

To: Planning Commission, Contra Costa County

Re: Appeal

12/1/22

CONTRA COSTA COUNTY

2022 DEC -1 PM 3: 54

APPLICATION & PERMIT
CENTER

This is an appeal to the decision to approve the Insurance Auto Auction expansion, file # CDDP18-03005, to proceed as requested, from November 21, 2022. My name is Ellen Bulla and I am a resident and the secretary of the Sycamore Court Home Owners Association (HOA). Our seven Tudor homes were built in 1930, long before any of the local industry was established or expanded. We would like to request someone come actually see our properties and their relation to the southern border with the proposed site. We have a unique community and would like to maintain it to a reasonable degree, despite the expansion of the Auto Auction. The expansion of the Auto Auction will most definitely decrease our property values, as currently the property to the north of us is open acreage with numerous large trees of which 41 of the code protected trees will be cut down.

We in Sycamore Court believe that the proposed landscaping plan is insufficient for adequate noise control, and screening, and will most definitely affect our daily quality of life. We would like to see consideration for a more extensive buffer zone on the south side of the property providing more noise control than proposed landscaping.

We also feel not enough consideration is being given to the visual impact in front of #8 Sycamore Ct. The front door of #8 Sycamore court owned by Anton Shelton, faces directly onto the property in question and the front door is only approx. 34 feet from the property line. The rear bedroom is only approximately 12 feet from the property line. The elevation of the ground on our property is approx. 2 1/2 feet higher than the Auto Auction's at the property line. Therefore, the proposed 6 ft. high fence would only provide approximately 3 1/2 to 4 ft height between Mr. Shelton's front door/ yard and the 10 additional acres of damaged cars. A picture of the view from Mr. Shelton's front door into the property, is attached. There is no doubt that this extended parking lot will adversely affect Mr. Shelton's property value.

We believe that there WILL be increased noise of the delivery and maneuvering of the additional 1,136 cars by "18 wheelers" bringing vehicles to and from the facility. Perhaps a tall "sound wall" is in order. We understand that this property is owned by the auto auction, but we would like to request that they consider our property as good neighbors and reconsider the current landscaping plan, and redesign the South side of the proposed 10 acres with sufficient height, depth and thickness so that the residents of Sycamore Court will not be so adversely affected. We would like to see additional larger plantings, particularly in front of property #8 for less destruction of his view.

The parties representing the auto auction indicated they were open to doing whatever is necessary to maintain good relations with the county and adjacent residents. We would also like to request the current plans be revised to include the use of native trees and shrubs only, particularly due to the fact we are within one mile from the Delta and Suisun Bay.

Also, we would like to have the owners consider maintaining at least the native California Live Oak tree and several of the California peppers as sound and visual barriers for the residents to the east of the property. When the Bay Point MAC (Municipal Advisory Committee) reviewed the original plans, they stated that they could not approve the cutting down of the 41 code protected trees.

We hope you will consider these concerns and be willing to review them in a different light. We are open to working with the owners, engineers and landscapers to make this a mutually beneficial end result. Thank you in advance.

Ellen Bulla, secretary

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