



Department of Conservation and Development

County Planning Commission

Wednesday, April 27, 2022 – 6:30 P.M.

STAFF REPORT

Agenda Item # _____

Project Title:	Tree Permit for a New Single-Family Residence on a Vacant Lot
County File(s):	#CDTP21-00076
Applicant:	David Viggiano
Owner:	USGL Land, LLC
Zoning/General Plan:	General Agricultural (A-2) / Agricultural Lands (AL)
Site Address/Location:	5 Casa de Campo, Martinez / APN: 367-140-013
California Environmental Quality Act (CEQA) Status:	Categorical Exemptions – Class 3: CEQA Guidelines Section 15303(a) - new construction or conversion of small structures
Project Planner:	Dominique Vogelpohl, Project Planner (925) 655-2880
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow removal of 21 code-protected trees and work within the dripline of 5 code-protected trees to develop a single-family residence on a vacant lot. The trees to be removed include 17 Coast Live Oaks (between 6.5-64 inches trunk diameter), 3 Valley Oaks (between 8-14 inches trunk diameter), and 1 Bay Laurel (20 inches trunk diameter), and work within the dripline of 3 Coast Live Oaks (between 8-26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches trunk diameter). There are also 5 Coast Live Oaks (between 13-43 inches trunk diameter) that are requested to be removed because they are dead.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Planning Commission:

- (1) DENY the appeal and UPHOLD the Zoning Administrator’s decision to approve Tree Permit (County File #CDTP21-00076), based on the attached Findings and subject to the attached Conditions of Approval; and
- (2) DIRECT staff to file a Notice of Exemption.

III. GENERAL INFORMATION

- A. General Plan – The subject property is located within an Agricultural Lands (AL) General Plan land use designation.
- B. Zoning District – The subject property is located within a General Agricultural (A-2) zoning district.
- C. California Environmental Quality Act (CEQA) - The proposed project is categorically exempt under Class 3: CEQA Guidelines Section 15303(a), regarding “New Construction”, which exempts one single-family residence, or a second dwelling unit in a residential zone. The project is to construct one single-family dwelling unit on a vacant lot zoned for single-family residential development.

The project is to construct a single-family residence on a legal lot in an agriculturally zoned area where a single-family residence is a permitted use. There is tree removal and work within the dripline in order to construct the building, but this Tree Permit mitigates this potential impact with Best Management Practices to be executed during construction and protective fencing to be up along the trees’ driplines throughout construction, as described in the approved arborist report prepared by certified arborist Bob Peralta (#WE-7150), and tree replanting during the landscaping phase of this project.

- D. Lot Creation: Lot 3 of Tract 7609 “Creekside Oak Estates” recorded on January 29, 2004.

IV. SITE/ AREA DESCRIPTION

The subject property is a 5.619-acre vacant lot that is part of the Creekside Oak Estates subdivision in an established single-family residential neighborhood within the unincorporated area of Martinez. The subject property is accessed from Alhambra Valley Road to Creekside Oaks, and then Casa de Campo. The property is considerably sloped with nearly the entire property at more than a 26% incline, sloping up from the street. The area and property itself are in a natural setting of a native oak trees. The

property also has a Restricted Development Area easement that encompasses nearly half of the lot area, and is located along the north, east, and south boundary lines. Lastly, the road and driveway were already constructed with the creation of the subdivision.

V. BACKGROUND

On February 18, 2022, the Notice of Tentative Approval was mailed to the property owners adjacent to the subject property, and the last day to appeal was Monday, February 28. On February 25, Ms. Sibhan Stokes inquired about the project and expressed concerns about the tree removal. On February 28, staff provided the Tree Plan and arborist report and responded to questions regarding the project. The Stokes still had concerns over the project and filed an appeal that day.

The applicant reached out to the Stokes on March 9, "We would like to work with you to plant new trees along your property line that will sufficiently mitigate the view from your house to our property. Together we can decide the number of new trees and placement of the trees that will be a mutually beneficial."

The Stokes appreciated the efforts but did not find this to satisfy their concerns in responding, "Our main objective is being an advocate for the Oak trees that your arborist deemed in critical condition back in October before the 20 inches of rain we received. While there are some trees that are beyond saving, many are in very good condition. We have no interest in trading out 50-70 year old, existing protected Oaks for saplings on our property line."

In response to the Stokes's concerns, and that the applicant is willing, staff increased the amount of required tree replanting from five to ten 15-gallon indigenous Oak trees, and also included planting locations not only assist in screening the building from Alhambra Valley Road, but also from 130 Oak Bridge Lane.

VI. PROJECT DESCRIPTION

The project is a Tree Permit to allow removal of 21 code-protected trees and work within the dripline of 5 code-protected trees to develop a single-family residence on a vacant lot. The trees to be removed include 17 Coast Live Oaks (between 6.5-64 inches trunk diameter), 3 Valley Oaks (between 8-14 inches trunk diameter), and 1 Bay Laurel (20 inches trunk diameter), and work within the dripline of 3 Coast Live Oaks (between 8-26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches

trunk diameter). There are also 5 Coast Live Oaks (between 13-43 inches trunk diameter) that are requested to be removed because they are dead.

The approved arborist report prepared by certified arborist Bob Peralta (#WE-7150) and respective tree plan, both attached to this Staff Report, show a tree proposed to be removed due to construction with a "circle", removed because it is dead with a "square", and to remain but work within the dripline with a "triangle".

The proposed residence is comparable to the neighborhood and adjacent properties within the Creekside Oak Estates subdivision. It is two-story, 4,476 square-feet with a 1,199 square-foot attached Accessory Dwelling Unit, an 875 attached garage, and 700 square-feet of decking. The proposed development is also subject to the Alhambra Valley Specific Plan, which is expanded on in Section IX(C) below.

There is a retaining wall for the driveway, and another that extends along the west side of the building to provide walking access around the perimeter.

VII. APPEAL OF THE ZONING ADMINISTRATOR'S DECISION

130 Oak Bridge Lane, Martinez – Daniel and Sibhan Stokes (appeal letter attached to this Staff Report):

1. "Removal of these healthy trees would jeopardize the stability of the soils as we live on a hillside."

Staff Response: Structural review includes review and approval of a site specific geotechnical report, and onsite inspection during construction will ensure construction follows approved structural drawings and geotechnical engineer's recommendations. Also, required tree replacement and landscaping will aid in building back any lost soil stability due to tree removal.

2. "We chose to live in Alhambra Valley before developers arrived changing the landscape and knocking the eco-system out of balance."

Staff Response: The processing of the subdivision application that created the subject lot, took retaining the natural landscape into consideration, and designed prospective building sites accordingly. The subdivision established the area where the house is proposed to be the least impactful with the recording of the Restricted Development Area and the road design. Also, the road and driveway were already

constructed with the creation of the subdivision, so the house site is already predetermined. This development is outside the Restricted Development Area and at the end of the already constructed road, resulting in the least amount of grading and tree removal.

However, staff has included the following condition to address the Stokes's concern about removing a natural ecosystem:

If project site grading, construction, tree removal, or site clearance will take place during the nesting season (February 1 through August 31), a nesting survey shall be conducted on the project site and within a zone of influence around the project site within 5 days of the initiation of the activities listed above. The zone of influence includes those areas off the project site where birds could be disturbed by earth-moving vibrations or noise.

If nesting birds are found, then no work shall be initiated until nest-specific buffers have been established by the qualified biologist. The buffer area(s) shall be fenced off from work activities and avoided until the young have fledged, as determined by the qualified biologist. Active nests within or adjacent to the project site shall be monitored by the qualified biologist daily throughout the duration of project activities for changes in bird behavior or signs of distress related to project activities. If nesting birds are showing signs of distress or disruptions to nesting, then that nest shall have the buffer immediately increased by the qualified biologist until no further interruptions to breeding behavior are detectable.

3. "The arborist looked at the 26 trees in question on November 3rd when everything looks dormant and dead, before the big rains."

Staff Response: The five trees that were determined dead would not be revived with the rain season. Also, the approved arborist report prepared by certified arborist Bob Peralta (#WE-7150) specified that the dead trees are a fire hazard and should be removed as soon as possible. The other trees requested for removal are either directly in or too close to the house footprint, within the retaining wall path, or within the grading footprint, and as the arborist report stated they are in such critical condition they are not expected to survive post construction.

VIII. AGENCY COMMENTS

- A. Alhambra Valley Improvement Association (AVIA): No comments were received prior to the preparation of this Staff Report. A Notice of Public Hearing for this item was also mailed to the AVIA.

IX. STAFF ANALYSIS AND DISCUSSION

- A. General Plan: The subject property is located within an Agricultural Lands (AL) General Plan Land Use designation. The purpose of the AL designation is to preserve and protect lands capable of and generally used to produce food, fiber, and plant materials. However, properties located in the Agricultural Lands designation are also permitted for residential use. The approval and recordation of the Creekside Oak Estates subdivision legally established the subject property to be used for residential development. The project is to construct a single-family residence. Therefore, the proposed project is consistent with the Agricultural Lands designation.

The Land Use Element of the County General Plan provides policies for specific geographic areas of the unincorporated County. These specific area policies focus on providing additional policies that pertain to the unique characteristics and needs of each identified area. Pursuant to Figure 3-2 (unincorporated Communities with Adopted Area Policies) of the Land Use Element, the project site is not located within one of these identified communities.

- B. Zoning: The subject property is located within a General Agricultural (A-2) zoning district. A single-family residence (and the accessory structures and uses normally auxiliary to it) is a permitted use in A-2. The proposed project is to construct a single-family residence, which is a permitted use that is also consistent with the development standards of A-2. Therefore, the proposed project is consistent with the intent and purpose of the A-2 zoning district.
- C. Alhambra Valley Specific Plan (AVSP) Design Guidelines: Single-family residential design guidelines are Chapter 5 of the AVSP. The AVSP states, "These guidelines are also intended to provide a viable framework for clear direction which will achieve the Specific Plan's goal of quality residential development without limiting the residential design creativity" (pg 34).

Staff Response: The proposed development and residence design is of high quality design, and also a product of "creative" design choices. It is not rural in the

traditional sense, but the traditional elements and soften the overall contemporary design. The roof is both hip and gable pitches, and there will be architectural details such as cornices and pillars along the exterior. The house itself is standard design. Its lower level is cut into the hillside to minimize bulk, and it terraces with the uphill slope, per the AVSP guidelines. The house size and envelope are comparable to the neighboring homes. There is a second story, but it is setback to keep in scale with the neighboring residences. The exterior building materials and paint color choices adhere to the rural character of the AVSP as explained further below. Therefore, staff finds the entire proposal consistent with the AVSP guidelines.

“Home Designs: New home designs shall blend in with the semi-rural character of the area. Buildings on hillsides should complement the topography of the site. Exterior building materials of wood, wood shingles and brick are preferred, and exterior colors should be earth tone colors. Bright colors should be avoided. Structures shall comply with the guidelines found in Chapter 5” (pg 31).

Staff Response: The proposed residence design is of semi-rural character through the proposed exterior building materials and colors:

- Stucco siding painted alabaster or Light Sand color (cream/off white)
- Wood trim for windows and doors
- Natural stone veneer for the chimney
- Traditional architectural details
- Concrete Tile or Standing Seam Metal roofing painted Tan color

D. Creekside Oak Estates Subdivision: The subject property is lot 3 of Creekside Oak Estates Subdivision. The subdivision conditioned lot 3 with specific development standards, and are the following:

1. Submit a site plan with cross sections showing the location of the house site for the review and approval of the Zoning Administrator. The home site may be lowered to avoid visibility.

Staff Report: Cross Section drawings are attached to this Staff Report.

2. Minimize visibility onto a designated Scenic Gateway, the building shall be tucked into the hillside to reduce the bulk, by excavating underground or below grade.

Staff Response: The grading plan shows cutting into the hillside for the entire house site. No fill is proposed other than for the driveway area. The bulk is reduced with the house being set into the hillside, which is present in the

attached section drawings.

3. The building shall be terraced by using the slope. Use roofs of lower levels as the deck open spaces for the upper levels.

Staff Response: The house does terrace using the slope as present in the cross sections. There are cantilevered decks, but on the east side the house, not readily visible from the street.

4. Use colors that will blend with the natural landscape and neighboring buildings.

Staff Response: Proposed colors achieve this, and a color board is attached to this Staff Report.

5. Submit a landscaping plan to help camouflage the structure from Alhambra Valley and Reliez Valley Roads as natural contours and accent natural features.

Staff Response: The project is conditioned to submit a landscaping plan that are compliant with this condition prior to issuance of a building permit.

- E. Appropriateness of the Use: The proposed single-family residence is consistent with the uses permitted within the General Agricultural (A-2) zoning district. The residence is a single-family dwelling unit that is comparable with the area and located outside the Restricted Development area. The proposed tree removal is only what is necessary to construct the residence and promote fire safety. Lastly, the design of the residence is consistent with the Alhambra Valley Specific Plan as described above.

X. CONCLUSION

Staff finds that the proposed development is consistent with the Agricultural Lands (AL) General Plan land use designation, complies with the intent and purpose of the General Agricultural (A-2) zoning district, and also consistent with the Alhambra Valley Specific Plan residential design guidelines. Therefore, staff recommends the Zoning Administrator approve County File #CDTP21-00076, subject to the attached Findings and Conditions of Approval.

Attachments:

- Findings and Conditions of Approval
- Daniel and Sibhan Stokes Appeal Letter, Applicant Response Letter, Stokes Response Letter
- Maps – Parcel Maps, General Plan Map, Zoning Map, and Aerial Photo, and Street View Photos
- Project Plans
- Color Board
- Arborist Report
- Staff's Power Point Presentation

Attachment 1

Findings and Conditions of Approval

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE #CDTP21-00076;
David Viggiano (Applicant) and USGL Land, LLC (Property Owner).**

I. FINDINGS

A. Growth Management Performance Standards

1. Traffic: The project is to construct a new single-family residence on a vacant lot. Policy 4-c under the Growth Management Program (GMP) requires a traffic impact analysis be conducted for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The addition of a new single-family residence on Casa de Campo will not generate more than 100 hour traffic trips to and from the project site. Therefore, a traffic impact analysis is not required.
2. Water: The GMP requires new development to demonstrate that adequate water quantity and quality can be provided. New water service is required to accommodate the project. The property is located within the City of Martinez water service area. The City of Martinez must file an "out of service" application with the Local Agency Formation Commission (LAFCO) for the subject property to receive water service.
3. Sanitary Sewer: The GMP requires that new development demonstrate that adequate sanitary sewer quantity and quality can be provided. The subject property currently receives sanitary sewer service from the Central Contra Costa Sanitary District. The construction of one single-family residence in a legally recorded subdivision area is not anticipated to increase the demand for sanitary sewer service to an unmanageable level for the existing wastewater system. The project requires Central Sanitary review and approval to be able to connect to the public sewer system.
4. Fire Protection: The fire protection standards under the GMP require that a fire station be within one and one-half miles of development in urban, suburban and central business district areas, or requires that automatic fire sprinkler systems be installed to satisfy this standard. The project site is within the Contra Costa Fire Protection District jurisdiction. The project must be reviewed and approved by the Fire District to ensure proper emergency apparatus access roadways, adequate and reliable water supply, and that the new residence be equipped with automatic fire sprinklers.
5. Public Protection: Public protection standards under the GMP require that a Sheriff Facility standard of 155 square feet of station area and support facilities

per 1,000 in population shall be maintained within the unincorporated area of the County. The project is in fill development in an already established subdivision and populated area. The addition of one single-family residence to an already urbanized neighborhood will not increase the demand for police service facilities as the project will not significantly increase in population.

6. Parks & Recreation: Parks and recreation standards under the GMP require three acres of neighborhood park area per 1,000 in population. The project will not significantly increase the demand for parks or recreation facilities, as the project will not significantly increase the housing stock in the County. To mitigate the minor increase in demand for parks created by the project, the applicant will be required to pay a park dedication fee at the time of building permit issuance for the new single-family residence, as is required by Section 920-6 (Standards for Area and Fees) of the County ordinance.
7. Flood Control & Drainage: No portion of the subject property is located within a 100-year flood area as determined by the Federal Emergency Management Agency. In addition, the project does not involve the removal, construction, or alteration of any dams or levees within the County. Also, Grading Inspection will conduct drainage review to verify compliancy with Stormwater C.3 Standards.

B. Tree Permit Findings

Required Factors for Granting Permit. The Zoning Administrator is satisfied that the following factors as provided by County Code Section 816-6.8010 (A) and (G) for granting a Tree Permit have been satisfied as follows:

1. 816-6.8010(A): The arborist report indicates that the tree is in poor health and cannot be saved.

Staff Response: The arborist report prepared by certified arborist Bob Peralta (#WE-7150) of Bob Peralta's Consulting Arborists dated November 3, 2021, indicates that 5 Coast Live Oaks (between 13-43 inches trunk diameter) are dead and cannot be saved.

2. 816-6.8010(G): Reasonable development of the property would require the alteration or removal of the tree and this development could not be reasonably accommodated on another area of the lot.

Staff Response: New single-family residential development of a vacant lot that requires removal of 17 Coast Live Oaks (between 6.5-64 inches trunk diameter), 3 Valley Oaks (8, 14, and 14 inches trunk diameter), and 1 Bay Laurel (20 inches trunk diameter), and work within the dripline of 3 Coast Live

Oaks (8, 20, and 26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches trunk diameter), and could not be reasonably accommodated on another area of the lot.

The subdivision established this area to be the least impactful when constructing a residence with the recording of the Restricted Development Area. Also, the road and driveway were already constructed with the creation of the subdivision, so the house site is already predetermined. This development is outside the Restricted Development Area and at the end of the already constructed driveway, resulting in the least amount of grading and tree removal.

C. California Environmental Quality Act (CEQA) Findings

The project is categorically exempt under Class 3: CEQA Guidelines Section 15303(a), New Construction or Conversion of Small Structures: Construction of one single-family residence, or a second dwelling unit in a residential zone.

The project is to construct a single-family residence on a legal lot in an agriculturally zoned area where a single-family residence is a permitted use. There is tree removal and work within the dripline in order to construct the building, but this Tree Permit mitigates this potential impact with Best Management Practices to be executed during construction and protective fencing to be up along the trees' driplines throughout construction, as described in the approved arborist report prepared by certified arborist Bob Peralta (#WE-7150), and tree replanting during the landscaping phase of this project.

II. CONDITIONS OF APPROVAL FOR COUNTY FILE #CDTP21-00076:

Project Approval

1. This application for a Tree Permit and Alhambra Valley Design Review to allow removal of 17 Coast Live Oaks (between 6.5-64 inches trunk diameter), 3 Valley Oaks (8, 14, and 14 inches trunk diameter), and 1 Bay Laurel (20 inches trunk diameter), and work within the dripline of 3 Coast Live Oaks (8, 20, and 26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches trunk diameter) to develop a single-family residence on a vacant lot, and to remove 5 Coast Live Oaks (between 13-43 inches trunk diameter) because they are dead, is APPROVED by the Department of Conservation and Development, Community Development Division (CDD).

2. This application for a Tree Permit is approved based on the following documents:
 - Application materials and project plans submitted on November 30, 2021;
 - Additional materials submitted on January 25, 2022; and
 - Arborist report prepared by certified arborist Bob Peralta (#WE-7150) of Bob Peralta's Consulting Arborists dated November 3, 2021.

Payment of Fees

3. This Tree Permit application was subject to an initial deposit of \$3,000.00. The application is subject to time and material costs if the application review expenses exceed the initial deposit. **Any additional fee due must be paid prior to submittal of a building permit, or 60 days of the effective date of this permit, whichever occurs first.** The fees include costs through permit issuance and final file preparation. Pursuant to Contra Costa County Board of Supervisors Resolution Number 2019/553, where a fee payment is over 60 days past due, the Department of Conservation and Development may seek a court judgement against the applicant and will charge interest at a rate of ten percent (10%) from the date of judgement. The applicant may obtain current costs by contacting the project planner.

Tree Protection

4. Storage or parking vehicles, building materials, refuse, excavated spoils, or dumping of paint or poisonous materials on or around trees and roots is prohibited.
5. **Prior to issuance of a building permit**, the tree protective fencing as described in the approved arborist report shall be installed onsite. Color photographs of the installed fencing shall be submitted to CDD staff as evidence that this condition has been satisfied.
6. If the tree protective fencing needs to be temporarily moved for construction purposes, once the work is complete, the tree protective fencing shall be put back to its original state.
7. The applicant shall immediately notify CDD staff of any damage that occurs to any tree during construction. Any tree not approved for destruction or removal that dies or is significantly damaged as a result of this project shall be replaced with a tree or trees of equivalent size and of a species as approved by the CDD to be reasonably appropriate for the situation.

8. **If project site grading, construction, tree removal, or site clearance will take place during the nesting season (February 1 through August 31), a nesting survey shall be conducted on the project site and within a zone of influence around the project site within 5 days of the initiation of the activities listed above. The zone of influence includes those areas off the project site where birds could be disturbed by earth-moving vibrations or noise.**

If nesting birds are found, then no work shall be initiated until nest-specific buffers have been established by the qualified biologist. The buffer area(s) shall be fenced off from work activities and avoided until the young have fledged, as determined by the qualified biologist. Active nests within or adjacent to the project site shall be monitored by the qualified biologist daily throughout the duration of project activities for changes in bird behavior or signs of distress related to project activities. If nesting birds are showing signs of distress or disruptions to nesting, then that nest shall have the buffer immediately increased by the qualified biologist until no further interruptions to breeding behavior are detectable.

Related Tree Activities/Removal Best Management Practices (BMPs)

9. The following tree related BMPs shall be implemented during project construction and **shall be present on the site plan for building permit(s) as construction notes:**
 - If needed, pruning shall adhere to ISA and American National Standards Institute (ANSI) Standards and Best Management Practices.
 - Should tree dripline encroachment be necessary, the contractor shall contact the project arborist for consultation and recommendations.
 - Should any damage to the trees occur, the contractor shall promptly notify the project arborist to appropriately address the damage.
 - If roots > 2" in diameter are encountered during trenching, grading and/or excavation, consult the project arborist for recommendations. If appropriate, roots shall be cleanly pruned with a handsaw or sawzall, immediately covered, and kept moist till backfilled.

Restitution for Tree Removal

10. The following measures are intended to provide restitution for the removal of 26 code-protected trees:

- A. Tree Replacement Plan: Prior to submittal of a building permit, the applicant shall submit a Tree Replacement Plan prepared by a licensed arborist or landscape architect for the review and approval of CDD. The Plan shall provide for the planting of at least **10** indigenous oak trees, minimum 15-gallons in size. The Plan shall assist in screening the new residence from Alhambra Valley Road **and 130 Oak Bridge Lane**. The Plan shall be implemented prior to requesting a final inspection.
- B. Required Security to Assure Completion of Plan Improvements: Prior to issuance of a building permit, the applicant shall submit a security (e.g., bond, cash deposit) that is acceptable to CDD to ensure that the Tree Replacement Plan is implemented.

Determination of Security Amount: The security shall provide for a breakdown of all of the following costs:

- A labor and materials estimate for planting the **10** indigenous oak trees, minimum 15-gallons in size, and related irrigation improvements that may be required, prepared by a licensed landscape architect or landscape contractor.
 - An additional 20% of the total of the above amounts to address inflation costs.
- C. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs of staff for processing the landscape improvement security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$200.
- D. Duration of Security: The security bond for each lot shall be retained by the County for a minimum of 12 months up to 24 months following final building inspection. A prerequisite of releasing the bond between 12 and 24 months shall be to have the applicant arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. In the event that CDD determines that the tree(s) intended to be protected has been damaged, and CDD determines that the applicant has not been diligent in providing reasonable restitution, then CDD may require that all part of the security be used depending on the extent of the damage to the tree(s).

11. Tree removal associated with development shall occur only with an approved grading or building permit.

Contingency Restitution for Work within the Dripline

12. Pursuant to the requirements of Section 816-6.1204 of the Tree Protection and Preservation Ordinance, to address the possibility that construction activity nevertheless damages the tree(s) where work is within their dripline, the applicant shall provide the County with a security (e.g., bond, cash deposit) to be submitted **prior to issuance of a building permit**, to allow for replacement of the tree(s) intended to be preserved that are significantly damaged by construction activity. The security shall be based on:

- A. Extent of Possible Restitution Improvements: The planting of up to 5 indigenous oak trees, 15-gallons in size, in the vicinity of the affected tree(s), or equivalent planting contribution, subject to prior review and approval of CDD.
- B. Determination of Security Amount: The security shall provide for a breakdown of all of the following costs:
 - Preparation of a landscape/irrigation plan by a licensed landscape architect or arborist.
 - A labor and materials estimate for planting 5 indigenous oak trees, 15-gallons in size, and related irrigation improvements that may be required, prepared by a licensed landscape architect or landscape contractor.
 - An additional 20% of the total of the above amounts to address inflation costs.
- C. Acceptance of Security: The security shall be subject to review and approval of CDD. The County ordinance requires that the applicant pay fees for all staff time and material costs associated with processing a tree protection security. The applicant shall pay an initial fee deposit of \$200 at time of submittal of a security.
- D. Duration of Security: The security shall be retained by the County for a minimum of 12 months and up to 24 months following completion of work within the trees' dripline. A prerequisite of releasing the bond prior to 24 months shall be to have the applicant arrange for a consulting arborist to inspect the tree(s) and prepare a report on the trees' health. In the event that CDD determines that any of the trees intended to be preserved have been damaged by development activity, and CDD determines that the applicant has not been diligent in providing restitution of the

damaged tree(s), then CDD may require that all or part of the security be used depending on the extent of the damage to the tree(s).

Alhambra Valley Specific Plan

13. The approved color and material board shall remain the same and be present on the elevation plans for building permit(s). If any color or material choices are changed after this approval, the applicant/property owner must first obtain approval from CDD staff. **Prior to final building inspection**, as-built color photographs of the residence shall be submitted to CDD staff as evidence that this condition has been satisfied.
14. Fences – Fences shall be designed and located so that they do not block vehicle and pedestrian sightlines and so that they are compatible with the design of the residential building and are aesthetically attractive.
 - a. New fencing up to 4-feet in height is allowed at the front property boundary and within the front yard setback. Fencing shall be open-rail or wire.
 - b. Solid board fencing along side and rear property boundaries are to be discouraged in cases where an agricultural use is adjacent to proposed development; fencing on slopes greater than 15% shall be open-rail or wire. Barbed wire may be used to keep grazing animals contained.
15. Exterior Lighting – Both construction and permanent exterior lighting should be designed to eliminate glare. Lighting shall be shielded and directed downward. Lamps shall be low wattage and have an incandescent light color.
16. Drought-Tolerant Landscaping – Landscaping shall comply with the State’s Model Water Efficient Landscape Ordinance. Turf areas shall be restricted to a maximum of 25% of the total planting area.
17. Public Utilities – all new utilities shall be placed underground.

Water Efficient Landscape Ordinance (WELO)

18. **Prior to issuance of a building permit**, a completed WELO Part I shall be submitted to CDD staff for review and approval. The approved Landscaping Plans under WELO Part I shall be present in the construction plan set for a building permit.
19. **Prior to final building inspection**, a completed WELO Part II – Certificate of Completion (attached) shall be submitted to CDD staff for review and approval.

20. The landscaping plan shall be compliant with the State Model Water Efficient Landscape Ordinance or County Model Water Efficient Landscape Ordinance, whichever ordinance applies.

Construction Period Restrictions and Requirements Best Management Practices (BMPs)

The following construction related BMPs shall be implemented during the tree related activities and during project construction and **shall be present on the site plan for building permit(s) as construction notes:**

21. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:

- New Year's Day (State and Federal)
- Birthday of Martin Luther King, Jr. (State and Federal)
- Washington's Birthday (Federal)
- Lincoln's Birthday (State)
- President's Day (State)
- Cesar Chavez Day (State)
- Memorial Day (State and Federal)
- Juneteenth National Independence Holiday (Federal)
- Independence Day (State and Federal)
- Labor Day (State and Federal)
- Columbus Day (Federal)
- Veterans Day (State and Federal)
- Thanksgiving Day (State and Federal)
- Day after Thanksgiving (State)
- Christmas Day (State and Federal)

For information on the actual days and dates that these holidays occur, please visit the following websites:

Federal: <http://www.federalreserve.gov/aboutthefed/k8.htm>

State: <http://www.sos.ca.gov/holidays.htm>

- a. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
- b. The project sponsor shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and

- shall locate stationary noise-generating equipment such as air compressors and concrete pumps as far away from sensitive receptors as possible.
- c. The applicant shall make a good-faith effort to avoid interference with existing neighborhood traffic flows.
 - d. Transporting of heavy equipment and trucks shall be limited to the hours of 9:00 A.M. to 4:00 P.M., Monday through Friday, and is prohibited on state and federal holidays.
 - e. Unnecessary idling of internal combustion engines is prohibited.

ADVISORY NOTES

ADVISORY NOTES ARE NOT CONDITIONS OF APPROVAL; THEY ARE PROVIDED TO ALERT THE APPLICANT TO ADDITIONAL ORDINANCES, STATUTES, AND LEGAL REQUIREMENTS OF THE COUNTY AND OTHER PUBLIC AGENCIES THAT MAY BE APPLICABLE TO THIS PROJECT.

- A. NOTICE OF OPPORTUNITY TO PROTEST FEES, ASSESSMENTS, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

Pursuant to California Government Code Section 66000, et seq., the applicant has the opportunity to protest fees, dedications, reservations or exactions required as part of this project approval. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and must be delivered to the Community Development Division within a 90-day period that begins on the date that this project is approved. If the 90th day falls on a day that the Community Development Division is closed, then the protest must be submitted by the end of the next business day.

- B. Additional requirements may be imposed by the following agencies:
 - Contra Costa County Building Inspection Division
 - Contra Costa County Public Works Department
 - Contra Costa Fire Protection District
 - Central Contra Costa Sanitary District
 - Local Agency Formation Commission (LAFCO)

Prior to applying for a building permit, the applicant is strongly encouraged to contact these agencies.

Attachment 2

Daniel and Sibhan Stokes Appeal Letter,
Applicant Response Letter, and
Stokes Response Letter

CONTRA COSTA COUNTY

2022 FEB 25 P 3:02

DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

Ms Vogelpohl,

My name is Sibhan Stokes, 130 Oak Bridge
Martinez, CA. I am writing in
reference to county file # CDTP21-00076
lane

The Builder/Developer sharing our property
line is planning to remove all trees!!
In the letter they state that 5 trees
are dead, but they also say that
the other tree's cannot be saved, I
disagree. Many of the trees are
healthy and some are on our property
line, the removal of these healthy
oaks would jeopardize stability of the
soils as we live on a hillside. As
you will see some of the trees that
are endangered are precious Valley oaks!
We chose to live in Alhambra Valley
before developers arrived changing ^{the landscape} ~~the~~ and
knocking the eco-system out of balance.

I sincerely hope you will take a look at this plan and save the healthy trees that have persisted in these crazy climate changing times.

Thank you for the consideration.

Best,

Sibhan Stokes

P.S. the arborist looked at the 26 trees in question on November 3rd when everything looks dormant and dead - before the big rains

US GL Land, LLC

1200 Business Center Drive

San Leandro, CA

March 4, 2022

Regarding: 5 Casa De Campo, Creekside Oaks, Martinez Tree Permit Approval

Dear Mrs. Stokes,

What we have in common is our love of the trees and rolling hillside vistas here in Alhambra Valley.

On behalf of the property owner, I am reaching out in response to the Contra Costa County tree permit appeal you made February 25th. We ask that you please reconsider the appeal.

We have a suggestion. We would like to work with you to plant new trees along your property line that will sufficiently mitigate the view from your house to our property. Together we can decide the number of new trees and placement of the trees that will be a mutually beneficial.

Please feel free to contact me directly or if you are more comfortable contacting our assigned project planner Dominique Vogelpohl please do so. dominique.vogelpohl@dcd.cccounty.us

Yours Truly,

Dave Viggiano, Architect

Sibhan Stokes

Tree lover

Sibhan Stokes

130 oak bridge lane

Martinez , ca , 94553

9 March 2022

Dave Viggiano, Architect

US GL Land, LLC
1200 Business Center Drive
San Leandro, CA

Dear Mr. Viggiano ,

Thank you for reaching out , we are happy to hear that you are a tree lover and a fan of the Alhambra Valley. My husband and I feel blessed to have lived here for 22 years , in that time we have planted over 100 trees and mourned the loss of a few due to natural causes . Many of the trees we planted were in preparation for the eventuality of development to the property bordering ours . The trees we planted 20 years ago are large but not large enough to provide a privacy screen for your build site as you have it planned currently .

Our main objective is being an advocate for the Oak trees that your arborist deemed in critical condition back in October before the 20 inches of rain we received . While there are some trees that are beyond saving , many are in very good condition .

We have no interest in trading out 50-70 year old , existing protected Oaks for saplings on our property line . We are curious as to why it is so important for the property owners to plan the build within the existing tree line when there is a big portion of the lot completely devoid of trees?

We plan to move forward with our appeal to the city to save as many Oaks as possible , as a fellow tree lover you can understand our passion .

Best,

Sibhan and Dan Stokes

Attachment 3

Maps –
Parcel Maps,
General Plan Map,
Zoning Map,
Aerial Photo, and
Street View Photos

AMENDED MAP SUBDIVISION 7609 CREEKSIDE OAK ESTATES (461 M 11 FILED 1-29-04)

A PORTION OF THE RANCHO EL PINOLE,
BEING A SUBDIVISION OF THAT CERTAIN REAL PROPERTY GRANTED BY
SSI PROPERTIES, INC., A CALIFORNIA CORPORATION, TO JOHN CURTIS
AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON MARCH 10, 2000
AS SERIES NO. 2000-047890 CONTRA COSTA COUNTY RECORDS
CONTRA COSTA COUNTY, CALIFORNIA
JULY 2009 SCALE: 1"=80'



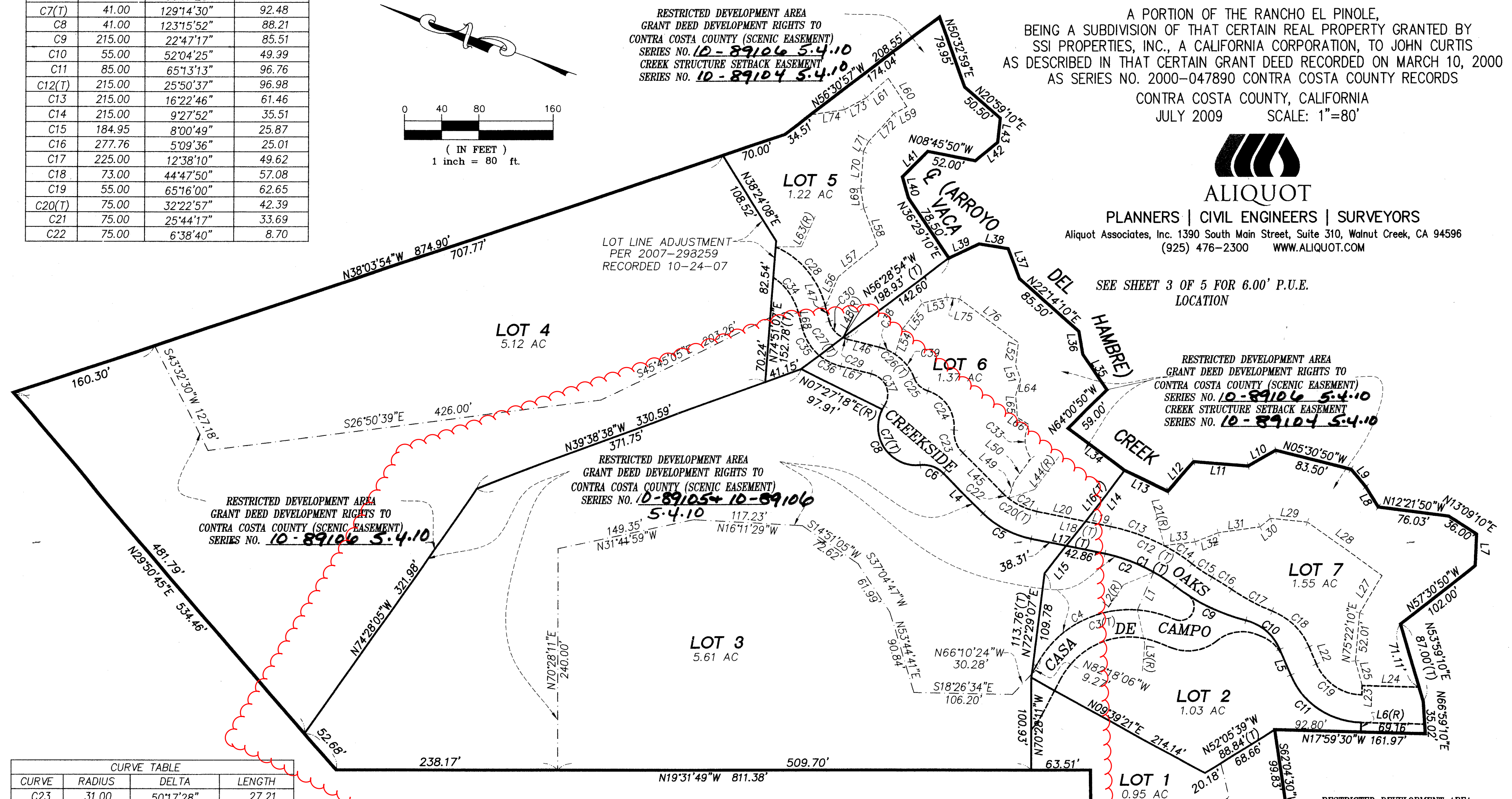
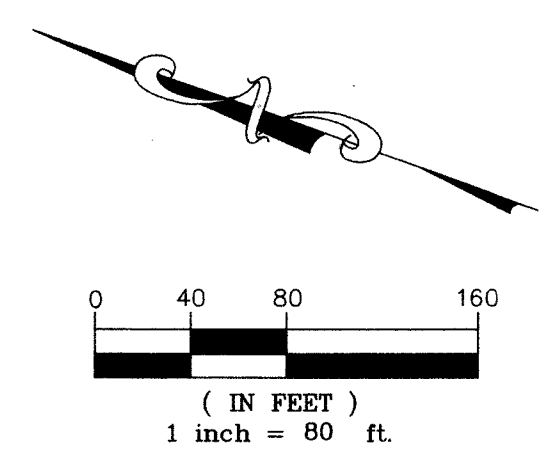
ALIQUOT
PLANNERS | CIVIL ENGINEERS | SURVEYORS
Aliquot Associates, Inc. 1390 South Main Street, Suite 310, Walnut Creek, CA 94596
(925) 476-2300 WWW.ALIQUOT.COM

SEE SHEET 3 OF 5 FOR 6.00' P.U.E.
LOCATION

LINE	BEARING	LENGTH
L1	N86°23'04"W	44.32
L2(R)	N80°32'58"W	185.00
L3(R)	S74°53'04"W	113.00
L4	N24°28'54"E	59.24
L5	S47°13'43"W	30.18
L6(R)	S72°00'30"W	10.00
L7	S72°59'10"W	34.00
L8	S37°59'10"W	25.00
L9	S28°29'10"W	24.00
L10	S49°00'50"E	34.00
L11	S15°00'50"E	59.00
L12	S67°00'50"E	41.00
L13	S04°59'10"W	51.00
L14	N70°59'51"W	67.58
L15	S70°59'51"E	37.09
L16(T)	S70°59'51"E	138.30
L17(T)	N07°54'03"W	81.17
L18(T)	S07°54'03"E	81.17
L19	N07°54'03"E	27.64
L20	S07°54'03"E	53.53
L21(R)	N81°31'17"W	215.00
L22	S47°15'01"W	20.23
L23	N72°00'30"E	10.00
L24	S17°59'30"E	61.18
L25	N54°52'18"E	27.66
L26	N75°22'10"E	52.01
L27	S78°50'34"E	47.08
L28	N16°02'38"E	98.63
L29	N13°45'56"W	40.05
L30	N58°48'30"W	14.37
L31	N27°28'03"W	45.55
L32	N40°53'24"W	26.67
L33	N26°48'53"W	33.43
L34	S16°59'10"W	76.00
L35	S36°29'10"W	47.00
L36	S60°44'10"W	25.00
L37	S49°29'10"W	34.50
L38	S10°15'50"E	31.50
L39	S45°00'50"E	36.00
L40	S54°29'10"W	23.50
L41	N64°00'50"W	38.50
L42	N58°30'50"W	31.00
L43	S76°29'10"W	26.00
L44(R)	S72°09'46"E	75.00
L45	S24°28'54"W	59.24
L46(T)	S05°32'26"E	35.14
L47	S56°12'28"W	17.29
L48(R)	S84°24'07"E	27.00
L49	N89°43'59"E	18.42
L50	S71°40'42"E	29.71
L51	N51°10'38"E	16.48
L52	N77°41'20"E	24.34
L53	N32°46'47"W	27.26
L54	S87°19'38"W	28.87
L55	N72°41'43"W	34.59
L56	N85°27'38"W	34.29
L57	N58°24'30"W	54.15
L58	S49°49'37"W	42.40
L59	N47°51'07"W	16.20
L60	N36°52'48"E	36.31
L61	N61°02'14"W	31.41
L62(R)	N73°34'22"E	93.19
L63(R)	N85°34'57"W	95.00
L64	N87°10'02"E	18.40
L65	N65°51'32"E	24.24
L66	N11°05'43"E	14.50
L67	N05°32'26"W	33.65
L68	N56°12'28"E	17.29
L69	N61°19'09"E	21.61
L70	N74°44'22"E	39.44
L71	N82°17'49"W	12.18
L72	N67°01'56"W	39.73
L73	N47°46'55"W	26.71
L74	N27°59'08"W	37.34
L75	N11°49'39"W	13.99
L76	N17°10'28"E	78.59

CURVE	RADIUS	DELTA	LENGTH
C1(T)	185.00	25°50'37"	83.45
C2	185.00	17°21'05"	56.03
C3(T)	113.00	83°59'50"	165.66
C4	113.00	67°11'10"	132.51
C5	105.00	32°22'57"	59.34
C6	31.00	50°17'28"	27.21
C7(T)	41.00	129°14'30"	92.48
C8	41.00	123°15'52"	88.21
C9	215.00	22°47'17"	85.51
C10	55.00	52°04'25"	49.39
C11	85.00	65°13'13"	96.76
C12(T)	215.00	25°50'37"	96.98
C13	215.00	16°22'46"	61.46
C14	215.00	9°27'52"	35.51
C15	184.95	8°00'49"	25.87
C16	277.76	5°09'36"	25.01
C17	225.00	12°38'10"	49.62
C18	73.00	44°47'50"	57.08
C19	55.00	65°16'00"	62.65
C20(T)	75.00	32°22'57"	42.39
C21	75.00	25°44'17"	33.69
C22	75.00	6°38'40"	8.70

INFORMATION SHOWN ON THIS SHEET IS PROVIDED PURSUANT
TO SECTION 66434.2 OF THE SUBDIVISION MAP ACT. THIS
INFORMATION IS PROVIDED FOR INFORMATION PURPOSES ONLY
AND IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST.



CURVE	RADIUS	DELTA	LENGTH
C23	31.00	50°17'28"	27.21
C24	41.00	76°38'30"	54.84
C25	23.00	52°01'21"	20.88
C26	54.00	55°41'38"	52.49
C27(T)	27.00	61°44'53"	29.10
C28	95.00	51°47'25"	85.87
C29	27.00	11°08'19"	5.25
C30	27.00	50°36'35"	23.85
C33	34.17	69°54'37"	38.71
C34	65.00	42°03'06"	47.71
C35	57.00	35°30'15"	35.32
C36	57.00	26°14'38"	26.11
C37	23.50	108°58'23"	44.70
C38	54.00	19°54'30"	18.76
C39	54.00	35°47'09"	33.73

LEGEND:
P.U.E. PUBLIC UTILITY EASEMENT
IP IRON PIPE
(R) RADIAL BEARING
P.A.E. PRIVATE ACCESS EASEMENT
RR SPIKE RAILROAD SPIKE
(T) TOTAL
▲ FOUND RAILROAD SPIKE AS NOTED

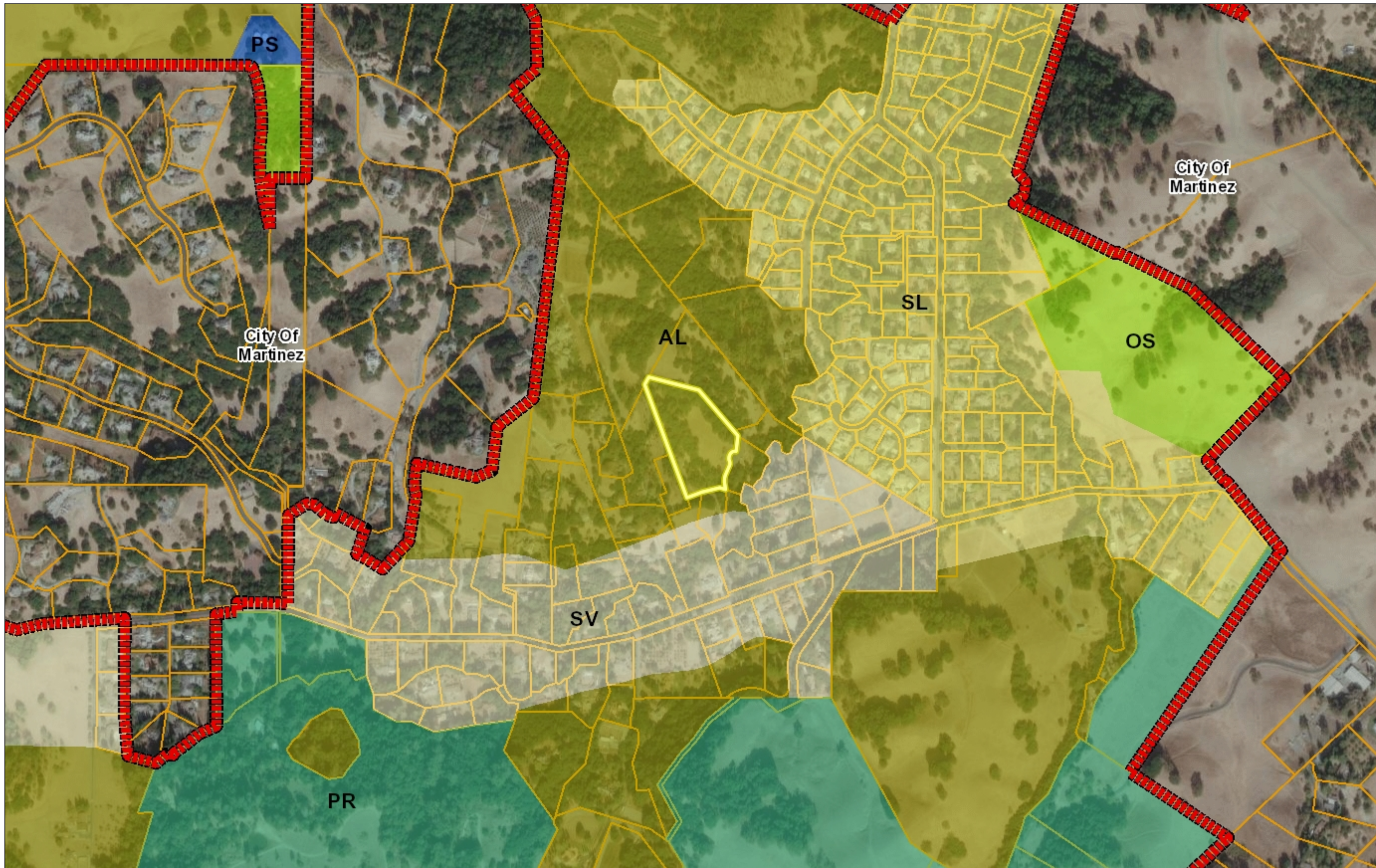
EASEMENT INFORMATION:
GRANT DEED DEVELOPMENT RIGHTS TO CONTRA COSTA COUNTY SCENIC
EASEMENT SERIES NO. 04-30496 DATED 01/29/04
SUPERSEDED BY SERIES NO. 10-891054 DATED 5.4.10
CREEK STRUCTURE SETBACK EASEMENT 10-89106
SERIES NO. 04-30494 DATED 01/29/04
SUPERSEDED BY SERIES NO. 10-89104 DATED 5.4.10

RECORD REFERENCE:
(1) 280 M 17







































BASIS OF BEARINGS:
THE BEARING N05°30'50"W
BETWEEN TWO RR SPIKES
ON CASTLE CREEK COURT PER (1)

511 M 41

General Plan: Agricultural Lands (AL)



Legend

-  City Limits
- General Plan**
-  SV (Single Family Residential - Ver)
-  SL (Single Family Residential - Low)
-  SM (Single Family Residential - Me)
-  SH (Single Family Residential - Hig)
-  ML (Multiple Family Residential - Lc)
-  MM (Multiple Family Residential - Iv)
-  MH (Multiple Family Residential - H)
-  MV (Multiple Family Residential - Vi)
-  MS (Multiple Family Residential - Vi)
-  CC (Congregate Care/Senior Housi)
-  MO (Mobile Home)
-  M-1 (Parker Avenue Mixed Use)
-  M-2 (Downtown/Waterfront Rodeo I)
-  M-3 (Pleasant Hill BART Mixed Use)
-  M-4 (Willow Pass Road Mixed Use)
-  M-5 (Willow Pass Road Commercia)
-  M-6 (Bay Point Residential Mixed U)
-  M-7 (Pittsburg/Bay Point BART Star)
-  M-8 (Dougherty Valley Village Cent)
-  M-9 (Montalvin Manor Mixed Use)
-  M-10 (Willow Pass Business Park M)
-  M-11 (Appian Way Mixed Use)
-  M-12 (Triangle Area Mixed Use)
-  M-13 (San Pablo Dam Road Mixed)
-  M-14 (Heritage Mixed Use)
-  CO (Commercial)
-  OF (Office)
-  BP (Business Park)
-  LI (Light Industry)
-  HI (Heavy Industry)
-  AL, OIBA (Agricultural Lands & Off)
-  CR (Commercial Recreation)
-  ACO (Airport Commercial)
-  LF (Landfill)
-  PS (Public/Semi-Public)
-  PR (Parks and Recreation)
-  OS (Open Space)

1: 9,028



0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

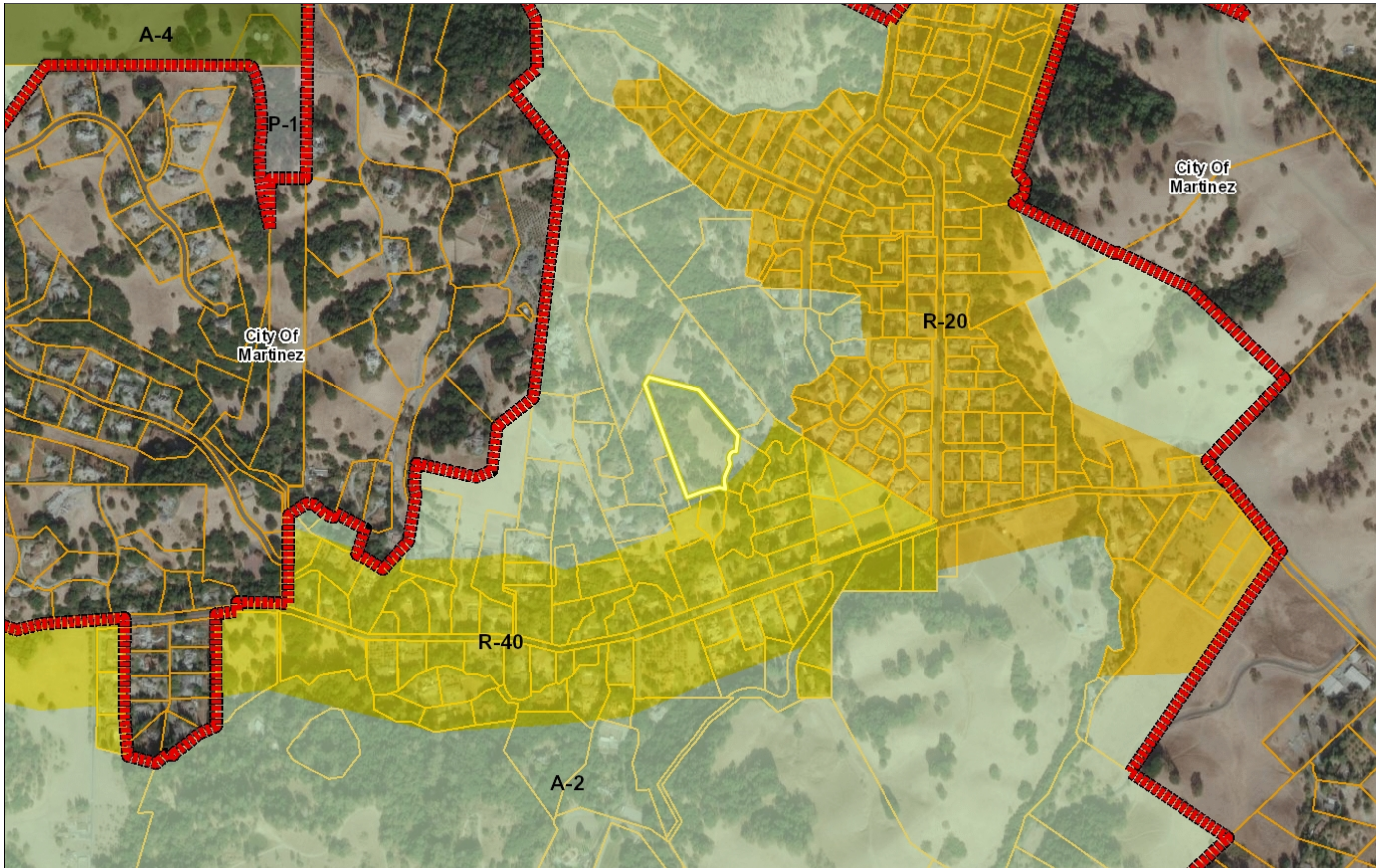
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CDTP21-00076

Zoning: General Agricultural (A-2)



Legend

- City Limits
- Zoning**
- R-6 (Single Family Residential)
- R-6, -FH -UE (Flood Hazard and A
- R-6 -SD-1 (Slope Density Hillside I
- R-6 -TOV -K (Tree Obstruction anc
- R-6, -UE (Urban Farm Animal Excl
- R-6 -X (Railroad Corridor Combinir
- R-7 (Single Family Residential)
- R-7 -X (Railroad Corridor Combinir
- R-10 (Single Family Residential)
- R-10, -UE (Urban Farm Animal Exc
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Urban Farm Animal Exc
- R-40 (Single Family Residential)
- R-40, -FH -UE (Flood Hazard and A
- R-40, -UE (Urban Farm Animal Exc
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Transitional Combining Dist
- D-1, -UE (Urban Farm Animal Excl
- M-12 (Multiple Family Residential)
- M-12 -FH (Flood Hazard Combining
- M-17 (Multiple Family Residential)
- M-29 (Multiple Family Residential)
- F-R (Forestry Recreational)
- F-R -FH (Flood Hazard Combining I
- F-1 (Water Recreational)
- F-1 -FH (Flood Hazard Combining I
- A-2 (General Agriculture)
- A-2, -BS (Boat Storage Combining I
- A-2, -BS -SG (Boat Storage and So
- A-2 -FH (Flood Hazard Combining I
- A-2, -FH -SG (Flood Hazard and Sc
- A-2 -SD-1 (Slope Density Hillside D
- A-2, -SG (Solar Energy Generation

1: 9,028



0.3 0 0.14 0.3 Miles

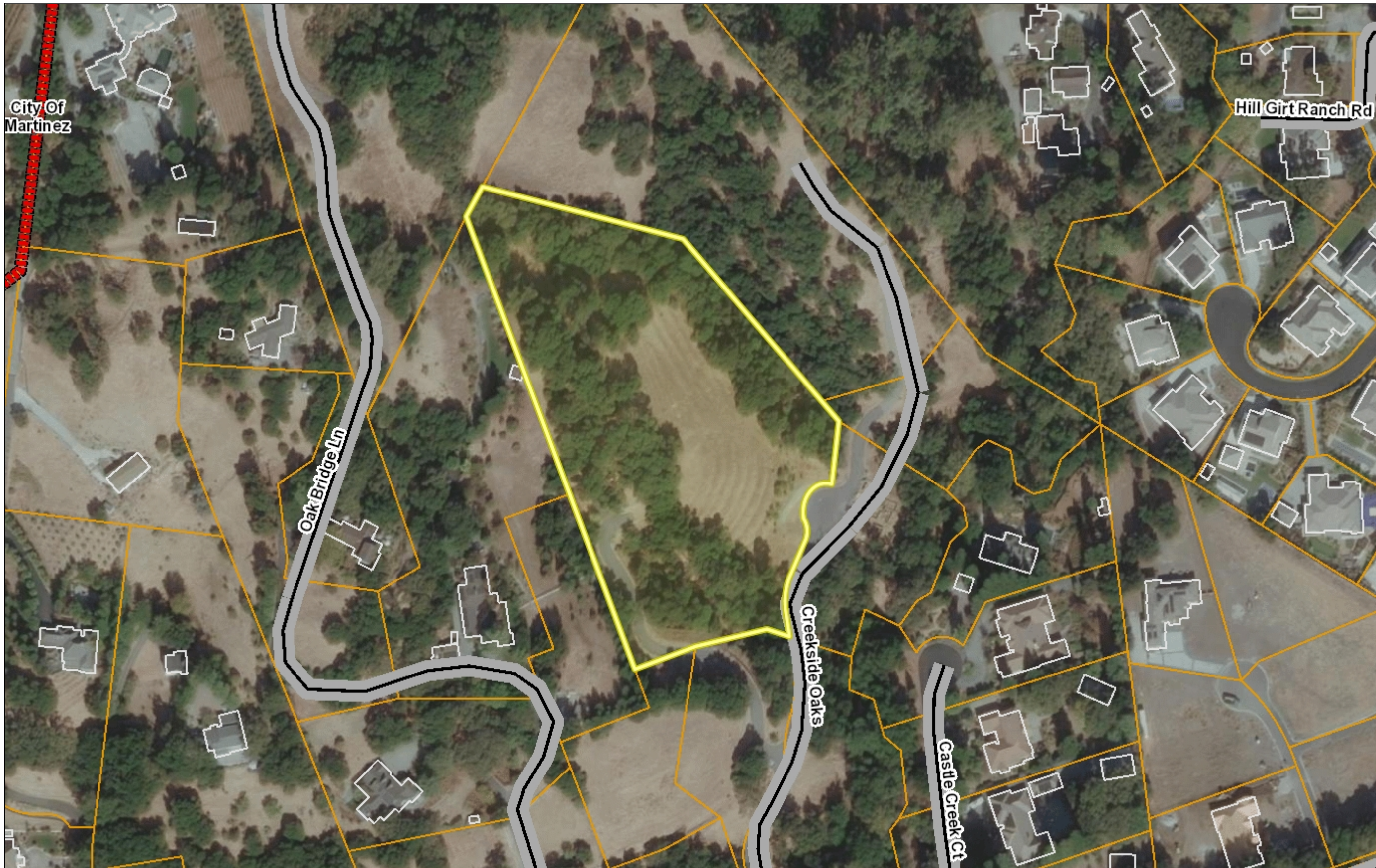
WGS_1984_Web_Mercator_Auxiliary_Sphere

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Notes

CDTP21-00076



Legend

- City Limits
- Streets
- Building Outlines
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 2,257



0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CDTP21-00076



Front of lot from Alhambra Valley Road



Rear of lot

Attachment 4

Project Plans

NEW HOME:
RESIDENCE
 5 CASA DE CAMPO,
 MARTINEZ, CA 94553

APN:367-140-017

RECEIVED on 11/17/2021 CDP21-00076
 By Contra Costa County
 Department of Conservation and Development



SHEET INDEX

A1.11	COVER SHEET
A2.11	SITE PLAN
A2.12	ENLARGED SITE PLAN
A3.00	LEGENDS AND KEYNOTES
A3.11	PROPOSED FLOOR PLAN - LOWER LEVEL 1
A3.21	PROPOSED FLOOR PLAN - MAIN LEVEL 2
A3.31	PROPOSED FLOOR PLAN - ADU LEVEL 3
A4.11	SCHEDULES
A6.11	PROPOSED ROOF PLAN
A7.00	PERSPECTIVE VIEWS
A7.11	ELEVATIONS EXTERIOR
A7.21	ELEVATIONS EXTERIOR
A8.11	SECTIONS
A9.11	DETAILS
AE0	UTILITY KEYNOTES AND LEGEND
AE1	UTILITY PLAN-LEVEL 1
AE2	UTILITY PLAN-LEVEL 2
AE3	UTILITY PLAN-LEVEL 3
AG1	CAL GREEN REQUIREMENTS
AG2	CAL GREEN REQUIREMENTS

USGL LAND LLC
 1200 Business Center Drive
 San Leandro, CA 94577
 107-410-7102
 david@usgl.com

Owners:
 USGL LAND LLC
 1200 BUSINESS CENTER DRIVE
 SAN LEANDRO, CA 94577
 TEL: 107-410-7102
 EMAIL: DAVID@USGL.COM

APN:367-140-017

NEW HOME:
RESIDENCE
 5 CASA DE CAMPO,
 MARTINEZ, CA 94553

GENERAL BUILDING NOTES

EXISTING SITE CONDITIONS:
 1.01 PRIOR TO CONTRACT APPROVAL, THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE PROJECT SITE, AND BY THEIR OWN INVESTIGATION, DETERMINE EXISTING SITE CONDITIONS AS TO THE QUANTITIES OF MATERIALS, LABOR HOURS, AND ANY OTHER COST ASSOCIATED WITH WORK THAT IS TO BE DONE UNDER THEIR CONTRACT AND AS REQUIRED TO PASS ALL BUILDING PERMIT INSPECTIONS. ALL MODIFICATIONS REQUIRED BY THE INSPECTION AUTHORITY SHALL BE MADE BY EACH SUBCONTRACTOR AT THEIR EXPENSE.

PERMITS, LICENSES, INSPECTIONS AND FEES:
 2.01 THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PLAN REVIEW, PERMIT, LICENSE, AND INSPECTION APPROVALS. ALL FEES REQUIRED FOR APPROVAL SHALL BE PAID BY THE OWNER.

DATA AND MEASUREMENTS:
 3.01 DRAWING DATA CONTAINED HEREIN IS AS EXACT AS COULD BE DETERMINED WITHIN THE PROJECT DESIGNER'S DESIGN SCOPE OF SERVICES RENDERED. AS SUCH THE ABSOLUTE ACCURACY OF THE DESIGN DATA IS NOT GUARANTEED. THE GENERAL ENGINEERING CONTRACTOR, GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL ENDEAVOR TO OBTAIN, VERIFY AND CONFIRM EXACT DESIGN DATA ON SITE AND SUITABLY ADAPT THE WORK TO CONFORM TO EXACT CONDITIONS ON SITE. THE CONTRACTOR SHALL REPORT ANY DESIGN DATA AMBIGUITIES OR DISCREPANCIES CONTAINED IN THE CONTRACT TO THE OWNER IN WRITING. ALL MODIFICATIONS REQUIRED TO ADAPT THE WORK SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

3.02 DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS AND ACTUAL BUILDING MEASUREMENTS TAKE PRECEDENCE OVER SCALED DRAWING INFORMATION.

3.03 DIMENSIONS TO DOORS, WINDOWS, AND OPENINGS ARE NOMINAL WIDTHS. REFER TO THE MANUFACTURER FOR ACTUAL ROUGH OPENINGS, FACE OF STUD TO FACE OF STUD. ALL DOORS NOT LOCATED BY DIMENSION ON PLAN OR DETAIL SHALL BE 3 INCHES FROM FACE OF STUD TO FACE OF NEAREST DOOR BUCK OR CENTERED ON ROOM.

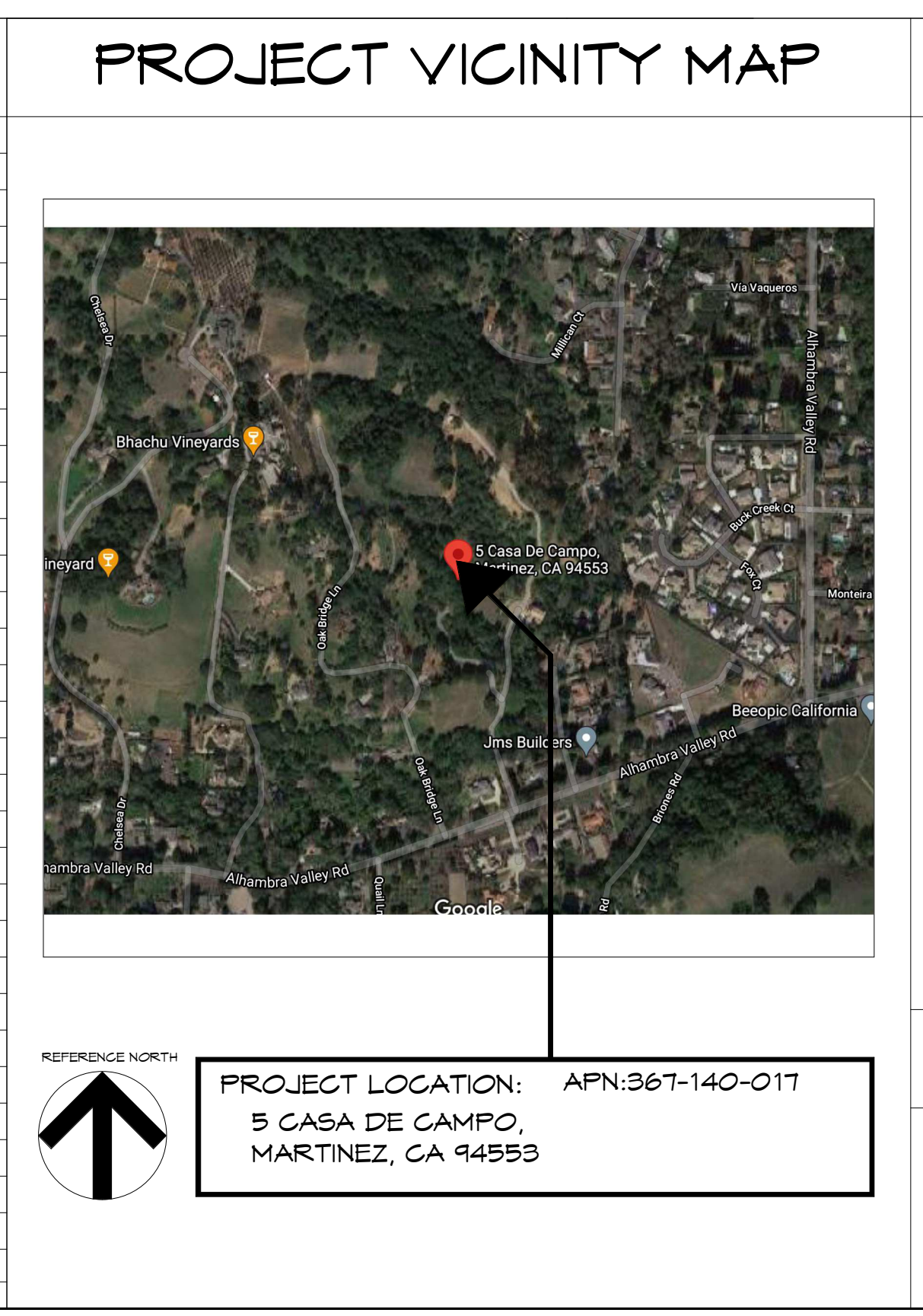
3.04 ALL WALL DIMENSIONS ARE ACTUAL. WALL FINISH DIMENSIONS ARE NOT TAKEN INTO ACCOUNT AND ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO DETERMINE PROPER CLEARANCES.

3.05 INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.

SUBSTITUTIONS FOR SPECIFIED MATERIALS:
 4.01 SPECIFIC TRADE NAMES MENTIONED IN THE DRAWINGS ARE FOR THE PURPOSES OF ESTABLISHING MINIMUM STANDARDS OF QUALITY, STYLE OR TYPE, AND SHALL NOT BE CONSTRUED TO RESTRICT SUBSTITUTIONS. ALL SUBSTITUTIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER IN WRITING WITHIN A SUFFICIENT TIME FRAME AS NOT TO DELAY PROJECT COMPLETION.

BUILDING SHEET ABBREVIATIONS

AB	ANCHOR BOLT	GALV	GALVANIZED	SHTHS	SHEATHING
ADJ	ADJACENT	GL	GLASS	SHWR	SHOWER
ALUM	ALUMINUM	GYP	GYPSUM	SM	SIMILAR
BM	BEAM	H	HIGH OR HEIGHT	SMP	SIMPSON
BOV	BOTTOM OF WALL	HB	HOSE BIBB	SLD	SLIDING
BKGS	BLOCKING	JTS	JOIST	SHP	SHIELD & POLE
BRD	BOARD	LAV	LAVATORY	STRUT	STRUCTURAL
CG	CENTER TO CENTER	LB	FOUND	T	TREAD
CL	CENTERLINE	LN	LINEN	TEMP	TEMPERED
CEM	CEMENT	LT	LIGHT	TOC	TOP OF CONCRETE
CER	CERAMIC	MANF	MANUFACTURER	TOG	TOP OF GRADE
CJ	CONTROL JOINT	MAX	MAXIMUM	TOP	TOP OF FLOOR
CLG	CEILING	MG	MEDICINE CABINET	TOP	TOP OF PAVEMENT
CLR	CLEAR	MIN	MINIMUM	TOB	TOP OF SLAB
CLO	CLOSET	MTL	METAL	TOP	TOP OF WALL
CO	CLEANOUT	N	NORTH	TV	TELEVISION
CONC	CONCRETE	O/	OVER	TYP	TYPICAL
CONTN	CONTINUOUS	OC	ON CENTER	UCR	UNDER COUNTER REFRIG.
DBL	DOUBLE	OPG	OWNER FURNISHED CONTRACTOR INSTALLED	K	KEST
DF	DOUGLAS FIR			KV	KITH
DI	DRAIN INLET	PB	PUSH BUTTON	KC	WATER CLOSET
DIA	DIAMETER	PH	PHONE	KD	POOD
DR	DOOR	PL	PLATE	KH	WATER HEATER
DW	DISH WASHER	POG	POINT OF CONNECTION	KP	WATER PROOF
E	EAST	PT	PRESSURE TREATED	KWM	WELDED WIRE MESH
EL	ELEVATION	R	RISER		
EQ	EQUAL	REF	REFRIGERATOR		
FF	FINISH FLOOR	REINF	REINFORCED		
FIX	FIXTURE	RM	ROOM		
FLUOR	FLUORESCENT	RWD	REDWOOD		
FP	FIRE PLACE	S	SOUTH		
GA	GAUGE	SB	SET BACK		
GFCI	GROUND FAULT INTERRUPTER	SF	SQUARE FOOT		



PROJECT TEAM

DESIGNER:
 USGL LAND LLC
 1200 Business Center Drive
 San Leandro, CA 94577
 mobile: 107-410-7102
 david@usgl.com

STRUCTURAL ENGINEER:
 --

TITLE 24 ENERGY CONSULTANT:
 --

TRUSS DESIGN:
 --

CIVIL ENGINEER:
 --

FIRE PROTECTION DESIGN:
 --

PROJECT SCOPE

NEW HOME

PROJECT DATA

APPLICABLE BUILDING CODE:	2019 CBC, CGC, CEC, CMG, CPG, CEG, CEC (ENERGY CODE), CFG, & GBCG
OCCUPANCY GROUP:	R-3 (SINGLE FAMILY RESIDENCE) U (GARAGE)
CONSTRUCTION TYPE:	TYPE V-B - THREE STORY FIRE-SPRINKLERED

BUILDING AREA

SPACE	PROPOSED
GARAGE	875 S.F.
DECKS AND PATIO AT LEVEL-2	745 S.F.
TOTAL UNCONDITIONED AREA:	1620 S.F.
RESIDENCE LEVEL-1	1530 S.F.
RESIDENCE LEVEL-2	2446 S.F.
RESIDENCE LEVEL-3	1194 S.F.
TOTAL CONDITIONED AREA:	5675 S.F.
LOT COVERAGE:	4566 S.F.
% LOT COVERAGE: (LOT SIZE: 61,136 S.F.)	6.7%

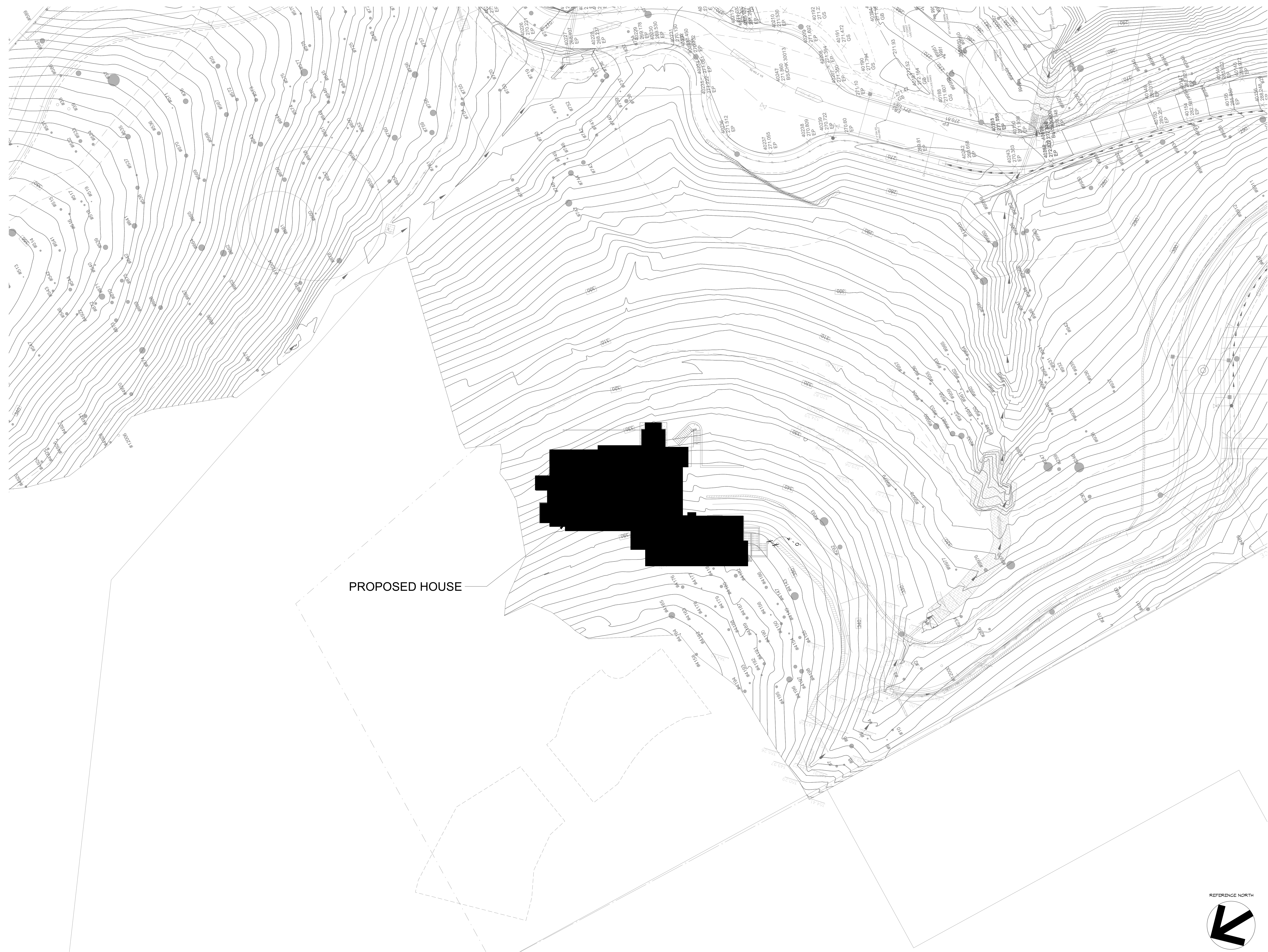
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 COVER SHEET

ISSUES:
 PLAN CHECK PG01
 CONST. DOCUMENTS
 DESIGN DEVELOPMENT
 SCHEMATIC DESIGN 2021.04.30

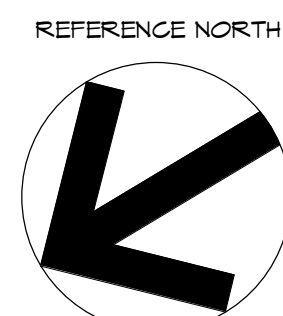
SHEET:
A1.11



PROPOSED HOUSE



PROPOSED HOUSE



1 ENLARGED SITE PLAN
SCALE: 1" = 20'-0"

USGL LAND, LLC
1300 Business Center Drive
San Leandro, CA 94577
Mobile: 707-410-1102
davis@usgl.com

Owner's:
USGL LAND, LLC,
1300 BUSINESS CENTER DRIVE,
SAN LEANDRO, CA 94577
TEL: 707-410-1102
EMAIL: DAVIS@USGL.COM

APN: 367-140-017

NEW HOME:
RESIDENCE
5 CASA DE CAMPO,
MARTINEZ, CA 94553

TITLE:
ENLARGED SITE
PLAN

ISSUES:

PLAN CHECK: P001
CONST. DOCUMENTS
DESIGN DEVELOPMENT
SCHEMATIC DESIGN 2021.04.30

SHEET:
A2.12

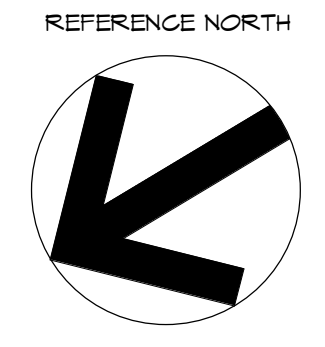


R Q P O N M L K J I H G F E D C B A

15
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1

R Q P O N M L K J I H G F E D C B A



1 PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

USGL LAND, LLC
1300 Business Center Drive
San Leandro, CA 94577
Mobile: 707-410-7102
david@usgl.com

Owner's:
USGL LAND, LLC
1300 BUSINESS CENTER DRIVE
SAN LEANDRO, CA 94577
TEL: 707-410-7102
EMAIL: david@usgl.com

APN: 367-140-017

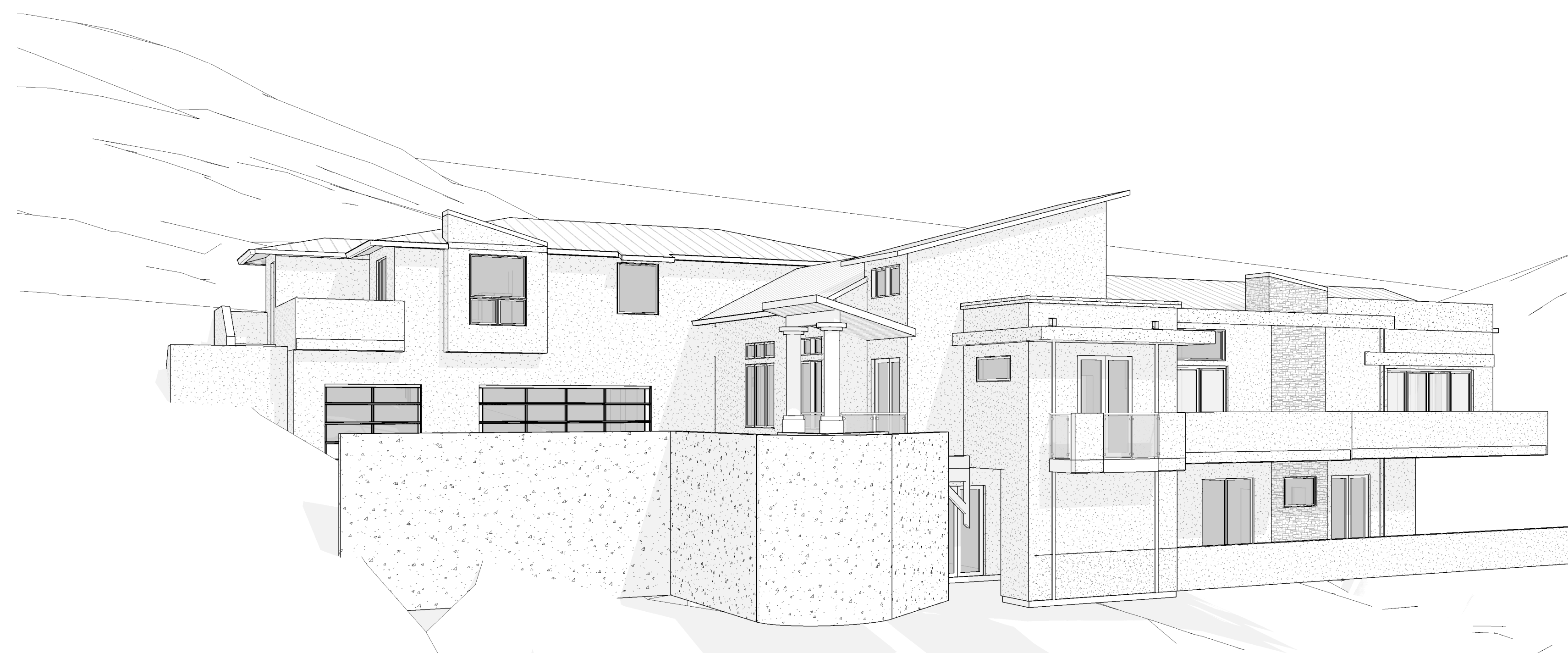
NEW HOME:
RESIDENCE
5 CASA DE CAMPO,
MARTINEZ, CA 94553

TITLE:
PROPOSED ROOF
PLAN

ISSUES:

PLAN CHECK: P001
CONST. DOCUMENTS
DESIGN DEVELOPMENT
SCHEMATIC DESIGN 2021.04.30

SHEET:
A6.11



PERSPECTIVE VIEWS

USGL LAND, LLC
 1300 Business Center Drive
 San Leandro, CA 94577
 mobile: 707-410-7102
 david@usgl.com

Owner's:
 USGL LAND, LLC
 1300 BUSINESS CENTER DRIVE
 SAN LEANDRO, CA 94577
 TEL: 707-410-7102
 EMAIL: david@usgl.com

APN: 367-140-017

NEW HOME:
RESIDENCE
 5 CASA DE CAMPO,
 MARTINEZ, CA 94553

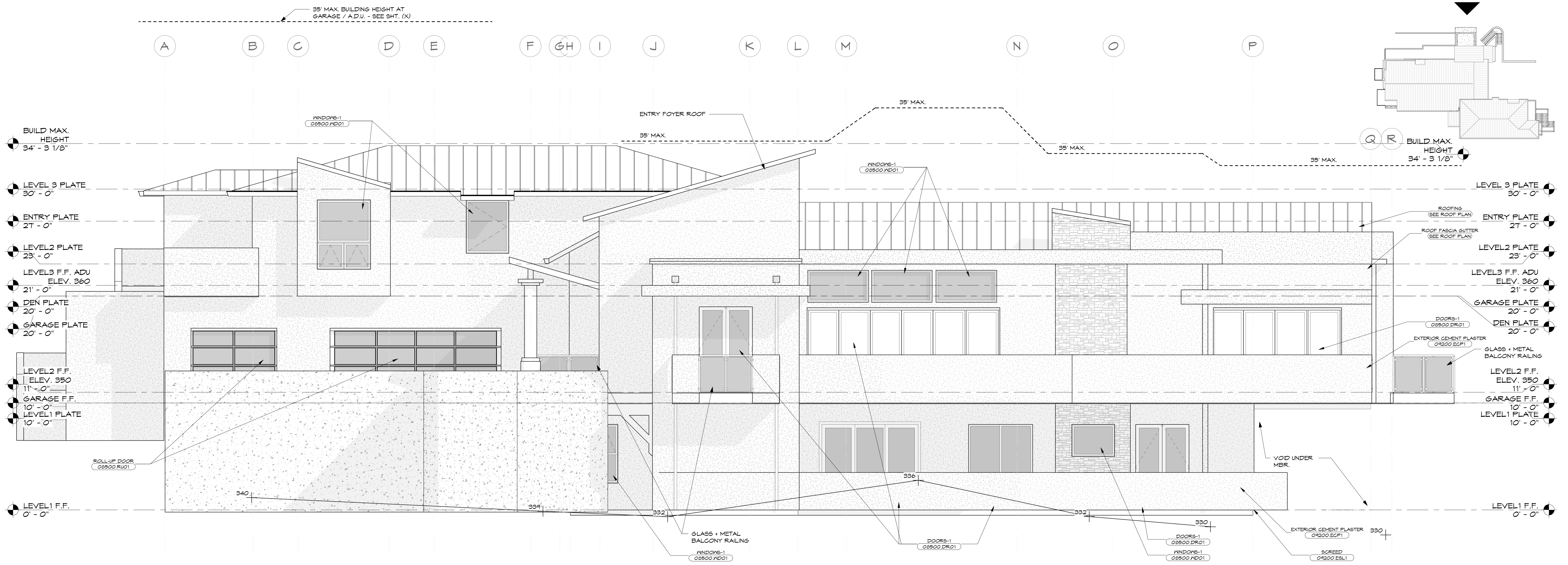
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 PERSPECTIVE VIEWS

ISSUES:

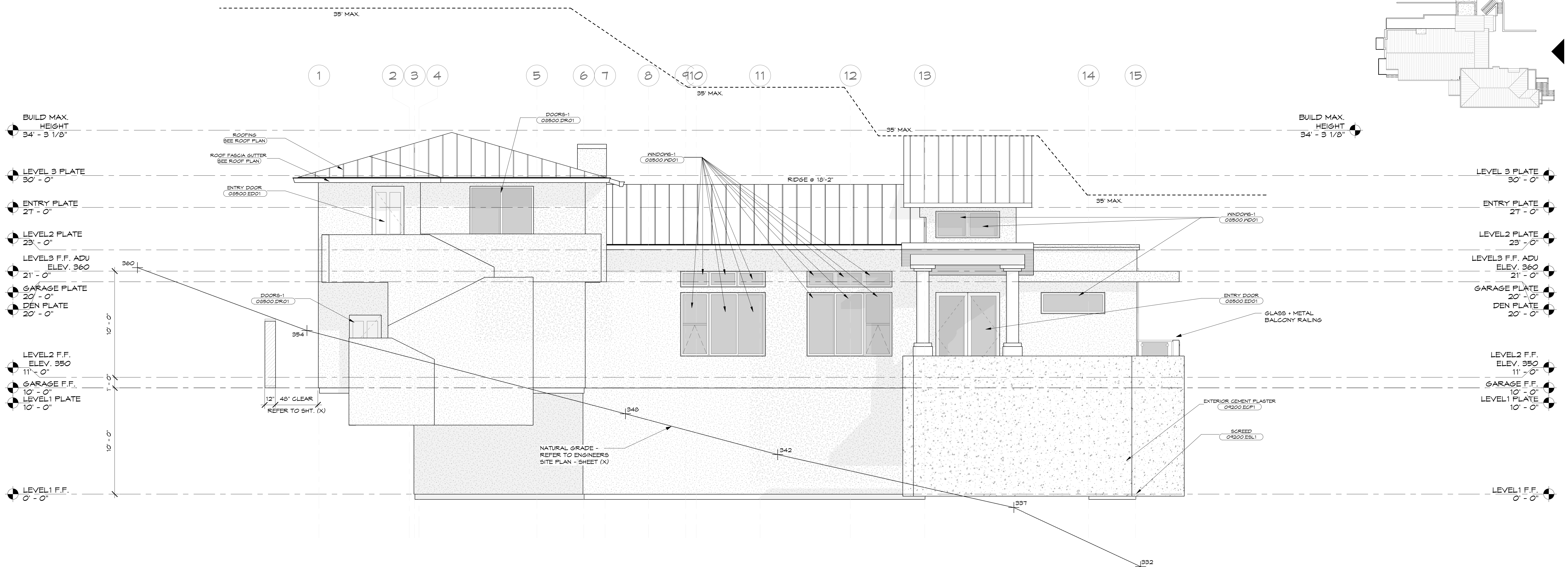
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 CONST. DOCUMENTS
 DESIGN DEVELOPMENT
 SCHEMATIC DESIGN 2021.04.30

SHEET:

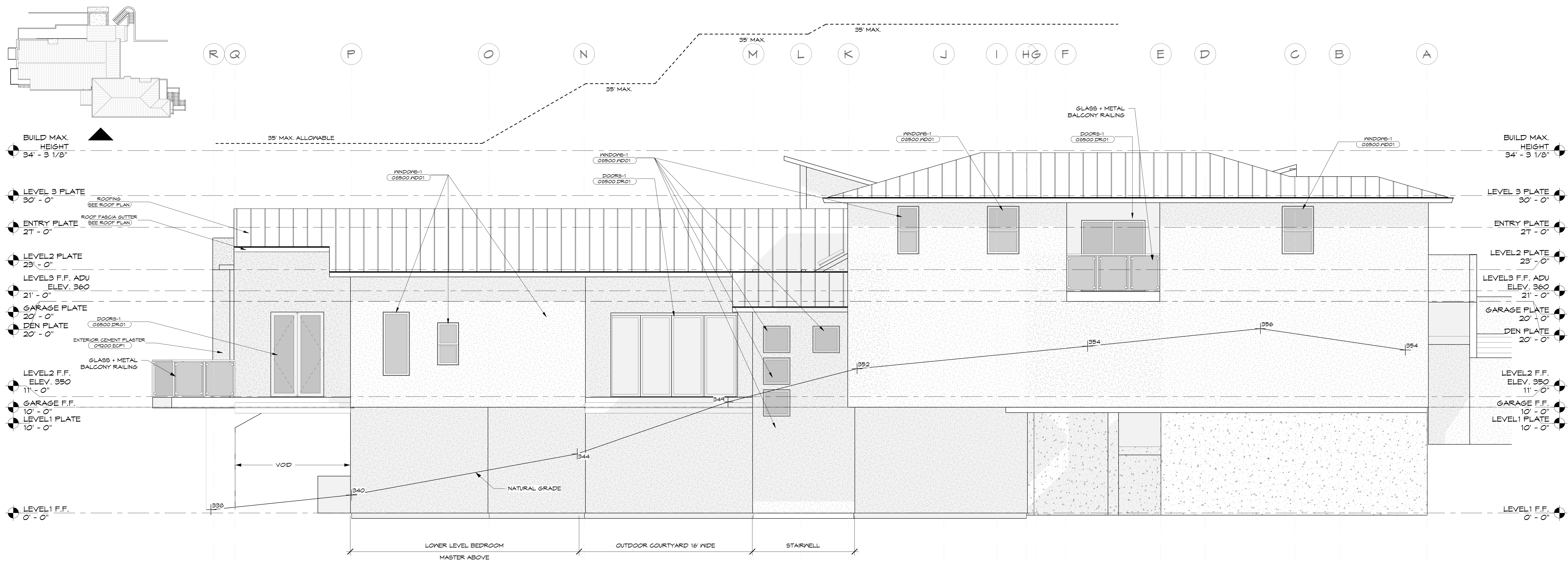
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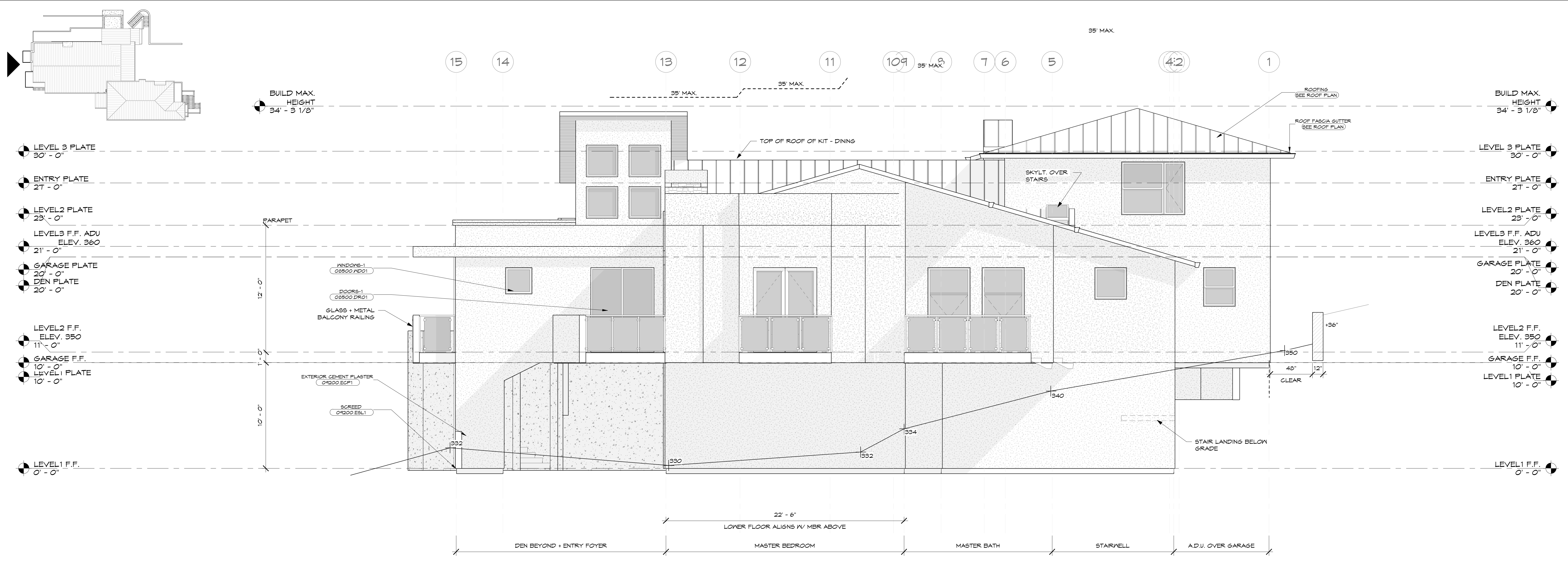
2 PROPOSED EXTERIOR ELEVATION - RIGHT
 SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION - FRONT
 SCALE: 1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - LEFT
SCALE: 1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION - REAR
SCALE: 1/4" = 1'-0"

USGL LAND, LLC
1300 Business Center Drive
San Leandro, CA 94577
Mobile: 707-410-1102
dave@usgland.com

Owner's:
USGL LAND, LLC
1300 BUSINESS CENTER DRIVE
SAN LEANDRO, CA 94577
TEL: 707-410-1102
EMAIL: DAVE@USGLAND.COM

APN: 367-140-017

NEW HOME:
RESIDENCE
5 CASA DE CAMPO,
MARTINEZ, CA 94553

TITLES:
ELEVATIONS
EXTERIOR

ISSUES:

PLAN CHECK: R001
CONST. DOCUMENTS
DESIGN DEVELOPMENT
SCHEMATIC DESIGN 2021.04.30

SHEET:

A7.21

LEGEND: SECTIONS BUILDING	
(07210.224)	EXTERIOR WALL INSULATION: ALL 2x4 EXTERIOR WALL CAVITIES, SEE ENERGY CALCULATIONS. (TYP)
(07210.226)	EXTERIOR WALL INSULATION: ALL 2x6 EXTERIOR WALL CAVITIES, SEE ENERGY CALCULATIONS. (TYP)
(07210.CELL)	EXTERIOR ROOF/CEILING INSULATION: INSULATION IN CEILINGS, FLOORS AND ROOF FRAME CAVITIES, SEE ENERGY CALCULATIONS. (TYP)

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 1200 Business Center Drive
 San Leandro, CA 94577
 Mobile: 707-410-1102
 david@usgland.com

Owner's:
 USGL LAND, LLC
 1200 BUSINESS CENTER DRIVE
 SAN LEANDRO, CA 94577
 TEL: 707-410-1102
 EMAIL: david@usgland.com

APN: 367-140-017

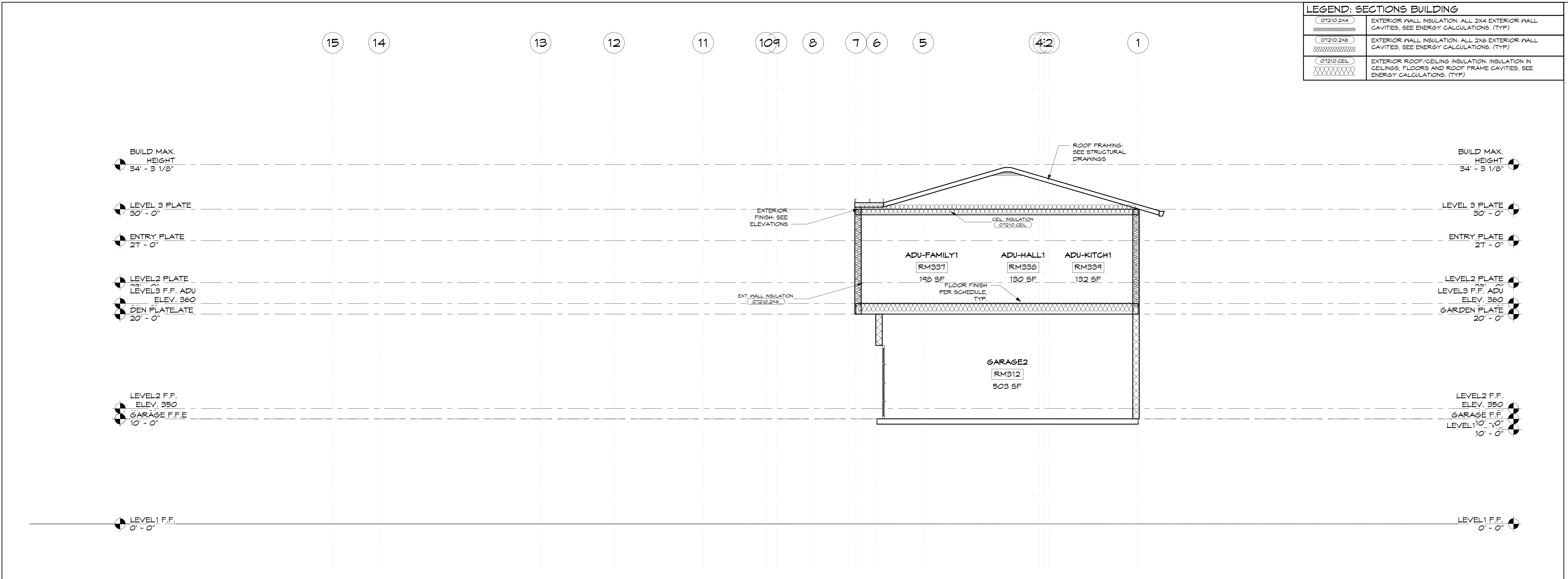
NEW HOME:
RESIDENCE
 5 CASA DE CAMPO,
 MARTINEZ, CA 94553

TITLES:
 SECTIONS

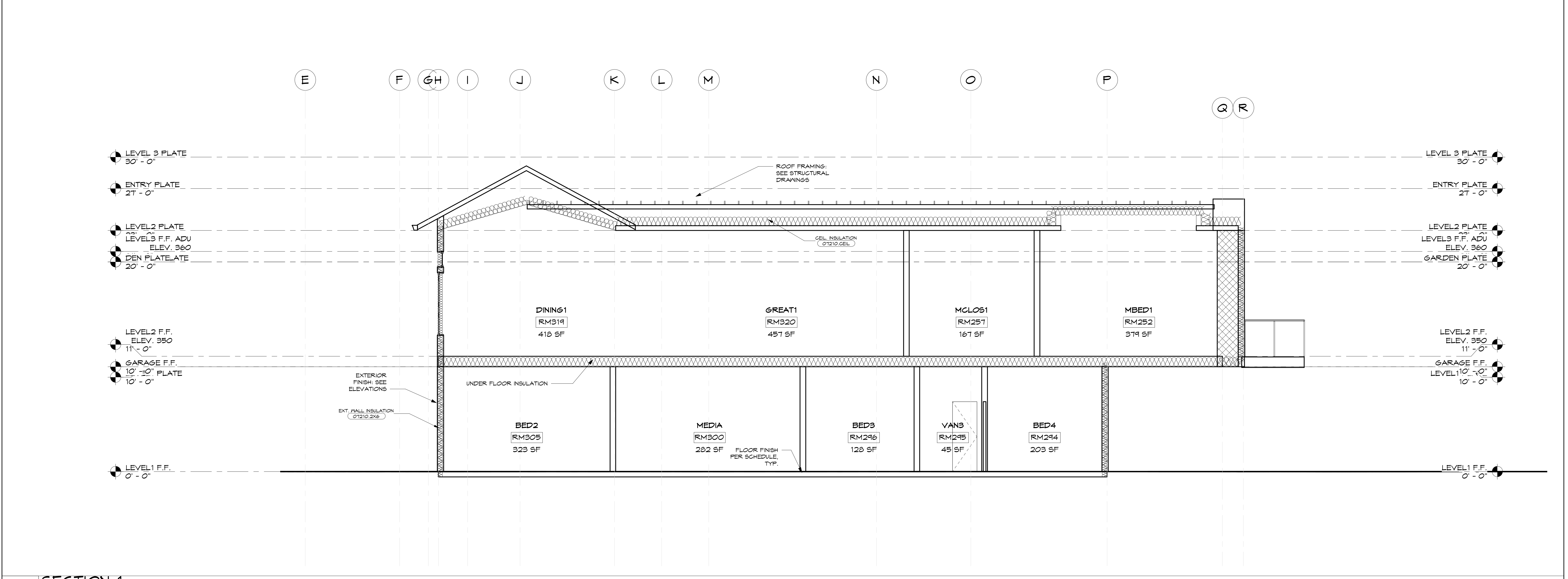
ISSUES:

PLAN CHECK: PG01
 CONST. DOCUMENTS
 DESIGN DEVELOPMENT
 SCHEMATIC DESIGN 2021.04.30

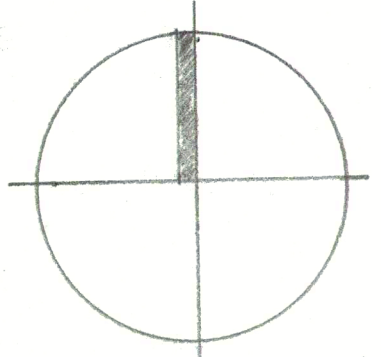
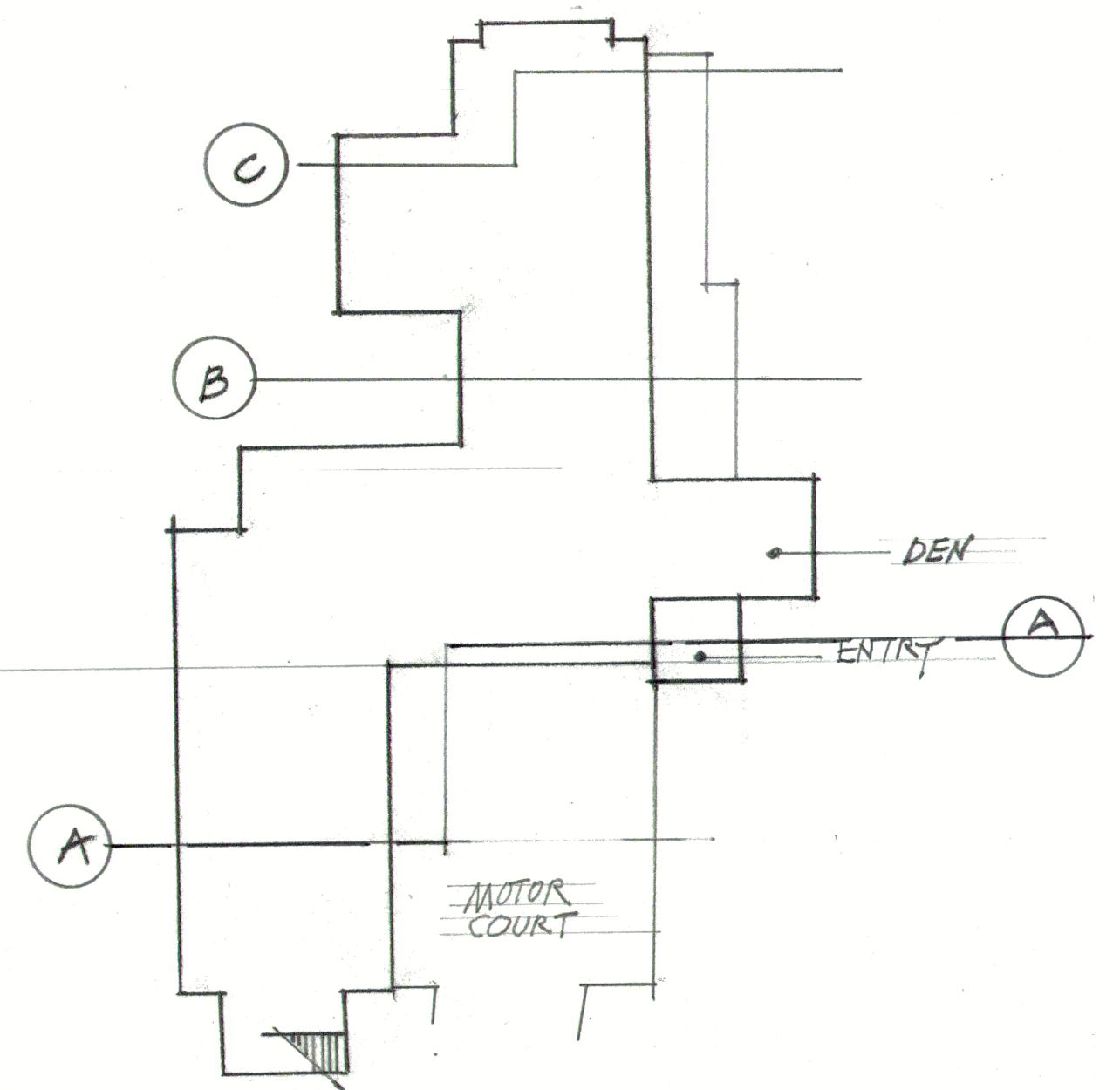
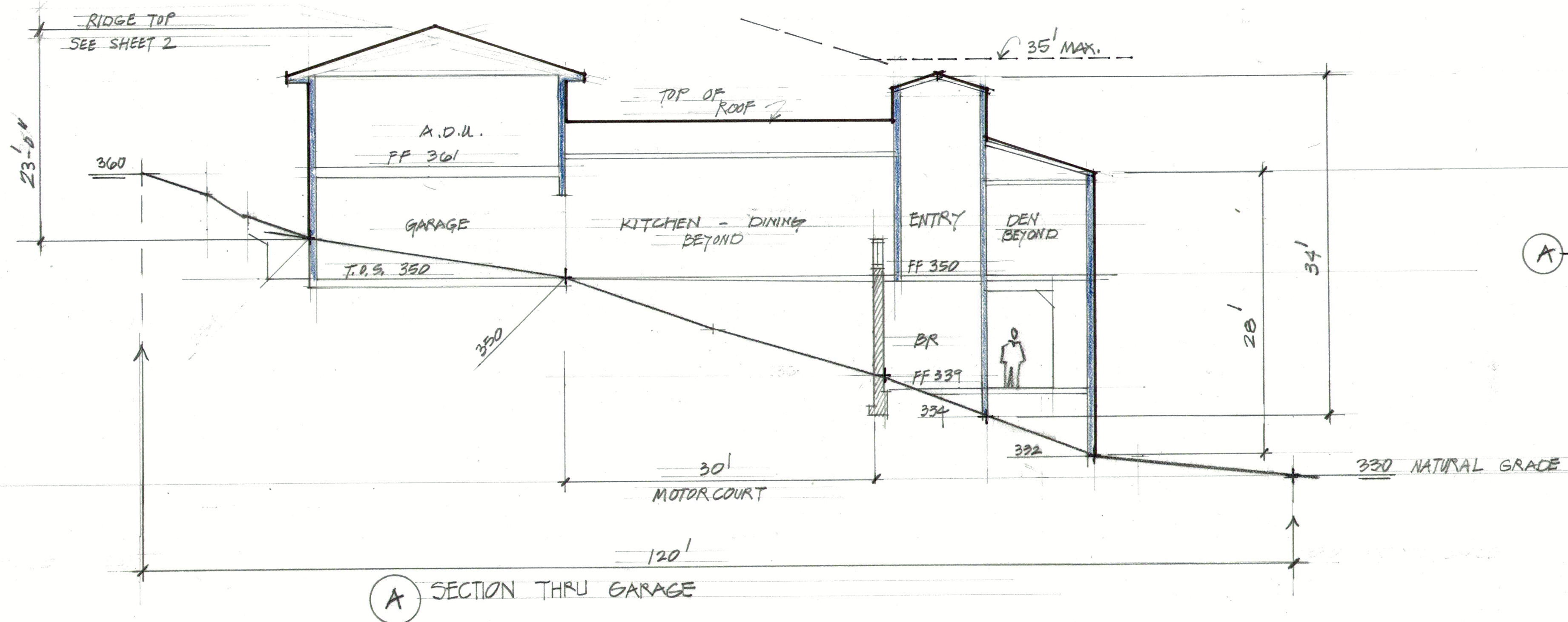
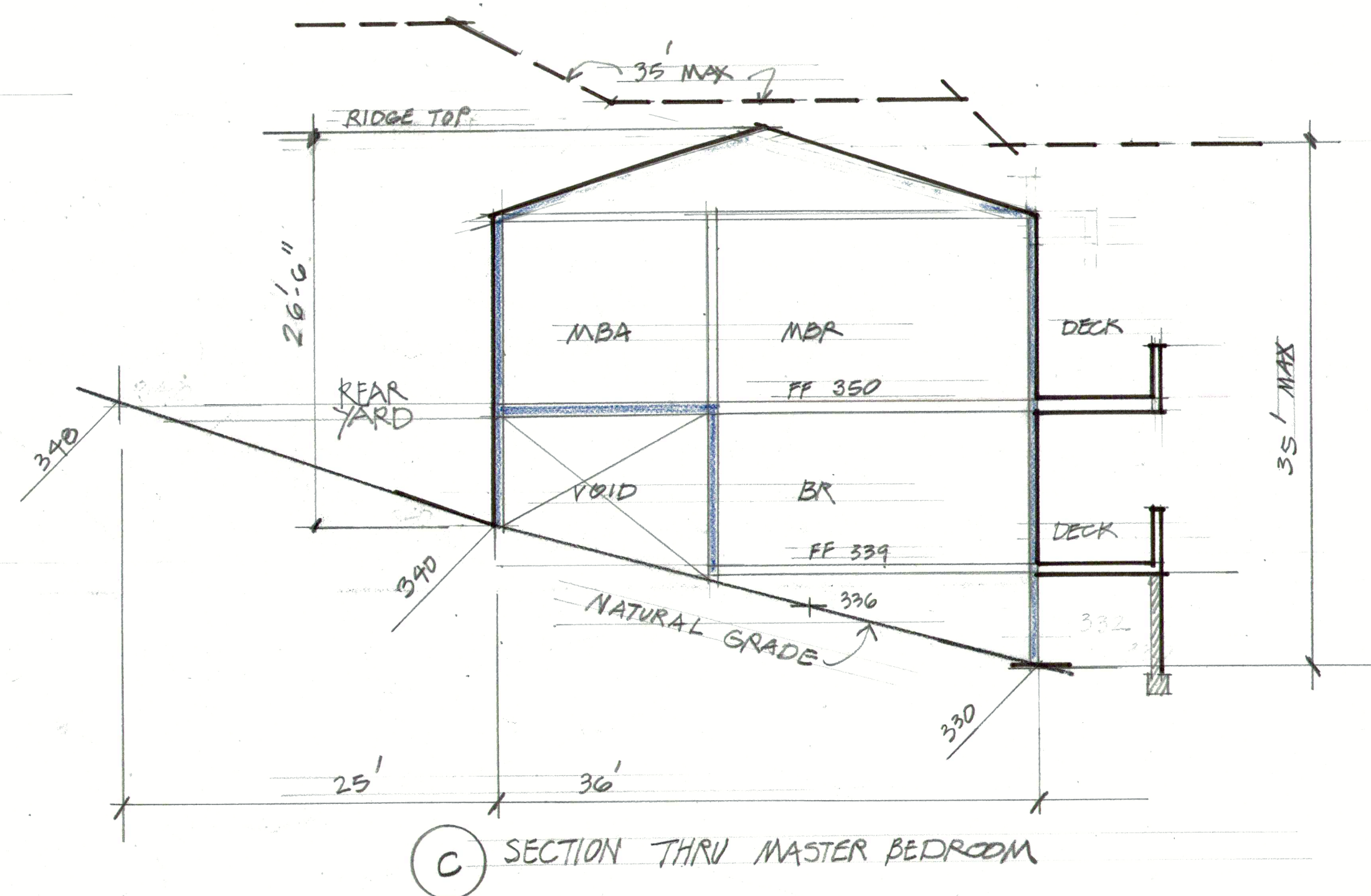
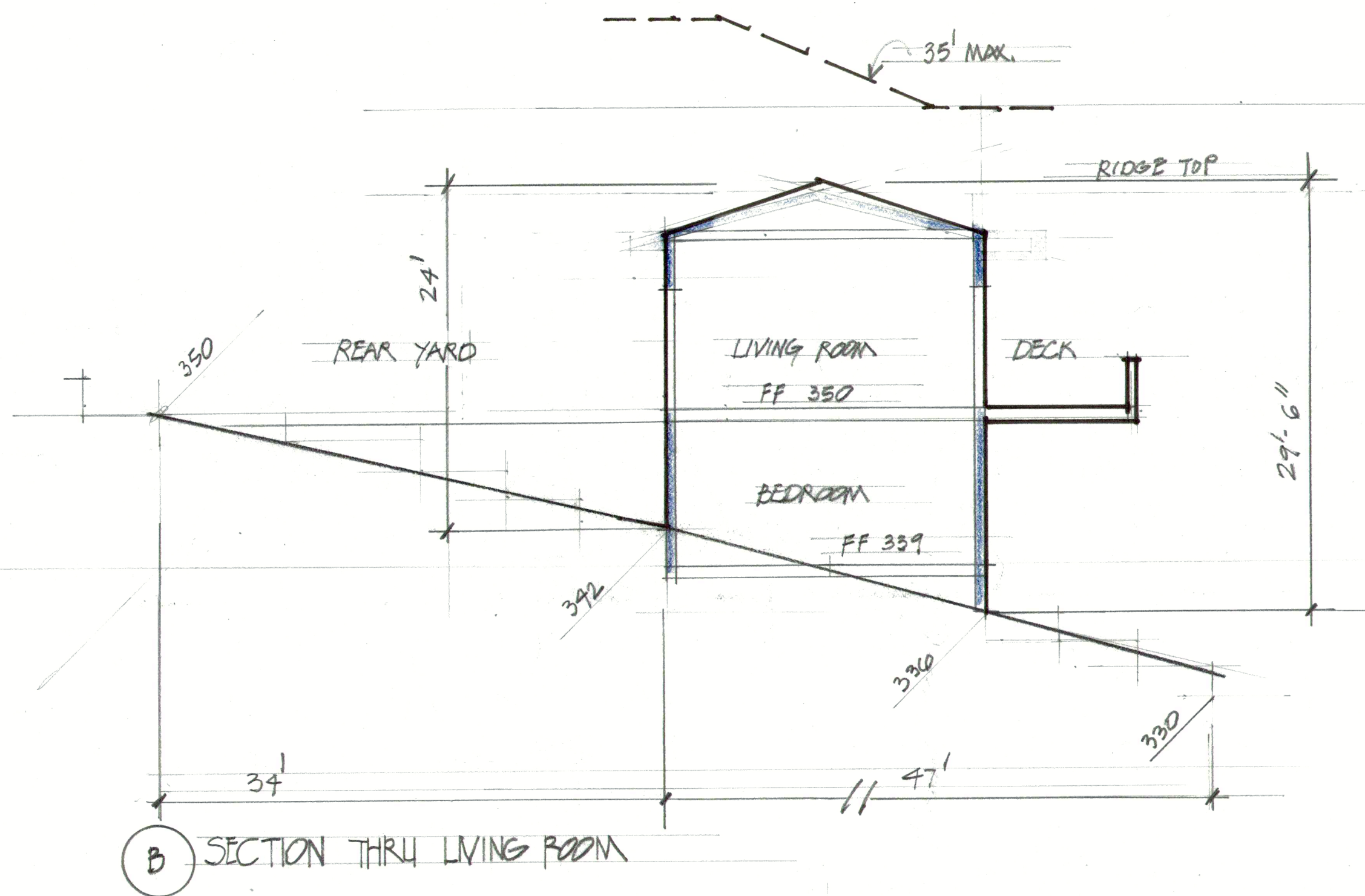
SHEET:
A8.11



2 SECTION 2
 SCALE: 1/4" = 1'-0"



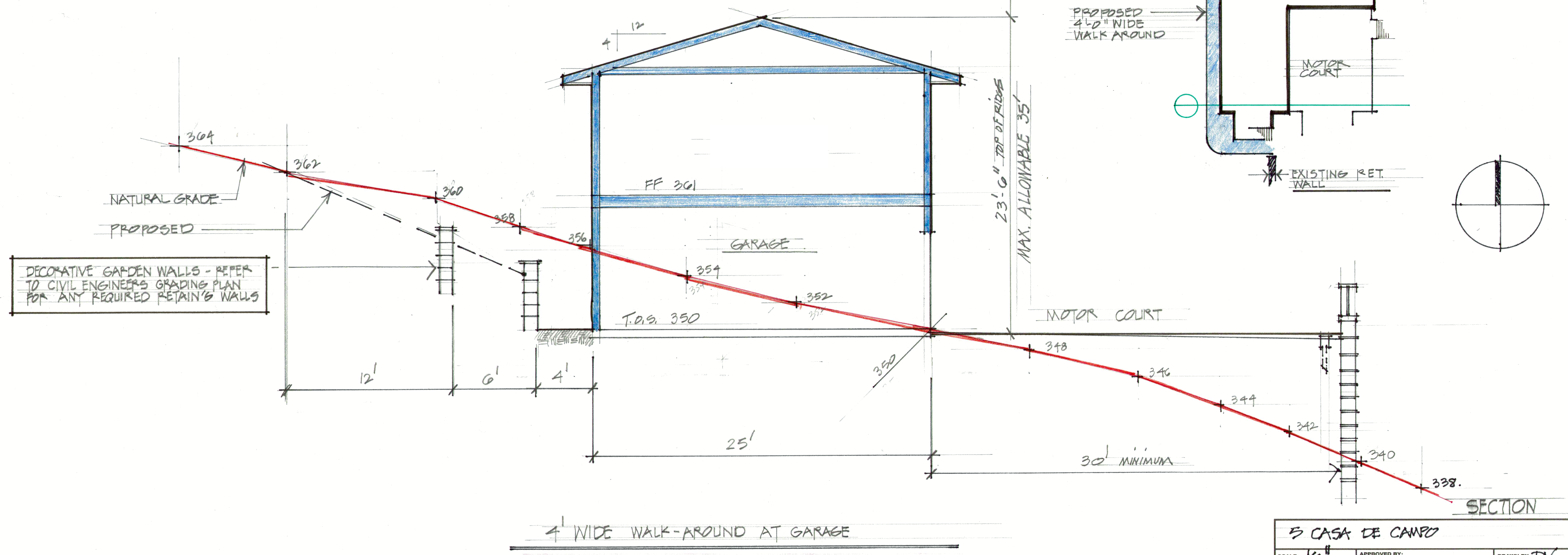
1 SECTION 1
 SCALE: 1/4" = 1'-0"



SECTIONS

5 CASA DE CAMPO		
SCALE: 1/8" = 1'-0"	APPROVED BY:	DRAWN BY: DV
DATE:	REVISOR:	REVISED:
CREEKSIDE OAKS MARTINEZ		
USGL LAND LLC	DRAWING NUMBER 1 OF 2	

35' MAX. ALLOWABLE BUILDING HEIGHT



DECORATIVE GARDEN WALLS - REFER TO CIVIL ENGINEER'S GRADING PLAN FOR ANY REQUIRED RETAINING WALLS

E CASA DE CAMPO		
SCALE: 1/4"	APPROVED BY:	DRAWN BY DV
DATE:		REVISED
CREEKSIDE OAKS, MARTINEZ		
USQL LAND, LLC.		DRAWING NUMBER 2 OF 2

5 CASA DE CAMPO

LOT 3 - CREEKSIDE OAKS GRADING PLANS

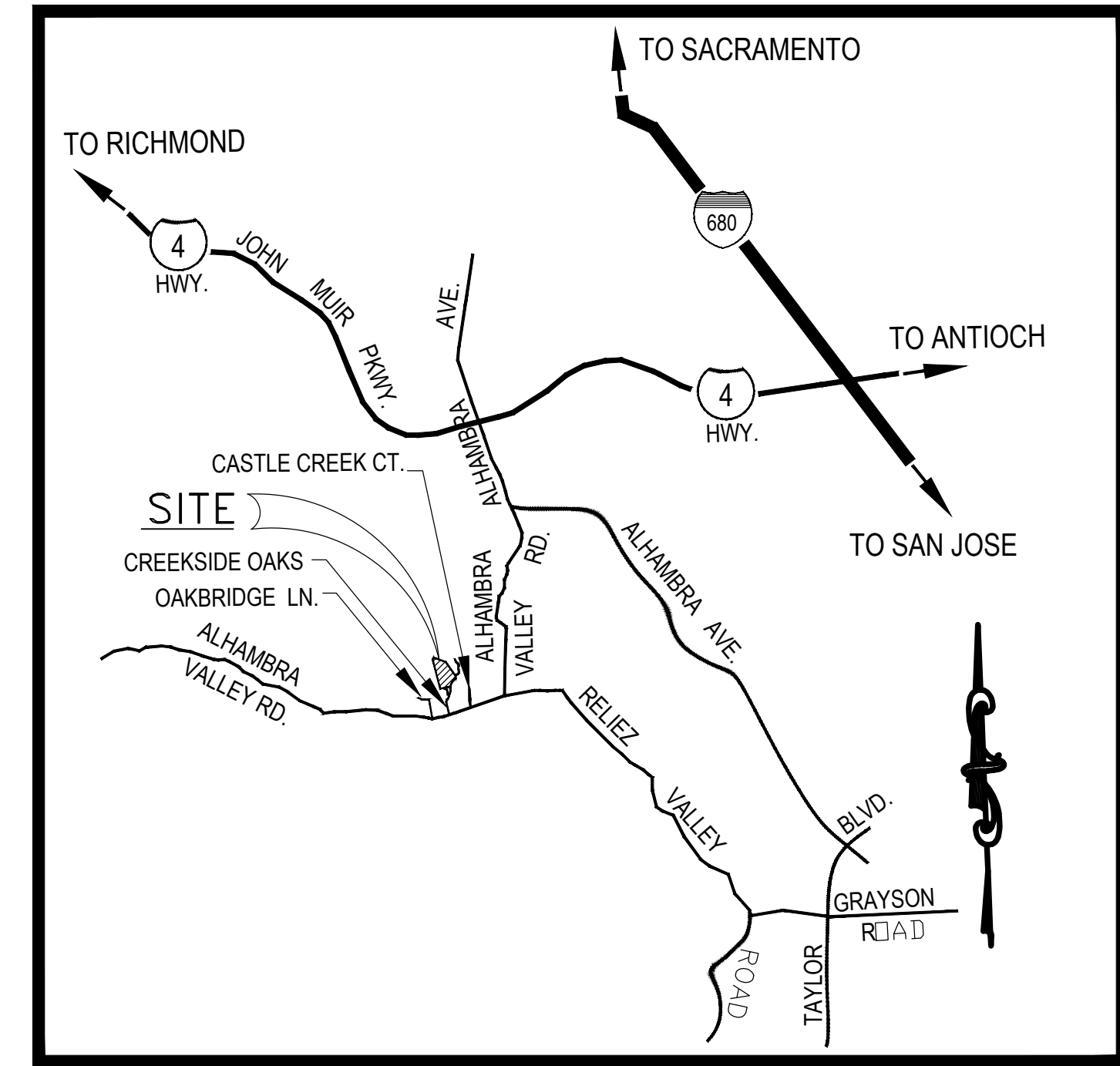
OWNER: USGL LAND LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

PROPERTY ADDRESS: 5 CASA DE CAMPO
CONTRA COSTA COUNTY, CA 94553

CIVIL ENGINEER: ALIQUOT ASSOCIATES, INC.
1390 SOUTH MAIN ST., SUITE 310
WALNUT CREEK, CA 94596
PHONE: (925) 476-2300
FAX : (925) 476-2350

BASIS OF BEARINGS: THE BEARING OF NORTH 05°30'50" WEST AS DETERMINED BETWEEN TWO FOUND RAILROAD SPIKES ALONG THE CENTER LINE OF CASTLE CREEK COURT, AS SHOWN UPON THAT CERTAIN MAP SUBDIVISION NO. 6060 - CORTE MADERA, FILED FOR RECORD IN BOOK 280 OF MAPS, AT PAGE 17, OFFICIAL RECORDS OF CONTRA COSTA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

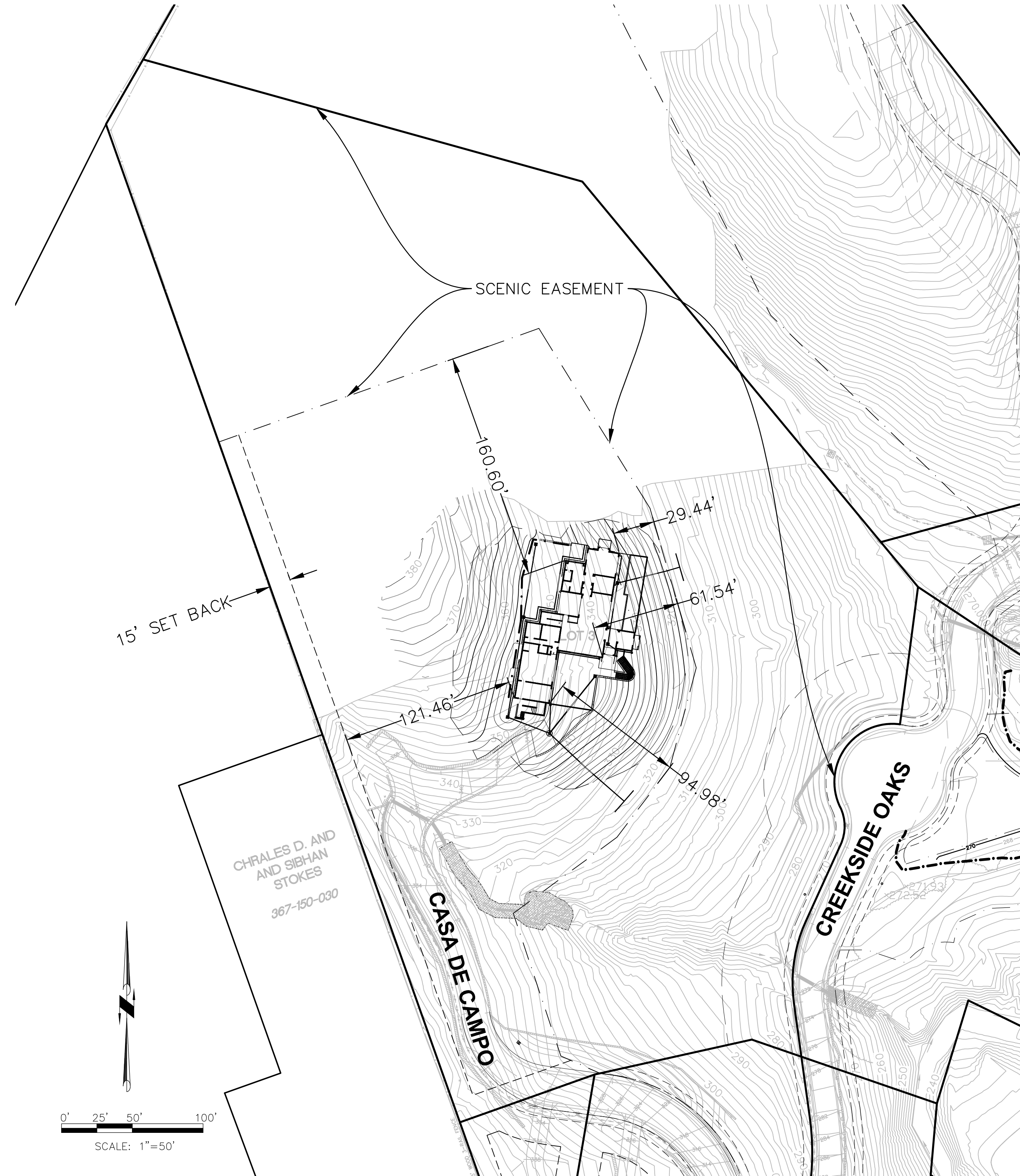
BENCHMARK: CCCO. BM # 3740 CCCO FASTENER & TAG ON NORTH EDGE OF CONCRETE DRIVEWAY TO HOUSE #5. DRIVEWAY IS ON EAST SIDE PRIVATE LANE 160' +/- SOUTH OF ALHAMBRA VALLEY ROAD 0.5 MILES WEST OF INTERSECTION RELIEZ VALLEY ROAD & ALHAMBRA VALLEY ROAD. ELEV.=293.373



VICINITY MAP
NO SCALE

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BVCE	BEGINNING OF VERTICAL CURVE ELEVATION
BVCS	BEGINNING OF VERTICAL CURVE STATION
BW	BOTTOM OF WALL AT FINISH GRADE
CB	CATCH BASIN
C.O.	CLEANOUT
CL	CENTERLINE
CCC	CONTRA COSTA COUNTY
CCCFCO	CONTRA COSTA COUNTY FLOOD CONTROL DISTRICT
CCWD	CONTRA COSTA WATER DISTRICT
DWY	DRIVEWAY
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EVCE	END OF VERTICAL CURVE ELEVATION
EVCS	END OF VERTICAL CURVE STATION
EX. (E)	EXISTING
FL	FLOWLINE
GR	GRATE
HGL	HYDRAULIC GRADE LINE
INV	INVERT
JT	JOINT TRENCH
L	LENGTH
LF	LINEAR FEET
LVC	LENGTH OF VERTICAL CURVE
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
O/S	OFFSET
PAUE	PRIVATE ACCESS AND UTILITY EASEMENT
PC	POINT OF CURVATURE
PUE	PUBLIC UTILITY EASEMENT
PR	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PSDE	PRIVATE STORM DRAIN EASEMENT
PT	POINT OF TANGENCY
PVI	POINT OF VERTICAL INFLECTION
R	RADIUS
R/W	RIGHT OF WAY
SBD	SUBDRAIN
SD	STORM DRAIN
SDDI	STORM DRAIN DRAINAGE INLET
SDE	STORM DRAIN EASEMENT
S	SLOPE
S.O.	SIDE OPENING
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
STR	STRUCTURE
SW	SIDEWALK
STA	STATION
TC	TOP OF CURB
TOP	TOP OF BANK
TRC	TOP OF ROLLED CURB
TYP	TYPICAL
TW	TOP OF WALL
W	WATER



HOUSE LAYOUT PLAN
SCALE 1"=50'

INDEX:

- 1 TITLE SHEET
- 2 GENERAL NOTES
- 3 GRADING PLAN
- 4 DETAILS
- 5 EROSION CONTROL PLAN
- 6 TOPOGRAPHIC SURVEY

LEGEND

PROPOSED

	PROPERTY LINE
	LOT LINE
	STORM DRAIN LINE
	SUBDRAIN
	CONCRETE DITCH
	UNDERGROUND ELECTRICAL
	SANITARY SEWER LINE
	SANITARY SEWER LATERAL
	WATER LINE
	WATER LATERAL
	GAS LINE
	RETAINING WALL
	DAYLIGHT LINE
	LANDSCAPE DRAIN
	CATCH BASIN
	CLEANOUT WITH SCREWCAP
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	POWER POLE
	JOINT POLE
	GUY WIRE
	ELECTROLIER
	WATER VALVE
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	POWER POLE
	JOINT POLE
	GUY WIRE
	ELECTROLIER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	PROPOSED GRADES
	RUNOFF DIRECTION

EXISTING

	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	CATCH BASIN
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	POWER POLE
	JOINT POLE
	GUY WIRE
	ELECTROLIER
	WATER VALVE
	FIRE HYDRANT
	STORM DRAIN MANHOLE
	POWER POLE
	JOINT POLE
	GUY WIRE
	ELECTROLIER
	WATER VALVE
	FIRE HYDRANT
	WATER METER
	EXISTING GRADES
	FACE OF CURB
	FLOW LINE
	EXISTING TREE & DRIFT LINE

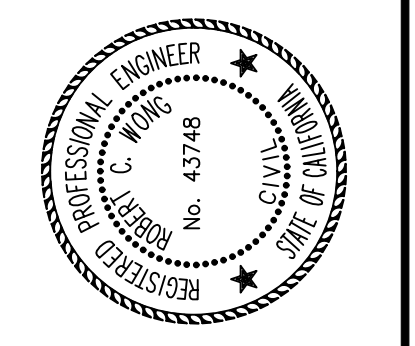
EXISTING TREE TO BE REMOVED



Aliquot Associates, Inc.
1390 S. Main St., Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

Civil Engineers
Traffic Engineers
Surveyors

No.	BY	DATE	REVISIONS



CALIFORNIA

CONTRA COSTA COUNTY

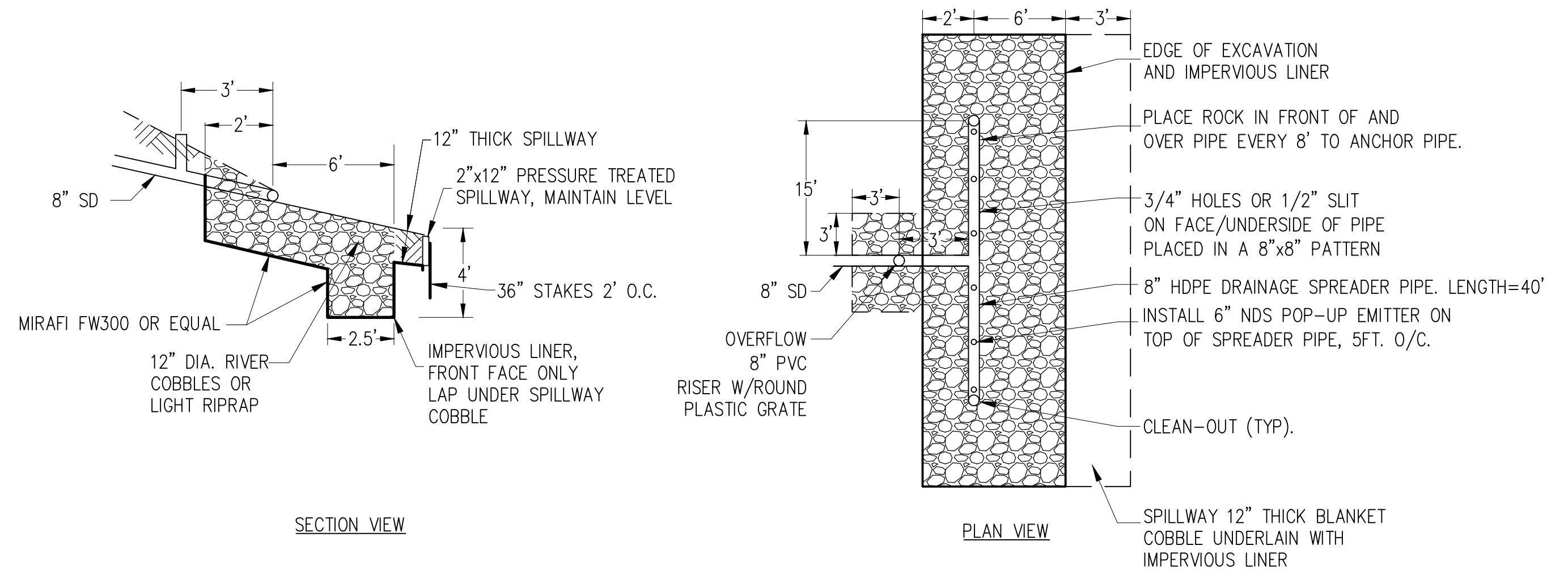
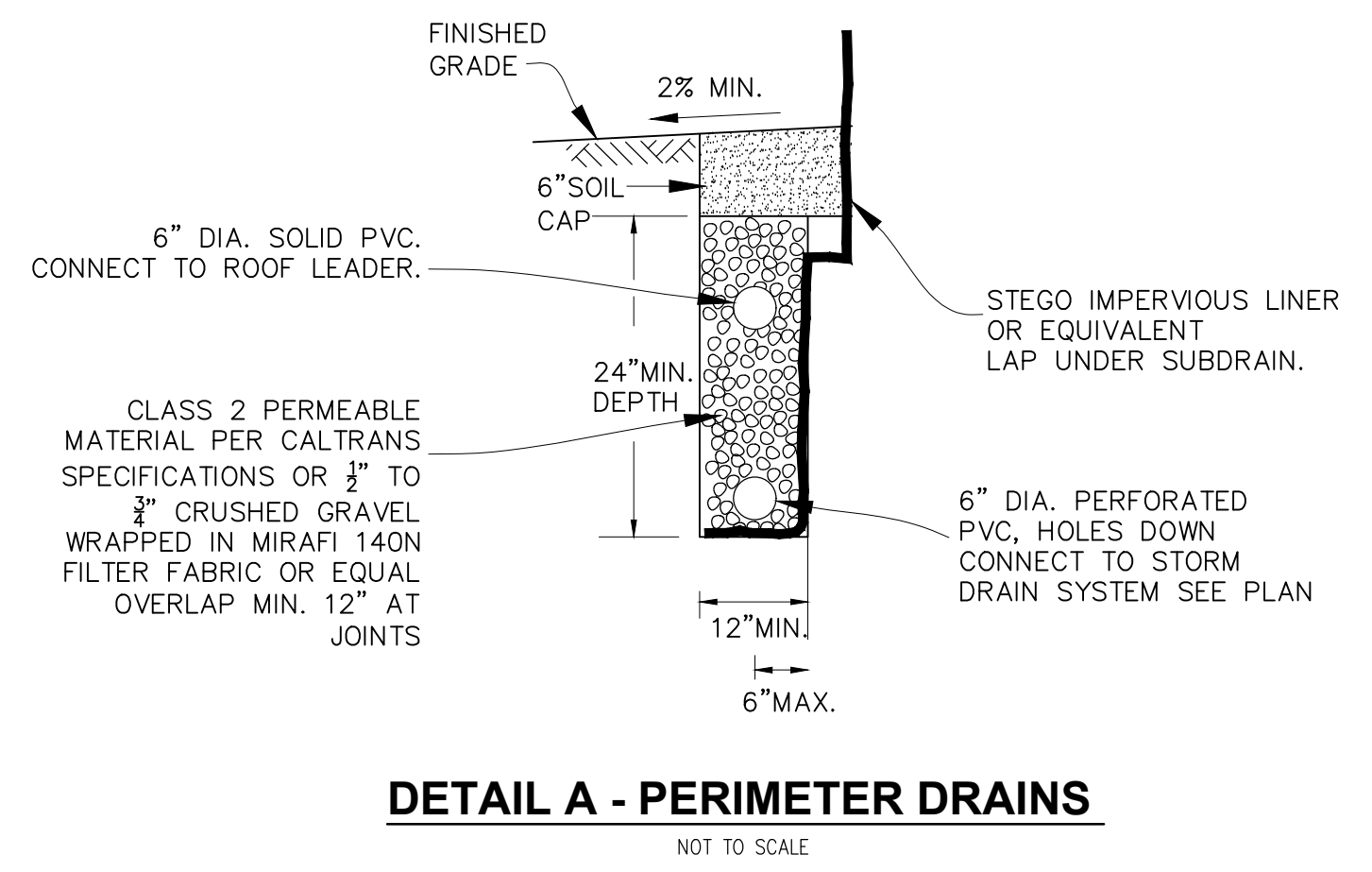
PRELIMINARY
NOT FOR CONSTRUCTION

TITLE SHEET
LOT 3
5 CASA DE CAMPO-CREEKSIDE OAKS

JOB NO: 202013.7	SCALE: 1"=50'	DATE: 11/17/2021	DESIGN: KC	DRAWN: KC	APPROVED: VID
DRAWING NUMBER					
1					
1 OF 6					

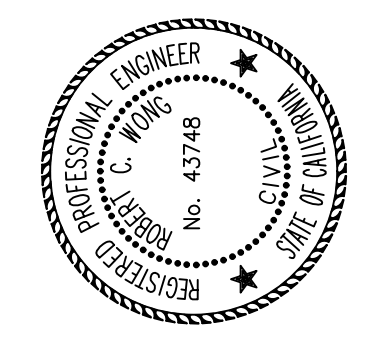
FILE: P:\2021\2021\3.70\Engineering\Drawings\Grading and Drainage Plans\Lot 3.dwg PLOT DATE: 11/17/2021 4:41 PM BY: Kevin Cheung

FILE: P:\2021\2021\3.70\Engineering\Drawings\Grading and Drainage Plans\Lot 3\Grading_Lot 3.dwg PLOT DATE: 11/17/2021 4:42 PM BY: Kevin Cheung



NOTES:
 1. PLACE AND EMBED COBBLE (NO DUMPING)

No.	BY	DATE	REVISIONS



PRELIMINARY
 NOT FOR CONSTRUCTION

DETAILS
LOT 3
5 CASA DE CAMPO-CREEKSIDE OAKS
 CONTRA COSTA COUNTY CALIFORNIA

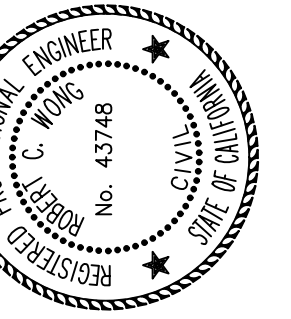
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Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

Civil Engineers
Traffic Engineers
Surveyors

No.	BY	DATE	REVISIONS



PROFESSIONAL ENGINEER
KEVIN C. CHEUNG
No. 43748
STATE OF CALIFORNIA

PRELIMINARY
NOT FOR CONSTRUCTION
EROSION CONTROL PLAN
LOT 3
5 CASA DE CAMPO-CREEKSIDE OAKS
CONTRA COSTA COUNTY CALIFORNIA

JOB NO: 202013.7	SCALE: 1"=20'	DATE: 11/17/2021	DESIGN: KC	DRAWN: KC	APPROVED: VJD
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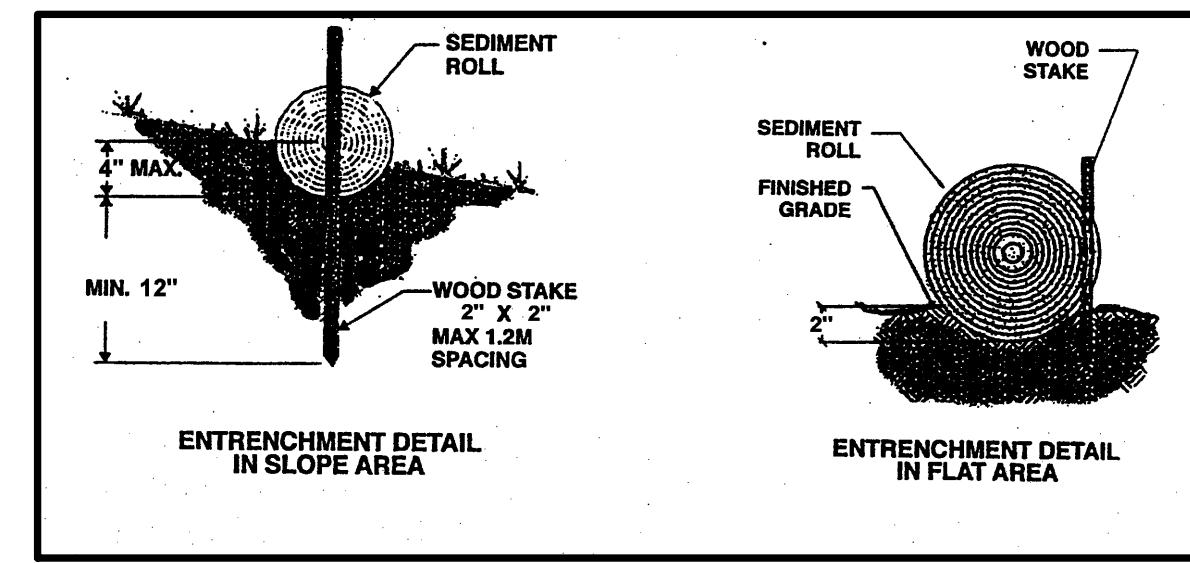
DRAWING NUMBER
5
5 OF 6

EROSION CONTROL GENERAL NOTES:

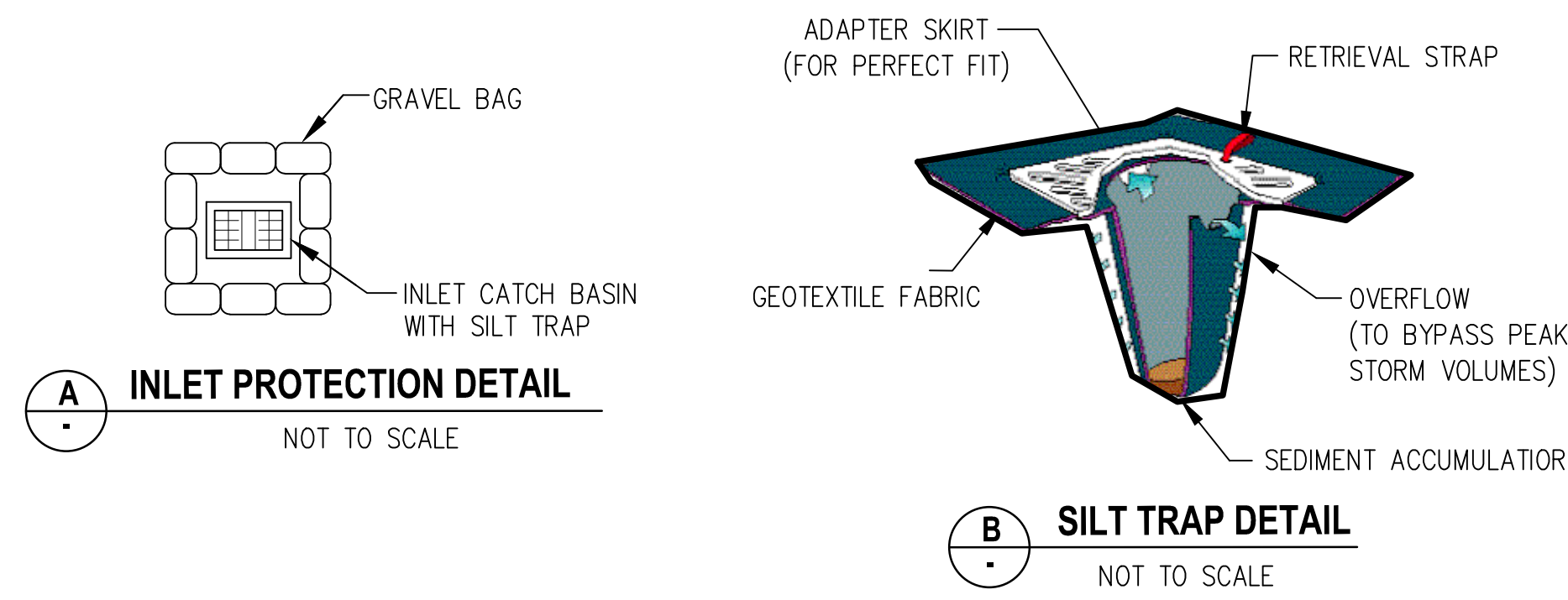
TEMPORARY EROSION CONTROL MEASURES EFFECTIVE DURING RAINY SEASON-(OCTOBER 1 TO APRIL 15.)

- TEMPORARY EROSION CONTROL MEASURE DEVICES SHOWN ON THE EROSION CONTROL PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED WHEN THE COUNTY INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
- EXCEPT AS OTHERWISE DIRECTED BY THE COUNTY INSPECTOR, ALL DEVICES SHOWN ON THE EROSION CONTROL PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED BY THE CONTRACTOR AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON AND MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF THE ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) "A MANUAL OF STANDARDS FOR EROSION AND SEDIMENT CONTROL MEASURES" UNLESS OTHERWISE STATED WITHIN THESE GENERAL NOTES. EROSION CONTROL MEASURES ARE SUBJECT TO THE INSPECTION AND APPROVAL OF THE COUNTY BUILDING DEPARTMENT, GRADING SECTION. SCHEDULE AN EROSION CONTROL INSPECTION BY CALLING (925) 335-1123 AT LEAST 48 HOURS PRIOR TO THE START OF ANY WORK.
- ALL LOOSE SOILS AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- THE CONTRACTOR SHALL PLACE DRAIN ROCK AS A GRAVEL ROADWAY (6" MINIMUM THICKNESS FOR THE FULL WIDTH AND 50 FEET LONG) AT EACH ROAD ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THE SAME DAY AS REQUIRED BY THE COUNTY INSPECTOR. TEMPORARY ENTRANCES WILL BE ON BOULEVARD WAY.
- AFTER OCTOBER 1, ALL EROSION CONTROL MEASURES WILL BE INSPECTED DAILY AND AFTER EACH STORM. AFTER OCTOBER 1, BREACHES IN DIKES, STRAW WATTLES OR OTHER EROSION AND SEDIMENT CONTROL FACILITIES WILL BE REPAIRED AT THE CLOSE OF EACH DAY AND WHENEVER RAIN IS FORECAST.
- ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, ROADS, AND BUILDING PADS SHALL BE HYDROSEEDED. IN ADDITION TO HYDROSEEDING, APPLICATION OF STRAW WITH A TACKIFIER OR MULCH MAY BE REQUIRED BY THE COUNTY INSPECTOR.
- IF ANY GRADING OPERATIONS, OTHER THAN LOT FINISH GRADING, ARE TO BE PERFORMED DURING THE RAINY SEASON, OCTOBER 1 THROUGH APRIL 15, AN EROSION CONTROL PLAN MUST BE SUBMITTED BY SEPTEMBER 1 AND THE PLAN MUST BE APPROVED BY THE COUNTY PRIOR TO THE COMMENCEMENT OF ANY SUCH GRADING OPERATIONS.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW USING 4" EARTH BERMS OR SILT FENCES.
- ALL GRADED AREAS, INCLUDING, BUT NOT LIMITED TO, CUT AND FILL SLOPES, STREETS, PARKING AREAS, AND BUILDING PADS SHALL BE HYDROSEEDED PER COUNTY'S REQUIREMENT. SUGGESTED MIX DESIGN FOLLOWS:

"BLANDO BROME"	40 LBS./ACRE
ZORRO FESCUE	10 LBS./ACRE
HYKON ROSE CLOVER	5 LBS./ACRE
CALIFORNIA NATIVE WILDFLOWER	8 LBS./ACRE
SUB-COVER	9 LBS./ACRE
FERTILIZER	100 LBS./ACRE
ORGANIC BINDER	300 LBS./ACRE
STRAW MULCH	4000 LBS./ACRE
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY INSPECTOR.
- SANDBAGS OR STRAW BALES SHALL BE STOCKPILED ON SITE AND PLACED AT INTERVALS SHOWN ON EROSION CONTROL PLANS, WHEN THE RAIN FORECAST IS 40% OR GREATER, OR WHEN DIRECTED BY THE COUNTY INSPECTOR.
- SANDBAGS REFERRED TO IN THE PRECEDING ITEMS MUST BE FULL. APPROVED SANDBAG FILL MATERIALS ARE DECOMPOSED GRANITE AND/OR GRAVEL, OR OTHER MATERIALS APPROVED BY THE COUNTY INSPECTOR.
- ALL CATCH BASIN & INLETS PRIOR TO PAVING WILL BE EQUIPPED WITH WATTLE BARRIER PLACED 2" MIN. BELOW TOP OF GROUND LEVEL.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS OR IN EXTREME STORM CONDITIONS THE CONTRACTOR MAY USE STRAW WATTLES, SAND BAGS TO SECURE THESE EROSION CONTROL MEASURES AND VARIATIONS WITH THE APPROVAL OF COUNTY INSPECTOR.
- THE CONTRACTOR SHALL HAVE A COMPREHENSIVE PROGRAM FOR INSPECTION AND MAINTENANCE DURING WINTER SEASON, INCLUDING PROVISION FOR DOCUMENTING MAINTENANCE ACTIVITIES.
- THE CONTRACTOR CAN STORE TEMPORARILY STOCKPILES AND EROSION CONTROL SUPPLIES TO HANDLE EMERGENCIES, AND SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY INSPECTOR.
- THE CONTRACTOR SHALL KEEP AN EMERGENCY PHONE NUMBER OF CREW CAPTAIN THAT WILL HANDLE EMERGENCIES.
- THE CONTRACTOR SHALL ASSIGNED STAND-BY CREWS 24 HOURS SEVEN DAYS PER WEEK TO BE CALLED TO WORK DURING EACH RAINSTORM EMERGENCY.
- THE CONTRACTOR SHALL ASSIGN ONE CREW CAPTAIN RESPONSIBLE FOR DAILY, WEEKLY, MONTHLY INSPECTION DURING WET, AND DRY WEATHER TO BE SURE ALL EROSION CONTROL MEASURES ARE WORKING PROPERLY AND RECORD THEIR INSPECTIONS ESPECIALLY AFTER EACH STORM IN A LOG.
- SEDIMENT TRAPS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEAN OUT LEVEL INDICATED ON DETAIL 7 ON THIS SHEET. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE DESILTING BASINS AND THE SEDIMENT TRAPS.
- EROSION CONTROL STRUCTURES SHALL BE ADJUSTED BY THE CONTRACTOR TO REFLECT ALL CHANGES IN DRAINAGE AS ROAD IS BEING INSTALLED.
- STOCKPILES OF TRENCH SPOILS, DEBRIS, SOIL, SAND OR OTHER MATERIALS SHALL BE COVERED OR REMOVED AS SOON AS PRACTICAL.
- TEMPORARY STOCKPILES OF SUPPLIES ON SITE NECESSARY TO HANDLE EMERGENCY FIELD CONDITION SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES & COVERED TO THE SATISFACTION OF THE COUNTY INSPECTOR.

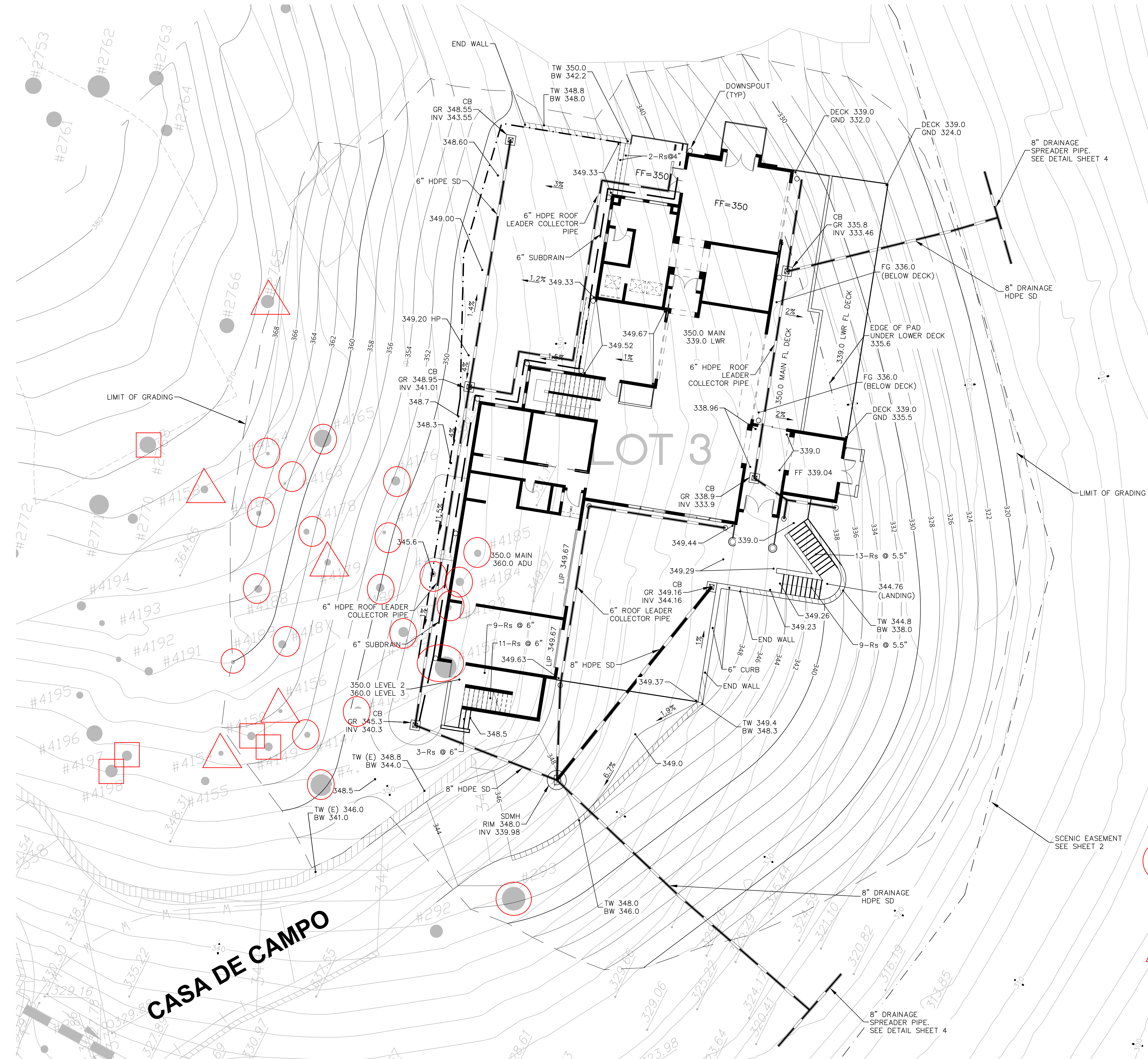


- NOTE:**
- WATTLE FENCE SHALL BE PROPERLY INSTALLED, MAINTAINED AND INSPECTED REGULARLY TO MAXIMIZE FUNCTION.
 - THE STRAW WATTLES SHALL BE PLACED ON SLOPE CONTOURS PER MANUFACTURE'S SPECIFICATION.
 - WATTLES TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL GAPS BETWEEN MATERIAL TO PREVENT EROSION OR FLOW AROUND WATTLES.
 - WATTLES TO BE PLACED BEHIND CURBS OR SIDEWALKS.



SCALE: 1"=20'

FILE: P:\2021\2021\3.70\Engineering\Drawings\Grading and Drainage Plans\Lot 3\Grading_Lot 3.dwg PLOT DATE: 11/17/2021 4:42 PM BY: Kevin Cheung



NOTES:

1. ALL STORM DRAIN PIPE SHALL BE HDPE N12
2. ALL CB SHALL BE JENSEN PRECAST 12"X12" DROP INLET
3. MANHOLE SHALL BE TYPE 1 PERCAST MANHOLE PER CONTRA COSTA STANDARD PLAN CD30.

C33 STORMWATER CONTROL:

PROJECT IS A SINGLE FAMILY AND IS SUBJECT TO C.3 FOR SMALL LOTS. IMPERVIOUS AREA WILL BE DISPERSED TO THE NATURAL GROUND VIA DRAINAGE SPREADER PIPES. POST PROJECT IMPERVIOUS AREA=7,278 SF

FUGITIVE DUST

FUGITIVE DUST IS CAUSED BY GRADING, TRACK-OUT FROM EQUIPMENT AND VEHICLES, EXPOSED STOCKPILES, UNPAVED ROADS, STAGING AREAS, PARKING LOTS, ETC. EMISSIONS OF FUGITIVE DUST FROM GRADING OPERATIONS SHALL BE AVOIDED.

THE BEST WAY TO AVOID FUGITIVE DUST COMPLAINTS IS TO IMPLEMENT PREVENTATIVE MEASURES.

DUST CONTROL MEASURES

1. ALL VISIBLY DRY DISTURBED SOIL AND ROAD SURFACES SHALL BE WATERED TO MINIMIZE FUGITIVE DUST EMISSIONS.
 2. ALL UNPAVED AREAS SHALL HAVE A SPEED LIMIT OF 10 MPH.
 3. EARTH OR OTHER MATERIAL TRACKED ONTO NEIGHBORING PAVED ROADS SHALL BE REMOVED PROMPTLY.
 4. DUST GENERATING ACTIVITIES SHALL BE LIMITED DURING PERIODS OF HIGH WINDS (OVER 25 MPH).
 5. ACCESS OF UNAUTHORIZED VEHICLES ONTO THE CONSTRUCTION SITE DURING NON-WORKING HOURS SHALL BE PREVENTED.
- FOLLOWING THESE MEASURES SHOULD REDUCE CONFLICTS WITH PROJECT NEIGHBORS, AVOID THE POSSIBILITY OF FINES AND PENALTIES FOR VIOLATIONS OF DISTRICT REGULATIONS, AND MOST IMPORTANTLY, RESULT IN CLEANER AIR FOR ALL OF US.

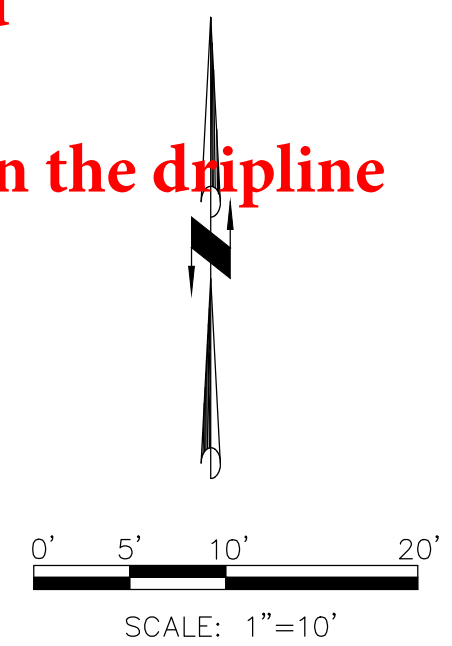
LITTER CONTROL

LITTER CONTROL IS A NECESSARY MEASURE TO BE TAKEN DURING DEVELOPMENT AND CONSTRUCTION. LITTER CAN BE GENERATED BY BOTH CONSTRUCTION ACTIVITY AND BY WORKERS' PERSONAL DEBRIS, PARTICULARLY FOOD AND DRINK CONTAINERS.

LITTER CONTROL MEASURES

1. TRASH RECEPTACLES SHALL BE PROVIDED AT CONVENIENT LOCATIONS THROUGHOUT THE JOB SITE, AND EMPTIED ON A REGULAR BASIS.
 2. CONSTRUCTION PERSONNEL ARE TO BE INSTRUCTED TO UTILIZE THE PROVIDED TRASH RECEPTACLES, AND TO PICK UP ANY STRAY LITTER, REGARDLESS OF WHETHER IT IS THEIRS.
 3. TRASH RECEPTACLES ARE TO BE LOCATED AWAY FROM NEIGHBORING HOMES TO AVOID ATTRACTING PESTS AND CREATING OFFENSIVE ODORS.
 4. TRASH RECEPTACLES SHALL HAVE LIDS TO CONTAIN TRASH AND ODORS AND TO DISCOURAGE PESTS.
 5. CONSTRUCTION DEBRIS SHALL BE CONTAINED WITHIN A TRASH RECEPTACLE / DUMPSTER OR OFFHAULED WEEKLY.
 6. CONSTRUCTION DEBRIS SHALL NOT BE STORED WITHIN THE DRIPLINES OF ANY TREES.
 7. TRASH RECEPTACLES AND DUMPSTERS SHALL BE PLACED IN LOCATIONS LEAST VISIBLE TO NEIGHBORING HOMES WHILE REMAINING REASONABLY ACCESSIBLE TO PROMOTE THEIR PROPER USE.
- FOLLOWING THESE MEASURES SHOULD REDUCE CONFLICTS WITH PROJECT NEIGHBORS, AVOID THE POSSIBILITY OF FINES AND PENALTIES FOR VIOLATIONS OF DISTRICT REGULATIONS, AND MOST IMPORTANTLY, RESULT IN A CLEANER ENVIRONMENT FOR ALL OF US.

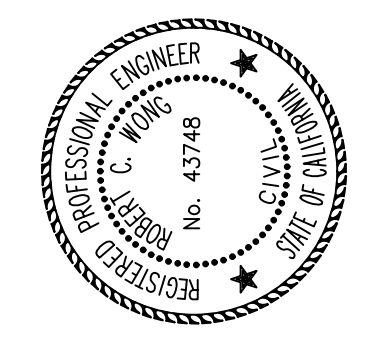
- Removal due to construction
- Removal because it is dead
- △ To remain, but work within the dripline



ALIQOT
Aliquot Associates, Inc.
1390 S. Main St. - Ste. 310
Walnut Creek, CA 94596
Telephone: (925) 476-2300
Fax: (925) 476-2350

Civil Engineers
Traffic Engineers
Surveyors

No.	BY	DATE	REVISIONS



PRELIMINARY
NOT FOR CONSTRUCTION

GRADING AND DRAINAGE PLAN
LOT 3
5 CASA DE CAMPO-CREEKSIDE OAKS
CONTRA COSTA COUNTY CALIFORNIA

JOB NO: 202013.7	SCALE: 1"=10'	DATE: 11/17/2021	DESIGN: KC	DRAWN: KC	APPROVED: VID
DRAWING NUMBER					
3					
3 OF 6					

Attachment 5

Color Board





SHERWIN-WILLIAMS.

What can v

Paints & Supplies

Color

Inspiration

How To

[Homeowners](#) → [Color](#) → [Find & Explore Colors](#) → [Explore All Pai](#)

SW 7008

Alabaster

Interior / Exterior

Location Number: 255-C2



255

Alabaster

COORDINATING COLORS

SIMILAR COLORS

DETAILS

SW 7690

Townhall Tan

Attachment 6

Arborist Report



Tree Evaluation

Prepared For:

David Viggiano

USGL Land, LLC

1200 Business Center Drive

San Leandro, CA 94577

Prepared By:

Bob Peralta

Bob Peralta Arbor Consulting

American Society of Consulting Arborists

237 Berna Avenue

Napa, California 94559

(925) 525- 3795

November 3, 2021

Dear David,

Thank you for asking me to provide a Consulting Arborist Report for your Proposed new Home Project located at 5 Casa de Campo in Creekside Oaks - in Martinez, California. I visited the site on October 31, 2021, to review the House Layout Plan provided by Aliquot Civil Engineering dated 9-25-2021, using Sheet C. The purpose of my site visit is to evaluate any impact the proposed home may have on any protected trees. I reviewed a total of 36 trees that surround the proposed home that include (29) Coast Live oaks (*Quercus agrifolia*), (6) Valley oaks (*Quercus lobata*), and (1) Bay Laurel (*Laurus nobilis*).

A majority of the trees I evaluated are growing above the driveway and retaining wall leading into the lot. There are (3) species of trees common to Martinez and surrounding hillsides, these are the Live oaks, Valley oaks and one Bay Tree. These trees have been growing in a grove amongst each other for many years. As trees continue to mature they started competing for sunlight resulting in the lower trees leaning away from the trees above them. This resulted in 75% of the trees leaning at a 45 degree angle towards the driveway and retaining wall. Within this grove are (5) dead trees that need to be removed before they fail. There are (8) critical trees that are leaning so severely they cannot be safely pruned, these are also recommended for removal. The trees that are in poor condition have poor canopy structure and most of the canopy is full of deadwood from the competing trees growing above them. These trees are also recommended for removal before they fail or die off creating fire hazards.

Above this grove are many other trees that are in good health and far enough away from the proposed home. With all the recent fires it is recommended to remove the dead trees and any tree that can create a fire ladder. The remaining trees can be safely pruned to keep them from failing and to remove any deadwood or low hanging branches. The remaining healthy trees near the proposed new home need to be protected following the Tree Protection Guidelines below.

I have attached maps that show the general location of each tree and a picture of each tree with diameter (dbh) and tree tag #.

Please review the health rating below and tree protection measures.

Listed below Is the Inventory and Health of each protected tree.

Tree Inventory and Health

Note: Trees are measured using the DBH method – circumference, measured at 4.3 above the ground.

Map ID Tag	Tree Tag #	Species	DBH	Health
①	4157	Coast Live Oak	30/28	Poor
②	4185	Coast Live Oak	21"	Poor
③	4184	Coast Live Oak	23"	Poor
④	4183	Coast Live Oak	17"	Poor
⑤	4181	Coast Live Oak	17"	Poor
⑥	4177	Coast Live Oak	9"	Poor
⑦	4176	Valley Oak	14"	Poor
⑧	4165	Coast Live Oak	28/22	Poor
⑨	2765	Valley Oak	14"	Fair
10	2766	Valley Oak	10/8	Poor
11	2771	Coast Live Oak	25"	Fair
12	2768	Coast Live Oak	30"	Dead
13	2770	Coast Live Oak	30"	Poor
⑭	4158	Coast Live Oak	20"	Poor
⑮	4164	Valley Oak	8"	Poor
⑯	4162	Valley Oak	14"	Poor
⑰	4163	Coast Live Oak	6"	Poor
⑱	4178	Coast Live Oak	10/8	Poor
⑲	4179	Valley Oak	16"	Fair
⑳	4188	Coast Live Oak	13"	Poor
㉑	4187	Coast Live Oak	16"	Poor
㉒	4180	Coast Live Oak	24"	Poor
㉓	4182	Bay Laurel	8/12	Poor
24	292	Coast Live Oak	22	Critical
㉕	4186	Coast Live Oak	22/24/18	Critical
㉖	293	Coast Live Oak	19"	Critical
㉗	4147	Coast Live Oak	14"	Critical
㉘	4156	Coast Live Oak	8"	Fair
㉙	4149	Coast Live Oak	13"	Dead
㉚	4150	Coast Live Oak	20"	Dead

Map ID Tag	Tree Tag #	Species	DBH	Health
31	4143	Coast Live Oak	12/14	Critical
32	4154	Coast Live Oak	12/14	Critical
33	4155	Coast Live Oak	24"	Critical
34	4189	Coast Live Oak	12/22	Critical
35	4197	Coast Live Oak	14/12	Dead
36	4198	Coast Live Oak	14/12/17	Dead

I have been contracted by you to monitor the health of all your trees on site and to install protective fencing around the protected trees. I will be on site during any grading activity or pruning needs throughout the duration of the project. Below are the Tree Protection recommendations.

Recommended Tree Protection Guidelines:

All contractors including demolition, grading, and underground contractors, sub-contractors, construction superintendent and other pertinent personnel should be required to review these guidelines with the Project Arborist (PA) prior to beginning work on site. The Tree Protection Zone (TPZ) identifies will be installed 2' outside of the drip-line in a half circle on all sides of the proposed home - by installing 4' high orange protective fencing around the entire drip-line of the tree and roots from disturbance.

The installation will be installed by the Project Arborist (Bob Peralta) and any work within the erected TPZ will need permission from the PA before being moved.

The following signs will be posted on 8.5x11 inches and installed on all the fences - the sign will read:

This is a Tree Protection Zone
Movement of this fence requires the prior authorization of the Project
Arborist & Owner

(List Contact Information)

Activities prohibited within the TPZ include:

- Storage or parking vehicles, building materials, refuse, excavated spoils, or dumping of paint or poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix dirty water or any other material which may be deleterious to tree health.

- The use of tree trunks as winch support, anchorage, as a temporary power pole, sign-post or any other similar function.
- Cutting of roots by utility trenching, foundation digging, placement of curbs, trenches and other miscellaneous excavation without prior approval of the PA.
- Soil disturbance or grade/drainage changes.
- Materials must not be stored, stockpiled, dumped, even temporarily, inside the TPZ of protected trees.

Activities permitted within the TPZ include: As needed or recommended by the PA

- Irrigation, aeration, or other beneficial practices that have been specifically approved for use within the TPZ.
- Mulch if needed and or fertilization as recommended by monthly site visits by the PA.
- Each site visit will require a report recommending tree healthcare supplements, recommended watering as needed during peak summer months and reduction into Fall and Winter.

Please give me a call if you have any questions.

Sincerely,

Bob Peralta

Bob Peralta
Certified Arborist WE-7150A
ASCA Consulting Arborist #505

Attachment 7

Staff's Power Point Presentation



**TREE PERMIT APPEAL
COUNTY FILE #CDTP21-00076**

5 Casa de Campo, Martinez

Contra Costa County Planning Commission

Wednesday, April 27, 2022

6:30 P.M.



PROJECT DESCRIPTION

Appeal of the Zoning Administrator's decision to approve a Tree Permit #CDTP21-00076.

Construction of residence, retaining wall, and grading requires:

Removal of 21 trees:

17 Coast Live Oaks (between 6.5-64 inches trunk diameter)

3 Valley Oaks (8, 14, and 14 inches trunk diameter)

1 Bay Laurel (20 inches trunk diameter)

Work within the dripline of 5 trees:

3 Coast Live Oaks (8, 20, and 26 inches trunk diameter)

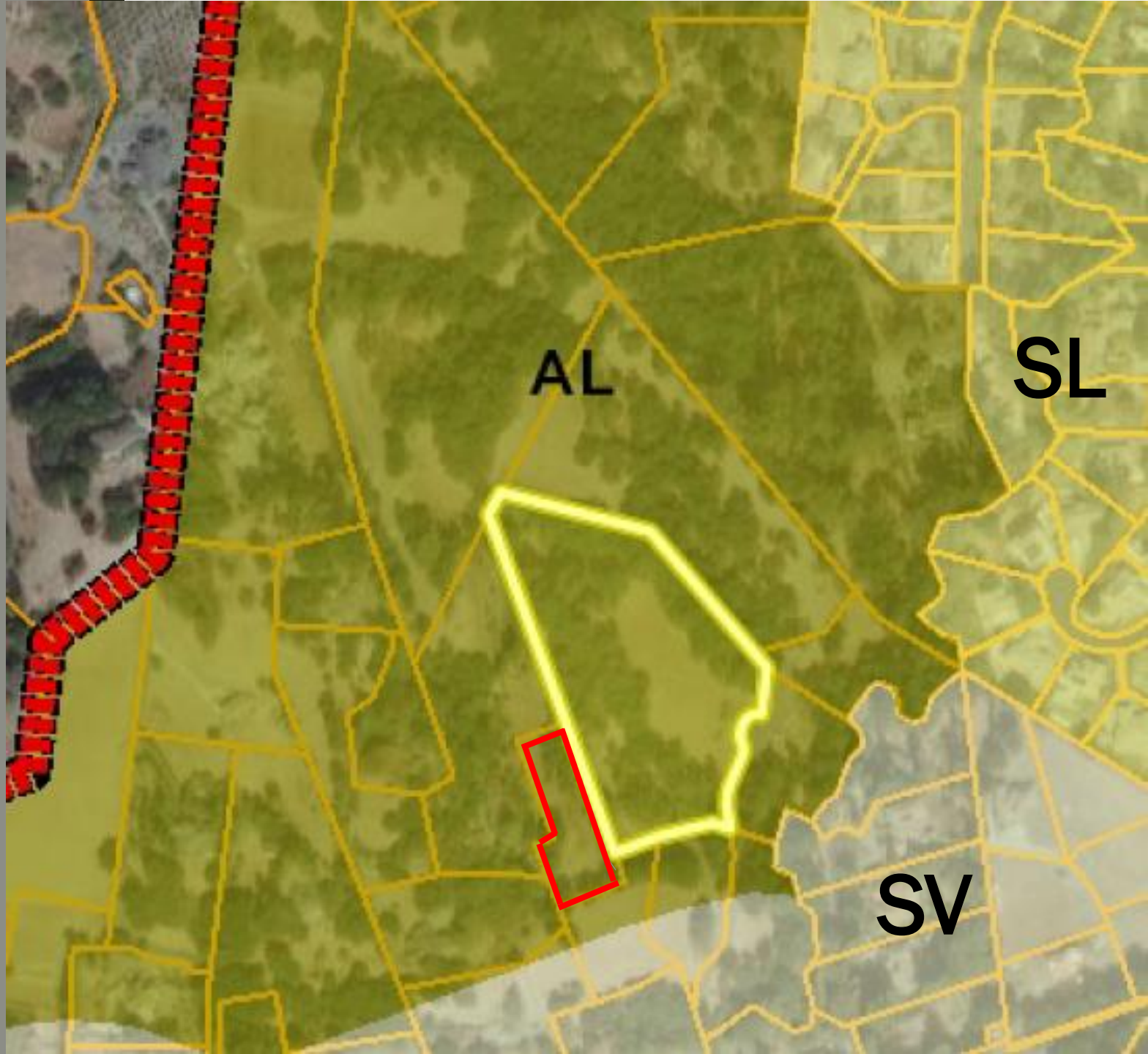
2 Valley Oaks (14 and 16 inches trunk diameter)

Removal of 5 Coast Live Oaks (between 13-43 inches trunk diameter) is because they are dead and now a fire hazard.

The proposed residence is two-story, 4,476 square-feet with a 1,199 square-foot attached Accessory Dwelling Unit, an 875 square-foot attached garage, and 700 square-feet of decking. The proposed development is also subject to the Alhambra Valley Specific Plan.

GENERAL PLAN MAP

Agricultural Lands (AL)



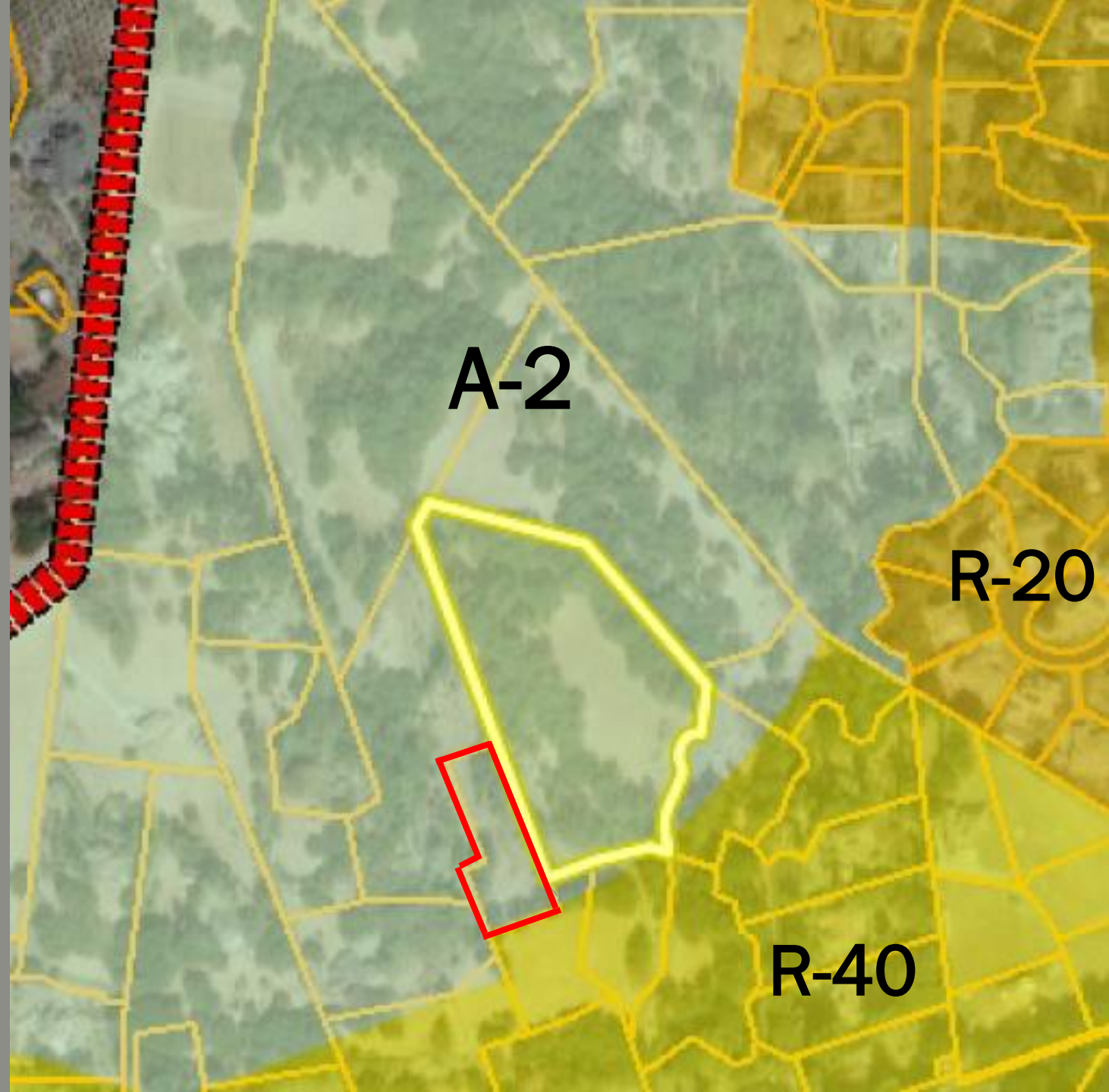
AL

SL

SV

ZONING MAP

General Agricultural (A-2)



A-2

R-20

R-40

AERIAL PHOTO



BACKGROUND

- February 18, 2022: Notice of Tentative Approval was mailed to the property owners adjacent to the subject property, and the last day to appeal was Monday, February 28.
- February 28, 2022: Daniel and Sibhan Stokes (130 Oak Bridge Lane) filed an appeal.
- March 9, 2022: Applicant volunteers to plant more trees and work with the Stokes on how many. The Stokes did not find this to satisfy their concerns of removing already mature, healthy trees.
- In response to the Stokes's concerns, staff increased the amount of required tree replanting from five to ten 15-gallon indigenous Oak trees and included planting locations not only to assist in screening the building from Alhambra Valley Road, but also from 130 Oak Bridge Lane.
- Staff also added a condition to require a nesting survey if work is done within the nesting season (February 1 through August 31)

RECORDED MAP

Aliquot Associates, Inc. 1390 South Main Street, Suite 310, Walnut Creek, CA 94596
(925) 476-2300 WWW.ALIQUOT.COM

LOT LINE ADJUSTMENT
PER 2007-293259
RECORDED 10-24-07

SEE SHEET 3 OF 5 FOR 6.00' P.U.E.
LOCATION

LOT 4
5.12 AC

LOT 6
1.37 AC

RESTRICTED DEVELOPMENT AREA
GRANT DEED DEVELOPMENT RIGHTS TO
CONTRA COSTA COUNTY (SCENIC EASEMENT)
SERIES NO. 10-89106 5.4.10
CREEK STRUCTURE SETBACK EASEMENT
SERIES NO. 10-89104 5.4.10

RESTRICTED DEVELOPMENT AREA
GRANT DEED DEVELOPMENT RIGHTS TO
CONTRA COSTA COUNTY (SCENIC EASEMENT)
SERIES NO. 10-89105 + 10-89106
5.4.10

RESTRICTED DEVELOPMENT AREA
GRANT DEED DEVELOPMENT RIGHTS TO
CONTRA COSTA COUNTY (SCENIC EASEMENT)
SERIES NO. 10-89106 5.4.10

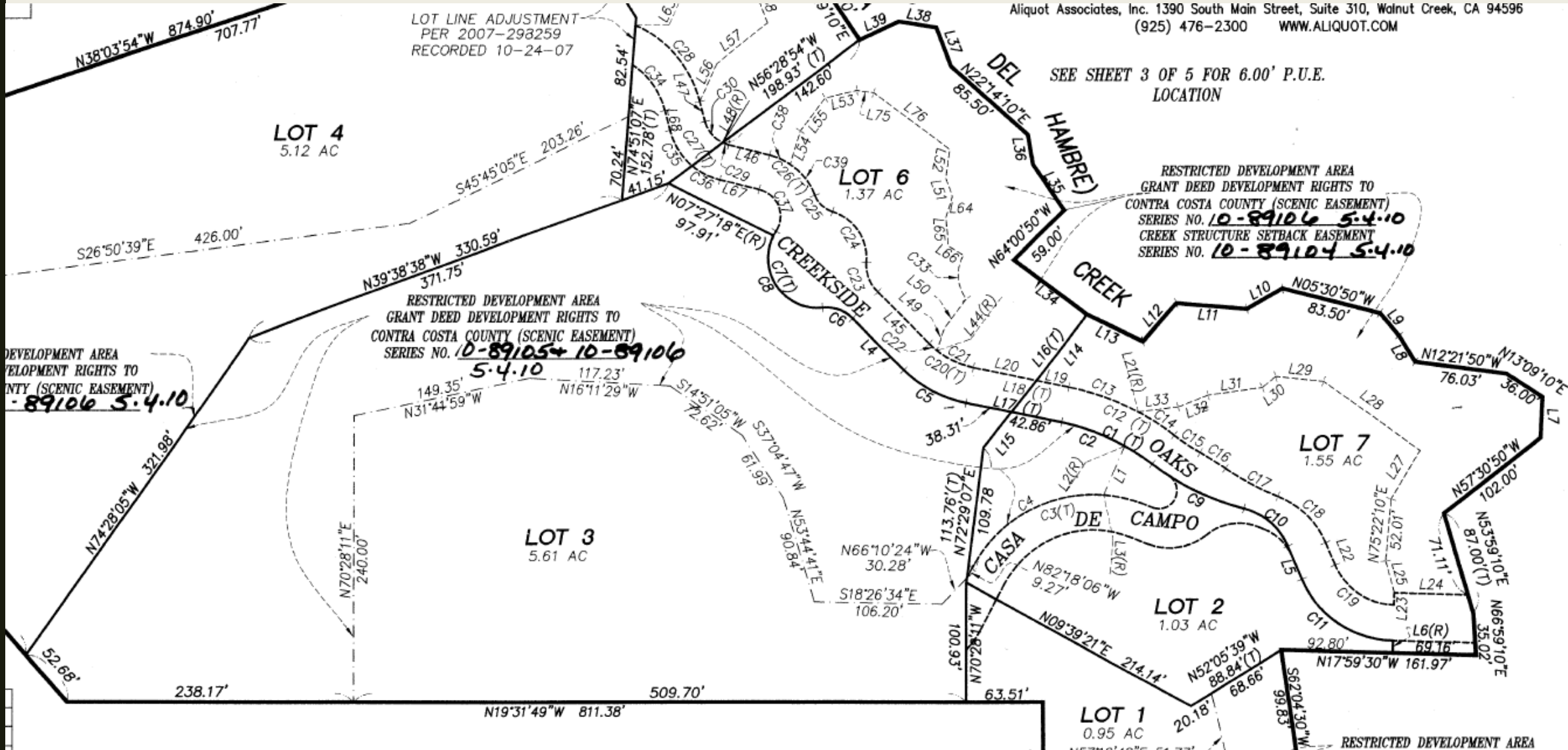
LOT 3
5.61 AC

LOT 7
1.55 AC

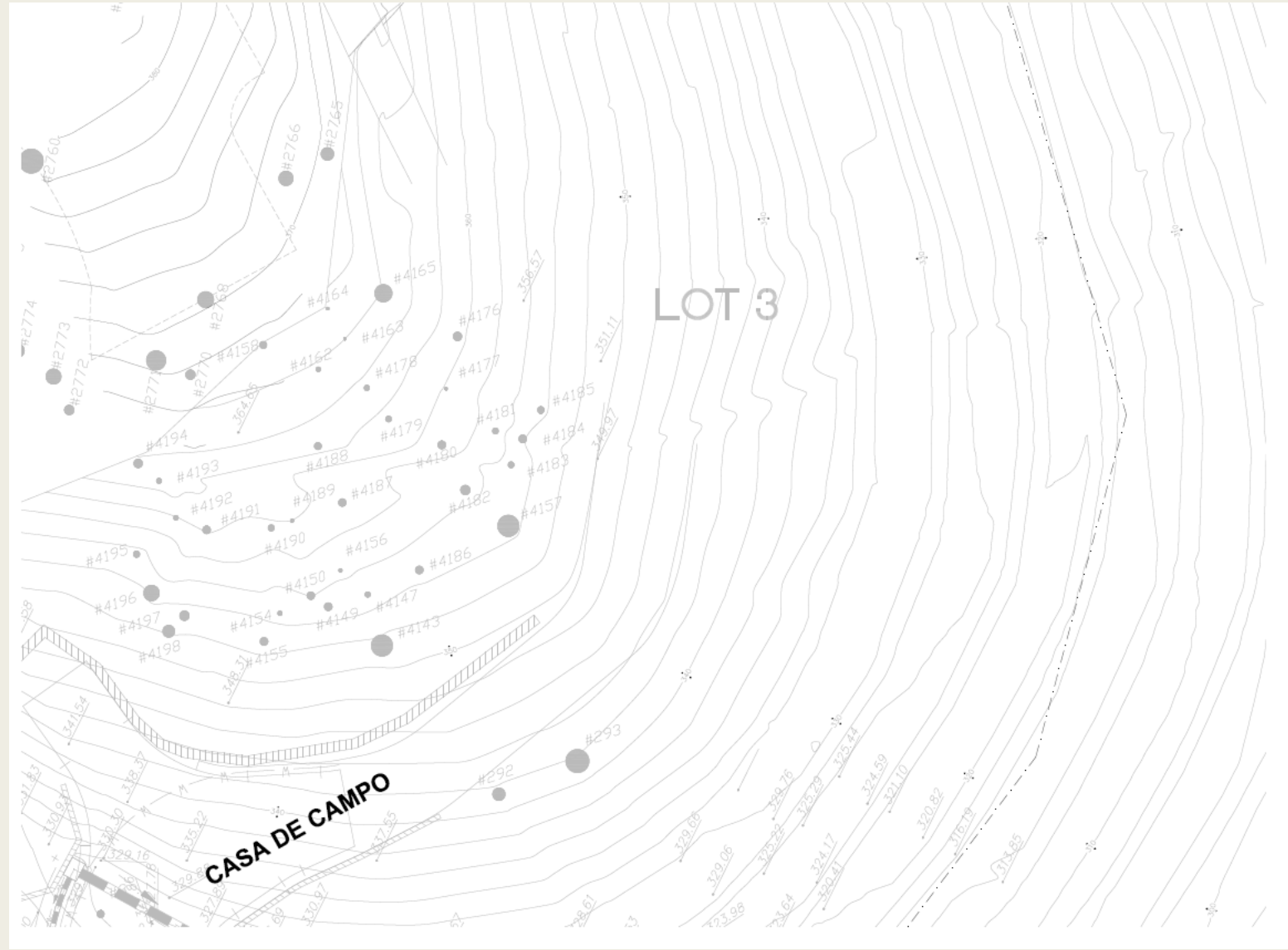
LOT 2
1.03 AC

LOT 1
0.95 AC

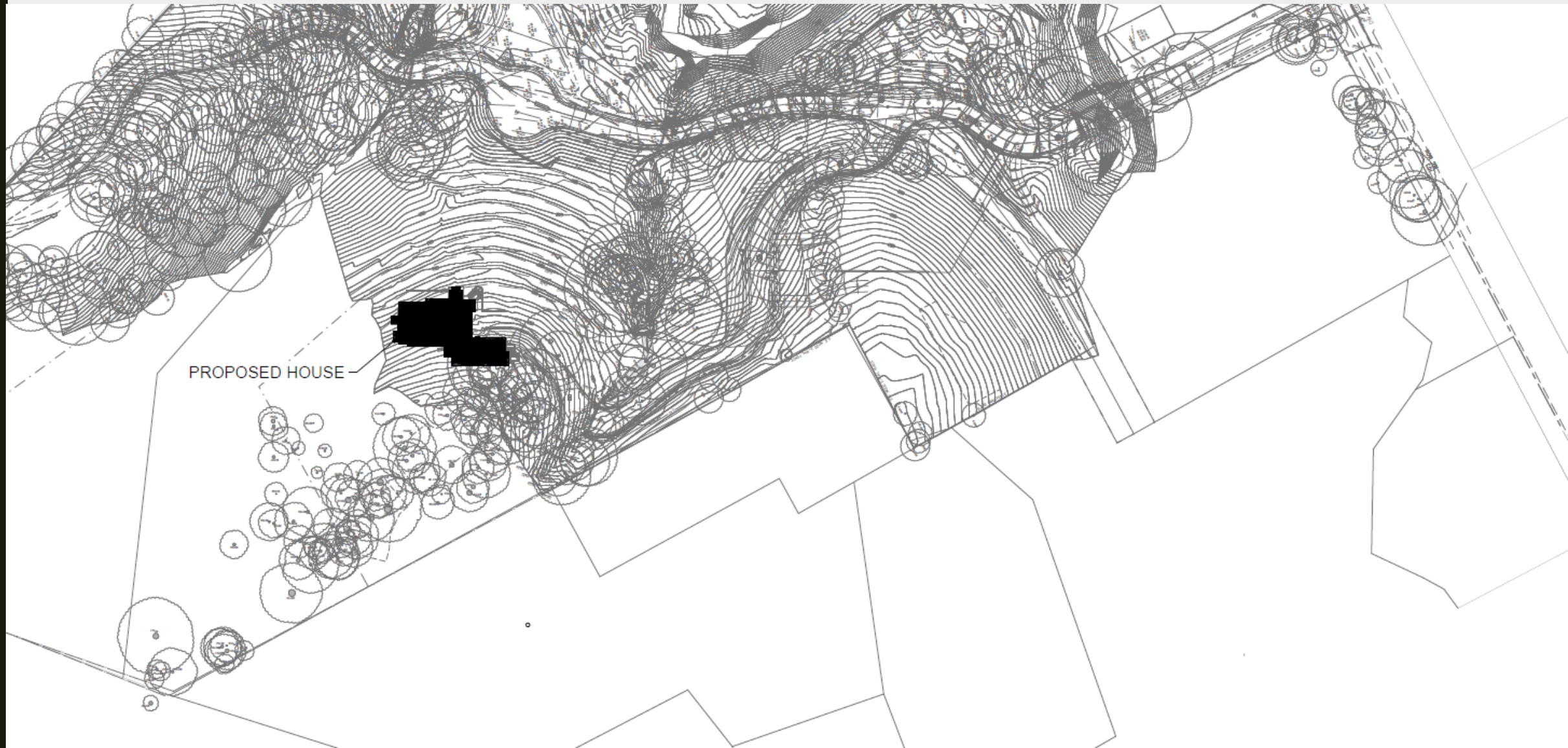
RESTRICTED DEVELOPMENT AREA
GRANT DEED DEVELOPMENT RIGHTS TO
CONTRA COSTA COUNTY (SCENIC EASEMENT)
SERIES NO. 10-89106 5.4.10



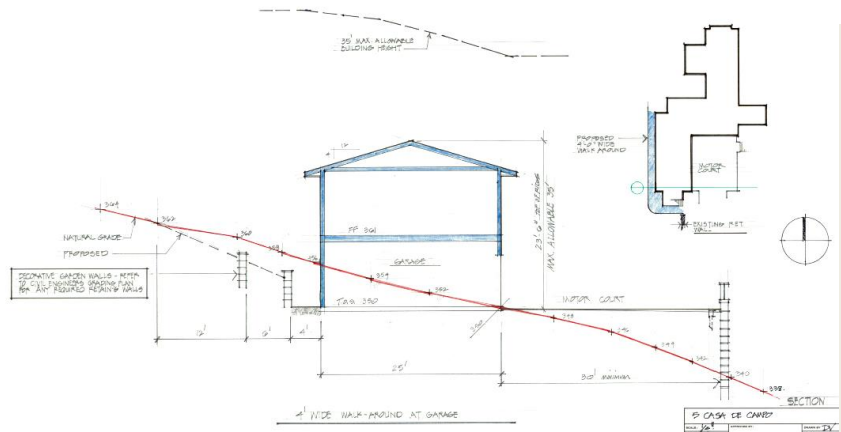
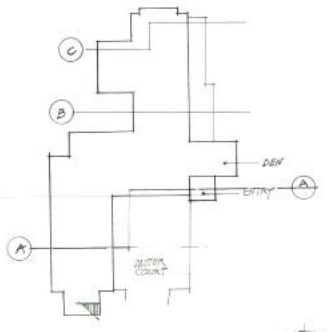
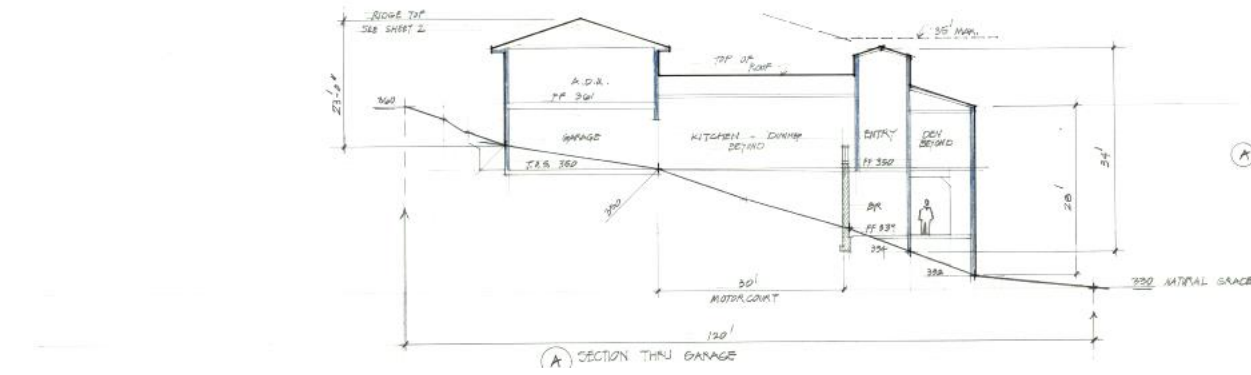
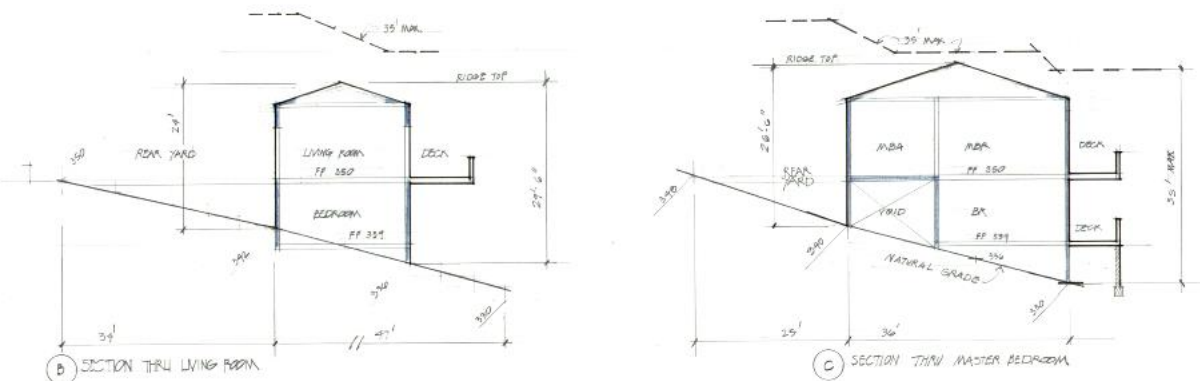
SURVEY MAP



SITE PLAN



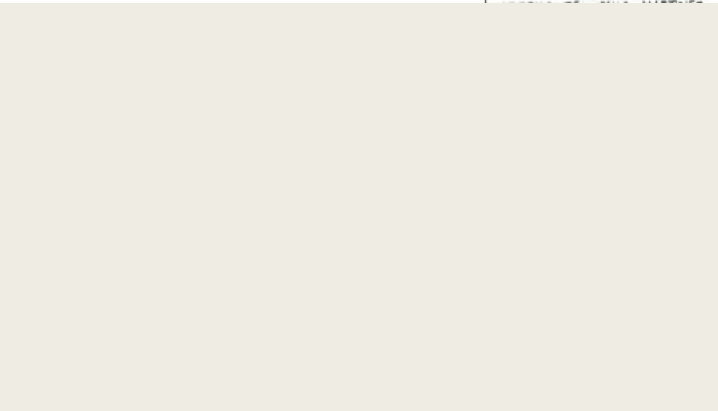
HOUSE DESIGN



SECTIONS

5 CASA DE CAMPEO

SCALE	DATE	DESIGNED BY	DRAWN BY
1/8" = 1'-0"			



HOUSE DESIGN



BRIEF SUMMARY OF APPEAL POINTS

- "Removal of these healthy trees would jeopardize the stability of the soils as we live on a hillside."
- "We chose to live in Alhambra Valley before developers arrived changing the landscape and knocking the eco-system out of balance."
- "The arborist looked at the 26 trees in question on November 3rd when everything looks dormant and dead, before the big rains."
- We have no interest in trading out 50-70 year old, existing protected Oaks for saplings on our property line."

STAFF RECOMMENDATION

Staff recommends that the County Planning Commission DENY the appeal and UPHOLD the Zoning Administrator's decision to approve County File #CDTP21-00076 with the modification to the tree restitution condition and the added nesting survey condition.



QUESTIONS?



Department of Conservation and Development

County Planning Commission

Wednesday, May 25, 2022 – 6:30 P.M.

STAFF REPORT

Agenda Item # _____

Project Title:	Tree Permit for a New Single-Family Residence on a Vacant Lot
County File(s):	#CDTP21-00076
Applicant:	David Viggiano
Owner:	USGL Land, LLC
Zoning/General Plan:	General Agricultural (A-2) / Agricultural Lands (AL)
Site Address/Location:	5 Casa de Campo, Martinez / APN: 367-140-013
California Environmental Quality Act (CEQA) Status:	Categorical Exemptions – Class 3: CEQA Guidelines Section 15303(a) - new construction or conversion of small structures
Project Planner:	Dominique Vogelpohl, Project Planner (925) 655-2880
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

Continued Public Hearing: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow removal of 21 code-protected trees and work within the dripline of 5 code-protected trees to develop a single-family residence on a vacant lot. The trees to be removed include 17 Coast Live Oaks (between 6.5-64 inches trunk diameter), 3 Valley Oaks (between 8-14 inches trunk diameter), and 1 Bay Laurel (20 inches trunk diameter), and work within the dripline of 3 Coast Live Oaks (between 8-26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches trunk diameter). There are also 5 Coast Live Oaks (between 13-43 inches trunk diameter) that are requested to be removed because they are dead.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Planning Commission:

- (1) DENY the appeal and UPHOLD the Zoning Administrator’s decision to approve Tree Permit (County File #CDTP21-00076), based on the attached Findings and subject to the attached Conditions of Approval; and
- (2) DIRECT staff to file a Notice of Exemption.

III. BACKGROUND

The proposed project was initially heard before the County Planning Commission (CPC) on Wednesday, April 27, 2022. The hearing was open to the public and testimony was accepted by the applicant, David Viggiano, the appellant, Daniel and Sibhan Stokes at 130 Oak Bridge Lane, Martinez, and Palmer Hill, professional landscaper for Astro Green Ventures Group, who spoke on behalf of the appellant and commented on the project’s arborist report. The Planning Commission continued this item as an open hearing to the Wednesday, May 25, 2022, CPC hearing to allow staff time to have another arborist report prepared, and reattempt to receive comments from the Alhambra Valley Improvement Association (AVIA).

Staff was not able to have these requests completed in time for the May 25 CPC hearing, and requests this item be continued indefinitely until a staff report can be completed that is inclusive of all the items requested by the CPC.

IV. CONCLUSION

Staff finds that the proposed development is consistent with the Agricultural Lands (AL) General Plan land use designation, complies with the intent and purpose of the General Agricultural (A-2) zoning district, and also consistent with the Alhambra Valley Specific Plan residential design guidelines. Therefore, staff recommends the Zoning Administrator approve County File #CDTP21-00076, subject to the Findings and Conditions of Approval attached to the April 27, 2022, Staff Report.



Department of Conservation and Development

County Planning Commission

Wednesday, June 22, 2022 – 6:30 P.M.

STAFF REPORT

Agenda Item # _____

Project Title:	Tree Permit for a New Single-Family Residence on a Vacant Lot
County File(s):	#CDTP21-00076
Applicant:	David Viggiano
Owner:	USGL Land, LLC
Zoning/General Plan:	General Agricultural (A-2) / Agricultural Lands (AL)
Site Address/Location:	5 Casa de Campo, Martinez / APN: 367-140-013
California Environmental Quality Act (CEQA) Status:	Categorical Exemptions – Class 3: CEQA Guidelines Section 15303(a) - new construction or conversion of small structures
Project Planner:	Dominique Vogelpohl, Project Planner (925) 655-2880
Staff Recommendation:	Approve (See Section II for Full Recommendation)

I. PROJECT SUMMARY

Continued Public Hearing: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow removal of 21 code-protected trees and work within the dripline of 5 code-protected trees to develop a single-family residence on a vacant lot. The trees to be removed include 17 Coast Live Oaks (between 6.5-64 inches trunk diameter), 3 Valley Oaks (between 8-14 inches trunk diameter), and 1 Bay Laurel (20 inches trunk diameter), and work within the dripline of 3 Coast Live Oaks (between 8-26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches trunk diameter). There are also 5 Coast Live Oaks (between 13-43 inches trunk diameter) that are requested to be removed because they are dead.

II. RECOMMENDATION

Department of Conservation and Development, Community Development Division (CDD) staff recommends that the County Planning Commission:

- (1) DENY the appeal and UPHOLD the Zoning Administrator's decision to approve Tree Permit (County File #CDTP21-00076), based on the Findings and subject to the Conditions of Approval attached to the April 27, 2022, Staff Report; and
- (2) DIRECT staff to file a Notice of Exemption.

III. BACKGROUND

The proposed project was initially heard before the County Planning Commission (CPC) on Wednesday, April 27, 2022. The hearing was open to the public and testimony was accepted by the applicant, David Viggiano, the appellant, Daniel and Sibhan Stokes at 130 Oak Bridge Lane, Martinez, and Palmer Hill, professional landscaper for Astro Green Ventures Group, who spoke on behalf of the Stokes and commented on the project's arborist report. The Planning Commission continued this item as an open hearing to the Wednesday, May 25, 2022, CPC hearing to allow staff time to have another arborist report prepared, and reattempt to receive comments from the Alhambra Valley Improvement Association (AVIA).

At the May 25 CPC hearing, staff received clarification from the Planning Commission to not have the County require a second arborist report, but instead allow the Stokes the opportunity to provide an arborist report obtained through their own means rather than through the County. The Planning Commission continued this item as an open hearing to the Wednesday, June 22, 2022, CPC hearing to allow the Stokes time to have an arborist prepared and submitted for the Planning Commission's consideration. The Stokes have provided an arborist report prepared by certified arborist John Traverso (WE-0206-B) of Traverso Tree Service dated June 6, 2022, which is attached to this Staff Report. The project arborist report that was prepared by Robert Peralta (#WE-7150A) of Bob Peralta Arbor Consulting dated November 3, 2021, is also attached to this Staff Report.

Also, David submitted a map that was provided to developers of this subdivision to show them where to site the future homes. This map is attached to this Staff Report.

With respect to the Alhambra Valley Improvement Association (AVIA), staff has been in correspondence with Leslie Ries, who is the interim President with the passing of Marie Olson. Leslie has stated the AVIA is currently inactive, but she is making efforts to have it active shortly. Staff provided her the April 27, 2022, Planning Commission staff report for this item on May 24, 2022. The last update from the AVIA prior to the preparation of this report was that a meeting was held on May 31st to regroup their board members and brainstorm ways to attract new members and promote community involvement.

Lastly, staff visited the project site on June 8, 2022. Staff has attached site photos to this Staff Report to show the path of travel to the proposed house site from the end of the driveway.

IV. CONCLUSION

Staff finds that the proposed development is consistent with the Agricultural Lands (AL) General Plan land use designation, complies with the intent and purpose of the General Agricultural (A-2) zoning district, and also consistent with the Alhambra Valley Specific Plan residential design guidelines. Therefore, staff recommends the Zoning Administrator approve County File #CDTP21-00076, subject to the Findings and Conditions of Approval attached to the April 27, 2022, Staff Report.

Attachments:

1. Appellant provided arborist report
2. Project arborist report
3. Applicant provided site plotting map
4. Staff's site photos

Attachment 1

Appellant's Arborist Report



RECEIVED on 06/07/2022 CDTP21-00076
By Contra Costa County
Department of Conservation and Development

June 6, 2022

Dan and Sibhan Stokes
130 Oak Bridge Lane
Martinez, CA 94553

Re: Arborist Pier Review Assessment of Oaks Proposed for Removal on the 5 Casa De Campo Property

Dear Mr. & Mrs. Stokes,

Per your request, and approved by the county, the following arborist report is an assessment of the grove of oaks located on the undeveloped Casa De Campo property located downslope and to the east of your property.

Assignment

I was asked to look at a previously assessed grove of 35 native oaks and one bay that are part of an extensive oak woodland lining the west edge of the lower property to be developed. The Stokes have concerns regarding the plan to remove 26 protected oaks, and how that might affect screening between them and other homes. While the Stokes are not opposed to the development of the lot, they would like the design to consider saving some of the trees in an effort to retain more of the screening.

Introduction / Observations

The project arborist (PA) for the development had inventoried 35 native oaks and one bay laurel back in October of 2021. Only 4 trees were given a fair rating, and all the rest were rated as poor (19), critical (8), or dead (5). It was recommended to remove the 26 trees that are dead, or in critical to poor condition. The basis for the recommendations are to reduce fire fuel loads by removing the dead trees or trees in poor condition that will become a greater fire concern as they decline. Critical trees were described as those with heavy leans that could pose a risk to the property.

It is my opinion that the arborist looked at each tree individually and not as being part of a grove. This would reduce both their health and structural ratings. Trees with phototropic leans due to the adjacent over-story canopies adapt over the years and are less likely to fail as would an isolated tree that leans. In addition leaning trees with no targets placed under them are not considered a risk.

I also observed a few trees that appeared to be miss-rated or miss-identified in the report. Tree #293 listed as a 19" coast live oak in critical condition is actually a multi-stemmed tree measuring 19", 17", 15", & 12". The tree is actually one of the healthiest trees in the grove, and although it does have co-dominant leader attachments, that defect could easily be mitigated with some minor pruning and or cabling.

Tree #4198 is listed as being dead and is actually in fairly good condition. Tree #2770 listed as a 30" oak is only 11" in diameter and is right next to a 30" oak that has no tag. There are at least 7 other trees that I would upgrade their conditions to fair from critical or poor.

Discussion

Although none of these trees are uniquely special on their own accord, as a grove they work together as a nice woodland habitat that provides valuable screening from existing homes below as well as the proposed home location. As far as fire concerns, there are a few dead trees and some large lower dead branches and understory grasses that could be removed to reduce fuel load and help beautify the grove.

I am not sure of the development constraints on this lot, however, it would seem that a combination of fewer removals and a slight adjustment of the home location might provide the opportunity to preserve enough of this grove to retain some valuable screening.

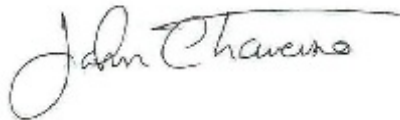
Recommendation

I recommend reducing the total number of trees removed down to 12, consisting of the dead trees #2768, 4149, 4150, 4197, two trees leaning heavily over road (#4143 & 4147), as well as live trees # 4157, 4181, 4182, 4183, 4184, & 4185 along the east edge of the grove. The last 6 removals are to accommodate an adjusted building footprint. Limits of grading would need to be reduced as well to respect the root zones of trees to remain.

Thank you for the opportunity to provide this assessment, and please feel free to contact me if there are any questions.

Tree map and photos attached.

Sincerely,



John C Traverso
ISA Board Certified Master Arborist #WE-0206-B
ISA Tree Risk Assessor Qualified
ISA Certified Climber Specialist #WE-0206T



Tree #293 listed as being in critical condition and only 19" in diameter.



Trees #497 & 498 both listed as dead. Tree #498 is healthy with a phototropic lean that could be pruned a bit to make more pleasing and lesson end weight. This tree would help with screening and erosion as well.



Grove of trees approved for removal. Canopies provide screening of lower home to the left from the Stokes residence up slope to the right.

Significant viewing angles from Stokes property that would be affected



Section of grove that could be removed without significantly altering views



#293

5

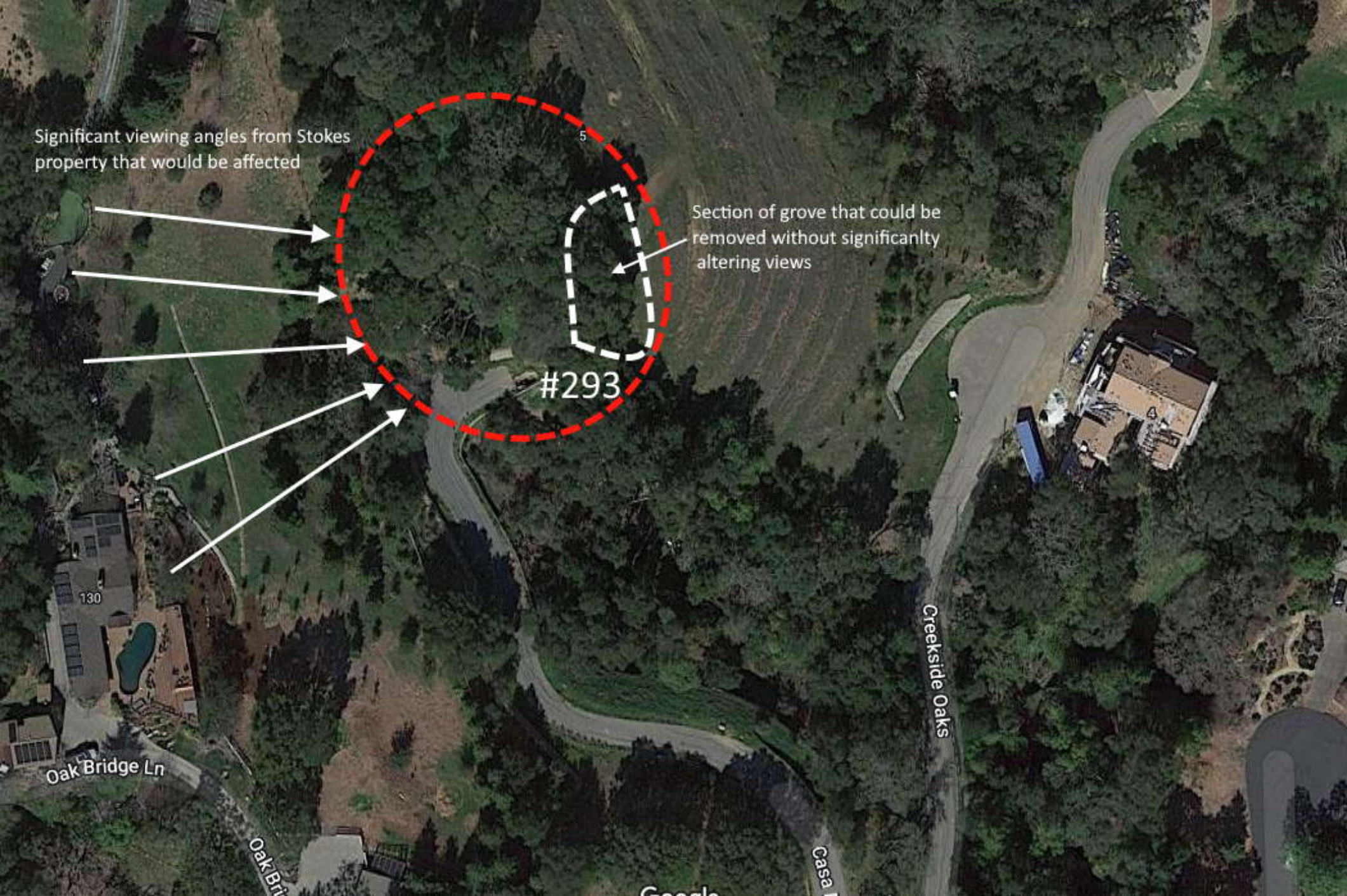
Oak Bridge Ln

Oak Bri

Creekside Oaks

Casa I

Google



Attachment 2

Project Arborist Report



Tree Evaluation

Prepared For:

David Viggiano

USGL Land, LLC

1200 Business Center Drive

San Leandro, CA 94577

Prepared By:

Bob Peralta

Bob Peralta Arbor Consulting

American Society of Consulting Arborists

237 Berna Avenue

Napa, California 94559

(925) 525- 3795

November 3, 2021

Dear David,

Thank you for asking me to provide a Consulting Arborist Report for your Proposed new Home Project located at 5 Casa de Campo in Creekside Oaks - in Martinez, California. I visited the site on October 31, 2021, to review the House Layout Plan provided by Aliquot Civil Engineering dated 9-25-2021, using Sheet C. The purpose of my site visit is to evaluate any impact the proposed home may have on any protected trees. I reviewed a total of 36 trees that surround the proposed home that include (29) Coast Live oaks (*Quercus agrifolia*), (6) Valley oaks (*Quercus lobata*), and (1) Bay Laurel (*Laurus nobilis*).

A majority of the trees I evaluated are growing above the driveway and retaining wall leading into the lot. There are (3) species of trees common to Martinez and surrounding hillsides, these are the Live oaks, Valley oaks and one Bay Tree. These trees have been growing in a grove amongst each other for many years. As trees continue to mature they started competing for sunlight resulting in the lower trees leaning away from the trees above them. This resulted in 75% of the trees leaning at a 45 degree angle towards the driveway and retaining wall. Within this grove are (5) dead trees that need to be removed before they fail. There are (8) critical trees that are leaning so severely they cannot be safely pruned, these are also recommended for removal. The trees that are in poor condition have poor canopy structure and most of the canopy is full of deadwood from the competing trees growing above them. These trees are also recommended for removal before they fail or die off creating fire hazards.

Above this grove are many other trees that are in good health and far enough away from the proposed home. With all the recent fires it is recommended to remove the dead trees and any tree that can create a fire ladder. The remaining trees can be safely pruned to keep them from failing and to remove any deadwood or low hanging branches. The remaining healthy trees near the proposed new home need to be protected following the Tree Protection Guidelines below.

I have attached maps that show the general location of each tree and a picture of each tree with diameter (dbh) and tree tag #.

Please review the health rating below and tree protection measures.

Listed below Is the Inventory and Health of each protected tree.

Tree Inventory and Health

Note: Trees are measured using the DBH method – circumference, measured at 4.3 above the ground.

Map ID Tag	Tree Tag #	Species	DBH	Health
1	4157	Coast Live Oak	30/28	Poor
2	4185	Coast Live Oak	21"	Poor
3	4184	Coast Live Oak	23"	Poor
4	4183	Coast Live Oak	17"	Poor
5	4181	Coast Live Oak	17"	Poor
6	4177	Coast Live Oak	9"	Poor
7	4176	Valley Oak	14"	Poor
8	4165	Coast Live Oak	28/22	Poor
9	2765	Valley Oak	14"	Fair
10	2766	Valley Oak	10/8	Poor
11	2771	Coast Live Oak	25"	Fair
12	2768	Coast Live Oak	30"	Dead
13	2770	Coast Live Oak	30"	Poor
14	4158	Coast Live Oak	20"	Poor
15	4164	Valley Oak	8"	Poor
16	4162	Valley Oak	14"	Poor
17	4163	Coast Live Oak	6"	Poor
18	4178	Coast Live Oak	10/8	Poor
19	4179	Valley Oak	16"	Fair
20	4188	Coast Live Oak	13"	Poor
21	4187	Coast Live Oak	16"	Poor
22	4180	Coast Live Oak	24"	Poor
23	4182	Bay Laurel	8/12	Poor
24	292	Coast Live Oak	22	Critical
25	4186	Coast Live Oak	22/24/18	Critical
26	293	Coast Live Oak	19"	Critical
27	4147	Coast Live Oak	14"	Critical
28	4156	Coast Live Oak	8"	Fair
29	4149	Coast Live Oak	13"	Dead
30	4150	Coast Live Oak	20"	Dead

Map ID Tag	Tree Tag #	Species	DBH	Health
31	4143	Coast Live Oak	12/14	Critical
32	4154	Coast Live Oak	12/14	Critical
33	4155	Coast Live Oak	24"	Critical
34	4189	Coast Live Oak	12/22	Critical
35	4197	Coast Live Oak	14/12	Dead
36	4198	Coast Live Oak	14/12/17	Dead

I have been contracted by you to monitor the health of all your trees on site and to install protective fencing around the protected trees. I will be on site during any grading activity or pruning needs throughout the duration of the project. Below are the Tree Protection recommendations.

Recommended Tree Protection Guidelines:

All contractors including demolition, grading, and underground contractors, sub-contractors, construction superintendent and other pertinent personnel should be required to review these guidelines with the Project Arborist (PA) prior to beginning work on site. The Tree Protection Zone (TPZ) identifies will be installed 2' outside of the drip-line in a half circle on all sides of the proposed home - by installing 4' high orange protective fencing around the entire drip-line of the tree and roots from disturbance.

The installation will be installed by the Project Arborist (Bob Peralta) and any work within the erected TPZ will need permission from the PA before being moved.

The following signs will be posted on 8.5x11 inches and installed on all the fences - the sign will read:

**This is a Tree Protection Zone
Movement of this fence requires the prior authorization of the Project
Arborist & Owner**

(List Contact Information)

Activities prohibited within the TPZ include:

- Storage or parking vehicles, building materials, refuse, excavated spoils, or dumping of paint or poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix dirty water or any other material which may be deleterious to tree health.

- The use of tree trunks as winch support, anchorage, as a temporary power pole, sign-post or any other similar function.
- Cutting of roots by utility trenching, foundation digging, placement of curbs, trenches and other miscellaneous excavation without prior approval of the PA.
- Soil disturbance or grade/drainage changes.
- Materials must not be stored, stockpiled, dumped, even temporarily, inside the TPZ of protected trees.

Activities permitted within the TPZ include: As needed or recommended by the PA

- Irrigation, aeration, or other beneficial practices that have been specifically approved for use within the TPZ.
- Mulch if needed and or fertilization as recommended by monthly site visits by the PA.
- Each site visit will require a report recommending tree healthcare supplements, recommended watering as needed during peak summer months and reduction into Fall and Winter.

Please give me a call if you have any questions.

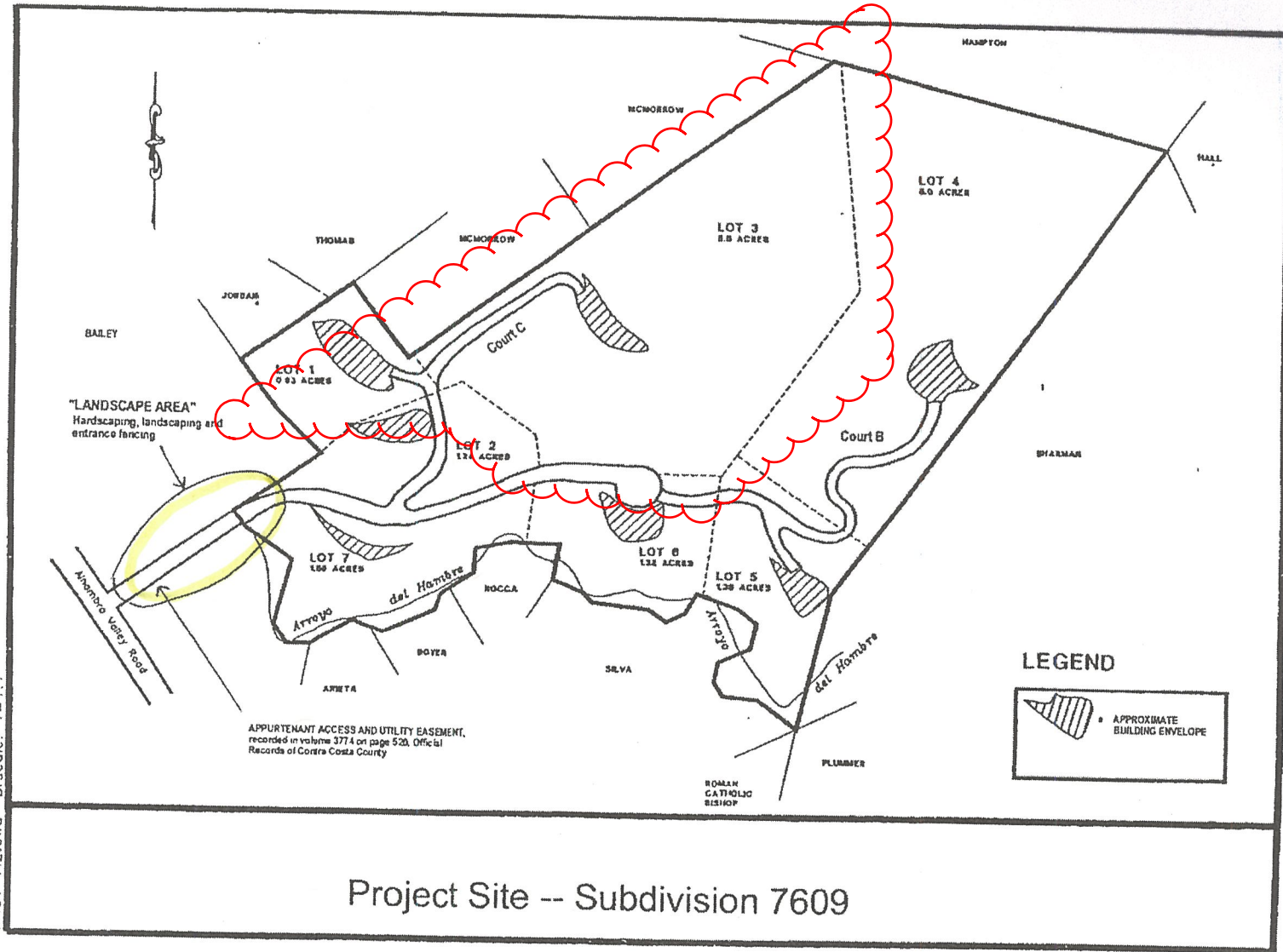
Sincerely,

Bob Peralta

Bob Peralta
Certified Arborist WE-7150A
ASCA Consulting Arborist #505

Attachment 3

Applicant's Site Plotting Map



Project Site -- Subdivision 7609

SITE PLAN

Exhibit "A"
030501

Attachment 4

Staff's Site Photos















5 Casa De Campo,
Martinez, CA 94553

Creekside

130

4

04/18/18