

To  
The Department of Conservation and Development,  
30 Muir Rd. Martinez Ca  
Attn: Syd Sotoodeh.

July 7 2022

CONTRA COSTA COUNTY  
2022 JUL -8 A 10:36

From  
Robert and Tia Gardner  
174 Castle Hill Ranch Rd.

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Re:  
Letter to appeal Tentative approval of County File #CDTP22-00045  
Property address 201 Castle Hill Ranch Rd. Walnut Creek  
The Removal of 6 code protected trees. And work under the drip line of 6 code protected trees.

The neighbors on Castle Hill Ranch Rd. request that the tentative approval for this application be reconsidered and denied. The reasons for this request are as follows.

County code 816-6.8004 Application.

- (1) The number and size of each tree to be removed is to be measured. Including height and diameter.

This information was not provided by the applicant. Instead the application provided your office with a total diameter of 88 inches. For all 6 code protected trees to be removed. This approach effectively hid the fact from your office that one of the trees involved is a 60 ft. tall oak with a 37in. diameter. Leaving only 51 in. total diameter for the remaining 5 trees. This approach is likely the reason that your office was unaware of size of this tree when you gave tentative approval.

- (2) The plot plan provided to your office provided you with tree locations but was not detailed enough for you to understand that there is a creek running through the property when you gave Tentative approval.
- (5) Information regarding soil stability and erosion for trees removed near any creek.

This information was clearly not provided to you based on the fact that you were not even aware that there is a creek on the property when you made your tentative approval decision.

County Ordinance 816-6.8010 Factors For Denial.

- (B) It is reasonably likely that removal of a tree will result in problems with soil stability or erosion control.

Both Public works and Flood control have confirmed that the proposed projects are not reasonable. And would not be allowed to be built in violation of the creek setback requirements. Because these proposed projects will not be allowed, the trees removal could result in unnecessary erosion and soil stability problems. The removal of a 37in. diameter tree with no hope of any permit from any other department ( building – planning – public works -

flood control etc.) is not a reasonable application. And should be viewed as such by your Department.

It should be noted that a section of the creek on the subject property where the proposed ADU is to be located was illegally filled in by the previous owner with out permits and was not built to any level of reasonable standard. We understand that these issues will surface later and will be flood control and public works issues. But a site visit by your Department might have given you a very different view of this application

I Have Spoken to Jen Quallick from supervisors Andersons office. She informed me that Syd Sotoodeh has now added a COA to the tentative approval requiring the issuance of a building permit before any trees can be removed. And if this tentative approval was to be granted we would very much like that condition to be a requirement.

The neighbors have also requested that we be informed as to your decision and notified of any public hearing scheduled on this matter.

Thank you  
Robert and Tia Gardner  
Appealing for The Castle Hill Ranch Rd. neighbors.

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