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GRANT FARRINGTON, PLANNER II  
COMMUNITY DEVELOPMENT DIVISION  
CONTRA COSTA COUNTY,  
DEPARTMENT OF CONSERVATION & DEVELOPMENT  
30 MUIR RD.  
MARTINEZ, CA, 94553

RE: COUNTY FILE # CDDP18-03005

2777 WILLOW PASS RD BAY POINT, CA.  
ASSESSOR PARCEL # 098-240-031

MY NAME IS LARRY ESTES  
1 SYCAMORE COURT BAY POINT, CA. 94565  
I AM A CO-OWNER OF 1 SYCAMORE CT.  
WITH MY MOTHER, BARBARA ESTES, 87  
YEARS OLD & HAS LIVED HERE SINCE 1964.  
I AM THE PRESIDENT OF SYCAMORE COURT  
HOMEOWNERS ASSOCIATION. I AM  
WRITING ON BEHALF OF ALL 7 HOMEOWNERS.

THE HOMES WERE BUILT IN THE  
EARLY 1930's FOR THE DEPT. HEADS OF  
THEN SHELL CHEMICAL & THE PLANT WAS  
NEXT DOOR & WAS ACCESSIBLE BY CAR OR  
PEDESTRIAN TRAFFIC TO THE NORTH END OF  
THE COURT. THAT ACCESS IS NO LONGER  
ACCESSIBLE. THERE WAS NO ACCESS ROAD  
ALONG THE CRITERION/SHELL FENCE LINE TILL

THE AUTO AUCTIONS GROUP GOT PERMISSION TO BUILD @ THE SITE THEY NOW OCCUPY NORTH OF SHELL TO THE RAILROAD RIGHT-OF-WAY.

SINCE ITS INCEPTION, WE'VE HAD PERSONS VANDALIZE OUR FENCING & ACCESS OUR PROPERTY AS WELL AS ILLEGAL DUMPING. THE NOISE FROM TRUCKS IN/OUT ALL DAY LONG IS BAD. THERE IS ADDITIONAL TRAFFIC OF PERSONS TRYING TO ACCESS THIS AUTO AUCTIONS YARD. I PERSONALLY HAVE HAD SOMEONE CUT THE CYCLONE FENCING & STEAL MY PIPE RACK OFF MY PICKUP TRUCK! THIS HAPPENS BECAUSE OF THE ACCESS RD. VERY FEW ISSUES PRIOR TO THE AUTO AUCTIONS SITE BEING DEVELOPED. I HAVE PERSONALLY WITNESSED TOW TRUCKS & PERSONS TRYING TO ACCESS THE AUTO AUCTIONS SITE BY ENTERING OUR SYCAMORE CT. WHICH IS POSTED PRIVATE PROPERTY SYCAMORE CT. IS NOT A PUBLIC THOROUGHFARE, IT IS PRIVATE PROPERTY! WE 7 HOMEOWNERS MAINTAIN THE SITE, STREET, GARAGES, LAND, LIGHTING, ETC. WE "DEAL" WITH WHAT WE HAVE NOW!

NOW, TO HAVE MORE OF THIS & CLOSER, RIGHT UP TO THE FENCE LINE IS INSANE!

THIS PROPOSED DEVELOPMENT WOULD

AFFECT OUR PEACE OF MIND, QUALITY OF LIFE, AFFECT OUR PROPERTY VALUES NEGATIVELY ; THE PROBABILITY OF MORE NOISE, EXHAUST FUMES, GROUND CONTAMINATION, WITH OIL & FLUID LEAKS, LIKELIHOOD OF RODENTS USING THE CARS AS SHELTER.

I DON'T SEE AN UPSIDE TO THIS AT ALL FOR THE ADJOINING PROPERTIES INCLUDING THE NEIGHBORS ON THE WEST SIDE OF NORTH BROADWAY!

KNOWING THE PROBLEMS WE DEAL WITH ALREADY, DO YOU PERSONS / BOARD MEMBERS WOULD WANT THIS DEVELOPMENT NEXT TO YOU & YOUR HOMES & FAMILIES? IT'S TOUGH TO LIVE IN BAYPOINT! WE TEND TO GET ALL THE UNDESIRABLE STUFF AS WELL AS CHALLENGED PEOPLE TO MAKE LIVING HERE ARDUOUS.

IT SOUNDS TO ME LIKE THIS APPLICATION FOR DEVELOPMENT COULD BE BETTER SERVED BY LOOKING AT ANOTHER SITE THAT HAS NO NEIGHBORS & GREAT ACCESS. I RECOMMEND THE LAND @ NICHOLS RD., WEST OF SHORE ACRES. 2 CHEMICAL PLANTS HAVE NOW VACATED, A TRUCKING - FIRM IS OCCUPYING SOME LAND & ON THE WEST SIDE OF NICHOLS RD. IS THE NAVY PROPERTY.

NO NEIGHBORS TO HARM, NO  
PROPERTY VALUES TO AFFECT, GREAT ACCESS  
& ONLY 2 MILES OR LESS TO THIS SITE.  
MAKE ALL THE NOISE YOU WANT.

I BELIEVE IT WOULD BE PRUDENT  
FOR THIS BOARD TO OFFER / DIRECT THIS  
ALTERNATIVE FOR AUTO AUCTIONS.  
I DON'T SEE A BAD SIDE TO THIS IDEA.  
ACTUALLY, I WISH THEY WOULD MOVE  
THEIR WHOLE OPERATION TO NICHOLS RD.  
NOW, THAT IS A GREAT USE OF VACANT  
AVAILABLE LAND.

I UNDERSTAND WE AS A COMMUNITY  
NEED TO SUPPORT BUSINESS / PRIVATE ENTERPRISE  
FOR JOBS & TAX BASE.

IN CLOSING, WE 7 SYCAMORE COURT  
HOMEOWNERS ARE AGAINST ANYMORE  
DEVELOPMENT, ESPECIALLY AUTO AUCTIONS  
& THEIR LIKE!

RESPECTFULLY SUBMITTED,

LARRY W. ESTES  
1 SYCAMORE CT. (PRIVATE PROPERTY)  
BAYPOINT, CA. 94565

925-768-0698

CORVETTE\_ESTES @ YAHOO.COM

Larry W. Estes



Department of Conservation and Development  
30 Muir Road  
Martinez CA 94553

11/17/2021

Attn. Grant Farrington Planner II

Re: Expansion of Automobile Storage Facility  
2770 Willow Pass Road Bay Point CA 94565

The Proposed mitigated County File No.CDDP18-03005 shows that there will be a Number of 39 Code-protected trees that will be removed to make way for more ingress and egress access. That means more traffic, both from delivery flat-bed trucks and towing vehicles. not to mention the general public and employees that will be on the premises. As a homeowner who has lived adjacent to this area for 26 yrs. this is concerning and unacceptable. The applicant of this business doesn't even reside in the State. This move is about profit and not quality of life and conservation.

The initial Environmental study identifies the areas, we as homeowners are concerned about the **Aesthetics, Biological resources** and **Hydrology/Water Quality**. There is an underground drainage system that borders our property- line and the road to the current facility, a few weeks ago the lines over flowed and part of the area flooded on to the main street and closed part of Willow Pass Road. The expansion will certainly not improve this, if anything the pollutants from the used vehicles will add more pollution and contamination of our waterways to the river.

I hope the Community Developers take some of this information to heart when granting approval on this Proposal. It certainly isn't a win for us homeowners, is are Property Values going to increase? How about our Property taxes , how will they be affected ? Lastly, is our **Quality of Life** going to improve having this Auto Auction Company right in our backyard ? You should know the answers to all of the above.

Respectfully,



Edward and Christina Swan  
5 Sycamore Court  
Bay Point CA 94565  
925 698-0203 or 925 203-0272

Anton Shelton  
Property Owner  
8 Sycamore Ct.  
Bay Point CA, 94565

11/18/2021

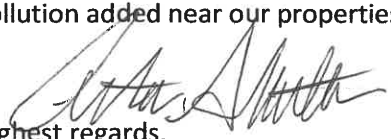
Department of Conservation and Development  
Grant Farrington  
Planner II  
30 Muir Road  
Martinez, CA 94553

County File No. CDDP18.03005.

The proposed facility location spans (Parcel No. 098-270-004-9) my two-story property's front door, front, side and rear yard as well as all bedrooms and living space windows. I do not approve of the expansion of 2770 Willow Pass Road Bay Point, CA 94565 Assessor Parcel No. 098-240-031.

I do not agree with the expansion due to environmental and noise pollution, as well as the eyesore. This will impact my family and neighbors in multiple ways. My family of 5 consist of students who are in school virtually from home, a toddler who takes daily naps and my spouse who also works virtually from home for the school district. As a Fire Fighter my days off also takes place during the week and must not suffer these interruptions. Environmentally we are distressed to find that this will be in our front yard and could have potential adverse impact on any level. Lastly this will lower my property value, as well as the other tenants potentially affected by this.

Henkel is the other property located near the proposed facility and in the distance the noise and air pollution currently impacts us currently. We do not agree to have additional potential run off of pollution added near our properties.

  
Highest regards,

Anton Shelton  
415-867-0043