

# County of Santa Clara

## Department of Planning and Development

County Government Center, East Wing, 7th Floor

70 West Hedding Street

San Jose, CA 95110

Phone: (408) 299-5700

www.sccplandev.org



December 1st, 2023

Julie Ghajar

Via email at [julie@tsegroup.com](mailto:julie@tsegroup.com)

**FILE NUMBER:** PLN23-198  
**SUBJECT:** Tree Removal Application  
**SITE LOCATION:** 15675 On Orbit Dr, Saratoga, CA 95070 (APN: 517-25-044)  
**DATE RECEIVED:** November 2, 2023

Dear Julie Ghajar,

Your tree removal application was received on the above date and is deemed **incomplete**. For the application processing to resume, you must resolve the following issues and submit the information listed below. Resubmittals are made via the internet, to do so, follow the instructions at the following URL: <https://plandev.sccgov.org/how/apply-permit/planning-resubmittal-procedures>. Before resubmitting, please consult me as this process is dynamic and at the time you choose to resubmit the process may have changed and/or been enhanced. The resubmitted materials must include all requested information. Once the information is submitted, the Planning Office will distribute the plans, reports and/or information to the appropriate staff or agency for review.

AS NOTED ABOVE, PRIOR TO RESUBMITTAL PLEASE E-MAIL ME TO DISCUSS THE PROCESS.

Please submit all electronic copies of the revised plans/resubmittal documents (PDF) with a written response letter addressing each incomplete comment.

### **PLANNING OFFICE**

Contact Buyan Batbaatar at (408)299-6724 or [buyan.batbaatar@pln.scc.gov.org](mailto:buyan.batbaatar@pln.scc.gov.org) regarding the following comments:

1. All healthy native trees 12 inches in diameter or more (at 4.5 feet above the ground) proposed for removal shall be replaced in accordance with *Santa Clara County Guidelines for Tree Protection and Preservation for Land Use Applications* (enclosed). To meet this requirement, please provide a tree replacement plan and list species and location of trees on the replacement plan (site plan).

2. Per C16-7 (e), Replacement trees shall be of like kind and species of tree removed, if native and feasible. Oak trees shall be replaced with oak trees (no exceptions taken). I recommend that the pine tree be replaced with Oak trees as well. The following are the replacement ratios:

For the removal of one small tree (5- 18 inches):  
(3) 15 gallon trees, or (2) 24-inch box trees.

For the removal of one medium tree (18- 24 inches):  
(4) 15 gallon trees or (3) 24-inch box trees.

For the removal of a tree larger than 24 inches  
(5) 15 gallon trees or (4) 24-inch box trees

NOTE: Based on the following variability of factors, tree replacement ratios may vary for each project. Tree replacement can be dependent upon the size of the canopy of removed trees, number of trees, size of trees, and steepness of slope of trees to be removed; or amount of room available on a parcel in which trees can be planted.

On properties where there is limited room to plant replacement trees, fewer replacement trees may be authorized based on the arborist report. An arborist report must provide fact-based evidence detailing why the required replacement trees would not be feasible anywhere on the property. To provide fact-based evidence, your arborist would provide evidence and lack of suitable planting area for the specific replacement trees based on those specific trees needs for; soil volume and soil ph, water needs, and sun exposure. A site visits to your property may be required to obtain this information if your arborist previously did not make these observations. Additional information that could be required to substantiate the evidence that the arborist is providing in their report is: number, canopy, health, and compatible root zone of the existing trees, existing development (structures, retaining walls, utilities, etc..) and conclude why there is no room/location for all of the required replacement trees on the property. All this fact-based information would need to be detailed in the arborist report.

3. The project is located within a mapped oak woodland area, and the project proposes oak tree removal. The submitted arborist report does not provide a calculation of the acreage of oak tree canopy cover. If the project will result in removing ½ acre or more decrease in native oak woodland canopy, the project will have a significant impact. Per the *Santa Clara Couty Planning Office Guide to Evaluating Oak Woodlands Impacts*, an additional mitigation measures will be required.

**Prior to submittal, please feel free to contact me to schedule an appointment so we can meet and discuss my comments regarding the project.**

If you have questions regarding the application, please contact me at (408) 299-6724 or [buyan.batbaatar@pln.sccgov.org](mailto:buyan.batbaatar@pln.sccgov.org).

Sincerely,

*Buyan Batbaatar*

Buyan Batbaatar, Assistant Planner

Cc:

Parya Seif, Associate Planner

Samuel Gutierrez, Principal Planner