

**DIABLO MUNICIPAL ADVISORY COUNCIL
REGULAR MEETING AGENDA¹
TELECONFERENCE VIA THE APPLICATION ZOOM
TUESDAY, MAY 10, 2022, 7:35 P.M.
(IMMEDIATELY FOLLOWING DCSD MEETING)**

MEETING PROCEDURE

Pursuant to California Assembly Bill 361, the Diablo Community Services District is authorized to hold public meetings remotely and to make those meetings accessible to all members of the public seeking to observe and to address the Board by remote means. All members of the public seeking to observe and/or address the Board may participate in the meeting in the manner described below. This meeting can be viewed using the Zoom platform:

ZOOM WEBSITE: **<https://zoom.us/j/4680449859>**

MEETING ID: **468 044 9859**

FOR AUDIO PARTICIPATION ONLY: Call (346) 248-7799 or (669) 900-9128 and enter Meeting ID# 468 044 9859 followed by the pound (#) key.

To submit public comments before the meeting, email generalmanager@diablocsd.org before 12 pm on the day of the meeting.

CALL TO ORDER: **President: Kathy Urbelis**

ROLL CALL: **Secretary: Jeff Eorio**

Directors: Urbelis, Becker, Eorio, Isom, Cox

1. **PUBLIC COMMENTS:** *Public comments will be taken on any subject including items on this agenda and are limited to 3 minutes per person when speaking in English, and 6 minutes per person when using a translator. Comments by the audience are not intended to result in a dialogue between members of the audience or between the audience and the Board. Please note that under Brown Act regulations, no member of the Board may engage in any discussion, other than a brief comment or request for clarification, of any item raised by any member of the audience unless that item is included as an agenda item*

2. **ADMINISTRATIVE COMMUNICATION AND ACTIONS:**

3. **LAND USE COMMUNICATION AND ACTIONS:**
 - a) Review and comment on a proposed tree removal permit at 1919 Alameda Diablo. The tree removal permit packet is attached.

¹ Agenda attachments are available on the DCSD's website (www.diablocsd.org) home page under Agenda.

4. **CONSENT CALENDAR**

- a) Approve the minutes of the February 8, 2022, Regular Meeting.
- b) Authorize remote teleconference meetings of the Board of Directors, originally authorized at the January 11, 2022, Meeting under Resolution 2022-01, to June 15, 2022.

5. **CALL OF NEXT MEETING/ADJOURNMENT:**

The next DMAC Regular Board meeting is scheduled for June 14, 2022, at 7:30 p.m. via Zoom.

Diablo Municipal Advisory Council by,

Kathy Torru, General Manager
generalmanager@diablocsd.org

DMAC Board Meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet, or other writings that may be distributed at the meeting should contact the General Manager at least one working day before the meeting at generalmanager@diablocsd.org. Notification in advance of the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it. Public records that relate to any item on the open session agenda are available for public inspection by contacting the General Manager and on the District's website <http://diablocsd.org>.

1919 Alameda Diablo – Proposed Tree Removal
April 19, 2022

The residence at 1919 Alameda Diablo, Diablo CA; was recently purchased with the intent of 'reasonable development' for the property to include growing the original small cottage into a functional family home. The massive Coastal Redwoods as indicated on the site plan, A1 attached, show not only the excessive quantity but the close relationship to the existing structure. In addition, the Redwoods fall within the buildable area of the site and the size of these Redwoods are not typically to a residential neighborhood.

Differed maintenance has occurred over time and without the ongoing supplement of high water consumption these Redwoods will struggle and could become a future hazard to the existing site but adjacent areas (streets, residences) under the drip line. As noted by the Arborist Report, attached, there is the potential for damage to the existing structure as the Redwoods outgrow their space.

We are asking for your consideration to remove all Coastal Redwoods on the site and have the following documentation for your review.

A1 – Proposed Tree Removal Site Plan

- Site plan showing the proposed new 'reasonable' development with the existing footprint of the existing structure in relation to the Redwoods.
- Key Notes with coordinating tree numbers to the Arborist Report, removal action and notation back to the corresponding tree on the site.
- Drip line
- Setbacks and easements
- All other trees on site to remain to include size and species if protected.

Civil Drawing – For Reference Purposes

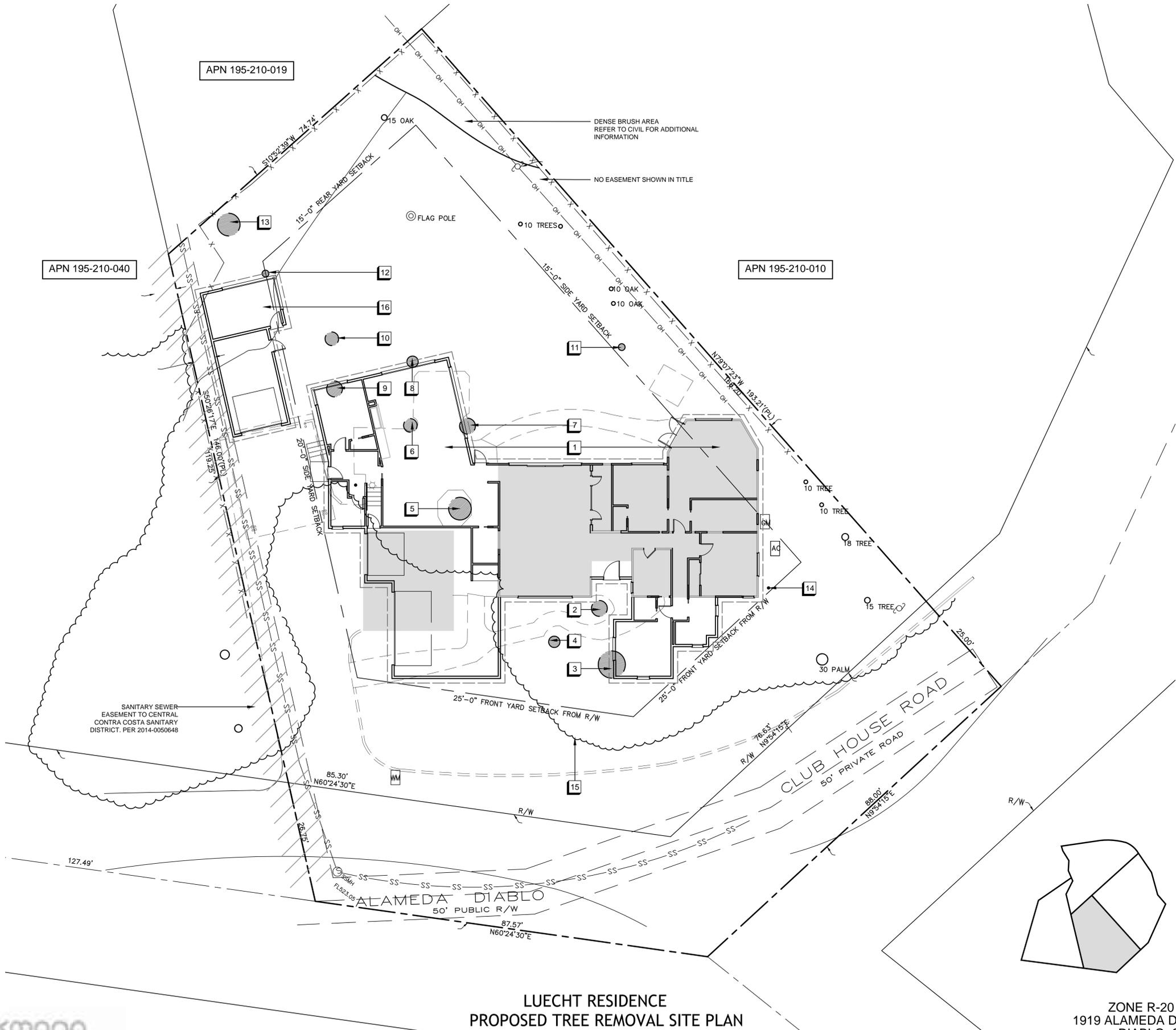
- Dated 2-2-2022 by the Human Group
- Site plan shows all trees/ sizes

Arborist Report

- Dated January 26,2022 by Traverso Tree Service
- Certified Arborist #We-12986A

Thank you for your time and consideration.

Kristine Walker



LEGEND

- PROPOSED TREES TO BE REMOVED
- KEYNOTES

KEY NOTES

REFER TO ARBORIST REPORT DATED JANUARY 26, 2022 FOR COORDINATING TREE IDENTIFICATION AND ADDITIONAL INFORMATION

- 1 PROPOSED RESIDENCE, SHADED AREA INDICATES EXISTING RESIDENCE FOOTPRINT
- 2 TREE # 351 - REMOVE - 45' REDWOOD
- 3 TREE # 352 - REMOVE - 73' REDWOOD
- 4 TREE # 353 - REMOVE - 35' REDWOOD
- 5 TREE # 354 - REMOVE - 53.5' REDWOOD
- 6 TREE # 355 - REMOVE - 35.5' REDWOOD
- 7 TREE # 356 - REMOVE - 45' REDWOOD
- 8 TREE # 357 - REMOVE - 34' REDWOOD
- 9 TREE # 358 - REMOVE - 47' REDWOOD
- 10 TREE # 359 - REMOVE - 39.5' REDWOOD
- 11 TREE NOT IDENTIFIED - REMOVE - 18' REDWOOD
- 12 TREE NOT IDENTIFIED - REMOVE - 18' REDWOOD
- 13 TREE NOT IDENTIFIED - REMOVE - 60' REDWOOD
- 14 TREE NOT IDENTIFIED - REMOVE - 6' UNKNOWN
- 15 DRIP LINE
- 16 PROPOSED ACCESSORY BUILDING



- LEGEND**
- FOUND STANDARD CONTRA COSTA COUNTY MONUMENT PER 162LSM3
 - ✱ FOUND NAIL AND TAG LS4071
 - △ SURVEY CONTROL POINT
 - CENTERLINE
 - PROPERTY LINE
 - R/W RIGHT OF WAY
 - AC AIR CONDITIONER
 - GM GAS METER
 - WM WATER METER
 - SM SANITARY SEWER MANHOLE
 - JP JOINT POLE
 - HYDRANT

GENERAL NOTES

THE SCOPE AND LIMIT OF THIS SURVEY WAS DEFINED IN NOVEMBER 2021 BY PHILIP VOLKMAN, ARCHITECT. USE OF THIS SURVEY IS LIMITED TO THE PROPERTY OWNER AS REFERENCED IN THE TITLE BLOCK AND CONSULTANTS FOR THE SPECIFIC PROJECT. OTHERS MAY NOT USE THIS MAP WITHOUT THE PERMISSION OF THE CLIENT AND HUMANN COMPANY. BOUNDARY AND BASIS OF BEARINGS ARE PER THE UNDERLYING RECORD MAP AS REFERENCED IN THE TITLE BLOCK HEREON.

TITLE REPORT FOR THIS SURVEY WAS PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED OCTOBER 22, 2021, ORDER NO. 0112020908-JR.

THE ELECTRONIC FILE IF SUPPLIED, IS BEING DONE SO AS A COURTESY AND CONVENIENCE, AND IS SUBORDINATE TO THE PROVIDED SIGNED HARD COPY MAP WITH RESPECT TO CONTENT, ACCURACY AND QUALITY. HUMANN COMPANY MAKES NO WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED FOR ANY COPIES OF THE DRAWINGS OR WORK ASSOCIATED WITH THE ELECTRONIC FILE BY OTHERS.

BUILDING(S) SHOWN HEREON CONTAINS DECORATIVE ARCHITECTURAL ELEMENTS ALONG ITS WALLS AND CORNERS WHICH ARE NOT NECESSARILY ACCOUNTED FOR IN THE BUILDING FOOTPRINT AS SURVEYED AND MAPPED. PRIOR TO THE PREPARATION OF WORKING DRAWINGS, THE ARCHITECT/DESIGNER SHOULD FIELD INSPECT ANY AREAS ON THE BUILDING WHERE AN ADDITION OR OTHER IMPROVEMENT IS EXPECTED TO OCCUR (IF SETBACKS OR OTHER CONSTRAINTS ARE AN ISSUE), AND CONSULT WITH THE SURVEYOR OR ENGINEER AS NEEDED.

TREES AND DRIP LINES AS SHOWN ARE LOCATED SUFFICIENTLY FOR GENERAL ARCHITECTURAL SITE PLANNING. ANY CONSTRUCTION ACTIVITY PLANNED IMMEDIATELY ADJACENT TO THE TREES OR DRIP LINES SHOULD BE REVIEWED WITH THE APPROPRIATE CONSULTANT. IF IT IS DETERMINED THAT DETAILED TREE AND/OR BRANCH MEASUREMENTS ARE NEEDED, FURTHER SURVEYING MAY BE NECESSARY AND SHOULD BE ARRANGED BY THE OWNER AND/OR CONSULTANT. SPECIES AS REFERENCED ON THE SURVEY SHOULD BE CONFIRMED BY A LICENSED ARBORIST OR LANDSCAPE ARCHITECT IF THE SPECIFIC TREE(S) IS SUSPECTED OF BEING A PROTECTED OR CRITICAL ONE(S).

BASIS OF BEARINGS: THE LINE BETWEEN FOUND MONUMENTS AS SHOWN ON 162LSM3, BEARING TAKEN AS N88°21'12"E (ROTATED TO MATCH BEARINGS FROM 1990-16191-337).

DATUM: ELEVATIONS SHOWN HEREON ARE BASED UPON CENTRAL COSTA COUNTY SANITARY SEWER DISTRICT, PROJECT No. X5976, DRAWING NO. P-13 - SHEET 19, MANHOLE ON ALAMEDA DIABLO, INVERT ELEVATION TAKEN AS 523.05'.

CONTOUR INTERVAL: 2 FEET

2019-45492
APN:195-210-040

SANITARY SEWER EASEMENT TO CENTRAL CONTRA COSTA SANITARY DISTRICT PER 2014-0050648

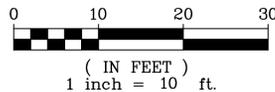
2013-207012
APN:195-210-019

2020-150365
APN:195-210-010

ALAMEDA DIABLO



ERIC (RICK) A. HUMANN PLS 5452 DATE 2/2/2022



BEFORE EXCAVATING CALL U.S.A.
OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

REVISIONS	SCALE	DATE	DRAWN	CHECKED	JOB NO.
	1" = 10'	02/2022	RRG	CS, RH	21-235

TOPOGRAPHIC SURVEY
PORTION OF THE WEST 1/2 OF NORTHEAST 1/4 OF SECTION 22, TOWNSHIP SOUTH, RANGE 1 WEST, MOUNT DIABLO BASE AND MERIDIAN
SHAWN & PHILLIP LUECHT -- 1919 ALAMEDA DIABLO
DIABLO CALIFORNIA

HUMANN COMPANY INC.
ENGINEERING - SURVEYING
1021 BROWN AVE. LAFAYETTE, CA 94549
PH (925) 283-5000 FAX (925) 283-3578
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SHEET 1
OF 1 SHEETS
JOB NO. 21-235



January 26, 2022

Shawn Luecht
331 Matchem Court
Alamo, CA 94507
(925) 683-4889 | sluecht@gmail.com

Re: Arborist Report for Redwood Trees at 1919 Alameda Diablo, Diablo

Dear Shawn,

Per your request, I visited your property to assess the condition of 9 Coast Redwoods (*Sequoia sempervirens*) located at 1919 Alameda Diablo on 1-13-22 (figure 1). You would like to remove these redwoods to eliminate risks associated with these trees.

Assumptions & Limitations

The health and structure of the trees were assessed visually from ground level. No drilling, root excavation, or aerial inspections were performed. Internal or non-detectable defects may exist and could lead to part or 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.

Tree Inventory & Assessment Table

#s: Each tree was given a square metal tag with numbers ranging from #351-359.

DBH (Diameter at Breast Height):

Trunk diameters in inches were measured at 4.5' above average grade with a diameter tape.

Health Rating

Dead: Dead or declining past chance of recovery.

Poor (P): Stunted or declining canopy, sparsely foliated with poor foliar color. Possible disease or insect issues.

Fair (F): Fair to moderate vigor, typical for the species. Additional maintenance such as fertilizing, soil aeration, and mulching may be recommended to improve vigor.

Good (G): Good vigor and color, with no obvious problems or defects.

Very Good (VG): Exceptional specimen with excellent vigor and structure. Unusually nice.



Figure 1. View from Alameda Diablo. Trees #351-353 are in front of the home, to the right. Trees #354-359 are in the backyard. These trees are at least 100' tall.

Structure Rating

Poor (P): Exhibiting defects such as weak attachments, extensive decay, large deadwood, root defects, leans, cracks or cavities that may threaten existing or future targets. May or may not be correctable with pruning, cabling or bracing.

Fair (F): Minor correctable defects, may or may not have a target. Should receive maintenance as recommended.

Good (G): Well-structured with no significant or obvious defects.

Canopy Diameter: Canopy diameter (in feet) was visually estimated from the ground.

Age

Young (Y): Within the first 20% of expected life span.

Mature (M): Between 20% - 80% of expected life span.

Overmature (OM): In >80% of expected life span.

#	Species	DBH	Health	Structure	Canopy Diameter	Age	Comments
351	Coast Redwood (<i>Sequoia sempervirens</i>)	45	G-F	G-F	25	M	Trunk is at edge of roof, nearly touching & less than 1' from foundation. Permeable paver pathway to house is slightly lifted. Branches over roof. Located in front of house.
352	Coast Redwood	73	F	F-F/P	35	M	Codominant stems at 7' from grade. Significant bulge below union on southeast side, ~1' & less of a bulge on northwest side. Significant new shoot growth lower in canopy. Within 10' of foundation. 4" branches rubbing against other stem. Foliage appears stunted. Located in front of house.
353	Coast Redwood	35	G-F	G-F	20	M	Basal sprouting. Flat on east side of trunk. 7' from foundation. Gaps in canopy. Located in front of house.
354	Coast Redwood	53.5	G-F	G-F	30	M	7" surface root 20' from trunk appears to be from this tree. Deck built around tree. Branches overhang roof & chimney. 3" broken branch at 50'. 1' from garage foundation.
355	Coast Redwood	35.5	G-F	G-F	25	M	Root crown slightly buried by debris. Trunk in contact with deck. 20' from garage foundation.
356	Coast Redwood	45	G-F	F	25	M	Root crown slightly buried by debris. Trunk in contact with deck. Four old branch stubs ~3" in diameter at 40'-60'. Gaps in canopy. 7' from foundation.
357	Coast Redwood	34	G-F	F	20	M	35' from garage foundation. 8" from deck. Gaps in canopy.
358	Coast Redwood	47	G-F	F	25	M	Basal sprouting. Buttress roots have lifted wood beam edging. 7' from deck. East side of canopy, lower 50' no branches; likely shaded out by surrounding redwoods.
359	Coast Redwood	39.5	G-F	G	20	M	20' from deck. Branches evenly distributed throughout length of stem.

Discussion

Health

These redwoods range from good to fair health and are likely experiencing some drought stress. This species is adapted to a coastal climate where it receives regular water from the fog. Being high-water users, they struggle outside their native range if not provided supplemental irrigation. I observed some trees with slightly stunted foliage higher in the canopy. As the trees get larger, they will require more water. I suggest deep, infrequent irrigation to a depth of at least 12", especially during dry spells in the summer. Additionally, applying a 3-4" layer of organic mulch over bare soil is one of the most beneficial and cost-effective measures you can take to improve tree health. The mulch retains moisture in the soil and decomposes over time, feeding soil biology. Healthy soil results in a healthier tree. Improving tree health will take some time, but these methods are effective.

Redwood tree roots typically fuse together and are known to share nutrients. Based on your research, you are concerned that removing a tree in a "grouping" will negatively affect the other trees, thus triggering a "chain-reaction" of removals. It is important to note that redwoods are a rather resilient species. If a redwood were to become stressed due to the removal of a neighboring redwood, I do not believe this alone warrants its removal. Supplemental watering and mulch before and after removal of an adjacent tree would support the tree's recovery from stresses it may endure.

Structure

The largest redwood on site, tree #352 has codominant stems (stems of similar size) approximately 7' from grade. A bulge beneath the union on the southeast side (figure 2) extends roughly 1 foot from the main stem. This significant bulge indicates the stem union has included bark, a defect where bark becomes embedded between the stems, which push against one another as they grow. The bulge is the tree's response to this defect, putting on additional structural wood to compensate for stresses it is experiencing. Notably, the opposite side of the union, on the northwest side of the stem, has a significantly smaller bulge. This bulge of structural wood can be viewed positively and negatively. On one hand, the tree is healthy enough that it is putting on significant wood where it needs it. On the other hand, there is something happening beneath the bark causing the tree to put on this additional wood.

Because the location of this defect is closer to the ground, it is not as concerning as if it were higher in the canopy, where it is exposed to more frequent and higher winds. Rarely have my colleagues seen codominant redwood stems fail at this height. That being said, if the northeast stem were to fail, it would likely fall onto the corner of your house. Failure of the southwest stem would likely damage landscaping and potentially impact cars or pedestrians in the street.

The best option for mitigating this defect is to install a cable in the tree's canopy. Per industry standard, cables are installed at 2/3 the height from the union to the top of the tree. The cable



Figure 2. Tree #352 is the largest redwood on your property. An arrow points to a bulge beneath the union of codominant stems, which indicates a defect referred to as included bark.

reduces the risk of stem failure from extreme forces such as wind. Any cable installation needs to be performed by personnel certified by the International Society of Arboriculture. Additionally, cables need to be inspected every few years to ensure they are in proper working condition.

Damage

The Structural Root Plate (SRP) refers to an area close to the trunk that consists of the largest roots that anchor a tree in the soil. Arborists generically estimate that a tree's SRP is 5x the diameter of its trunk. Based on this assumption, your foundation is within the SRP of trees #351-354 & 356 (figures 3 & 4). Two of these trees (#351 & 354) are within 1' of your foundation. These two particular trees are also within inches of your roof. Over time, the trunks will increase in diameter, inching closer to the existing house. The roof could be cut back to allow for more clearance, but eventually the trunk and buttress roots will outgrow their space and cause damage to the foundation. That being said, after walking around the exterior of your home, I did not observe any cracks or lifting of the foundation. The only root I observed was a 7" surface root adjacent to the garage foundation, approximately 20' from tree #354. A more detailed investigation by a foundation expert may be warranted.

Additionally, you are concerned about branches breaking and falling onto your home or injuring your grandchildren when they visit. I did notice a few broken branch stubs and gaps in tree canopies indicating prior failures of 3"-4" diameter branches. All trees break branches, even healthy trees with strong branching structures. It is important to note that the likelihood of a branch failing at the exact moment that someone is beneath that falling branch is extremely low. Moreover, redwood branches tend to tumble through the canopy or get caught by other branches and don't always make it to the ground. Taking precautions such as not being outside during windy or stormy days can further reduce risk.

Fire

You are concerned about fire risk because tree branches overhang your home. Guidance from CalFire regarding defensible space recommends removing branches overhanging the home and keeping dead branches 10' from the chimney. They also recommend pruning for separation between



Figure 3. Trees #351-353 located in the front of your home. The trunk of tree #351 is within 1' of your foundation and the canopy hangs over the roof.



Figure 4. Trees #354-356 located in your backyard. The trunk of tree #354 is within 1' of the garage foundation and the canopy hangs over the roof.

tree canopies so as not to create a ladder for fuel. Because these trees are close together, with many of them acting as one tree canopy, this will be challenging to accomplish. That being said, redwoods are fire-resistant, as they have evolved with fire in the California landscape. I have seen insurance companies make exceptions to these recommendations for mature trees. You could raise the canopies 10'-15' above your roof to create more space and remove dead branches in the canopy, but it is more likely that the house will catch on fire before the fire-resistant redwoods.

Typically, redwoods of this size are not found on residential properties. These trees are offering many benefits such as shade to homes, habitat for wildlife, and carbon sequestration, to name a few. However, some trees have the potential to cause significant damage to the foundation as they outgrow their space.

It is important to note that if trees #351 & 354 were to be removed, the neighboring redwoods will keep the stumps alive via their fused root systems. It is likely that the stumps will resprout and their roots will continue to grow. Typically, we would recommend grinding the stumps to a depth of 18" to fully kill the tree. However, because the trunks are so close to the existing foundation, it will not be possible to grind to that depth unless portions of the house/foundation are removed. Moreover, applying a poison such as glyphosphate to the stumps to prevent resprouting is not recommended. It can travel through roots to the other redwoods (and possibly your neighbor's trees), potentially causing them to decline in health. Thus, removing select trees very close to your home will not eliminate possible damage to your foundation.

Trees located further from your home that are not included in this report and that you would like to keep are: three additional redwoods, one valley oak (*Quercus lobata*) and one coast live oak (*Quercus agrifolia*).

Thank you for the opportunity to provide this report, and please do not hesitate to contact me if there are any questions or concerns.

Sincerely,



Maija Wigoda-Mikkila
Certified Arborist #WE-12986A
ISA Tree Risk Assessor Qualified



are somewhat sparse and stunted towards the top of the canopy.

**DIABLO MUNICIPAL ADVISORY COUNCIL
BOARD OF DIRECTORS
MINUTES
TELECONFERENCE VIA THE APPLICATION ZOOM
FEBRUARY 8, 2022, 7:30 p.m.**

CALL TO ORDER: President Kathy Urbelis called the meeting to order at 7:50 p.m.

ROLL CALL: Secretary Jeff Eorio called the roll as follows:

Directors present: Urbelis, Becker, Eorio, Cox

Directors absent: Isom

Director Urbelis welcomed Directors and the general public and explained the rules for public comment.

PUBLIC COMMENTS: None

ADMINISTRATIVE COMMUNICATION AND ACTIONS: None

LAND USE COMMUNICATION AND ACTIONS: None

CONSENT CALENDAR:

On motion of Director Eorio, second by Director Becker, the Directors in attendance unanimously approved the minutes of the January 11, 2022, Regular Meeting.

On motion of Director Eorio, second by Director Becker, the Directors in attendance unanimously approved the move to extend the findings contained in section 2 of our January 11, 2022, Resolution 2022-01 and to therefore continue meetings by teleconference under AB 361 for another 30 days.

CALL OF NEXT MEETING/ADJOURNMENT:

The President called the next meeting for March 8, 2022. The meeting will be conducted via Zoom. There being no further business, the President adjourned the meeting at 7:52 p.m.

Diablo Community Services District by,

Kathy Torru, General Manager