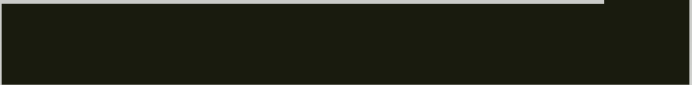




TREE PERMIT APPEAL
COUNTY FILE #CDTP21-00076

5 Casa de Campo, Martinez

Contra Costa County Board of Supervisors
Tuesday, October 11, 2022



PROJECT DESCRIPTION

Appeal of the Planning Commission's decision to approve the following:

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), and 1 Bay Laurel (20 inches trunk diameter), and

Work within the dripline of 5 trees: 3 Coast Live Oaks (8, 20, and 26 inches trunk diameter) and 2 Valley Oaks (14 and 16 inches trunk diameter)

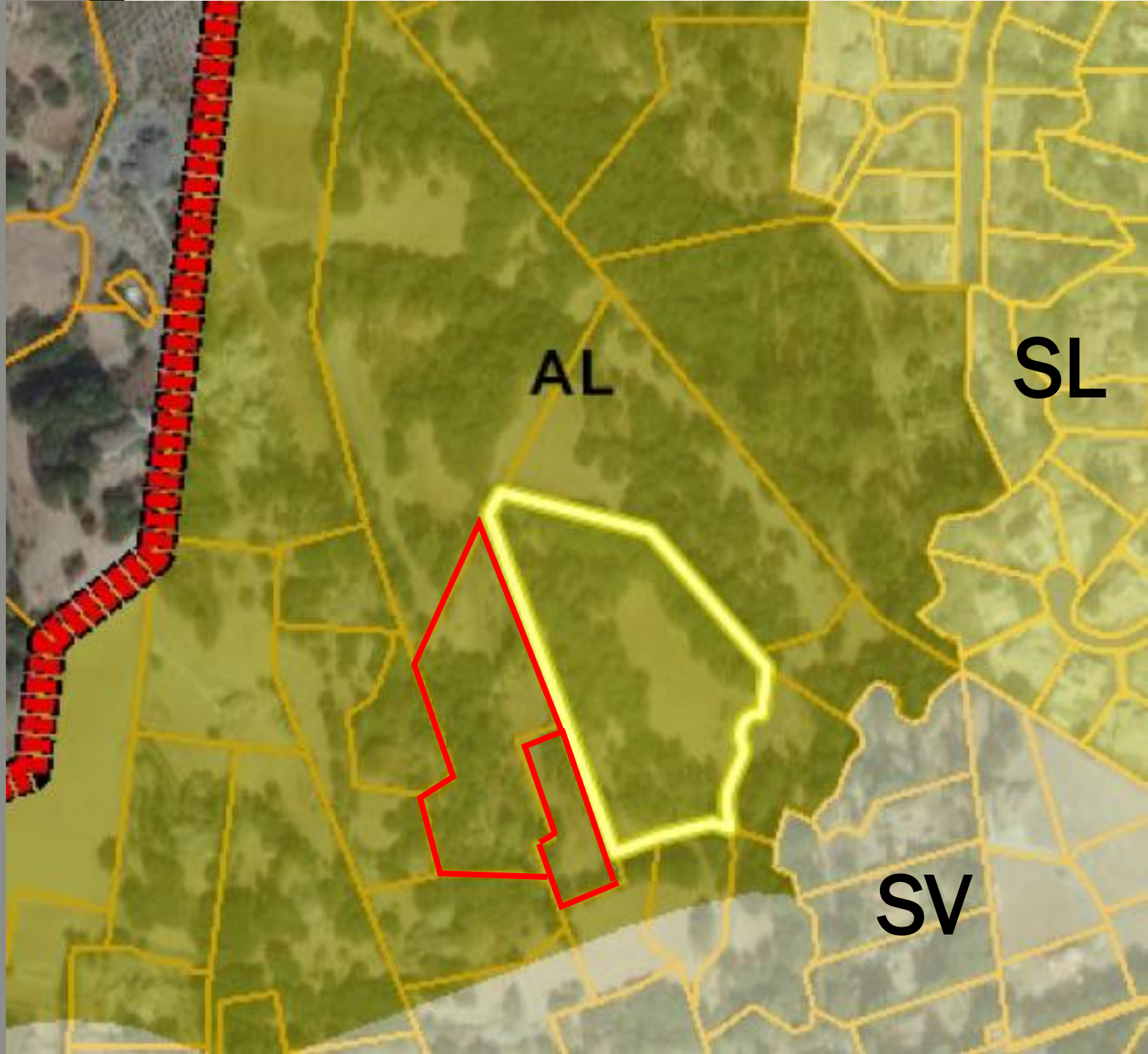
For the construction of a residence, retaining wall, and grading.

New single-family residential development is permissible pursuant to Tract 7609 Creekside Oak Estates Subdivision (County File #SD90-7609) approved by the County Board of Supervisors on November 11, 1994.

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

GENERAL PLAN MAP

Agricultural Lands (AL)



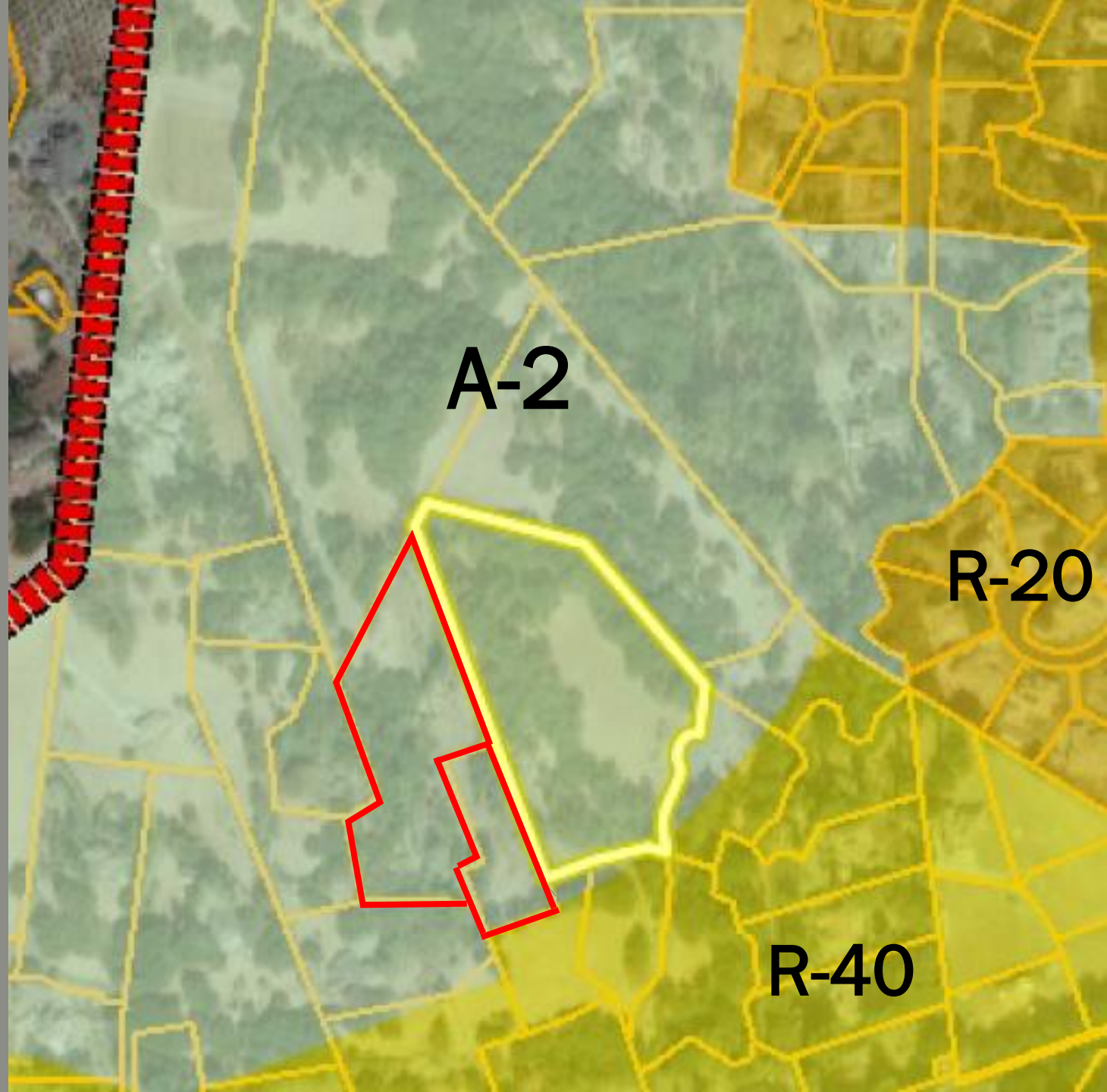
AL

SL

SV

ZONING MAP

General Agricultural (A-2)



A-2

R-20

R-40

AERIAL PHOTO



BACKGROUND

- November 11, 1994: Tract 7609 Creekside Oak Estates Subdivision (County File #SD90-7609) approved by the County Board of Supervisors. The final map was recorded on January 29, 2004, and the amended final map was recorded on May 4, 2010.
- November 30, 2021: Tree Permit County File #CDTP21-00076 filed with the County Planning Department to develop Lot #3 with a single-family residence.
- February 18, 2022: Tree Permit tentatively approved by the County Zoning Administrator.
- February 28, 2022: Daniel and Sibhan Stokes (130 Oak Bridge Lane) filed an appeal of the Zoning Administrator's approval.
- April 27, 2022: Heard before the County Planning Commission (CPC) and continued to June 22, 2022, to allow the Stokes to provide a separate arborist report, and reattempt to receive comments from the Alhambra Valley Improvement Association (AVIA).
- June 22, 2022: The Stokes provided an arborist report prepared by certified arborist John Traverso (WE-0206-B), and the AVIA provided a letter of opposition. After discussing this new testimony, the CPC denied the appeal and approved the project.
- July 5, 2022: The Stokes filed an appeal of the CPC decision.

STAFF ANALYSIS

The anticipated building site was established under the subdivision approval for Creekside Oak Estates as seen in Figure 2 of the *Creek Preservation and Enhancement Plan, Creekbank – Riparian Habitat Setback Verification Plan, and Tree Impact Analysis* report prepared by WES Technology Corp dated July 15, 1993.

The building site is also dictated by the restricted development area easement. The restricted development area is a product of the Rural Residential Development “Ranchette” policy as it relates to major subdivisions.

The project site is consistent with the building area depicted in the figure diagrams approved under the Creekside Oak Estates subdivision and the “Ranchette” policy in that the proposed building envelope and grading areas are outside of the deeded restricted development area.

The subdivision 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 easement and the road design.

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 easement and at the end of the already constructed road, resulting in the least amount of grading and tree removal.

RECORDED MAP

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

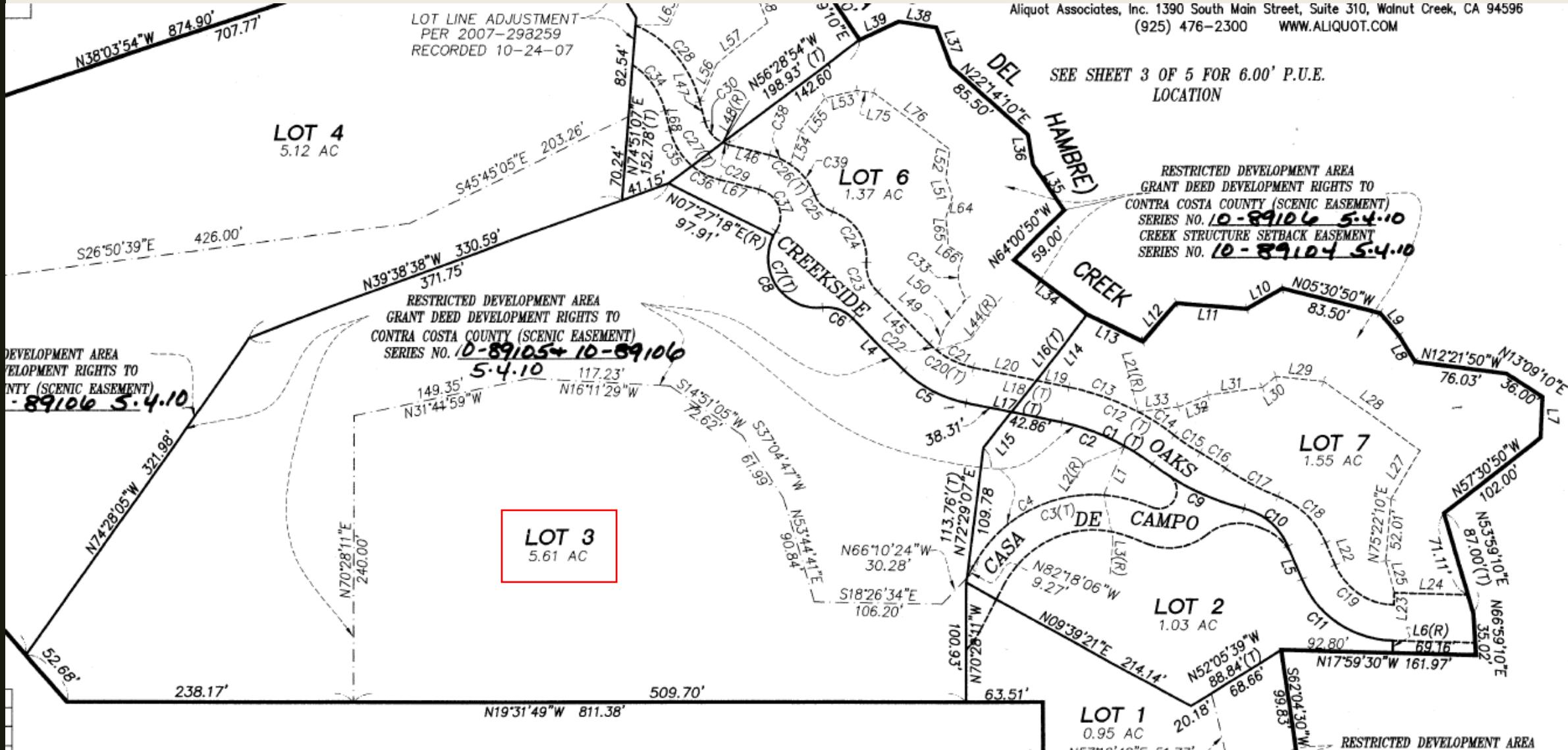


Figure 2 of the *Creek Preservation and Enhancement Plan, Creekbank – Riparian Habitat Setback Verification Plan, and Tree Impact Analysis* report prepared by WES Technology Corp dated July 15, 1993

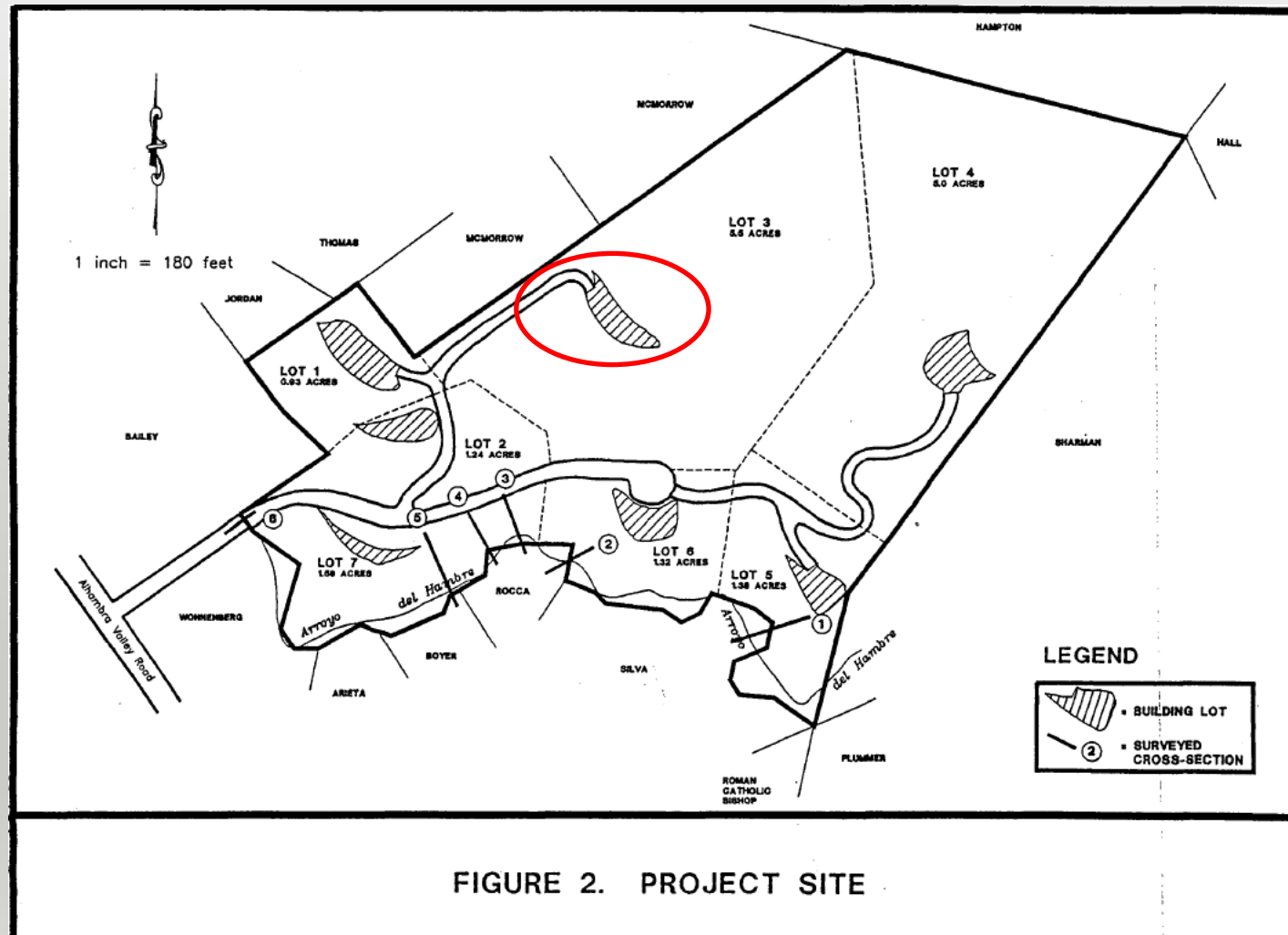
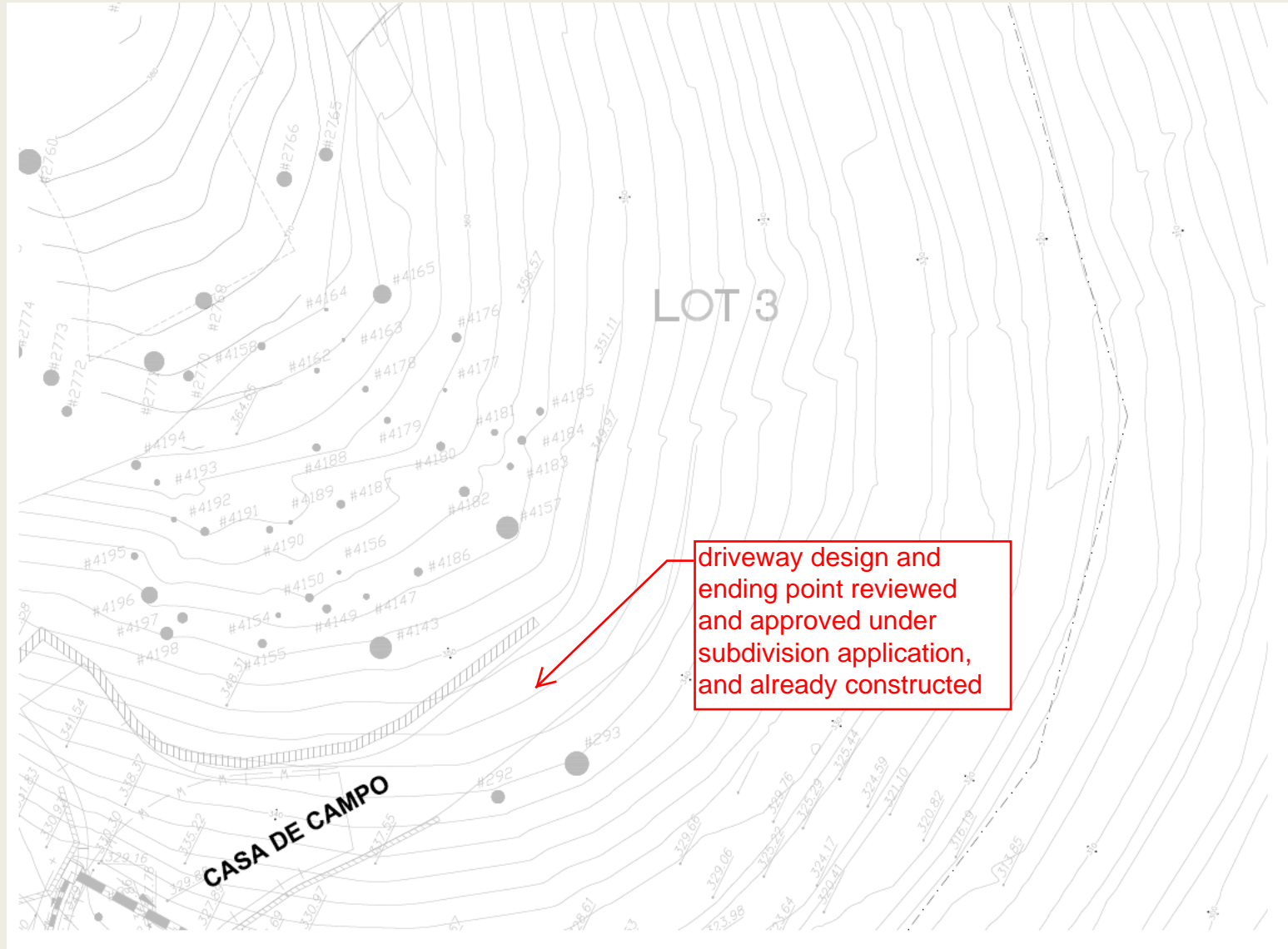
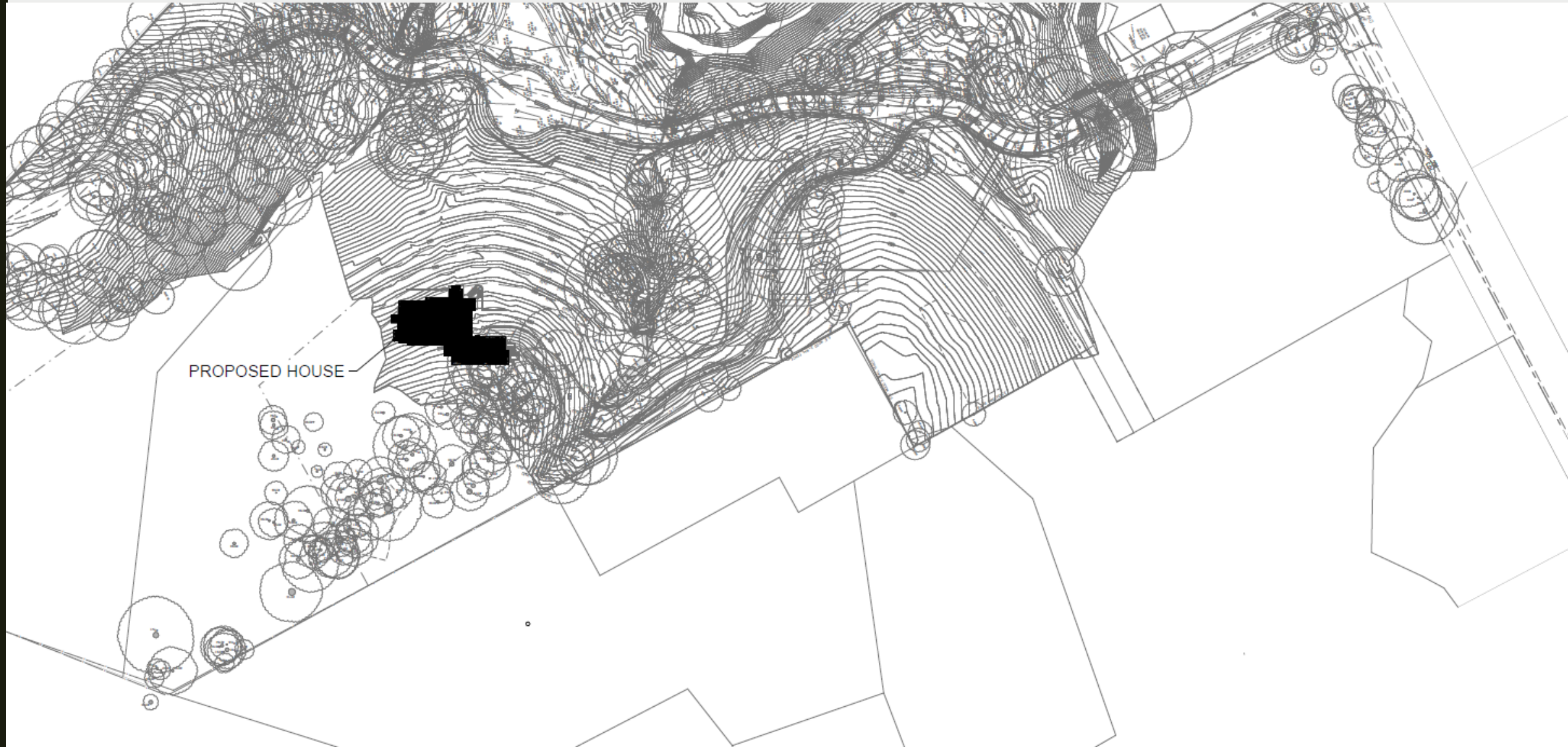


FIGURE 2. PROJECT SITE

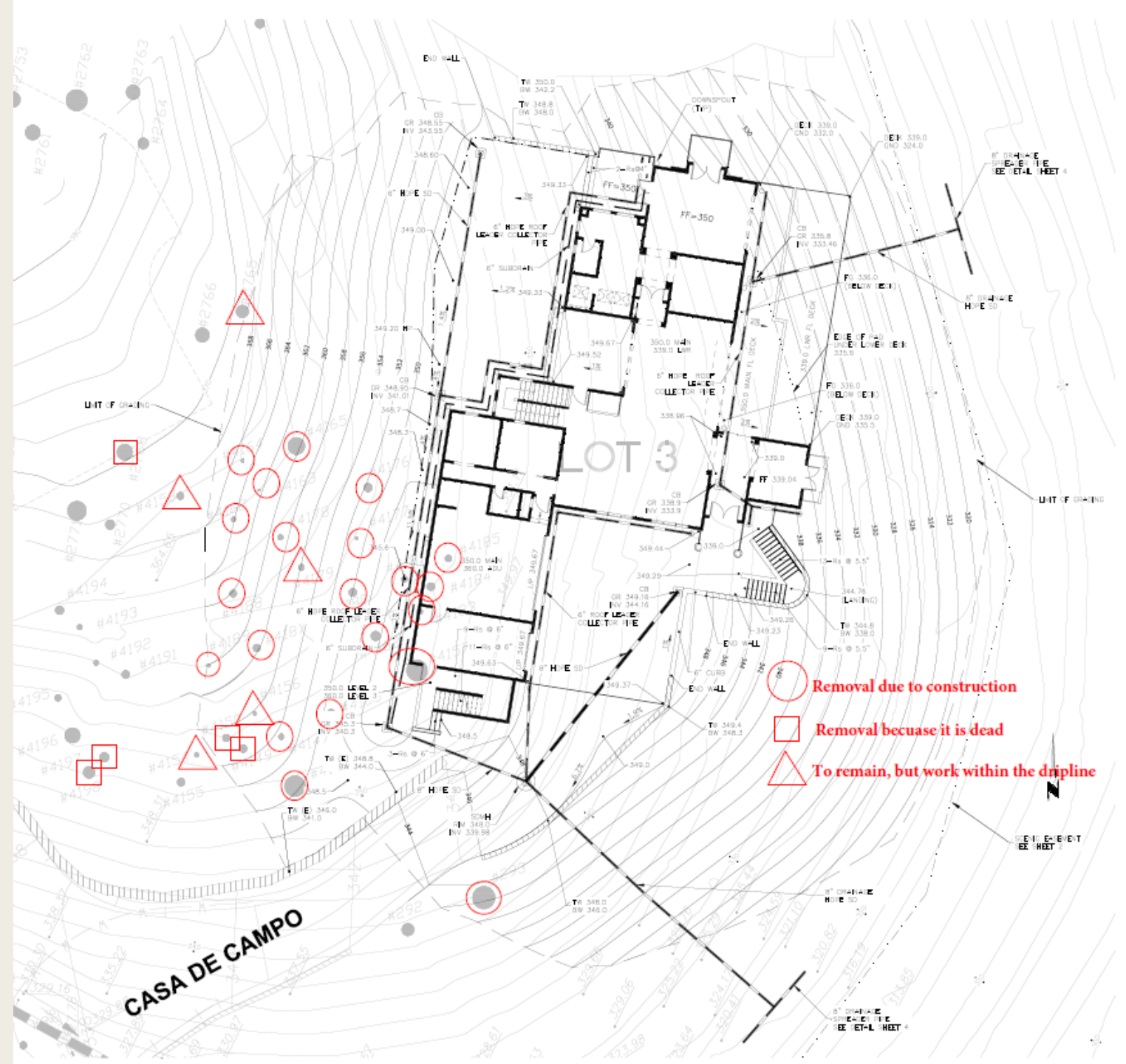
SURVEY MAP



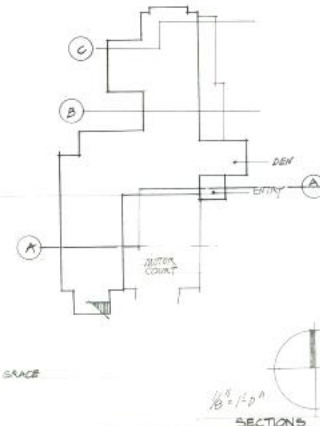
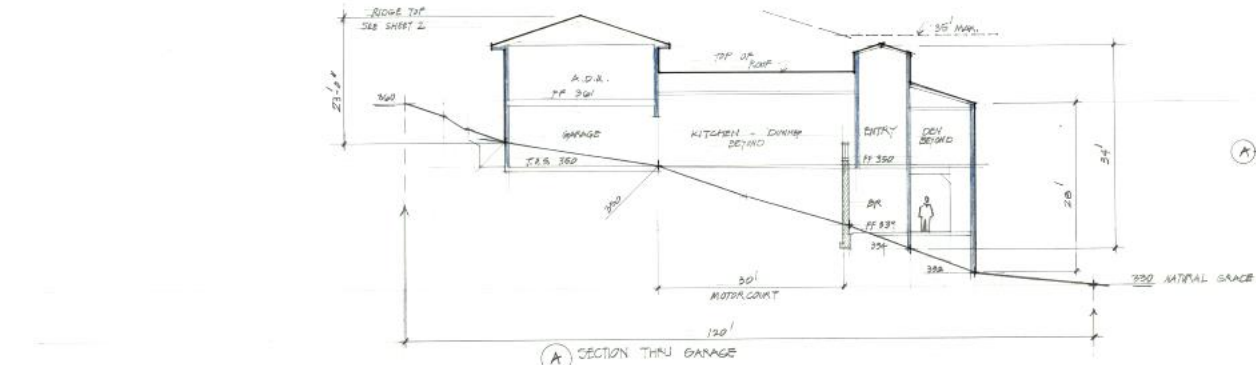
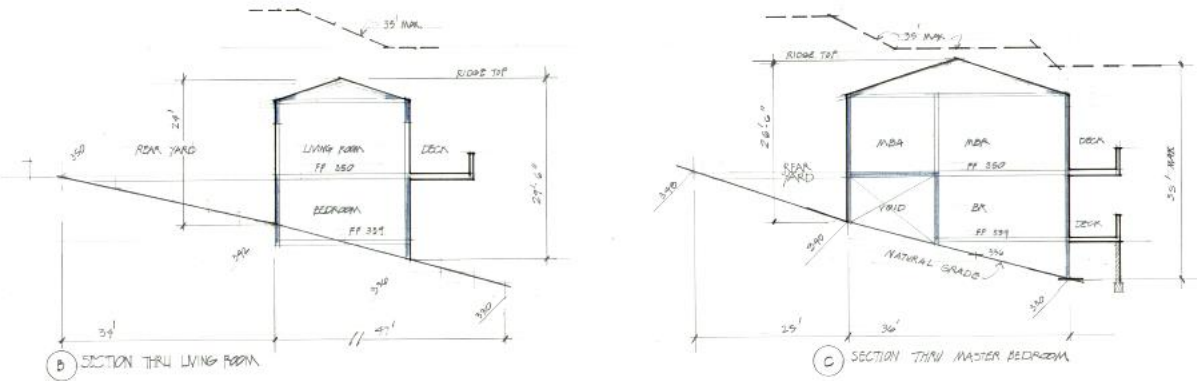
SITE PLAN



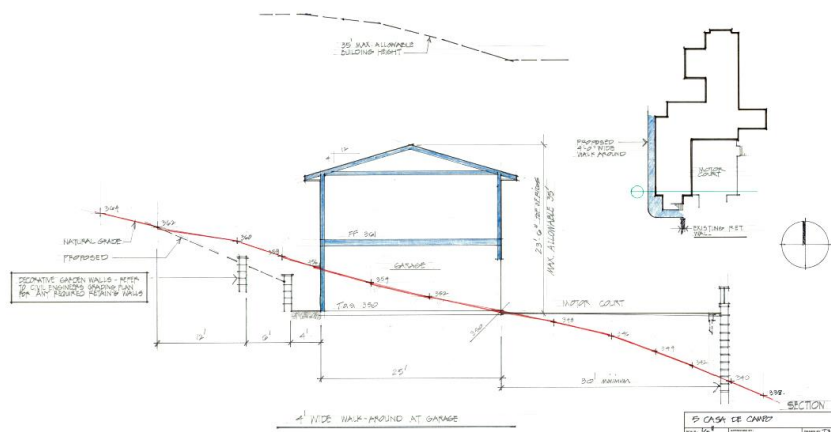
TREE PLAN



HOUSE DESIGN



B CASA DE CAMPEO		
SCALE	DATE	DESIGNED BY
1/8" = 1'-0"		
		CHECKED BY



STAFF RECOMMENDATION

Staff recommends that the County Board of Supervisors DENY the appeal and UPHOLD the Planning Commission's decision to approve County File #CDTP21-00076.