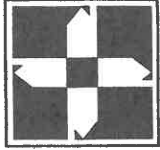


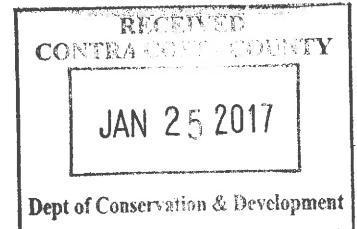
Reif Architects Letter to the County  
Planning Commission Date Received  
January 25, 2017



REIF ARCHITECTS

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25 January 2017

Good evening Planning Commissioners:

My name is Carol Reif. I am a licensed architect speaking on behalf of Tracy and Jan Davis of 3234 Gloria Terrace.

We were surprised to receive notice of this hearing for a Tentative Vesting Map: we were under the impression that the next hearing would address the Mitigated Negative Declaration in order to respond to that document's revisions. Apparently there were none. On January 19, we received the packet which included over 200 pages of documents. This was hardly enough time to review and prepare written responses.

The Mitigated Negative Declaration does not correct incorrect references in the Geology/Soils and Drainage sections cited in my October 19, 2016 letter. The noise mitigations are insufficient. A maximum 50 dba noise limit should be established and monitored at the Davis' north property line. If exceeded, additional mitigation measures should be required, such as construction of a temporary noise barrier.

I would like to share the Davis' concerns: they would like the opportunity to peer review and comment upon the geological reports for lots 7 and 8 immediately above their property. They would like the opportunity to peer review and comment upon the "final" Stormwater Control Plan, and the Operation and Maintenance Plan. The Applicant should be required to transfer these documents to individual parcel owners upon sale. The final CCR's should require financial mechanisms to fund the Operation and Maintenance plan in perpetuity.

Review also revealed issues which have not been addressed at all:

1. Landscape Restoration: Moving and balancing 18,000 cubic yards of soil, removing 16 trees/root systems and road building will destroy a major portion of the site's vegetation. The applicant states site and residential construction will span several rainy seasons. There are NO Conditions of Approval nor mitigations for landscape restoration of disturbed areas potentially impacting contiguous down-slope properties. Mitigations should be required prior to completion of the site development phase.
2. Guest Parking: Street parking near the project's Gloria Terrace entry is limited. All of the project's road and the turnaround are designated fire lanes. No provisions are made for on-site visitor parking. Conditions of Approval should require 3-4 guest parking spots per lot in addition to the required

parking per residential unit. These should be required permeable so as not to add to the drainage load.

3. Construction Parking: For reasons noted above, Conditions of Approval should limit construction workers' parking to the site to maintain Gloria Terrace residents' property and emergency vehicle access.

Thank you for the opportunity to comment on this project.

Regards,

Carol Reif, Architect  
C11184

Cc: Tracy and Jan Davis