

Date: March 1, 2021

To: Holly Pearson, AICP, Project Planner  
Cc: Matthew Feske, Community Development Director

**RECEIVED**  
MAR 4 2021  
CITY OF CLAYTON  
COMMUNITY DEVELOPMENT DEPT.

Project: Clayton Community Church  
1027 Pine Hollow Court, Clayton

From: Rocco and Patricia Menasco/Aicale  
1028 Pine Hollow Court, Clayton

Regarding: **Comments/Concerns/Requests of/for the environmental analysis of the Clayton Community Church project**

Dear Ms. Pearson,

We are located in the house directly across the street and towards the end of the Pine Hollow Court (west of the site). We purchased our home in the summer of 2012. (This was right before the Church purchased the house and parcels across the street. We purchased from the same Seller/Trust.) This was to be our forever retirement home..... our peaceful little slice of heaven. We were misled in so many ways by the Seller/Trust. And I (Patricia) cried the day I found out our new neighbors were not going to be what the parcels were zoned for..... R40H (residential new construction, on almost an acre with the possibility of horses).

We are so thankful for the last 8 ½ peaceful years but realize things will soon change. We have some comments, concerns and requests. We sincerely hope they will be taken into consideration by the Planning Commission before the project moves forward.

They are as follows:

- **LENGTH OF PROJECT** - We would like some assurance that the project will have a **scheduled start and completion date with a financial penalty if not completed on time**. We understand the Church has had its challenges finding the funds to even start this project. And It does not seem fair to the surrounding community to have the project go on and on. **Regardless of the "less than significant" statements throughout the report, it will have a significant negative affect on the surrounding neighbor's quality of life. Their physical, emotional and financial (property values) well-being will be negatively affected (especially during the construction phase of the project.)** Can you imagine being awakened every morning at 7a.m. to the sounds of tractors, bulldozers, hammers, saws, drills, etc..... And having to listen to it all day with the windows closed to keep out the pollutants, M-F, five days a week for as much as a year and a half??? **We request the following:**
  - We would like the project to be **completed in a 12 month or less time frame** with scheduled phases of the project published to the surrounding community. We can see no reason for the project dragging on for a year and a half as proposed.

- A sum of a \$25,000 for the outdoor construction phase and \$25,000 for the total project phase should be deposited in an escrow account prior to the start of construction as assurance the project phases are completed on schedule.

**The funds will be placed in an escrow account prior to the start of construction.** In the event of the project phases are not completed as scheduled, the release of the funds will only require a unilateral written request from the appropriate member of the Planning Commission. Said funds will be deposited in the City's general fund to be used for City improvements. However, should the project phases be completed as scheduled, the escrow account will be closed and the funds returned to the Church. Bilateral written consent will be required from the City and Church for the release of funds.

- **RODENT CONTROL AND BIOLOGICAL ASSESSMENT** - It is apparent, and noted in the report (p.54), the company who submitted the Biological Resource Assessment (Madrone Ecological Consulting) only completed part of their study due to their need to evacuate the premises during a grass fire on the property. However, they state ".....**the almost complete lack of ground squirrel burrows** make the annual brome grasslands within the Project Area extremely marginal habitat for this species (the Burrowing Owls, Crotch and Western Bumble Bees, etc.)." (see p.56 of the Report.) However, anyone who has visited the site will notice **the large village of ground squirrels and their burrows** at the west border of the property. The coyotes and hawks have found the village but not the consulting firm? **This makes us VERY suspect as to the Madrone's other findings stated in their report. Consequently, we request the study be re evaluated by another consulting firm.**

**It is very important the squirrel population be eradicated prior to the commencement of construction.** The squirrels will migrate to the surrounding properties once construction starts. They are very persistent and destructive animals. We have spent over \$200,000 in landscaping since purchasing this property (the backyard was barren when we purchased it). Squirrels can do irreversible damage in a very short span of time. We presently have NO ground squirrel burrows on our property and wish it to remain that way.

Note: One of the most humane and effective ways of eradication is carbon monoxide gas. One of the companies who specializes in this type of service is Gingrich. They can be reached at (925) 676-6021. ***We would like written assurance once this request has been met.***

- **NOISE MITIGATION AND CONSTRUCTION PHASE** - All of the aspects of the project are considered "less than significant" in the Environmental Noise & Vibration Assessment EXCEPT ONE. And that is "Impact 7: Project Construction ..... for a residence located apprx. 50 feet away from where construction activities would occur on the project parcel. Noise Levels at that location are expected to be **potentially significant**" (see page 24 of the Environmental Noise and Vibration Report) **Note:** most all of the homes surrounding the project are close to 50 feet away from where the construction would occur. Thus, all the surrounding homes will experience disruption to their daily lives both physically and emotionally during the construction phase **with noise levels well above the accepted Clayton General Plan of 60dB DNL.** The potential noise levels for our home and those 50 feet away from the project will be **76 to 85dB's which is labeled as "potentially significant"..... This is 16 to 25 dB's above the accepted Clayton General Plan!!!!**

We find the noise mitigation elements for the construction phase marginable, at best, in their potential effectiveness. (They note in the report that one way to reduce noise is to stay inside with the windows closed.....This is not an acceptable mitigation suggestion to us!!)

We request the following prior to the commencement of the Construction Phase:

- The noise levels stated on page 24 of the Noise Report further support our need for the **Construction escrow account** to be in place prior to the start of project to ensure the Construction phase is completed as scheduled.
- Suggested noise barriers installed. We would like to know more about these and if they would help.
- Construction **not to commence until 8:00 am** and end at 5:00pm Mon thru Fri
- We wish to emphasize the use of **Water trucks** twice a day so as to minimize the dust and pollutants.

Although it is not mentioned in the Noise portion of the report, the Church has conducted **outdoor movies** in the past. **We request they not be allowed to conduct movies or other outdoor activities at this site.**

- **TRAFFIC** – Of concern to us is “Will we and emergency vehicles have difficulty getting in and out of our property?”
  - Most of the studies were done at a time when there was little or no traffic (most studies were conducted on Sunday October 11, 2020 during the COVID pandemic.) So, there were a great many assumptions made in an effort to make the study appear valid.
  - **Additionally, we ask that the weekday studies be revisited and conducted during a regular (in classroom) school session.** The only way we can come or go from Pine Hollow Ct. during the children’s drop off or pick-up times from school is if we drive in a one-way direction (often the wrong way) from the end of Pine Hollow Rd. to wherever the back up of parent’s cars ends (usually somewhere between Tiffin Rd. and Mitchell Canyon Rd.). (See diagram in Traffic Impact Study Report Appendix C). The school has taken a two way/two lane street and tried to make 3 lanes. **It is dangerous and we have often questioned (and doubt) if a fire truck could get to Pine Hollow Court at that time of day.** Even though the Church has presently not scheduled events (except their Wednesday Crosswalk children’s sessions) during those drop off/pick up times, more traffic will be trying to get through during and after the project is completed. Additionally, can we get a written assurance the Church will not schedule any future events during that time? **We request the Planning Commission to revisit this aspect of the study during a regular school session to ascertain 1) the safety and feasibility of adding any more traffic to an already questionable situation and 2) test to see if a Fire Truck could safely pass through that traffic, round the corner and get to establishments on Pine Hollow Court.** Until the Planning Commission addresses the above two points, we strongly disagree with the Report, (Transportation, item 17 d., p.127) - “Would the project result in inadequate emergency access?....Less-Than-Significant Impact” and no mitigation measures were stated.
- **PARKING** - **We question if there will be adequate parking.** It appears odd to tie the required parking to the square footage of the building rather than the size of the congregation.

In order for the Church to make the 156 parking spaces appear feasible, especially during peak times of attendance, some assumptions were made. They are:

- There are approx 400 people in the congregation
- There are between 2 and 2.5 people in a family (thereby 2 to 2.5 people to a car).
- There will be more than one Sunday service thereby dividing the attendance and need for parking in half.
- The School will allow the Church to use their parking spaces.

Comments/Requests:

- **What is the present size of the congregation?** We only see it referenced as a little over 400 people. (See p.15, Table 4 of the Traffic Impact Study Report) (We were told 4 years ago there were approx. 500 people in the congregation)
  - **Will the School allow the Church to use their parking?** We were told 4 years ago the Church was talking with the School about this subject. The Report states on p.15 "...they (the School) have indicated that they are agreeable to allowing the church to use school parking for overflow parking purposes **during special events at the church.....**on days when school is not in session". Are regular Sunday services a special event?
  - **It is our belief, overflow parking to the surrounding neighborhoods will occur if:** 1) there is only one Sunday service, 2) patrons disproportionately attend the two services offered, 3) the Church congregation grows, 4) peak Holiday services are attended by 600 or more people, 5) parking is not allowed in the School parking lots, or 6) whenever attendance of an event/service exceeds 312 people. {Overflow will occur if more than 312 (or 390 people depending on how many people are figured per car), including staff, need parking at any one time. Calculations : 156 parking spaces x 2 patrons per car = 312 people OR 156 parking spaces x 2.5 patrons per car = 390.}
  - There is no mention of parking **not** being allowed on Pine Hollow Court. **We request the red curb on the West side of the street be continued all the way to the end. Thus, parking right in front of our houses would not be allowed. It would help preserve our privacy and provide access for the garbage, mail, and emergency service.**
- **PRIVACY** – Our house is the closest to the street/project of all the houses on the Court. We want to **thank you for removing the two existing driveways** so we aren't having headlights hitting us and cars driving by at all hours. However, we do request the following in order to preserve as much privacy as possible:
    - **The new fencing** to be installed on Pine Hollow Court **not be** a "wood screen" where headlights shine through but rather install a **solid wood** fence that is continuous from the southwest property line corner to the opening for the pedestrian entrance to the Church property. Note: The present plans for the West side of the property, call for a continuous fence with only one pedestrian entrance near the big oak tree. We hope this remains the plan.
    - The new fencing on Pine Hollow Court be a **height of 7 - 8 feet** (rather than 5 feet) so as to provide privacy. (We really don't want our Church neighbors looking into our front room. Nor do we wish to see the car lights from the parking lot.) The height of the fence shouldn't matter much to anyone but the two homes at the end of the cul-de-sac who are in agreement with the height of the fence. **And the Report is in agreement** (see p. 33), "Another important consideration is the fact that the public viewpoint is from a cul-de-sac



where few motorists, bicyclists, pedestrians travel. Thus, the alterations of this viewpoint would not affect a substantial number of the public."

- **Both tall vegetation and year around leafing trees** be installed on the Church's side of the Pine Hollow Ct. fence so as to absorb more noise. (Presently there are only plans for some type of trees).
  - (See **Parking** above) **Continue the red curb on the west side of Pine Hollow Court to the end of the cul-de-sac so as to provide some privacy** for the residences and accessibility for mail, garbage and emergency vehicles.
- **WILDFIRES** - We were very surprised to see the Report state ...." The proposed project would not be subject to substantial risks related to wildfires, and **a less-than-significant** impact would occur." p.136 This was stated even though 1.) Clayton is in a Wild Fire Urban interface (which means it is an area in which wildland and communities are sufficiently close to each other to present credible risk of fire spreading from one to another and 2.) **half of the property** is downsloping with high grass AND **caught fire and burned last summer**. It burned right up to the property lines on the south, north and east. One shed burned but they saved the existing home on the property. Luckily it was in the month of June during COVID when children were not in school and the firetrucks were able to get through to the property. **(Another reason for the Planning Commission to revisit the Traffic safety portion of this Study).**

Here's where mitigation measures in the Report should have been stated but weren't. It should have been categorized as a "significant impact" with the mitigation measures being: "Weed abatement notices being sent and adhered to in late Spring " asking the high grass to be cut on the slope.

In conclusion, we are hoping someone "out there" will give serious consideration to our comments/concerns and requests. Due to the short time frame being given to read, analyze and respond to all the reports, we have not yet had a chance to seek legal counsel. But reserve the right to do so at some point in the future.

Ms.Pearson, we thank you for your time and passing on a copy of our comments/concerns/requests to the Planning Commission. Please feel free to email us should you have any additional questions. Rocco's email is [raicale@comcast.net](mailto:raicale@comcast.net) and Patricia's email is [pmenasco@pacbell.net](mailto:pmenasco@pacbell.net) and. We look forward to the meeting on March 23<sup>rd</sup> (if we can figure out how to attach to the link which will be provided).

Sincerely,

OWNERS OF 1028 PINE HOLLOW COURT, CLAYTON



Rocco Aicale



Date



Patricia Menasco



Date

## Pearson, Holly

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**From:** Kevin Christiansen <christiansen.kevin@gmail.com>  
**Sent:** Tuesday, March 02, 2021 8:33 AM  
**To:** Pearson, Holly; mfeske@ci.clayton.ca.us; msikela@ci.clayton.ca.us; Lisa Christiansen  
**Cc:** Carl Wolfe; htillman@ci.clayton.ca.us; jdiaz@ci.clayton.ca.us; pcloven@ci.clayton.ca.us; jwan@ci.clayton.ca.us  
**Subject:** EXTERNAL: Comments & Concerns of the environmental analysis of the Clayton Community Church project  
**Attachments:** Proposed CCC Build.docx

Date: March 2<sup>nd</sup>, 2021

To: Holly Pearson, AICP, Project Planner

Cc: Matthew Feske, Community Development Director

Project: Clayton Community Church - 1027 Pine Hollow Court, Clayton

Re: Comments & Concerns of the environmental analysis of the Clayton Community Church project

Dear Ms. Pearson,

I am a Clayton resident who has serious concerns about the environmental impact of the forthcoming Clayton Community Church. Specifically related to the traffic and residential impact to the Pine Hollow/Mitchell Canyon neighborhood and Mt Diablo Elementary school.

The traffic impact study does not sufficiently account for the real traffic volumes that exist when Mt. Diablo Elementary school is in full session. The area already has serious traffic congestion. Any additional traffic would not be sustainable to the city in that neighborhood and school.

In addition to traffic, a development of this size brings safety concerns. The property has been grossly ignored by the organization and its congregation. A significant eye-sore with fence lines broken, in shambles, falling over. Overgrown fields left to extremes, where weed abatement notices have had to be repeatedly sent. Just recently a fire occurred on over half the property and down the hill towards our downtown area. Multiple fire engines and heavy equipment were required to extinguish, save the residents and downtown from a serious disaster.

If an organization of faith cannot have its congregation support and maintain its property over the last 9 years, what makes the city of Clayton and the planning commission believe that they can be any better with this project. They have had plenty of opportunity and time to show neighborly love, rather choosing nothing but the opposite regarding their responsibility to this property.

This development project does not belong shoved into this quiet residential neighborhood and next to a busy elementary school. Just as it did not belong crammed into the downtown planned site. The same sentiment rings true now as it did by those who opposed it then. The city council and planning commission needs to spare Clayton and the residential area affected by this poorly planned project.

Sincerely,

Kevin and Lisa Christiansen

156 Lone Pine Court, Clayton CA 94517

March 2nd, 2021

Holly Pearson  
AICP, Project Planner  
6000 Heritage Trail  
Clayton, CA 94517

CC: Matthew Feske – Community Development Director

Ms. Pearson,

I am writing you to submit comments and concerns regarding the consideration of the Mitigated Negative Declaration and the Clayton Community Church (CCC) project. My family has been located at the end of this very quiet street on Pine Hollow Court for 22 years. Our property is directly adjacent to the planned project and we share several hundred feet of property along our front and backyard fence line.

The street was 100% residential when we purchased our home and never have expected anything different, other than possibly more residential (new construction). However, once the purchase of the land by the CCC, the dynamics of my neighborhood have forever changed. Reviewing these plans, it is very hard to imagine how as the reports repeatedly state that it will be a "less than significant" impact on our home, our neighbors, our property values, and our day-to-day lives.

We have been given vocalized intentions and "plans" many times over the years from the CCC Organization. While these current plans are certainly more fleshed out, they appear to be more of the same – half-baked, not fully developed, and with little to no regard to the surrounding neighborhood. The only thing that has given my family solace is knowing the financial impact to undertake a project of this magnitude and understanding the challenges the CCC has had with funding.

With all of that said, I realize that the intent to adopt the Mitigated Negative Declaration is just the first step in a lengthy process for this project and does not signify approval or disapproval. But I beg the planning commission to give serious consideration to the following comments/concerns and requests:

#### Project Term

As mentioned above, since the CCC took ownership of the property, we have been informed repeatedly that there are severe financial challenges to overcome to undertake a project of this magnitude. We would like some assurance that the project if approved can be completed on time and can be completed fully. The report states that it will have a "less than significant" impact to the quality of our lives, yet the Environmental Noise & Vibration report contradicts this squarely stating that residents 50 ft away would experience dB levels of significant impact. Imagine having to endure construction noise beginning at 7 am to 5 pm five days a week for 18 months.

I also would like to point out that this affects more than just residential neighbors, but also hundreds of students and teachers who will be impacted by this ongoing construction and noise. Many teachers at the school keep their doors and window open for airflow, which clearly cannot happen during this time. Something that will be even more important as students return from this pandemic.

### Traffic

The Traffic study is one of the most concerning details to us as we reviewed these plans. Most of the studies were conducted on Sunday, October 11, 2020. Not only was this date during the COVID pandemic, but this is also during a time when the neighboring Elementary School is not in session and none of the associated existing traffic volumes present. With only a 20% increase being applied, there are too many assumptions being made and are grossly underestimating the traffic impact.

Any resident in the surrounding Pine Hollow/Mitchell Canyon neighborhood and any family who has raised a child in Clayton that has attended Mt. Diablo Elementary can attest to the serious traffic congestion that occurs daily. It is a problem that our city officials are acutely aware of and adding any additional traffic to this area is highly irresponsible.

The study is heavily predicated on the CCC only impacting the area on Sundays for services, however, their development plans show nearly half of the building is to be utilized for Adult Education, Jr. High/High School, Elementary, Kindergarten, Pre-school and such. Do these services not bring additional traffic? Including additional times of the day and night? I would also point out that every faith organization has services beyond Sundays. Will there be no plans for weddings, funerals, social events, or even the growth of the congregation with additional services?

The Pine Hollow/Mitchell Canyon neighborhood is already very busy with school Monday through Friday and sporting events on Saturdays. Even if it were to only be an impact on Sundays, it is the one day this area receives a reprieve only to be taken away by this development.

### Parking

Is there really sufficient parking? Once again, the Traffic study makes many assumptions, one heavily based on Mt. Diablo Elementary School to provide all of its parking spots for additional use. This agreement is not finalized and cannot be included until that occurs.

While it also appears that the parking "math" has been made to appear sufficient for the current congregation size, consideration needs to be made for the long-term future which this study does not account for. What happens when the congregation grows? The immediate answer ties into the above concerns - more services, more impact. The current plans only seem to address the CCC's current needs.

We feel our residence specifically is heavily impacted by the parking. Not only is our view out the front of our house which currently is a beautiful view of the Black Diamond/Irish Canyon hills that will be gone

and replaced with a sea of unsightly parking spaces. We also share an entire backyard fence line with the property that has plans of packing spaces lining the entire way.

I do not want to experience vehicle noises, radios, headlights, etc. in the privacy of my backyard. In addition to the vehicle issues, there will also be parking lot lighting to contend with. Our home will be severely impacted by the current plans not only in the front but also in the back. The current plans provide no relief and I fear significantly impact my property value going forward.

### Privacy

In addition to the parking privacy concerns, the proposed new fencing to be installed along Pine Hollow Court is not sufficient for similar reasons. It is detailed as a "Horizontal Wood Screen" at only 5 ft. high. This will also allow headlights to shine through to our home and does not sufficiently protect or provide enough privacy for us from the congregation members coming and going. This affects our home and the home next to us directly at the end of the cul-de-sac. The report is in agreement and states on page 33 that – "*Another important consideration is the fact that the public viewpoint is from the cul-de-sac*". The entire development is pointed directly at us.

### Safety

Residing at what is the dead-end of a cul-de-sac, one of our concerns we do not see addressed in the studies and plans is the reassurance that widening the road is sufficient for emergency services? Is there also sufficient infrastructure and utilities at this location to support plans in this manner? Water, Power, etc.

With a significant increase in population on this street, risk of an emergency increases. Even as the property stands today, we have experienced wildfires on the downslope hill multiple times over the years. With one occurring just recently in which at least four fire engines and a bulldozer were required to extinguish. Not only was there damage to the property with a structure and fencing, but there was a real fear from our family and even the residents who currently live on the property with young children on safely vacating our homes and whether those services could act accordingly. This should be addressed with a new traffic study.

### Biological Assessment

There is a glaring error in this assessment in regard to the site and the inhabitation of ground squirrels. The report states that there is almost a complete lack of ground squirrel burrows. Anyone who has visited the site or walked the path alongside the sloping hillside towards downtown Clayton will attest to the overabundance of ground squirrel burrows. Their presence is so large, Mt. Diablo Elementary spent several years fund-raising and just recently completed a complete renovation to their schoolyard and sports field due to the damage they caused.

The consulting firm – Madrone Ecological Consulting states in their assessment that it was only partially completed due to needing to evacuate the premises during the above-mentioned grass fire.

Development of this land which will consist mostly of paved surfaces will drive these rodents into neighboring properties, including the school. If the population does not affect species of special environmental concern, then eradication must occur.

Before the use permit be granted, we request the initial following concerns be mitigated –

- ***Firm project terms - we would like to see the project completed in less than 12 months, with a significant financial penalty imposed if not completed on time.***
- ***Alteration of the construction operation schedule to not begin until 8 am and end at 5 pm weekdays.***
- ***A requirement of temporary noise and debris barriers be installed along the entire property lines that are adjacent to the school, residential, and Pine Hollow Court during the construction phases.***
- ***Reevaluation of the Traffic Study during a time when regular school is in session and the attendance of students is greater than 75% (beyond COVID Pandemic). Are the plans sufficient for emergency services? We strongly disagree with the validity of the current study.***
- ***Elimination of all ~17 parking spots that extend beyond the front of the existing residential home on the property towards our backyard. If the spots will not be eliminated, then a further setback is requested to match the remaining parking "line". With an additional permanent solid structure stone wall barrier, be built to eliminate noise and light with significant additional natural barriers of 24" box tall trees than outlined in the plans.***
- ***The new fencing along Pine Hollow Court needs to be a height of preferably 8 ft to provide the necessary privacy from pedestrians, lighting, noise, and additional 24" box tall valley oak or similar planted along the entire fence line.***
- ***Reassessment of the Biological Resources study completed in full and preferably by another consulting firm.***

In conclusion, I again ask the planning commission to give serious consideration to our comments/concerns. I do not have the confidence in the plans put forth and the CCC organization to address our privacy needs, protect our property values and mitigate our concerns directly without your assistance.

Sincerely,

Michael L. Mann  
hey.michael.mann@gmail.com

Tara M. Mann  
taramann@htubayarea.com

Owners of 1016 Pine Hollow Court, Clayton CA 94517. Tel: 925-595-4236

March 2, 2021

Ms. Holly Pearson  
AICP Project Planner  
City of Clayton  
6000 Heritage Trail  
Clayton, CA 94517

Re: Clayton Community Church Proposal  
1027 Pine Hollow Ct.

Dear Ms. Pearson,

Please reconsider the proposed building and traffic access by Clayton Community Church (CCC) to 1027 Pine Hollow Court via Pine Hollow Court. Our neighborhood was not built for these conditions. Please do not accept the notion - "As long as this does not happen in my neighborhood, then it is okay, right?"

**SUMMARY:**

Residential streets in Clayton should not be subjected to the proposal by CCC and the increase in traffic volume and noise. This especially goes for Pine Hollow Court and the surrounding streets. This small segment of Clayton, and its small country lane type setting, cannot support the increased traffic flow due to the one way in/out conditions. These traffic requirements for CCC are better suited for a major thoroughfare such as Clayton Road. The lot at 1027 Pine Hollow Court should remain a single-family lot, with no more than two residences per lot such as the surrounding homes: it should not be commercialized. Any further development beyond this is unwanted, unwelcomed, and truly not a blessing to this neighborhood. The proposed change will lead to the destruction of Pine Hollow Court as the traffic increase will leave the local homeowner's hostage to their homes and with limited ability to leave their driveway. Furthermore, modifications to Pine Hollow Court will leave currently sheltered homes to become more exposed. It will provide an expanded area for late night visitors to congregate and hide causing more trash, noise, and safety issues such as what occurs at Mount Diablo Elementary School. These visitors will not be coming to praise the Lord!

Building a church in downtown Clayton was not a fit, however, we believe having the CCC office there has been beneficial to the community. With that said, the placing of a gathering spot in the middle of Pine Hollow Court is a poor decision.

**AREA TRAFFIC:**

Mitchell Canyon Road and Pine Hollow Road have become a shortcut from Clayton Road to Ygnacio Valley Road. With that comes speeds far exceeding the posted speed limits, and the running of red lights and stops signs. These speeds and failure to stop then carry over to the end of Pine Hollow and Mt. Zion. There is no reason to believe that placing the proposed number of cars on our tiny streets will be any different, especially with a nearly blind turn where Pine Hollow meets the court.

### **QUESTIONS:**

- Why is this project allowed to move forward if access to this property cannot be provided from downtown? The financial cost to CCC should not be allowed as a reason to direct this amount of traffic through our neighborhood. This should be a deal-breaker!
- How does this amount of traffic and amplified voice/music not increase noise levels?
- If sound from downtown events can already be heard, how is a large facility with added traffic a relatively quiet proposition?
- How does increased traffic 7-days a week not become a safety issue to pedestrians and bicyclists, and not increase exhaust fumes in the area?
- What happens with the potential for extra traffic and parking on Easter and Christmas?
- Will the proposed location be used as added parking for downtown events?
- Will there be any shared use of the church parking lot by Mount Diablo Elementary?
- What happens if CCC cannot afford this property or closes? Is the neighborhood stuck with a building that is not aesthetically in line with the surrounding area, or will a new use be allowed that may bring larger volumes of traffic and noise into this area?
- What happens when other CCC events, such as weddings, memorial services, or performances take place that are not regular church services, or if events are held outside?
- Will CCC be allowed to rent out the facility to other groups?
- How is it acceptable to not expect more headlights in our windows, more cars turning around in the court and potentially more cars pulling into our yards?
- What's next, traffic calming measures (speed bumps) to slow traffic down and once again penalizing the neighborhood?
- How will the local streets be maintained with the added volume of traffic?
- Will the City of Clayton and CCC be compensating the local homeowners for the reduction in potential buyers and competitive home prices?

Thank you for considering our concerns on the proposed project by CCC and the impact on this neighborhood and forcing the surrounding Pine Hollow Court families to live with this change.

Sincerely,

Tom & Elisa Dudley  
1036 Pine Hollow Court



March 2, 2021

Holly Pearson  
AICP Project Planner  
6000 Heritage Trail  
Clayton, CA. 94517



I am a life-long resident at 1034 Pine Hollow Court (where we were once surrounded with nothing but orchards). There are TWO homes on this site (adjacent to 1027 Pine Hollow Court)---which have been in our Frank family since the year 1874.

Over my past 80 years here, there has been many changes on this ancestral property, but none so EGREGIOUS as purposing putting a church smack in the middle of our little neighborhood.

Your "impact survey" done during this pandemic is LUDICROUS. In "normal times" Mt. Diablo Elementary School traffic problems here have grown worse over the years. Each weekday morning hundreds of vehicles jam our little road between 7:15 a.m. to 8:30 a.m. Each afternoon, this chaos is repeated from 1:45 p.m. through 3 p.m.

The drivers of said vehicles attempt U-TURNS here. They knock down our mailboxes, destroy vegetation---some vehicles actually enter our property, drive around our circular driveway, using it as an escape route. Angry? ABSOLUTELY! This SAME scenario also applies to weekend sporting events in the school playground; a traffic nightmare.

Over I don't know how many years, we have been FORCED to arrange MEDICAL appointments and other necessary trips around the twice daily TRAFFIC JAMS, as we cannot, at our leisure, come and go from our own property in "normal" circumstances. PERIOD. Now you want to ADD to this chaos by allowing the "church" to access Pine Hollow Court, demolish the HISTORIC 100-year-old barn my grandfather built? SHAMEFUL!

In 1950 my grandparents divided this property and deeded half to my uncle, George Frank, and half to my parents, Charles & Willmetta Frank Mann---who then deeded it to me. The arrangement with The City of Clayton in the 1970's was that when George Frank sold his property that the new owners, should the property be developed, MUST build their own road up the hill from Oak Street in downtown Clayton. The Franks paid the necessary permits, etc., solidifying no ADDITIONAL traffic on Pine Hollow Court.

A grass fire erupted here a few months ago by the careless use of some machinery attempting of all things to do fire abatement. Odd, to say the least, as they've let the 1027 property sink into a total disgrace; downed fences, sky high weeds. debris cover the open part of the land. That fire THREATENED all the residents of Pine Hollow Court. We were just lucky fire trucks were able to get in here at all.

It is totally UNACCEPTABLE that the City even considers ESCALATING this terrible situation! Our little neighborhood needs PEACE, not additional CHAOS on Pine Hollow Court.

Charmetta Mann  
1034 Pine Hollow Court  
Clayton, CA. 94517

Handwritten signature of Charmetta Mann in black ink.

**From:** [Joe Mingham](#)  
**To:** [Pearson, Holly](#); [mfeske@ci.clayton.ca.us](mailto:mfeske@ci.clayton.ca.us); [msikela@ci.clayton.ca.us](mailto:msikela@ci.clayton.ca.us)  
**Cc:** [cwolfe@ci.clayton.ca.us](mailto:cwolfe@ci.clayton.ca.us); [htillman@ci.clayton.ca.us](mailto:htillman@ci.clayton.ca.us); [jdiaz@ci.clayton.ca.us](mailto:jdiaz@ci.clayton.ca.us); [pcloven@ci.clayton.ca.us](mailto:pcloven@ci.clayton.ca.us); [iwan@ci.clayton.ca.us](mailto:iwan@ci.clayton.ca.us)  
**Subject:** EXTERNAL: Project: Clayton Community Church - 1027 Pine Hollow Court, Clayton  
**Date:** Wednesday, March 03, 2021 6:25:33 PM

---

Date: March 3, 2021

To: Holly Pearson, AICP, Project Planner

Cc: Matthew Feske, Community Development Director

Project: Clayton Community Church - 1027 Pine Hollow Court, Clayton

Re: Comments & Concerns of the environmental analysis of the Clayton Community Church project

Dear Ms. Pearson,

I am a Clayton resident who moved here originally in 1975 and I have serious concerns about the environmental impact of the forthcoming Clayton Community Church. Specifically related to the traffic and residential impact to the Pine Hollow/Mitchell Canyon neighborhood and Mt Diablo Elementary school. The traffic impact study does not sufficiently account for the real traffic volumes that exist when Mt. Diablo

Elementary school is in full session. The area already has serious traffic congestion. Any additional traffic would not be sustainable to the city in that neighborhood and school.

In addition to traffic, a development of this size brings safety concerns. The property has been grossly ignored by the organization and its congregation. It is a significant eye-sore with fence lines broken, in shambles, and falling over. Overgrown fields left to extremes, where weed abatement notices have had to be repeatedly sent. Just recently a fire occurred on over half the property and down the hill towards our downtown area. Multiple fire engines and heavy equipment were required to extinguish the fire and save the residents and downtown from a serious disaster. If an organization of faith cannot have its congregation support and maintain its property over the last 9 years,

what makes the City of Clayton and the planning commission believe that they can be any better with this project. They have had plenty of opportunity and time to show neighborly love, rather choosing nothing but the opposite regarding their responsibility to this property.

This development project does not belong shoved into this quiet residential neighborhood and next to a busy elementary school. Just as it did not belong crammed into the downtown planned site. The same sentiment rings true now as it did by those who opposed it then. The city council and planning commission needs to spare Clayton and the residential area affected by this poorly planned project.

Sincerely,

Joe Mingham March 3, 2021

**From:** [Andrew Hosler](#)  
**To:** [Pearson, Holly](#)  
**Cc:** [mfeske@ci.clayton.ca.us](mailto:mfeske@ci.clayton.ca.us)  
**Subject:** EXTERNAL: Proposed development: Clayton community church  
**Date:** Thursday, March 04, 2021 11:04:15 AM

---

Good morning

My name is Andrew Hosler and I am a Clayton resident living on tiffin Drive near Mt Diablo elementary school. I am very concerned about the Church development plans for the plot behind the school yard. This would be the largest development in our community in years with a significant traffic impact to what are narrow residential streets for ingress and egress. Churches are community hubs and are location of almost constant gatherings and activities. I can't even imagine the traffic and community safety issues raised by adding that many trips in and out on that route. From what I see this project is being forced on this property and on our neighborhood without adequate community impact evaluation. I do not support the proposed project due to its land locked location and limited site access.

Come stand on the corner of tiffin drive and Pine hollow during school drop off and pick up hours. See the amount of cars already on the street when kids sports are using the fields all weekends and in the evenings. We don't have room for the added volume of traffic and your kidding yourself if you think we do. Don't be fooled by reduced pandemic traffic volumes. It's so bad at times that a police office or traffic director is necessary. What if you lived there? What if your family needed to cross those streets?

I urge you to reconsider this plan for development. It's not the right site and it needs adequate access to the property that does not flow through already severely traffic impacted neighborhoods.

Sincerely  
Andrew Hosler  
9252509748

Sent from my iPhone

**From:** [Shirley Hansen](#)  
**To:** [Pearson, Holly](#)  
**Subject:** EXTERNAL: Clayton Community Church Development  
**Date:** Thursday, March 04, 2021 12:29:03 PM

---

Hello,

Regarding the planned Clayton Community Church on Pine Hollow Ct, we want to let you know we are against the project.

We live on Tiffin Drive, one house away from Pine Hollow Court, and we already experience overcrowded streets on a daily basis during the school year. The extra traffic that would result from the 22,000 square foot facility would be disastrous to this small residential area. Please do not allow this development to go any further. It is the wrong area. There is a lot of open space further away from downtown Clayton or in Concord.

**Shirley Hansen**  
**1041 Tiffin Drive, Clayton**

**From:** [Kevin Allen](#)  
**To:** [Pearson, Holly](#); [mfeske@ci.clayton.ca.us](mailto:mfeske@ci.clayton.ca.us)  
**Subject:** EXTERNAL: Clayton Community Church Proposal 1027 Pine Hollow Ct  
**Date:** Thursday, March 04, 2021 12:50:06 PM  
**Attachments:** [Outlook-sz21bcza.png](#)

---

This proposed location for this wonderful church is completely wrong and I'm baffled this is even up for consideration.

The intrusion for all of the families in the immediate area is significant particularly on Pine Hollow Court. Those fine families will suffer emotional hardships due to huge increase in traffic and the associated noise. They will also suffer financial loss as this will negatively impact their home values.

The family I know well who lives on the Court, has lived there for 22 years and your drawings show them being surrounded by parking lots! They are being "suffocated". Certainly, they don't deserve this and I can assure you they would never have purchased their home if they knew this could happen.

Would you?

I'm baffled by the reality that the powers-to-be don't see how wrong this is. Common courtesy, "doing the right thing" are just a few things that come to mind. When it's all said and done, this is the most important thing we leave behind. Treating each other with the upmost respect and, simply, doing the right thing in life.

I ask you all to sit back, put yourself in the shoes of others and realize what this means to the impacted parties.

I'm all for CCC having a great location they consider home. This location is not that home.

---

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**P.S. - EFFECTIVE MAY 8, 2020 OUR OLD OFFICE NUMBER OF 925.673.1788 WILL BE DISCONTINUED - CELL PHONE ABOVE IS PRIMARY**

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**From:** [Talmadge, Brad](#)  
**To:** [Pearson, Holly](#); [mfeske@ci.clayton.ca.us](mailto:mfeske@ci.clayton.ca.us)  
**Subject:** EXTERNAL: From Brad Talmadge  
**Date:** Thursday, March 04, 2021 3:33:38 PM  
**Attachments:** [image001.png](#)

---

Hello,

I have a few concerns on this project being proposed.

1. I am concerned that the city will put in a stop light at the 4 way enter section of Pine Hollow and Tiffin Dr. This would take away from the feel of the entry into our neighborhood. There is already too many signs from the school that were added over the years for the drop off and pick up.
2. I am also very concerned with weekend parking going up Tiffin Dr. during church service that will be held 3 times a day on the weekends. Plus the nightly weekday and classes parking that will be held at the church during the week. The other part to this is when the church lets out there will be considerable amount of traffic leaving the church going down Pine Hollow and out Tiffin Dr. If Pine Hollow is backed up. This is always an issues when school is in session parent use our street as a race track to go around so I don't see why the church congregation won't do the same.

Brad Talmadge  
Branch Manager III  
NMLS# 420439  
6160 Stoneridge Mall Rd. Suite 100  
Pleasanton, CA 94588  
Tel: (925) 398-0336 | Cell: (925) 759-8971  
[Brad.Talmadge@cnb.com](mailto:Brad.Talmadge@cnb.com)  
Fax: (925) 398-0333

Visit us at [www.cnb.com](http://www.cnb.com)

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For additional assistance please call: (800) 773-7100 opt 0  
You can also find branch specific information at [CNB Branch Locator](#)





March 4, 2021

From: Janet Easton  
1034 Pine Hollow Ct.  
Clayton, 94517

RECEIVED

MAR 4 2021

CITY OF CLAYTON  
COMMUNITY DEVELOPMENT DEPT.

To: Holly Pearson  
AICP Project Planner  
6000 Heritage Trail  
Clayton, 94517

The purpose of this letter is to inform you and officials of the City of Clayton my extreme displeasure regarding your conclusion that the ingress/egress of the Clayton Community Church would have no negative effects on the residents of Pine Hollow Road or Pine Hollow Court.

The residents of Pine Hollow Ct. were given a very short time frame to properly investigate what are clearly negative effects and to respond accordingly. What you outlined in your letter to the residents is quite contrary to Shawn Robinson's "plans" he discussed in meetings with Pine Hollow Ct. residents in 2013.

Sincerely, Easton

**From:** [Diana Zimmer](#)  
**To:** [Pearson, Holly](#)  
**Subject:** EXTERNAL: Clayton Community Church  
**Date:** Thursday, March 04, 2021 6:14:43 PM

---

Dear Holly Pearson,

I am writing you today as a 20-year teacher of Mt Diablo Elementary School, as well as a Clayton resident of 14 years. Over the past few years, I have been aware of the Clayton Community Church and its desire to build a permanent church within the city of Clayton. I have been informed and communicated my views and concerns over the year. I remember many years ago when the downtown developer erected story poles in the downtown lot to demonstrate the scope and size of the building so community members could see how it would take over the downtown.

I am writing you today to share my concerns about the drawings of the church as it relates to the use on Pine Hollow Court. It was always communicated that all traffic for the church events happening 7 days per week would enter and exit the facility from downtown Clayton. It was reported that a road would be built up the back hill. I would like to know why there is an entrance on Pine Hollow Court. Is that just a fire exit? Will it only be opened in case of emergency? I have heard that the plans include widening the road. Will vehicles be allowed to park all the way along with Pine Hollow Court and any time of the day or night now? It is unacceptable in my view to inconvenience the homeowners on the court with constant traffic on their court. Will the city of Clayton restrict any parking on the court as they did on Regency Drive when people parked near homes, (while on a public street), to hike the trails of Mt Diablo?

I am additionally concerned that the church has plans to open a school and offer various programs for the students at Mt Diablo Elementary School. Will that include students using Pine Hollow Court to enter and exit the facility. Has the church approached the MDUSD to discuss their plans to solicit Mt Diablo families as an income source to fund the church? Does the church plan on having an entrance on Pine Hollow Court for families to enter and exit this part of the facility?

It is important that the planning commission and the church go above and beyond in working with the residents who live in this very small court. I hope the city will honor these residents and restrict parking and excessive traffic for the entire week.

Thank you

Diana Zimmer



Date: March 2<sup>nd</sup>, 2021

To: Holly Pearson, AICP, Project Planner

Cc: Matthew Feske, Community Development Director

Project: Clayton Community Church - 1027 Pine Hollow Court, Clayton

Re: Comments & Concerns of the environmental analysis of the Clayton Community Church project

Dear Ms. Pearson,

I am a Clayton resident who has serious concerns about the environmental impact of the forthcoming Clayton Community Church. Specifically related to the traffic and residential impact to the Pine Hollow/Mitchell Canyon neighborhood and Mt Diablo Elementary school.

The traffic impact study does not sufficiently account for the real traffic volumes that exist when Mt. Diablo Elementary school is in full session. The area already has serious traffic congestion. Any additional traffic would not be sustainable to the city in that neighborhood and school.

In addition to traffic, a development of this size brings safety concerns. The property has been grossly ignored by the organization and its congregation. A significant eye-sore with fence lines broken, in shambles, falling over. Overgrown fields left to extremes, where weed abatement notices have had to be repeatedly sent. Just recently a fire occurred on over half the property and down the hill towards our downtown area. Multiple fire engines and heavy equipment were required to extinguish, save the residents and downtown from a serious disaster.

If an organization of faith cannot have its congregation support and maintain its property over the last 9 years, what makes the city of Clayton and the planning commission believe that they can be any better with this project. They have had plenty of opportunity and time to show neighborly love, rather choosing nothing but the opposite regarding their responsibility to this property.

This development project does not belong shoved into this quiet residential neighborhood and next to a busy elementary school. Just as it did not belong crammed into the downtown planned site. The same sentiment rings true now as it did by those who opposed it then. The city council and planning commission needs to spare Clayton and the residential area affected by this poorly planned project.

Sincerely,

\_\_\_\_ Kevin T Zimmer \_\_\_\_\_ 03/05/2021 \_\_\_\_\_

Name

Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

**From:** [Nicholas Petersen](#)  
**To:** [Pearson, Holly](#); [mfeske@ci.clayton.ca.us](mailto:mfeske@ci.clayton.ca.us)  
**Subject:** EXTERNAL: Church  
**Date:** Saturday, March 06, 2021 7:14:34 PM

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Hello,

We received the spare the neighborhood flyer in the mail and know the deadline has passed to email you comments, but we are very concerned about this being built in our neighborhood as well. We bought our house a few years ago and are just starting a family, we wanted this to be our forever home...a safe, quite neighborhood in a nice town with beautiful views.

We cannot believe there are plans for a 22,000 sq foot church, or any building for that matter, on the other side of our block. It literally is causing us to question selling our house and leaving Clayton.

The traffic, noise, views, small town feel are all concerns. It will forever change the feel of the neighborhood.

Please let us know what we can do to support you in preventing this from happening.

Best,  
Jessica and Nic

**From:** [Neil Egbert](#)  
**To:** [Pearson, Holly](#)  
**Subject:** EXTERNAL: Clayton Community Church  
**Date:** Saturday, April 17, 2021 4:33:11 PM

---

Hello,

I am writing regarding my opposition to the proposed church on Pine Hollow Ct.

I own the residence at 5869 Pine Hollow Rd. My wife and I purchased this home to be able to raise our two young children in. The area is a lovely residential neighborhood where my kids can easily walk to school and play outside.

The only downside to this neighborhood is traffic. When school is in session the traffic is backed up and busy. Fortunately on weekends the area is calm and quiet and I can easily watch my children play outside and relax.

Building a very large church in a residential neighborhood will completely change the area for the worse. The traffic will be bad 7 days a week, my children won't be able to play outside as safely, and the quiet small town feel will change to the sound of cars.

This is not the neighborhood for a church or any other large facility, community center etc.

I have no issues with the church and hope they find a fitting permanent home but this location is not ideal and does not fit.

Regard

Neil Egbert  
5869 Pine Hollow Rd, Clayton, CA 94517

## Interim CDD

---

**From:** Kevin Christiansen <christiansen.kevin@gmail.com>  
**Sent:** Monday, April 19, 2021 6:00 PM  
**To:** Interim CDD  
**Cc:** Lisa Christiansen  
**Subject:** Proposed Church Build

Clayton Residents/Friends,

Clayton Planning Commission Members,

I have strong concerns about the impact this CCC project will make to the City of Clayton. It will bring additional traffic, noise, lighting and safety concerns that have not been addressed by it's initial plans and studies. As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and ask that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you  
Kevin Christiansen

## Interim CDD

---

**From:** max cook <tuba-master@hotmail.com>  
**Sent:** Monday, April 19, 2021 5:39 PM  
**To:** Interim CDD  
**Subject:** CCC Project Concerns

Clayton Planning Commission Members,

I have strong concerns about the impact this CCC project will make to the City of Clayton. It will bring additional traffic, noise, lighting and safety concerns that have not been addressed by it's initial plans and studies. As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and ask that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you,

Max Cook

## Interim CDD

---

**From:** Brighteyes25100 <mc733857@gmail.com>  
**Sent:** Sunday, April 25, 2021 4:19 PM  
**To:** Interim CDD  
**Subject:** For public comment regarding 4/27 meeting for CCC building

I have been attending Clayton Community Church for the past 5 years. We have been serving the community of Clayton for over 20 years.

Each year we put on events such as Building Bridges, Summer Movie Nights and our largest event The Labor Day Derby. The entire community comes out in force as we gather for the derby car races, games and a BBQ lunch for the entire community of Clayton. It's our desire to continue this for years and years to come.

Sincerely,  
Melissa Costa

## Interim CDD

---

**From:** Joe Knapp <jtknapp5@gmail.com>  
**Sent:** Monday, April 19, 2021 8:23 PM  
**To:** Interim CDD  
**Subject:** CCC Project concern

Clayton Planning Commission Members,

I have strong concerns about the impact this CCC project will make to the City of Clayton. It will bring additional traffic, noise, lighting and safety concerns that have not been addressed by it's initial plans and studies. As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and ask that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you,

Joseph T. Knapp

April 19th, 2021

Dana Ayers  
Interim Community Development Director  
6000 Heritage Trail  
Clayton, CA 94517

Ms. Ayers,

I am writing you to submit comments and concerns regarding the consideration of the Mitigated Negative Declaration and the Clayton Community Church (CCC) project. My family has been located at the end of this very quiet street on Pine Hollow Court for 22 years. Our property is directly adjacent to the planned project and we share several hundred feet of property along our front and backyard fence line.

The street was 100% residential when we purchased our home and never have expected anything different, other than possibly more residential (new construction). However, once the purchase of the land by the CCC, the dynamics of my neighborhood have forever changed. Reviewing these plans, it is very hard to imagine how as the reports repeatedly state that it will be a "less than significant" impact on our home, our neighbors, our property values, and our day-to-day lives.

We have been given vocalized intentions and "plans" many times over the years from the CCC Organization. While these current plans are certainly more fleshed out, they appear to be more of the same – half-baked, not fully developed, and with little to no regard to the surrounding neighborhood. The only thing that has given my family solace is knowing the financial impact to undertake a project of this magnitude and understanding the challenges the CCC has had with funding.

With all of that said, I realize that the intent to adopt the Mitigated Negative Declaration is just the first step in a lengthy process for this project and does not signify approval or disapproval. We do not believe the initial studies provided adequately address the real significant impact a project like this will bring to the City of Clayton and to the affected neighborhoods. A Full EIR study should be required. I beg the planning commission to give serious consideration to the following comments/concerns, which support that claim -

#### Project Term

As mentioned above, since the CCC took ownership of the property, we have been informed repeatedly that there are severe financial challenges to overcome to undertake a project of this magnitude. We would like some assurance that the project if approved can be funded, completed on time and can be completed fully. We do not wish to live through perpetual construction or have a project that begins and is never fully completed. The report states that it will have a "less than significant" impact to the quality of our lives, yet the Environmental Noise & Vibration report contradicts this squarely stating that residents 50 ft away would experience dB levels of significant impact. Imagine having to endure construction noise beginning at 7 am to 5 pm five days a week for 12 months or longer?



I also would like to point out that this affects more than just residential neighbors, but also hundreds of students and teachers who will be impacted by this ongoing construction and noise. Many teachers at the school keep their doors and window open for airflow, which clearly cannot happen during this time. A classroom need, that will be even more important as students return from this pandemic.

### Traffic

The Traffic study is one of the most concerning details to us as we reviewed these plans. Most of the studies were conducted on Sunday, October 11, 2020. Not only was this date during the COVID pandemic, but this is also during a time when the neighboring Elementary School is not in session and none of the associated existing traffic volumes present. With only a 20% increase being applied, there are too many assumptions being made and are grossly underestimating the traffic impact.

Any resident in the surrounding Pine Hollow/Mitchell Canyon neighborhood and any family who has raised a child in Clayton that has attended Mt. Diablo Elementary can attest to the serious traffic congestion that occurs daily. It is a problem that our city officials are acutely aware of and adding any additional traffic to this area is highly irresponsible.

The study is heavily predicated on the CCC only impacting the area on Sundays for services, however, their development plans show nearly half of the building is to be utilized for Adult Education, Jr. High/High School, Elementary, Kindergarten, Pre-school and such. Do these services not bring additional traffic? Including additional times of the day and night? I would also point out that every faith organization has services beyond Sundays. Will there be no plans for weddings, funerals, social events, or even the growth of the congregation with additional services?

The Pine Hollow/Mitchell Canyon neighborhood is already very busy with school Monday through Friday and sporting events on Saturdays. Even if it were to only be an impact on Sundays, it is the one day this area receives a reprieve only to be taken away by this development.

### Parking

Is there really sufficient parking? Once again, the Traffic study makes many assumptions, one heavily based on Mt. Diablo Elementary School to provide all of its parking spots for additional use. This agreement is not finalized and cannot be included until that occurs.

While it also appears that the parking "math" has been made to appear sufficient for the current congregation size, consideration needs to be made for the long-term future, which this study does not account for. What happens when the congregation grows? The immediate answer ties into the above concerns - more services, more impact. The current plans only seem to address the CCC's current needs.

We feel the parking specifically heavily impacts our residence. Not only is our view out the front of our house which currently is a beautiful view of the Black Diamond/Irish Canyon hills that will be gone and replaced with a sea of unsightly parking spaces. We also share an entire backyard fence line with the property that has plans of packing spaces lining the entire way.

I do not want to experience vehicle noises, radios, headlights, etc. in the privacy of my backyard. In addition to the vehicle issues, there will also be parking lot lighting to contend with. Our home will be severely impacted by the current plans not only in the front but also in the back. The current plans provide no relief and I fear significantly impact my property value going forward.

## Privacy

In addition to the parking privacy concerns, the proposed new fencing to be installed along Pine Hollow Court is not sufficient for similar reasons. It is detailed as a "Horizontal Wood Screen" at only 5 ft. high. This will also allow headlights to shine through to our home and does not sufficiently protect or provide enough privacy for us from the congregation members coming and going. This affects our home and the home next to us directly at the end of the cul-de-sac. The report is in agreement and states on page 33 that – "*Another important consideration is the fact that the public viewpoint is from the cul-de-sac*". The entire development is pointed directly at us.

## Safety

Residing at what is the dead-end of a cul-de-sac, one of our concerns we do not see addressed in the studies and plans is the reassurance that widening the road is sufficient for emergency services? Is there also sufficient infrastructure and utilities at this location to support plans in this manner? Water, Power, etc.

With a significant increase in population on this street, risk of an emergency increases. Even as the property stands today, we have experienced wildfires on the downslope hill multiple times over the years. With one occurring just recently in which at least four fire engines and a bulldozer were required to extinguish. Not only was there damage to the property with a structure and fencing, but there was a real fear from our family and even the residents who currently live on the property with young children on safely vacating our homes and whether those services could act accordingly. This should be addressed with a new traffic study.

## Biological Assessment

There is a glaring error in this assessment in regard to the site and the inhabitation of ground squirrels. The report states that there is almost a complete lack of ground squirrel burrows. Anyone who has visited the site or walked the path alongside the sloping hillside towards downtown Clayton will attest to the overabundance of ground squirrel burrows. Their presence is so large, Mt. Diablo Elementary spent several years fund-raising and just recently completed a complete renovation to their schoolyard and sports field due to the damage they caused.

The consulting firm – Madrone Ecological Consulting states in their assessment that it was only partially completed due to needing to evacuate the premises during the above-mentioned grass fire.

Development of this land, which will consist mostly of paved surfaces will drive these rodents into neighboring properties, including the school. If the population does not affect species of special environmental concern, then eradication must occur.

For all the reasons listed above, **we firmly insist that a FULL EIR study should occur.** The plans put forth do not adequately address the issues of – traffic, lighting, noise, privacy, safety, public services infrastructure, impact to the school, etc. There are so many glaring omissions to how this project will affect the surrounding neighborhood; it would be irresponsible for the planning commission to grant a Mitigated Negative Declaration

Regardless, we also request the initial following concerns be mitigated and direct staff to address:

- ***Firm project terms - we would like assurances the project can be funded and to see the project completed in less than 12 months, with a significant financial penalty imposed if not completed on time.***
- ***Alteration of the construction operation schedule to not begin until 8 am and end at 5 pm weekdays.***
- ***A requirement of temporary noise and debris barriers installed along the entire property lines that are adjacent to the school, residential, and Pine Hollow Court during the construction phases.***
- ***Reevaluation of the Traffic Study during a time when regular school is in session and the attendance of students is greater than 75% (beyond COVID Pandemic). Are the plans sufficient for emergency services? We strongly disagree with the validity of the current study.***
- ***Elimination of all ~17 parking spots that extend beyond the front of the existing residential home on the property towards our backyard. If the spots will not be eliminated, then a further setback is requested to match the remaining parking "line". With an additional permanent solid structure stone wall barrier built to eliminate noise and light with significant additional natural barriers of 24" box tall trees than outlined in the plans.***
- ***The new fencing along Pine Hollow Court needs to be a height of preferably 8 ft. to provide the necessary privacy from pedestrians, lighting, noise, and additional 24" box tall valley oak or similar planted along the entire fence line.***
- ***Reassessment of the Biological Resources study completed in full and preferably by another consulting firm.***
- ***Guarantees from all Public Services – Water, Power, Sewer, Emergency Services – Fire/Rescue that they will be able to serve the property***
- ***If additional infrastructure needs are required to satisfy the ability to “will serve” these must be done before any building permit is issued.***

In conclusion, I again ask the planning commission to give serious consideration to our comments/concerns. We have no opposition to a church, but this location is not the right one! It doesn't sufficiently support their needs or adequately address the impact to the City of Clayton. A Full EIR will reflect this and needs to be required. And quite frankly, I do not have the confidence in the plans put forth and the CCC organization to address our privacy needs, protect our property values and mitigate our concerns directly without your assistance.

Sincerely,

Michael L. Mann  
hey.michael.mann@gmail.com

Tara M. Mann  
[taramann@htubayarea.com](mailto:taramann@htubayarea.com)

Owners of 1016 Pine Hollow Court, Clayton CA 94517. Tel: 925-595-4236

## Interim CDD

---

**From:** Rocco Aicale <raicale@comcast.net>  
**Sent:** Tuesday, April 20, 2021 11:45 AM  
**To:** Interim CDD  
**Subject:** Clayton Community Church Project

*Clayton Planning Commission Members,*

*I have strong concerns about the impact the CCC project will make to the City of Clayton. It will bring additional traffic, noise, lighting and safety concerns that have not been addressed by it's initial plans and studies. As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and ask that you require a full Environmental Impact Study before any permits or plans are approved.*

*Thank you,*

Rocco Aicale

Sent from [Mail](#) for Windows 10

## Interim CDD

---

**From:** Marissa Doppe <marissadoppe@yahoo.com>  
**Sent:** Tuesday, April 20, 2021 5:27 PM  
**To:** Interim CDD  
**Subject:** Clayton Resident Concern

*Clayton Planning Commission Members,*

*I have strong concerns about the impact the CCC project will make to the City of Clayton. It will bring additional traffic, noise, lighting and safety concerns that have not been addressed by it's initial plans and studies. As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and ask that you require a full Environmental Impact Study before any permits or plans are approved.*

*Thank you,*

*Marissa Doppe*

## Interim CDD

---

**From:** Shelly Gwynn <shellyshomes@yahoo.com>  
**Sent:** Tuesday, April 20, 2021 7:02 AM  
**To:** Interim CDD  
**Subject:** CCC Project Concerns

Clayton Planning Commission Members,

I have strong concerns about the impact this CCC project will make to the City of Clayton. It will bring additional traffic, noise, lighting and safety concerns that have not been addressed by it's initial plans and studies. As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and ask that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you,

Shelly Gwynn

## **Interim CDD**

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**From:** Anne Marie Mills <two.dals@frontier.com>  
**Sent:** Tuesday, April 20, 2021 9:09 AM  
**To:** Interim CDD  
**Subject:** CCC Project Concern

**Clayton Planning Commission Members,**

**I have strong concerns about the impact this CCC project will make to the City of Clayton. It will bring additional traffic, noise, lighting and safety concerns that have not been addressed by it's initial plans and studies. As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and ask that you require a FULL Environmental Impact Study before any permits or plans are approved.**

**Thank you,**

**Anne Marie Mills**

April 21, 2021

Attn: Dana Ayers, Interim Community Development Director

A.J. Chippero	Planning Commission Chair
Terri Denslow	Planning Commission Vice Chair
Bassam Altwal	Commissioner
Frank Gavidia	Commissioner
Ed Miller	Commissioner

I have strong concerns about the impact the Clayton Community Church project will make to the City of Clayton. It will bring additional traffic, noise, lighting and safety concerns that have not be addressed by it's initial plans and studies. It will turn a beautiful rural setting with views of the surrounding hills into acres of blacktop, cars, fences and noise. As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and ask that you require a **full** Environmental Impact Study before any permits or plans are approved.

SOME of the errors in the present EIR reports include:

- **Biological Assessment** – p.65 Needs to be redone. The field survey was cut short. Had to evacuate the property due to a wildfire (which burned half the property). False statements made that make the data in the existing report suspect. P.67
- **Transportation** – p.138 *“Would the project result in inadequate emergency access”.....* **Has the Fire Department signed off on this project??** It is highly unlikely a fire truck could maneuver the corner of Pine Hollow and Pine Hollow Ct. during the children’s “drop off” and “pick up” times from school. Can a fire truck enter, turn around or back out, and exit the property safely?
- **Aesthetics** – 1c p.33 *“In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point {i.e....the road} ). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?”* Why is this project even being considered? It will



forever change a beautifully quiet, rural residential setting with views of the rooftops of Downtown Clayton and vistas of Mt. Diablo and the surrounding hills. It would delete its present zoning of R40H (residential, minimum lot size of 40,000 sq. ft., horses allowed). **And why isn't the property's entrance from Oak Street downtown being considered rather than disrupting the residences and school on Pine Hollow/ Pine Hollow Ct.?**

- **Wildfire** - 20b *"Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wild fire?"*  
Due to the upsloping nature of half of the lot, wildfires can spread rapidly as was the case **last year in June when the dried grass caught on fire and burned half the lot and right up to the property lines on 3 sides** (another reason for emergency access to be reevaluated and the Downtown entrance considered).
- **Traffic Impact Study** – performed by TJKM on October 20, 2020 (during COVID and when school was not in session). **Needs to be reevaluated during full session and attendance of school.**
  - See Flow of Traffic diagram- traffic is already impacted during "drop off and pick up" times from school. It is difficult and often dangerous to get to Pine Hollow Ct. during these times. What will add additional traffic do to an already difficult situation?
  - Overflow traffic will impact the surrounding communities. There are 160 proposed parking spaces. This would mean any CCC event with more than 320 members attending could potentially cause an overflow in parking to the surrounding community (assumes 2 Church members per car).

These are just some of the reasons we are asking the Planning Commission to require a full Environmental Impact Study before any permits or plans are approved.

Thank You,

Patricia Menasco and Rocco Aicale  
1028 Pine Hollow Ct. , Clayton

## Interim CDD

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**From:** Richard Mann <richardmann1983@gmail.com>  
**Sent:** Friday, April 23, 2021 8:32 AM  
**To:** Interim CDD  
**Subject:** Issues with CCC project

Clayton Planning Commission Members,

I have strong concerns about the impact the CCC project will make to the City of Clayton. It will bring additional traffic, noise, lighting and safety concerns that have not been addressed by its initial plans and studies. As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and ask that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you,

Richard Mann

## Interim CDD

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**From:** Brannan Gary <brannangary@gmail.com>  
**Sent:** Saturday, April 24, 2021 6:59 PM  
**To:** Interim CDD  
**Subject:** Clayton Community Church Project

To Whom It May Concern-

The Clayton Community Church Project has a lot to offer the residents in and around the Mt. Diablo Elementary School neighborhood. Traffic flow would improve because those dropping off their kids at the elementary school could wind through the new church parking lot instead of the tiny school parking lot. The church parking lot would also provide additional parking for parents who want to walk their kids up to the school and for when little league season is in full swing. I have personally observed over the last seven years inadequate parking at the school for school and little league functions forcing parents to park in the surrounding neighborhood, sometimes in an unsafe manner.

Fliers are being distributed baselessly claiming a poorly planned project but offer no supporting evidence. They also claim safety, noise, lighting, air quality and more haven't been adequately addressed. According to the mitigated negative declaration on Clayton's website, these have all been studied and have little to no impact or there are little to impact with mitigation measures.

Given all that Clayton Community Church offers Clayton residents in the way of special events (Labor Day Derby, summer movie series, Halloween/Fall event) and allowing patrons to park in their downtown parking lot while visiting other businesses downtown, the claims on the fliers and posts online are inconsistent with what I've observed about the church.

Thank you,  
Brannan  
A Regency Woods Resident

## Interim CDD

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**From:** Deborah Ray <draycrna@gmail.com>  
**Sent:** Saturday, April 24, 2021 8:24 PM  
**To:** Interim CDD  
**Subject:** CCC project

Clayton Planning Commission Members,

I have strong concerns about the impact this CCC project will make to the City of Clayton, my neighborhood and the existing elementary school. It will bring additional traffic congestion, noise, lighting, air quality and safety concerns that have not been adequately addressed by its initial plans and studies.

As a 35 yr resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and insist that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you,  
Deborah Ray  
925-672-7177

## Interim CDD

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**From:** Matthew Weisbrod <tfw2525@sbcglobal.net>  
**Sent:** Saturday, April 24, 2021 3:22 PM  
**To:** Interim CDD

Clayton Planning Commission Members,

I have strong concerns about the impact this CCC project will make to the city of Clayton, my neighborhood and the existing elementary school. It will bring additional traffic congestion, noise, lighting air quality and safety concerns that I feel have not been adequately addressed by its initial plans and studies.

As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and insist that you require a full Environment Impact Study before any permits or plans are approved.

Thank you,

Matt Weisbrod

Sent from my iPhone  
El Sob # 1

**From:** [Sandy Codington](#)  
**To:** [Pearson, Holly](#)  
**Subject:** EXTERNAL: yes to CCC  
**Date:** Sunday, April 25, 2021 3:13:57 PM

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Dear Ms. Pearson,

Recently we had a bright green flyer put on our car window while at a t-ball game at Mt. Diablo Elementary. It was concerning the building of the Clayton Community Church.

I am completely in support of a church in Clayton, What better neighbors to have. The church has given so much over the years to the community and my children have benefited from the fun of the Labor Day Derby.

I hope the Council will see the positive and not the negative that is being displayed.

Thank you for your time.

John and Sandy Codington

**From:** [MA G-MC](#)  
**To:** [Pearson, Holly](#); [InterimCDD@ci.clayton.ca.us](mailto:InterimCDD@ci.clayton.ca.us)  
**Subject:** EXTERNAL: Planned Bldg permit for Clayton Community Church- 1027 Pine Hollow ct  
**Date:** Sunday, April 25, 2021 9:03:35 PM

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I recently rcvd a flyer about proposed bldg on this site.  
I'm concerned this property has limited road access from Pine Hollow Ct  
and will create spectacular traffic issues on top of traffic for the school.  
Please have a full environmental impact report for this area.

Thank you,  
Mary Ann Gannon-McCooley

## Interim CDD

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**From:** Pam Hall <pamandleonhall@comcast.net>  
**Sent:** Sunday, April 25, 2021 12:14 AM  
**To:** Interim CDD  
**Subject:** Comment on Clayton Community Church plans

For Inclusion in the [4/27/2021](#) Meeting Minutes of the City of Clayton Planning Commission:

Hello, I am a local resident who lives off Mitchell Canyon Rd. I have been following the plans for the building of Clayton Community Church for many years. I recently learned that the plans have changed so that the entrance to the new church campus will be from Pine Hollow Court instead of entering from downtown Clayton as was originally planned and announced to residents of the neighborhood when the property was purchased.

I understand that the original plan is more expensive but it's the right thing to do. The downtown businesses will benefit from the many visitors to the church campus and buildings while the Pine Hollow Court area and the Mitchell Canyon Rd area would be significantly harmed by the extra traffic. Sunday is the one quiet day on that court. School days are filled with drop off and pick up of hundreds of students and on Saturdays the street is full of cars for youth sports. The traffic flow study taken during the pandemic while the school was closed and sports cancelled is in no way representative of a normal year in Clayton.

If the church and theatre are to be built, the cars and people should flow into areas of our local shops and restaurants not into the streets and driveways where families live. I'm sure we've all been trapped behind cars at the intersection of Pine Hollow Rd and Mitchell Canyon Rd on a weekday and many of us learned to go through other neighborhood streets to avoid that blockage.

Please encourage the church designers to keep their promise to local residents. This is an unwanted change.

Thank you.

Sincerely,

Pamela Hiltunen-Hall



## Interim CDD

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**From:** Nick LaSpada <nlaspada415@gmail.com>  
**Sent:** Sunday, April 25, 2021 9:34 AM  
**To:** Interim CDD  
**Subject:** Clayton Community Project

Ms. Ayers & Clayton Planning Commission Members,

I have strong concerns about the impact this CCC project will make to the City of Clayton, my neighborhood, and the existing elementary school. It will bring additional traffic congestion, noise, lighting, air quality and safety concerns that have not been adequately addressed by its initial plans and studies.

As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and insist that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you,

Nick LaSpada  
5845 Verna Way East  
Clayton, Ca 94517

Sent from my iPhone

## Interim CDD

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**From:** Marcia Mason <ieatchalk@att.net>  
**Sent:** Sunday, April 25, 2021 4:32 PM  
**To:** Interim CDD  
**Subject:** Comment on Clayton Community Church Plans

For Inclusion in the 4/27/2021 Meeting Minutes of the City of Clayton Planning Commission:

Dear Planning Commission:

I am a Clayton resident who has been following Clayton Community Church's plans to build a church campus on the property that was purchased next to Mt. Diablo Elementary school. The original plans called for entry to the church campus via downtown. I recently learned that those plans have been changed and that entry will now be via Pine Hollow Court due to the additional costs of making the downtown access road structurally sound.

The change in plans will significantly impact the Pine Hollow Court and Mitchell Canyon Road areas negatively. The traffic flow study conducted during the **pandemic lockdown**, concluding that the area would not be impacted by the additional church traffic is inaccurate. Why was this traffic flow study conducted when the elementary school has been closed and sports cancelled? Anyone who lives in Clayton knows that normally traffic is clogged during drop off and pick up at the elementary school and that there is traffic during sports events played at the school field. Clayton Community Church acted in bad faith by submitting this study to the Clayton Planning Commission as an accurate representation of traffic patterns in the Pine Hollow Court and Mitchell Canyon Road areas.

The proposed church campus entrance via Pine Hollow Court completely bypasses downtown Clayton. Don't we want to have an easy access to the downtown area so that people can visit our wonderful restaurants and retail shops?

The people who live next to the elementary school bought their properties knowing that they would have to deal with school traffic. They did not buy their properties with the expectation of having to deal with church traffic. Each family potentially impacted by this proposal was specifically contacted by the Clayton Community Church and assured that the church campus entrance would be via downtown. As community hubs, churches typically have day and evening gatherings for a variety of activities so there will be a steady flow of traffic every day and most nights should they be allowed access via Pine Hollow Court.

Clayton Community Church's desire to not spend additional money for the downtown access road should not supersede those families whose quality of life will be negatively impacted by changing the access through Pine Hollow Court. Clayton Community Church needs to act in good faith and revert to their original plan with access to the church property via downtown.

Thank you.

Sincerely,

Marcia Mason

**From:** [Dennis & Wendy Mores](#)  
**To:** [Pearson, Holly](#)  
**Subject:** EXTERNAL: Supporter of CCC Church Building Project  
**Date:** Sunday, April 25, 2021 8:35:54 PM

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Clayton Planning Commission Members:

I am writing in support of the CCC church building project.

Clayton Community Church has been an active, positive force for good in our community for a very long time. I am proud of the work my church has done and continues to do here. One example is the Labor Day Derby and car show. That is perhaps the best known event but there are many ways; large and small that this church works in our community on an ongoing basis.

And during our time in Clayton the church always had to rent space for our Sunday services while searching for a place to build a permanent church home. A downtown build was deemed unacceptable as it would take up valuable retail space so now a site has been found next to an elementary school. Before Covid many students from this school come to the current church offices on Wednesdays for after school activities. The school already brings traffic and noise to the area on a regular basis and the fields are used for little league and soccer games. Many people also park up in this area during events in the downtown like the Art and Wine Festival; which CCC also supports.

I called the City of Clayton and was told that Community Church has been following all the rules and procedures for this project.

The church wants to build its church home on this property. There is no perfect spot that will make everyone happy. But given that this area already sees a lot of activity on a regular basis and this project will not take up value downtown retail space, I support the project and recommend the project be allowed to move forward.

Respectfully,

Wendy Mores

Sent from iPhone

## Interim CDD

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**From:** Yvette Saybe <ysaybe@gmail.com>  
**Sent:** Sunday, April 25, 2021 9:25 AM  
**To:** Interim CDD  
**Subject:** Clayton Community Church Project

Ms. Ayers & Clayton Planning Commission Members,

I have strong concerns about the impact this CCC project will make to the City of Clayton, my neighborhood, and the existing elementary school. It will bring additional traffic congestion, noise, lighting, air quality and safety concerns that have not been adequately addressed by its initial plans and studies.

As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and insist that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you,

Yvette Saybe, Clayton Resident

## Interim CDD

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**From:** Geri TERRY <geriterry@comcast.net>  
**Sent:** Sunday, April 25, 2021 3:13 PM  
**To:** Interim CDD  
**Subject:** CCC project

Ms. Ayers & Clayton Planning Commission Members

I have strong concerns about the impact this CCC project will make to the city of Clayton, my neighborhood and the existing elementary school. It will bring additional traffic congestion, noise, lighting, air quality and safety concerns that have not been adequately addressed by its initial plans and studies.

As a resident of Clayton, I request that you deny the proposal for Mitigated Negative Declaration and insist that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you,

Donald E. Terry (s) and Geraldine L. Terry (s)  
5827 Pine Hollow Road, Clayton, CA 94517

## Interim CDD

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**From:** Melody Benway <melody\_benway@yahoo.com>  
**Sent:** Monday, April 26, 2021 10:33 AM  
**To:** Interim CDD  
**Subject:** Re: Clayton Community Church permit requests 4/27/21

Dear Members of Clayton Planning Commission,

I am aware that the Clayton Planning Commission has on their agenda for 4/27/21 a review of the use permit and environmental report (MND) for Clayton Community Church on its property on Pine Hollow Court. I request the members of the Clayton Planning Commission adopt the MND and approve all the requested permits.

I have been a member of Clayton Community Church for over 20 years, attending Sundays at Diablo View Middle School and volunteering in many ways over the years. This community church has been a rock and a source of love, growth, and grace to support my marriage of 25 years, my three children, my friendships, and my service to the Clayton community, pretty much my wellbeing in all that is part of today's life. The people of CCC are full of love, service, and care for Clayton. I witness it each week through prayers, through financial giving, through outreach and service projects, through CCC's staff words and actions. Your decision and review of these permits are about Clayton's people and enabling this foundational love to continue to grow for the current Clayton and the Clayton of tomorrow's youth, families, and community. CCC has continued to look for a church home in Clayton to pursue this service for many years and find the best solution, I ask for your approval today to be part of this solution. I am eager to continue my service and growth through CCC and be an advocate for being a good neighbor for this community.

kind regards,  
Melody Benway

## Interim CDD

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**From:** Jmarb <jmarb@aol.com>  
**Sent:** Monday, April 26, 2021 8:45 PM  
**To:** Interim CDD  
**Subject:** Clayton Community Church site

Attn: Dana Ayers

Clayton Planning Commission Members,

You have got to be kidding, putting a church in such a restricted access area, have you any idea of the traffic impact for those around that area.

I would expect you to put yourselves in the homeowners position, and say **NO**, why would I want hundreds of people crowding this narrow street, disrupting the quiet, which is why I moved here in the first place. You'd be as outraged as these people are. Nor is this church being any kind of a good neighbor, even suggesting this location, very hypocritical of what one would think a church stands for.

I live within blocks of this proposed location, it may not directly impact me or my neighbors. Yet, if the overflow parking for Sunday services, and there will be overflow, and overflow for other than Sunday services, starts expanding to neighboring streets on other days of the week, then the resentment will certainly expand to elected positions and commissions. If you haven't already, take a trip to that street and ask yourself, is this a good location for this Church? Would I want 100's of people crowding my street every Sunday morning and weekday evenings? And that would just be a start, Churches only survive if they continue to grow.

As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and insist that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you,

John Bromley



## Interim CDD

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**From:** Comcast <mcederwall@comcast.net>  
**Sent:** Monday, April 26, 2021 8:23 PM  
**To:** Interim CDD  
**Subject:** Support for CCC

Hello,

We would like to show our support for Clayton Community Church (CCC) and their development project. We have been a member of CCC for 20 years and are anxious to have a permanent building. We believe the church will use the property and building for the benefit of making Clayton a better community.

Thank you,

Mark & Patti Cederwall  
31 Mt. Tamalpais Place  
925.683.0945

## Interim CDD

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**From:** DARRELL DUBOVSKY <darrelldubovsky@sbcglobal.net>  
**Sent:** Monday, April 26, 2021 11:42 AM  
**To:** Interim CDD  
**Subject:** Environmental Impact letter

Hi Dana we received a notice from a neighbor about the upcoming construction about the new community church. we have concerns from what we heard about the project which was only through the neighbor down the street. anyway he told us to get a impact report from you on this project. Thanks. D.D.



Via

Clayton Planning Commission Members,

I have strong concerns about the impact this CCC project will make to the City of Clayton, my neighborhood and the existing elementary school. It will bring additional traffic congestion, noise, lighting, air quality and safety concerns that have not been adequately addressed by its initial plans and studies.

As a resident of Clayton, I request that you deny the proposal for a Mitigated Negative Declaration and insist that you require a full Environmental Impact Study before any permits or plans are approved.

Thank you, MARC FELKER



Dianne D. Felker  
Dianne D. Felker

XXX signed your full name XXX

## Interim CDD

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**From:** Jaime Lisle <happyhappie@sbcglobal.net>  
**Sent:** Monday, April 26, 2021 11:51 AM  
**To:** Interim CDD  
**Subject:** Clayton Community Church

To Whom it may concern,

As a Clayton resident for over 14 years, I am grateful for the positive impact Clayton Community Church has had on me, my family, and community. Clayton Community Church is filled with exceptional people who have a deep appreciation for the City of Clayton, it's history, tradition and volunteerism. They have spent a great amount of time and effort in creating a Church Home that reflects their appreciation. Partnering with our community and providing opportunities for families to connect and live in a safe, beautiful place is demonstrated through the participation and support of many community events. From the Art and Wine Festival, Oktoberfest, 4<sup>th</sup> of July, Labor Day Derby to supporting local food banks, providing gifts to children whose parents are incarcerated, meals to those who are working towards freedom from addiction, providing physical labor to those who need help in their homes and other local ministries/charities like Drive By Christians and Love A Child.

The positive impact this local Church is making is much needed and valued by many. I am grateful they desire to continue to serve our community and show us all what is needed right now: loving our neighbor.

As a resident of Clayton, I request that you approve their current proposal.

Grace & Peace,  
Jaime Lisle

## Interim CDD

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**From:** Lori Sweet <lorilut@sbcglobal.net>  
**Sent:** Tuesday, April 27, 2021 7:46 AM  
**To:** Interim CDD  
**Subject:** Clayton Community Church property  
**Attachments:** Dear City Planning Commission Members.docx

Hello-

Thank you so much for viewing our attached letter, regarding the CCC project.

With appreciation,  
Lori Thompson Sweet  
Doug Sweet  
Harry Jay Thompson

Dear City Planning Commission Members,

I am a resident of Pine Hollow Road and I am writing in full support of the development plans that Clayton Community Church have for 1027 Pine Hollow Court.

I am a Clayton Community Church member for more than 20 years, and I have been in the Clayton area for over 25 years.

The Church and its members do care about the neighbors and the City. I believe I know how the neighbors feel, as my husband and I have been in that situation in the past. I suspect that what they would prefer is for the property to remain with a single home, and I understand that desire. People of Clayton love the town and some love it so much they would not allow change. The City is quite aware of this, in these specific times. The environmental impact of our church is already a known factor. We've been at the school and we've been downtown for years. So the impact of traffic and noise and lights and pollution is already known to be light. The impact of the Elementary School in the neighborhood is far more than our Church activities will be.

Compare this to another likely use of the property- residential development. Developers don't have neighbors' interests in mind the way a Church does. The Church is far more likely to engage in long term discussions to maintain a healthy relationship with neighbors. A Church Family is far more likely to maintain good moral standards in its membership and therefore, more safe as a neighbor. With residential, one has no control over the habits and practices of their neighbors. Our Church has specifically made design and parking lot plans in adjustment to neighborhood feedback. A developer would not take their concerns into consideration any further than the law required.

I remember when the CVS property in Clayton was a lot like the church property-a large, grassy plot with a little home on it. There was much public concern about the development of that area. But despite their fears, it has become a resource for Senior Living (my Father lives in Diamond Terrace), and a place where local residents can shop comfortably in a local drug store. I recall when The Grove was developed into the lovely park it is now. Clayton had almost no downtown activity prior to the park. I was surprised to overhear some locals complaining, "There are people here coming from Concord to use OUR park, isn't that terrible?" Now, the Business District of Clayton, and thus the City of Clayton, both reap financial benefits when others are drawn to this idyllic town. Since the Grove was developed, the downtown restaurants and shops have a more steady business and families learn that maybe someday they too could afford to raise their kids in Clayton.

I personally am a long term City of Clayton supporter. I had a Clayton Business License when I was providing in home Physical Therapy services. I purposefully choose to shop at the Royal Rooster, and use the Clayton Post Office instead of UPS. I support all the downtown restaurants. I love Clayton, that's why we live where we do.

Thank you for taking the time to hear our feedback,

Mr. and Mrs. Doug and Lori (Thompson) Sweet, and Mr. Harry Jay Thompson