

**DIABLO MUNICIPAL ADVISORY COUNCIL
BOARD OF DIRECTORS
MINUTES
TELECONFERENCE VIA THE APPLICATION ZOOM
MAY 11, 2021 7:30 p.m.**

CALL TO ORDER: President Kathy Urbelis called the meeting to order at 8:01 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:

Director Eorio presented the site plans proposed for the development of Parcel C located on the corner of Avenida Nueva and Calle Los Callados. A staff report detailing the review and recommendations is attached.

The Directors in attendance unanimously agreed that the site plan proposed is acceptable subject to the conditions identified in the attached staff report. President Urbelis will work with the General Manager to prepare a response to the County.

CONSENT CALENDAR:

On motion of Director Eorio, second by Director Becker, the minutes of the April 13, 2021 Regular Meeting were approved:

Ayes:	Urbelis, Becker, Eorio, Cox
Noes:	None
Abstentions:	None
Absent:	Isom

CALL OF NEXT MEETING/ADJOURNMENT:

The President called the next meeting for June 8, 2021. The meeting will be conducted via Zoom. There being no further business, the President adjourned the meeting at 8:10 p.m.

Diablo Community Services District by,
Kathy Torru, General Manager

STAFF REPORT

DATE: May 11, 2021
TO: DMAC Board Members
FROM: Kathy Torru, General Manager
RE: Parcel C site plan for development of property located at the corner of Calle Los Callados and Avenida Nueva

I. Background

The Diablo Municipal Advisory Council was asked by the Contra Costa County Department of Conservation and Development to comment on permit request files #CV19-0107 & TP19-0058 in July of 2020. The permits sought to construct a water detention basin on a 3-lot subdivision located at the corners of Calle Los Callados, Avenida Nueva and La Cadena, and remove nine oak trees on the property. DMAC Director Jeff Eorio met with the developers, Jeff Stone and Todd Vitzthum, and members of the Diablo community to address neighbor concerns. On July 13, 2020 DMAC held a Special Meeting to review the project and by a unanimous vote instructed the General Manager to provide the Contra Costa Department of Conservation and Development with four comments. At the July 20, 2020, Contra Costa County Zoning Administrator public hearing the Zoning Administrator approved the water detention basin and tree removal permits subject to several modifications, including the four comments submitted by DMAC.

The fourth comment in the attached letter requests that DMAC review and comment on the final site plan showing the impact of the homes and hardscape on the existing oak trees prior to County approval.

II. Parcel C Site Plan

Parcel C of the 3-lot subdivision, which is located at the corner of Calle Los Callados and Avenida Nueva, has been submitted by Jeff Stone of Diamond Construction for review and comment. A copy of the site plan is included as Attachment A. On May 3, 2021 Director Jeff Eorio (appointed by President Urbelis to take the lead) and General Manager Kathy Torru met with the adjacent neighbors to review the impact of the home and hardscape on the oak trees and the adjacent neighbors. After meeting with the neighbors Director Eorio and the General Manager Torru met with developer Jeff Stone on May 6, 2021 at the site to discuss the neighbors' concerns.

III. Recommended Action

Director Eorio and General Manager Torru recommend that DMAC approve the attached Parcel C - Calle Los Callados - Avenida Nueva development plan subject to the conditions identified below and instruct the General Manager to communicate DMAC's comments to the Contra Costa County Department of Conservation and Development.

- Save and protect the small grove of oak trees (tags 856 & 864) located at the northwest corner of the parcel adjacent to the proposed parking pad.
- Save and protect the redwood tree (tag 827) at the southwest corner of the parcel. The redwood tree is intertwined with a second redwood tree and removal of one of the trees would most likely kill the second redwood tree.
- Work with an arborist to attempt to save the large oak tree (tag 4449) located southeast of the master bedroom. It is one of three oak trees nestled together. The two oak trees closest to the master bedroom require removal, but we ask that efforts be made to save the third large oak tree which is furthest from the structure.