

July 18<sup>th</sup>, 2011

Contra Costa County  
Department of Conversation and Development  
651 Pine Street, 2<sup>nd</sup> Floor North Wing  
Martinez, CA 94553

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APPLICATION & PERMIT CENTER

**Letter of Appeal of County File # LP09-2026 – Land Use Permit Application By ATI Architects**

Community Development Division,

We would like to appeal the Zoning Administrator's decision made on July 11<sup>th</sup> to approve the application permit, County File #LP09-2026, by ATI Architects to build a 9,400 fire station at 2100 Stone Valley Road in Alamo, CA. While the Zoning Administrator did make some additional conditions of approval based on comments by concerned residents, these conditions just did not go far enough to meet significant impacts and concerns of the surrounding residents.

These impacts continue to include:

- Noise levels above the acceptable decibel levels of a residential neighborhood including backup alarms, sirens, idling diesel engines, and a commercial generator.
- Safety concerns surrounding the lack of sidewalks on Miranda leading up to the Middle School with the density of cars, bicycles, and pedestrians during school pickup and drop off.
- Traffic concerns of Fire Trucks and other vehicles entering and exiting the station during excessive high traffic periods.
- Privacy impacts due to the lack of proper neighbor privacy from the commercial facility, mostly due to the lack of installing a 7-8ft fence around the back of the property.
- Environmental Impacts including but not limited to the potential increase in diesel fumes in the area or the loss of protected trees without mitigation for replacement.
- Aesthetic Concerns over the metal green screens or the size and ultimate height of the facility in a residential neighborhood.
- Property Value impacts for residents whose property values are declining due to the potential development of a loud commercial facility in a residential neighborhood.

The residents surrounding Miranda Ave and Stone Valley are appealing this decision to the Planning Commission because the above concern/impacts are significant enough to require further mitigation or the decision overturned. As an example, the station may have been designed to minimize the need for the fire engine to back-up but that does not address the excess noise levels of the back-up alarm for the several times a day crews will still back-up the engines in the yard.

Likewise, according to the highway patrol there have been more accidents at the proposed new site of the fire station than at the existing location. Sidewalks on both sides of Miranda will improve the potential safety of the proposed location if a call occurs during school hours. We believe all other stations in SRVFD located near schools have sidewalks. If there is an emergency during school hours and an accident involving just one student walking or on a bicycle occurs, could the SRVFD and County could be liable if this request is not met?

Finally, several residents including those adjacent to the property provided testimony that Appraisers and Real Estate agents have provided estimates of a 10-15% loss in property values of homes adjacent to or near the proposed fire station. This concern was not addressed as the Zoning Administrator cited the County only looks at property tax revenue of the entire County. We do not believe nor was it shown that a new fire station will increase home values in the broader Alamo community. Thus, the lost in property values of the surrounding homes of the proposed station would be a Net Loss to the County and should be addressed or be considered as a condition for denial.

After two years, many residences are still looking to the County and this process to provide security for the investment and quality of life they have placed in their Alamo home. If mitigation measures are not possible the County should not approve this project. We look forward to the continued consideration during this appeal process.

Thank You

A handwritten signature in black ink that reads "Dan Haller". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Dan Haller

Tiffany Haller

Hans Christensen

Dianne Christensen

Dave Ard

Natalie Ard

Darren Muzio

Lynn Muzio