



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, May 13, 2026

6:30 PM

30 Muir Road, Martinez

Zoom: <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821

Call in: (855) 758-1310 or (408) 961-3928

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Donna Allen, Bob Mankin, Ross Hillesheim, Joseph Calabrigo

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Planning Commission during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855) 758-1310 US Toll Free or (408)961-3928 US. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

For assistance with remote access, please contact County staff at (925) 655-2753.

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARING

- 2a. MASON WODHAMS MWAC. (Applicant) - BRADLEY & LESLEY WOLFF (Owners), RYAN BROWN (Appellant), County File CDTP24-00080: This is an appeal of the Zoning Administrator's decision to approve a Tree Permit to allow the removal of three (3) code-protected Valley Oak trees (with diameters ranging between 15.4-inches and 50.2-inches) on the project site, due to poor health. The project site is located at 532 Hemme Avenue, in the Alamo area of unincorporated Contra Costa County. (Zoning: R-20 Single-Family Residential District) (Assessor's Parcel Number: 198-100-015) DL [26-1815](#)

Attachments: [Attachment A Findings and Conditions of Approval CPC 05.13.2026](#)
[Attachment B Maps](#)
[Attachment C Site Plan](#)
[Attachment D Arborist Report](#)
[Attachment E Appeal Letter](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, MAY 27, 2026.



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-1815

Agenda Date: 5/13/2026

Agenda #: 2a.

Project Title: 532 Hemme Avenue Tree Permit
County File(s): CDTP24-00080
Appellant: Applicant/Owner: Ryan Brown Mason Wodhams, MWAC (Applicant) / Bradley & Lesley Wolff (Owners)
Zoning/General Plan: R-20 Single-Family Residential District / RL Residential Low Density
Site Address/Location: 532 Hemme Avenue in the Alamo area of unincorporated Contra Costa County (APN: 198-100-015)
California Environmental Quality Act (CEQA) Status: Categorical Exemption - Class 1: CEQA Guidelines Section 15301(h), Existing Facilities
Project Planner: Diana Lecca, Project Planner (925) 655-2869
Diana.Lecca@dcd.cccounty.us
Staff Recommendation: Deny the Appeal and Uphold the Zoning Administrator's Decision (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 the removal of three (3) code-protected Valley Oak trees (with diameters ranging between 15.4-inches and 50.2-inches) on the project site, due to poor health.

II. RECOMMENDATION

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

- A. DENY the appeal by Ryan Brown.
- B. FIND that the project is categorically exempt from CEQA under Section 15301(h) of the CEQA Guidelines.
- C. UPHOLD the Zoning Administrator's decision to approve Tree Permit CDTP24-00080 based on

the attached findings and subject to the attached conditions of approval.

D. DIRECT staff to file a Notice of Exemption with the County Clerk.

III. **GENERAL INFORMATION**

A. General Plan: RL Residential Low Density.

B. Zoning District: R-20 Single-Family Residential District.

C. California Environmental Quality Act (CEQA): Categorical Exemption - CEQA Guidelines Section 15301(h), Existing Facilities, Class 1 exemption for maintenance of existing landscaping.

D. Previous Applications:

1. CDMS14-00004: This Minor Subdivision to create a three lot subdivision with a designated remainder of the former Westminster Retreat at 512 Hemme Avenue was approved by the Zoning Administrator on March 16, 2015.
2. CDLL15-00033: This Lot Line Adjustment to transfer a portion of the designated remainder of minor subdivision CDMS14-00004 to Parcel C of minor subdivision CDMS14-00004 was approved by the Zoning Administrator on September 16, 2025.
3. CDTP17-00036: A Tree Permit to allow the removal of two code-protected Valley Oak trees formerly approved for construction-work within the tree drip lines, for the construction of a single-family residence on Parcel B of minor subdivision CDMS14-00004, was approved by the Zoning Administrator on September 22, 2017.
4. CDLL21-00032: This Lot Line Adjustment to transfer the portion of Parcel C of minor subdivision CDMS14-00004 that was acquired under Lot Line Adjustment CDLL15-00033, to Parcel B of minor subdivision CDMS14-00004 was approved by the Zoning Administrator on October 7, 2021. The resultant Parcel B under CDLL21-00032 is the current project site.
5. CDTP22-00022: This Tree Permit for the removal of five code-protected cedar, walnut and oak trees and work within the drip lines of two oak trees for the construction of a detached accessory dwelling unit (ADU) on the project site was approved by the Zoning Administrator on August 24, 2022.
6. CDSU22-00131: This ADU Permit for construction of a detached ADU on the project site was approved by the Zoning Administrator on December 20, 2022.

IV. **BACKGROUND**

A tree permit application was accepted by the Department of Conservation and Development, Community Development Division (CDD) on January 2, 2025, for the removal of three (3) code-protected Valley Oak trees on the project site. The trees are in a riparian habitat area on the site and meet the criteria established in County Code Section 816-6.6004 for protected trees.

A Notice of Tentative Approval of a Tree Permit was sent to adjacent property owners on January 16, 2025, to inform them of the Zoning Administrator's tentative approval of the Tree Permit for removal of the three code protected trees. On January 27, 2025, an appeal letter and accompanying \$250 appeal fee were received by the CDD from Ryan Brown, property owner of the adjacent property at 70 Holiday Drive. The letter states concerns about the contribution of the trees to environmental health and natural beauty of the neighborhood, the habitat they provide for local wildlife, and their role in mitigating water runoff.

V. SITE/ AREA DESCRIPTION

The 1.81-acre project site is located on the north side of Hemme Avenue near its western terminus. The site includes a single-family residence and an accessory dwelling unit near the Hemme Avenue frontage.

R-20 single-family residential parcels border the project site to the north, east, south, and west. These parcels generally range from a half-acre to an acre in size, although a 3.71-acre parcel is immediately north of the project site. The East Bay Regional Park District's Las Trampas Regional Wilderness is located to the west.

The site is Parcel B of the CDMS14-00004 minor subdivision, as modified by Lot Line Adjustment CDLL21-00032. The area acquired under the lot line adjustment is separated from the rest of the parcel by a drainage channel that flows from the Las Trampas Regional Wilderness eastward then northward towards La Serena Avenue. The channel is characterized by the oak woodland habitat that extends along much of the channel both on the project site and off site to the west and to the north of the site.

VI. PROJECT DESCRIPTION

The applicant requests a Tree Permit to allow the removal of three (3) code-protected Valley Oak trees (with diameters ranging between 15.4-inches and 50.2-inches that are located at the northeastern corner of the project site, within the oak woodland habitat, due to poor health.

VII. APPEAL OF THE ZONING ADMINISTRATOR'S DECISION

A Notice of Tentative Approval of a Tree Permit was mailed on January 16, 2025 to property owners adjacent to the project site. The Notice advised of an appeal period extending through

January 27, 2025. One letter of appeal was received from Ryan Brown of 70 Holiday Drive on January 27, 2025. The letter states concerns about the removal of the three code protected trees, considering the contribution of the trees to environmental health and natural beauty of the neighborhood, the habitat they provide for local wildlife, their role in mitigating water runoff, and the need to adhere to tree preservation regulations and guidelines. The appeal letter is included as Attachment E.

Following is a summary of the appeal points in the letter from Ryan Brown and associated staff responses.

- A. Appeal Point #1: The trees contribute to the environmental health and natural beauty of the neighborhood. The trees provide significant benefits to the neighborhood such as shade during warmer months, reduce the heat island effect, and enhance the visual appeal of the vicinity.

Staff Response: The Arborist Report prepared for the CDMS14-00004 minor subdivision (*Tree Preservation Report, 512 Hemme Avenue, Alamo, CA 94507*; Traverso Tree Service, July 7, 2014) cataloged 194 trees on the minor subdivision site. The site plan included in Attachment C include 28 trees on the project site in the oak woodland habitat along the drainage channel. These trees are in the Traverso Arborist Report and include seven Valley Oak, four Arroyo Willow, four Black Walnut, five Buckeye, two Photinia, two Bay Laurel, two Hawthorn, and two Coast Live Oak trees. The project proposes to remove three Valley Oak trees (trees #82, 419, and 420 as inventoried in the Traverso Arborist Report.

The Arborist Report submitted by the applicant on January 2, 2025 (*Tree Evaluation, Prepared for Bradley and Lesley Wolff, 532 Hemme Avenue, Alamo, CA 94507*; Bob Peralta Arbor Consulting, April 18, 2024) assesses the health and structure of the three trees. In the report, the certified arborist identifies the three trees as showing signs of decay in the base of the trees and in the canopies and prone to limb or total tree failure. One tree is reported to have significant trunk decay of more than 60% of the trunk. The arborist states that this tree will fail and should be removed before it fail. The two other trees are growing next to each other and have developed half canopies that cannot be corrected by pruning. The arborist reports that the location of the trees in proximity to neighboring properties cause concerns for harming people and property.

As shown on the site plan in Attachment C, if the three Valley Oak trees are removed, four Valley Oak trees would remain, along with 21 other trees for a total of 25 of 28 trees remaining in the oak woodland habitat on the property. The remaining trees would maintain the neighborhood's natural beauty, reduce the heat island effect, and provide shade in warmer months while allowing the property owners to enjoy and feel safe in their backyard.

- B. Appeal Point #2: The trees provide habitat for local wildlife and their removal would disrupt

the local ecosystem and compromise the biodiversity of the neighborhood.

Staff Response: As shown on the aerial photo in Attachment B, the greater oak woodland habitat along the drainage channel includes the trees in the Las Trampas Regional Wilderness east of the project site and the trees north of the site on an adjacent property. As discussed above, a total of 28 trees are on the subject property in the vicinity of the channel. With the removal of three Valley Oak trees, 25 of the 28 trees would remain in the oak woodland habitat on the property including four Valley Oak trees, to continue to provide habitat onsite for local wildlife. In combination with similar habitat on adjoining properties, the effect of the proposed tree removal on the local ecosystem and biodiversity would be less than significant.

- C. Appeal Point #3: The trees are important in mitigating water runoff and removal of the trees would contribute to risk of flooding in the area.

Staff Response: Elevations in the area start at 380 feet at the eastern edge of the Las Trampas Regional Wilderness to 360 feet north of the project site. Thus storm runoff flows from the Regional Wilderness eastward onto the site then northward off the site. Notably, the slope of the site is pronounced closer to Regional Wilderness and is relatively gentle in the location of the three trees. The 25 trees to remain are located west of the three trees and would continue to lessen the intensity of runoff in the onsite drainage channel. Further, only one tree (#82) is directly adjacent to the channel, while the other two trees (#419, 420) are southeast of the channel. Thus, the attenuation of the severity of storm runoff would continue with the removal of the three trees, thereby minimizing the risk of increased flooding.

- D. Appeal Point #4: The project should adhere to the tree preservation regulations and guidelines.

Staff Response: The proposed removal of three Valley Oak trees is subject to the Tree Protection and Preservation Ordinance, County Code Chapter 816-6, and the three trees are protected trees pursuant to County Code Section 816-6.6004. Accordingly, approval of a tree permit is required to remove the trees and on January 2, 2025, a tree permit application was accepted by the CDD. Staff has evaluated the application materials per the Tree Ordinance and on January 16, 2025, mailed a Notice of Tentative Approval of a Tree Permit to property owners adjacent to the project site. On January 27, 2025, Mr. Brown submitted an appeal within the appeal period for the Notice.

VIII. STAFF ANALYSIS AND DISCUSSION

- A. General Plan: The project site is located within the RL Residential Low Density 2045 General Plan land use designation. The primary land uses allowed in the RL designation include single-family residences and the buildings and structures accessory to residential uses. The removal of three Valley Oak trees due to poor health on the 1.81-acre project site will not change the

density of residential development for this site and the use of the site remains consistent with the residential uses allowed within the RL land use designation. The proposed tree removal maintains the health and viability of existing landscaping in the oak woodland habitat on the site, and the site remains residential in nature. Since no element of the project changes the residential use of the site, the proposed project is an appropriate activity on the property.

- B. Zoning: The project site is located within the R-20 Single-Family Residential District. The intent of the R-20 District is to provide for the orderly development of low density, single-family residential uses, accessory structures, and uses normally auxiliary to them. The project involves removing three trees due to poor health, which is consistent with the residential uses allowed in the R-20 District.
- C. Tree Protection and Preservation Ordinance: The project is subject to County Code Chapter 816-6 (Tree Protection and Preservation Ordinance) due to the removal of trees that are code-protected pursuant to County Code Section 816-6.6004. In the Peralta Arborist Report, the certified arborist states that the three trees (identified as trees #82, 419, and 420) have decay in the base of the trees and in the canopies and prone to limb or total tree failure. One tree is reported to have significant trunk decay of more than 60% of the trunk. The arborist states that this tree will fail and should be removed before it fail. The two other trees are growing next to each other and have developed half canopies that cannot be corrected by pruning.

IX. CONCLUSION

The applicant requests a Tree Permit to remove three (3) code-protected Valley Oak trees that are in poor health in order to preclude tree failure and the potential to harm people and property. Staff finds that the proposed tree removal is consistent with the RL Residential - Low Density 2045 General Plan land use designation, complies with the intent and purpose of the R-20 Single-Family Residential District, and meets the criteria for granting a tree permit. Therefore, staff recommends that the County Planning Commission deny the appeal and uphold the Zoning Administrator's decision to approve Tree Permit CDTP24-00080, based on the attached findings and subject to the attached conditions of approval.

**FINDINGS AND CONDITIONS OF APPROVAL FOR COUNTY FILE CDTP24-00080:
MASON WODHAMS, MWAC (APPLICANT), BRADLEY AND LESLEY WOLFF (OWNERS)**

FINDINGS

A. Tree Permit Findings

1. Required Factors for Granting a Tree Permit. The Zoning Administrator is satisfied that the following factors as provided by County Code Section 816-6.8010 for granting a tree permit have been satisfied:

- *The arborist report indicates that the tree is in poor health and cannot be saved.*

Based on the Arborist Report (*Tree Evaluation, Prepared for Bradley and Lesley Wolff, 532 Hemme Avenue, Alamo, CA 94507; Bob Peralta Arbor Consulting, April 18, 2024*) submitted by the applicant on January 2, 2025, the trees in question are three Valley Oak trees (15.4-inch, 24-inch and 50.2-inch in DBH) which have lost several limbs over the past two years, and have been affected by drainage causing erosion and root exposure. The Certified Arborist states that the trees in question also have signs of decay in the base and canopies, and significant lean for at least one of the trees. The report recommends that these trees be removed before they fail and harm people and property as there is no safe way to prune the trees and save them.

2. Required Factors for Denying a Tree Permit. The Zoning Administrator is satisfied that none of the factors for denying a tree permit as provided by County Code Section 816-6.8010 apply.

B. Environmental Review

Tree Permit CDTP24-00076 is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(h) for the maintenance of existing landscaping. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in, or which might reasonably result in, significant impacts which threaten the environment. None of the exceptions in CEQA guidelines section 15300.2 apply.

CONDITIONS OF APPROVAL FOR COUNTY FILE CDTP24-00080

Project Approval

1. A Tree Permit to remove three code-protected Valley Oak trees (with diameters ranging between 15.4-inches and 50.2-inches), due to poor health, is APPROVED, subject to the

conditions below.

2. Approval of the Tree Permit is based on, or as generally shown on the following documents:
 - Application materials accepted by the Department of Conservation and Development, Community Development Division (CDD): on January 2, 2025.
 - *Proposed Site Plan*; Mason Wodhams, MWAC, received by the CDD on January 2, 2025.
 - *Tree Evaluation, Prepared for Bradley and Lesley Wolff, 532 Hemme Avenue, Alamo, CA 94507*; Bob Peralta Arbor Consulting, April 18, 2024, received by the CDD on January 2, 2025.
3. Any deviation from the approved plans stated above shall require review and approval by the CDD and may require the filing of a new application to modify this Tree Permit.

Application Costs

4. The Tree Permit application is subject to an initial application deposit of \$750.00, which was paid with the application submittal, plus time, and material costs if the application review expenses exceed 100% of the initial deposit. Any additional fee due must be paid prior to an application for a grading or 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. If you owe additional fees, a bill will be sent to you shortly after permit issuance in the event that additional fees are due.

Arborist Expenses

5. The applicant shall be responsible for all arborist expenses related to the work authorized by this permit.

Additional Tree Permit

6. If any impacts to the trees occur in addition to those described herein, a new Tree Permit will be required. The fee for this application is a deposit of \$750.00 that is subject to time and material costs. Should staff costs exceed the deposit, additional fees will be required.

Tree Removal Activity Restrictions

7. All tree removal activities shall comply with the following restrictions:
- a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
 - b. The applicant 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 as far away from existing residences as possible.
 - c. The site shall be maintained in an orderly fashion. Following the cessation of construction activity, all construction debris shall be removed from the site.
 - d. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
 - e. 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 specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: [State Holidays \(ca.gov\)](https://www.ca.gov)

- f. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

ADVISORY NOTES

PLEASE NOTE ADVISORY NOTES ARE ATTACHED TO THE CONDITIONS OF APPROVAL BUT ARE NOT PART OF THE CONDITIONS OF APPROVAL. ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE AND OTHER LEGAL REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

- A. NOTICE OF 90-DAY OPPORTUNITY TO PROTEST FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS PERTAINING TO THE APPROVAL OF THIS PERMIT.

This notice is intended to advise the applicant that pursuant to Government Code Section 66000, et. seq, the applicant has the opportunity to protest fees, dedications, reservations, and/or exactions required as part of this project approval. The opportunity to protest is limited to a ninety-day (90) period after the project is approved.

The 90-day period in which you may protest the amount of any fee or imposition of any dedication, reservation, or other exaction required by this approved permit, begins on the date this permit was approved. To be valid, a protest must be in writing pursuant to Government Code Section 66020 and delivered to the CDD within 90 days of the approval date of this permit.

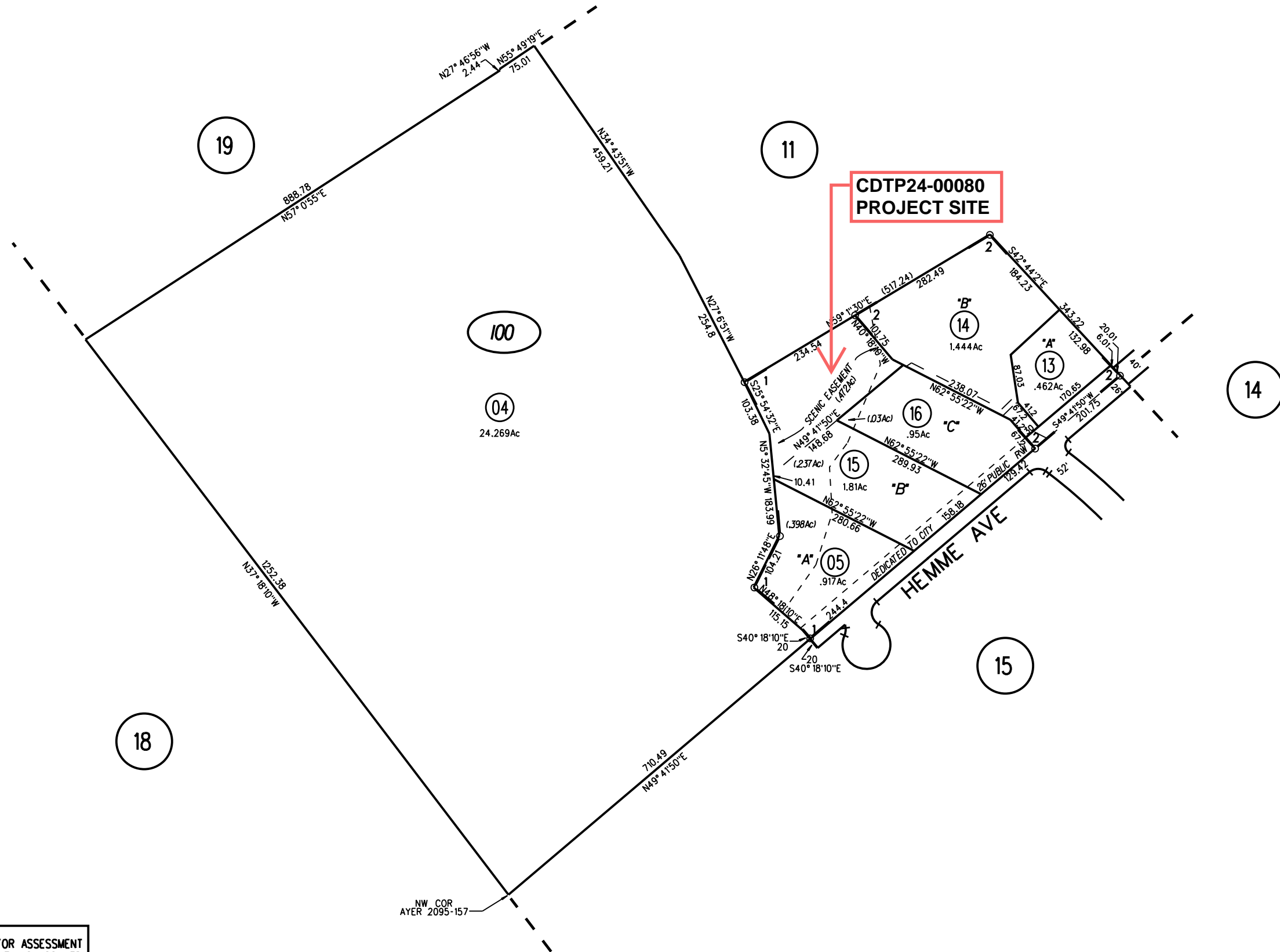
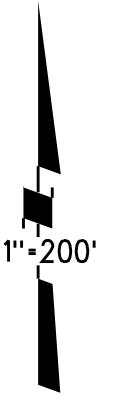
- B. Additional requirements may be imposed by the following agencies:

- Department of Conservation and Development, Building Inspection Division
- Contra Costa County Public Works Department
- East Bay Municipal Utility District
- Central Contra Costa Sanitary District

- San Ramon Valley Fire Protection District

The applicant is strongly encouraged to review these agencies' requirements prior to continuing with the project.

RO SAN RAMON
 1- 209P.M.43 8-27-15
 2- 215P.M.3 2-27-19



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

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Aerial Photo



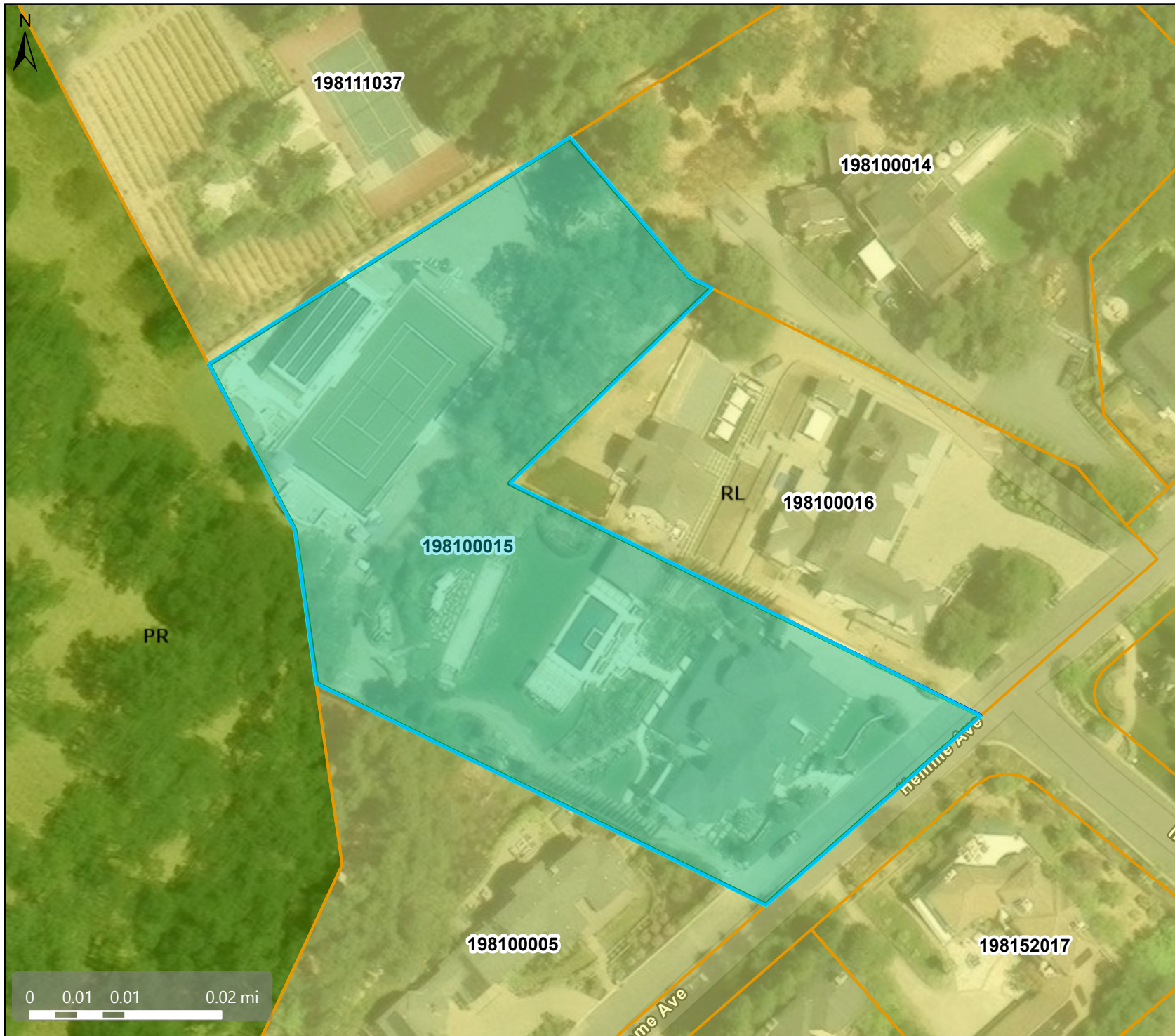
Map Legend

- Assessment
- Parcels

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
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Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

General Plan - RL Residential Low Density



Map Legend

Assessment
Parcels

Planning

General Plan

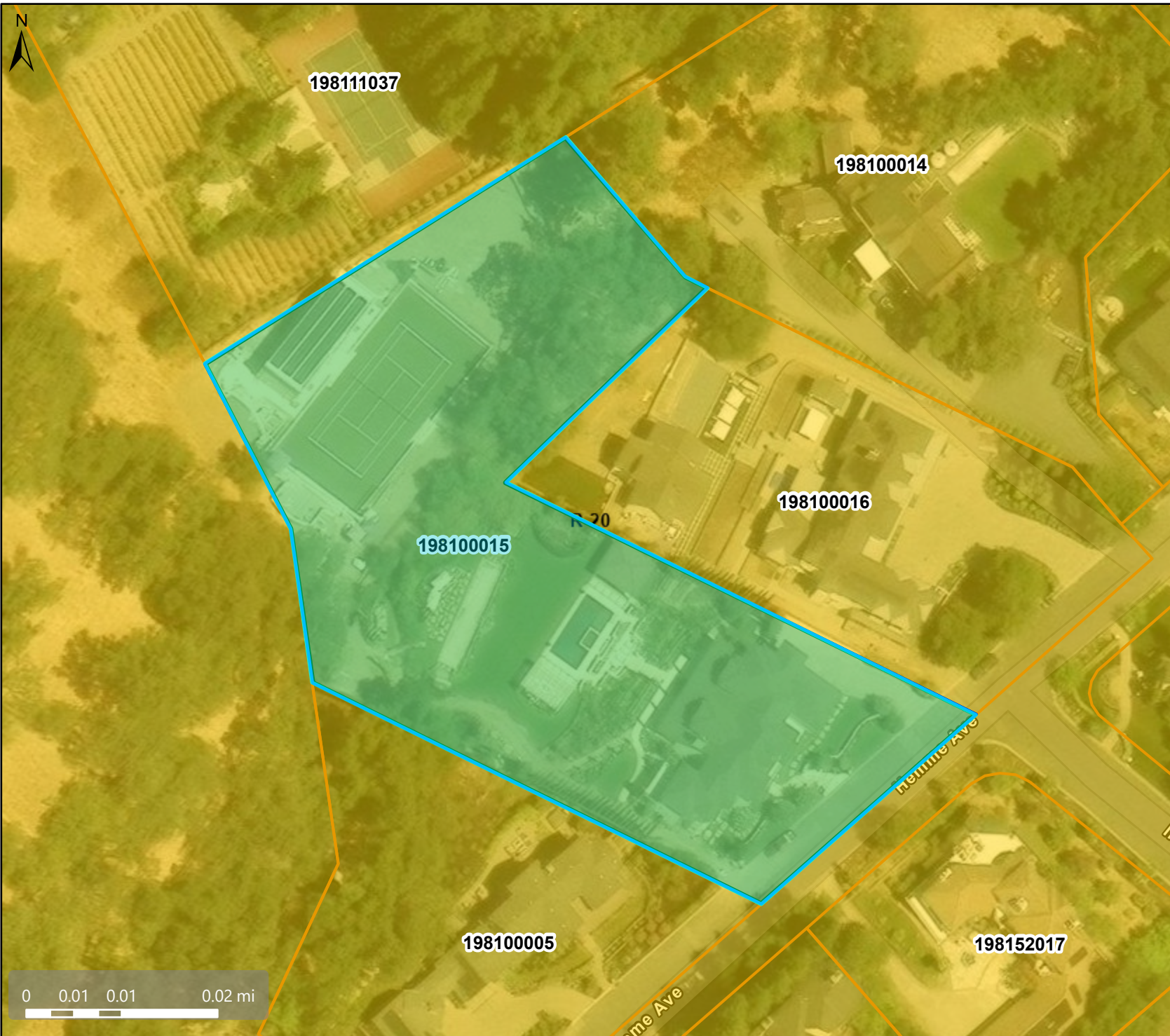
RL (Residential
Low Density)
(1-3 du/na)

PR (Park and
Recreation)

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PCS: WGS 1984 Web Mercator Auxiliary S
Datum: WGS 1984

Zoning - R-20 Single-Family Residential



Map Legend

Assessment
Parcels

Planning

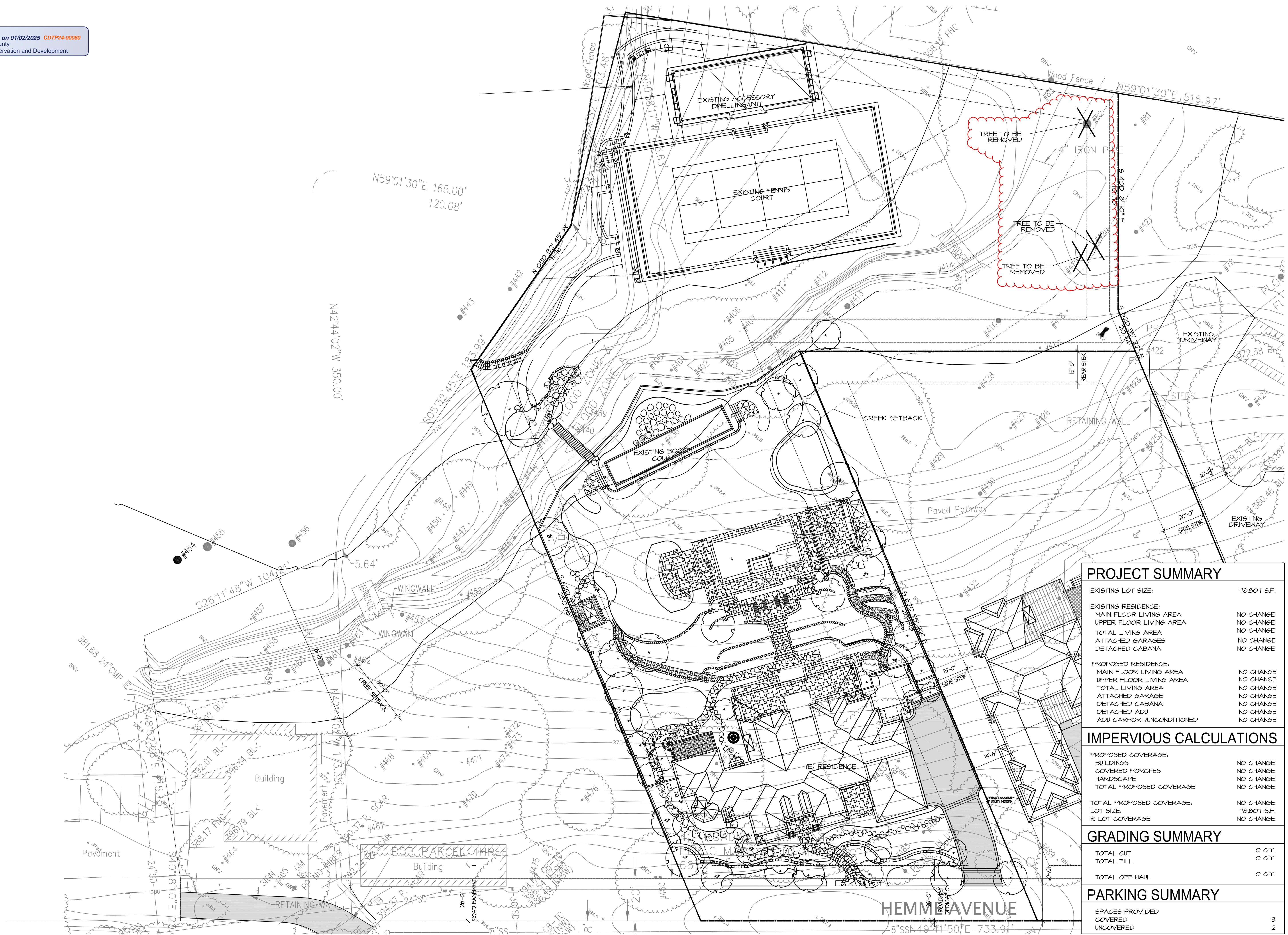
Zoning

ZONE_OVER

R-20 (Single
Family
Residential)

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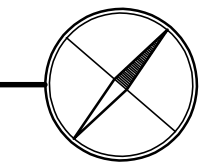
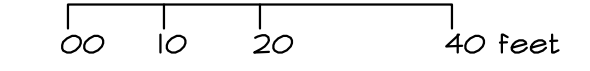


PROJECT SUMMARY	
EXISTING LOT SIZE:	78,801 S.F.
EXISTING RESIDENCE:	
MAIN FLOOR LIVING AREA	NO CHANGE
UPPER FLOOR LIVING AREA	NO CHANGE
TOTAL LIVING AREA	NO CHANGE
ATTACHED GARAGES	NO CHANGE
DETACHED CABANA	NO CHANGE
PROPOSED RESIDENCE:	
MAIN FLOOR LIVING AREA	NO CHANGE
UPPER FLOOR LIVING AREA	NO CHANGE
TOTAL LIVING AREA	NO CHANGE
ATTACHED GARAGE	NO CHANGE
DETACHED CABANA	NO CHANGE
DETACHED ADU	NO CHANGE
ADU CARPORT/UNCONDITIONED	NO CHANGE
IMPERVIOUS CALCULATIONS	
PROPOSED COVERAGE:	
BUILDINGS	NO CHANGE
COVERED PORCHES	NO CHANGE
HARDSCAPE	NO CHANGE
TOTAL PROPOSED COVERAGE	NO CHANGE
TOTAL PROPOSED COVERAGE:	NO CHANGE
LOT SIZE:	78,801 S.F.
% LOT COVERAGE	NO CHANGE
GRADING SUMMARY	
TOTAL CUT	0 C.Y.
TOTAL FILL	0 C.Y.
TOTAL OFF HAUL	0 C.Y.
PARKING SUMMARY	
SPACES PROVIDED	3
COVERED	3
UNCOVERED	0

1"=20'-0"

PROPOSED SITE PLAN

PROPOSED SITE PLAN



A1.1



Tree Evaluation

Prepared For:

Bradley and Lesley Wolff

532 Hemme Avenue

Alamo, CA 94507

Prepared By:

Bob Peralta

Bob Peralta Arbor Consulting

American Society of Consulting Arborists

237 Berna Avenue

Napa, California 94559

(707) 258-2015

April 18, 2024

Dear Bradley and Lesley,

Thank you for asking me to provide a Consulting Arborist Report to review three trees on your property located at 532 Hemme Avenue in Alamo, California. I visited the site on April 17, 2024, to review (3) Valley Oak trees (*Quercas lobata*). The (3) large Valley Oaks in this area have all lost several large limbs over the past two years. The assignment is to evaluate the health and safety of all three trees.

The purpose of my site visit is to evaluate the species, size, location, health, and recommendations. All the hillside Valley oaks in the East Bay have adapted well over many years to grow into very large mature trees. These three trees grew untouched and have been living in native terrain long before any land or housing developments. As roads were built, lots graded, and new homes built, the changes to the environment of these trees started to change. One of the most obvious changes to these three trees on your property is the creek that flows between, and near all three trees. The drainage into the creek started with new roads, drains and channeled water above your property into this creek. This in turn has led to erosion that has exposed roots on the oaks that border the creek. Runoff from irrigation has also led to more water in the creek during the dry months. This impacts these large trees by storing water in the canopy for longer periods of time, that does lead to large limb loss throughout the warmer months.

The other concern is the age and size of all three of the trees. All of the trees I inspected have signs of decay in the base of the trees and in the canopies. The surface roots off the root flares also show evidence of decay. Valley oaks are disease resistant and rarely die from disease. The majority of large Valley and Live oaks of the damage to these size trees is limb or total tree failure from age related causes. These can be the slow decay in the trunk or larger codominant stems. On all these trees the branch structure off the main trunk can be 50 to 80 feet long. The sheer weight of these limbs is difficult to prune without disfiguring the trees.

As you mentioned, these trees do border neighbors that do use their yards and have concern on these trees causing harm to people and property. Tree tags 1, 2, and 3 have all lost very large limbs recently. Last year's storms and limb failures had all your neighbors contact you on mitigation to prevent future failures. After reviewing these trees and looking at past pruning practices there is no way to make these trees 100% safe. The codominant stems throughout the canopies, the included bark where limbs are weakly attached all contribute to making these trees very high risk to failure. Because of their age, size and locations to the neighboring properties, all of the trees have half their canopies in the neighboring properties. Tree Tag 115 has significant trunk decay that is over 60% of the trunk. This tree will fail and is recommended to be removed before it fails. Tree Tags 2 and 3 are growing right next to each other and both have developed half canopies. Even with pruning it is difficult to correct this type of lean.

Bob Peralta- I.S.A. Certified Arborist #WE7150A ASCA #505 2

My conclusion is that there is no safe way to prune these trees to make them safe. The neighbors that these trees border, and you, all have concerns about the recent limb failures and the frequencies at which they are failing. Because of the location to your neighbor's properties, the size of each tree, age, and condition I do recommend removing all three trees before they fail and cause harm to people and property.

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

Please review the health rating below and tree protection measures.

Tree Inventory and Health

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

Tag #	Species	Height	DBH	Health
1	Valley Oak	60" +	50.2"	20% - Critical
2	Valley Oak	60' +	24"	20% - Critical
3	Valley Oak	60' +	15.4"	20% - Critical

The health and structure of the trees were assessed visually from the ground level. No drilling, root excavation, or ariel inspections were performed. Internal or non-detectable defects may exist and could lead to part of whole tree failures. Due to the dynamic nature of trees and their environment, it is not possible for Arborists to guarantee that trees will not fail in the future.

Please give me a call if you have any questions.

Sincerely,

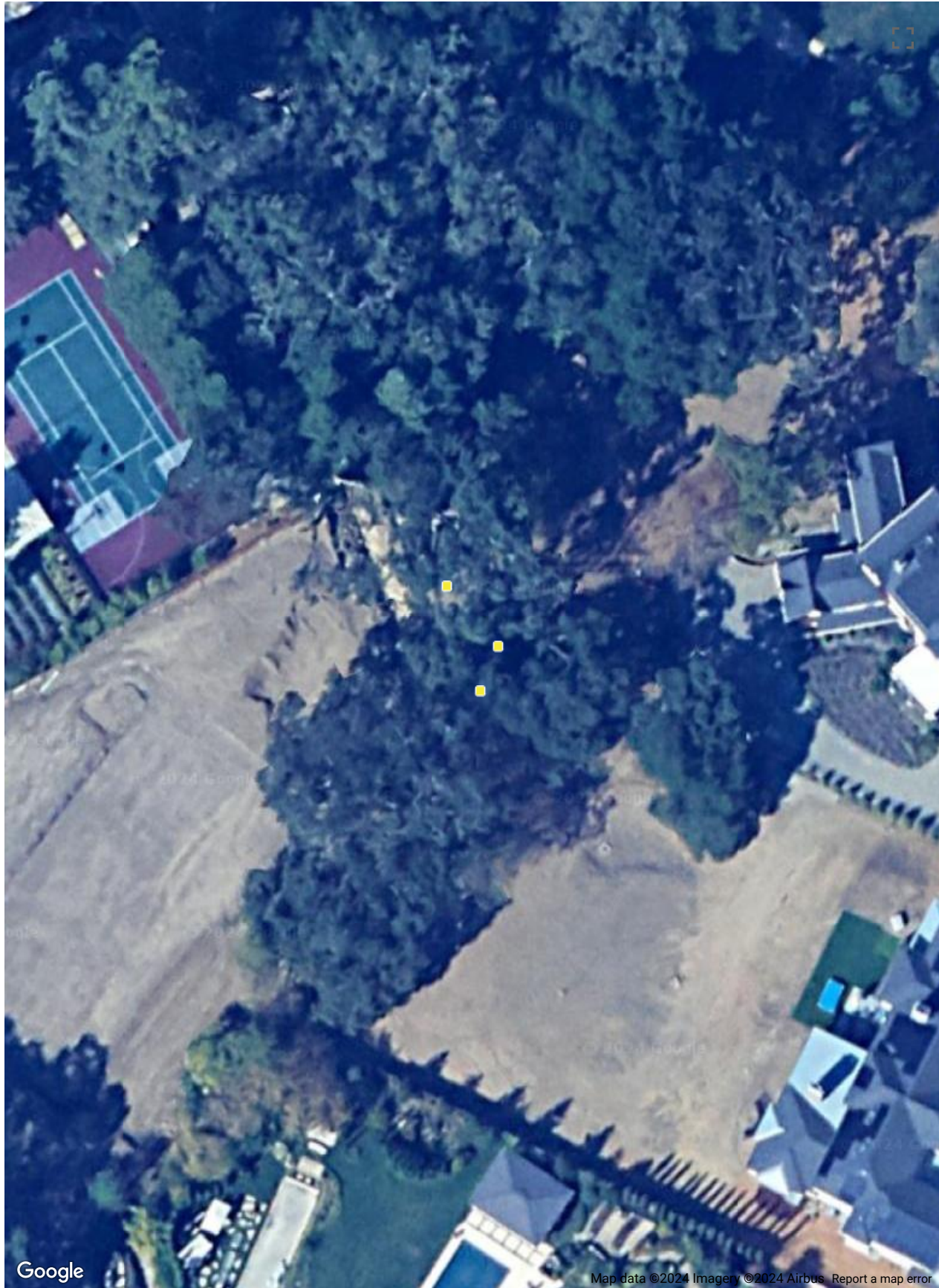
Bob Peralta

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

Attachments: Maps and Pictures

Bob Peralta- I.S.A. Certified Arborist #WE7150A ASCA #505 3

Wolff Neighboring Trees



Legend (3)




■ Valley Oak (3)

Wolff Neighboring Trees



Legend (3)

■ Valley Oak (3)

#	Species	Health	Objective
1	 <i>Quercus lobata</i> Valley Oak	50.2 46'-60'	40% - Poor
2	 <i>Quercus lobata</i> Valley Oak	24" 46'-60'	40% - Poor
3	 <i>Quercus lobata</i> Valley Oak	15.4 46'-60'	40% - Poor

Wolff Neighboring Trees



April 17, 2024

Quercus lobata ID# 1
 Valley Oak
 Height: 46'-60' DBH: 50.2
 Health: 40% - Poor



April 17, 2024

Quercus lobata ID# 1
 Valley Oak
 Height: 46'-60' DBH: 50.2
 Health: 40% - Poor



April 17, 2024

Quercus lobata ID# 1
 Valley Oak
 Height: 46'-60' DBH: 50.2
 Health: 40% - Poor



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Wolff Neighboring Trees



April 17, 2024

Quercus lobata ID# 1
 Valley Oak
 Height: 46'-60' DBH: 50.2
 Health: 40% - Poor



April 17, 2024

Quercus lobata ID# 1
 Valley Oak
 Height: 46'-60' DBH: 50.2
 Health: 40% - Poor



April 17, 2024

Quercus lobata ID# 2
 Valley Oak
 Height: 46'-60' DBH: 24"
 Health: 40% - Poor



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Wolff Neighboring Trees



April 17, 2024

Quercus lobata ID# 2
 Valley Oak
 Height: 46'-60" DBH: 24"
 Health: 40% - Poor



April 17, 2024

Quercus lobata ID# 2
 Valley Oak
 Height: 46'-60" DBH: 24"
 Health: 40% - Poor



April 17, 2024

Quercus lobata ID# 2
 Valley Oak
 Height: 46'-60" DBH: 24"
 Health: 40% - Poor



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Wolff Neighboring Trees



April 17, 2024

Quercus lobata ID# 3
 Valley Oak
 Height: 46'-60' DBH: 15.4
 Health: 40% - Poor



April 17, 2024

Quercus lobata ID# 3
 Valley Oak
 Height: 46'-60' DBH: 15.4
 Health: 40% - Poor



April 17, 2024

Quercus lobata ID# 3
 Valley Oak
 Height: 46'-60' DBH: 15.4
 Health: 40% - Poor



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Wolff Neighboring Trees



April 17, 2024

Quercus lobata ID# 3
Valley Oak
Height: 46'-60' DBH: 15.4
Health: 40% - Poor



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Letter of Opposition for Tree Removal Request

Dear Department of Conservation and Development, Contra Costa County

Reference: Parcel numbers 198-100-015. County File: CDP24-00080, 532 Hemme Avenue Alamo Ca 94507

I am writing in response to a recent request by Brad and Lesley Wolff to remove the 3 Valley Oak trees located at 532 Hemme Avenue Alamo Ca 94507 . While I understand their concerns and the reasons behind their desire for the removal, I must respectfully oppose this request for the following reasons.

Firstly, these trees contribute significantly to the overall aesthetic and environmental health of our neighborhood. They provide essential shade during the warmer months, reduce the urban heat island effect, and enhance the visual appeal of our surroundings. Their presence adds to the natural beauty that we all cherish and appreciate.

Secondly, the trees serve as a habitat for local wildlife. They are home to various birds, insects, and other small animals that depend on them for survival. Removing these trees would disrupt the local ecosystem and could have unforeseen negative impacts on the biodiversity of our area.

Thirdly, the trees play a crucial role in maintaining moisture in the root system and ground that aides in mitigating run-off from the slope that runs into my property at 70 Holiday Drive Alamo CA . There is a moderate size creek that provides run off from the large slope and hillside from the Las Trampas Regional Park and Wilderness area. This creeks runs through my property as the main thoroughfare for water runoff during the winter months. Removing these large trees and their root system with contribute to further risk of flooding in this area.

Lastly, I believe it is important to adhere to the regulations and guidelines set forth by our local authorities regarding tree preservation. These rules are in place to ensure that we maintain a balanced and sustainable environment for current and future generations.

I understand that trees can sometimes pose challenges, and I am willing to explore alternative solutions to address the stated concerns. Perhaps we can discuss specific issues regarding the health of these trees and find ways to mitigate them without resorting to tree removal.

Thank you for your understanding and cooperation in this matter. Should you wish to discuss this further, please do not hesitate to reach out to me.

Sincerely,

Ryan A Brown, MD

70 Holiday Drive

Alamo California 94507

Ryan.brown003@gmail.com

9257683779