

2950 PERALTA OAKS COURT P.O. BOX 5381 OAKLAND CALIFORNIA 94605-0381 T. 1 888 EB PARKS 510.569.4311 F. 510.633.0460 WWW.EBPARKS.ORG

July 8, 2008

DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

Mr. Jamar Stamps
Contra Costa County
Community Development Division
651 Pine Street
Martinez, CA 94553-1229

RE: **Briones Regional Park**
Personett/Tuede – RZ073190
Proposed Negative Declaration

Dear Mr. Stamps,

The East Bay Regional Park District has reviewed the proposed negative declaration for the subject rezoning application. The proposed rezoning will not affect or impact the existing Briones Regional Park. The Park District does not have any comments or concerns on this proposed negative declaration.

Thank you for the opportunity to review and comment on this proposed project.

Very truly yours,

Linda J. P. Chavez
Senior Planner

Board of Directors

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July 9, 2008

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DEPARTMENT OF CONSERVATION
AND DEVELOPMENT

Jamar Stamps, Project Planner
Contra Costa County Community Development Department
651 Pine Street, 4th Floor – North Wing
Martinez, CA 94553

Re: Negative Declaration – Personett/Theide Rezone, Rancho De La Rosa Road,
Martinez (County File # RZ083204)

Dear Mr. Stamps:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Negative Declaration for the proposed Personett/Theide Rezone located at the end of Rancho De La Rosa Road in the City of Martinez. The property is outside EBMUD's ultimate service boundary and service area; therefore, EBMUD has no comment on this project.

If you have any questions concerning this response, please contact David J. Rehnstrom, Senior Civil Engineer, Water Service Planning at (510) 287-1365.

Sincerely,



William R. Kirkpatrick
Manager of Water Distribution Planning

WRK:TNS:djr
sb08_194.doc

cc: Kristin Personett
431 37th Street
Oakland, CA 94609

Christian Theide
1600 Hopkins Street
Berkeley, CA 94707

Contra Costa County



Fire Chief
KEITH RICHTER

April 8, 2008

CONTRA COSTA
Fire Protection District

05 APR 14 PM 1:00

COMMUNITY
DEVELOPMENT DEPT

Mr. Jamar Stamps
Contra Costa County
Community Development Department
651 Pine St.
Fourth Fl., North Wing
Martinez, Ca. 94553

Subject: Thede Residence
109 & 110 Rancho De La Rosa Rd., Martinez
CCCFPD Project No.: 110933

Dear Mr. Stamps:

We have reviewed the rezoning application to establish a 4,260 square foot three story single family home, a 1,000 square foot second unit and a 400 square foot garage at the subject location. This project is governed by codes, regulations, and ordinances administered by this Fire District. **If this project is approved by your office, the following shall be included as part of the conditions of approval in accordance with the Health and Safety Code, the 2007 California Fire Code (CFC), 2007 California Building Code (CBC), and other applicable regulations (i.e., Public Resource Code (PRC), local and county ordinances, and community general plans, etc.):**

1. Provide emergency apparatus access roadways with all-weather driving surfaces of not less than 16-feet unobstructed width, and not less than 13 feet six inches of vertical clearance, to within 150 feet of travel distance to all portions of the exterior walls of every building. Access roadways shall not exceed 20% grade, shall have a minimum outside turning radius of 45 feet, and an inside turning radius of 25 feet, and must be capable of supporting the imposed loads of fire apparatus, i.e., 37 tons. (902.2) CFC, (22500.1) CVC
 - Access roadways of **less than 28-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted and/or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked.

- Access roadways of **28 feet or greater, but less than 36-feet** unobstructed width shall have **NO PARKING – FIRE LANE** signs posted, allowing for parking on one side only and/or curbs painted red with the words **NO PARKING – FIRE LANE** clearly marked.

Note: We are unable to determine if the road and driveway comply with these requirements. Submit scaled plans for Fire District access review.

2. Premises identification shall be provided. Such numbers shall contrast with their background and be a minimum of four inches high with ½-inch stroke or larger as required to be readily visible from the street. (505.1) CFC (501.2) CBC
3. The developer shall provide an adequate and reliable water supply for fire protection with a minimum fire flow of 1750 GPM. Required flow shall be delivered from not more than two hydrants flowing simultaneously for the duration of 120 minutes while maintaining 20-pounds residual pressure in the main. (508.1), (B105) CFC
4. The developer shall provide an adequate and reliable water supply for fire protection as set forth in the California Fire Code. (508.1) CFC
5. The developer shall submit three copies of site improvement plans indicating all existing or proposed utilities, turnaround and turnout areas, and fire apparatus access roadways for review and approval prior to construction. Indicate any water mains to be installed in any of the newly aligned roadways. (501.3) CFC
6. The buildings / homes as proposed shall be protected with an approved automatic fire sprinkler system complying with the 2002 edition of NFPA 13D. Submit three sets of plans to this office for review and approval prior to installation. (903.2) CFC, Contra Costa County ordinance 2007-47
7. All proposed single-family homes that are not supplied by municipal water source shall be protected with an automatic fire sprinkler system in conformance with the 2002 edition of NFPA 13D, due to the lack of hydrants or adequate water for fire suppression. Well water service shall be capable of supplying the minimum fire sprinkler demand for each proposed dwelling, including an additional five GPM for domestic use. Contra Costa County Fire Protection District Rural Residential Water Supply Requirements.

The developer shall submit three sets of fire sprinkler plans, hydraulic calculations, pump specifications, and well specifications stamped and signed by the licensed installing contractor to the Fire District for review and approval **prior** to their installation.

Submit three sets of the following: tank specifications and plans, tank location site plans, and fire pump specifications. Plan review fees will be assessed at that time. Documentation shall clearly show the well and/or tank is/are capable of supplying the above requirements.

Developer shall provide a minimum 5000-gallon reserve water supply tank is required per dwelling of up to 5000 square feet (8000 gallons per dwelling if more than 5000 square feet). Contact the Fire District for rural water supply requirements.

8. The homeowner shall maintain an effective firebreak by removing and clearing away flammable vegetation and combustible growth from areas within 30 feet of buildings or structures. (Appendix II-A, Section 16.1) CFC, (1276.01) P.R.C.
9. Plan review and inspection fees shall be submitted at the time of plan review submittal. Checks may be made payable to Contra Costa County Fire Protection District (CCCFPD).
10. Submit plans to: Contra Costa County Fire Protection District
2010 Geary Road
Pleasant Hill, CA 94523

The above-referenced CCCFPD Project Number shall be required in all correspondence or communication with the Fire District.

Our preliminary review comments shall not be construed to encompass the complete project. Additional plans and specifications may be required after further review.

Projects beginning construction more than one year from approval may be subject to additional requirements.

109 & 110 Rancho De La Rosa Rd.

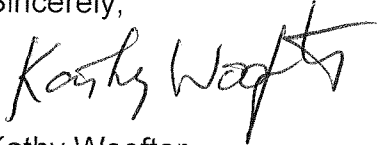
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April 8, 2008

Submit to the Fire District a copy of the conditions of approval as set forth on the subject project.

If you have any questions regarding this matter, please contact this office at 925.941.3300.

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Woofter", with a stylized flourish at the end.

Kathy Woofter
Fire Prevention Technician

KW/mm

Attachments: CCCFPD Access and Water Supply, CCCFPD Rural Residential Water Supply

File: 110933 - 109 & 110 Rancho De La Rosa Rd .ltr

Letters from

Appraiser **Tedd Brown**

and

Real Estate agent and expert for the Briones Hills area,

John Pereira

TEDD BROWN APPRAISAL SERVICES
424 STAPLES AVE.
SAN FRANCISCO, CA. 94112

TEDD BROWN
PHONE: (415) 337-9322
FAX: (415) 337-9322

Dear Anita Thede,

I have received the documentation that you have sent me and understand that you are interested in my considering the impact from a change in zoning on the Market Value of your property located at 109 Rancho De La Rosa, Martinez, Ca.

The documentation you provided identifies the subject property and outlines from the Zoning Code for the County of Contra Costa, the various provisions, permitted uses, and in particular lot size requirements of the different Zoning categories under consideration.

The two categories of interest are A-2 and A-20.

It is my professional opinion that the highest Market Value for your property is attainable within a zoning of A-2 and that the Market Value of your property would be negatively impacted from a change of zoning to A-20.

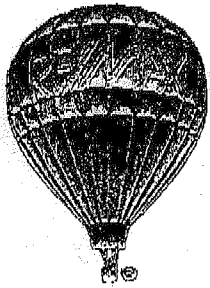
This opinion is based on the appraisal concept of Highest and Best Use which is defined as the reasonable and probable use that will support the highest present value to a property. This concept is combined with the Use restrictions defined in each zoning category to determine: of the possible and probable uses of a property what is the best use which will result in the highest value.

The additional concept is Market Value which is defined as the highest price a property would bring if freely offered on the open market.... For your purposes this is: what would a potential buyer be willing to pay for your property based on what they perceive as the highest and best use to maximize the potential return on investment.

Simply put, A-2 would allow you to maximize the potential probable use which would in turn maximize the value of your property. There is greater flexibility in terms of fully utilizing your 34 acres within this zoning based in particular on the parcel size restrictions.

A-20 on the other hand utilizes a 20 acre portion of your property which allows the defined uses under the zoning, but results in a potentially "wasted" 14 acre portion which within the zoning does not qualify the potential owner for any additional uses other than those defined by the 20 acre minimum requirement. 14 acres is too small to consider as a separate parcel.

Tedd Brown
Thank You
Tedd Brown
Independent Real Estate Appraiser



To: Contra Costa County Planning Commission

RE: Thede family property on Rancho de la Rosa in Martinez

The Thede family has informed us that the Planning Department Staff has made a request to change the zoning on the vacant land parcel they purchased several years ago. As we understand, the original request from the Planning Department Staff was to change the zoning from A4 to A2. As realtors who have been working in the Alhambra Valley area for many years, we see this as an acceptable request as the perceived value of the parcel was improved with this zoning change. There has been a second request from the Planning Department Staff to change the zoning to A20. Although the Thede family is only planning to build one home, and the "lay of the land" on this particular parcel would likely only accommodate one home regardless of the zoning, from a real estate perspective, A20 zoning would lower the perceived value of this property. The Planning Department Staff request to devalue the perceived value of their property seems unfair and inappropriate.

Sincerely,

John and Dianne Pereira

**The Pereira Team
John and Dianne
RE/MAX Accord**

3390 Mt. Diablo Blvd., Lafayette, California 94549

Direct: (925) 297-0321, Fax: (925) 297-0300

"Put our team to work for you"

Letters of Support from neighbors

November 18, 2008

Mike and Heidi Riddle
2252 Rancho del Lago Rd.
Martinez, CA 94553

Contra Costa Co Planning Commission

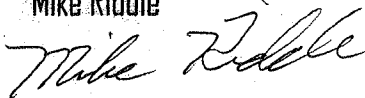
I have been a resident of this area for many years. We love the area and have perpetuated its beauty under our stewardship. I know many of the property owners in the area and have had the opportunity to know their land through my proximity to them as a neighbor and as a grading contractor. I am familiar with the land at 109 Rancho de la Rosa which is before you for consideration of a change in Zoning from A 4 it's current zoning to A2, which is what our property is designated.

I am familiar with the general plan for the area and I feel that this property is a prime candidate for a change of zoning to A 2. We support this move. A 20 zoning is not the norm here in the valley and I see no need for it. To take such a step would be overstepping the bounds of the planning department. The logic of such a move does not seem apparent.

We urge you to approve the original petition to change the property from A 4 to A 2 zoning making it compatible with the rest of the area.

Thank you for considering our concerns.

Mike Riddle

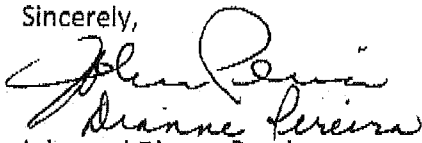


To: Contra Costa County Planning Commission

RE: Thede family property on Rancho de la Rosa in Martinez

We have been informed by the Thede family of the Planning Department Staff request to change the zoning of their property. As neighbors and long time land owners, this is a concern to us as the change from A4 to A20 seems to decrease the value of the land. Our family and many other families in the area have worked for many years to maintain and improve the value of our land. To have the Planning Department Staff be able to change the zoning and decrease the value is an insult to all the work that has taken place for years. The neighborhood and other property holders with similar situations should be informed before any change of this type is considered and made.

Sincerely,

A handwritten signature in black ink, appearing to read "John and Dianne Pereira". The signature is fluid and cursive, with the first name "John" being more prominent.

John and Dianne Pereira

6040 Alhambra Valley Road
Martinez, CA 94553

November 22, 2008

Contra Costa Co Planning Commission

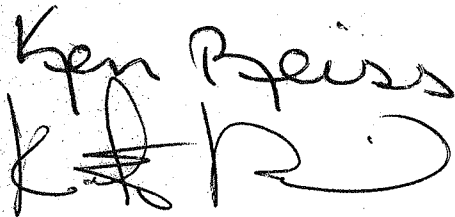
Re: 109 Rancho de la Rosa, Martinez, Ca

We live at 65 Rancho de la Rosa, Martinez, CA. We are looking forward to the Thedes joining us here. We are in support of them building on their property. We are in favor of a change of zoning from A 4 to A 2 zoning. This is in keeping with the rest of our area. We feel that the natural terrain will prevent any gross development of the area and see absolutely no need to change the zoning from A4 to A 20. We are OPPOSED to a change in zoning to A 20.

We are a tight community of homeowners here and we all respect the land. Such a drastic move would unnecessarily devalue our land at a time when we are experiencing enough of our assets devalued. As this is of primary importance to us as landowners and residents of this area we hope you consider our concerns in making your decisions.

Thank you.

Ken and Kathy Reiss

Handwritten signatures of Ken and Kathy Reiss. The signature for Ken is written above the signature for Kathy. Both signatures are in cursive and appear to be in black ink.

November 21, 2008

Contra Costa County Planning Commission

Re: 109 Rancho de la Rosa, Martinez
Petition to rezone

We live at 91 Rancho de la Rosa, Martinez, CA. We have lived here for over 10 years. 109 Rancho de la Rosa is our neighboring property to the east. The Thede family, the owners of the property have been keeping us informed of their plans to build a home for their family. We were aware that the planning department recommended a change in zoning for this property from A 4 to A 2. We are in support of this change. We have now been informed by the Thedes that this may no longer be the recommendation. They were told that the recommendation may change to A 20. We were surprised at this news and are opposed to it. Our neighborhood consists of primarily A 2 and A 4 zoning. We feel that a rezoning to A 20 is illogical and may set a precedent for future actions. We **strongly oppose** a change in zoning to A 20 and **strongly support** and urge you to approve a less detrimental zoning of A2. It is consistent with the way of life here and we want to keep it that way.

Thank you,

A handwritten signature in cursive script, appearing to read "Doug and Shirley Ralston".

Doug and Shirley Ralston

91 Rancho de la Rosa, Martinez, CA 94553

November 22, 2008

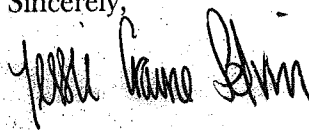
To: Contra Costa Co Planning Commission

Re: 109 Rancho de la Rosa, Martinez, CA

It is my understanding that the above referenced property is scheduled for a rezoning from its current A 4 zoning. I live on Garcia Ranch Road which is in the Briones area as is the property on Rancho de la Rosa. The common zoning in the area is A 4 and A 2. I do not see the reason to change this parcel to A 20 zoning. It would make more sense for it to conform with the rest of the parcels in the area which is A4 or A2. The contour of the land and other factors will limit development in the area. Restrictive zoning is not needed to achieve this goal.

Thank you for your consideration of my opinion in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessie Craine Selvin". The signature is written in a cursive, flowing style.

Jessie Craine Selvin