



# GURDWARA SAHIB



THE SIKH CENTER

SAN FRANCISCO BAY AREA

3550 Hill Crest Road

El Sobrante, CA 94803

(510) 223-9987 & (510) 223-1102

08 OCT 13 PM 2:27

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

October 12, 2008

John Osborne, Senior Planner  
Contra Costa county  
Department of Conservation and Development Community Development  
651 Pine Street, 4th Floor, North Wing  
Martinez, CA 94553

**RE: Withdrawal of Phase-2 from the application County File No. LP03-2052**

Dear Mr. Osborne,

The Sikh Center of S.F. Bay Area hereby withdraws the portion of the project titled Phase-2, (Priests' residences) from the application County File No. LP03-2052.

Sincerely,

*Gurbachan Singh*  
(Gurbachan Singh)  
President

*Ravinder S. Batth*  
(Ravinder S. Batth)  
Asst. Secretary





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

P . O . B o x 2 0 1 3 6

E l S o b r a n t e , C A 9 4 8 2 0

08 SEP 15 PM 1:24

September 11, 2008

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

John Osborne, Planner  
Con. & Dev. Dept., CCC Ad. Bldg.  
651 Pine St., 4<sup>th</sup> floor NORTH  
Martinez, 94553

Re: Sikh Temple Expansion

Dear John,

Here is some information about the slides along Hillcrest Road in El Sobrante. From 1983-1987, there was about \$18 million in lawsuits, home damages, and hillside repairs done on Hillcrest Road. In 1998, there were about 15 homes damaged on La Cima and La Colina Roads, just a short distance from Hillcrest Road.

The concern over the continuing danger of landslides in the area supports our request that before each phase of the project is started, there needs to be another geologist study of the site to determine what has changed and what needs to be done to keep the site as stable as possible.

Please call me at 510-223-6398 to let us know if or when the hearing date for October 14<sup>th</sup> review of the Sikh Temple project is changed. Thanks for your time.

Sincerely,

  
Eleanor Loynd, Chair ESVP&ZAC

Enclosures

3

EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE  
P.O. BOX 20136 EL SOBRANTE, CA 94820

INFORMATION on LANDSLIDES in the EL SOBRANTE AREA:

Information from articles in the West County Times Newspaper

Location - San Pablo Ridge along San Pablo Dam Road

La Cima & La Colina Rds.	2/24/98	15 homes-Value?	Page 8
Hillcrest Baptist Church	10/31/87	\$378,000 hillside repairs	Page 13
Hillcrest & SPDam Rd.Damage	5/1/87	\$7-\$7.8 million	Page 14
29 landslide victims (LaCima/Hillcrest Rd. area)	2/21/87	\$500,000 lawsuit	Page 15
27 claims-La Cima Area	1983	\$6.75 million lawsuit	Page 16
Hillcrest Home	1983	\$3.1 million lawsuit	Page 27
Hillcrest Rd. in San Pablo	1983	\$100,000-\$150,000 Road Repairs	Page 25, & 38, 39
			<u>total</u> 17,853,000

Location-Below Richmond Subdivision on Amend Road

Home Destroyed Archery Ct. off Olinda Rd.	1983	\$10 million damage claim against Richmond	Page 23, & 35
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Estimated Money in Repairs and Lawsuits:  
(1983-1987)

\$27,878,000 +

10,000,000

17,878,000 on  
\$20 million  
S.P. Ridge

Hillcrest area

Cost \$18 million

1983-87

Note: This is a list of  
landslides in area  
1983-1987.

# San Pablo willing to finance slide repairs

By Katherine Eldridge  
Times staff writer

**SAN PABLO** — This city is willing to spend up to \$150,000 to fix the sliding hill that has destroyed a large chunk of Hillcrest Road and is threatening at least 10 condominiums in the Casa Del Sol complex off San Pablo Dam Road.

The City Council, acting as the Redevelopment Agency, approved a maximum expenditure of \$150,000 Monday to fix the sliding hill, which has been a problem ever since Interstate 80 was built in the mid-1950s.

The hill started sliding Feb. 2, and the city closed Hillcrest Road between Bonita Road and Bayo Vista Avenue on March 2 when the slide worsened.

Parts of the street have now dropped about 11 feet and the slide moving toward the Casa Del Sol complex at 1/4 inch a day. Gil Zermeno of the city's engineering department said Tuesday.

Zermeno said the city won't know what is causing the massive slide until it can install measuring

equipment Friday, which will tell what is happening in the area and what needs to be done to fix it within three days of installation.

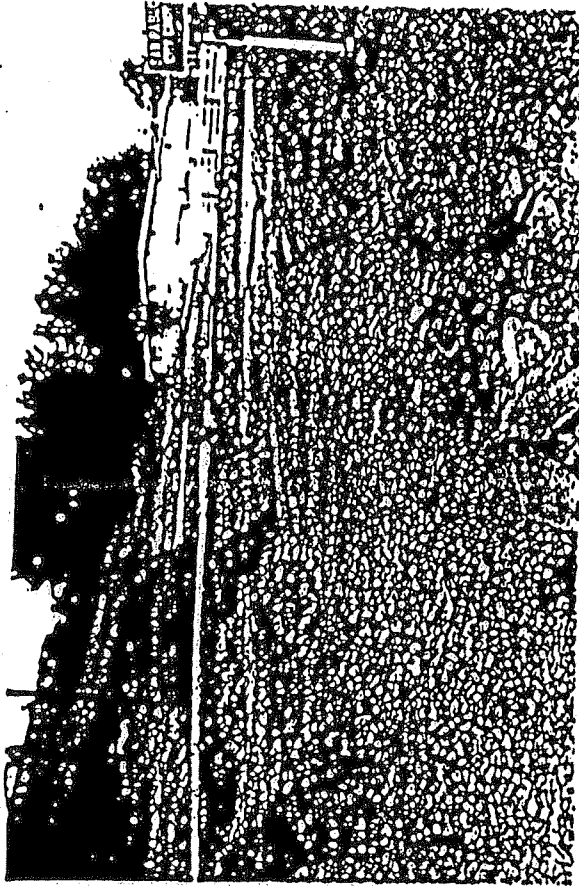
In the meantime, the city plans to drive 250 feet of H-beam piles about 50 feet deep along the southerly edge of the slide to try to prevent it from moving further, Zermeno said.

He said the Hillcrest area has seen continuous slide problems since Interstate 80 was built around 1954. He said no houses on Hillcrest are in danger right now, but some of the Casa Del Sol condominiums are.

Zermeno said the slide once was 10 feet from the nearest Casa Del Sol condominiums, but is now only 5 feet away.

He said the hill cannot be shored up because it is too wet and the mud is moving too fast.

He said, however, that the city can try to prevent damage to the condominiums, which are built on stable ground, by install-



A canyon has formed across what used to be the smooth surface of Hillcrest Drive in San Pablo. The City Council has appropriated money to pay for repairs for the street.

ing the H-beams to prevent the mudflow from reaching Casa Del Sol. The city had planned to reconstruct the hill this year and the Redevelopment Agency had budget-

ed \$50,000 for the project, Monty Hess of the Redevelopment department said.

He said that decision was made because of a geotechnical study completed in 1979 which

He said, however, that the slide is much more extensive than the study had indicated was possible.

San Pablo to spend \$150,000

West County Times  
3/9/83

1983

3

# Richmond hit with landslide damage claims

RICHMOND — A City Council searching for funds to bridge a massive budget gap will have to brace for 27 landslide claims totalling \$6.75 million.

The claims, filed on identical forms by residents of the slide-ridden La Cima Road neighborhood in El Sobrante, will go before the council Monday night for a routine denial. The claimants are expected ultimately to sue the city.

Each of the claims demand in "excess of \$250,000" for damages caused by land sliding from Wildcat Canyon Regional Park last March.

The park is inside the city limits. The homes are in an unincorporated portion of the county.

Eight of the claimants contend that the rain-loosened soil caused the complete loss of their homes.

Several claim damage to walls, fences, grading, drainage, utilities and landscaping on their property.

"Other homes which are not physically damaged have suffered severe diminution in value, and all residents have suffered emotional distress, inconvenience, and financial hardship as a result of the slide," the claims contend.

Identical claims have been filed against Contra Costa County, the East Bay Municipal Utility District, the West Contra Costa Sanitary District and the East Bay Regional Park District.

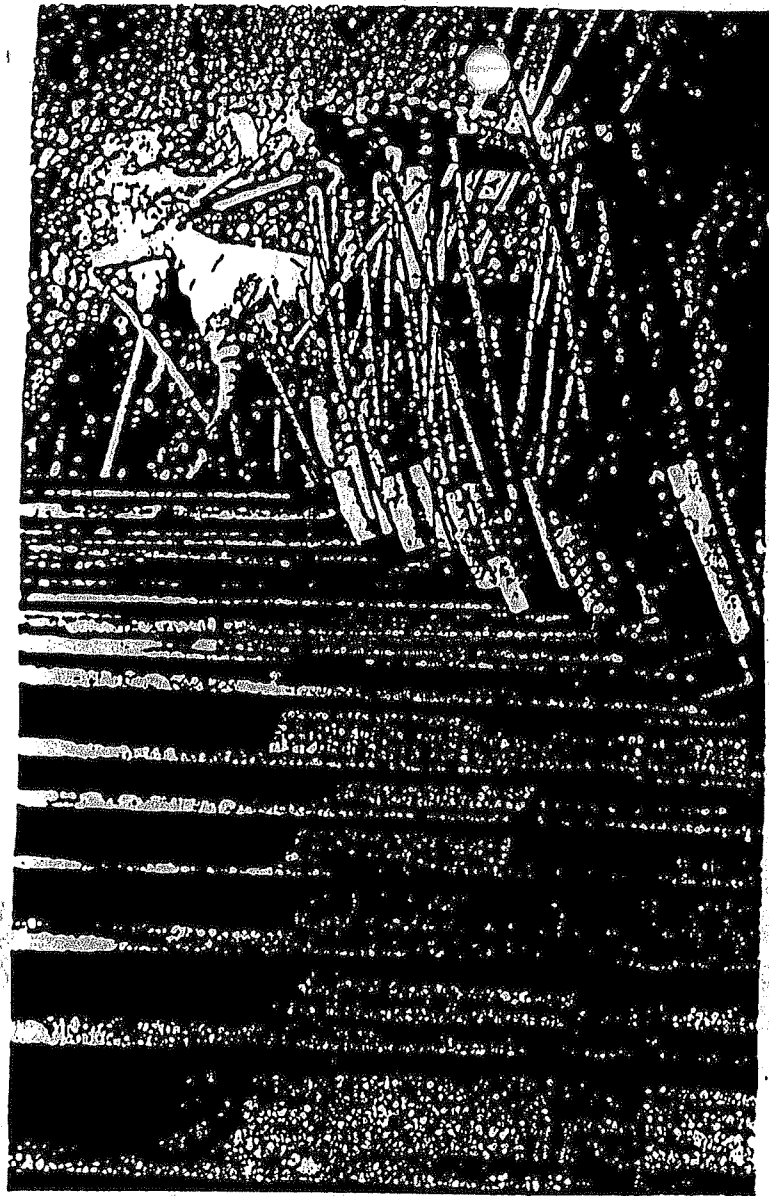
The claim states that the slide started on park district land, which is in the city and county. It says claimants believe water and sewer district lines contributed to the slide damage.

Oakland attorney Ronald Abend, who has been hired by the La Cima Homeowners Association, could not be reached for comment Wednesday.

Abend said last month that he hopes to work out a settlement between his clients and the five public agencies they hold responsible. He said his clients want to avoid lengthy litigation.

Homeowners have suggested a variety of causes for the slide, including an uphill pond resulting from an earlier slide, broken sewer and water district lines, last winter's massive rainfall and the naturally loose soil of the San Pablo Ridge.

Bill Bonnell, Richmond assistant city attorney, said



This retaining wall in the Hillcrest area is under construction by Steve DeGracia and Kary Savinski. The cables are connected to concrete anchors buried in the hill.

Times staff photo

the fact that the slide zone was inside the city limits shouldn't be enough to establish liability for the damages.

Robert Pelletreau, attorney for the sewer district, said the strategy in a landslide case is to "file a claim and sue everybody within 10 miles of the thing."

"We don't feel we have any liability in this thing and our (insurance) carrier doesn't either," Pelletreau said.

The following El Sobrante residents have filed claims against the city of Richmond for \$250,000 each:

• Larry O. and Florence Lindner, 3980 La Cima Road; Glen F. and Kay J. Nunes, 3923 La Cima Road; George A. and Lily B. Peaslee, 3947 La Cima Road; Oscar H. and Adelaide J. Neilson, 3941 La Cima Road; John D. and Marsha J. Anderson, 3925 La Cima Road; Douglas J. and Margaret Bidgood, 3955 La Cima Road; and Michael and Betty L. Lagosh, 3977 La Cima Road

• David A. and Donnell D. LaBarre, 3990 La Cima

Road; Manuel Gulzar, 3946 La Cima Road; Augusto and Arceli Ferriols, 3981 La Cima Road; Archie C. Crow, 3972 La Cima Road; Eppie S. and Sara S. Quintana, 3959 La Cima Road; and Dolores Schwarz, 3985 La Cima Road.

• George E. and Judith M. Stages, 3933 La Cima Road; Darrel J. and Robin A. Mazenko, 910 La Cima Road; Barbara Zubrinsky, 3966 La Cima Road; Rudolph N. Webbe, 3901 La Cima Road; Thomas and Barbara Blanchard, 3651 La Cima Road; Chanchal Singh, 3919 La Cima Road; and Gene L. and Leonard A. Rasmussen, 3901 El Monte Road.

• Merle W. and Dorothy B. Myers, 3927 La Cima Road; Richard J. and Donna J. Fellman, 3911 La Cima Road; David LaBarre, 3990 La Cima Road; Darrell Clow, 3946 La Cima Road; Glendon and Dolly Fultz, 3922 La Cima Road; Dewayne F. Batton and Betty Jane Batton, 3954 La Cima Road; and Rubin V. Hilton and Margaret E. Hilton, 3911 El Road.

— By Merrill Collect

6.75 million in damage claimed

9-8-83

# \$7 million needed to repair hillside

By Jim Beaver  
Staff writer

SAN PABLO — The latest report on repairing the slide-prone hillside along San Pablo Dam Road estimates the total cost at from \$7 to \$7.8 million.

The report, prepared by Woodward-Clyde Consultants, also said the hillside on the south, or hill, side of Dam Road, continues to creep downward at the rate of two inches per year. The most unstable slide area runs along either side of Dam Road roughly between Morrow Drive and the east side of the Casa del Sol condominium development.

The city plans to pay for the repairs with tax allocation bonds, according to community development

director Wes Loran. In order for the bonds to be issued the city's redevelopment agency needs to secure a developer's commitment to build there.

And in order to help that along, Loran said, the city needs to have a slide-repair plan ready to go. He said the city will ask Woodward-Clyde to prepare a contractor-ready repair plan by September.

The redevelopment agency has decided that a hotel and restaurant on the south side of Dam Road would be the best development plan for the site. Loran said the agency is "out pounding the beat," and he hopes to have a developer signed up by the end of the year.

Please see SLIDE, Page 2A

5-1-87

Cost estimate \$7 to \$7.8 million

## SLIDE

From Page 1A

The key feature of the repair plan involves excavating almost 630,000 cubic yards of soil from the south side of Dam Road. Nearly 490,000 cubic yards of the soil would be used to fill in and stabilize the north or freeway side of Dam Road.

The fill would increase the developable area on the north side to nine acres. If the West Contra Costa Sanitary District agrees to haul the other 140,000 cubic yards to its landfill to use as cover for its solid wastes the city could save \$800,000, Loran said.

The total bill for the south side repair was estimated at \$3,474 million and for the north side at \$3.6 to \$4.4 million.

The excavation would need to go below a slide plane on the hillside where an upper level of clay soil meets a level of claystone. Movement on the southern hillside is occurring between 10 and 58 feet below the surface, according to the report.

If excavation has to go as far down as 58 feet to secure the hillside, the report said, the cost of the project would go up.

It concluded that the excavation, combined with earth buttresses and nearly 10,000 feet of drains, should stabilize the south hillside enough to allow for development.

The report said the 1961 excavation for the parking lot at St. Timothy's Lutheran Church resulted in the loss of "substantial support against the landslide that occurred in 1983."

That excavation reduced the safety factor for the overall hillside by about 20 percent, according to the report. St. Timothy's is one of the parties in a tangle of lawsuits that resulted from the February-March 1983 mudslides on the hillside.

Heavy rains that winter brought the ground water level, normally between five and 10 feet below the surface, to within one foot of the surface of the hill.

One slide tore away a portion of Hillcrest Road. Another destroyed the upper portion of St. Timothy's parking lot and threatened the upper units of the Casa del Sol condominium development.

The city repaired Hillcrest Road and did some emergency repairs to stop the hillside's advance on Casa del Sol. According to the report, the repairs to the road have held and no movement has been recorded below the bottom of the repair area. But it said there are other "active" landslides within the hillside "that are moving at a rate of just under two inches per year."

Following the mudslides came a landslide of lawsuits and countersuits involving the Casa del Sol homeowners who sued the city, the county and St. Timothy's, among others. The owners claimed the slide made their units unsalable. St. Timothy's has sued the city and Casa del Sol. Several other property owners on the hill are also involved in suits.

Loran said Tuesday that all the lawsuits are currently "dead in the water" because St. Timothy's insurance carrier has gone bankrupt. He said the lawsuits no longer stood in the way of hillside development.

But repairing and stabilizing the hillside "would make everyone's life easier," Loran said. Most important, he said, it would make the Casa del Sol condominiums salable again and remove the reason for the lawsuit.

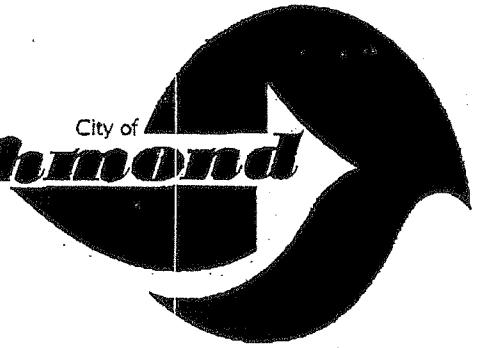
Loran said the city's costs could be reduced another \$1.2 million if Caltrans would agree to schedule its planned renovation of San Pablo Dam Road and El Portal Drive to coincide with the city's repairs





PLANNING DEPARTMENT

City of  
**Richmond**



September 25, 2008

John Osborne, Senior Planner  
Contra Costa County  
Department of Conservation and Development, CDD  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553

Re: Sikh Temple Expansion Project Initial Study/Mitigated Negative Declaration

Dear Mr. Osborne:

Thank you for providing the City of Richmond ("City") with a copy of the Mitigated Negative Declaration (MND) on the proposed expansion of the Sikh Temple in Contra Costa County and the City of Richmond, California. Herewith please find our comments on the MND.

According to the document there is no time line for various phases of the project. Phase 2 of the project, appears to sequentially follow Phase 1 which entails construction of a community center. However, if the community center is not built will construction of the priests' homes begin in Phase 1?

Sikh Temple Priests' Homes

The proposed project calls for the construction of two new priests' residences to be constructed on the hillside south of the existing temple. These units would be two-story buildings of approximately 1,750 square feet each. The buildings would be sited between existing oak trees on the hillside. According to Figure 17, on page 30 of the MND, the elevations illustrate that these homes would be provided by steps leading up from the parking lot of the existing temple. Both of these homes are within the City of Richmond's jurisdiction based on the assessor parcel number (APN) of 419-180-020. As such, we would require different planning entitlements than Contra Costa County for development of single-family dwellings on a hillside.

Community and Regional Recreation Zoning District

The two proposed home sites are the City's primary area of concern regarding the proposed expansion of the Sikh Temple. Construction of these homes would not be consistent with the pattern or density of development in the area. Development of these home sites, extension of new utilities will disrupt and fragment oak woodland, coastal scrub, and the grassland on the site. The area is currently designated as parkland comparable to the Wildcat Canyon Regional Park. The 1.6 acre parcel that is proposed for development of the residences was a buffer between the existing developed Sikh temple and the natural sloped area of the park. If

this area is developed there would be no buffer between the two land uses. Development of the site would require a General Plan Amendment and rezoning to accommodate residential uses on the property. Currently, the City is updating its General Plan to correct incompatible land uses and present a vision for land use over the next twenty years. As such, staff is reluctant to propose any General Plan Amendments contrary to the vision proposed by the City Council.

We urge the County to adopt a project alternative which eliminates these two custom home sites or considers a different development pattern for the proposed single family residences within the proposed footprint of the existing property. An alternative will create a better boundary and defensible space between the proposed development and the proposed Wildcat Canyon Regional Park. Adoption of this alternative would substantially reduce impacts to oak woodland, coastal scrub, grassland and habitat for a number of species, including the Federally-threatened Alameda Whipsnake in the park.

#### Hillside Development

In accordance to Section 15.04.510.030 (D) of the City's Municipal Code, all parcels and portions of parcels greater than (1) acre in area with an average slope of 15 percent are subject to provisions in Hillside Ordinance. The proposed site designated by APN #419-180-020 is approximately 1.6 acres. Therefore, the proposed parcel is subject to these guidelines based on the size of the site. The priests' home sites may require substantial additional acreage for construction of just two homes on this large lot. Are the applicants requesting a conditional use permit for this type development in accordance with the City's Hillside Ordinance?

The area is also in a Very High Fire Hazard Severity Zone which requires all structures to have an automatic fire sprinkler system. Additionally, all construction and landscaping proposed for the site shall comply with the City's Very High Fire Hazard Severity Zone Vegetation Management and Construction standards.

According to the MND, {on Page 95, Section 13, of the Public Services; discussion (a.i.)} the roadway width, turning radii, turnaround provision, installation of additional onsite hydrants, fire sprinkler and fire alarm systems and other fire protection components as required by the Contra Costa County Fire Protection District in all areas is also required by the City.

#### Land Conservation Bank

A conservation land bank will be required, if the applicants continue with the proposed General Plan Amendment (from Preservation/ Resource Areas/941 to Very Low Density Residential/942) and rezoning applications with the City. As such, the MND should have addressed a possible land conservation bank, how the bank will be managed, what will be the proposed service area of the bank, or what type of funding will be provided for the perpetual management of the bank. In general, the MND should disclose the facts of possible land conservation on the remaining adjacent land. The MND should also look at how existing and proposed adjacent residential development will impact the conservation values of the bank. Will there be fuel breaks established between the proposed residential development and the bank to reduce the risk of wildfire in the bank? How will the bank managers prevent feral

animals from impacting habitat values within the bank? How will the bank managers prevent trespass, vandalism or habitat destruction within the bank? Will the proposed bank preclude or restrict public access? These are just some of the questions the MND should address in determining the potential impacts of converting land adjacent to a regional park.

#### El Sobrante Valley Geotechnical and Open Space Conservation

The City has strict guidelines for open space conservation in the El Sobrante Valley area. The City requires special geotechnical studies and construction techniques for proposed structures in the area. The City will not approve development on land with identified geotechnical problems such as landslides or soil instability unless engineering recommendations satisfactory to the City have been submitted and included into the project and that the City finds that development will not have an adverse effect on public health and safety. There is no mention in the MND that the City has reviewed the existing geotechnical studies that were conducted in the area. Has a slope analysis been conducted on the known landslide area that is proposed for the priests' homes? What specific measures were taken to ensure stability of the hill? Has a geotechnical report been submitted to the City for review?

#### Wildcat Canyon Regional Park

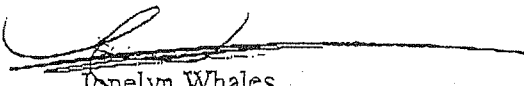
Wildcat Canyon Park is currently grazed by cattle to reduce fuel loads for fire safety purposes and to sustain coastal grasslands and biological diversity by suppressing the encroachment of weeds, shrubs and trees into grassland areas. This grazing is also essential to the survival and expansion of introduced populations of the Federally-endangered Santa Cruz tarplant at Wildcat Canyon. Portions of Wildcat Canyon are designated as Critical Habitat for Santa Cruz tarplant. The District is working with the Department of Fish and Game, and US Fish and Wildlife Service to monitor and manage tarplant populations. We believe that EBRPD is also controlling invasive non-native plants, such as artichoke thistle and yellow starthistle, which would displace the tarplant if not managed.

#### Regional Parks/Recreation Trails

The proposed priest's homes may be visible from a number of regional parks and trails, including Wildcat Canyon and Kennedy Grove Regional Parks, and the Kennedy Grove to Wildcat Trail and Nimitz Way in Wildcat Canyon. The EIR should include a visual simulation of views from these facilities of the proposed development. A reduction in the proposed development footprint by eliminating the two custom home sites would make the expansion less obtrusive by having it conform to existing pattern of development in the project area.

Please call me at (510) 620-6785, should you have any questions.

Sincerely,

  
Jonelyn Whales  
Senior Planner





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

P. O. Box 20136

El Sobrante, CA 94820

August 28, 2008

08 AUG 28 PM 2:26

John Osborne, County Planner  
Com. Dev. Dept., CCC Ad. Bldg.  
651 Pine St., 4<sup>th</sup> floor, NORTH  
Martinez, CA 94553

DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
RECEIVED AND DELIVERED

APPLICATION & PERMIT CENTER  
08 AUG 28 AM 10:16  
MARTINEZ, CA

Re: LP03-2052-Initial Study/Mitigated Negative Declaration  
Sikh Temple Expansion Project

Dear John,

Enclosed is a copy of our comments on the Mitigated Negative Declaration regarding the Sikh Temple Expansion project. WE request that the Planning Commission deny the approval of the Mitigated Negative Declaration.

We would like to see a focused Environmental Impact Report done to answer our comments, questions, and concerns regarding this project. More detailed information is needed on traffic, noise, parking, drainage, landslides, and utilities. We suggest that a detailed description be prepared stating that, before construction of each phase begins, there will be a geotechnical study to provide the latest information on the site stability. A public hearing will be scheduled to share that information with the public. Changes in the plans may be needed.

There should also be more information included on how/when Richmond will deal with the phase 2 construction of the Priests' homes. Will those meetings take place in Richmond and then the details could be shared with the County Planning Staff and/or Planning Commission at one of their scheduled meetings?

There should be more information included on the 7 variances requested. There is no information in the Mitigated Negative Declaration on the details of the requests for variances on the number of stories per building or on the requests for height variances. If drawings were included for each of the requested variances, the impacts of the variances would be a lot more understandable.

We thank you for providing information to area residents. Several members of the Sikh Temple met with us at our meeting of August 14<sup>th</sup> to share information with us and to answer our questions. Please call me if you have any questions.  
Thanks.

Sincerely,

*Eleanor Loynd*  
Eleanor Loynd, Chair

cc: May Valley Neighborhood Council  
Richmond Planning Dept.

El Sobrante Chamber of Commerce  
E.S. Municipal Advisory Committee





EL SOBRANTE VALLEY  
PLANNING & ZONING ADVISORY COMMITTEE

P. O. Box 20136

El Sobrante, CA 94820

August 27, 2008

Page 1

To: John Osborne, County Planner  
Com. Dev. Dept., CCC Ad. Bldg.  
651 Pine St., 4<sup>th</sup> floor North  
Martinez, CA 94553

From: Eleanor Loynd, Chair  
ESVP&ZAC

Re: LP03-2052-Comments on the Sikh Temple Expansion Project  
Initial Study / Mitigated Negative Declaration

APPLICATION & PERMIT CENTER  
08 AUG 28 AM 10:16  
MIRA COSTA

Environmental Impacts

1. Aesthetics: We are in support of Mitigation Measure 1.2 "The east and north-facing windows of proposed buildings along the project site perimeter shall install low-reflective glazing in the windows, to minimize glare and reflection. This shall be clearly marked on the plan sets that are submitted for a building permit." Page 36

We suggest that adjacent neighbors be given contact names and Numbers before, during, and after construction, so they may contact construction works and/or members of the Sikh Temple with their concerns.

Review of Variances for the number of stories (2 ½ stories allowed)

- Request for 4 stories for the proposed Community Center
- Request for 3 stories for the proposed Museum/Information Center
- Request for 3 stories for the proposed Performing Arts Center

Problem: There is no discussion of the variances. There is no information on when decisions will be made on the variances. Will decisions be made as each phase begins construction? Will those meetings be open to the public?

Review of Variances to height (a maximum of 35 ft. is allowed)

- Up to 58 ½ ft. for a portion of the roof and comes on the proposed Community Center.
- Up to 44 ft. on a portion of the roof on the proposed Museum/Info Center
- Up to 49 ½ ft. on portion of the roof and the dome on the proposed Performing Arts Center

Other Variances and Permits

- A variance is requested for the proposed retaining walls up to 8 ½ ft. where 3 ft. is allowed along the entrance road.
- A tree permit to remove 22 trees on County area property and 3 trees in Richmond.

QUESTIONS

- ✓ How and when will these variances be reviewed? Will they be reviewed at a public hearing? Will they be reviewed all at one time? Will they be reviewed when the phase for that area is being finalized?

2. Agriculture Resources: No Comments

El Sobrante Valley Planning & Zoning Advisory Committee - Page 2

3. Air Quality: Elements of the "basic" dust control program for project components include "water all active construction areas at least twice daily." (page 42). What if water rationing continues? How will this affect the requirement to water all active construction at least twice daily?

"The traffic study for this project analyzed two intersections in the vicinity of the project." (page 44) Those 2 intersections were San Pablo Dam Rd. at El Portal and S.P.Dam Rd. at Hillcrest Rd. It would seem logical that the intersection at Morrow Drive and San Pablo Dam Rd. should also have been analyzed. There is a lack of information on the amount of traffic on Hillcrest Rd.

✓ "Additionally, the project would not result in an increase in temple patrons, as the project is meant to only expand facilities for current members." (page 44) This is not correct. The Sikhs plan to expand their school to 8 classrooms with 25 students anticipated in each classroom. That may not expand the members, but it will expand the use of the buildings.

4. Biological Resources: No Comments
5. Cultural Resources: "Because project elements involve the construction of buildings that require basements and foundations, the Orinda Formation is likely to be disturbed." (Page 62)
6. Geology and Soils: "A large landslide occurred in 1982 to the west of the site and at a higher elevation. Repairs to this slide have apparently been made and were noted in the Joyce Associates report to be in stable condition (JA, 2007)." (Page 66)

Concerns: The use of the word "apparently" is not acceptable. Further investigation is needed to determine if the repairs were actually made to the slide.

Mitigation Measure 6.3: Prior to the issuance of building permits in all phases, the applicant shall submit an as-graded report of the geotechnical engineer with a map showing final plan and grades for landslide repaired, including subsurface drainage, subdrain cleanouts and disposal or pickup points, and any buttress fill with its keyway location, or retaining wall installed, and other soil improvements installed during grading, all as surveyed by a field surveyor or equivalent. The reports shall include mapping of keyways and areas of continuous benching by the project engineering geologist, along with compaction test results. The report is subject to the review and approval of the appropriate jurisdictions.

(Page 67)

Concerns: More information is needed. Will those detailed reports and drawings be made available to the public? Will there be a public hearing to share that information with area residents? What is the over-all plan for sharing this information with area residents? Will there be a detailed report reviewed before each Phase of the project is started?

CONTRA COSTA

08 AUG 28 AM 10:16

APPLICATION & PERMIT CENTER



El Sobrante Valley Planning & Zoning Advisory Committee - Page 3

Concerns Continued: Reviewing each report and plan for each phase before it is started seems to be the best way to keep information on the project updated and allow the possibility of design changes if or when more Detailed geotechnical information is available.

Note: These comments are from the Feb. 28, 2007 letter from Joyce Associates to Dr. J.P. Singh, The Sikh Temple Center of San Francisco Bay Area. "The proposed Phase II will consist of construction of priest residences on the slope above the existing parking lot. ...In addition, a moderately large landslide is present approximately 40 feet to the south. It is our understanding that this landslide will be repaired during 2007." (See Appendix-A)

Concerns: There is no information in the MND if this landslide has been repaired. Has the landslide been repaired? What specific measures were taken to ensure the stability of the landslide? There needs to be a more intense and deeper look at the geology and soils on the project before the project moves ahead. A geotechnical report should be prepared by a geotechnical engineer and submitted to the County along with the building plans.

Joyce Associates, in their letter of 2/28/07, repeat again and again that at Phase I, Phase II, Phase III, Phase IV, and in additional areas, a geotechnical report should be prepared and be submitted to the County with the building plans. (See Appendix-A)

A letter from Darwin Myers Associates, dated March 30, 2007, reviews the Joyce Associates engineering geologic report. "JA specifically state that their report is intended for use in project planning. Additional geotechnical investigation may be necessary to provide more detailed subsurface data and geotechnical design criteria for specific facilities." (page 4 of D. Myers Associates letter, See Appendix-B)

Comments: On the contrary, the JA letter states repeatedly that "A geotechnical report containing recommendations for the proposed facilities should be prepared by a geotechnical engineer and should be submitted to the County along with building plans." This is mentioned once on page 7 and 3 times on page 8. Every time a new phase is started, JA suggests that a geotechnical engineer prepare a new report. Use of the words "may be necessary" is quite different from "should be prepared". (See Appendix-A)

And since this project will be constructed over a 12 year (or more) time period, it is important that a geotechnical investigation of each building site be done before any soil is moved. "The principal geologic considerations for further development are landslides and slope stability, expansive soil and bedrock, earthquake shaking and the stability of existing fills." (JA Associates 2/28/07 letter, page 7, Appendix-A)

COSTA

08 AUG 28 AM 10:17

APPLICATION & PERMIT CENTER

Comments on Impervious Surfaces:

"According to maps showing areas of existing landslides, the project site is considered by ABAG to consist of mostly landslides (ABAG, 2007c). An active landslide is located in the southeastern corner of the project site (east of the proposed priest residential units) which is not currently threatening any existing structure other than the driveway access to the upper parking lot."..."Currently, there is evidence of soil creeping in the roads and parking lots where cracks appear in the asphalt." (Page 66)

"Project development would result in a net increase of impervious surfaces of approximately 16,000 square feet (or six percent of the total project site area) which would increase surface runoff flow accordingly." (page 75)

Question: How much would the added impervious surfaces increase the surface runoff?

RECOMMENDATION: WE recommend that a Focused EIR be required right now to answer our questions and concerns as well as to provide current and updated information on the stability of the site as well as the details of the geotechnical improvements suggested. WE do not feel that the mitigation measures as stated are adequate. There needs to be a planned full disclosure of information.

7. Hazards and Hazardous Materials: "Construction activities typically involve use of potentially toxic substances, such as paints, fuels, and solvents, which if handled inappropriately could result in spills. This could be a significant impact." (Page 70) "There are no schools within one-quarter mile of the project site." (page 70)

✓ Problem: The Sikh Temple plans to use at least 8 rooms in the Community Center for classrooms. They estimate 25 students per classroom. They also have and will be expanding their childcare services. Childcare is provided every day of the week. These children are sensitive receptors. There is very little, if any, mention of safeguards for the children while the site is undergoing the construction. Will the Daycare Center be shut down during construction phases? Sikh Temple staff need to be updated daily on what the construction plans are, so they may make the best choices for the safety of the employees as well as the children in the Daycare Center.

8. Hydrology and Water Quality: "Following construction of all phases, the proposed project would produce additional runoff associated with the added impervious surfaces (approximately 16,990 square feet or six percent of the total project site area) on the project site." (Page 73) "Regardless, without proper mitigation, the proposed project could contribute to the levels of NPS pollutants and litter entering the San Pablo Bay, potentially causing adverse affects on aquatic life and human health." (Page 73)

CONTRA COSTA

08 AUG 28 AM 10:18

APPLICATION & PERMIT CENTER

El Sobrante Valley Planning & Zoning Advisory Committee - Page 5

**Problem:** There are no drawings showing the existing drainage plan. There are no drawings showing a proposed drainage plan. This should be included. There is no information on how the drainage will fit into the existing drainage along Hillcrest Rd. There has been some land movement in the area. Will the ditches along Hillcrest Rd. provide enough space for the additional run-off? No information is provided.

"The applicant shall submit a final Stormwater Control Plan for the review and approval of the Contra Costa County Public Works Department prior to issuance of building permits." (Page 74)

✓ **Question:** Will Neighbors be notified of the meeting to approve the Stormwater Control Plan? Will this be a public hearing?

"At the time of preparation of this document, a preliminary drainage plan had been prepared." (Page 75)

✓ **Question:** Were neighbors provided a copy of the drainage plan? Does it include how the water will be drained off site? Will any changes be required to the drainage plan in the downslope area?

"All drainage improvements must be reviewed and approved by the appropriate jurisdiction prior to issuance of building permits for each phase." (Page 75).

✓ **Question:** Will these drainage plans be shared with the neighbors?

"Post-project runoff would continue to be conveyed using existing drainage facilities along with necessary improvements including the construction of a twin 48-inch detention system." (Page 75)

**Question:** Where will that detention system be located?

9. **Land Use and Planning:** "The proposed project involves the construction of four new buildings and possibly a two-story parking structure on a site occupied by the existing Sikh Center." (Page 77)

**Questions:** When will the decision be made as to whether the two story parking structure will be built or not built?

**Problems:** Presently, there are 210 parking spaces on site. If all buildings are completed, there will be 218 parking spaces on site. However, the 2 story parking garage will hold 70 parking spaces. If it is not built, there will only be 148 parking spaces on the site. This problem needs to be reviewed. If the two story parking garage is not required, then the size of some of the proposed structures should be reduced.

✓ **Problem:** Because phase 2, the construction of the two priests' homes is located in the city of Richmond, there needs to be some comments included to clarify how/when this part of the project would be reviewed. Has an application been filed with the city of Richmond? Has Richmond received a complete description of the complete expansion plans?

10. **Mineral Resources: No Comments**

CONTRA COSTA

08 AUG 28 AM 10:18

APPLICATION & PERMIT CENTER

11. Noise: "The nearest sensitive receptors within the City of Richmond would be the single-family homes located on Jerilynn Avenue approximately 400 feet west of the proposed location of the priests' residences. ...However, noise from other construction phases (excavation and exterior finishing) could be as high as 71 dBA at these receptors." (Page 88)

Missing Information: There is no information on noise levels and the effect of the noise on the Quail Hill Development residents on the adjacent property.

Problem: The biggest hole in the information on the noise is what affect the noise will have on the staff and children on site. We were told that there are about 18 staff members on site daily. There will be children on site every day, 7 days a week, in the Daycare Center. Children are regarded as sensitive receptors. There is also a school on site, (See p. 4, 2/28/07 Land Use Permit Application, Appendix-C). There needs to be a review of the effects of the noise on the staff and the children on site. Perhaps, the Temple should shut down the Daycare Center and the school during construction.

Problem: "Part of the roof deck of the new Community Center proposed to be constructed under Phase 1 would be a fenced-in children's play area and half-court basketball court. There would be minimal noise impacts from the use of this play area." (Page 92)

Request: We request that conditions be added that limit the use of the roof deck play area to 9 a.m. to 5 p.m. No parties, weddings, and/or other activities may take place on the roof deck.

12. Population and Housing: No Comments

13. Public Services: Concerns-It is our understanding that Day Care Service is now provided for children every day of the week, weekdays (M-F 6:30 am to 8:30 pm) and weekends (Sat./ Sun. 9 am to 5:30 pm).

We were told that the Sikhs plan to have a school on site to serve about 200 children. The plans call for 8 classrooms with up to 25 children in each classroom. It is our understanding that there is now a school on site.

The June 16, 2008 letter from Mike Iswalt, Trans. Plan. Section, to the Pub. Wks. Dept. stated that if "Half of the Community Center, 16,500 sf are utilized. This would generate an estimated 218 pm peak hour vehicle trips. This would exceed the 100 peak hour vehicle trip threshold required to initiate a full traffic study." "However, if the Community Center is expected to operate as a true 'all day' child care facility, as is indicated in the revised study description, then we would need to revisit the PM peak hour trip generation estimate." (See Appendix-D)

Request: We request that a traffic study be done taking into consideration a full day/every day child care center and the on-site school of 200 students.

COSTA

08 AUG 28 AM 10:18

COMMUNITY CENTER

Public Services Continued

Concerns: Using the information from page 105, the average weekday traffic, after the Sikh Temple expansion will be 707 cars (M,T,Th,F), 692 (Wed.), and 1,180 (Sunday). How will the back-up on Hillcrest Rd. be dealt with? Is a turn-in lane planned at the entrance road? Will any sidewalks be added along Hillcrest Rd. There is no information about Sat. traffic. A statement needs to be included which gives a summary statement about the amount of Saturday traffic. We were told that childcare is provided all 7 days of the week. What is the average Saturday traffic?

Concerns: We have seen no drawings of the planned entrance roads. The Contra Costa County Fire Protection District, stated in their letter of June 15, 2007 (See Appendix-E), that the access roadways shall be not less than 20-feet unobstructed width, shall not exceed 16% grade, shall have a minimum turning radius of 45 feet, and must be capable of supporting the imposed loads of fire apparatus, i.e. 37 tons.

The June 15, 2007 letter from the Contra Costa County Fire Protection District states "Access as shown on the Fire Truck Access plan, dated May 5, 2007, does not comply with these requirements. Access throughout the parking lot to the existing Temple and proposed Community Center does not provide for the minimum access width of 20 feet and the inside/outside turning radius requirements as stated above. Access width, vertical clearance and radius requirements shall be provided to within 150 feet of travel distance to all portions of the exterior walls of every building." (See Appendix-E)

✓ Questions: Have the access roads been updated to meet the Fire Dept. requirements? Can the project provide water with a minimum fire flow of 2500 gallons per minute? Will fire sprinklers be required in any or all of the buildings?

14. Recreation: "The roof deck of this new building (Community Center) is planned as a fenced-in children's play area and half-court basketball court, which would only be used during daylight hours. No nighttime lighting of the roof area is proposed." (Page 97)

✓ Comments: We ask that a condition be included which states that there will be no activities or lights allowed on the roof play area after 6 p.m.

15. Transportation / Traffic: According to the Land Use Permit Application dated Feb. 28, 2007, page 3, "a total number of 230 stalls will be available prior to the construction of phase 4 to meet the maximum requirement of 211 cars". However, there is no assurance that the 2 story parking garage will be built. (See Appendix-C)

According to the MND, with completion of phase 4, there will be 218 stalls. However, the 2 story parking garage "may" or may not be built. The 2 story garage would hold 70 parking spaces.

CONTRA COSTA

08 AUG 28 AM 10:18

REGISTRATION & PERMIT CENTER

Transportation/Traffic Continued

Concerns: If the 2 story parking garage is not built, there will only be 148 parking spaces available. Further review of traffic and parking spaces is needed. Will there be parking spaces set aside for buses? We were told by the Sikhs that they have begun transporting some members in by bus.

The May 12, 2008 letter from Mike Iswalt, CCC Transportation Planning Section, to Adeline Huerta, Pub. Wks. Dept. states "The narrow roads and steep grades also making walking or biking to the site from San Pablo Dam Road difficult." (See Appendix-G)

Concerns: The costs of completing sidewalks on Hillcrest Rd. from the intersection with San Pablo Dam Road should have been evaluated. The Sikhs make use of parking lots on San Pablo Dam Rd. and some of their members walk up Hillcrest Rd. to the Temple.

Concerns: There should be another traffic report required to review Sunday traffic on Hillcrest Rd. The Sikh Temple is within 2 blocks of a Baptist Church and a Jehovah's Witness Church. Neighbors report traffic back-ups are the usual.

✓ Concerns: During construction, only one half of the entrance road will be available for use. That could back up traffic on Hillcrest Rd. also. A study should be done to see if a second or emergency access to the site can be established.

Concerns: The Sikh Temple now owns the property on the upper side of their entrance road. That could mean that the Sikhs could widen Hillcrest Road at their entrance. This could allow the installation of a turn-in lane.

Concerns: Does the fact that a school is now operating at the Sikh Temple generate the requirement for the installation of sidewalks along Hillcrest Rd.? The County has a requirement for sidewalks within 1 mile of a school.

16. Utilities and Service Systems: In the Stormwater Control Plan prepared for the County, there are descriptions of each impervious area and each swale. This comment is used to describe both Vegetated Swale VS-9 and Vegetated Swale VS-14. "This swale will drain directly to the concrete ditch along Hillcrest Rd." (Page 6 of 12, Page 7 of 12, See Appendix F)

Concerns: How will the stormwater control plans affect the neighbors along Hillcrest Rd.? Have any stormwater reviews been done of the off-site drainage of these ditches? Have any changes been suggested for the off-site drainage plans? Will the ditches be able to hold the water? More facts are needed to provide the details for the drainage plans.

Concerns on Garbage Service: Neighbors complain of seeing and smelling garbage left in the parking area for days. County staff needs to advise the Sikh Temple staff on how to deal with this problem.

VINIRA COSTA

08 AUG 28 AM 10:18

APPLICATION & PERMIT CENTER

Concerns about Water Service: For years, neighbors have had to deal with water service the operates below the usual standard water pressure. Recently, a water main broke and service was out for 12-14 hours. An evaluation of the current water system is needed. Can it meet the County Fire Standard of 2500 gallons per minute?

17. Mandatory Findings of Significance: WE feel that the effects of this project will have an on-going significant impact on area residents. Neighbors will have to bear the on-going, never-ending effects of noise and traffic and they will have to live with the never-ending possibility of landslides.

WE do not feel that the mitigation measures, as described, have the potential of reducing the impacts of the planned construction project to less than significant.

Additional Comments:

-There is a problem in Appendix A Biological Resources: Special-Status Species. Pages 1-5 labeled California Department of Fish and Game, Natural Diversity Database, Selected Elements by Scientific Name – Landscape. Each page has a statement at the bottom of the page which says "Information Expires 06/30/2008". Question: Does that mean that the information should now be removed and updated? (See Appendix-H)

-The Sikh Temple Leaders have offered to become a location place for an Emergency Response Site. Has there been any review of the present project to see if any portion of the buildings should be changed to fit the Emergency Response requirements?

SUMMARY STATEMENT: We suggest that the approval of the Mitigated Negative Declaration be denied. We ask that a Focused Environmental Impact Report be required that specifically deals with the major problems:

- |                           |                              |
|---------------------------|------------------------------|
| -Transportation / Traffic | -Utilities & Service Systems |
| -Geology                  | -Noise                       |
| -Parking                  | -Drainage                    |

We request that a detailed description be prepared stating that before each phase begins, there will be a geotechnical study done of the site to provide the latest information about the site stability. The study should be reviewed at a public meeting.

JOYRA COSTA

08 AUG 28 AM 10:18

APPLICATION & PERMIT CENTER





El Sobrante Municipal Advisory Council  
Your Town Council  
3769 B San Pablo Dam Road  
El Sobrante, California 94803



08 SEP -3 PM 1:10

August 29, 2008  
Contra Costa County  
Department of Conservation and Development  
Community Development Division  
Attention: John Osborne  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, Calif. 94553

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

*Chair*  
Barbara Pendergrass  
*Vice Chair*  
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Mike Daley  
*Treasurer*  
Barbara Pendergrass  
*Interim*  
*At-Large Members*  
Deborah Butler  
Emily Lane  
James Harmenn

Re: Sikh Center's Expansion -Mitigated Negative Declaration

Dear John:

Members of ESMAC  
are appointed by  
Contra Costa County  
First District Supervisor  
John Gioia

The El Sobrante Municipal Advisory Council wishes to submit the following comments on the Sikh Center Expansion.

All of the phases should not be approved because the report states that Additional Geo Technical Reports and additional Special Engineering studies may need to be completed based on certain conditions. Also the studies of traffic and parking requirements are incomplete.

The Sikh Center complex will be the largest complex in the El Sobrante area. An Environmental Impact Report should be conducted verses the County issued Mitigated Negative Declaration for the following reasons:

A. Variances are requested in the height of the buildings and in retaining walls that will set a precedence in El Sobrante.

B. All of the variances are not identified as stated in the Joyce report of 02-28-07 that additional retaining walls may be needed after additional Special Engineering and additional Geo Technical reports are completed for the various phases. These reports are to be completed after the approval of the Mitigated Negative Declaration. The reports should be completed before project approval.

C. The membership is stated in the report as 1000 member's. Vehicle trips on Sundays as 1160 and no increase in membership is expected during the next 12 years although in your traffic figures you have assumed a 20 percent increase. Is it not reasonable to assume you are not going to have an increase in membership during the next 12 years when you consider buildings of 93,000 square feet compared to 21,800 square feet of building. It is going to take a lot of funds to build this facility and to maintain it with Electricity etc... No solar or green building designs are required or mentioned. A larger membership would seem to be needed to just support the additional maintenance costs.

Meeting: 2nd Wednesday every month, 7:00 p.m. El Sobrante Library, 4191 Appian

There are 8 new class rooms added with 25 students per class room. The total number of students could be 200. A Day Care facility is mentioned and a senior center. How many individuals will be using these facilities? People will continue to grow their families and as students graduate additional members will be added as they marry and have families. None of these items are listed.

W D. Traffic is currently a huge problem on Hillcrest per members of the condos trying to get out on to Hillcrest. There are three churches using Hillcrest on Sundays for services and the traffic studies to date are incomplete. No traffic counts were taken of the number of vehicles coming in from the other side of Hillcrest by way of Alpine where folks living in the Berkeley area etc. will be taking the Arlington to get to the churches. Adequate traffic studies need to be completed.

The May 12, 2008 letter from Public Works states that the analysis of Phase I (Community Center) will generate only 6 additional vehicle trips in the P.M. 5:00 to 6:00. The 8 class rooms with a capacity of 200 students will generate more than 6 trips per day as parents pick up their children between the peak hours of 5:00 to 6:00 P. M. and that doesn't recognize parents picking up children from the expanded day care center. The same letter goes on to say that in all 4 phases only 42 vehicle trips will be added. Students from Music and Art classes in addition to performances are also not included.

The letter also states that normal trip generation methodology doesn't incorporate standard trip rates due to the uniqueness of the temples characteristics. Based on the information mentioned above classes in 8 class rooms etc. does apply and normal trip generation should be applied to both parking and number of vehicle trips. The applicant collected his own traffic counts and Public Works used the applicant's figures. It is human nature to be conservative when it is in your favor.

↓ E. The effect on the other churches when building construction is going on is not mentioned. Were the other two churches included in your studies as to pre schools and other functions they have and how they will be affected by this project? Was the fact that 8 class rooms of students and a day care center in the new Community Complex will be having classes during phase's II through IV? Are not these areas considered sensitive receptors of which your report lists as zero?

✓ F. The effect on the bird life of removing 25 trees hasn't been addressed. Replanting of additional trees is being proposed, however how long does the replant take relative to the mature trees being removed?

G. Landslides are prevalent on the entire site and a landslide mentioned in the 02-28-08 Joyce report and in the 03-30-07 Darwin Myers was assumed to me corrected. Was this one corrected? Concern for future earthquakes and the affect on the phases is a reason to not approve the other phases at this time. The Joyce report also states that ground water seepage has caused ground instability. Phase II is mentioned as "may need additional Special Engineering in order to provide stability." Phase III and IV are mentioned as needing Geo Technical Reports completed by an Engineer. Page 9 states that the entire site may live in a large deep seated landslide although Darwin Myers states that this may be unlikely. Page 9 also states that the reports are preliminary and need additional investigation and may modify the preliminary findings.

✓ H. Storm Water Report of May 7, 2007 page 1, 1.b existing site conditions of slopes of 5 to 45 percent grade. Elevations from 211 to 484. This is a very steep site. It would seem prudent to apply hillside ordinances and slope recommendations to limit building on this site.

✓ The report states that the temple and Community Center will be adjacent and the understanding is that they are no longer adjacent. How does this affect the storm water report? The report goes on to say a storm water control plan will be completed after the approved Negative Declaration. Shouldn't it be accomplished before total approval of all phases?

I. The Mitigated Negative Declaration on page 77 under land use states it is currently for detached single family residences and churches and other places of worship fall into this category. The plan doesn't call for other places of worship rather it is for other activities, examples, Performing Arts Building, Dining spaces, Kitchen, class rooms, living quarters and museum. It would seem that this doesn't fall into the category of places of worship. It also states that it is of a semi public nature, however in many other places in the report it states, for the use of the current congregation. It doesn't appear to be public as this is the only place semi-public is mentioned. The question is, are you setting precedence for all of El Sobrante for single family residences?

J. Time Table of events and car trips. Car trips are 50% in and 50% out.

Day	Time	Vehicles	Vehicles	Vehicles	Members	Parking	Spaces
Of the	of Peak HRS	Trips	Trips	Peak Hours	Current &	Current	Future(a)
Week	5:00 to 6:00P.M.	Current	all Phases	Current& Future	Future		
M,T,TH,F	Services	292	707	30	72	1,000	210 218*
Wednesday		546	692	36	79		210 218**
Sundays		1162	1180	196	197		210 218**

a. Assumes building of the parking garage.

\*Reduced to 195 spaces in phase I

\*\*will be reduced to 208 spaces if the parking Garage is not built. Report states the Parking Garage may be built.

Week days Services except Wednesday currently start shortly after dawn and last approximately 2 hours. Evening Services last 2 to 4 hours and conclude at 10:00 P.M..

Wednesday Evening Services are held in the evening with the hours of actual service not listed. Only vehicle trips of a projected 692 trips are listed. Need to know the hours of Services to accurately project peak hours. The report in another area states on page 102 that the evening peak hours are 6:15 to 7:15 P.M.. Does this indicate that the service is less than one hour?

Sunday Services start early and conclude at 3:00 P.M. Followed by a Langar (Meal). Evening services are also on Sunday followed by a Langar. Hours not listed. The report does state that peak hours are 10:30 to 11:30, however it doesn't tie in to the hours of service since they aren't listed.

Day care hours for working mothers and the congregation Monday through Friday are listed as 6:30 A.M. to 8:30 P.M. Weekends from 9: A.M to 5:00 P.M. Daily trips are listed as 19 for a facility of 1440 square feet.

✓ Class room attendance isn't mentioned although facilities for 200 students are provided.

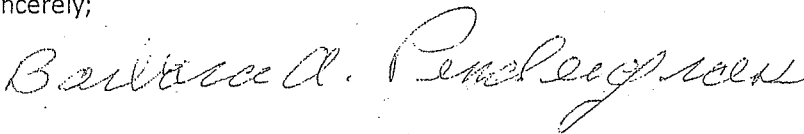
The Community Center is open from 7:00 A.M. to 10:00 P.M. except for major religious Services. Class rooms for Art and Music instructions are not mentioned in regards to size, number of class rooms etc. and would be used during the day therefore affecting vehicle trips and hours of operation.

Based on the lack of information mentioned above additional analysis and studies need to be performed.

✓ K. The Sikh complex has only one way in and one way out. In case of fire or some other emergency requiring evacuation this could be a very unsafe condition for the Sikh's on site and the members of the condominiums all trying to access Hillcrest Road. This condition needs further studies and a safe environment established.

We again request a focused Environmental report that will address the issues in this letter and the attachment.

Sincerely;



Barbara A. Pendergrass, Chair  
El Sobrante Municipal Advisory Council  
3769 B San Pablo Dam Road  
El Sobrante, Ca 94803

CC: Supervisor John Gioia , Terrance Cheung

## Comments on the Sikh Mitigated Negative Declaration

### Page 4.

The site of the Sikh property covers 6.5 Acres and has a three story building of approximately 21,800. A separate dwelling has been acquired by the Sikhs for staff.

**Question:** What is the total square feet of all buildings currently on the site including the maintenance building, and separate dwelling?

The site adjoins Hillcrest Road to the north, Wildcat Canyon Regional Park to the south, residential uses to the east and south west, and a church and undeveloped land to the west.

Parking spaces total 210. Reduced to 195 spaces in phase 1. (see Figure 4)

Services are held every day. Morning services begin shortly after dawn and last approximately 2 hours. Evening services last two to 4 hours and conclude at 10:00 P.M. Primary services are held Sunday with a secondary service on Wednesday night. Sunday services began early and conclude at 3:00 P.M. followed by communal meal known as a Langar. Another service is held on Sunday evening with another Langar.

✓ **Questions:** Week days except Sunday. What is the time referred to as dawn and what is the end time? What is the start time of the evening services? Sundays. What is the time frame referred to as early? How long does a Langar last? What are the hours of the evening services and the evening Langar? What are the hours of the other events as listed and approximately how many events are held a year?

✓ **Question:** The parking spaces are being reduced by 15 parking spaces. Based on answers to questions above will this reduction cause more people to park and block traffic on Hillcrest Drive? Residents already complain that over flow parking is using up space on Hillcrest Drive.

### Page 8 & 9.

An additional 73,000 Square feet will be added, more than tripled the current size of the Sikh complex. The total square feet will be 94,800 square feet and larger depending on the answers to questions on page 4. This will be the largest complex for miles and miles and the largest project in El Sobrante. The county is requiring a Mitigated Negative Declaration verses an Environmental Impact Report.

✓ **Question:** Is the play area and basket ball court on top of the Community Center counted in the number of added square feet of 73,000? Response was no by Sikh member at 08-14-08 meeting of the El Sobrante Valley Planning and Zoning Advisory Committee (ESVP&ZAC).

**Question:** Phase one is the adding of a Community Center consisting of 4 stories. The height limit is 35 feet. How can this difference be justified? Response by Sikh member at 08-14-08 meeting of the ESVP&ZAC was that it was only two stories, however on page 8 of the Mitigated Negative Declaration it

states in the 5<sup>th</sup> paragraph that the "4<sup>th</sup> floor of the new building would connect to the main floor of the temple..." The question above about height limit is still unanswered.

✓ **Question:** What is the seating capacity of the old dining room and what is the seating capacity of the new dining room?

The hours of activity given for the new Community Center is 7:00 A.M. to 10:00 P.M. Day care hours are given as 6:30 A.M. to 8:30 P.M. week days and 9:00 A.M. to 5:00 P.M. on Saturdays and Sundays.

✓ **Question:** What is the capacity of the Day Care Center? What is the capacity of the senior center?

**Page 12.**

On the east side the proposal calls for lowering the driveway by 3 to 5 feet. Residential Condominiums are on the east side. According to the report a 3 to 5 foot retaining wall would be constructed. Directly south 2,925 cubic yards of dirt would be removed and a 4 to 8 ft tall retaining wall would be constructed. Approximately 2,648 cubic yards of fill would be placed on the western slope of the hillside.

② ✓ **Questions:** With the known slide conditions on the hillside, what will happen to the condominiums on the east side when the dirt is removed? How will the removal of dirt affect the Regional Park District land adjoining the site on the south side? A bond should be put in place to protect the homeowners property from cracks etc. that can develop as a result of the removal of dirt, and to protect the Regional Park District land from slides that may be the result of dirt movement.

Phase two adds 3500 square feet for two residences to be constructed on land that previously had land slide problems and is zoned open space.

**Question:** Once this land is rezoned will additional homes be placed in the future?

**Question:** How will fireman have access to these two structures in case of fire? How will construction crews get material and equipment to this site?

**Page 14.**

Phase 3 consists of construction of approximately a 6,000 Square foot Museum/Information Center on the eastern side of the site by the condominiums and adding 13 new parking spaces for a total of 208 parking spaces. The 208 spaces are 2 less than the current number of spaces and disregards the increased car trips calculated in the traffic counts. The center's hours would be 9:00 A.M. to 6:00 P.M. on weekdays and 10:00 A.M. to 4:00 P.M. on Saturdays and Sundays. It is stated that the center wouldn't be used much. It would seem reasonable to assume that a 6000 Square foot building open 7 days of the week would only be constructed if it will have an anticipated high usage.

Phase 4 is the construction of a 400-seat auditorium, dance and music classrooms. The square footage is 30,530 square feet. Location is at the northwestern corner of the project. A two story parking structure **MAY** be constructed to add 70 stalls of parking for a total of 218 parking spaces. If the parking garage is not added there would be only 138 parking spaces down from the 210 currently available.

- ✓ **Question:** How can the reduction of parking spaces be justified? The parking garage must be mandatory not discretionary. The Sikhs do not limit attendance to ensure adequate parking as witnessed by home owners in the Hillcrest condominiums and the locking of parking areas in the Baptist Hillcrest Church to prevent parking by non Baptist attendees.

#### **Page 18 and 19**

- ✓ Amendment to Land Use permit County File # 2117-7. What is the amendment ?

Height limit variances of retaining walls requested up to 8.5 feet where three feet allowed.

Phase I, variances requested for 4 stories where 2 1/2 stories are allowed.

Phase IV, Performing Arts Center variances requested for 48 feet where 35 feet is allowed. Variances of number of stories requested for 3 stories where 2.5 stories are permitted.

Request to the City of Richmond for a general Plan change from Open Space to Low Density Residential.

Rezoning from Community and Regional Recreation District to SFR-2 Very Low density.

Tree Removal and approval from the city and the city of Richmond Parks and Recreation.

- ✓ This doesn't include all of the variances. The Joyce Report dated February 28, 2007 page 8, Phase IV, 2<sup>nd</sup> paragraph states, " may ....require fill and construction of retaining walls."

- ↓ **Questions:** Is the county setting a precedence by approving so many variances on a project? Why is the county approving phases to a project when all variances for all Phases are unknown, see Joyce Report?

#### **Page 20**

Aesthetics is listed as having a less than Significant with Mitigation incorporated.

- ✓ **Question s:** How can you add 73,000 square feet to a site and not have a significant impact on the appearance of the site from every view, South, North, East or West? Adding more palm trees, a non native species, will by itself not add to the hillside appearance. Why isn't the County requiring Native species to the area? Enough landscaping cannot be added to shield the changes to the aesthetics of this property. The condominiums are two stories in height and the proposed 9 trees shown in figure 5 are unlikely to shield the residents from a huge change in the visual view.

**Page 35**

It is further stated in D.," that when the trees are mature, the changes would not necessarily be adverse."

**Question:** What happens if the changes are adverse?

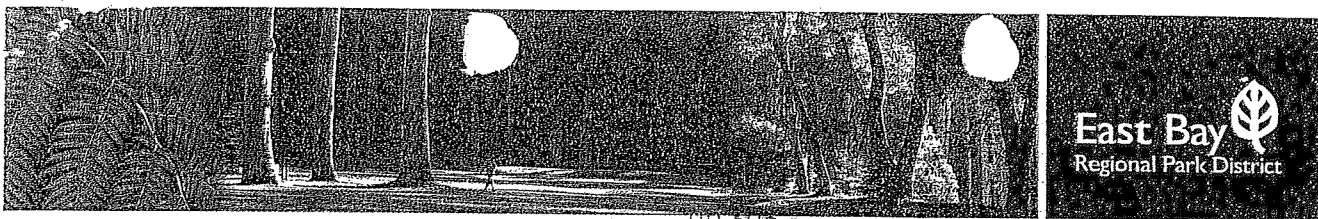
**Page 36**

**Mitigated Measure 1.2**

Night time lightening. Nothing has been listed as to the increased car trips due to the 400 seated auditorium that is open until 10:00P.M. and the cars arriving and leaving with their lights on and the effect on the condominiums.

**Question:** How can the effect be mitigated?





2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 48 AUG 27 PM 1:14 TDD.510.633.0460 WWW.EBPARKS.ORG

August 26, 2008

Sent Via E-Mail  
8/26/08

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

John Osborne, Senior Planner  
Contra Costa County  
Department of Conservation and Development, CDD  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553

**RE: Wildcat Canyon Regional Park. "Sikh Temple Expansion Project" Initial Study and Proposed Mitigated Negative Declaration**

Dear Mr. Osborne:

East Bay Regional Park District (the "District") has received a copy of the initial study and proposed mitigated negative declaration (IS/MND) prepared for the "Sikh Temple Expansion Project". We own and operate Wildcat Canyon Regional Park (the "Park") which is immediately adjacent to the proposed project to the south and southeast. The proposed IS/MND reveals aspects of the project that are of concern to us.

In 2000, it came to the attention of the District that the Sikh Center of San Francisco was encroaching onto a natural slope area within the Park boundary. This encroachment activity compromised the natural integrity of the slope. In 2004 the District agreed to convey 1.6 acres to the Sikh Center of San Francisco in order to maintain a buffer between the developed area and our natural slope area. Our understanding was that there would only be minimal site improvements for drainage and slope stabilization on the conveyed property. At the time of conveyance we expected that the underlying *Open Space* General Plan land use designation and CRR (Community and Regional Recreation) zoning district would ensure this area would remain as an undeveloped buffer.

Phase 2 of the proposed development would construct buildings on the 1.6 acre parcel the District conveyed to the Sikh Center of San Francisco (APN 419 180 020) for the specific purpose of buffering the existing developed area from the natural slope area of the Park. This area is the site of an active landslide that requires drainage improvements, not additional development and encroachment onto the natural slope area. We have reviewed the IS/MND and found that the project will have a significant impact on landslide hazards, land use and planning, water quality, aesthetics and biological resources. An Environmental Impact Report (EIR) should be prepared so we can better understand and evaluate the project's impacts to our facilities. We have the following comments for consideration under the California Environmental Quality Act for the Sikh Temple Expansion Project:

Board of Directors

Ayn Wieskamp  
President  
Ward 5

Ted Radke  
Vice-President  
Ward 7

Doug Siden  
Treasurer  
Ward 4

Nancy Skinner  
Secretary  
Ward 1

Beverly Lane  
Ward 6

Carol Severin  
Ward 3

John Sutter  
Ward 2

Pat O'Brien  
General Manager

1. **Landslide Hazards:** There is insufficient information in the proposed IS/MND for us to understand and evaluate how development of buildings within the natural slope buffer area will alter the stability of the active landslide upslope of the development. The IS/MND provides no indication of the extent or magnitude of landslide repair work needed to build the project, the associated hazards of this work to down slope residents, or the potential this work has to trigger mass wasting of the hillside. The IS/MND insufficiently addresses these impacts and doesn't reasonably evaluate the project's potential to threaten public safety and result in loss of property due to slope failure. This general area has a significant landslide history with several nearby homes destroyed by landslides in 1982/1983. In 1998 additional slides occurred resulting in homes being "red-tagged". The County commissioned a study by Alan Kropp, Geotechnical Consultants to further review concerns in this general area in 2000. Detailed review of this specific location in an EIR is needed.
2. **Land Use and Planning:** Phase 2 of the proposed development would encroach onto a hill slope intended to provide a buffer between the existing development and natural hill slope area of Wildcat Canyon Regional Park. This buffer does not account for expansion of development onto the hill slope. The City of Richmond's current *Open Space* General Plan land use designation and CRR (Community and Regional Recreation) District is appropriate and should not be changed for the following reasons:
  - a. It is in the public interest to maintain the natural slope area buffer for the safety and general welfare of down slope residents and to preserve the natural integrity of the adjoining regional park.
  - b. Given the existing landslide condition and extremely steep and unstable slope conditions, a community need is demonstrated to maintain the existing CRR (Community and Regional Recreation) District. The allowable land uses under the proposed SFR-2 (Very low density) are unacceptable for an unstable, steep hill slope with a history of slope failures. The proposed general plan and zoning amendments would threaten the general welfare of down slope residents and are not in good zoning practice.

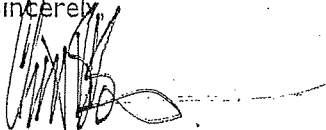
The IS/MND fails to analyze the potential impacts associated with the proposed general plan and zoning amendments or to disclose the findings necessary to make such changes. An analysis of the land use implications of changing the allowable uses from open space/recreation type uses to residential uses should be evaluated in the IS/MND, especially as it relates to slope protection and hazards in the area.

3. **Traffic and Circulation:** The IS/MND states that the existing landslide is threatening the driveway access to the upper parking lot. The IS/MND does not acknowledge the potential loss of parking stalls or vehicle circulation hazards created from piles of soil blocking designated paths of travel in the parking lot. The resulting inadequate parking capacity could cause vehicles to block fire lanes and spill offsite into surrounding neighborhoods - this should be considered a significant impact.

4. Water Quality: The IS/MND does not analyze water quality impacts resulting from sediment entering storm drains & local creeks as a result of soil erosion onto the parking lot. The IS/MND should recognize this existing condition and describe remedial action needed to protect water quality.
5. Aesthetics: The IS/MND does not provide an analysis of the visual impacts of the project from adjacent public open spaces, including Wildcat Canyon Regional Park. The massing of the project and selected materials are out of character with the surrounding residential area and will degrade views from the Park. Proposed mitigation measures that attempt to screen views of the project from neighboring residences do not alleviate visual intrusion of the project to park users. The degraded visual character of the area that would result from the proposed project, as viewed from the Park, should be avoided or mitigated.
6. Biological Resources: The project would result in the destruction of Alameda whipsnake habitat. The magnitude of this impact is not evaluated in the IS/MND. Further analysis is needed on the scale and extent of project driven slide repairs in order to understand the impact to Alameda whipsnake habitat. This impact should be avoided or there should be no net loss of habitat as a result of the project. The proposed mitigation measures do not sufficiently address the cumulative impact of the loss of Alameda whipsnake habitat or provide for any compensation for loss of habitat. We need to better understand these impacts to evaluate the project's impact to the Park.

Thank you for your review and consideration of our comments. Please notify us of any public meetings or hearings for the project and include us on any distribution list for CEQA notices or associated documents for the project. If you have any questions, please contact me at (510) 544-2627 or via email at [cbarton@ebparks.org](mailto:cbarton@ebparks.org).

Sincerely,



Chris Barton  
Senior Planner

cc: Ted Radosevich, District Counsel  
City of Richmond Planning Department





Quail Hill-El Sobrante Homeowners Association  
P.O. Box 20762 08 AUG 11 PM 1:29  
El Sobrante, CA. 94803-0762

CONTRA COSTA  
DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

August 7, 2008

Contra Costa County  
Department of Conservation and Development  
Community Development Division

Attn: Mr. John Osborne

\*The Quail Hill HOA will be requesting that the County perform a full **Environmental Impact Report** in response to the Sikh Temples proposed **Mitigated Negative Declaration Report**.

The Quail Hill HOA concerns are:

\*Who will oversee the construction site to insure that mitigation agreements and environmental concerns are adhered to? What kinds of fines will be levied for non-compliance issues and will they be significant?

\*Noise...The **Mitigated Negative Declaration** uses noise specifications and dbA levels that are based on standard tests. It does not take into consideration the topography of our surrounding hillside and the noise amplification that this would generate.

\*Traffic...We disagree with the reports assumption that the increase of traffic will be less than significant. Their findings are primarily based on the Temples current membership numbers. The **traffic congestion** issues were only addressed in reference to the Temple they did not take into consideration the fact that there are three churches in the immediate area and located on the same access road. Each one at times having events on any given day of the week.

\* The Quail Hill HOA will request that no use of heavy equipment shall be used before 8:00am and will cease promptly at 5:30pm. This will include transportation time to and from the job site. No heavy equipment shall be left running in an idling state prior or after these times. Construction will be limited to weekdays only.

\* The Quail Hill HOA requests that the open space now existing between The Temple and the Quail Hill residences remain open and free of trees to facilitate a natural fire break.

\* The Quail Hill HOA requests that the 10' chain link fence that the Temple erected dividing our properties is to be replaced with a more attractive design and lower in height to facilitate **Fire Fighting** and emergency evacuation.

Our thoughts and prayers go out to the victims and families of the recent tragedy that occurred at a Temple site in India, **145 people were killed due to a stampede caused by structure and hillside failure**. The Sikh Temple has sponsored events where the total number of people on site has been in the thousands. **The emergency evacuation plans must be very stringent in it's application and require considerable thought.**

On Fathers Day 2007 the Sikh Temple **closed** the one access road on Hillcrest and parts of San Pablo Dam Road to facilitate its members.

This caused a **monumental traffic jam on San Pablo Dam Road**. Homeowners in the neighborhood had to turn around and take Alpine (a considerable distance) to upper Hillcrest in order to access their homes. Many homeowners in the surrounding areas such as **Orinda, Walnut Creek, Concord** and others were also effected and forced to return to **Interstate 80** and use **Hwy 4**.

**San Pablo Dam Road is a major artery used by motorists.** If this practice is allowed to continue it will make it virtually impossible for emergency crews to respond. **This caused a significant impact and has the potential to be very dangerous.**

If there is a major event such as the one we just witnessed in India or fire how will emergency crews respond? There is one means of egress and ingress thereby this will be the route emergency crews will be responding. If you delay your response in regards to fire fighting to ensure evacuation at the same access point, what will be the impact to the Quail Hill resident's homes?

\* The Quail Hill HOA does not agree with the report findings in regards to the **mitigation proposal for the evacuation of individuals in the event of a life-threatening emergency.** This will be particularly hazardous in reference to the proposed building of the two residences in the Wildcat Regional Park area. The homes are to reside in the City of Richmond in an area that has already been deemed as open space and unbuildable.

The terrain is extremely steep and would hamper **Emergency Response Teams** in the event of fire. The Wildcat Regional Park is a large open space that is extremely susceptible to fires. The Quail Hill HOA does not consider this to be "less than significant". The existing and proposed means of **egress and ingress** are at the same location (one-way in and one-way out). If this means becomes blocked this will cause the fire to spread rapidly thereby the entire hillside and its **occupants will become trapped.**

\* The Quail Hill HOA believes that the narrow Hillcrest Road will not support the Sikh Temple Plan for its intended use. In the event of fire there is not sufficient room for **Fire Fighting Apparatus** to turn around.

The Sikh Temple encroached on Regional Park Land then purchased the 1.6 acres in 2004 for \$1,000.00 with no public hearing. It is now appraised for \$1,060.00. Part of this property resides in the City of Richmond. The driveway was constructed without the benefit of permits and rests partly in the city and county. The portion of the driveway that was built in the City of Richmond was built on land that was deemed unusable and protected open space.

\* The report indicates a plan for water runoff issues, however I did not see a Structural Engineers Report to indicate if a feasibility study had been made.

\* Three sites for development are in areas that have been deemed as open space and unbuildable. The Temple is requesting that these areas be **rezoned** to accommodate their plans.

\* The expansion will totally eradicate our **homeowner views of the bay.** The Temple proposal specifically targets the areas that are deemed open space. Quail Hill Homeowners purchased these homes with the knowledge that these areas would remain open. This will have a direct negative impact on approximately 20% of our homeowners. This will then have a cumulative negative effect on the entire community whereby reducing our comparative prices and causing a significant financial loss to

our homeowners in general. This comes at a particularly bad time when home prices continue to spiral downward.

The Temple mitigation solution states that they will plant trees to block the view of its new structures from the Quail Hill Homeowners it does not address the blockage of the **homeowner views of the bay** and **hillside**. This is not acceptable!

The City of Richmond and The County should be concentrating on preserving its medium priced homes and not forcing our neighborhoods into low-income housing. Build homes and not Monuments that only benefit a select few and by the Temples own admission most of this project will be restricted for use by its members only.

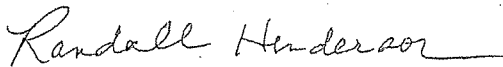
\* The Quail Hill HOA will be requesting to be put on the County Planning Agenda for the meeting on September 23, 2008

\* The Quail Hill HOA will also be requesting that **East Bay Regional Park** sell us **1.6 acres** adjacent to our property to insure that there will be no further encroachment issues behind our homes from the Temple. This property is to remain open space.

We will be requesting that all areas on the Temple site that have been deemed open space shall remain as such.

These questions and other concerns at the very least warrant a

**FULL ENVIRONMENTAL IMPACT REPORT!**



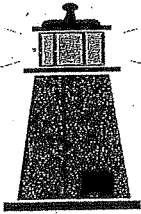
Randall Henderson  
President  
Quail Hill-El Sobrante Assoc

Please refer correspondence to:

Quail Hill-El Sobrante Homeowners Assoc  
C/O Common Interest Management  
315 Diablo Road, Ste 221  
Danville, CA 94526







TED GOSLEN  
HILLCREST BAPTIST CHURCH  
3400 HILLCREST ROAD  
CONTRA COSTA RICHMOND, CA 94803

August 7, 2008 11 PM 1:28

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

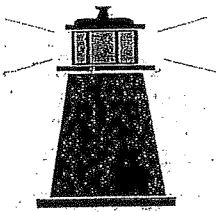
John Osborne, Project Planner  
Contra Costa County  
Department of Conservation and Development  
Community Development Division  
651 Pine Street, 4<sup>th</sup> floor, North Wing  
Martinez, CA 94553

Dear Mr. Osborne,

We recently received the notice of public review and intent to adopt a proposed mitigated negative declaration for the Sikh Center of San Francisco (#LP 2117-77). If I understand this correctly, this is an application for a huge expansion of the Sikh buildings without having to complete an Environmental Impact Study. I did look over a copy of the Initial Study prepared by the Sikh Center. I have also been to several of the Sikh information meetings about this project. It is my firm belief from reading and hearing about this expansion that Contra Costa County must require a more in-depth study of the impact these additions will have on: (1) The stability of the hillside and (2) the impact on this neighborhood and (3) the desires of this neighborhood. This needs to be done by someone not connected with the Center because this expansion will have dramatic consequences for this hillside and for the residents of this area. Hillcrest Baptist Church would like to go on the record as stating our opposition to this proposal until an in-depth EIS has been done and residents have been given copies of that study and given the opportunity for input. If this is not done, this would constitute neglect by the County and would open the doors for litigation once this expansion disrupts the stability of the hillside and causes a slide.

We are also opposed to this expansion project because of many concerns which we have voiced from the first time we heard about this proposal. In 2006, we voiced this opposition to John Gioia Chair, Board of Supervisors, to Terrance Cheung Chief of Staff for John Gioia, to Eleanor Loynd Chair, El Sobrante Valley Planning and Zoning Advisory Committee and to Barbara Pendergrass Chair, El Sobrante Municipal Advisory Council. Now we are voicing our opposition to you and we know that many of the residents have also expressed opposition to this project.

An expansion of this size will severely impact the stability of this hill. I went to a meeting where Dr. Singh said, "We have the best engineer in the Bay area and he assures us that this hill is stable." That is a direct quote, but I can guarantee he is wrong because this hill isn't stable. In the mid 1980's the hillside slid and we almost lost our church property. It happened to coincide with the construction of the Temple. Please come and look at the hillside and you will see the only open area is the land on which our church sits. When so many large buildings are put on this hillside, it will cause pressure. That pressure will have to escape and where do you think it will escape? That's right, on the only open area. If this expansion is allowed to happen and another slide happens on our hill, we will hold Contra Costa County legally responsible for whatever damages are caused to our property. In this letter, we are simply trying to warn you from experience that this hill is not stable and more large buildings will put more pressure on this hillside. One doesn't have to be an engineer to see this issue, which makes me doubt the ability of the Sikh engi-



neer. The damage and destabilizing of the hill will be directly related to this expansion, so we implore you to reject this proposal for the sake of our church and the other residence who will be affected by such a slide.

An expansion of this size will severely impact the lives of residents on this hill. They are seeking not one, but THREE variances to height limits in this area. They already have several variances with the first building. The Temple is an eye sore already and more variances detract from the beauty of this area. There is also a huge issue of traffic. The Center has increased the amount of vehicles on this road and the entrance is on a blind curve with no room to expand the road. The amount of traffic from the existing center has already caused problems in this area. If the road cannot be expanded and a turn off lane put in, this expansion should not happen. There is nothing in the Initial Study that speaks to the flow of traffic and the impact on residents in the area. Numerous times, I have come down Hillcrest Road and almost been hit by drivers entering or leaving the property. This road is winding and narrow and will not be able to handle such an expansion. How is the County planning to expand Hillcrest Road from the entrance of the Temple to the intersection at the San Pablo Dam Road. This must be a priority before any expansion can take place.

We are also opposed to this expansion because the Center has not been a good neighbor. They have used the upper portion of our property for a dump. We had to take pictures and threaten to sue to get any action from them. The fence line on their side is littered with trash, which we have been asking them for two years to remove. Those using our facilities have to look at all this trash up against our fence line. They have used our property without ever seeking any permission. They have used our parking lot on Sunday mornings without our permission, making it difficult for our members to park. They have used our adjacent property for parking without permission and have left their trash on that property after the event. They have been deceptive in their discussions with us and have been very rude to our members who approached them about these activities. Allowing them to expand would simply embolden them to continue to treat their neighbors in such a fashion.

Contra Costa County will be hard pressed to give any legitimate proof that this expansion will not adversely affect this area. We want this letter to go on record in strong opposition to this expansion. We also want the record to show that the County was warned about the danger of landslide if this expansion is permitted so when we have to pursue legal action, the County will have proof of this warning. We would like a letter confirming that you have received and acknowledged the contents of this letter. We hope you will do the right thing by the many residents of the Hillcrest area and deny this expansion. Thank you for your time.

Sincerely,

Rev. Ted H. Goslen  
Pastor

August 27, 2008

Mr. John Obornes  
Project Planner  
County Development Division  
651 Pine Street, North Wing, 4<sup>th</sup> Floor  
Martinez, CA 94553-1229

Subject: The Sikh Center of Contra Costa County File PLO3-2052

Dear Mr. Osborne:

My purpose for writing this letter is to lodge my concern and apprehension to offices' notice of public review and intent to adopt the Sikh Center Expansion.

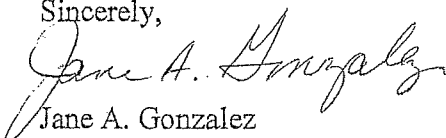
I am a member of the Quail Hill Homeowners' Association and long-time property owner in El Sobrante. I view the expansion of the Sikh Center to be a severe threat to a peaceful residential neighborhood. I further oppose this project because it will pose a hardship to residents in the immediate vicinity because of the elimination of open space, removal of native trees, displacement of birds, small animals, and other native creatures like quail (foxes, raccoons, possums) not to mention increased traffic, religious music at odd hours, air pollution and noise.

The residential zoned Quail Hill and Hillcrest community is not suited for a large, multi-structure development including several storied conference center, museum and multi-story parking structures as proposed by the Sikh expansion. In my view, the narrow Hillcrest Road is not the exclusive right of way of the Sikh community but is a road shared by many of their tax-paying neighbors. If the expansion goes forward that road will have thousands of vehicles using it to go to and from the Sikh center will cause congested traffic and exhaust fumes from cars. The expansion if allowed to go forward will pose a dramatic and destructive influence on the neighborhood.

I feel the Sikh Expansion is a project that only benefits the Sikh community of which a majority live and work outside of our community.

I am hopeful my neighbors and I have will have an opportunity to voice our concern regarding this matter.

Sincerely,

  
Jane A. Gonzalez  
35 Quail Hill Lane  
El Sobrante, CA 94803

DEPARTMENT OF CONSERVATION  
ADDITIONAL

08 AUG 29 PM 1:55

11/14/08

August 14, 2008

Contra Costa County  
Department of Conservation and Development  
Community Development Division  
Attn: John Osborne  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553

CONTRA COSTA

08 AUG 27 PM 1:13

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Re: Project Sikh Center expansion  
County file No. LP03-2052

Dear Mr. Osborne:

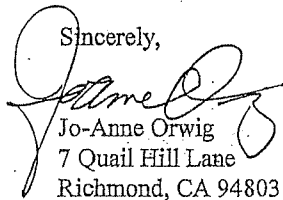
I live in the area that will be directly impacted by the above referenced project. The expansion requested by said Temple is not appropriate to the area of said Temple. I have been affected by festivals, traffic as well as noise. They have no consideration to the impact that they forced on their neighbors. The noise alone has caused me to leave my home for hours at a time. Traffic has caused me to not be able to get home or leave my home. My driveway is blocked by cars during specific times of their religion.

I feel that this expansion will cause problems in an area that is residential and not zoned for the purpose that they want to use. They were able to acquire land from the City of Richmond that is part of the park system that is not to be built on, but now they want it rezoned to do just that.

I am in direct opposition of this expansion and feel that the Temple should take in account their neighbors. When I am affected, I'm told that it is freedom of religion and should understand. Well they are directly affecting my freedom to a peaceful and safe environment. The environmental impact for safety, noise, traffic, pressure being placed on our current water system should be enough for the county to stop this development. We have had 2 breaks on our water system this year alone, we can not support anymore buildings on the current system.

Please take this into account from a voter in this county. Myself and my neighbors should not have to have our lives disrupted in this way.

Sincerely,

  
Jo-Anne Orwig  
7 Quail Hill Lane  
Richmond, CA 94803

Cc: Dennis M. Barry, AICP  
Interim Director  
Community Development Division

CONTRA COSTA

08 AUG 22 PM 12:22

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

August 20, 2008

Mr. John Osborne  
Dept. of Conservation and Development  
Community Development Division  
651 Pine Street, 4<sup>th</sup> Floor  
Martinez, CA 94553

Dear Mr. Osborne,

I am opposed to the plan to build a four-story structure adjacent to the Sikh temple in El Sobrante. I am very concerned about the environmental impact: traffic, pollution and noise that will affect a residential area. I am also concerned about building such a tall structure on a slide terrain. I am also concerned about removing 22 trees from an already compromised hillside. I don't think this is safe. All this I think will create problems between the Sikh community and the El Sobrante neighbors.

I believe building this structure will seriously affect the character of El Sobrante, which shows insensitivity to the surrounding community.

For all these reasons, I am opposed to the Sikh expansion project and will fight this proposed plan.

Sincerely,



Alberto Ramon  
512 Lisa Court  
El Sobrante, CA 94803

CONTRA COSTA

08 AUG 22 PM 12:22

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

August 20, 2008

Mr. John Osborne  
Dept. of Conservation and Development  
Community Development Division  
651 Pine Street, 4<sup>th</sup> Floor  
Martinez, CA 94553

Dear Mr. Osborne,

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For all these reasons, I am opposed to the Sikh expansion project and will fight this proposed plan.

Sincerely,



Alberto Ramon  
512 Lisa Court  
El Sobrante, CA 94803

August 14, 2008

Contra Costa County  
Department of Conservation and Development  
Community Development Division  
Attn: John Osborne  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553

CONTRA COSTA

08 AUG 27 PM 1:13

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Re: Project Sikh Center expansion  
County file No. LP03-2052

Dear Mr. Osborne:

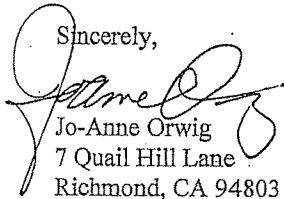
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Please take this into account from a voter in this county. Myself and my neighbors should not have to have our lives disrupted in this way.

Sincerely,



Jo-Anne Orwig  
7 Quail Hill Lane  
Richmond, CA 94803

Cc: Dennis M. Barry, AICP  
Interim Director  
Community Development Division

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
851 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA

08 AUG 26 AM 11:41

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

Dear Mr. Osborne:

~~My purpose for writing this letter is to~~ lodge my concern and apprehension to your office's notice of public review and intent to ~~adopt the~~ Sikh Temple Expansion Project.

I am a member of the Quail Hill Homeowners' Association and a long-time property owner in El Sobrante. I view the expansion of the Sikh Temple to be a severe threat to a peaceful residential neighborhood and to our safety. I further oppose this project because it will pose environmental concerns, due to geological and soils issues, the removal of native trees, displacement of birds, small animals and other native creatures like quail, foxes, raccoons, possums; and the project will cause air pollution and a tremendous amount of noise during long-term construction periods.

I don't believe the Mitigation Measures in the Sikh Expansion Report adequately address the safety issues; especially, in case an emergency evacuation would be needed. Wildcat Regional Park, which borders the Temple and the Quail Hill Community, is very steep terrain and extremely susceptible to fire due to a very high density of trees and plants. There is only one way in and one way out for the community, for the Temple's people and for emergency response vehicles. And that is on a narrow two lane street.

I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign Norma L. Trillia

NORMA L. TRILLIA  
Print Name

Address 33 QUAIL HILL LANE  
EL SOBRANTE 94803



August 23, 2008

CONTRA COSTA

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

08 AUG 26 AM 11:41

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LPD3-2052

Dear Mr. Osborne:

My purpose for writing this letter is to lodge my concern and apprehension to your office's notice of public review and intent to adopt the Sikh Temple Expansion Project.

I am a member of the Quail Hill Homeowners' Association and a long-time property owner in El Sobrante. I view the expansion of the Sikh Temple to be a severe threat to a peaceful residential neighborhood and to our safety. I further oppose this project because it will pose environmental concerns, due to geological and soils issues, the removal of native trees, displacement of birds, small animals and other native creatures like quail, foxes, raccoons, possums; and the project will cause air pollution and a tremendous amount of noise during long-term construction periods.

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I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign Kasem Yongdimitrapap  
KASEM YONGDIMITRAPAP  
Print Name

Address 4 DOVE LANE  
RICHMOND, CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

SAN RAFAEL  
08 AUG 26 AM 11:41  
DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LPD3-2052

Dear Mr. Osborne:

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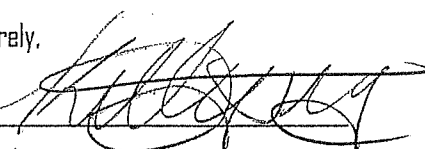
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Sincerely,

Sign

  
KITTY JUNK

Print Name

Address

43 Quail Hill LN  
EL SOBRANTE, CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA

08 AUG 26 AM 11:41

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

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Sincerely,

Sign

Print Name

Address 17 DOVE LANE  
EL SOBRANTE, CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

08 AUG 27 PM 1:14

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

Dear Mr. Osborne:

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Sincerely,

Sign

*Iris E. Baly*  
Iris E. Baly

Print Name

Address 30 Quail Hill Lane  
El Sobrante, CA 94823

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA  
08 SEP -2 PM 1:52

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

Dear Mr. Osborne:

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I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign



Elena Shvedova

Print Name

Address 27 Quail Hill Ct

El Sobrante, CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA

08 SEP -4 PM 1:16

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

Dear Mr. Osborne:

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I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign

Diane Harrison - Allums  
Diane Harrison - Allums

Print Name

Address

6 - Dove Lane  
Rich., CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA

08 AUG 26 AM 11:41

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

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I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign

  
David Perez

Print Name

Address

5 Canary Ln.  
El Sobrante 94603

August 23, 2008

CONTRA COSTA

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

08 AUG 27 PM 1:14

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

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Sincerely,

Sign Rudolph Graham

Rudolph Graham  
Print Name

Address 14 MARY LANE

EL SOBRANTE, CA 94803



August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA  
08 AUG 27 PM 1:14  
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AND DEVELOPMENT

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Sincerely,

Sign

*Martino Magid*

Martino Magid

Print Name

Address

25 Quail Hill Lane  
El Sobrante CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA  
08 AUG 27 PM 1:14  
DEPARTMENT OF CONSERVATION  
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Sincerely,

Sign

*Katie Holmes*

*KATIE HOLMES*

Print Name

Address

*19 DOVE LANE*  
*Richmond Ca*

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

08 AUG 27 PM 1:13

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

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I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign Steven N. Cheshire

Steven N. Cheshire  
Print Name

Address 49 Quail Hill Lane

El Sobrante CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA

08 AUG 27 PM 1:13

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

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I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign Rev. Leon Jenkins  
Rev. LEON JENKINS  
Print Name

Address 36 Quail Hill Ln  
El Sobrante, CA.

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA  
08 AUG 27 PM 1:13

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

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Sincerely,

Sign Jo Anne Orwig

Jo Anne Orwig

Print Name

Address 7 QUAIL HILL LANE

RICHMOND, CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA

08 AUG 27 PM 1:13

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

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Sincerely,

Sign *Genet Testa*

Genet Testa  
Print Name

Address 53-Quail Hill Ln  
El Sobrante Ca - 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA

08 AUG 27 PM 1:13

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

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Sincerely,

Sign Harry + Diana Anton

HARRY + DIANA ANTON  
Print Name

Address 39 Quail Hill Ln  
El Sobrante, CA  
94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA

08 AUG 27 PM 1:13

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

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I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign Kerry Owens

KERRY OWENS  
Print Name

Address 1 Quail Hill Court  
El Sobrante, Ca 94803



August 23, 2008

CONTRA COSTA

08 AUG 28 AM 11:49

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

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Sincerely,

Sign Donita Y. Blair

Donita Y. Blair  
Print Name

Address 8 Dove Lane  
El Sobrante CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

INTRA COUNTY  
08 AUG 28 AM 11:49  
DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

Dear Mr. Osborne:

My purpose for <sup>signing</sup> writing this letter is to lodge my concern and apprehension to your office's notice of public review and intent to adopt the Sikh Temple Expansion Project.

I am a member of the Quail Hill Homeowners' Association and a long-time property owner in El Sobrante. I view the expansion of the Sikh Temple to be a severe threat to a peaceful residential neighborhood and to our safety. I further oppose this project because it will pose environmental concerns, due to geological and soils issues, the removal of native trees, displacement of birds, small animals and other native creatures like quail, foxes, raccoons, possums; and the project will cause air pollution and a tremendous amount of noise during long-term construction periods.

I don't believe the Mitigation Measures in the Sikh Expansion Report adequately address the safety issues; especially, in case an emergency evacuation would be needed. Wildcat Regional Park, which borders the Temple and the Quail Hill Community, is very steep terrain and extremely susceptible to fire due to a very high density of trees and plants. There is only one way in and one way out for the community, for the Temple's people and for emergency response vehicles. And that is on a narrow two lane street.

I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign Carolyn Evans

Carolyn Evans  
Print Name

Address 16 Mary Lane  
El Sobrante, CA 94803

August 23, 2008

CONTRA COSTA

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

08 AUG 28 AM 11:49

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

Dear Mr. Osborne:

My purpose for writing this letter is to lodge my concern and apprehension to your office's notice of public review and intent to adopt the Sikh Temple Expansion Project.

I am a member of the Quail Hill Homeowners' Association and a long-time property owner in El Sobrante. I view the expansion of the Sikh Temple to be a severe threat to a peaceful residential neighborhood and to our safety. I further oppose this project because it will pose environmental concerns, due to geological and soils issues, the removal of native trees, displacement of birds, small animals and other native creatures like quail, foxes, raccoons, possums; and the project will cause air pollution and a tremendous amount of noise during long-term construction periods.

I don't believe the Mitigation Measures in the Sikh Expansion Report adequately address the safety issues; especially, in case an emergency evacuation would be needed. Wildcat Regional Park, which borders the Temple and the Quail Hill Community, is very steep terrain and extremely susceptible to fire due to a very high density of trees and plants. There is only one way in and one way out for the community, for the Temple's people and for emergency response vehicles. And that is on a narrow two lane street.

I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign

*Ruth C. Spellman*  
*Ruth C. Spellman*

Print Name

Address

*16 Mary Lane*  
*El Sobrante, CA, 94803*

John Osborne, County Planner  
Com. Dev. Dept., C.C.C. Admin. Bldg.  
651 Pine St. 4<sup>th</sup> Floor, North Wing  
Martinez, California 94553

CONTRA COSTA  
August 28, 2008

08 SEP -2 PM 1:52

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Re: LP03-2052 Sikh Temple Expansion Project

John Osborne and C.C.C. Planners,

I have two main topics I would like to point out: This Project should be handled as any other major construction: Drainage and Parking should be addressed first.

**Drainage:** The additions of more buildings and non-pervious surfaces add to already overburdened drainage system. The area is known for its land movement and springs. The neighbors on Hillcrest Road have been flooded out before during heavy rains. Band-aides have been put in place to solve this problem, ex. Built up curbs. All major projects, Residential or Commercial always put in the drainage first. This project is no different. The twelve year building time period would give the drainage system a testing period and comment time from neighbors and people who use Hillcrest Road during heavy rains and/or hundred year flood stages. Install the entire drainage system before any other construction is started.

**Parking:** During construction the parking garage would be a handy area to store, house and park, contractor's equipment, building materials and visitors to the Temple. There would be no loss of parking during construction. Hillcrest Road and the surrounding area can not accommodate the parking needs of the over flow from Temple activities at present without expanded parking (Parking lots else where) or use of van pools or buses. Any major project, Residential or Commercial, installs the parking areas/garages before or along with the construction phase. This Project should be no different. The Parking Garage should be built before any other building or addition is erected. This would also address many concerns about the project from the neighbors and community.

**Closing Comments:** I have followed this project since the beginning 1972. I lived across the street on Hillcrest Road from the Temple when it opened in the early 1990s. I seen the water sheet down my driveway and flood my garage. I heard the noise and seen the traffic. I feel that a complete Drainage System and the Parking Garage should be the first phase of the expansion project.

Michael Eakin  
510-222-9229

08 AUG - 3 AM 10:15  
APPLICATION & PERMIT CENTER

To John Osborne, County Planner

Dear John,

08 AUG 28 PM 2:26

I am in complete agreement with the comments made by Eleanor Loynd, El Sobrante Planning and Zoning Advisory Committee Chairman. She is requesting an Environmental Impact Report be done on Project LP03-2952. I would like to add some comments to her comments.

This is a major development on one of our most visible hillsides. In addition to impact on visibility, it is in a very slide prone area with drainage problems. To combine the different phases into one project does not provide for changes in El Sobrante Valley which could alter traffic patterns, storm water disbursement, population increases, etc. Future issues can be anticipated but cannot be determined with absolute success. There should be a complete Environmental Impact Report done to cover these issues more completely.

As Ms. Loynd points out there are several variances requested. Three are for height and number of stories of the buildings. The mitigation offered is for mature trees to offset the heights over the allowed maximums. What kinds of trees will be planted to grow to 58 1/2 ft for the Community Center. The Performing Arts Center will require 44 ft trees and the Museum/ Art Center will require 44 ft. trees. There is no discussion of which type trees will be planted and how they will be grown to those heights.

Traffic on San Pablo Dam Road will increase with each addition to the Sikh Temple. Current projections of the increased traffic do not appear to include the projected increases due to the increase in population and new developments planned for the area. Also there will be a considerable increase with the addition of eight new classrooms. Parents delivering and picking up children will add many trips. The planned basketball court could result in more trips if any competition games are played.

The lower road on the Temple property is cracked and broken probably due to water draining down under it and earth movement. There was some cracking in the sidewalk on the west side of the Temple. Because the site is already showing signs of poor drainage and earth movement it is important that these be fully investigated prior to approval of any part of the project. Drainage and stabilization of the soil methods are not sufficiently documented in the mitigated report. Due to the past problems on this site any mitigation should be clearly stated in an Environmental Impact Report.

These are just some observations to add to Ms. Loynd's comments on the proposed Sikh Temple. Thank you for your time in reviewing these comments.

Ruby Molinari, Vice Chair  
El Sobrante Valley Planning and Zoning Advisory Committee  
P.O. Box 20136  
El Sobrante, Ca 94803

The following issues are of concern regarding the SIKH TEMPLE EXPANSION PROJECT:

As set forth in the Mitigated Negative Declaration, Phase 1 sets forth a master plan for a multiuse facility. The details of the daily operation and management of these facilities appear to create the need for increased parking and there would appear to be more traffic created than is indicated in the traffic studies of the declaration.

Issues of Concern:

✓ The full commercial kitchen facility with the dining hall will require delivery of produce and food supplies from multiple vendors on a weekly basis. Stationary parking is required for deliveries. Food servers, kitchen employees, janitorial services, are required. Allowance for diner parking in the larger dining room is necessary.

A library requires staff to maintain records, check out books, order books and there would be an increased number of people using the facility.

Classrooms would have teachers, delivery of supplies, and maintenance as well as students, all of which generates increased parking as well as numbers of people.

Child care facilities require maintenance, and child care supervisors. Parents dropping children off and picking them up will require parking and will add to the numbers of people moving in and out of the facility.

There is also concern regarding the elderly, who will necessitate handicap parking and easy access for emergency access. Maintenance again is necessary and caregivers who will add to the numbers of people involved in the use of the facility.

✓ Concern is that approval of phase 2, 3, and 4 should not be made until the numbers of people using the facility and the traffic conditions which might arise from phase 1 development is ascertained. Approval of Phase 2, 3 and 4 presently would not allow for changes that might come about in the future.

*Shirley Sharp,  
Member of the El Sobrante Valley  
Planning and Zoning Advisory Committee*

APPLICATION & PERMIT CENTER

08 AUG 28 AM 10:15

SHIRAZ COSTA

**Comments Regarding The Sikh Temple Expansion Project**  
**Submitted by Toni Johnson, Member of the Quail Hill Community**  
**August 29, 2008**

CONTRA COSTA

AUG 29 PM 4:14

APPLICATION & PERMIT CENTER

I find the Sikh Temple as it is now to be striking and majestic to see from a distance and up close. It's pleasant to look at - driving up the winding roads and from a distance. The parking lots, etc. are hidden from view from the street and from our community. From the street and from our community one only sees the most attractive aspects of the Temple. I find nothing offensive at all about its appearance - viewing it from the street or from our community. I think it is attractive.

I understand that at least one other group is going to ask for a Focused EIR. If I understand correctly what that is - I concur. I think further study and investigation needs to be done - particularly in certain areas of the report such as: Air Quality, Biology, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Utilities and Service Systems, Noise, and Transportation and Traffic.

**Full EIR or Focused EIR**

I understand that at least one other group is going to ask for a Focused EIR. If I understand correctly what that is - I concur with that. I think further study and investigation needs to be done particularly in certain areas of the report such as: Air Quality, Biology, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Utilities and Service Systems; Noise, and Transportation and Traffic.

**Each Phase**

Prior to the beginning of each phase I think that certain reports should be re-done, re-issued and approvals re-required. I see that in the Hydrology and Water Quality section there are requirements that 30 days before the issuance of grading and building permits for each phase the applicant is required to submit for review and approval - - -

I also feel that additional studies or reviews and approvals would need to be conducted prior to the beginning of each subsequent phase after Phase I in: Air Quality, Biology, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Traffic and Transportation. Since the entire project spans 12 years there could be a year or longer in between the various phases. What is being done regarding that?

**Comments**

My comments will be regarding: Geology/Soils; Hydrology and Water Quality; Noise; and Traffic and Transportation and Utilities and Service Systems.

**Geology and Soils**

Will there be additional geology and soils reviews/studies conducted prior to grading, excavating and filling in each phase?

### **Hazards and Hazardous Materials**

It states on page 70, Mitigation Measure 7.1 @ "There are no schools within one-quarter mile of the project site." Isn't there an 8 classroom school plus a day care center proposed to exist on the site? I'm not sure which phase that is in. How is this being addressed?

How can it be claimed that there are no schools within one quarter mile if there is a school and a day care center on the site?

### **Hydrology and Water Quality; and Utilities and Service Systems**

We have a serious problem in this area regarding water service. And we don't know what is causing it. I think that should be investigated and analyzed prior to moving forward with this project.

Once or twice a year for the last several years - we are suddenly without water for 12 to 14 hours each time - to all of the homes in the Quail Hill Community and possibly the community below us down Hillcrest Road also. I don't know if it affects the Sikh Temple. I think we should look into this with East Bay MUD and get information from them that can be studied and analyzed to determine if the problems, whatever they are, will impact the project or be impacted by the project. Our water is suddenly shut off for 12 to 14 hours at a time; and the East Bay MUD people come to Hillcrest Road alongside the Kingdom Hall with their huge trucks and heavy equipment and work for many hours - all night long when necessary. The last instance occurred around the first week of July 2008. We lost water in the evening around 6:00 or 7:00 pm and it didn't get turned on until 9:00 or 10:00am the next morning. I don't know what the issues are or what is causing the problems.

I think we need to find out from East Bay MUD what the problems were each time these events occurred before this Temple Expansion Project is begun. I think further study needs to be done to identify the issues and how to correct them and how they relate to the construction that is being planned and if any aspects of the construction will impact this problems that already exist - before permits are issued.

### **Noise**

I am concerned about how the noise levels are being measured - how does noise travel? Does it do so in different patterns over elevations and into valleys? - over buildings and around corners?



Are there other noise level tests that can be done in addition to the "standard" ones that have been done?

I am also concerned about how the noise levels will be monitored. There is a Mitigation Monitoring Program. Who at the County Offices – what job title in which department would be enforcing this? Would we have access to that person?

Is it proposed that there would be fines levied for certain offenses – or a continuous pattern of offenses?

In your report under NOISE, page 90, paragraph 3 – "An on-site complaint and enforcement manager shall be available to respond to and track complaints. The manager will be responsible for responding to any complaints regarding construction noise and for coordinating with adjacent land uses. . . . The telephone number of the coordinator shall be posted at the construction site and provided to neighbors in a notification letter. . . . mailed to all of the owners and occupants within 300 feet of the exterior boundary of the project site as shown on the latest equalized assessment roll . . ."

How do I calculate where 300 feet is? I want to be certain that I get this notice – so that I can pass it on to everyone in our community. I don't think that only people within 300 hundred feet need to be aware of this. I think that everybody in our community needs to be notified of this.

#### **Traffic/Transportation - Hazards and Hazardous Materials Safety of Occupants in Area near the Temple**

Level of Service calculations were done and assignments given for qualitative operating conditions during weekday pm peak hours.

I haven't located where in this study it estimates how many children the day care facility would be taking care of, but it states on page 103 in the top paragraph that because the day care facility would be approximately 1,440 square feet – that would generate approximately 19 trip ends per day during the week day P.M. peak hour and that would not result in the project exceeding the 100 peak hour threshold required to initiate a full traffic study. Lamorinda has a weekday P.M. peak threshold of 50. Why is ours so much higher?

What can we do to find out if our level of 100 is reasonable? It seems to me our community is very similar to the Lafayette, Moraga and Orinda communities.

Although it is not expected that the new Community Center would increase membership, it is expected that the new center would provide enhanced services to its current members and provide increased opportunities for current members to visit the site. Therefore: "It was assumed that, for purposes of this analysis, that construction of the community center would increase daily and peak hour traffic by 20%." (page 103 - 3<sup>rd</sup> paragraph)

Do these conditions - Lamarinda threshold of 50 rather 100; and 20% increase in peak hour traffic qualify for a **full traffic study**?

I would like a full traffic study.

### **Safety**

I am most concerned about the safety of occupants of this area and of the Temple in case of fire or other emergency. An emergency could occur at anytime - including when heavy trucks and equipment are hauling or working; or when church and/or temple services are in session - there might be more than 3,000 people that will need to evacuate within three blocks and within minutes on the tiny Hillcrest Road at the same time as emergency vehicles are trying to enter. The first phase of this construction is expected to take 18 months, I believe? There are three other churches on Hillcrest Road, within three blocks of the temple - from San Pablo Damn Road to the Hillcrest Baptist church - just to the west of the Temple, in addition to the Sikh Temple. They all have services on Sunday mornings - which means there could be more than 3,000 people trying to evacuate on those three blocks at the same time within a few minutes - while emergency vehicles are trying to enter at the same time.

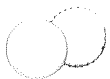
What evacuation procedures would be possible on the narrow little Hillcrest Road? I plan to call the Contra Costa County Fire Prevention District to find out more about this. I don't understand how the residents of our community and the neighboring communities and the members of the Sikh Temple would all be able to be evacuating while emergency response vehicles would be entering in on two lane Hillcrest Road? Every street in our community, Quail Hill Lane, Quail Hill Court, Canary Lane, Mary Lane and Dove Lane all dead end into the wilderness (I've attached a map and photos) of Wildcat Canyon Park which is very steep terrain and extremely susceptible to fire due to a very high density of trees and plants.

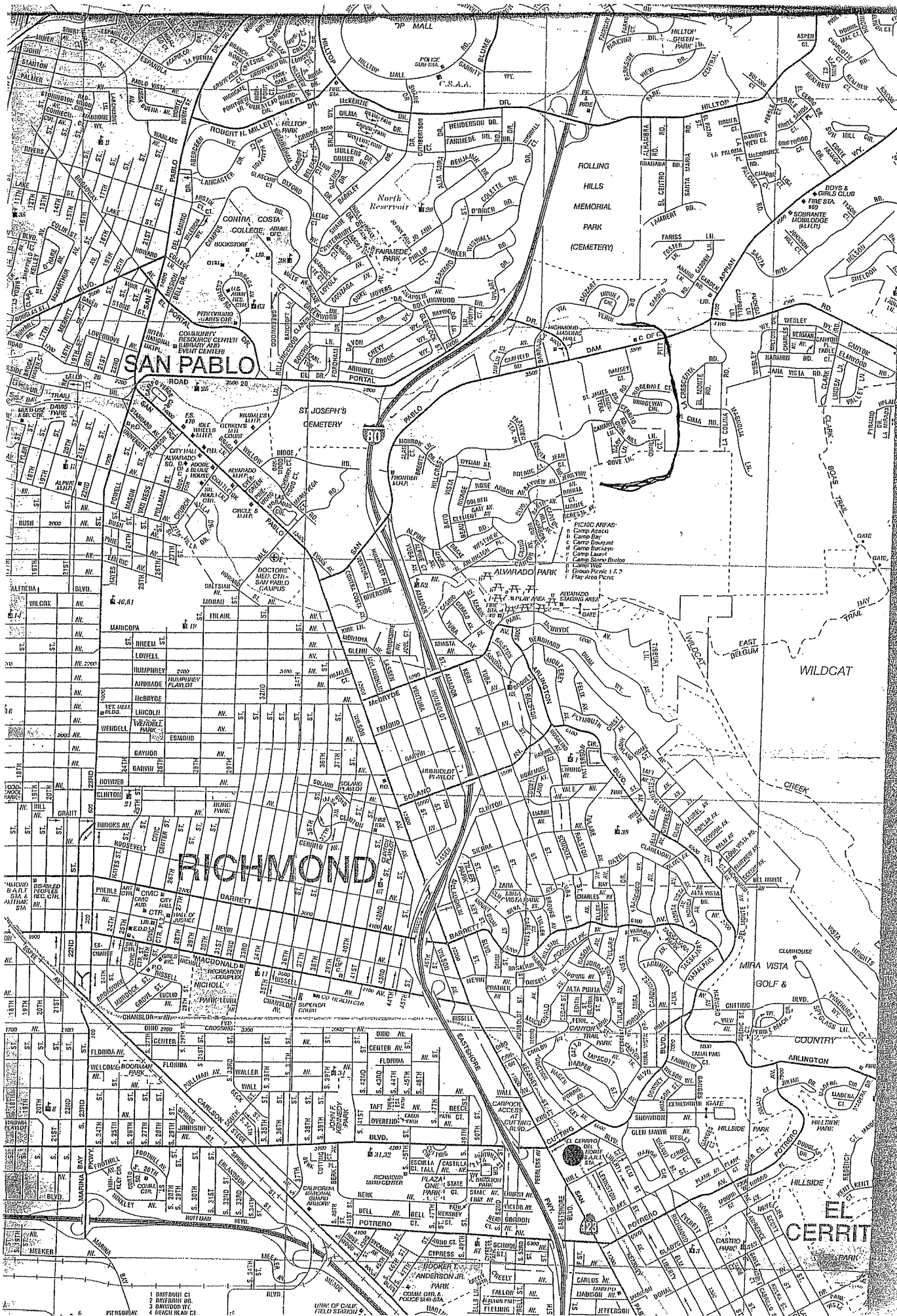
I thought Fire Prevention Codes always required more than one way in or out so that people don't become trapped. We've only got the same way in and out for all of us and the emergency response vehicles - and if the three churches and the temple happen to be in session at the time - hundreds and possibly thousands of people - could be trapped.



It's a lovely place to live, but will become treacherous and deadly while burning.

Please help us to be safe.





SAN PABLO

RICHMOND

WILDCAT

EL CERRITO

1 DAYTON ST.  
2 DAYTON ST.  
3 DAYTON ST.  
4 DAYTON ST.

UNIV. OF CALIF.  
FIELD STATION

CONTRA COSTA

08 AUG 27 PM 1:13

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

August 26, 2008

John Osborne  
Project Planner  
Contra Costa County  
Dept. of Conservation and Development  
Community Development Division

Re: Sikh Temple Expansion Project File# LP03-2052

Mr. Osborne:

I wish to express my disappointment and my strong opposition to this selfish project; I call it selfish because nothing in the community of Contra Costa is benefitting on this project except the people of that said faith that most of them don't even live in this community and will not be bearing the hazardous and inconvenient condition that this project would bring, not just for the people but for the abundance of California wildlife that surrounds us.

As a person in the dept. of conservation and development, I strongly encourage you to look more deeply about CONSERVATION and not just DEVELOPMENT for this community.

First of all, the temple has been illegally conducting festivities in and out of their compound involving traffic and noise without permits according to sheriffs I have complained to. They have invaded private parking spaces for residents only spaces on adjacent subdivisions and churches nearby. This narrow street of Hillcrest is not sufficient enough to contain them now, how much more with the more members it would bring them because of the result of an expansion this size?

We are surrounded by beautiful hills that we cherish, however it does not help with the noise levels the temple makes during their services and most of all, during their festivities. That is what we are dealing with currently which once or twice a year festivities might be tolerable now, but more festivities in the future with the completion of the expansion will not be, as much as the dreadful noise of bulldozers and building equipments that precedes that.

Most of the neighboring people here in this community are not just blue collar workers, as they call us in their private website, but professionals serving the bay area. We work different times of the day. I am a Registered Nurse about to have a child and work nights and come to find out I am not the only one in my neighborhood. I don't have to paint you a picture what a 12 year building construction noise would do to people like me!

Summer months I am sure will be the busiest construction months and I don't know if you know how much wind we get here, during these months. We install storm doors here not for the winter months, but for the summer winds! The debris and noise will be detrimental to people's health, and also would drive wildlife away. And for whose gain is it for? Isn't it selfish???

Along with my neighbor's concerns regarding fire hazzards and traffic on this narrow street of Hillcrest (FYI: there are 3 more churches that hold services on the same days in this same street!), I strongly encourage you to bring this project to fairness if not, to a HALT!

As for what the Sikh Temple's idea of community help on disasters and supposedly feeding the needy? I've never heard of them feeding during thanksgiving, etc... And as a disaster route, the narrow street of Hillcrest is not designed for this when needed.

Thanks for your time in reading my concerns.

Yours Truly,

A handwritten signature in black ink, appearing to read 'Joy Alofs', written over a horizontal line.

Joy Alofs  
Quaill Hill Resident

CONTRA COSTA

08 AUG 21 PM 1:28

August 19, 2008

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Attn: John Osborne  
Dept. of Conservation & Development  
Community Development Division  
651 Pine Street, 4<sup>th</sup> Floor NORTH  
Martinez, CA 94553

Dear Mr. Osborne,

As a resident of El Sobrante, I am opposed to your plan to erect a four-story structure, next to the pre-existing Sikh temple. This structure is too massive in size, relative to the small township of El Sobrante. Furthermore, it is not wise to build such a tall building on what has been proven to be slide terrain. The environmental impact alone- auto traffic, pollution and noise impacting the surrounding residential area—would create ongoing problems between the Sikh community and its pre-existing neighbors, as well as with the residents of El Sobrante as a whole. In addition, removing 22 trees from an already compromised hillside is geologically unsafe and unsound. Not least of all, the Sikh community, and its temple, has shown itself to be one that serves its own commonwealth exclusively.

For the Sikh community to even consider increasing its physical size to such mammoth proportions, in so doing creating an even greater dominance of presence, is showing a lack of sensitivity to the people of El Sobrante.

For all the above reasons stated, I object to the Sikh expansion project. And, I will join others in fighting this proposed plan.

Respectfully,



Patty Casentini  
512 Lisa Court  
El Sobrante, CA 94803

August 23, 2008

Mr. John Osborne  
Project Planner  
County Development Division  
651 Pine Street, 4<sup>th</sup> Floor, North Wing  
Martinez, CA 94553-1229

CONTRA COSTA

08 SEP -4 PM 1:17

DEPARTMENT OF CONSERVATION  
AND DEVELOPMENT

Subject: The Sikh Center of San Francisco County File # LP03-2052

Dear Mr. Osborne:

My purpose for writing this letter is to lodge my concern and apprehension to your office's notice of public review and intent to adopt the Sikh Temple Expansion Project.


I am a member of the Quail Hill Homeowners' Association and a long-time property owner in El Sobrante. I view the expansion of the Sikh Temple to be a severe threat to a peaceful residential neighborhood and to our safety. I further oppose this project because it will pose environmental concerns, due to geological and soils issues, the removal of native trees, displacement of birds, small animals and other native creatures like quail, foxes, raccoons, possums; and the project will cause air pollution and a tremendous amount of noise during long-term construction periods.

I don't believe the Mitigation Measures in the Sikh Expansion Report adequately address the safety issues; especially, in case an emergency evacuation would be needed. Wildcat Regional Park, which borders the Temple and the Quail Hill Community, is very steep terrain and extremely susceptible to fire due to a very high density of trees and plants. There is only one way in and one way out for the community, for the Temple's people and for emergency response vehicles. And that is on a narrow two lane street.

I am hopeful my neighbors and I will have an opportunity to voice our concerns regarding this matter.

Sincerely,

Sign



EVERARD FRANK

Print Name

Address 31 QUAIL HILL LN  
RICHMOND, CA 94803