



CITY OF CAMPBELL
Community Development Department

July 22, 2016

NOTICE OF TREE REMOVAL PERMIT APPLICATION

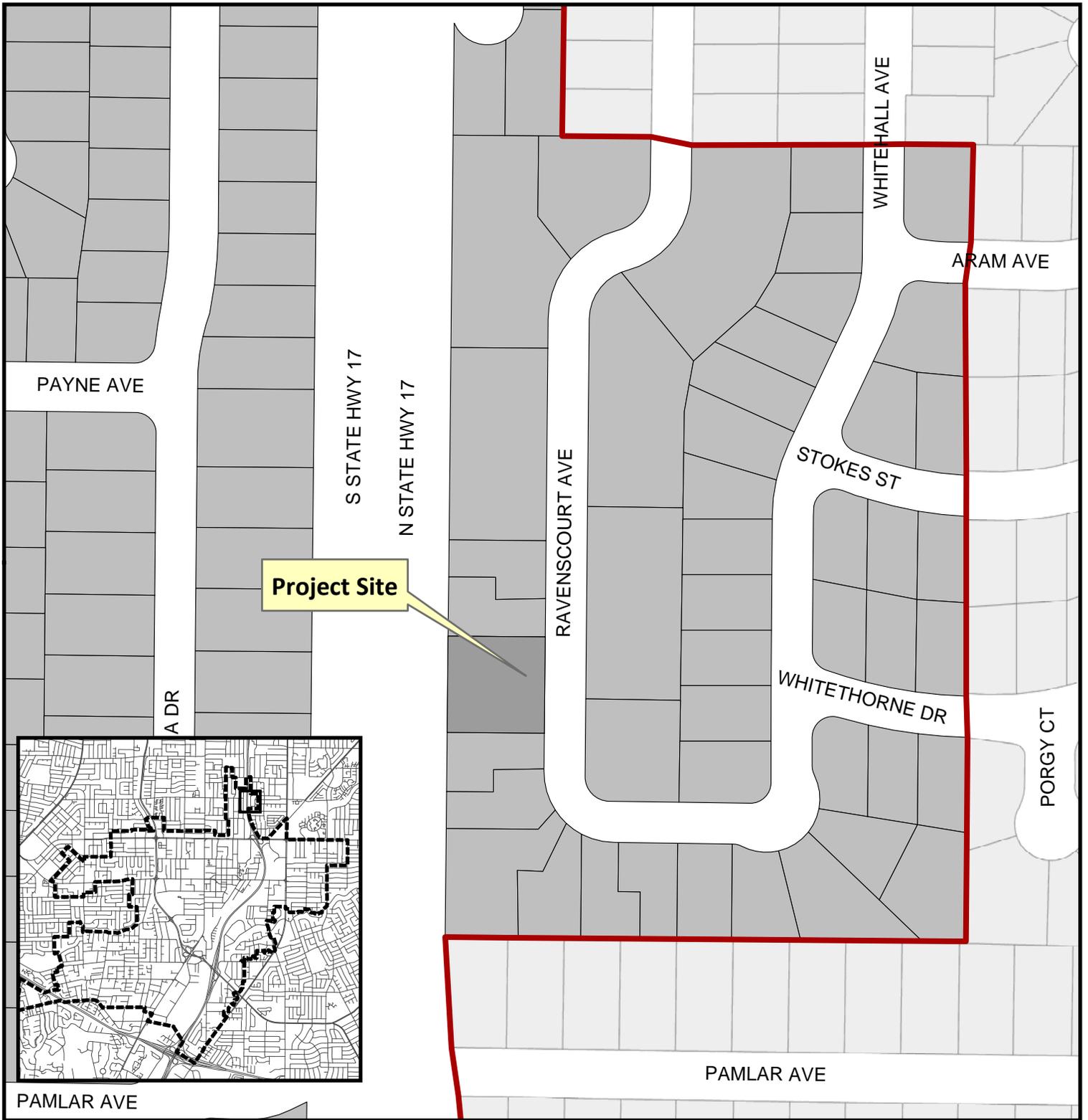
Notice is hereby given that the Community Development Department of the City of Campbell has received an application for a Tree Removal Permit (PLN2016-213) for the removal of one (1) palm tree and two (2) maple trees located in front of the carport at 933 Ravenscourt Avenue due to structural damage to the carport. If approved, removal of the trees are 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 July 22, 2016, and end on August 1, 2016. Comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **August 1, 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'.

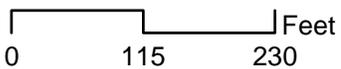
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing (including email) at the Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be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

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

Project Location Map



Project Location: 933 Ravenscourt Ave
Application Type: Tree Removal Permit
Planning File No.: PLN2016-213
Description: Removal of One (1) Palm Tree and
(2) Maple Trees



Community Development Department
Planning Division



File No. BN2016-213

Date Filed 6/21/16

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 933 RAVENSCOURT AVE. Community Name (if applicable) _____

Name of Property Owner KEIFAT NG Phone 408 838 8890 Email KEIFAT@SBCGLOBAL.NET

Property Owner's Mailing Address _____

Name of Applicant Jesse Tsai Phone 408 892 7680 Email Jesse@rcusa88.com

Applicant's Mailing Address 2050 CONCOURSE DR. #50 San Jose CA 95131

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)*
MAPLE (2)	22" x 20 FT 20" x 20 FT	STRUCTURAL DAMAGE
PLAN	20" x 25 FT	STRUCTURAL DAMAGE.

*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 \$165 + \$54 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: [Signature] Date: 6/20/16

Applicant's Signature: [Signature] Date: 6/20/16

Homeowners Assoc. President's Signature: _____ Date: _____

Homeowners Assoc. President's Name: _____

TREE REPLACEMENT REQUIREMENTS

Number and Size: The number and size of replacement trees is based on the number and size of trees approved for removal, as indicated in the table below. If you are replacing a tree that was required as a part of an approved Landscaping Plan, the replacement species must be consistent with the Landscaping Plan. Otherwise, the replacement tree may be of any species that continues the diversity of trees found in the community (i.e., not a fruit bearing tree or any variety of Eucalyptus).

REPLACEMENT TREE REQUIREMENTS

<u>Trunk Size of Removed Tree</u> (measured at 4 feet above grade)		<u>Replacement Ratio Required</u> (per tree removed)	
<i>Diameter</i> <i>(inches)</i>	<i>Circumference</i> <i>(inches)</i>	<i>Number of</i> <i>replacement trees</i>	<i>Minimum Size</i>
12 to 24	38 to 75	1	24 inch box
Greater than 24	Greater than 75	1	36 inch box
Heritage Trees		1	48 inch box

In Lieu Fee: If the site layout cannot reasonably accommodate the number of trees required in compliance with the above table, at the discretion of the Community Development Director, payment of an in-lieu fee equal to fair market value of a standard City street tree, delivered and installed, may be accepted (currently \$500 per tree).

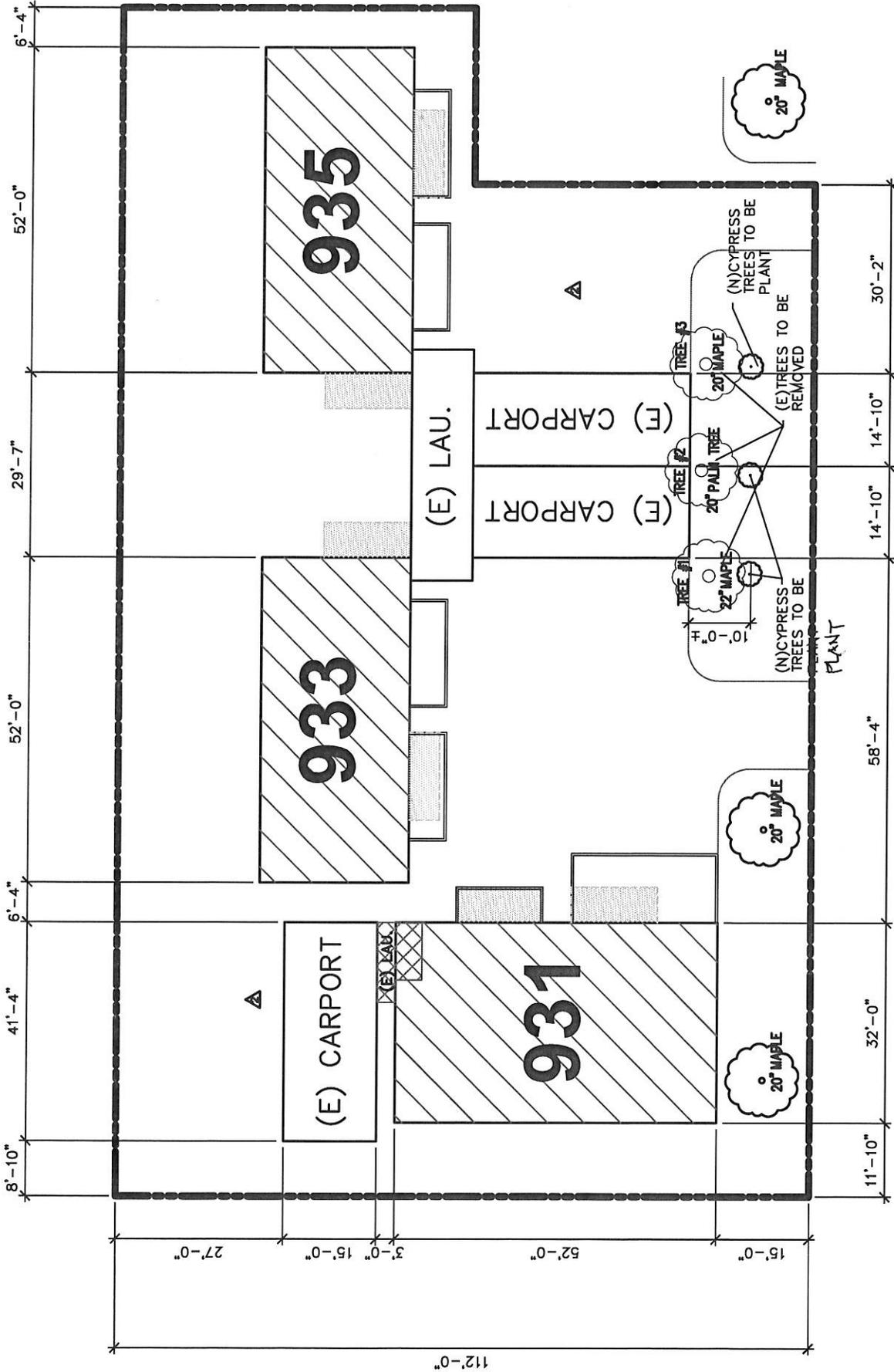
Other Requirements: The following requirements and standards apply to all Tree Removal Permit applications:

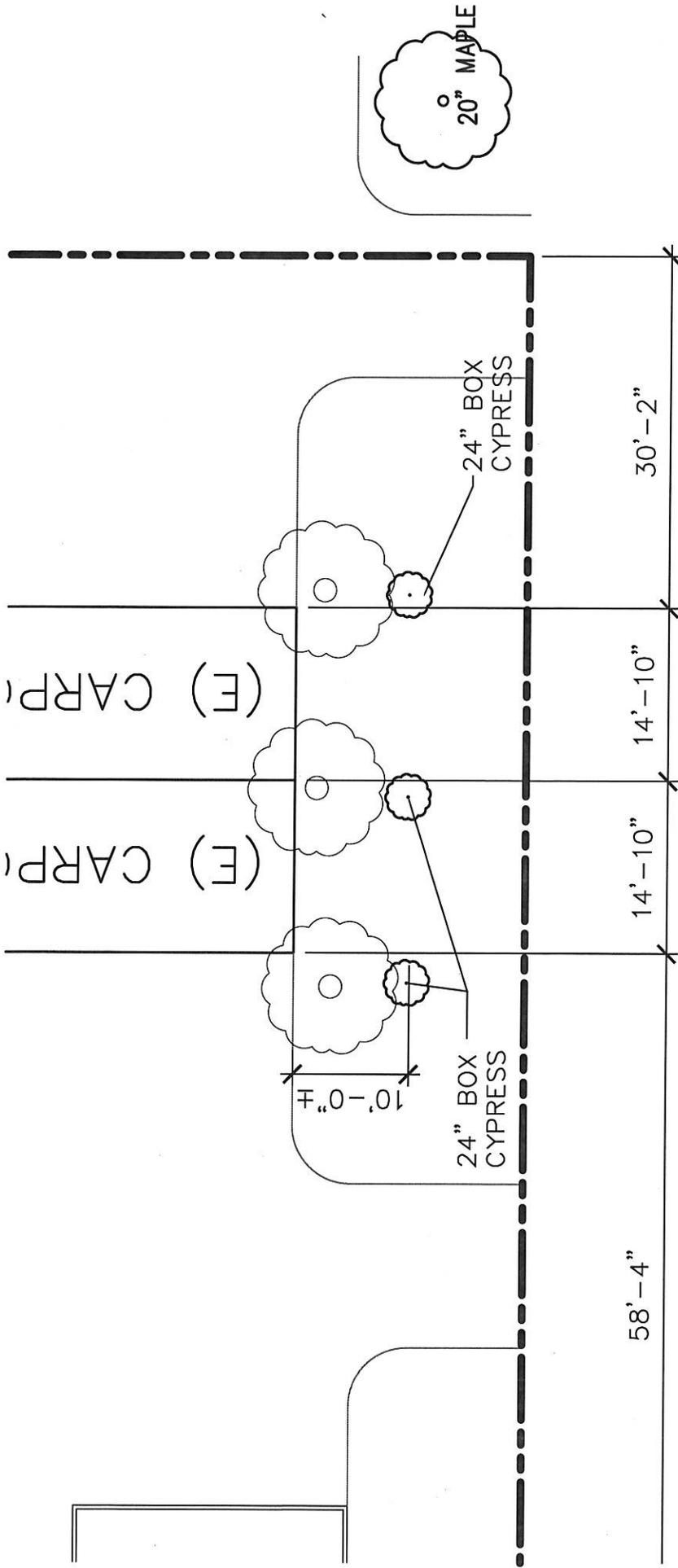
- a. **Cost of Replacement Trees:** Replacement trees shall be obtained and planted at the expense of the applicant.
- b. **Replanting Period:** Replacement trees shall be installed within thirty days from the date the tree removal permit is issued unless accepted arboricultural practices dictate a preferential planting period for the species chosen as the replacement tree.
- c. **Inspection:** City staff shall be permitted to enter the property to verify the installation of the replacement trees.
- d. **Maintenance of Replacement Trees:** Any person who is required to plant replacement trees as a condition of a tree removal permit shall maintain such trees in a healthy condition to ensure their long term survival.
- e. **Maintenance Bond.** A faithful performance bond, maintenance bond or other security deposit may be required to be paid to the City prior to the issuance of the Tree Removal Permit. The bond shall be in an amount of money and for a period of time determined by the Community Development Director to ensure acquisition and proper planting and maintenance of the replacement trees.



SITE PLAN 2

RAVENSCOURT AVE.

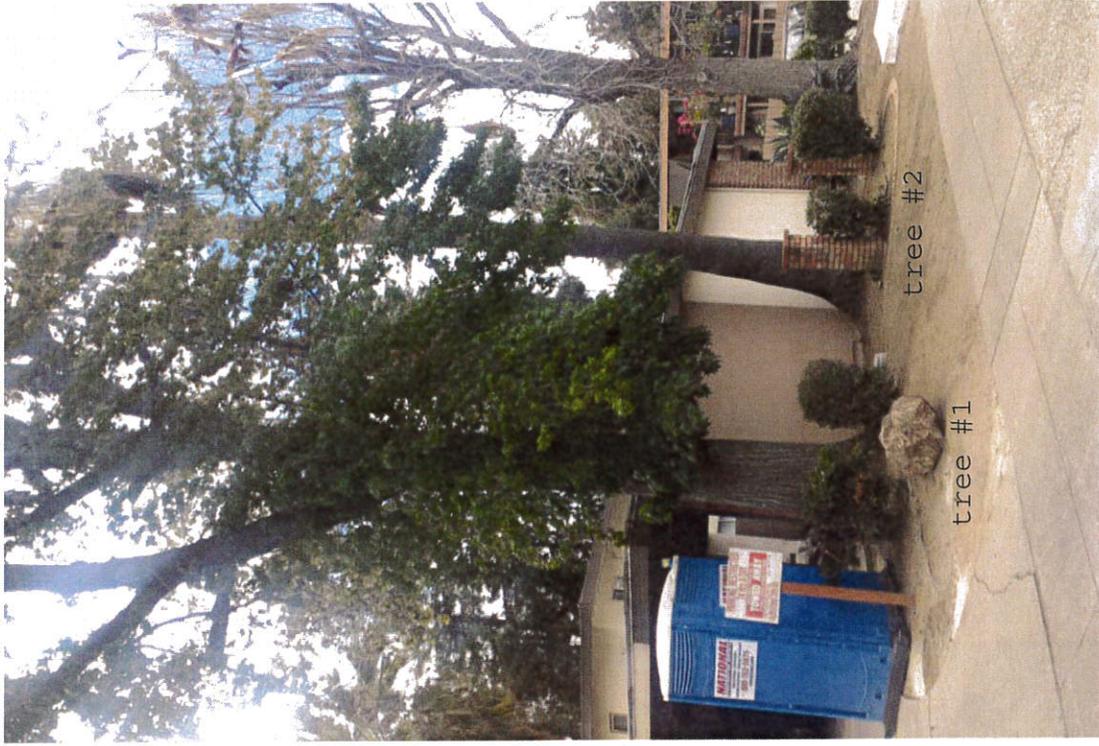




REPLANT PLAN



tree # 3 vs carport



tree #3

tree #2

tree #1

tree # 1, # 2 and #3



tree #2, near & under carport ftg



tree #/ driveway move up