

## **EXHIBIT 7**



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August 14, 2014

**VIA PERSONAL DELIVERY**

Zoning Administrator  
County of Contra Costa  
Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

Re: Appeal of Zoning Administrator Approvals of Subdivision and Development  
Applications for 3189 Danville Blvd., Alamo

Dear Zoning Administrator:

Miller Starr Regalia represents TRH Holdings, LLC in connection with the above-referenced project and the attendant development applications (file nos. MS11-0006 and DP12-3029) ("Project") approved by the Zoning Administrator on August 4, 2014. For the reasons set forth in our prior letters on the Project, our client hereby appeals those approvals to the County's Planning Commission.

TRH also appeals on the basis that environmental review of the Project under the California Environmental Quality Act was changed from a proposed negative declaration to a determination that the Project is categorically exempt without the prior opportunity to review or comment upon that determination. We also believe that the County may not unilaterally adjudicate private property rights as was done with the parking easement in this case. Thus, the Zoning Administrator's approvals were in derogation of the law and not supported by the evidence.

Included under cover of this letter is a check for the appeal fee of \$125.

Thank you for your attention to these matters.

Very truly yours,

MILLER STARR REGALIA

A handwritten signature in black ink, appearing to read 'Matthew Henderson', written over the typed name.

Matthew C. Henderson  
MCH:klw/encl.

cc: Gary Kupp (via email)  
Rob Hirt (via email)  
Mitch Hertz (via email)

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