

From: [Susan Johnson](#)
To: [Harvey Dawson](#)
Subject: RE: County File #CDDP22-03003
Date: Monday, April 4, 2022 10:26:00 AM

Dear Harvey Dawson,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

-----Original Message-----

From: Harvey Dawson <hdawsonjr@comcast.net>
Sent: Sunday, April 3, 2022 12:26 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: County File #CDDP22-03003

I am a resident of Discovery Bay and against any rezoning of the commercial property on Discovery Bay Blvd and Riverlake Rd for residential high rise apartment development for the following reasons:

- there is only one road in and out of this area of Discovery Bay
- area will not support 300+ residents, visitors and cars
- no public transportation
- no jobs
- only one safeway, CVS, gas station within a 15 mile range
- inadequate fire support (they closed the station directly across from this land)

Thank you,
Harvey and Sharon Dawson
560 Discovery Bay Blvd
Discovery Bay, CA 94505

From: [Susan Johnson](#)
To: [Court](#)
Subject: RE: County File #CDDP22-03003
Date: Monday, April 4, 2022 10:26:00 AM

Dear Courtney Ringstrom and Ana Delgado,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

-----Original Message-----

From: Court <cringstrom63@gmail.com>
Sent: Sunday, April 3, 2022 2:27 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: County File #CDDP22-03003

Courtney Ringstrom and Ana Delgado
4660 Spinnaker Way
Discovery Bay, CA 94505
Cell# 1-510-825-3790

Dear Ms. Johnson,

Ana and I are emailing you to voice our opposition to the building of an Apartment complex in the heart of discovery bay, this commercial housing project would be in a predominate single family owned housing township which is governed by a Community service district board.

This small town is not in a position to handle the traffic, police services and fire services which is already lacking. I believe the current response time for medical services is 19 minutes well into the survival time for a respiratory or heart attack emergency.

Our opposition is not solely based upon the above comments by the construction of supposedly low income housing within the Discovery Bay community will and would have a direct impact upon property values for those that have been able to invest in a home here.

The developer of this project is obviously interested in profits and not the community as a whole. The resulting outcome which normally happens with this type of development is generally sold off to a property management corporation leaving the home owners dealing with the aftermath since it is common knowledge that rental properties bring challenges to any community.

Ana and I urge you to vote NO approving any lot line adjustments or building permits for this type of commercial rental property.

Sincerely,

Court Ringstrom & Ana E. Delgado

County File #CDDP22-03003

From: [Susan Johnson](#)
To: [Sarah Oxarart](#)
Subject: RE: Letter
Date: Monday, April 4, 2022 10:28:00 AM
Attachments: [image001.png](#)

Dear Frank and Sarah Oxarart,

I am confirming receipt of your letter and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Sarah Oxarart (via Google Docs) <soxarart@gmail.com>
Sent: Sunday, April 3, 2022 5:38 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: Letter

soxarart@gmail.com attached a document



soxarart@gmail.com has attached the following document:



Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA
You have received this email because soxarart@gmail.com shared a document with you from Google Docs.



Frank and Sarah Oxarart

1632 Dune Point Ct
Discovery Bay, CA 94505
(209)601-7126
soxarart@gmail.com

4th, April 2022

Department of Conservation and Development

30 Muir Road
Martinez, CA 94553

To Contra Costa County Dept of Conservation and Development

This is in response to the notice that SOME residences in Discovery Bay received dated March 31, 2022 regarding the proposed development of a 300 unit apartment complex on Discovery Bay Blvd and Sand Point Road. Unfortunately, we did not receive this notice but we did see a copy on the Nextdoor Website.

The applicant is requesting a minor development plan modification to allow a lot line adjustment between two parcels within the Discovery Bay Shopping Center. The picture is a bit bigger than this lot line change.

I am opposed to this development for many reasons. First, traffic will be a major issue, especially if retail space is included in this development as it has been stated. There will need to be stop lights installed to regulate traffic, which during school drop off and pick up is terrible. As I have heard, this is for low income housing and I am all for that, but not where homes are in the \$1.0M + range and there are no other rental complexes in the community.

Unfortunately, crime has become a bigger issue here in Discovery Bay in the last few years. I can only see that this would continue to rise if this development was built. I can see the area being targeted by others from out of town that already come to our town to take from us. As I mentioned there is an Elementary School just down the block, I see many children walking to and from daily and this concerns me for their safety.

Please hold a public hearing and/or do not approve this application! We appreciate you looking into all the possibilities of this project. Don't even get me started on the short term rentals and the issues that they have caused to our quiet town. Thank you for your consideration.

Sincerely,

Frank and Sarah Oxarart

From: [Susan Johnson](#)
To: [jenmossor](#)
Subject: RE: #CDDP22-03003
Date: Monday, April 4, 2022 10:29:00 AM

Dear Jennifer Mossor,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: jenmossor <jenmossor@yahoo.com>
Sent: Sunday, April 3, 2022 5:43 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: #CDDP22-03003

To Whom This May Concern,

I am writing to oppose building any apartments, condos, etc in Discovery Bay.. anywhere..but especially Riverlake and DB Blvd.

All the people who already live here do not have enough emergency services!! God forbid your house catches on fire or you have a medical emergency! Or need a Sherriff!! Also, in that area of town there's only 2 entry and exits into Discovery Bay. That's way to many more people that our roads can handle let alone our schools!

Building anymore in Discovery Bay should be banned!! I am asking for "No" vote!

Sincerely

Jennifer Mossor (home owner)
5453 Drakes Ct
Discovery Bay

From: [Susan Johnson](#)
To: [Paul Rodgers](#)
Subject: RE: County File #CDDP22-03003
Date: Monday, April 4, 2022 10:31:00 AM

Dear Paul Rodgers,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Paul Rodgers <pjrodgers@comcast.net>
Sent: Sunday, April 3, 2022 6:01 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: County File #CDDP22-03003

Dear Ms. Johnson I am opposed to the request for approval of a **minor development plan modification** for the following reasons:

- 1) Our community of 13,000 residents cannot entertain another **1,200 people**, at a minimum, with our small sheriff's department.
- 2) Our community is already stretched to the breaking point with our fire services and EMS.
- 3) Our roads cannot take another **600 cars**, minimum, without terrible traffic congestion.
- 4) Our schools will be overcrowded.
- 5) **There are no jobs in Discovery Bay.**
- 6) **There is no public transportation to and from Discovery Bay.**
- 7) There will be issues with water and sewerage.
- 8) There is only one grocery market, one post office, and only two gas stations for 13,000 people.

Please consider our quality of life issues and the eight items that I have listed above.

Sincerely,

Paul J Rodgers
5562 Drakes Drive
Discovery Bay, CA 94505

From: [Susan Johnson](#)
To: [Leticia Dass](#)
Subject: RE: County File #CDDP22-03003
Date: Monday, April 4, 2022 10:32:00 AM

Dear Leticia McCain,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

-----Original Message-----

From: Leticia Dass <statusfresh@aol.com>
Sent: Sunday, April 3, 2022 6:52 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: County File #CDDP22-03003

Hello-

My name is Leticia McCain. I live @ 5475 Edgeview Drive. I'm a homeowner in Discovery Bay and oppose the building of apartments in our town. This is a request to have a public hearing to voice our concerns. Thank you.

Leticia

Sent from my iPhone

From: [Susan Johnson](#)
To: [Jeff McKannay](#)
Subject: RE: High Density Housing in Discovery Bay
Date: Monday, April 4, 2022 10:33:00 AM

Dear Jeff McKannay,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Jeff McKannay <jeffmckannay@gmail.com>
Sent: Sunday, April 3, 2022 9:19 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: High Density Housing in Discovery Bay

Hi Susan, As a 29 year resident of Discovery Bay and fully aware of our communities capabilities, I strongly oppose any new housing development in the interior of Discovery Bay. We do not have the infrastructure to support any new development. Please oppose any new development of this kind.
Thank you.

From: [Susan Johnson](#)
To: [Peggy Marcos](#)
Subject: RE: CDDP-22-03003
Date: Monday, April 4, 2022 10:35:00 AM

Dear Peggy Loren Marcos,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Peggy Marcos <peggymarcossellshomes@gmail.com>
Sent: Sunday, April 3, 2022 11:31 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: CDDP-22-03003

Attention: Contra Costa County Department of Conservation and Development

I am writing in reference to the application for an apartment complex in Discovery Bay on Discovery Bay boulevard.

As an extremely concerned tax paying citizen of almost 10 years in Discovery Bay, I want to voice my passionate opposition to this nonsensical proposed project.

How can your department even consider adding an apartment complex in a town that has an existing massive shortage of police and fire department resources?

Throughout the years I have read countless stories from my neighbors that have lost houses in fires due to response times, and many other scenarios that put our citizens of this towns lives at risk due to a shortage of emergency resources. We currently have no sheriff on duty during the highest crime times between 2-7am.

By adding hundreds of more residents to our town with an existing shortage of resources, how is this even legal to proceed with?

If this project is approved, our small quaint town will be struggling far worse and over crowded without the proper entities in place to support.

I hear-by request a public hearing on this matter to allow the many concerned citizens of Discovery Bay to voice our opinions on this proposed project.

****Please confirm upon receipt of this email ****

***Peggy Loren Marcos
Realtor DRE# 02031039
HomeSmart Optima Realty
Cell (925) 727-2041***

From: [Susan Johnson](#)
To: [Brian Dicksa](#)
Subject: RE: County File #CDDP22-03003
Date: Monday, April 4, 2022 10:35:00 AM

Dear Brian Dicksa,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Brian Dicksa <brian_dicksa@yahoo.com>
Sent: Monday, April 4, 2022 7:32 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: County File #CDDP22-03003

Susan,

I am writing to let you know, that I along with many other Discovery Bay Residents are in opposition to the proposed apartment complex. We already have issues out this way with emergency services, school, and crime. Adding this apartment complex is not the answer. Please take this into consideration, and do not allow this to move forward.

Thanks,

Brian Dicksa
Discovery Bay Resident

From: [Susan Johnson](#)
To: [Susan Trambley](#)
Subject: RE: Cdddp22-03003
Date: Monday, April 4, 2022 10:36:00 AM

Dear William and Susan Trambley,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

-----Original Message-----

From: Susan Trambley <strambley@verizon.net>
Sent: Monday, April 4, 2022 8:21 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: Cdddp22-03003

This email is to ask you to please vote NO on the above lot / zone changes in Discovery Bay.
Our town does not have adequate resources to accommodate a project such as this one. We lack proper funding for fire department, sheriff , police . Our properties must be protected from violators on both the street side and the water side and the County has not provided adequate funding . Fire service and emergency service is limited and calls take well over the recommended response time.
Adding additional housing of this type is a disaster .
I am asking you to please vote NO.

Thank you
William and Susan Trambley
1837 Dolphin Pl
Discovery Bay , Ca 94505
strambley@verizon.net

In a world of color do what's right; in a world of hate be the light . Be Brave. Be kind .

From: [Susan Johnson](#)
To: hvargas57@aol.com
Subject: RE: #CDDP22-03003
Date: Monday, April 4, 2022 10:37:00 AM

Dear Hector Vargas,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: hvargas57@aol.com <hvargas57@aol.com>
Sent: Monday, April 4, 2022 8:22 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: #CDDP22-03003

I am Hector Vargas at 4671 Spinnaker Way in Discovery Bay. Absolutely a Huge No on this thought of Bldg appt complexes here in our town! The traffic and speeding is already unsafe for our children. Need to have meetings on this matter!

[Sent from the all new AOL app for iOS](#)

From: [Susan Johnson](#)
To: [Eddie Killingsworth](#)
Subject: RE: County File #CDDP22-03003
Date: Monday, April 4, 2022 10:39:00 AM

Dear Eddie Killingsworth,

I am confirming receipt of your letter and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Eddie Killingsworth <ekillingsworth@me.com>
Sent: Monday, April 4, 2022 8:42 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: County File #CDDP22-03003

Contra Costa County Dept of Conversation and Development

Attn: Susan Johnson

30 Muir Road

Martinez, Ca

Subject: County File #CDDP22-03003

In regard to the Angela Pedroncelli and Hoffmann holding for the building of 300 apartments here in discovery Bay this is not a good idea as we already have lack of emergency services, not enough schools to support said expansion, additional traffic congestions. For the properties at 1555 Riverlake Rd and 1520 discovery bay blvd. I ask you Vote NO!

Eddie Killingsworth

Marlin Dr

Discovery Bay

From: [Susan Johnson](mailto:Susan.Johnson@dcd.cccounty.us)
To: debra.hubersparadis@gmail.com
Subject: RE: Online Form Submittal: Contact Us - Conservation & Development
Date: Monday, April 4, 2022 10:43:00 AM

Dear Debra Hubers Paradis,

I am confirming receipt of your message below and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Danielle Kelly <Danielle.Kelly@dcd.cccounty.us>
Sent: Monday, April 4, 2022 8:45 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Cc: Patricia Zaragoza <Patricia.Zaragoza@dcd.cccounty.us>; Eileen Koo <Eileen.Koo@dcd.cccounty.us>
Subject: FW: Online Form Submittal: Contact Us - Conservation & Development

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, April 3, 2022 2:34 PM
To: Patricia Zaragoza <Patricia.Zaragoza@dcd.cccounty.us>; Eileen Koo <Eileen.Koo@dcd.cccounty.us>; Danielle Kelly <Danielle.Kelly@dcd.cccounty.us>
Subject: Online Form Submittal: Contact Us - Conservation & Development

Contact Us - Conservation & Development

You can contact the following listed Divisions or Sections with the Department of Conservation & Development by checking the box next to it and filling in the form. No personal information is stored by the County.

Thank you for your interest in contacting Contra Costa County!

Contact Information

Your Name: Debra Hubers Paradis

Your Email: debra.hubersparadis@gmail.com

Your Phone Number: 4088368908

Sections & Divisions

Please select one or more Divisions or Sections. Community Development Division

Subject and Message

Subject: Attn: Susan Johnson Angela Pedroncelli and Hoffmann holding for the building of 300 apartments Vote No

Message: Debra and Peter Paradis
3986 Bolinas Pl
Discovery Bay, Ca 94505
Contra Costa County Dept of Conversation and Development
Attn Susan Johnson
30 Muir Road
Martinez, Ca
In regards to the Angela Pedroncelli and Hoffmann holding for the building of 300 apartments here in discovery Bay this is not a good idea and we already have problems taking care of the people we have here with public services.and traffic For the properties at 1555 Riverlake Rd and 1520 discovery bay blvd. I ask you Vote NO .
Yours Truly
Debra Hubers Paradis.

How would you like for us to contact you? Please respond to me by email

Email not displaying correctly? [View it in your browser.](#)

From: [Susan Johnson](mailto:Susan.Johnson@dcd.cccounty.us)
To: tsteller@myeagle1.net
Subject: RE: Subject: County File #CDDP22,-03003
Date: Monday, April 4, 2022 10:44:00 AM

Dear Anthony Steller,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: tsteller@myeagle1.net <tsteller@myeagle1.net>
Sent: Monday, April 4, 2022 9:51 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: Subject: County File #CDDP22,-03003
Importance: High

The undersigned resident of Discovery Bay, I am requesting a public hearing on the above matter.

Anthony Steller

790 Beaver Ct

Discovery Bay Ca. 94505



Virus-free. www.avast.com

From: [Susan Johnson](#)
To: [Art Hebert](#)
Subject: RE: County File #CDDP22-03003
Date: Monday, April 4, 2022 10:44:00 AM

Dear Art Hebert,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Art Hebert <art.hebert@adenza.com>
Sent: Monday, April 4, 2022 10:09 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: County File #CDDP22-03003

Contra Costa County Dept of Conversation and Development Attn Susan Johnson 30 Muir Road Martinez, Ca In regards to the Angela Pedroncelli and Hoffmann holding for the building of 300 apartments here in discovery Bay this is not a good idea and we already have problems taking care of the people we have here with public services.and traffic For the properties at 1555 Riverlake Rd and 1520 discovery bay blvd. I ask you Vote NO .

Art Hebert
2074 cypress pt
Discovery bay, ca 94505
Sent from [Mail](#) for Windows

From: [Susan Johnson](#)
To: [Natalie Leininger](#)
Subject: RE: Subject: County File #CDDP22-03003
Date: Monday, April 4, 2022 10:46:00 AM

Dear Natalie Leininger,

I am confirming receipt of your emails and have added a copy of them to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Natalie Leininger <natalie@leiningerfinancial.com>
Sent: Monday, April 4, 2022 10:42 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: RE: Subject: County File #CDDP22-03003

My address is 4109 Capstan Place, Discovery Bay

[Natalie Leininger, CFP](#)
(510) 728-3578 - Phone
(510) 240-1168 - Fax

Securities offered through Securities America, Inc., Member FINRA/SIPC. Advisory services offered through Securities America Advisors, Inc. Leininger Financial & Insurance Services and Securities America are separate and unrelated companies.

Trading instructions sent via e-mail may not be honored. Please contact my office at 510-728-3578 or Securities America, Inc. at 800-747-6111 for all buy/sell orders. Please be advised that communications regarding trades in your account are for informational purposes only. You should continue to rely on confirmations and statements received from the custodian(s) of your assets. The text of this communication is confidential, and use by any person who is not the intended recipient is prohibited. Any person who receives this communication in error is requested to immediately destroy the text of this communication without copying or further dissemination. Your cooperation is appreciated.

From: Natalie Leininger
Sent: Monday, April 4, 2022 10:42 AM
To: susan.johnson@dcd.cccounty.us
Subject: Subject: County File #CDDP22-03003

I would like to request a public hearing on this matter. We do not have the infrastructure to support high density development in the middle of town. Increased traffic congestion, lack of emergency services as is, not enough schools to support said expansion and only 2 cops on patrol. Schools fire police, water sewer etc etc. this is a huge mistake.

Natalie Leininger, CFP

(510) 728-3578 - Phone

(510) 240-1168 - Fax

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Trading instructions sent via e-mail may not be honored. Please contact my office at 510-728-3578 or Securities America, Inc. at 800-747-6111 for all buy/sell orders. Please be advised that communications regarding trades in your account are for informational purposes only. You should continue to rely on confirmations and statements received from the custodian(s) of your assets. The text of this communication is confidential, and use by any person who is not the intended recipient is prohibited. Any person who receives this communication in error is requested to immediately destroy the text of this communication without copying or further dissemination. Your cooperation is appreciated.

From: [Susan Johnson](#)
To: [J Silva](#)
Subject: RE: County File #CDDP22-03003
Date: Monday, April 4, 2022 2:45:00 PM

Dear Judy Silva,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: J Silva <silvajudy95@gmail.com>
Sent: Monday, April 4, 2022 1:05 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: County File #CDDP22-03003

Hi Susan -

I have lived in Discovery Bay for 26 years - moved from San Jose. Love the boating environment and the community overall.

There are a couple issues that are concerning - that I hope you can help get addressed. Here they are:

1. No Fire Department in our town - is very concerning. If they have to come from Brentwood or Oakley - that is pretty far to address a fire.
2. Just learned we have no Sherriff's between 2:00am - 7:00am daily! That is very concerning especially with the thefts that have been going on lately - not to mention any emergency - that typically occur during those times.
3. This is the bigger issue - the possible construction of the Discovery Bay Apartments. With the first 2 items - adding more residents is not going to help the situation. As there is really only one way in and out of Discovery Bay. This empty lot that will be used for the housing - is the street I have to go in and out from to get to my home. It also just does not make sense for "low income" housing to be placed there. If you are low income - how can you afford the gas to come and go from Discovery Bay? We have to drive to get to hardware stores, etc. The only thing that is close is Safeway - which is a different discussion.

There really needs to be a public hearing on the proposed plan and how this will help a town that is already short on fire and sheriff's to help support additional housing.

Thanks for your time - and hope this can be resolved soon.

Judy Silva
Dune Point Way
Discovery Bay, CA. 94505

From: [Susan Johnson](#)
To: [Tina Koenig](#)
Cc: [Keith Koenig](#)
Subject: RE: #CDDP22-03003
Date: Tuesday, April 5, 2022 4:57:00 PM

Dear Tina Koenig,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Tina Koenig <tina.koenig08@yahoo.com>
Sent: Monday, April 4, 2022 7:52 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Cc: Keith Koenig <keith.koenig@sbcglobal.net>
Subject: #CDDP22-03003

To Whom It May Concern:

I am writing to oppose the building of any apartments or condo's on the property, at the corner of Riverlake Rd and Discovery Bay Boulevard in the town of Discovery Bay. We have lived in Discovery Bay for almost 15 years, and having an apartment building would be detrimental to our small town. There is only one way out of this part of town and adding traffic for that many people would be horrific! We do not have the emergency services or water to support that many people! Do you know, we do not even have a sheriff available to our area during the hours of 2am to 7am? In addition, the two elementary schools are already full with 25+ students to each classroom. I vote NO on any residential building in the town of Discovery Bay.

Respectfully,

Tina Koenig
5444 Riverlake Rd
Discovery Bay, CA 94550

From: [Susan Johnson](#)
To: ["D LUDWIG"; Supervisor_Burgis](#)
Cc: [aporter@todb.ca.gov](#); [kgraves@todb.ca.gov](#); [bgutow@todb.ca.gov](#); [mccallahan@todb.ca.gov](#); [cgraham@todb.ca.gov](#)
Subject: RE: #CDDP2203003
Date: Tuesday, April 5, 2022 5:52:00 PM

Dear Susan Ludwig,

I am confirming receipt of your letter and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: D LUDWIG <susan_don@comcast.net>
Sent: Tuesday, April 5, 2022 12:09 PM
To: Supervisor_Burgis <Supervisor_Burgis@bos.cccounty.us>
Cc: [aporter@todb.ca.gov](#); [kgraves@todb.ca.gov](#); [bgutow@todb.ca.gov](#); [mccallahan@todb.ca.gov](#); [cgraham@todb.ca.gov](#); Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: #CDDP2203003

Please see the attached. Thank you.

Susan Ludwig

SUSAN LUDWIG
5783 DRAKES DRIVE
DISCOVERY BAY, CA 94505

April 4, 2022

Supervisor Diane Burgis
3361 Walnut Boulevard #140
Brentwood, CA 94513
Supervisor_burgis@bos.cccounty.us

Board Members of the Town of Discovery Bay:
1800 Willow Lake Road
Discovery Bay, CA 94505
President Kevin Graves: kgraves.todb.ca.gov
Vice President Ashley Porter: aporter@todb.ca.gov
Director Bryon Gutow: bgutow@todb.ca.gov
Director Michael Callahan: mcallahan@todb.ca.gov
Director Carolyn Graham: cgraham@todb.ca.gov
Contra Costa County Department of Conservation and Development
Susan Johnson: susan.johnson@dcd.cccounty.us
Contra Costa County Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

To Whom It May Concern:

As a homeowner in Discovery Bay, I am writing to protest the proposed redevelopment of the property at Sand Point and Discovery Bay Boulevard as presented by Hoffman #CDDP22-03003.

Our crime rate is rising, including theft of catalytic convertors, mail theft from mailboxes, shoplifting, and threats of personal injury in our community to name just a few, with little or no assistance from our two deputies. If a crime occurs in the middle of the night, we must wait for deputies from outside our community to arrive.

Our schools are overloaded and there is always the consideration of more traffic and the lack of water, and fire department deficiencies as well as major infrastructure deficits, leading to a major quality of life change.

Where will the new residents from this project park? There is no public transportation in Discovery Bay, and an estimated 600 more vehicles at minimum, will have to find parking on the streets, leading to more traffic problems. The roads need repair, and there would be more traffic within our community, exasperating the problem. The number of

traffic accidents in this area increases, and fatalities increase as well, with more drivers racing to get ahead of other vehicles to try to travel on inadequate roads. This development will only add to the number of issues on Vasco Road and Highway 4. While the plans on lowering carbon emissions are being initiated, more cars on the road bringing people to Discovery Bay for jobs outside the area makes little or no sense.

I am not sure what is planned for the shopping center which is currently located on this property. Surely, 300 units will not fit on the vacant property. It would appear that the shopping center will be *replaced* by the proposed 300-unit apartments.

I would hate to presume, but it appears to me that logically, people should live close to their work. There is little to no industry or retail work in Discovery Bay. This type of high-density living would be best located close to industrial areas, or locations with a lot of retail, providing employment opportunities to the residents. If people move into these low-income high-density apartments, where will they find work, and if they do not find employment, what risks will follow for the community?

I wholly object to this project and look to you for your assistance in seeing that this project does not go forward.

Thank you for your time.

Susan Ludwig

SUSAN LUDWIG
5783 DRAKES DRIVE
DISCOVERY BAY, CA 94505

April 4, 2022

Supervisor Diane Burgis
3361 Walnut Boulevard #140
Brentwood, CA 94513
Supervisor_burgis@bos.cccounty.us

Board Members of the Town of Discovery Bay:

1800 Willow Lake Road
Discovery Bay, CA 94505

President Kevin Graves: kgraves.todb.ca.gov
Vice President Ashley Porter: aporter@todb.ca.gov
Director Bryon Gutow: bgutow@todb.ca.gov
Director Michael Callahan: mcallahan@todb.ca.gov
Director Carolyn Graham: cgraham@todb.ca.gov

Contra Costa County Department of Conservation and Development
Susan Johnson: susan.johnson@dcd.cccounty.us
Contra Costa County Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

To Whom It May Concern:

As a homeowner in Discovery Bay, I am writing to protest the proposed redevelopment of the property at Sand Point and Discovery Bay Boulevard as presented by Hoffman #CDDP22-03003.

Our crime rate is rising, including theft of catalytic convertors, mail theft from mailboxes, shoplifting, and threats of personal injury in our community to name just a few, with little or no assistance from our two deputies. If a crime occurs in the middle of the night, we must wait for deputies from outside our community to arrive.

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Where will the new residents from this project park? There is no public transportation in Discovery Bay, and an estimated 600 more vehicles at minimum, will have to find parking on the streets, leading to more traffic problems. The roads need repair, and there would be more traffic within our community, exasperating the problem. The number of

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I would hate to presume, but it appears to me that logically, people should live close to their work. There is little to no industry or retail work in Discovery Bay. This type of high-density living would be best located close to industrial areas, or locations with a lot of retail, providing employment opportunities to the residents. If people move into these low-income high-density apartments, where will they find work, and if they do not find employment, what risks will follow for the community?

I wholly object to this project and look to you for your assistance in seeing that this project does not go forward.

Thank you for your time.


Susan Ludwig

From: [Susan Johnson](#)
To: [Keith Koenig](#)
Subject: RE: #CDDP22-03003
Date: Tuesday, April 5, 2022 5:55:00 PM

Dear Keith Koenig,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Keith Koenig <keith.koenig@att.net>
Sent: Tuesday, April 5, 2022 5:31 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: #CDDP22-03003

To Whom It May Concern:

I am writing to oppose the building of any apartments, condo's or businesses on the property, at the corner of Riverlake Rd and Discovery Bay Boulevard in the town of Discovery Bay. We have lived in Discovery Bay for almost 15 years, and having any multi-family dwellings or more closed businesses would be detrimental to our small town. There is only one way out of this part of town and adding traffic for that many people would be horrific! We do not have the emergency services or water to support that many more dwellings and or people. The town does not have the necessary safety resources such as fire and police for the area already. The town fire department was closed many years ago and we typically do not even have one deputy patrolling the town. The current shopping center has been plagued with businesses unable to sustain any long term operations.

I vote NO on any multi-family or business building in the town of Discovery Bay.

Keith Koenig, RN BSN
Riverlake Road
Discovery Bay

From: [Susan Johnson](#)
To: [Nicole Key/USA](#)
Subject: RE: Discovery Bay Apartment Application: CDDP22-03003 & LP1602001
Date: Wednesday, April 6, 2022 11:27:00 AM
Attachments: [image001.png](#)

Dear Nicole Key,

The noticing period for County File #CDDP22-03003 will end on Monday, April 11, 2022 at 5:00pm. We have already received multiple requests for a public hearing. **However, no public hearing date has been set yet (especially since the noticing period does not end until next Monday).**

Per my conversation with the Records Research Department, the typical turnaround time for records requests is between 5 to 10 days.

I recommend contacting Will Nelson at your earliest convenience for more information.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Nicole Key/USA <Nicole.Key@cushwake.com>
Sent: Wednesday, April 6, 2022 11:08 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: RE: Discovery Bay Apartment Application: CDDP22-03003 & LP1602001

Hello Susan,

I appreciate you getting back to me and I will contact Will to see what information he can help me with. I am concerned that by requesting a records request with the form, that they turnaround time will not allow for the public to review the materials prior to the hearing dates. Generally this type of records request is for approved projects that are not subject to hearings. Also in my experience, project information is typically found as public records under pending projects on the agency websites so the public is informed.

Have a great day,

Nicole Key
Managing Director
Retail Services
CA License 01907567



Mobile: +1 408 422 3981
Direct: +1 209 425 3894
Fax: +1 209 644 7447
nicole.key@cushwake.com

3255 W. March Lane, Suite 230
Stockton, CA 95219 | USA

[CLICK HERE](#) FOR A MAP AND DETAILS TO MY LISTINGS

From: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Sent: Wednesday, April 6, 2022 10:55 AM
To: Nicole Key/USA <Nicole.Key@cushwake.com>
Subject: RE: Discovery Bay Apartment Application: CDDP22-03003 & LP1602001

External Mail

Dear Nicole Key,

You can view a copy of the General Plan Feasibility Study, Lot Line Adjustment application (CDLL22-00002), and Minor Development Plan Modification application (CDDP22-03003) by submitting a Records Research Request through our Records Division.

The following link will bring you to the Records Research Request Form:

<https://www.contracosta.ca.gov/DocumentCenter/View/1791/Records-Research-Request-Form-PDF?bidId=>

****There is a phone number on the form, which you can call, and they should be able to give you an idea regarding the typical turnaround time for records requests.****

In response to your other questions, please contact **Will Nelson** (will.nelson@dcd.cccounty.us / **925-655-2898**) with our Advanced Planning Division – he is assigned to the General Plan Feasibility Study for the project site (and will be able to provide you with additional information regarding any proposed development of the project site).

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Nicole Key/USA <Nicole.Key@cushwake.com>
Sent: Wednesday, April 6, 2022 8:25 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: Discovery Bay Apartment Application: CDDP22-03003 & LP1602001

Good Morning Susan,

I just tried to reach you but I am a concerned resident of Discovery Bay and wanted to see if I can get more information on the proposed apartment project at 1520 Discovery Bay Blvd. Although I am outside of the notice radius, I was able to get a copy of the notice that was sent out. I wanted to see if I can get a copy of the application and any supporting documents that were filed for the General Plan Amendment, Lot Line Adjustment and MDP modification for the proposed project.

I have been trying to find details of the project online but there is no information available. Furthermore I was trying to get the P-1 Specific Plan for Discovery Bay to further investigate permitted uses and what is required for the approval of the project, but there is no section under the county's website for this district. Since this project doesn't substantially conform with the General Plan, I am concerned that per the drafted notice dated March 31, 2022, if the public doesn't require public notice, that there will not be an opportunity for the community to fully understand the impact of the project on the community with regards to public safety, infrastructure capacity, etc.

I appreciate you taking the time to get back to me.

Thank you,

Nicole Key
Managing Director
Retail Services
CA License 01907567



Mobile: +1 408 422 3981
Direct: +1 209 425 3894
Fax: +1 209 644 7447
nicole.key@cushwake.com

3255 W. March Lane, Suite 230
Stockton, CA 95219 | USA

[CLICK HERE](#) FOR A MAP AND DETAILS TO MY LISTINGS

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Although we have taken reasonable precautions to reduce the risk of transmitting software viruses, we accept no liability for any loss or damage caused by this email or its attachments due to viruses, interference, interception, corruption or unapproved access.

Please see our website to view our privacy notice / statement.

April 3, 2022

Ref: Contra Costa County
Department of Conservation and Development

Att: Susan Johnson

I am writing and asking you not to allow the property address 1555 Riverlake Road and 1520 Discovery Bay Blvd to be modified and the minor development plan to be accomplished.

We have a very bad traffic problem on highway 4 as it is. To allow more of a problem is not what should be taking place until we have safer roads. My husband and I have lived in Discovery Bay for 35 years and drive highway 4 every day and it is already one of the most dangerous roads in California. Please consider my request. My phone number is 925-634-9921 if you would like to contact me.

Thank you,
Robert and Darlene Porter

April 4, 2022

Susan Johnson
Contra Costa County
Department of Conservation & Development
30 Muir Road
Martinez, CA 94553

Dear Ms. Johnson:

In regard to the Andrea Pedroncelli (Applicant) and Hoffman Holdings, LP (Owner) ~ County File #CDDP22-03003, for the building of 300 apartments in Discovery Bay, this is not a good idea and will prove to be bad for the town of Discovery Bay. We already have a difficult time with public services for residents and traffic just seems to be getting worse. Another 300-450 vehicles, especially at Riverlake Road and Discovery Bay Boulevard will be a logistical nightmare; not to mention there are two elementary schools just a block away.

I urge you to please vote NO.

Thank you.

Sincerely,



Grace A. Collins
5530 Edgeview Drive
Discovery Bay, CA 94505

4-4-22

CCC
Dept of Conservation & Development
Martinez, Ca

As a resident and homeowner in
Discovery Bay for over 40 years, I must
strenuously object to the current plans of
Hoffman Holdings and Angela Pedroncelli to join
properties located at 1535 Riverlake Rd and
1520 Discovery Bay Blvd.

The next plan is to develop heavy density
housing which is unacceptable to the area,
already lacking in police and fire protection,
and causing traffic and other problems in an
area of single family dwellings.
Not a good idea.

Janette Saak-Baehr
5670 Beaver Ln
Discovery Bay, Ca 94505

Roger DiFate
1770 SURFSIDE COURT
DISCOVERY BAY CA 94505
APRIL 4, 2022

TO: CC COUNTY
DEPT. OF CONSERVATION + DEV

ATT: SUSAN JOHNSON

DEAR Ms JOHNSON:

I HAVE LIVED IN DIS BAY FOR 25 YEARS
AND MY NEIGHBORS AND I A TOTALLY
AGAINST YOUR PROPOSEN DEVELOPMENT
OF LO RENT HOUSING # CDDP22-03003
ON RIVER LAKE RD.

OUR COMMUNITY HAS LIMITED SCHOOLS, ROADS
AND FACILITIES TO SUPPORT THIS DEVELOPMENT.
WE ARE NOT A DUMPING GROUND FOR THE COUNTY!
PLEASE PUT ME ON ANY INFO MAILING LIST
CONCERNING THIS PROJECT

YOURS TRULY

Roger DiFate rockfish62@YAHOO.COM

From: [Susan Johnson](#)
To: [Steven Griffiths](#)
Subject: RE: ANGELA (APPLICANT) AND HOFFMANN HOLDINGS, LP 9OWNER), COUNTY FILE #CDDP22-03003
Date: Thursday, April 7, 2022 9:21:00 PM

Dear Steven Griffiths,

I am confirming receipt of your letter and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Steven Griffiths <griffitts@sbcglobal.net>
Sent: Thursday, April 7, 2022 10:06 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: ANGELA (APPLICANT) AND HOFFMANN HOLDINGS, LP 9OWNER), COUNTY FILE #CDDP22-03003

Attached opposition letter.

Sent from [Mail](#) for Windows

Steven Griffitts
4832 South Point
Discovery Bay CA 94505
April 7, 2022

Susan Johnson
30 Muir Road
Martinez, CA 94553

**ANGELA (APPLICANT) AND HOFFMANN HOLDINGS, LP 9OWNER),
COUNTY FILE #CDDP22-03003**

I am writing this letter to strongly oppose this development plan in Discovery Bay. Since recently moving to Discovery Bay two years along, I have discovered an extreme lack of critical Contra Costa County Services, namely Police and Fire response. There are no CC Sheriff Deputies on duty at night in Discovery Bay. There is only one fire station for over 13,000 residents. A residential house fire on our street last year took over a twenty minute response for the fire department to arrive. In simple terms, there are not enough available services currently for the residents of Discovery Bay. Adding more residents to the area, especially the amount of residents which would occupy a high density apartment development is unacceptable. Not to mention other issues affecting the area which would come from such a development, lack of water resources and road congestion just to name two?

It is my understanding; this proposed development is also a low income affordable housing development. Although, I understand the need for affordable housing in California due the high cost of housing here, this development would be a detriment to the residents already residing here, as well as to any low income residents. In simple terms, there are no public transportation services available, and limited employment opportunities near Discovery Bay. There is only one small shopping center in Discovery Bay and certainly not within a safe walking distance from the proposed site.

The only benefit for this development in Discovery Bay would be to the developer. Please take these things into consideration and do not approve this plan.

Thank You,

Steven Griffitts

APRIL 6, 2022

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 MUIR ROAD
MARTINEZ, CA 94553
ATTN: SUSAN JOHNSON

RE: NOTICE OF INTENT TO RENDER AN ADMINISTRATIVE DECISION

COUNTY FILE #CDDP22-03003 – 1555 RIVERLAKE RD & 1520 RIVERLAKE RD

ANGELA PEDRONCELLI (APPLICANT) & HOFFMANN HOLDINGS. LP (OWNER)

DEAR MS. JOHNSON,

WE STRONGLY OPPOSE THE APPROVAL OF THIS APPLICATION FOR THE FOLLOWING REASONS:

- 1) We already have a severe water shortage.
- 2) Our Fire services are very poor for this Town.
- 3) Our Police services are very poor for this Town.
- 4) There is only one way in our Development and one way out which will result in massive traffic.
- 5) Not enough Schools & Teachers to support additional growth.
- 6) We don't need a 300 Low Income Apartments.

THIS IS OUR TOWN AND WE SHOULD HAVE THE OPPORTUNITY TO VOTE ON THIS.

THANK YOU,


GASTON GAZMURI

5730 GATEWAY COURT,\

DISCOVERY BAY, CA

(510-760-6950)

4/4/2022

To Whom It May Concern:

Subj: County File # CCDP22-03003

Regarding: Administration Decision to move lot line between two parcels in Discovery Bay and build Discovery Bay Apartments

My name is Rachel Dale and I live at 2061 Montauk Ct. Discovery Bay, CA 94505

My backyard faces the empty lot on Sand Point Rd.

I am 100% against having apartments being built on that small lot. These are my reasons:

- #1. I don't want to see 2 or 3 story apartments in my backyard.
- #2. This town of Discovery Bay does not have the infrastructure to accommodate 300+ apartments and the amount of people that it will bring and the cars and people that will constantly come and go.
- #3. If there was an emergency there is NO exit besides Discovery Bay Boulevard and people will be stranded.
- #4. The town is a resort style living with homeowners who care about their property. Renters don't care, it's a fact, they come and go and most the time crime will increase.
- #5. Rumor has it low-income apartments will be built. The Town of Discovery Bay does NOT have the Police, Fire or EMS to support this number of residents. The statistics show Low Income Housing brings more crime.

IF the owners of the property want to build, then build HOMES or CONDOS! We as a town do NOT want apartments. Allow people to buy a home, have pride in ownership and stay for years!

The Town of Discovery Bay and the owners of homes have strong opinions on this and would like the opportunity to speak to the County in opposition to this proposal.

Please let me know the time, location and day and I will be there to speak my feelings on the matter

Thank you,

Rachel Dale



925-759-4209

April 5, 2022

Susan Johnson
Contra Costa County
Department of Conservation & Development
30 Muir Road
Martinez, CA 94553

Dear Ms. Johnson:

In regard to the Andrea Pedroncelli (Applicant) and Hoffman Holdings, LP (Owner) ~ County File #CDDP22-03003, for the building of 300 apartments in Discovery Bay, this is not a good idea and will prove to be bad for the town of Discovery Bay. We already have a difficult time with public services for residents and traffic just seems to be getting worse. Another 300-450 vehicles, especially at Riverlake Road and Discovery Bay Boulevard will be a logistical nightmare; not to mention there are two elementary schools just a block away.

I urge you to please vote NO.

Thank you.

Sincerely,



Christopher P. Collins
5530 Edgeview Drive
Discovery Bay, CA 94505

RECEIVED on 04/07/2022 CDDP22-03003
By Contra Costa County
Department of Conservation and Development

mark dohren

5873 Drakes Drive
Discovery Bay, CA 94505

▶ **Contra Costa County**
Department of Conservation and
Development (Attention: Susan Johnson)

30 Muir Road
Martinez, CA 94553

Dear Susan:

The purpose of this letter is to express our strong opposition to the proposed apartment development as referenced in your notice.

The increased number of residents at this level would create a negative impact on the community in terms of traffic control, parking space and added demand on infrastructure such as sewer and water service. It would create an additional burden on our already limited law enforcement and fire protection resources.

As a long- time resident and property owner I feel that this type of development would not be in the best interest of the majority of members of the community.

I have not heard any current resident who has indicated a favorable response to this proposal. I hope you will give this matter serious consideration before making any decision.

Respectfully Submitted,



mark dohren

trisha dohren

5873 Drakes Drive
Discovery Bay, CA 94505

▶ **Contra Costa County
Department of Conservation and
Development (Attention: Susan Johnson)**

30 Muir Road
Martinez, CA 94553

Dear Susan:

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As a long- time resident and property owner I feel that this type of development would not be in the best interest of the majority of members of the community.

I have not heard any current resident who has indicated a favorable response to this proposal. I hope you will give this matter serious consideration before making any decision.

Respectfully Submitted,



trisha dohren

April 7, 2022

RECEIVED on 04/07/2022 CDDP22-03003
By Contra Costa County
Department of Conservation and Development

Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 99553

Attn: Susan Johnson


Re: ANGELA PEDRONCELLI (APPLICANT) AND HOFFMANN HOLDINGS, LP (OWNER), COUNTY FILE #CDDP22-03003.

I oppose the application hereby submitted by said parties for a lot line adjustment per #CDDP22-03003. Proper and sufficient disclosures have not been presented to any public parties as to the purpose, impact, details of any construction and the purpose at this time. There remains numerous questions about any proposed construction on these sites such as: traffic flow, parking, costs to any local residences, any benefit to the general homeowners and/of public, demolition of present structures and businesses, fire and police protection impact, visual impact, possible crime increases, drain on present utilities and sewer disposal, construction equipment effect on traffic, to name a few!

I own a commercial building across the street from these sites and I am very concerned as to how any construction or building changes may impact my property use and value not to mention our residence a few blocks away.

I am hereby requesting a **PUBLIC HEARING** in writing so that interested parties of Discovery Bay will be able to hear this proposal in detail as to the intent and plans thereon. Hopefully the interested Developer has the answers we need.

Jerry Becker
1501 Discovery Bay Blvd.—5780 Starboard Drive
Discovery Bay, CA 94505 Cell: (925) 451-6550



APRIL 7, 2022

CONTRA COSTA COUNTY
DEPARTMENT OF CONSERVATION & DEVELOPMENT
30 MUIR ROAD
MARTINEZ, CA 94553
ATTN: SUSAN JOHNSON

RE: NOTICE OF INTENT TO RENDER AN ADMINSTRATIVE DECISION

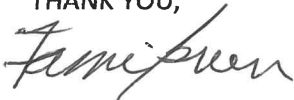
COUNTY FILE #CDDP22-03003 – 1555 RIVERLAKE RD & 1520 RIVERLAKE RD
ANGELA PEDRONCELLI (APPLICANT) & HOFFMANN HOLDINGS. LP (OWNER)

DEAR MS. JOHNSON,

WE STRONGLY OPPOSE THE APPROVAL OF THIS APPLICATION AND STRONGLY FEEL WE SHOULD BE
VOTING ON WHETHER OR NOT WE WANT THIS IN OUR NEIGHBORHOOD.p

- 1) We already have a severe water shortage.
- 2) Our Fire services are very poor for this Town.
- 3) Our Police services are very poor for this Town.
- 4) There is only one way in our Development and one way out which will result in massive traffic.
- 5) Not enough Schools & Teachers to support additional growth.
- 6) We don't need a 300 Low Income Apartments.

THANK YOU,



TAMI BREEN

1947 Dolphin Place

Discovery Bay, CA 94505

Contra Costa County
Department of Conservation and Development
Attention: Susan Johnson
30 Muir Road
Martinez, CA 94553

April 8, 2022

Regarding: Angela Pedroncelli & Hoffman Holdings LP – County File #CDDP22-03003

Dear Susan Johnson,

I received a notice to provide public reply to the Development Plan Request under Contra Costa County File #CDDP22-03003. As a current resident in Discovery Bay, I strongly disapprove the requested plot plan modification request.

The change in lot line adjustment on the parcel is the primary step to a much larger development plan that will hurt the town of Discovery Bay. The proposal after the plot lines are modified are to develop a major large multi-story, 150+ low income apartment structure. The implementation of approving this request would negatively affect the remote town of Discovery Bay in the following ways: emergency response, fresh water, sewer, road infrastructure, electrical, road infrastructure, and surely increase town crime.

Currently our Emergency Response (for both Police and Fire Department) is 30-40 minutes. The Contra Costa Sheriffs are wonderful, but **only** at the local **satellite** office at end of shift, and most of the calls require emergency personal to travel from the **Martinez** office. The local Fire Station was shut down in 2012 due to lack of tax resources. Since the closure of the Fire House, I have seen 7 homes burn to the ground due to the inability to access the remote town in a **timely** fashion. During the end of summer and spring our water quality and Salinity Content is not acceptable (nearly **500 ppm**) and **will kill any plants that cannot handle** the high salinity water. Adding 150+ units would add additional strain to our **already** challenged water supply issues. During summer months our town experiences rolling electrical **blackouts**, the addition of the **proposed** units will hinder our antiquated electrical grid and result in substantially more **blackouts**.

Our town of Discovery Bay is proud to be a smaller remote town. The addition of 150+ homes will add to the challenged road and Hwy infrastructure. Over 80% of the personal in our town travel out of town for work. Hwy 4 is only a small 2 lane Hwy with significant traffic in peak hours. Multiple times a year due to this Hwy there are head on fatality accidents, the addition of cars will surely increase the number of local fatalities. The proposal to add low-income housing makes sense in some locations, but NOT in Discovery Bay. The remote location of Discovery Bay without public transportation would challenge the residents to find work or require them to commute 15-40 miles. The additional car miles will surely add to our already challenged State Green House Gas issues. It is a known fact that with apartment complexes crime rate increases which will hinder; property values, school system, and that small town feeling which every local resident moved to the area to harness. We have a 3-year-old son and would not feel safe continuing to live in this town if apartments are added.

If the proposal to modify the parcel lines is approved, this will surely negatively affect the Town of Discovery Bay permanently. I urge you to take a trip out to Discovery Bay and understand the remoteness and small town feeling that this town portrays. I strongly request that you deny the application to modify the parcel lines.

Thank you for your time and consideration,



Joe Prunckle
2051 Montauk Court
Discovery Bay, CA 94505

From: [Susan Johnson](#)
To: [R.j. Mattson](#)
Subject: RE: Discovery bay apartments
Date: Monday, April 11, 2022 9:16:00 AM

Dear Russell Mattson,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: R.j. Mattson <mattsonplumbingco@gmail.com>
Sent: Saturday, April 9, 2022 7:54 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: Discovery bay apartments

Dear Ms. Johnson,

I am emailing you to voice my opposition to the building of an Apartment complex in the heart of discovery bay, this commercial housing project would be in a predominate single family owned housing township which is governed by a Community service district board.

This small town is not in a position to handle the traffic, police services and fire services which is already lacking, I believe the current response time for medical services is 19 minutes well into the survival time for a respiratory or heart attack emergency.

Our opposition is not solely based upon the above comments by the construction of supposedly low income housing within the Discovery Bay community will and would have a direct impact upon property values for those that have been able to invest in a home here.

The developer of this project is obviously interested in profits and not the community as a whole. The resulting outcome which normally happens with this type of development is generally sold off to a property management corporation leaving the home owners dealing with the aftermath since it is common knowledge that rental properties bring challenges to any community.

I urge you to vote NO approving any lot line adjustments or building permits for this type of commercial rental property.

Sincerely, RUSSELL MATTSON

OWNER OF MATTSON PLUMBING

From: [Susan Johnson](#)
To: [R.j. Mattson](#)
Subject: RE: Discovery bay apartments.
Date: Monday, April 11, 2022 9:16:00 AM

Dear Russell Mattson,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: R.j. Mattson <mattsonplumbingco@gmail.com>
Sent: Saturday, April 9, 2022 7:51 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: Discovery bay apartments.

Dear Ms. Johnson,

Ana and i are emailing you to voice our opposition to the building of an Apartment complex in the heart of discovery bay, this commercial housing project would be in a predominate single family owned housing township which is governed by a Community service district board.

This small town is not in a position to handle the traffic, police services and fire services which is already lacking, I believe the current response time for medical services is 19 minutes well into the survival time for a respiratory or heart attack emergency.

Our opposition is not soly based upon the above comments by the construction of supposedly low income housing within the Discovery Bay community will and would have a direct impact upon property values for those that have been able to invest in a home here.

The developer of this project is obviously interested in profits and not the community as a whole. The resulting outcome which normally happens with this type of development is generally sold off to a property management corporation leaving the home owners dealing with the aftermath since it is common knowledge that rental properties bring challenges to any community.

Ana and I urge you to vote NO approving any lot line adjustments or building permits for this type of commercial rental property.

Sincerely,

Russell mattson

I grew up in discovery bay and if you remove the area to build apartments it will destroy this place and everything good about it.

From: [Susan Johnson](mailto:Susan.Johnson@dcd.cccounty.us)
To: dhammett@comcast.net
Cc: "Kelly Hammett"
Subject: RE: Proposed Development for Discovery Bay Blvd at Sand Point
Date: Monday, April 11, 2022 9:16:00 AM

Dear John David and Kelly Hammett,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: dhammett@comcast.net <dhammett@comcast.net>
Sent: Saturday, April 9, 2022 8:16 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Cc: 'Kelly Hammett' <kelly.hammett@comcast.net>
Subject: Proposed Development for Discovery Bay Blvd at Sand Point

Susan Johnson, Planner II Contra Costa County Department of Conservation and Development 30 Muir Road, Martinez, CA 94553
[\(925\) 655-2870](tel:9256552870)

Dear Ms. Johnson,

Kelly and I are emailing you to voice our opposition to the building of an Apartment complex in the heart of Discovery Bay, this commercial housing project would be in a predominate single family owned housing township which is governed by a Community Service District board. This small town is not in a position to handle the traffic, police services and fire services which is already lacking, I believe the current response time for medical services is almost 20 minutes well into the survival time for a respiratory or heart attack emergency. Our opposition is not solely based upon the above comments by the construction of supposedly low income housing within the Discovery Bay community will and would have a direct impact upon property values for those that have been able to invest in a home here. What plans does the developer have for the increased traffic on Discovery Bay Blvd. and the already heavily congested two lane HWY 4?

The developer of this project is obviously interested in profits and not the community as a whole or the impact to the already strained service of the County. The resulting outcome which normally happens with this type of development is generally sold off to a property

management corporation leaving the home owners dealing with the aftermath since it is common knowledge that rental properties bring challenges to any community. Kelly and I urge you to vote NO approving any lot line adjustments or building permits for this type of commercial rental property.

Sincerely,

John David and Kelly Hammett
4445 Discovery Pt
Discovery Bay, CA 94505

From: [Susan Johnson](#)
To: [Nicole Lena](#)
Subject: RE: DB Apartments
Date: Monday, April 11, 2022 9:16:00 AM

Dear Nicole Lena,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Nicole Lena <nlena2004@hotmail.com>
Sent: Saturday, April 9, 2022 9:34 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: DB Apartments

Good Morning Susan,

I am writing to express my opposition of the proposed 170 unit apartment project in Discovery Bay. Hwy 4 is already very dangerous & we do not need 300 more cars on it. This project will compromise our quality of life & put tax dollars before lives. Pls do NOT approve this project!

Thank you,
Nicole Lena

From: [Susan Johnson](mailto:Susan.Johnson@dcd.cccounty.us)
To: ronmarie93@sbcglobal.net
Subject: RE: Proposed apartment complex within Discovery Bay
Date: Monday, April 11, 2022 9:16:00 AM

Dear Ron and Marie Wilson,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: ronmarie93@sbcglobal.net <ronmarie93@sbcglobal.net>
Sent: Saturday, April 9, 2022 8:31 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: Proposed apartment complex within Discovery Bay

Dear Ms. Johnson, My wife Marie and i are emailing you to voice our opposition to the building of an Apartment complex in the heart of discovery bay, this commercial housing project would be in a predominate single family owned housing township which is governed by a Community service district board. This small town is not in a position to handle the traffic, police services and fire services which is already lacking, I believe the current response time for medical services is 19 minutes well into the survival time for a respiratory or heart attack emergency. Our opposition is not only based upon the above comments but the construction of supposedly low income housing within the Discovery Bay community will and would have a direct impact upon property values for those that have been able to invest in a home here. The developer of this project is obviously interested in profits and not the community as a whole. The resulting outcome which normally happens with this type of development is generally sold off to a property management corporation leaving the home owners dealing with the aftermath since it is common knowledge that rental properties bring challenges to any community. We urge you to vote NO approving any lot line adjustments or building permits for this type of commercial rental property.

Thank you for your consideration.

Ron and Marie Wilson
2349 Newport Drive, Discovery Bay, Ca 94505

From: [Susan Johnson](#)
To: [Lauren F](#)
Subject: RE: Re Proposal for Apartments in DB
Date: Monday, April 11, 2022 9:16:00 AM

Dear Lauren Ferrara,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Lauren F <lferrara.2007@gmail.com>
Sent: Saturday, April 9, 2022 10:49 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: Re Proposal for Apartments in DB

Attn: Susan Johnson
Contra Costa County Dept of
Conversation and Development
30 Muir Road
Martinez, CA 94553

Dear Ms. Johnson:

I am a resident of Discovery Bay and own the property located at 2144 Cypress Point, Discovery Bay, CA 94505. I am writing in regards to the Angela Pedroncelli and Hoffmann holding for the building of 300 apartments here in Discovery Bay. It is my understanding that this apartment complex is to be for low income residents. If I am incorrect, many of my points below still apply.

Residents of Discovery Bay take pride in our small community and work together to keep it safe and an enjoyable place to live. For half of the residents, there is only one way in and one way out. That is through the use of Discovery Bay Blvd. For those of us who utilize the businesses off of Discovery Bay Boulevard and off Marina Road, as well as use of the marina and launch ramp itself, the only way to access them is DB Blvd. The thought of a 300 unit apartment complex being built in the middle of this thorough fare, is a living nightmare with no benefit to the current residents of the community. If these plans are realized, the nightmare will result in the following ramifications:

1) Traffic will back up in all directions (N, S, E, W). It won't matter what types of traffic control

signage and devices are used. Adding 300+ residents on DB Blvd will cause a tremendous and sickening amount of cars, boats, trailers, etc. on a very short roadway. Residents on the north end of DB Blvd. will experience significant delays in reaching highway 4 from their home to exit the community (to go to work, school, etc) or to return home, estimated at an extra 10-15 minutes.

2) Adding that many additional residents to a very small space will result in a huge spike in neighbor disputes due to a lack of parking, traffic congestion, living in close quarters, and resentment between the existing residents of houses and duplexes in DB and the residents of the apartment complex.

3) It is an indisputable fact that low income housing brings crime. I don't think anything more needs to be said about that. Many of our residents, myself included, moved here to escape the crime plaguing other cities.

4) A portion of the DB community has saved and sacrificed their whole lives in order to afford to live in such a nice community on the water. DB used to primarily be a retirement community OR for individuals with second homes. Recently there has been an influx in younger families moving in due to their ability to work remotely due to COVID. Although I know this is my particular political stance, I believe that not every community needs to include affordable housing. Some communities need to remain places for those who worked hard and earned their right to reside in such a place. Not that the communities are comparable, but no one is going to add affordable housing into elite neighborhoods throughout the US where the rich and famous reside. We may not be rich and famous, but that doesn't mean builders can come in and take advantage of us for not having the power and leverage to stop them. If this plan moves forward, the amount of resentment that existing residents will feel towards low income residents moving into a problematic and eyesore of an apartment complex will be tremendous and will never go away.

I ask that you Vote NO on this project. Should you have any questions please contact me.

Lauren Ferrara
2144 Cypress Point
Discovery Bay, CA 94505
408-624-6299

--

Sent from Gmail Mobile

From: [Susan Johnson](#)
To: [Lee](#)
Subject: RE: Discovery Bay apartments
Date: Monday, April 11, 2022 9:16:00 AM

Dear Leon Feret,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

-----Original Message-----

From: Lee <lferet@sbcglobal.net>
Sent: Saturday, April 9, 2022 11:49 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: Discovery Bay apartments

Ms. Johnson, concerning the apartment project in this small community with no first responder services, no public transportation, limited shopping, roadways that are overcrowded already, this is a small community with limited resources, really think this project out, it will be a disaster for this area. Please use common sense in this matter, do not allow this to happen, and yes I am a local resident from Discovery Bay, Thank you Leon Feret

Sent from my iPhone

From: [Susan Johnson](#)
To: "Trish Bubnis"
Subject: RE: DB development project
Date: Monday, April 11, 2022 9:16:00 AM

Dear Trish Bubnis,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Trish Bubnis <tbubnis24@yahoo.com>
Sent: Saturday, April 9, 2022 9:50 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: DB development project

Attn: Susan Johnson
Contra Costa County Dept of
Conversation and Development
30 Muir Road
Martinez, CA 94553

Dear Ms. Johnson:

I am a resident of Discovery Bay and own the property located at 2144 Cypress Point, Discovery Bay, CA 94505. I am writing in regards to the Angela Pedroncelli and Hoffmann holding for the building of 300 apartments here in Discovery Bay. It is my understanding that this apartment complex is to be for low income residents. If I am incorrect, many of my points below still apply.

Residents of Discovery Bay take pride in our small community and work together to keep it safe and an enjoyable place to live. For half of the residents, there is only one way in and one way out. That is through the use of Discovery Bay Blvd. For those of us who utilize the businesses off of Discovery Bay Boulevard and off Marina Road, as well as use of the marina and launch ramp itself, the only way to access them is DB Blvd. The thought of a 300 unit apartment complex being built in the middle of this thorough fare, is a living nightmare with no benefit to the current residents of the community. If these plans are realized, the nightmare will result in the following ramifications:

1) Traffic will back up in all directions (N, S, E, W). It won't matter what types of traffic control signage and devices are used. Adding 300+ residents on DB Blvd will cause a tremendous and sickening amount of cars, boats, trailers, etc. on a very short roadway. Residents on the north end of DB Blvd. will experience significant delays in reaching highway 4 from their home to exit the community (to go to work, school, etc) or to return home, estimated at an extra 10-15 minutes.

2) Adding that many additional residents to a very small space will result in a huge spike in neighbor disputes due to a lack of parking, traffic congestion, living in close quarters, and resentment between the existing residents of houses and duplexes in DB and the residents of the apartment complex.

3) It is an indisputable fact that low income housing brings crime. I don't think anything more needs to be said about that. Many of our residents, myself included, moved here to escape the crime plaguing other cities.

4) A portion of the DB community has saved and sacrificed their whole lives in order to afford to live in such a nice community on the water. DB used to primarily be a retirement community OR for individuals with second homes. Recently there has been an influx in younger families moving in due to their ability to work remotely due to COVID. Although I know this is my particular political stance, I believe that not every community needs to include affordable housing. Some communities need to remain places for those who worked hard and earned their right to reside in such a place. Not that the communities are comparable, but no one is going to add affordable housing into elite neighborhoods throughout the US where the rich and famous reside. We may not be rich and famous, but that doesn't mean builders can come in and take advantage of us for not having the power and leverage to stop them. If this plan moves forward, the amount of resentment that existing residents will feel towards low income residents moving into a problematic and eyesore of an apartment complex will be tremendous and will never go away.

I ask that you Vote NO on this project. Should you have any questions please contact me.

Trish Bubnis
2144 Cypress Point
Discovery Bay, CA 94505
925-408-5593

From: [Susan Johnson](#)
To: [Carol Kennedy](#)
Subject: RE: 170 Apartments in discovery Bay
Date: Monday, April 11, 2022 9:16:00 AM

Dear Carol Kennedy,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: Carol Kennedy <kcaroljean@aol.com>
Sent: Sunday, April 10, 2022 10:32 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: 170 Apartments in discovery Bay

Dear Susan,

I am writing to express my concern over this project. My first concern is that information regarding this project has been basically nonexistent. Being a homeowner very close to this project I find it only fair that you provide information in a timely fashion. What little information is available already looks like a nightmare. The last thing discovery Bay downtown needs is a three story rental building. We the homeowners would appreciate being notified well in advance to any meetings in this decision making process so we can voice our concerns and reasons why this is a horrible idea.

Thank you, Carol Kennedy, 5380 Emerald Court discovery Bay. 94505
[Sent from the all new AOL app](#)

From: [Susan Johnson](#)
To: [Bob Ferreira](#)
Subject: RE: 170 rental units in downtown discovery Bay
Date: Monday, April 11, 2022 9:16:00 AM

Dear Bobby Ferreira,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

-----Original Message-----

From: Bob Ferreira <bobbycando1947@yahoo.com>
Sent: Sunday, April 10, 2022 11:25 AM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: 170 rental units in downtown discovery Bay

Good Morning Susan

I am 100% against any and all construction in the middle of our town. We have enough rising crime as it is, in our small community. Additional housing means additional crime, as I have seen in cities.

I will do whatever is necessary to stop this insanity. I will solicit every veteran in Discovery Bay to stop this.

Thank you Bobby Ferreira
Bobbycando1947@yahoo.com Sent from my iPhone

From: [Susan Johnson](#)
To: [holly J king](#); king.andy@orbcomm.com
Subject: RE: RE discovery bay
Date: Monday, April 11, 2022 2:24:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Dear Holly King and Andy King,

I am confirming receipt of your email and have added a copy of it to the project file for County File #CDDP22-03003. We will notify you of future proceedings.

Respectfully,

Susan Johnson, Planner II
Contra Costa County
Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
(925) 655-2870

From: holly J king <ak5hole@sbcglobal.net>
Sent: Monday, April 11, 2022 2:08 PM
To: Susan Johnson <Susan.Johnson@dcd.cccounty.us>
Subject: RE discovery bay

Sent from [Mail](#) for Windows

From: [Andy King](#)
Sent: Monday, April 11, 2022 9:17 AM
To: ak5hole@sbcglobal.net
Subject: Letter

Contra Costa County Department of Conservation and Development
ATTN Susan Johnson
Susan.johnson@dcd.cccounty.us
30 Muir Road
Martinez, Ca.

In Regards to the Angela Pedroncelli and Hoffmann Holding for the building of

300 apartments here in Discovery Bay, this is not a good idea and we already have problems with taking care of the people we have here with limited public services. The roads are also too small for the current traffic and I could not imagine how much more traffic it would bring if this is approved. For the properties at 1555 Riverlake Road and 1520 Discovery Bay Blvd, I ask you to vote NO.

Thank You,

Andy King

Account Manager

M: +1.408.422.4061

O: +1.571.394.2373

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County Costa County

4/2/2022

Department of Conservation and Development

30 Muir Road

Martinez, Calif. 94553

RECEIVED on 04/13/2022 CDDP22-03003
By Contra Costa County
Department of Conservation and Development

Attn: Ms. Susan Johnson

Dear Ms. Johnson

As a resident of the Township of Discovery Bay I am vehemently opposed to the minor development plan modification under consideration by Contra Costa County County file #CDDP22-03003

Construction of additional housing units , on Discovery Bay Blvd. and Sand Point Road, means adding more density and traffic to an already overcrowded corridor on Discovery Bay Blvd. This sets a dangerous precedent for future buildings.

Discovery Bay has had substantial growth with little or no improvement to the Town's infrastructure. Additional housing units will increase traffic and vehicle concerns which will add to congestion and pose a hazard to elementary school children and individuals living in this area and crossing this busy intersection. This adds to the existing congestion with neighborhood vehicles for residences, school buses, delivery vehicles and delivery trucks. Increased traffic along with on-street parking will jam the entire subdivision.

It is my understanding that the proposal involves additional low rent housing as well as apartments! Discovery Bay already has section 8 housing units for lower income persons. Additional low-income housing will bring down our property values and tax an already stressed Sheriff and emergency responders to Discovery Bay. At present we have no Sheriff patrols in Discovery Bay in the early hours and Co.Co.County Fire response is also stretched.

Speaking for myself I worked long and hard to uplift myself from living in the City of Richmond, with its high crime and poverty rate to finally affording to relocate to a safe area free of congestion and poverty and now I am told that those who are not a part of this community will make a decision that could have a negative effect on both property values as well as our standard of living.

Adding apartments creates a transit community where most residents have little or no involvement in community activities and in most case impact a community in a negative sense. Consideration also needs to be given to traffic flow, additional Sheriff patrols, and our property values.

This development has many short and long-term deleterious impacts on the numerous species that already call this place their home. Light pollution from the surface parking lot will disrupt reproductive and roosting patterns of endangered species that live here. Runoff from the parking lot affects sensitive species such as salamanders. Bird and Bat strikes into the glass of the multi-story building will also occur. All of this is cause for alarm!

There are solutions! Work within the use and policy provisions of the Official Plan. Provide individual housing with heights of no more than two stores, provide underground parking and direct traffic entering/exiting onto Discovery Bay Blvd..

The owner of this property has made no real attempt to maintain this vacant lot over the years and has every right to want to make improvements to benefit them financially. It is a shame that they are not considering those of us who call Discovery Bay our home and have spent both time and money in trying to keep this Township as a community.

Would you or any member of the Department of Conservation and Development want low-income housing to come to the very heart of your community? Would any of you want the additional congestion and destruction of your standard of living to be impacted just for the greed of another?

Our neighborhood is united in opposing these proposed planning rule changes and keeping our Protected Wetlands safe. We are also united in the need for affordable housing which does not negatively affect existing healthy neighborhoods and local wildlife.

Respectfully;

Ed and Mary Anne Loyd

2225 Sand Point Road

Discovery Bay, CA. 94505

April 6,2022

To: Susan Johnson
30 Muir Road
Martinez,CA 94553

From: Carlyle Terry
2266 Sand Point Road
Discovery Bay Ca 94505

Dear Ms Johnson,

I am a resident of Discovery Bay and writing you with my concern for the proposed Development at the corner of Discovery Bay Boulevard and Sand Point Road. I am told it will be a large apartment complex. There re a few problems with this project 1. The large number of people and cars that it will bring even more congestion to that corner. 2. The lack of adequate fire and police services we are already dealing with. The townships limited sewer and water infrastructure and other services. I understand the county has a need to provide affordable housing. My question is shouldn't that housing be in an area closer to employment opportunity's to cut down on long commutes and less greenhouse gas emissions.

Cordially Yours,

Carlyle Terry

[EXTERNAL] ccc

Maria Nelson <maria.nelson62@yahoo.com>

Sun 4/10/2022 4:47 AM

To: Nelson, Maria <maria.nelson01@store.lowes.com>

EXTERNAL SENDER

RECEIVED on 04/13/2022 **CDDP22-03003**
By Contra Costa County
Department of Conservation and Development

Dear Ms. Johnson,

I am writing this letter opposing the up-and-coming application review for Angel Pedroncelli and Hoffman Holdings, LP County File #CDDP22-03003. I have been a long-time resident of Discovery Bay. Well over 30 years and I have witness changes in our community. They have been welcoming as there hasn't been a lot of change but more traffic and people moving into our safe and beautiful community. I have raised my two children here without fear of what is happening in other areas of east Contra Costa Counties. This is still a place where you can leave your packages on the porch and know it won't be stolen. We still have friendly neighbor relationships and look out for one another. You could say this is a bedroom community that is close in nature.

In the proposed area for the low-income housing is where I live. I am in the townhouses that is written about in the proposal. It is in fact, the field closest to my unit. I enjoy the peacefulness of the community I live in. Almost no crime, peaceful and respectful area. We have many retirees in our little community. I happen to be on the BOD of the HOA here in our community and we are underway in a project to better our units and ground. We take much pride in what our achievements are and our future projects. In Discovery Bay, we are community that enjoys life, and we enjoy our privacy.

After reviewing the plan, I am upset that this could even be considered in such a small town. This is by far NOT a low-income area and as a resident here I do not want to see our community become a dumping ground for those who unfortunately struggle with the cost to live in California. The noise issues alone will be a problem. The potential rise in crime will be an issue and I for one will not tolerate the behavior that I have witnessed in such apartment settings. I work in an area in Brentwood that is full of crime and deceiving behavior. Every day I watch what Brentwood is becoming due to the overflow of residents from Antioch and Oakley. I would have never thought it would happen in Brentwood, but it is. Now the idea of a low-income project happening in Discovery Bay, it's mind boggling. I'm not stating that all low-income is bad and has a terrible reputation, but from what I have seen, it's not goo either.

Next my concern is that there is only one way into Discovery Bay. Before covid hit, there was an annual bike race that takes place here and the traffic must be stopped for the bike riders to cross the road safely. Just this VERY simple task created a huge traffic jam. Can you imagen adding 133 MORE parking spaces for all of the residents in the area. Can you imagen if there was an emergency and we needed to evacuate? This town was not built to handle all this traffic. We are a small town that still has a Christmas parade. We have movies in the park on Friday family night. We enjoy the water ways of the delta. I can see with this proposal all of that going away. Higher crime, not feeling safe in our community, anxiety over wondering if our properties are safe. We live here because it gives us the sense that we are not in a city, and we are tucked away in our own little sliver of paradise. Please do not destroy that for this community.

Because of this proposal, the community has become nervous and anxious. We are concerned that if this goes through that you will be bringing trouble into our little town. I for one will be miserable as I will have to look and live directly in the path of this monstrous building. I can only image the construction, cinderblock walls and noise that this will bring. The disruption of my quiet home will be gone. The reason why I love living here gone. This building will be an eyesore each day that I must come and go to work. You are truly taking what this community is and ruining it. It's like putting a high rise building in a Gold Miners Town. Unbelievable.

Conclusion, the purpose of this letter is to put some life into what this will affect. It is not helping those who live here and are established here. Just because we are close to HWY 4, Bart and other communities doesn't mean you come in a destroy our community. There are plenty of other spaces to build. Our little town can not handle the traffic nor the population. I oppose this petition and know that my fellow community and community leaders will agree, this is a bad decision.

Respectfully,

Maria Nelson

Long time resident of Discovery Bay, CA

Susan Johnson,

Please abandon any plans
to build apartment in Discovery Bay.

I think first and foremost its an
Infrastructure concern. My personal
opinion is there are too many homes
here already. I am a home owner and
I pay taxes on time...

Please no apartments

Sincerely,

Andy Fairo