



# Notice of Decision on Proposed Project

Dear Campbell Resident,

July 30, 2025

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

**Project Address:** 321 W Sunnyoaks Ave

**Zoning | Area Plan:** R-1-10 | STANP

**Neighborhood Association(s):** N/A

**File No.:** PLN-2025-19

**APN:** 404-28-017

**Applicant:** My Truong

**Property Owner:** Vu Tuan & Dao Mailan Trustee

**Application Type:** Tree Removal Permit

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

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

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

## Project Description:

Request for the removal of two (2) Sequoia sempervirens (Coast Redwood) trees, measuring at 34 and 27 inches DBH, within the front and rear yard of private property.

## Basis of Decision:

The Community Development Director has partially approved the Tree Removal Permit to allow the removal of one redwood tree which shows severe dieback and complete browning, indicating death or decline. As a redwood, this condition poses a safety hazard due to potential limb or trunk failure consistent with Finding No. 1—Diseased or Danger of Falling.

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.

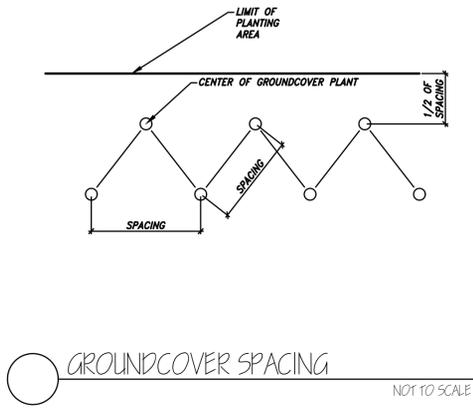
\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traduccion en Español



REVISIONS	BY
8/22/23	JW
12/11/23	JW

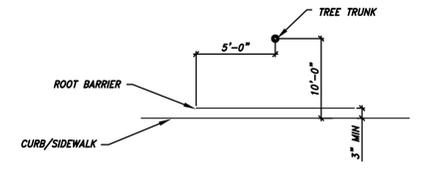
## PLANT LIST

Symbol	Size	Botanical Name	Common Name	WUCOLS Water Factor
<b>TREES</b>				
A	36" Box	Cinnamomum Camphora	Camphor	Medium
B	15 gal.	Arbutus Menziesii	Strawberry Tree	Low
C	15 gal.	Photinia Fraseri STD	Photinia	Medium
<b>SHRUBS</b>				
CIS PUR	5 gal.	Cistus Purpureus	Orchid Rockrose	Low
CON CNE	5 gal.	Convolvulus Cheiranthus	Bush Morning Glory	Low
MYR COM	5 gal.	Myrtus c. Compacta	Dwarf Myrtle	Low
RHA CAL	5 gal.	Rhamnus Californica	Coffeefberry	Low
SMI VIR	5 gal.	Santolina Virgata	Green Lavender Cotton	Low
XYL COM	5 gal.	Xylocopa c. 'compacta'	Compact Shiny Xylocopa	Low
LAV ANG	1 gal.	Levanderia Angustifolia	Lavender	Low
TUL VIO	1 gal.	Tulbaghia Violacea	Society Garlic	Low
<b>GROUNDCOVERS &amp; ACCENTS</b>				
	1 gal @	Coloneaster Dammeri	Beardy Coloneaster	Low
	36" O.C.			
	1 gal @	Rosemarinus o. 'Prostratus'	Creeping Rosemary	Low
	36" O.C.			



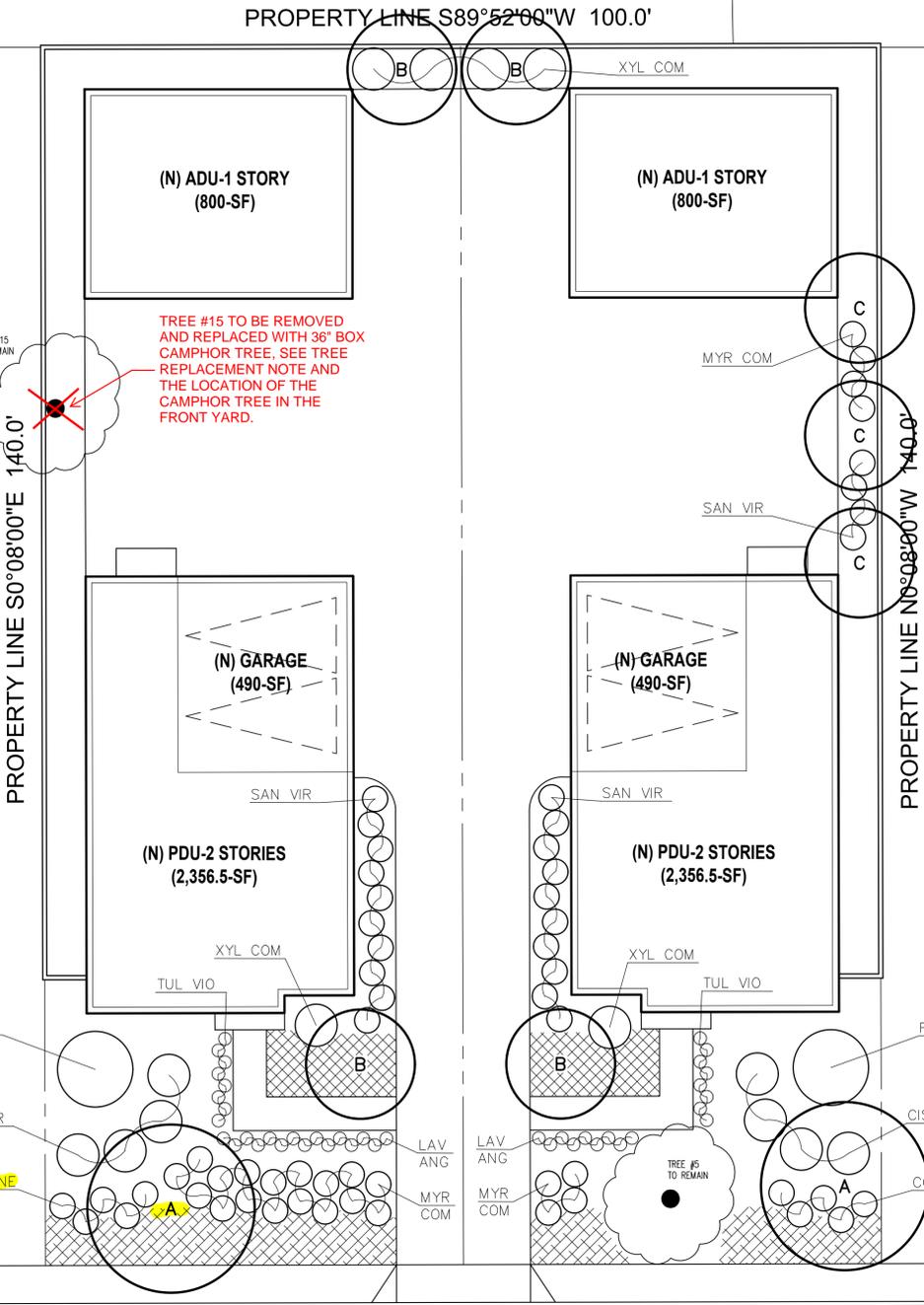
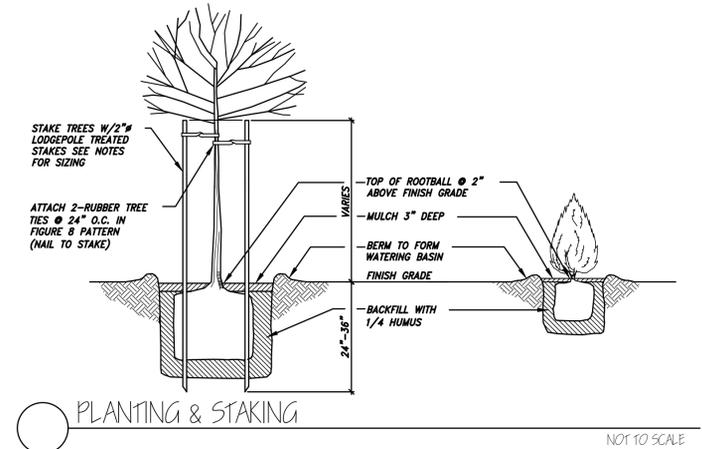
## PLANTING NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES WHICH APPLY TO THE CITY OF CAMPBELL.
- THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.
- CONTRACTOR SHALL RECEIVE SITE GRADED TO +/- .1 FT. THE CONTRACTOR IS RESPONSIBLE FOR SURFACE DRAINAGE OF ALL PLANTING AREAS. NO LOW SPOTS WHICH HOLD STANDING WATER WILL BE ACCEPTED.
- CONTRACTOR WILL, FOR BID PURPOSES ONLY, SPREAD 5 CUBIC YARDS OF NITRIFIED SOIL CONDITIONER AND 25 LBS. OF A COMMERCIAL FERTILIZER (6-20-20) PER 1000 SQ.FT. OF PLANTING AREAS, AND ROTOTILL THOROUGHLY INTO THE TOP 6" OF SOIL. THE CONTRACTOR SHALL OBTAIN A SOILS REPORT FOR ACTUAL SOIL AMENDMENTS. CONTRACTOR SHALL SUPPLY DELIVERY TAGS FOR AMENDMENTS AS PROOF OF INSTALLATION PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
- AFTER INSTALLATION OF THE IRRIGATION SYSTEM, ALL PLANTING AREAS SHALL BE RAKED SMOOTH AND ALL ROCKS AND PEBBLES OVER 1" IN DIAMETER REMOVED FROM THE SITE.
- SUPPLY 21G AGRIFORM TABLETS AS FOLLOWS: 1-1G, 2-5G 4-15G 8-24"BOX
- DIG PLANTING PITS TWO TIMES THE HEIGHT AND WIDTH OF THE ROOT BALL. BACKFILL PITS WITH 1/3 SOIL CONDITIONER AND 2/3 EXISTING SOIL. PLANT PITS ARE ALSO TO RECEIVE A COMMERCIAL FERTILIZER (6-20-20) AT 2.5 LBS. PER CUBIC YARD OF BACKFILL.
- STAKE ALL 15G TREES WITH 2"X8" STAKES AND 2 RUBBER TIES PER TREE. SEE DETAIL FOR ADDITIONAL INFORMATION.
- ALL PLANTING AREAS SHALL RECEIVE 3" LAYER OF WALK ON BARK 1/4" x 1 1/2" DIAMETER AFTER ALL TREES, SHRUBS, AND GROUNDCOVERS HAVE BEEN PLANTED.
- PLANT AT THE SPACING SHOWN. AFTER THE SITE IS PLANTED, A PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS. THE LANDSCAPE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE USE OF CHEMICAL PRODUCTS AND IS TO SUPPLY THE OWNER WITH A WRITTEN RECORD OF THE TYPE OF CHEMICAL USED, DATE APPLIED AND RATE OF APPLICATION.
- CONTRACTOR SHALL ENSURE SUBMITTAL OF THE CERTIFICATES OF COMPLETION AND INSTALLATION AND ALL RELATED DOCUMENTS (IRRIGATION SCHEDULING, SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE, LANDSCAPE IRRIGATION AUDIT REPORT, AND SOIL MANAGEMENT REPORT) UPON COMPLETION OF CONSTRUCTION, PRIOR TO PROJECT ACCEPTANCE.



## TREE REPLACEMENT NOTES

- PER THE ARBORIST REPORT, TREE #5 AND TREE #16 ARE PROTECTED AND NEED TO BE MITIGATED IF REMOVED.
- PER CITY OF CAMPBELL CODE SECTION 21.32.100 - REPLACEMENT TREES (TABLE 3-5) PROTECTED TREES WITH A DBH MEASUREMENT GREATER THAN 24 INCHES BEING REMOVED NEED TO BE REPLACED WITH 36" BOX TREES
- BOTH TREE #5 AND TREE #16 HAVE A DBH MEASUREMENT GREATER THAN 24 INCHES. THEREFORE, BOTH TREES ARE BEING REPLACED WITH 36" BOX CAMPHOR TREES - SEE PLANT LEGEND FOR SPECIFICATION AND LANDSCAPE DESIGN FOR LOCATIONS.



## WATER USE CALCULATION

$$MAWA = (45.3)(0.62)(0.55 \times 2,860)$$

$$MAWA = 44,179.28 \text{ GALLONS PER YEAR}$$

## ESTIMATED TOTAL WATER USE

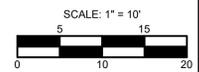
REFERENCE EVAPOTRANSPIRATION (Eto): 45.3

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SF)	ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
LOW: SHRUBS	0.2	DRIP	0.81	0.2469	2,772	684.40	19,222.06
MEDIUM: TREES	0.5	DRIP	0.81	0.6173	88	54.32	1,525.63
<b>TOTALS:</b>					2,860	738.72	20,747.69

## HYDROZONE INFORMATION TABLE

HYDROZONE	VALVES	IRRIGATION METHOD	AREA	% OF LANDSCAPE AREA
LOW (SHRUBS & GC)	1,3	DRIP	2,772 SF	96.92
MEDIUM (TREES)	2,4	DRIP	88 SF	3.08

TOTAL: 2,860 SF  
NOTE: 2,860 SF OF LANDSCAPE AREA NOTED ABOVE AND USED IN CALCULATIONS ABOVE REPRESENTS ALL LANDSCAPE AREA AT A NEWLY DEVELOPED SITE



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LANDSCAPE ARCHITECTURE AND DESIGN SERVICES



LANDSCAPE PLAN

SHEET TITLE

321 WEST SUNNYOAKS AVENUE  
CAMPBELL, CA

PROJECT  
DATE 3/23/23  
SCALE 1"=10'  
DRAWN JW  
SHEET L1  
OF 3 SHEETS