



Landtech Consultants
civil & Structural Engineers

August 8, 2011

Mr. Terrence Grindall,
Community Development Director
City of Newark
37101 Newark Blvd
Newark, CA 94569

Via email: Terrence.Grindall@newark.org

Re: Dumbarton TOD Specific Plan Project
Traffic Impact on Thornton Blvd
Concern relating to future Development of property APN 537-555-1 (Thornton Ave)

Dear Mr. Grindall,

I represent Mr. Arsalan Darmal, the subject property owner. Via email to you on April 29, 2011, Mr. Darmal had expressed concern about the traffic impact of the Dumbarton TOD project on his site. As I understand, he has not received any response from you about the issue.

At Mr. Darmal's request, I reviewed the traffic study (by RBF Consulting dated March, 2011) included in the EIR prepared for the Dumbarton TOD project and I share his concern about the impact of additional traffic generated by the project. Per the RBF report the project generates an additional East bound peak hour traffic volume of 180 vph and 175 vph West bound. Thornton Avenue along the stretch fronting the subject property is a two lane road. Our concern specifically is that, considering the already difficult access to the subject property, the additional traffic may require additional frontage improvements to accommodate access or make such access more restricted.

We respectfully request that the City and/or RBF consulting provide comment on this issue.

Very truly yours,

Kamal Obeid, SE, PE
Civil Engineer
(510) 505-9501 x11

e.c. Arslan Darmal c/o Brawn Darmal brawd@gmail.com

3845 Beacon Avenue, Suite D
Fremont, CA 94538
(510) 505-9501
Fax (510) 505-9503