Attachment E-2
5/8/18

Troy Fujimoto
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, Ca. 94523-3323

Re: Response to your 4/26/18 letter

Dear Troy:

In response to item 1a, Lot one to have access onto private road, we fully disagree for the following reasons.

1. The pad elevation on lot three is 106, the pad elevation on lot one is 101, a difference of five feet. There will be a five foot retaining wall on the rear property lines of lot three and one. A driveway would have to cut thru this retaining wall.
2. There needs to be a 20 ft easement on lot three for SD and SS that serves the subdivision. This would have to be paved over which is never a good idea.
3. The driveway would be a 160 ft long tunnel fenced on both sides which would be detrimental to both lots one and three.
4. A retaining wall would have to be built along lot three to accommodate this driveway which would shrink the pad and the buildable area of lot three.
5. The proposed driveway off of Boyd Rd would be 150 feet from the intersection of PH RD and Boyd Rd. The future homeowner would certainly want his driveway off Boyd instead of having to go all the way through the subdivision for ingress or egress to his lot.
6. There are already drive way cuts on the other side of Boyd to serve the two houses on that side.
7. The engineering division has noted that there are no safety issues with the driveway off Boyd.
8. The ARC Commissioners were supportive of Lot 1 retaining direct access off Boyd Rd.

Item 1b.

1. We have always agreed to provide an historical plaque of some kind on the corner of Boyd and PH Rd. However, it cannot be common open space owned by the HOA for insurance reasons.
2. We will deed it to the City as public property.
3. The area would be 1,000 s.f.

Item 1c.

1. The sidewalk gap closure from Kelsey Ct to our crosswalk was one of the items offered to the City in lieu of undergrounding the poles. The engineering department has made it a condition which is totally wrong. They cannot legally require us to make improvements that are not part of our subdivision.

We will present these responses to the PC on 5/22/18 in a power point presentation supported by our engineer.

Sincerely,

Peter Baldacci
Your time and attention providing professional overview, in concert with my brother - Peter Baldacci - composing the development criterion. For residential home Tract 9447 Reliez Terrace, located at 2150 and 2198 Pleasant Hill Road was appreciated.

Our historian alleges, that before becoming known and incorporated; the community of Pleasant Hill, was known as Reliez. Please confirm, if possible, if prior assumption is correct, to and including spelling of Reliez.

I believe Pete has provided an answer, to your letter of April 26, 2018 in his undated comprehensively extensive development concept plan. Provided you on or before May 9, 2018.

We have some issues with referenced April 26, 2018 planning commission summary.

1a) The land area of this site is irregular in topography, outline and configuration. As such, lot one cannot be efficiently served, by access from cul-de-sac to south. Owing to almost six foot grade differential from adjoining lots two and three. Also necessitating without Boyd Road access a long extensive secondary road easement. Adversely
affecting lots three and four. Also serving as negative influence on cul-de-sac lots two-seventeen – sixteen.

Lot one is a large lot. An interior circular driveway can possibly be designed to provide single drive – no backup -access to Boyd Road. Commensurate with Boyd Road at only one access point. As currently provided to occupants and lots directly across Boyd Road from said lot one.

2a) We have asked the designer to address item 1b. Please advise what you would recommend the monument placed thereon would say and resemble – City will maintain monument.

3a) The Western side of Pleasant Hill Road – by definition is not included, as you know, in the Pleasant Hill Area of our property. Therefore why is this improvement area included in requirements for approval?

2c) Trees will be saved that are not in conflict with necessary lot pad elevations.

This job will be credit to new residents and the people of this community. Your contributions will have been of positive assistance in this worthwhile effort.

Thank You,

Paul R. Baldacci