

Appeal of Bruce A. Last and Hanna and  
Prem Cervenka, Date Received

February 6, 2017

CONTRA COSTA

**NOTICE OF APPEAL**

2017 FEB -6 AM 11:42

APPLICATION & PERMIT CENTER

APPEAL TO THE BOARD OF SUPERVISORS OF:

PROJECT TITLE: GLORIA TERRACE ESTATES- VESTING TENTATIVE MAP

COUNTY FILE NUMBER: SD16-9429

GENERAL PLAN/ZONING: SINGLE-FAMILY RESIDENTIAL-LOW DENSITY (SL)R-20 SINGLE-FAMILY RESIDENTIAL DISTRICT (R-20)

PROJECT LOCATION: THE SITE IS COMPOSED OF TWO SEPARATE PARCELS TOTALING 7.5 ACRES LOCATED AT 3198 GLORIA TERRACE IN THE LAFAYETTE AREA. APNS 166-200-032, 166-210-008 AND 166-200-026/ACCESS EASEMENT)

CEQA Status: A MITIGATED NEGATIVE DECLARATION (MND) INDICATING NO SIGNIFICANT IMPACT HAS BEEN PREPARED FOR THE PROJECT.

PROJECT PLANNER: FRANCISCO AVILIA, SENIOR PLANNER

APPLICANT/OWNER: GLORIA TERRACE LLC (APPLICANT)/GLORIA TERRACE LLC AND H.F. LAYTON (CO-OWNERS)

APPELLANT: BRUCE A. LAST (3223 Surmont Dr.)  
HANNA AND PREM CERVENKA (3181 Surmont Dr.)

Please take notice that appellants appeal the decision of the Contra Costa County Planning Commission approval of the tentative map in the above specified project. ("The Project") The appeals is based on the ground herein listed and such supplemental evidence and testimony as may be presented at the hearing.

## APPEAL

Appellant Bruce A. Last appeals the planning commissions decision in file number SD16-9429, on the following grounds:

### 1. Non-compliance with California Government Code § ~~6674.02~~ 66474.02

The Project is within a state responsibility area. Cal. Gov. Code § ~~6674.02~~ 66474.02 requires that prior to approval of any tentative map, the planning commission must make the following findings:

- A finding supported by substantial evidence in the record that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code, and
- A finding supported by substantial evidence in the record that structural fire protection and suppression services will be available for the subdivision through any of the following entities:(A) A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity.(B) The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code. Cal. Gov't Code § 66474.02, and
- A finding that to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

Cal. Government Code § 66474.02.

The Staff Report for the Project does not contain the required findings or supporting evidence and the application should therefore be denied.

### 2. The CEQA Ignores the Planning Commission Previous Geologic Findings Regarding the Site.

The MND prepared by planner Ryan Hernandez in 2004 in regards to the subdivision of the smaller parcel into two parcels, states:

Although there are no mapped landslides on the site, the hillside is classified as generally susceptible to landslides. The geotechnical report prepared by Favro indicates that the project is generally feasible. *However, it does not provide subsurface data on the engineering geologic characteristics of the bedrock in the hillside area.* The boreholes in the area of the building sites indicates the *bedrock is severely weathered claystone.* On a steep slope claystone may present long term slope stability problems . . . The California Geological Survey *recommend a detailed*

*engineering geologic study.*  
(NMD, Contra Costa County File No. MS-030001.)

The report in the instant application does not address this prior report, and does not include detailed subsurface data on the characteristic of the bedrock. The report is limited to surface scrapes.

To the extent the prior survey found claystone bedrock, this indicates that the bedrock is made of various layers of differing stone creating a potentially hazardous condition.

A more detailed geologic survey, including test bore holes, should be conducted prior to adoption of the tentative map.

### **3. The Developer Fails to Mention Existing Drainage, Potentially from Summit Storm Drains.**

In visiting the site, appellant discovered an partially exposed, corrugated, large diameter, pipe which comes from the hillside, apparently underneath 3223 Summit Dr. and apparently terminating in the valley.

Although the source and end of the pipe is not apparent, from its size it is potentially part of the storm drain system on Summit Drive. From discussion with neighborhood members, the pipe does not continue underground, rather it terminated in a (now buried) outlet into the valley.

The valley obviously acts as a drainage field for the neighboring homes, relying both on the open space and the pond area for drainage control.

This was not addressed by the developer or the NMD.

### **4. The CEQA Incorrectly Finds that the Aesthetics Impact is Less than Significant with Mitigation Incorporated.**

The architectural, 3-D renderings are misleading. When placed in context based on the actual views of the surrounding properties the impact is significant even with incorporated mitigation.

As a current view of the site. Attachment 2 overlays the hillside homes onto a picture taken from the view at 32232 Summit Drive. (The overlay is oriented based on Planner Avila's statement that the green patch in the 3-D rendering represents the top of the existing hill.)

The Attachments demonstrate that the impact will be significant even with incorporated mitigation. Attachment 3 demonstrates that the 3-D renderings are skewed in favor of the developer. The 3-D rendering software was apparently set for a wide angle lens, creating a larger visual distance and reducing the bulk of the hillside homes. (In the composite, the valley homes actually appear on an adjacent lot due to the length of the depth from a wide angle lens.)

Contrary to the CEQA, the project will substantially degrade the existing visual character and

quality fo the site and its surroundings.

#### **4. The Monk and Associates Report Contains Incorrect Information.**

The Monk and Associates Report contains incorrect information on at least one point. Monk and Associates states that after visiting the site on March 6, 2016, there was not evidence of any pond or marshy area.

However, the photographs taken on February 5, 2016 show the marshy area and stream which feeds the pond. In fact, the entire valley floor is best described as “marsh.”

The pictures were taken a day after the last appreciable rainfall. The area (per St. Marry's College District Data) received less than .02" of rainfall in the 2 days prior to the pictures, and less than 2.12" of rainfall in the previous 7 days.

In addition to the marsh and stream, water was observed percolating up though the soil at the head of the stream and from the hillside, forming a second stream feeding into the pond area.

Photograph from March 2011 show the pond and migrating ducks.

#### **5. The Proposed Solution to the Parking Problem is Inappropriate and Unworkable.**

At the planning commission hearing, it was noted that the road for the development would be no parking on both sides to allow for emergency vehicles. Concerns were raised that residents would turn a blind eye to violators, as guests would need to park on Gloria Terrace and walk up to the properties.

The planning commission adopted a requirement that each home have six parking spaces, with up to three being in a garage. It also provided that the CC&Rs require the garages to be used for parking only. This solution is inappropriate and unworkable.

Just as residents will likely tun a bind eye to the red zones, they will do the same with the garage regulation. Also, residents holding events (birthday parties and the like) will quickly use their six parking spaces. As it is unlikely the residents will pay for a valet service, the blind eye to red zone violators is still present. And, the chance of accident or injury is greater during these events, leading to a serious heath and safety problem.

The project should require an equivalent number of non-garage parking spaces as the road, if not red-zone delineated, would provide or redesigned to avoid the red zone of the street.

#### **6. The Project Does not Fit the Neighborhood Character.**

The project contemplates ringing the top of the hill with hillside, split level homes, which would have their “tall side” in view of the neighbors. (See, Attachment ). This is not in the character of the neighborhood.

## Length

All the homes on Surmount Street are placed squarely on their building pads, and are not built into the hillside as this project proposes. The exceptions are some of the houses on the Taylor Blvd. side of Surmount Drive, but their "tall" side does not face into any close by neighbors.

### **7. Concerns Regarding Removal of the Oaks Were Not Addressed.**

Neighbors raised the issue that the project would require removal of a grove of oaks protected under the Contra Costa County Tree Ordinance. Particularly the grove where the stream/pond is located.

This was not addressed. Moreover, if the Oak grove is left intact, it would substantially mitigate the light pollution from cars traveling up the Project's roadway.

### **8. Safety Concerns Over the Roadway Were Not Addressed.**

At the hearing, the issue of the road, which contains a sharp turn were raised. Because of the location and grade, drivers will "gun it" up the hill and around the curve, leading to an increase in pedestrian and vehicle accidents. While the planning commission noted that speed bumps could be installed, these were not incorporated into the projects requirements.

It is suggested that speed bumps be required for the project.

### **10. The QECA Is Incorrect.**

Architect Carol Reif provided a letter, delivered to the Planning Commission, which detailed several errors in the QECA. Those concerns were not addressed, and are added here as grounds for appeal as if set forth in full.

### **11. The Developer Provided False Testimony at the Hearing.**

The developer provided false testimony on at two points.

- The developer claimed to have met with neighbors three times in regards to the development. However, while he may have met with a couple of the neighborhood members he did not reach out to the community as a whole. In fact, the Appellant was invited to only one of the meetings, and not by the developer.
- The Developer claims that the effected views are "new" and the result of extensive remodeling of older houses. However, only one home with a negatively impacted view falls into this category. The remaining homes all have their original, as built, views.

### **12. Additional Grounds**

Appellant also requests that the Negative Mitigated Declaration not be approved and that a

full environmental impact report be required based on those points raised in the neighborhood Petition attached as Attachment 6 and incorporated herein by reference.

### SUGGESTED RESOLUTION

In order to create a development more consistent with the neighborhood, and mitigate visual disturbance, and maintain a safe community, it is suggested that the following resolutions be incorporated:

1. Deny the application for failure to comply with Cal. Gov. Code § 6674.02
2. Require a full environmental impact report prior to approval of the tentative map.
3. In addition to any other mitigation measures required so far or in the future:
  - a. Limit the number of lots in the valley to not more than 2, and limit the structures to a single store of a total height of 20'. The additional lot size will allow for a single story home of comparable square footage to the planned two story homes.
  - b. Provide that the Oak Grove on Lot 4 be retained as open space by deed restricting lot 4 against development irrevocably.
  - c. Limit the hill top lots to not more than 3. Require that the residences sit squarely on their building pads, or if build in a split level fashion over the ridge, require that those buildings be placed only on the northern side of the ridge.
  - d. Require speed bumps on the roadway.
  - e. Require that the development have off-street, non garage parking equivalent to the parking provided by the red-zoned road, or redesign the road such that red zone no parking is not required.
  - f. Require that each lot be irrevocably deed restricted against further subdivision.

Respectfully submitted,



Bruce A. Last

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2016 OCT 21 AM 10:41  
APPLICATION & PERMIT CENTER

**Neighborhood Response to Department of Conservation and Development Notice of Intent  
to Adopt a Negative Declaration**

We, the undersigned, opposed the application of Gloria Terrace LLC and H.F. Layton's application for approval of a 9-lot Vesting Tentative Map ("Project") and the Contra Costa County Department of Conservation and Development (the "Department") intent to Adopt a Negative Declaration. We fear that this project does not meet state or federal environmental and fill regulations, particularly California Environmental Quality Act (CEQA), Section 404 of the Clean Water Act among others.

We request that the Department require an Environmental Impact Report as the Project, both alone and in conjunction with other projects in the area, either already approved or potential as future development, would create a significant impact in one or more CEQA categories.

In addition to other items addressed below, it appears that the Department failed to consider the Project in conjunction with other nearby projects. A cumulative impact is defined as:

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

(a) The individual effects may be changes resulting from a single project or a number of separate projects.

(b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

CEQA, Article 20, § 15355.

Within a radius one half a mile from the and primarily north of the Project, already exist significant developments and lots with potential for significant development which are not addressed in the Department's CEQA Checklist.

It is the position of the undersigned that the cumulative effect, along with the negative impact of the Project itself warrants preparation of an Environmental Impact Report.

Moreover, the project, due to it acoustical properties of the lot, impact on local roads, and loss of a wildlife corridor and foraging area, will substantially degrade the quality of life of the neighboring properties and the larger communities.

**Subject Site:** The subject site consists of two parcels, with a ridgeline of an elevation of 475 feet to the north and a valley, with an elevation between 300 and 380 feet, at the south. Existing on the property are some 83 trees. The majority of the trees are considered protected, either as a



specifically designated species, a circumference of 20 or more inches, or as a significant grouping, described as a grove of four or more trees. (County Ordinance 816-6.6004)

Located at the North-East corner of the parcel is a grove of Oak Trees, under which a naturally occurring pond forms in wet years, while a marshy bog forms in dry years. This presents stop over point for various migratory bird species and habitat for various amphibians, invertebrates, and mammals.

The subject parcel borders vacant or under developed lots, which in turn border vacant or undeveloped lots, creating a large open habitat for wildlife and a corridor for wildlife movement from Briones Regional Park. (An entrance to which is located at the intersection of Gloria Terrace and Reliez Valley Road.)

Species seen on and around the subject parcels, in addition to the "urban-adapted animals" noted in the Monk & Associates report, include various raptors, including but not limited to Red Tailed Hawks, Turkey Vultures, Kestrels, Falcons, various Owls, quail, ducks (migratory), San Joaquin Kit Fox, Garter snakes, Bobcats, and a variety of other reptiles and amphibians.

In addition to contributing the enjoyment and quality of the neighboring parcels, the bio-diversity of the species provides population control of "nuisance" animals, such as rodents.

**Subject Property Access:** The subject property is accessed through the narrow and winding Gloria Terrace. Gloria Terrace connects with Taylor Blvd and Reliez Valley Road.

Over the last decade or so, area traffic has significantly increased. As a result, most area residents use Release Valley Road to access Gloria Terrace, both inbound and outbound. The increased traffic on Taylor Blvd makes the Gloria Terrace - Taylor intersection hazards.

Moreover, due to increasing traffic delays on Taylor Blvd west of Gloria Terrace, more out of neighborhood traffic diverts from Taylor Blvd onto Reliez Valley Road as an alternate. Local streets used to access Reliez Valley Road from Taylor Blvd include Grayson Road, Gloria Terrace, and Withers Avenue.

**Nearby Developments:** Absent from the proposed report is any discuss of the several developments within a half mile of the subject property or the cumulative effects. Current or proposed projects include:

*Lomas Verdes Place* (feeding into Reliez Valley Road, 280 feet from the Gloria Terrace/Release Valley Road intersection.) 25 home sites (estimated.) This project also includes lots subject to further subdivision,

*Arbor View Estates* (Reliez Valley Road, adjacent to the entrance to Lomas Verdes Place). 7 home sites.

*Parcel 166-240-006 and 166-240-007* requested minor subdivision into four lots.

*Evergreen Homes* (Withers and Taylor Blvd). 5 home sites (estimated).

*Future Development Potential:* In addition, several parcels are vacant or underdeveloped and propose potential for additional development which would impact Gloria Terrace, including but not limited to:

*Parcel 166-210-015 (Vacant, Adjacent to the proposed development.)* 134,164 sq. feet, total theoretical lots with R-20 zoning- 6.

*Parcel 166-010-029 (Mostly Vacant (four buildings) with Access to Gloria Terrace via Haslemere Dr.)* 475,239 sq., feet. Total theoretical lots with R-20 zoning - 23.

**Bordering Properties and Neighborhood:** The subject site is surrounded by seven ridge line homes with direct views of the site with elevations ranging from 423 feet to 469 feet. The homes were constructed to take advantage of the scenic vista provided by the property and have direct views of ridge line, valley, or both.

The entrance to the subject property is bounded on both sides by residential lots, divided by an access road of approximately 20 feet in width.

The surrounding neighborhood was mainly constructed in the 1950's and 1960's. The current residents are primarily either older adults or families with young children.

Selection of these properties is driven primarily by the quiet, almost rural, neighborhood feel, low traffic, and general safety of the area.

**Drainage:** The undersigned understand that subject site, and surrounding neighborhood, including the roadways and storm drains, all feed into Brookwood Creek.

#### **Particular Items of Concern on the CEQA Checklist**

The undersigned note particular items of concern regarding the CEQA Checklist:

##### **I. Aesthetics:**

*The project creates a significant adverse effect on a scenic vista:* The ridgeline and valley are a scenic vista for the surrounding properties and the effect of the proposed development presents a significant negative impact.

The proposed elevation of 440-457 feet places the five new homes at eye level with the surrounding home with elevations of 423 feet to 469 feet. The Five homes will encircle the top of the ridgeline; constitute an eyesore compared to the current pastoral view.

Construction of the four valley homes, apparently necessitating the removal or reduction of the naturally occurring oak grove, will result in a cluttered and congested appearance.

The suggested mitigation measures do not appear to address this issue, and in reality make the

impact on the scenic vista worse than if the development was restricted to the current topography.

*The project creates a significant degradation to the existing visual character of the site and its surroundings.* The project significantly changes the visual character of the site and its surroundings. The undeveloped site contains several stands of trees. The combination of open space and trees, and related wildlife inhabitants, provides a unique view compared to other housing developments, increasing both the quality of life and value of adjacent parcels.

The new homes are highly visible to the adjoining parcels, and the effect to those owners is significant.

*The project will create a substantial light and glare adversely affecting the day and nighttime views.* The CEQA correctly states that the project creates new sources of glare and light, but understates the impact.

It is likely that the homes will incorporate significant window area to take advantage of the ridge line views, increasing glare at various times of day. The CEQA fails to note that the homes will likely incorporate solar panels. For the valley homes, installation will require low slope angles for panel efficiency, creating significant glare throughout the day.

The CEQA understates the significant nighttime effect.

Due to the topography and surrounding developments, existing homes create very little light pollution. The result is a very dark nighttime view from the surrounding, enhancing star gazing and other nighttime activities and encouraging nocturnal and crepuscular animals. The proposed development will produce significant light pollution to the detriment of the surrounding properties and local wildlife.

Also, the proposed access road up the valley will focus headlights into the back yards and homes of the neighboring parcels.

**Agricultural and Forest Uses:** The CEQA report incorrectly states that the subject site is not zoned for agricultural use. However, permitted uses in an R-20 zoning district include crop and tree farming, horticulture, small farming, and keeping of livestock (on parcels of 40,000 square feet per two head of livestock on contiguous parcels) and temporary stands for sale of agricultural products grown on the parcel. (Contra Costa County Ordinance 84-14.402). Moreover, Contra Costa County is a declared "right to farm" county. (County Ordinance 820-2.002 et. seq.).

The subject parcels have agriculture use under current zoning use, particularly if combined with contiguous parcels. Given that two wineries exist in Martinez, and other local agriculture, this item should be addressed.

**Air Quality:** Additional study and research is required on the short and long term effects of the project on term air quality, particularly in light of neighboring construction projects.

We note that a majority of the local residence are sensitive receptors, being either older adults or young children (including expected children.)

**Biological Resources:** The project will have a significant impact on biological resources and request additional research in this area. As noted in the introduction, residents have reported seeing several species beyond "urban adapted mammals.) The area is frequently used by various raptors and owls, both for foraging and nesting.

Migratory birds are also frequently seen in the area, and reports of sensitive or protected species are present.

The Monk & Associate report also was conducted in the fourth year of a record-breaking drought, which would contribute to an erroneous conclusion of the extent of species existing or using the subject parcels.

The Project also interferes with, and disrupts, of the movement of wildlife species. The nature of the surrounding properties and roads allow wildlife from the Briones Regional Park to access and utilize the parcel and surrounding areas. The Project will drive more wildlife onto the roadways, increasing the risk of accidents to the detriment of both local human and animal populations.

To the extent that the report was conducted during a drought period, an erroneous finding of no wetlands is possible.

The CEQA checklist does not disclose who commissioned and paid for the Monk & Associate report. To the extent the developer selected Monk & Associates; a bias towards finding no impact is possible.

**Geology and Soils:** The undersigned, many of whom have observed the subject parcel over the last ten to thirty years, are concerned that the development would result in instability and subject to people or structures to the risk of loss, injury or death and further study is required.

Surrounding parcel owners have routinely observed slides of the hillside, and note that in the event of a collapse, lots 9 and 5 would slide into lots 1, 2, and 3.

Moreover, even a small slide of the hillside would obstruct the access road, impeding or preventing emergency vehicles from reaching the upper five residences. In the event of an earthquake and resulting fire, prevailing winds would drive the fire up the valley towards the residences located on Surrmont Drive, resulting in additional loss of property and life.

Surrounding owners who observed what is assumed to be the work in preparation of the GFK & Associates report, note that substantial difficulties were encountered in moving the equipment on the hillside, including the inability of a back hoe to gain traction.

The GFK & Associates report was also prepared during a period of record drought, which could lead to erroneous conclusions as to the effect of rainfall and potential soil movement.

To the extent that GFK & Associates were selected by the developer, bias in the report is possible.

**Hydrology and Water Quality:** The undersigned are concerned that drainage from the property would negatively impact Brookwood Creek and potentially cause property damage and injury to those persons owning lots along the creek.

Currently, rainfall is disbursed equally over the entire site, and filtrates down though the soils. Water not retained in the soil slowly ends up on Brookwood Creek over a period of time.

Based on the CEQA checklist and plans, the undersigned understand that rainwater would be concentrated into sub drains, area drains, driveway culverts, and underground structures, finally draining into Brookwood Creek. In particular, the plans show all drainage lines tying to a drainage ditch along the access road and feeding into the storm drains connected to Brookwood Creek.

It is the speed at which the water would enter the creek concerns neighboring residents.

Assuming an average roof square footage of 3,500 square feet, one inch of rain fall would produce 18,900 gallons of runoff (based on 600 gallons per 1,000 sq. feet of catchment area and nine homes) or the equivalent of a small swimming pool.

The neighboring residents are concerned that this, particular in conduction with other projects, would overload the capacity of Brookwood Creek, particularly in wet years.

On a more local level, failure or rainfall exceeding capacity limit of the basins, particularly those located on lot six (one of which is located at the edge of a noted slide area), would apparently release water down the hillside and onto the roadway. The resulting destabilization of the hillside would result in a blockage of the road impeding access. The resulting runoff of mud and water would end up in the storm drains, potentially causing other blockages and environmental impact to Brookwood Creek.

**Noise:** The project would create significant impact in the increase in noise and vibrations experiences by neighboring properties short and long term, particularly due to the acoustic properties of the topography.

The hills and valleys produce unique sound transmission patters. For example, the sound of garbage trucks serving the properties at the mouth of the valley on Gloria Terrace is much more pronounced than those operating on Surmont Drive. The construction activities in the Lomas Verdes Place development, despite a distance of about one-third of a mile and innerving ridges, are noticeable to the Surmont ridgeline property owners.

This creates a significant impact for both short term and long term noise impact.

Short term, the residents will be subjected to significant noise from grading and construction activities, lasting years.

Long term, the valley will amplify sounds from the proposed residences, decreasing the enjoyment of the neighboring properties which incorporate significant outside space.

Also, the proposed development will sandwich six properties between the access road to the development and Surmont Drive, greatly increasing the traffic noise.

**Population and Housing:** The CEQA Checklist fails to take the cumulative effect of the proposed development in light of existing and potential future projects.

At least 41 additional home sites are currently under construction, recently constructed, or proposed for construction in the surrounding area. At 2.74 people per household, the resulting increase in neighborhood population is 112 people. Adding the closest theoretical 29 additional home sites, the resulting population increase is 192 additional residents. The undersigned consider this as significant.

**Public Services and Recreation:** The CEQA again fails to take into consideration the cumulative impact of all current, proposed and potential projects in the area. Given the extensive current development, and potential future development, the undersigned consider the impact significant.

**Transportation and Traffic:** The CEQA again fails to take into consideration the cumulative impact of all current, proposed and potential projects. It also ignores the realities of the traffic patterns of the local neighborhood.

In addition to the proposed development, the total new housing units currently under construction is not less than 50, resulting in 87.5 peak hour trips. Adding the additional potential new units raised the potential peak hour trips over 100.

The CEQA ignores that the purchasers of a majority of the homes will be dual wage earning families, and the area has no mass transit alternative. This means that the likely number of vehicles per house is at least two; with two commute (peak hour) trips per day per household.

Also, area traffic patterns have altered in recent years. More and more drivers are use Release Valley Road as an alternative to Taylor Blvd. Gloria Terrace, As Withers, and Grayson all provide access from Taylor Blvd to Reliez Valley Road, traffic is frequently diverted onto those streets.

The result is a dramatic increase to the traffic on Gloria Terrace, and considering the narrow and winding features of that road, and lack of policing, there is substantial risk of an increasing risk of injury and accident, particularly as Gloria Terrace and Reliez Valley Road is a school bus route.




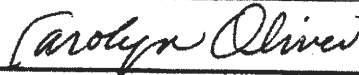





Short term, the residents are concerned about traffic accidents, delays, and roadway quality. The project, given the extensive grading and engineering will require numerous heavy construction vehicles making frequent trips. It is also worth noting that one side of Gloria Terrace is a

downhill slope into residential properties. All of these factors significantly increase the likelihood of injury and accident, but also significantly degrade the road surface on a poorly maintained county road.

**Utilities and Services:** The residents question the various utilities companies' indication that the current service will support the additional nine homes without additional infrastructure improvements, particularly in light of the additional local development. They note that even at current capacities, a delectable decrease in water pressure is experienced during peak demand.

Given the forgoing, the undersigned request a full environmental impact report regarding the subject property which incorporates not only the limited scope of the proposed project but also all other recent, current, proposed, and potential projects within a three quarter mile radius of the subject property.

Respectfully submitted by the undersigned residents of Surmont Drive and Gloria Terrace.

 Address: 2215 Surmont Dr	 Address: 3241 Surmont Dr	 Address: 3215 Surmont Dr.
 Address: 3253 Surmont Dr	 Address: 3254 Gloria Terrace	 Address: 3186 Gloria Terrace
 Address: 3186 Gloria Terrace	 Address: 3191 SURMONT DR.	 Address: 3226 Gloria Terrace
 Address: 3225 Gloria Terrace	 Address: 3225 Gloria	 Address: 3230 Gloria Terrace
 Address: 3230 Gloria Terrace	 Address: 3229 SURMONT DR	 Address: 3181 SURMONT DR
 Address: 3181 SURMONT DR.	 Address: 3171 Surmont Dr.	 Address: 3223 Surmont Dr.
 Address: 3227 SURMONT DR	 Address: 3191 Surmont Dr	 Address:



