

James & R. Jean Taylor
421 Rolling Lane
Alamo, CA 94507
PH: (925) 837-0912 FAX: (925) 837-2666

SENT VIA FEDERAL EXPRESS

Community Development Department
651 Pine Street
North Wing, 4th Floor
Martinez, CA 94533

February 11, 2004

ATTN: **Dennis M. Barry, AICP, Community Development Director**
Ruben Hernandez, Project Manager
Robert Drake, Principal Planner
Silvano Marchesi, County Counsel

FROM: **James & R. Jean Taylor**
Shareholders Round Hill Golf & Country Club
Members Round Hill Property Owners Association

SUBJECT: **County File#VR031032**

RE: **July 1, 2003 – Notice from Community Development Department**
Hal Reiland (Applicant) and Hal Reiland & Round Hill Enterprises (Owners),
County File#VR031032: A request for approval of the following entitlements on the two adjacent parcels has been requested:

- **#76 St. Andrews Lane**
 1. Approval of VARIANCE to allow the establishment of an access road requiring the construction of a retaining wall ranging from 3-FEET in height to 15-FEET in height with 0-FOOT SECONDARY FRONT SETBACK (minimum 20-feet-required) and a 4-FOOT SIDEYARD (minimum 10-feet-required).
 2. Approval of a TREE PERMIT to allow the REMOVAL of 6 OAK TREES, ranging in diameter from 10 to 24-inches and to allow WORK within the DRIPLINE of 7 OAK TREES ranging in diameter from 8 to 50-inches for the construction of an access road and new single family residence.
- **7th Fairway, Round Hill Golf Course**
 1. Approval of a VARIANCE to allow the construction of an access road requiring the placement of a retaining wall up to 4-FEET IN HEIGHT with a 0-foot sideyard (where 10-feet is required).

January 23, 2004 Filed by Community Development Department
Notice of Public Review & Intent to Adopt a Proposed Negative Declaration

The subject properties are located in the Alamo area, at #76 St. Andrews Lane and the 7th Fairway of the Round Hill Golf Course (APN: 193-690-062 and 193-470-025) (Zoning: R-15) (Census Tract: 3461.02).

As shareholders in Round Hill Golf & Country Club and Property Owners along the two adjacent parcels identified in these two notices, we object to the NOTICE OF PUBLIC REVIEW & INTENT TO ADOPT A PROPOSED NEGATIVE DECLARATION filed by the Community Development Department on January 23, 2004.

Comments for the necessity of an **Environmental Impact Report** as follows:

1. The proposed project will have a significant effect on the environment and an EIR is necessary.
2. NATURAL RESOURCES – Multiple native oak trees protected by the County Tree Ordinances are abundant in this area. The Tree Survey and Preservation Report required by Contra Costa County contained in the subject file supports the necessity of an EIR to protect the native oak trees and their drip lines. The California Oak Foundation has written a letter contained in the subject County File supporting the protection of these oak trees and the necessity of an EIR.
3. AESTHETICS – The proposed project will have a substantial adverse effect on a scenic vista. It substantially degrades the existing visual character of the site & its surroundings. Light reflecting off the home and automobiles along the access road will create a glare and effect golfers along the 7th Fairway and adjoining property owners in the area.
4. BIOLOGICAL RESOURCES – Without an EIR there is no way of knowing whether or not this proposed project will adversely effect protected endangered species of wildlife and plants existing on this hillside.
5. CULTURAL RESOURCES – An EIR would identify any adverse change on cultural resources located on this property, known as #76 St. Andrews Lane.
6. GEOLOGY & SOILS – An EIR by an expert in this field will determine whether the access road will subject this hillside to substantial soil erosion and loss of top soil to create a major landslide, and jeopardize the 7th Fairway of Round Hill Country Club.
7. HAZARDS & HAZARDOUS MATERIALS – Construction of the access road to a single family residence will necessitate the ingress and egress of such hazardous materials as defined by the local garbage authority.
8. HYDROLOGY & WATER QUALITY – Landscaping requirements to support vegetation on a 2.7 acre property could substantially be a source of polluted runoff from materials used to sustain the aesthetic quality of this single family home.
9. LAND USE & PLANNING – This property is not in an urbanized area. Lot 154 is surrounded by golf courses and extensive open spaces.
10. MINERAL RESOURCES – The subject property is not in an urbanized area, and mineral rights are reserved by title for the original developer. It is unknown whether or not these mineral rights could or might be enforced.
11. NOISE – The establishment of a new single family residence across this access road cannot be assessed at this time as to whether the noise will rise above accepted levels outlined in the County General Plan.

12. The continued reference to this property as existing in an urbanized area is inappropriate.
13. PUBLIC SERVICES – The establishment of a single family home will have a significant impact on the public services within the County by increasing the necessity of firefighters fighting potential wildfires on this incendiary hillside, as well as the requirements for the East Bay Municipal Utility Water District to supply water to this large home and maintenance of this 2.7 acre hillside.
14. TRANSPORTATION & TRAFFIC – The proposed access road will be challenged that its starting point should be at the beginning of St. Andrews Lane, a private non-conforming road, rather than the end of St. Andrews Lane as currently proposed.
15. UTILITIES & SERVICE SYSTEMS – An EIR will establish the assurance that polluted water will be treated before entering the drain system, and will not have a significant adverse effect on the environment.

In conclusion, the construction of a new family residence and access road on #76 St. Andrews Lane will have a significant impact on the environment.

In addition, we formally request the County postpone the scheduled hearing of February 23rd, until the misrepresentation of ownership and irregularities contained in the subject County file have been clarified.

In a letter dated January 2, 2004, to members and shareholders of Round Hill Country Club, President Pete Davis on behalf of the Round Hill Enterprises Board of Directors severed the co-sponsorship with Hal Reiland of the VARIANCES requested on the 1st Notice dated July 1, 2003:

“Round Hill Enterprises, its Board of Directors and its management have no relationship with the Reilands or their corporation other than Club to member and Club to neighbor.”

Any hearing conducted on these adjacent parcels would be premature.

James & R. Jean Taylor
Shareholders, Round Hill Golf & Country Club
Members, Round Hill Property Owners Association