

Contra Costa County
Department of Conservation and Development
651 Pine Street 2nd Floor North Wing
Martinez, CA 94553

CONTRA COSTA COUNTY
2011 SEP -2 A 11: 30

September 1, 2011

DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

**Re: Letter of Appeal of County File #CDLP09-02-026 Land Use Permit Application
by ATI Architects for 2100 Stone Valley Road Fire Station**

County Planning Commission and Contra Costa Board of Supervisors

We would like to appeal the County Planning Commission decision to approve the application permit, County File #CDLP09-02-026 to build a 9,400 square foot fire station at 2100 Stone Valley Road in Alamo, CA. We understand that this August 23rd, 2011 approval was contingent upon amendments and further study requests. Our understanding of the process of approval is that the code has to be met in the plans submitted with the application. In spite of the amendments rendered at this meeting the San Ramon Fire District and ATI have failed to show compliance with State and Local codes. We have additional concerns; specifically this Land Use Permit Application contains code violations in the areas of volatile liquid storage, parking, and decibel levels. These concerns are not frivolous or fallacious; several of them are issues of specific code violations of the 2010 California Fire Code. These code mandates are supported by the State Fire Marshall, National Fire Protection Agency, NFPA-58, and OSHA Public Safety. The substantiation for these code violations is documented in the plans submitted by ATI Architects. Coupled with these code issues are disregard for the General Plan of Contra Costa and an apparent disregard for the County's and Fire District's solvency at this fiscally challenging time. We respectfully request a hearing to present the specific information that you will need to make a final decision. The issues we would like to discuss are listed below.

Public Safety issues as regards the placement of propane and diesel tanks in relationship to other structures and ignition sources. The plans show a violation of the California Fire Code. Said California Fire Code violation would also render violations under OSHA and National Fire Protection Code. A correction of the placement these liquid storage tanks for volatile materials would render the planned parking allowance insufficient, and thus result in ADA requirements (ADA 208.2) for handicap parking violations and reduce spaces needed for guest and employee parking

Another public safety concern is the physical condition of the intersection of 2100 Stone Valley and Miranda Avenue. There are no existing sidewalks or adequate shoulder space on either side of Miranda Avenue at this intersection (one side of the proposed fire station borders Miranda). Even if the Fire Station includes a sidewalk on their side of Miranda, the emergency vehicles exiting onto Miranda will force existing traffic onto the dirt shoulder on the west side of Miranda and into the area used by pedestrians. There are three schools on Miranda (Stone Valley Middle School, Mauzy Board of Education

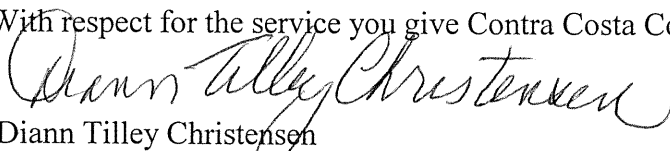
Special School, and Meadowlark Children's Center) all approximately four tenths of a mile from the intersection of Stone Valley and Miranda. The majority of the traffic from these schools uses the intersection of Stone Valley and Miranda as their ingress and egress paths to drop off and pick up their children. To further complicate the traffic issues, Monte Vista High School is 1.9 miles down Stone Valley. Any traffic going North or South as a link to their destination only adds to existing gridlock at start and close of school. If there were a fire or medical emergency at these two times of the weekday there are no places for the existing traffic of cars, and children walking or on bikes to find safe haven. To address our concerns as regards traffic the Fire District performed their traffic studies during summer break and then again during a school holiday break time.

General Plan of Contra Costa issues: This introduction of a Fire District station in an established neighborhood violates the mandates and spirit of the General Plan of Contra Costa. The General Plan of Contra Costa on pages 11-38 and 39 specifically states that the allowable decibel levels of this location cannot exceed 60 decibels – the fire station generator will produce 70.4 decibels according to ATI Architects plan. Page 11-7 states that new development may not negatively impact the existing neighborhood. In the last two and a half years, since the knowledge of the Fire District's plans was made public, there have been three instances of negative impact on the neighborhood values. The real estate agent comparative market analysis reductions on sale values are: 106 Megan Court – sale July of 2010 - \$150,000.00; 2110 Stone Valley Road – sale March 2010 - \$200,000. An appraiser-documented reduction in value upon refinance of \$19,800 was made on property located at 230 Pebble Court. This reduction in value was rendered because of the knowledge of a possible Fire Station at 2100 Stone Valley. If the station were constructed the appraiser said there would be further reduction in value.

If there were no other solution to the Fire District's need for a station we would be more understanding of the circumstances requiring a new station at 2100 Stone Valley Road, however their existing fire station is three tenths of a mile down Stone Valley and they have already purchased property to enlarge and improve that location. Furthermore the Fire District has also purchased a property on the corner of Hemme and Danville Boulevard, but for reasons not necessary to discuss here, they abandoned that plan after the purchase.

In this time of fiscal duress of the County, Fire District, and taxpayers we think that the need to be more prudent with capital expenditures would be self-evident. We hope that an audience before the County Board of Supervisors to appeal the 2100 Stone Valley fire station approval will be granted.

With respect for the service you give Contra Costa County,



Diann Tilley Christensen

cc: Hans Christensen, David and Denise Cardiff, Ed and Nanci Wolske, Darren and Lynn Muzio, Darrel and Deborah Wiley, David and Natalie Ard.