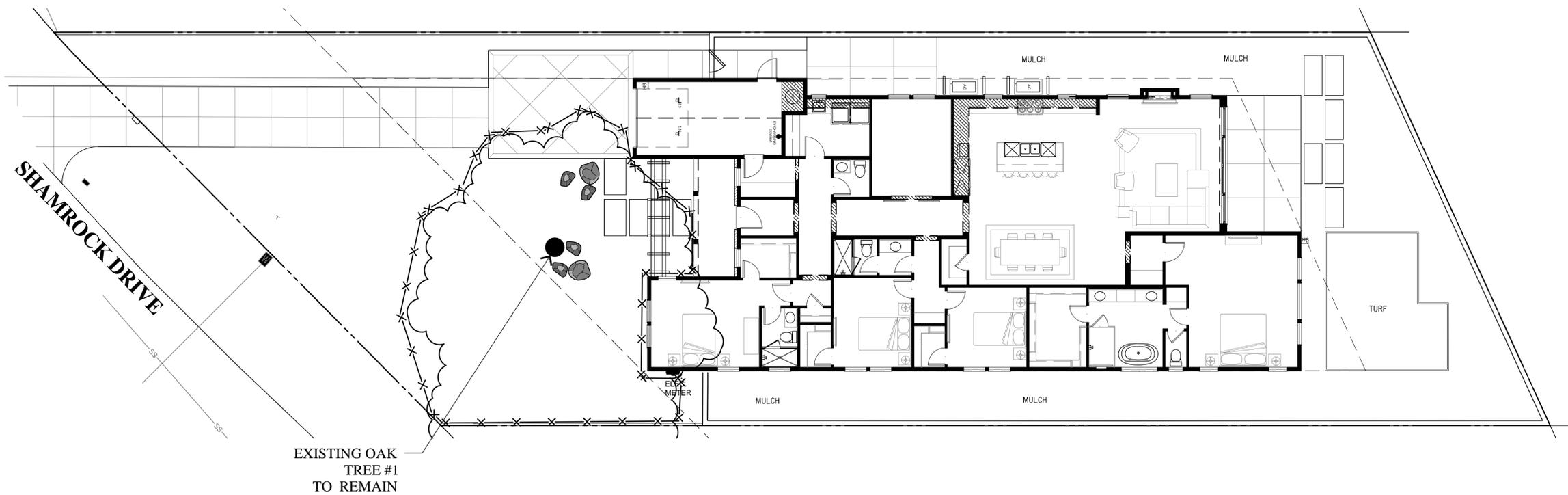
**LEGEND**

- # EXISTING TREE TO REMAIN, TYPICAL.
- X TREES TO BE REMOVED, TYPICAL.
- X—X TREE PROTECTION FENCING, REFER TO ARBORIST REPORT

**TREE PROTECTION CHART**

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
I	YES	YES	29.7	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION



NOTE:  
CONTRACTOR TO REFER TO FINAL ARBORIST REPORT FOR VERIFICATION OF TREE PROTECTION FENCING LOCATIONS.

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

*Annika Carpenter*  
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684

