

From: susanover@comcast.net
To: [Christina Kelleher](#); syd.sotoodeh@dcd.cccounty.us
Subject: RE: San Pablo Dam Road-La Honda Road Storm Drain and Slide Repair Project - CONCERNS
Date: Friday, June 26, 2026 2:56:12 PM
Attachments: [Updated Concerns regarding SPDR-La Honda Rd Storm Drain and Slide Repair Project SO v2.pdf](#)

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Dear Christina Kelleher and Syd Sotoodeh and Whom the construction project may Concern,

I submitted the concerns below about the San Pablo Dam Road – La Honda Road Storm Drain Repair Project earlier. I would now like to offer some recommended mitigation suggestions.

1. Provide light-blocking fencing of at least 6 feet in height on the two sides of the construction area abutting San Pablo Dam Road and La Honda Road (ideally down to the intersection with La Honda Bridge and substation). Consider a gate with a push-button lock for access to the county land parcel and bench on the retaining wall. This would specifically address the light impacts from automobile traffic on the two roads into the back and side yards of properties abutting the construction parcel.
2. Replant a significant percentage (30%) of mature trees (over 5 feet) to return the noise dampening effects of the current foliage. Ensure that the new trees and underbrush are well watered and maintained so that the growth returns to its previous levels of density and health.
3. Renew the assessment related to wildlife species and habitats to include the protected species mentioned below, and to discover mitigation strategies to reduce harm to existing nests and wildlife use.
4. Ensure re-planting and maintenance of this planting until mature growth of trees results in recovering the density and quality of forest and wildlife land. Wildlife access is still maintained at the creek itself. (Other side of creek from La Honda bridge is open to wildlife with no fencing.)
5. Communicate with impacted property owners regarding peak times of construction noise. This will impact home offices and use of back and side yard spaces.
6. Provide for two-way traffic on La Honda Road between the bridge and San Pablo Dam Road, despite construction staging zone. This could be achieved with a stop sign on both sides with good signage.
7. Ensure that La Honda Road light at San Pablo dam road is lit and functional to reduce potential of cars blindly hitting staging area.
8. Consider adding a night-time low street-light right at the substation and the La Honda Bridge so that cars in both directions can accurately traverse the narrow bridge (despite lane alterations due to staging area). This light would greatly improve safety of cars and pedestrians on bridge.
9. Utilize county resources to work out ways to reduce use of this stretch of La Honda Road for illegal dumping. Perhaps a camera faced upwards from bridge or substation to that stretch of road would be a deterrent?

Thank you for consideration of these ideas to mitigate the impacts of this

county project.

Homeowner, 5134 La Honda Road, El Sobrante, CA
Submitted Friday, June 26, at 2:50pm

Susan Overhauser
susanover@comcast.net
510-672-2986

CONCERNS regarding SAN PABLO DAM ROAD-LA HONDA ROAD STORM DRAIN AND SLIDE REPAIR PROJECT:

Removal of over 65 trees will result in a major change impacting aesthetics, wildlife, light exposure and sound.

Impact on noise levels: The NMD report did not examine the impact of the proposed project on automotive traffic noise levels from San Pablo Dam Road into the La Honda Bowl area. Tree and plant growth provide significant noise protection to homes on La Honda Road. Loss of 67 trees will significantly reduce the noise-dampening effects of existing vegetation particularly to adjacent lot parcels. A new proposal needs to be drawn up which will ensure FULL revegetation of the area including a significant percentage of full mature trees. Revegetation and other measures need to address and replace existing noise dampening effects equivalent to pre-slide levels.

Impact of construction noise: Construction noise will significantly impact adjacent land parcels which contain home offices and legal home-based businesses. This noise, according to the plan, will continue for months, potentially sufficiently impacting businesses that are legally operated out of homes. The impact of construction noise on local home workers and their visitors has not been assessed or addressed in the NMD or proposal.

Impact on light exposure: Removal of trees will result in headlights from the very busy San Pablo Dam Road traffic flashing directly into the main room of the house on our lot and adjacent lots. This house on this lot has been previously protected from incursions from street noise and street headlights due to the natural vegetation of the repair construction parcel in question. Significant alteration of the parcel will impact the home and property value of our lot and adjacent lots. The value of our lot is significantly influenced by the fact that it is a private parcel with no incursions from public areas other than driveway, and no direct incursion of street traffic by sight or significant sound. Each of these factors would be significantly impinged by the project. These factors need to be addressed before construction goes forward. Direct bright light exposure from automobile headlights has already occurred onto my and adjacent properties due to the sinkhole/slide that arose presumably due to inadequate culvert maintenance. Two to three adjacent lots would suffer extreme exposure to light and sound from San Pablo Dam Road due to the construction proposal. These incursions have not been addressed to any

degree by your NMB report or proposal. A new proposal needs to be drafted which would mitigate these impacts.

Revegetation also needs to be monitored to ensure there is no erosion into San Pablo Creek, potentially disturbing or blocking creek flow, and to ensure that vegetation growth includes sufficient number of viable healthy trees reaching a certain height to meet needs to return to the prior nature of the land, its aesthetics, its natural habitat, and its noise dampening and headlight-blocking properties. An equivalent percentage of mature leafy trees needs to be replanted in the parcel as are taken out for construction repair of the slide.

Aesthetics: Aesthetics of the San Pablo Dam Road to La Honda Road interconnection need to be preserved with significantly dense revegetation and mature trees.

History: The construction parcel was part of and currently abuts the lots that contained the original La Honda Rancho. Portions of the original rancho and farm still exist on at least two of the lots adjacent to the construction. Structures including construction elements in place prior to 1925 exist and are still standing on these lots. Remaining features of the original Rancho and farm should be protected from change including from any public incursion due to proposed construction proposal and plan elements.

Wildlife:

Cutting trees and vegetation could also cause the parcel land to be infiltrated by coyote which are already impacting said neighborhood, resulting in danger to local livestock, pets, and humans. Many local coyotes carry mange and have recently been coming closer to humans in the La Honda Bowl neighborhood.

Loss of arboreal cover will impact migration and life of local deer population and other native wildlife. Many creatures depend on access to the creek water.

Several great horned owls nest within 50 feet of proposed construction and construction may disturb them. There are several great horned owl pairs; one of them may in fact have a nest on the construction parcel. One pair of great horned owls certainly has a nest within 30-50 feet of the parcel, on our lot. The great horned owl was not covered in the NMD report. The NMD report needs to be revised to include consideration of this species which is protected in California.

Red-tailed hawks nest and hunt within the perimeter of construction zone and within 100 feet adjacent areas and construction may disturb them.

The hawks typically utilize the tallest trees such as the redwoods, tall pines, and tall maple. The red tailed hawk was not covered in the NMD report. The NMD report needs to be revised to include consideration of this species which is protected in California.

The area is also frequented by bald eagles. Bald eagles are a fully protected bird and an endangered species. Their use of the area needs to be considered in wildlife impact mitigation. The NMD report needs to be revised to include consideration of this species which is protected in California.

Additional impacts:

San Pablo Creek is a vulnerable small creek subject to erosion, pollution, and abnormal flow changes from San Pablo Reservoir and heavy rains. The viability of the creek needs to be protected including native wildlife. Street access with a bench may invite human incursion on the parcel and thus impact creek and surrounding neighbors on adjacent land parcels. This area is already a known area that people dump trash. People frequently dump into the creek near this location and other locations with access points. Dumps into creek present a health hazard and also block creek flow and thus all wildlife in the vicinity. Any access to the proposed retaining wall area and creek bed from the street should be gated and locked. Depending on bench placement, the proposed construction could result in pedestrians looking directly into our private yard and living room, representing a huge incursion on the privacy of dwellers on my lot. This needs to be addressed and mitigated in the NMD and proposal. Again, this would have a significant negative impact on my property value.

Construction staging zones: The street lamp at the intersection of San Pablo Dam Road and La Honda Road needs to be returned to fully operational lit condition to prevent cars from colliding with the proposed staging area on La Honda Road. An alternative for two-way traffic on La Honda Road needs to be developed so residents and visitors can access the La Honda Bowl area from La Honda, which is the main entrance to this neighborhood.

Dumping mitigation: The construction area is part of an unmonitored section of road that is frequently used by people to dump trash and furniture. This is not addressed by your plan at all. In fact, the access point from the power box near the La Honda bridge is frequently used as a place to dump directly into San Pablo Creek. The inlet of La Honda Road at San Pablo Dam Road is often used as an illegal dumping spot. It is possible that the proposed bench and access to the retaining wall could additionally be used as a dumping site. How will this be prevented? It may be necessary to fence off access to the creek to pedestrians in this area due to these and other issues. Additionally, criminal fugitives (not just homeless, but armed criminals) have hidden from law enforcement in the creek area, at points of easy access to the creek such as exist on that section of La Honda Road. How will the proposed construction effect and mitigate these issues? It may be best for access to the creek by pedestrians on San Pablo Dam Road and La Honda Road be discouraged through fencing to protect the habitat and local residents.

Respectfully submitted by resident of 5134 La Honda Road, a lot directly adjacent to the proposed construction area.

From: susanover@comcast.net <susanover@comcast.net>

Sent: Monday, June 8, 2026 9:17 PM

To: 'christina.kelleher@pw.cccounty.us' <christina.kelleher@pw.cccounty.us>;

'syd.sotoodeh@dcd.cccounty.us' <syd.sotoodeh@dcd.cccounty.us>

Subject: San Pablo Dam Road-La Honda Road Storm Drain and Slide Repair Project - CONCERNS

Hello Christina Kelleher and Syd Sotoodeh,

I have concerns about the Mitigated Negative Declaration and construction proposal for the repair of the sinkhole that arose on San Pablo Dam Road near La Honda Road: San Pablo Dam Road-La Honda Road Storm Drain and Slide Repair Project.

Please find my significant concerns in the attached document. I believe the NMD as it currently stands is insufficient in several respects, and needs to be redone with attention to elements where deficient assessment and mitigation considerations were made.

I want to be notified of any hearing date regarding this project with the county board of supervisors or with any other county agency or public hearing.

I am the property owner of a lot directly adjacent to and significantly impacted by the proposed project. I reside at 5134 La Honda Road, El Sobrante, CA 94803. I can be reached through email susanover@comcast.net and phone 510-672-2986.

Please inform me immediately if you require a paper-based submission of my concerns through US postal mail.

Sincerely,

Susan Overhauser, Ph.D.

Following are my concerns:

CONCERNS regarding SAN PABLO DAM ROAD-LA HONDA ROAD STORM DRAIN AND SLIDE REPAIR PROJECT:

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