

EXHIBIT 8



50 YEARS
MILLER STARR
REGALIA

1331 N. California Blvd.
Fifth Floor
Walnut Creek, CA 94596

T 925 935 9400
F 925 933 4126
www.mslegal.com

Matthew C. Henderson
Direct Dial: 925 941 3271
matthew.henderson@mslegal.com

December 24, 2014

VIA PERSONAL DELIVERY

County of Contra Costa
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553

Re: Appeal of Zoning Administrator Approvals and Planning Commission Denial
of Appeal With Respect to 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 and upheld by the Planning Commission on December 16, 2014. For the reasons set forth in our prior letters on the Project, our client hereby appeals those approvals to the Board of Supervisors.

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 sufficient 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, as was the Planning Commission's upholding of those approvals.

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

Zoning Administrator
December 24, 2014
Page 2

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 printed name.

Matthew C. Henderson

MCH:klw
enclosure (check for appeal)

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