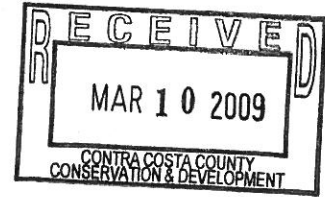


**R I C H A R D T. L O E W K E, A I C P**  
**U R B A N & E N V I R O N M E N T A L P L A N N I N G**

March 10, 2009

Patrick Roche  
Community Development Department  
Contra Costa County  
651 Pine Street  
4<sup>th</sup> Floor North Wing  
Martinez, CA 94553-0095



**SUBJECT: Request for Initiation of General Plan Study for Property at SW Corner Pomona Street & Crockett Boulevard in Crockett (APN 354-202-005)**

Dear Mr. Roche:

This letter requests initiation of a General Plan Study focusing on a 10-acre parcel located on the south side of Pomona Street, between Crockett Boulevard and Rolph Park Drive in the community of Crockett. The subject property is surrounded by developed residential and public facility uses on all sides, is situated inside the County-wide Urban Limit Line (ULL), and is Zoned R-6 (Single-Family Residential). However, it is also designated as Open Space on the General Plan Land Use Map. This request provides background information and a Conceptual Land Use Plan in support of a proposed amendment of the General Plan designation over roughly one-third of this "infill" site to SH (Single-Family Residential High Density), while retaining two-thirds of the site as permanent Open Space.

**Background**

My company was selected last year to complete a Land Use Feasibility Study to explore the potentially feasible alternative land uses for this property. Our study began with a careful review of a range of planning and technical documents, including County Zoning and General Plan Policies, policies for the Crockett Hills Regional Park, preliminary soils and geotechnical studies, and a preliminary environmental reconnaissance of the site and surrounding properties. We focused on the nature and scale of potentially feasible alternative economic uses of the property that could achieve the primary goals of:

- a) Minimizing the "footprint" of development, while maximizing the permanent protection of open space;
- b) Avoiding adverse effects to the natural physical environment, including relatively steep hillsides and extensive oak woodland habitat;
- c) Limiting vehicular traffic and demands for public services such as sewage treatment; and
- d) Achieving a high level of compatibility with surrounding homes, schools and public streets.

The Study concluded that a small-scale clustered residential development of 9 homes would best fulfill the identified goals. While a larger number of homes could be supported by available land area and Zoning standards, we found that a larger development would have a corresponding smaller return on fulfilling our environmental and community compatibility goals. Consequently, we have advanced the concept of a tightly-clustered grouping of nine total lots utilizing roughly one-third of the site area. The remaining undeveloped two-thirds of the site would be managed by an owners association and have a conservation easement recorded over it.

Our Feasibility Study also considered several alternatives to single-family residential use for this property. These alternatives included: (1) an institutional use such as a church, private school or child care facility; (2) a commercial recreational use such as a health club; and (3) a specialized senior housing project. Based on the unique setting and physical characteristics of the subject property, these uses were ultimately found to be less desirable than the 9-lot housing project because each alternative would involve considerably more grading, a bigger developed "footprint", and larger volumes of both traffic and sewage demand. The senior housing project, while desirable, would also be difficult to serve if located at the center of this site, due to topographical constraints.

### **Setting, Land Use Policy & Physical Conditions**

Attached for your review are a set of graphics and preliminary conceptual plans providing additional background information from the Feasibility Study. These include the following:

1. **Location Map** showing the 10-acre site situated on the south side of Pomona Street between Crockett Boulevard and Rolph Park Drive in the community of Crockett.
2. **Enlarged Setting Map** identifying this infill site, bounded by John Swett High School on the north, Carquinez Middle School on the west, single family homes on the south, and condominiums and a commercial use on the east.
3. **County-Wide Urban Limit Line Map** showing the position of the property inside the voter-adopted Urban Limit Line.
4. **Existing County General Plan Land Use Map** identifying the property as currently being designated for Open Space uses, and also identifying the surrounding land the designations of SH (Single Family Residential High Density), ML (Multi-Family Low Density), CO (Commercial), and PS (Public / Semi-Public).
5. **Existing County Zoning** of R-6 Residential on the subject property, with R-6 continuing to the south, west and north, and a combination of R-B (Retail Business) and P-1 (Planned Development) to the east.
6. **Assessors Map** identifying the parcel as APN 354-202-005, and showing the property boundaries.
7. **Panoramic Photographs** taken from locations along Pomona Street to the east of the site, opposite the site, and to the west of the site.
8. **Photograph of Upper Rolph Park Drive** showing the effects of slope instability associated with an old landslide situated directly below the roadway.
9. **Conceptual Site Plan** identifying the preliminary design for nine clustered residential lots served by a private street.
10. **Aerial View of Conceptual Site Plan** showing the relationship of the planned residential development to existing trees, grassland areas, and surrounding land uses.

### **Proposed Land Use Designation & Zoning**

The current General Plan Land Use Designation provides policy guidance for a private land use on this 10-acre site that would achieve consistency with the General Plan as a whole, including policies contained in the Land Use Element (Chapter 3), the Housing Element (Chapter 6), the Conservation Element (Chapter 8) and the Open Space Element (Chapter 9). These policies strive to balance the reasonable economic use of private property in the context of local community and County-wide interests. Of particular importance in this example are the local Crockett Area Policies contained in Chapter 3 (Policies 3-129 through 3-141), and the County-wide Urban Limit Line 65/35 Land Preservation Standard also contained in Chapter 3 (this property is an infill site located inside the ULL).

The proposed 9-lot residential land use reflected in the attached Conceptual Site Plan achieves all 4 of the primary environmental and land use compatibility goals listed on page 1 above. In particular, by clustering a limited number of homes on the 3+ acre portion of the property capable of supporting environmentally sensitive development, this concept facilitates permanent protection of the remaining 6+ acres of open space. As proposed, a conservation easement would be recorded over the open space area in favor of the County, and a homeowners association would be formed with responsibility and a budget to protect and maintain the open space. Responsibilities of the HOA would include permanent maintenance and protection of all heritage trees, maintenance of additional trees planted in an oak woodland enhancement area adjoining Rolf Park Drive at the south end of the site; and weed abatement along the westerly edges of the site consistent with policies of the Crockett-Carquinez Fire District.

This balanced minimum "footprint" approach to economic use of the property preserves two-thirds of the entire site as privately-maintained permanent open space, consistent with the level of sensitivity sought in the local Crockett Area policies, and also consistent with the standards sought through the 65/35 Land Preservation Policies. It also provides several important public benefits including:

- **Public roadway stabilization.** According to a geotechnical investigation recently completed for the property, a small localized landslide exists between the two parallel segments of Rolf Park Drive at the south end of the site. As reflected in the attached letter from KC Geotechnical Engineering, this repair of the landslide would substantially stabilize the County roadway improvements above the slide (see photograph attachment #8 of upper Rolf Park Drive showing signs of roadway separation). The slide repair work would be carried out concurrently with and utilizing a small volume (less than 20,000 CY total) of cut material from Lots 2-8 as a part of a buttress design.
- **Local economic investment and housing supply consistent with service limitations.** Completion of the proposed 9-lot housing project would result in a modest increase in local demand for retail goods and services, as well as a small increase in available housing in the community of Crockett. This small infill development would not, however, result in a significant increase in traffic, sewage collection and treatment, or other public services.
- **Permanent maintenance, preservation and enhancement of open space lands.** The recordation of a conservation easement will ensure protection of two-thirds of the site as permanent open space. The creation of an HOA with appropriate DRE-approved funding will also ensure proper land stewardship, including maintenance of trees and weed abatement. As part of the slide repair work discussed above, the developer would also obtain approval for and carry out a localized oak woodland enhancement plan, to incrementally expand tree cover to further stabilize the area of the slide repair, while enhancing habitat and scenic values in this highly visible portion of the site.

Based on the above considerations, it is requested that the County proceed with a General Plan Study to consider amending the General Plan Land Use Designation, as shown in the attached Proposed General Plan Land Use Designation exhibit, for approximately one-third of the site from OS to SH, while retaining two-thirds of the site as OS. We also propose that the Zoning for this property be amended from R-6 to P-1 (Planned Development), as reflected in the attached Proposed Zoning exhibit. This would ensure that the residential subdivision filed to implement the project remains consistent with the land use approach shown in the attached Conceptual Plan.

### **Conclusion**

As noted above, this proposal is based on a thorough Feasibility Analysis, including an initial environmental reconnaissance and several technical studies. It is also based on discussions with and feedback from a wide range of service providers and local community interests. Our meetings have included the following agencies, organizations, and individuals:

1. County Community Development staff
2. District 2 Supervisor Uilkema and staff
3. East Bay Regional Park District staff
4. East Bay Municipal Utilities District engineering staff
5. Kent Peterson, Manager of the Crockett Community Services District
6. Chief Jerry Littleton, Crockett-Carquinez Fire District
7. Crockett Improvement District Board and Planning Committee
8. Crockett Community Services District Sanitary Board
9. Crockett Improvement District Board

We look forward to your additional thoughts and feedback, and request that this matter be scheduled for consideration by the Board of Supervisors at the earliest convenient date. A check in the amount of \$750 is attached as a filing fee.

Sincerely,



Richard T. Loewke, AICP

### Attachments

Cc: Supervisor Gayle Uilkema  
Frank Silva, Assistant to Supervisor Uilkema  
Kent Peterson, Manager Crockett Community Services District



PROJECT SITE

POTOMAC STREET

CROCKETT BLVD

RALPHS RD



RICHARD T. LOEWKE AICP  
URBAN & ENVIRONMENTAL PLANNING



Pomona Street

PROJECT SITE

Crockett Blvd.

Rolph Park Drive



RICHARD T. LOEWKE AICP  
URBAN & ENVIRONMENTAL PLANNING

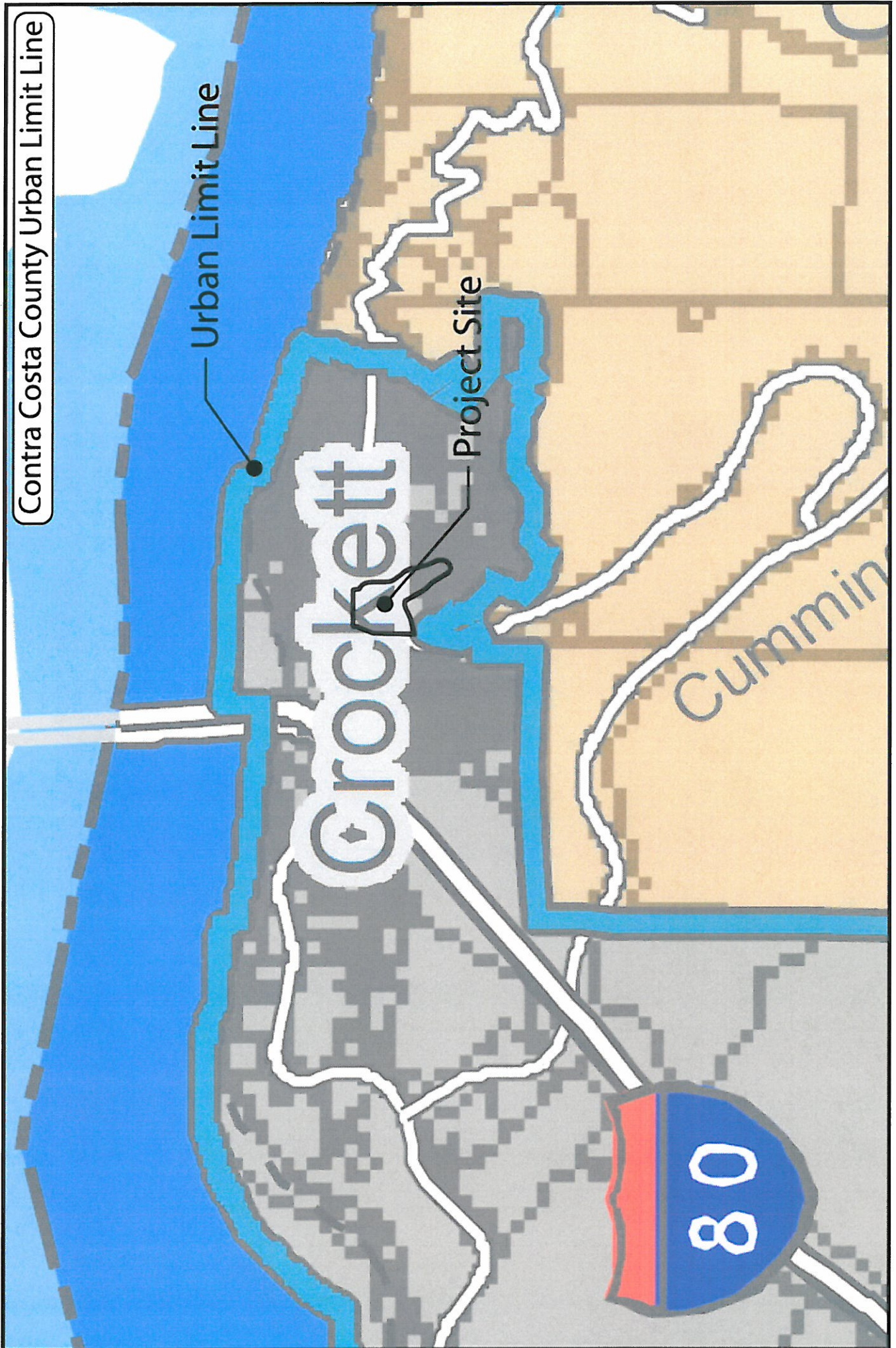
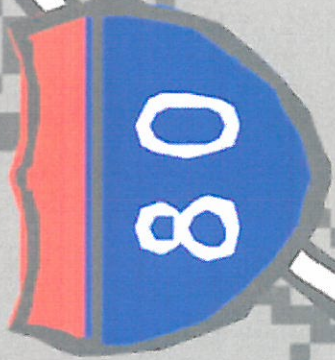
Contra Costa County Urban Limit Line

Urban Limit Line

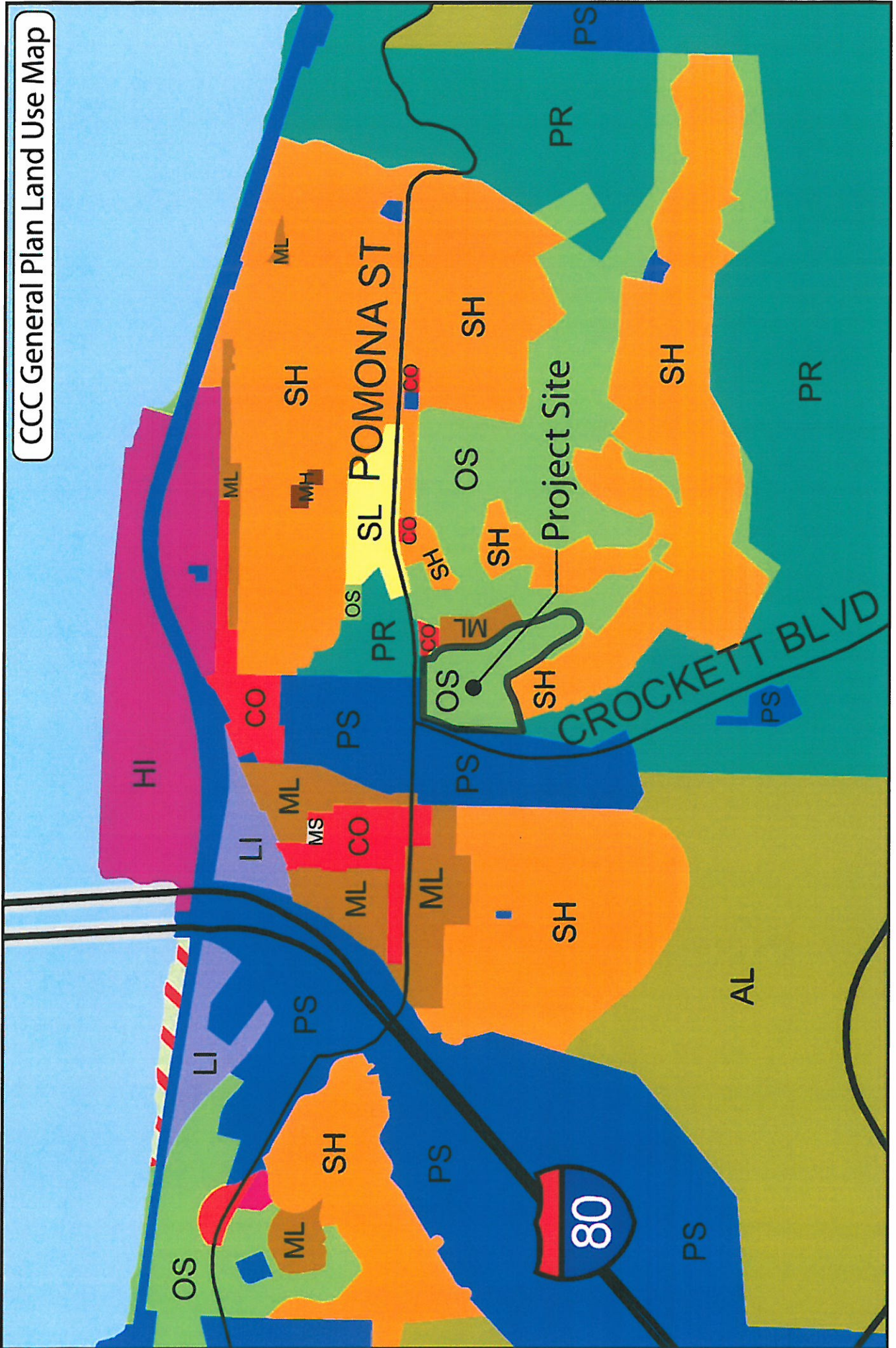
Project Site

Crockett

Cummin

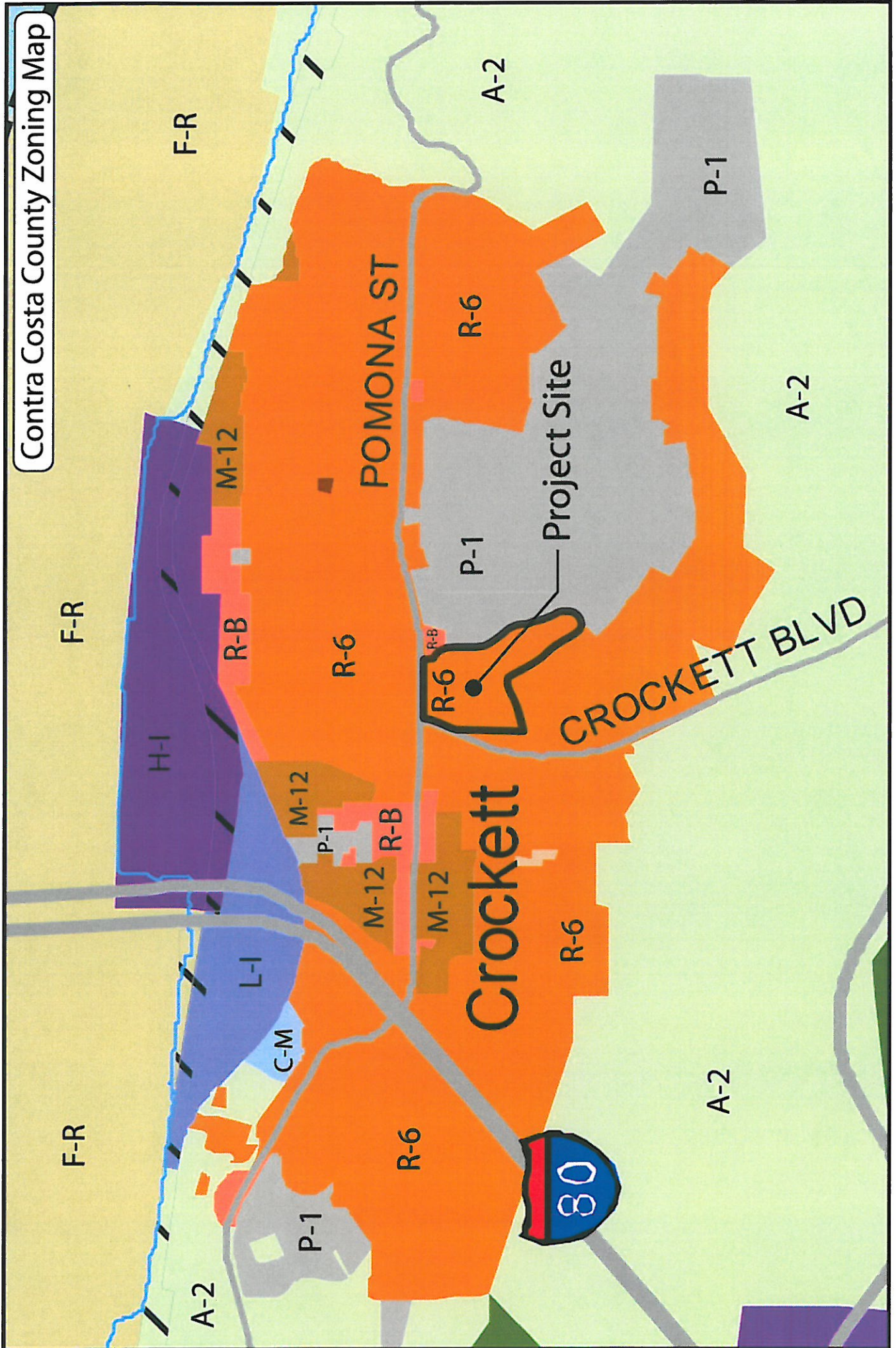


CCC General Plan Land Use Map





Contra Costa County Zoning Map

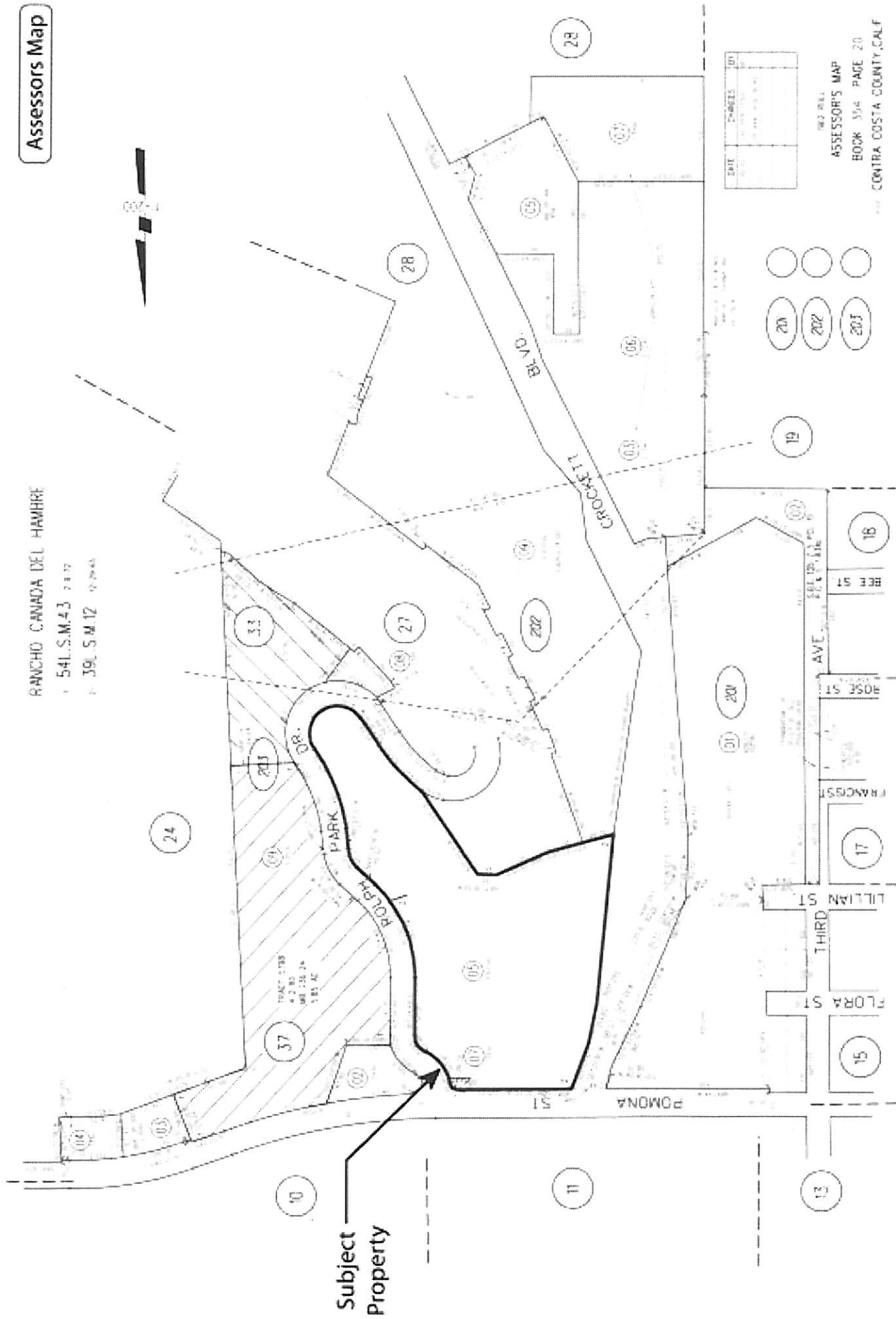


Assessors Map

RANCHO CANADA DEL HAMBRE

54 L.S.M. 43 2-8-77

39 L.S.M. 12 10-29-65



DATE	CHANGES	BY

2002 BILL  
ASSESSOR'S MAP  
BOOK 354 PAGE 20  
CONTRA COSTA COUNTY, CALIF

Subject Property



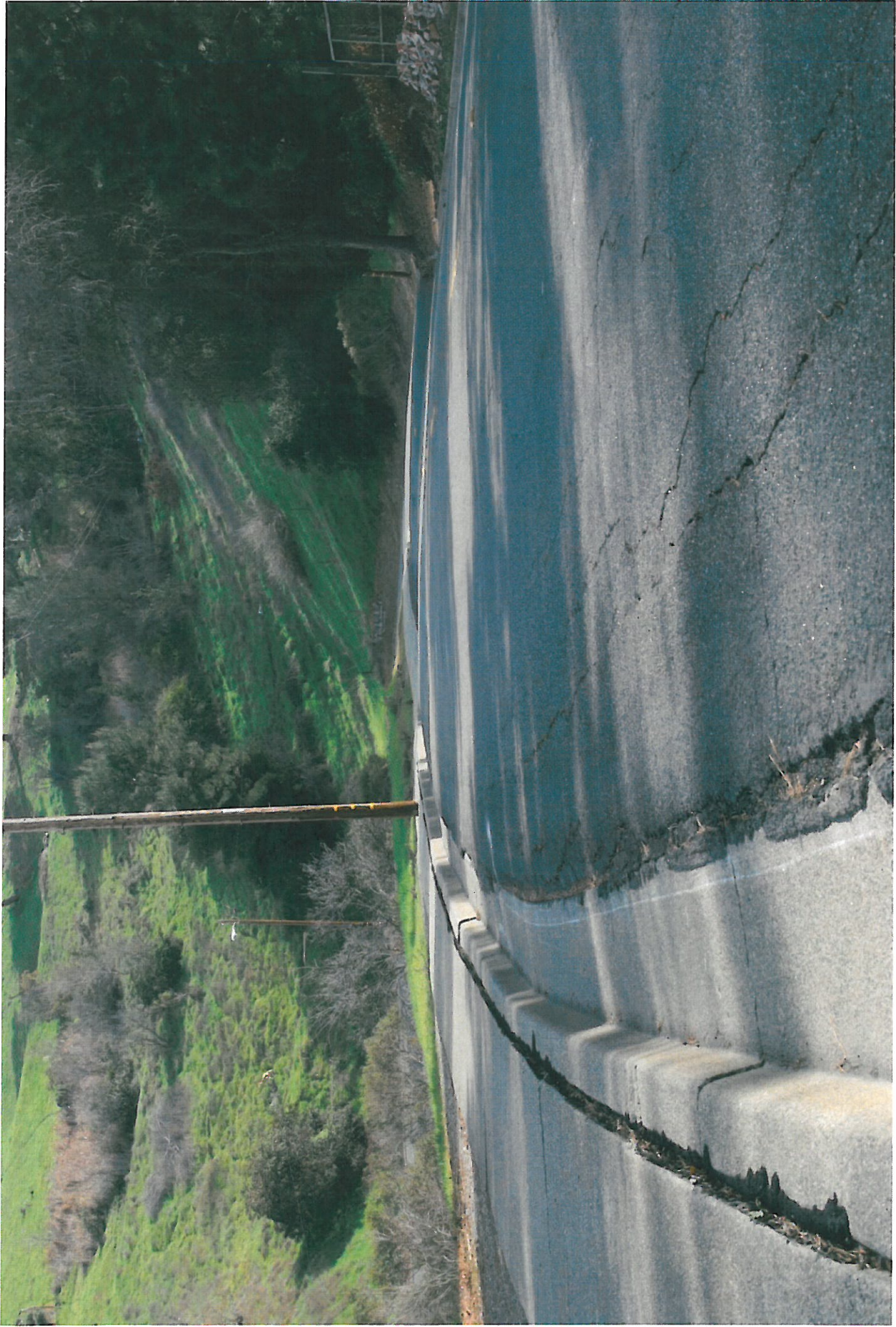
View from Pomona Street Northeast of Rolph Park Drive



View from Pomona Street Opposite Site

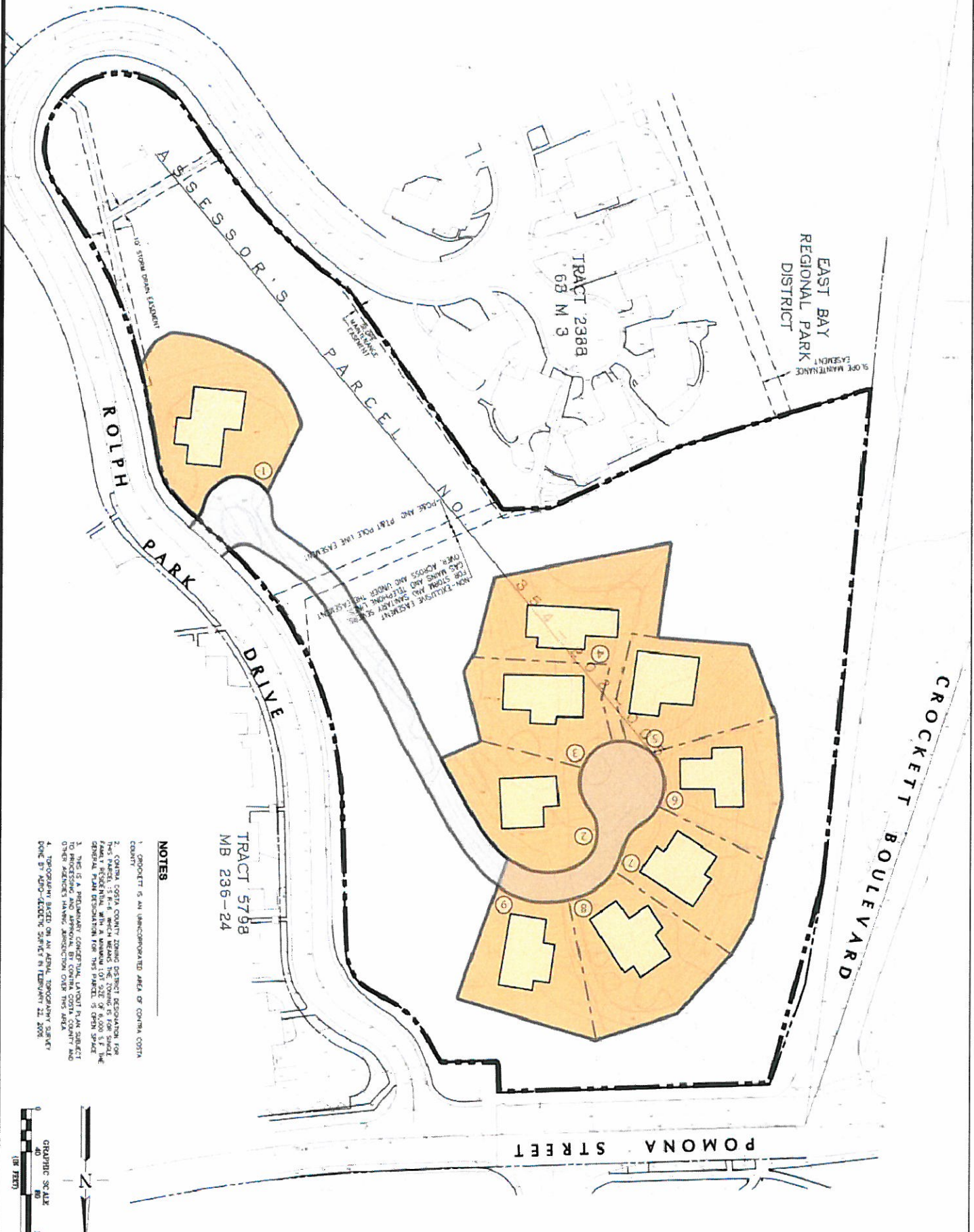


View from Pomona Street Northwest of Crockett Boulevard



Roadway Creep on Rolph Park Drive Above Site

Conceptual Site Plan

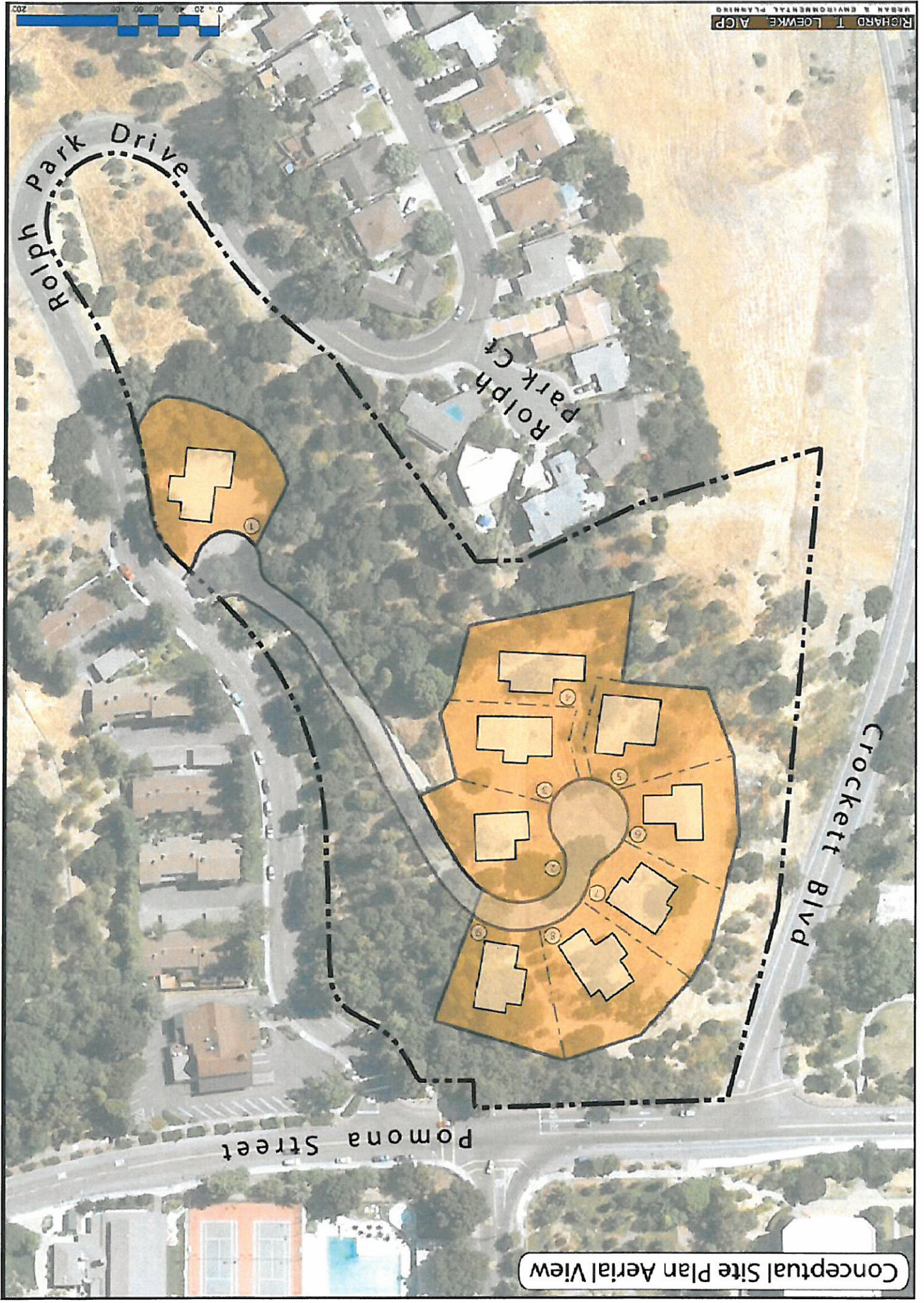


TRACT 5798  
MB 236-24

NOTES

1. PROJECT IS AN UNINCORPORATED AREA OF CONTRA COSTA COUNTY.
2. CONTRA COSTA COUNTY ZONING DISTRICT DESIGNATION FOR THIS PARCEL IS UNDEVELOPED OPEN SPACE. THE MINIMUM LOT SIZE FOR A MINIMUM LOT SIZE OF 6,000 S.F. THE GENERAL PLAN RECOMMENDATION FOR THIS PARCEL IS OPEN SPACE.
3. THIS IS A PRELIMINARY CONCEPTUAL LAYOUT PLAN SUBJECT TO PROCESSING AND APPROVAL BY CONTRA COSTA COUNTY AND OTHER AGENCIES HAVING JURISDICTION OVER THIS AREA.
4. TOPOGRAPHY BASED ON AN AERIAL TOPOGRAPHIC SURVEY DONE BY PHOTO-DETECTIVE SURVEY IN FEBRUARY 22, 2009.





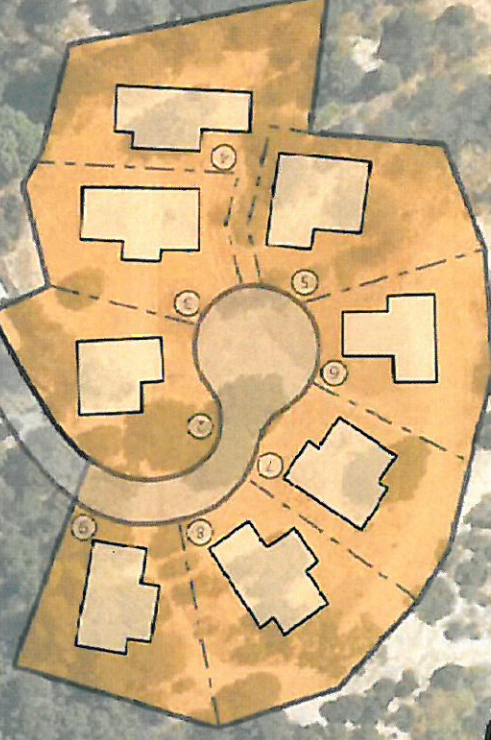
Conceptual Site Plan Aerial View

Rolph Park Drive

Rolph Park Ct

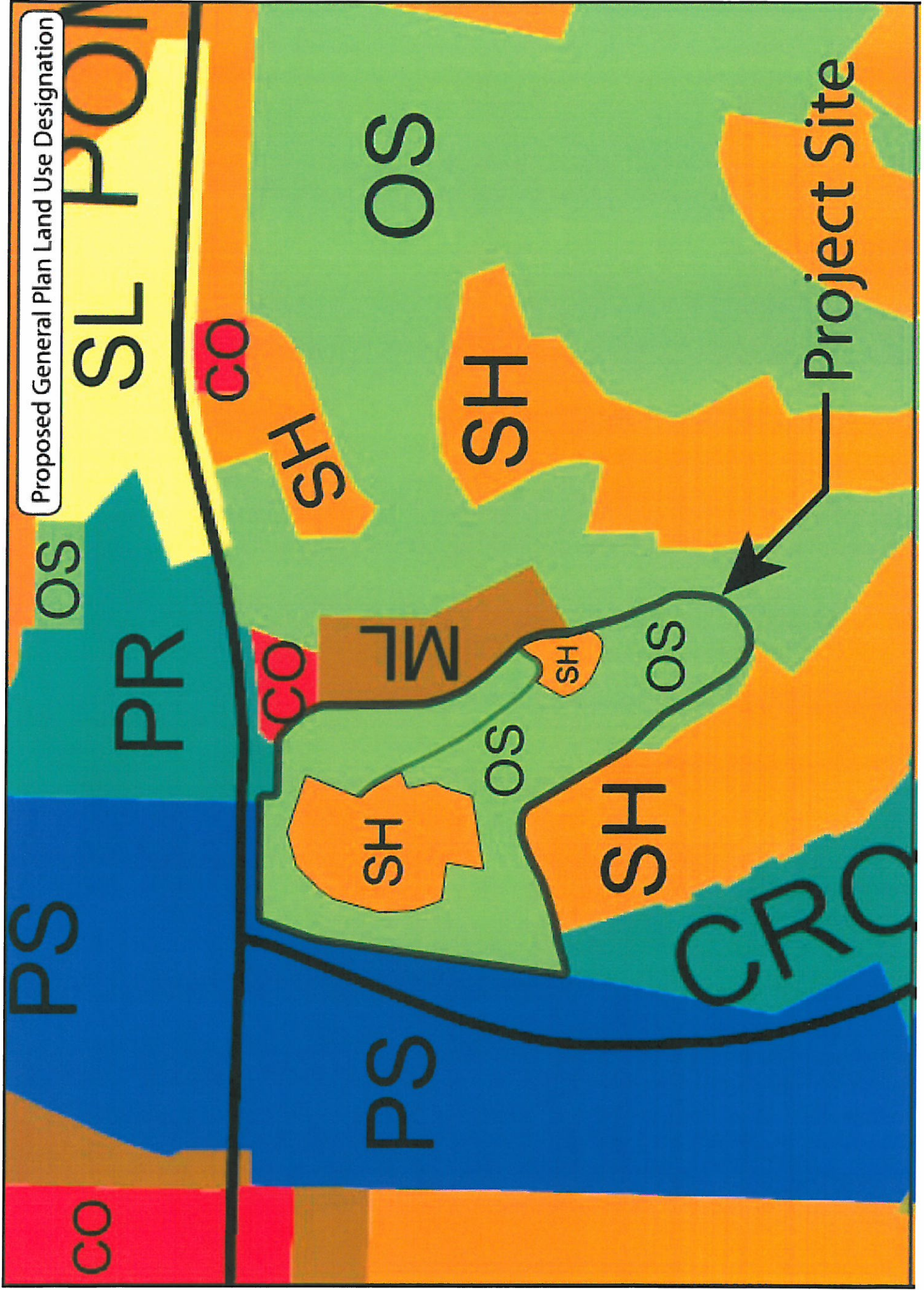
Crockett Blvd

Pomona Street

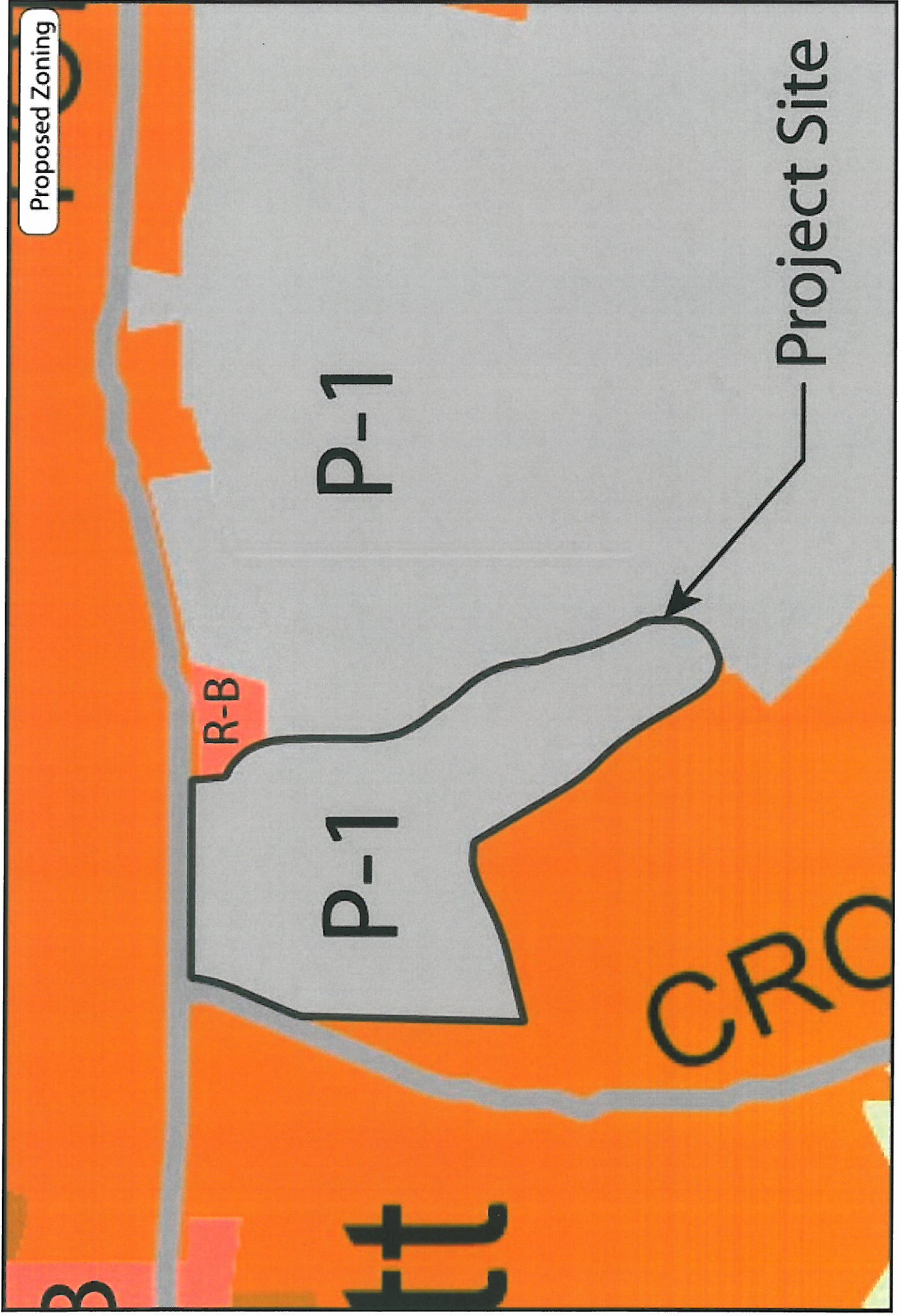




Proposed General Plan Land Use Designation



Proposed Zoning



P-1

R-B

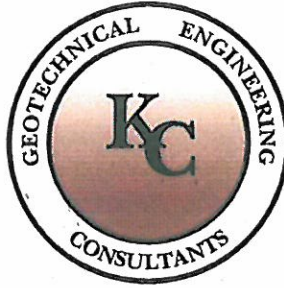
P-1

CRO

Project Site

tt

865 Cotting Lane, Suite A  
Vacaville, California 95688  
(707) 447-4025, fax 447-4143



8798 Airport Road  
Redding, California 96002  
(530) 222-0832, fax 222-1611

**KC ENGINEERING COMPANY**  
A SUBSIDIARY OF MATERIALS TESTING, INC.

Project No. VV2088  
3 February 2009

Mr. John Dobles  
Qualified Investment Opportunities  
2220 Boynton Avenue, Suite A  
Fairfield, CA 94533

Subject: Proposed Residential Development  
Rolph Park Drive, APN 354-202-005  
Crockett, California  
**PLAN REVIEW AND RECOMMENDATIONS**

- References:
- 1) Geotechnical Investigation Report  
By *KC Engineering Co.*, dated 30 May 2006
  - 2) Partial Grading Plan  
By *Robert A. Karn & Associates*, dated 23 January 2009

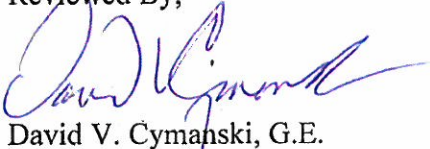
Dear Mr. Dobles:

At your request, **KC ENGINEERING COMPANY** has reviewed the above referenced documents pertaining to the site. Specifically, the Reference 2 partial grading plan shows a preliminary grading concept to mitigate an old landslide located in the southernmost end of the site at the U-bend in Rolph Park Drive, as originally identified in the Reference 1 report. The subject landslide extends between the two segments of Rolph Park Drive resulting in the potential for long-term instability for this portion of the site and the adjoining roadway improvements. We understand that the proposed development plan for this site may yield a limited quantity of cut material suitable for constructing a buttress as part of an overall landslide mitigation strategy. We have prepared a cross-section representing the existing and proposed grades in the subject area and have included it as Figure 2.

The proposed grading within the landslide mitigation area will create a flatter finished slope between the two roadways than currently exists, thereby improving the stability of the slope and the County roadway improvements above and below. Additionally, we have recommended use of a keyway, subdrains, surface drainage and other localized improvements in order to further enhance the long-term stability. In particular, we recommend that the buttress fill be constructed in accordance with the Reference 1 report and the attached cross-section, Figure 2 "Fill Slope Detail." This will ensure that a well-drained, engineered fill slope is constructed.

Should you have any questions or require additional information, please contact our office at your convenience.


Reviewed By;



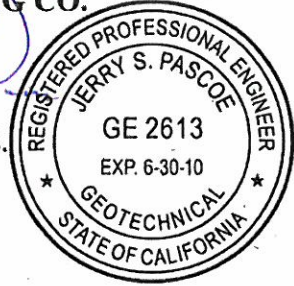
David V. Cymanski, G.E.  
Principal Engineer

Copies: 2 to Addressee  
1 to Robert A. Karn & Associates

Respectfully Submitted,  
KC ENGINEERING CO.

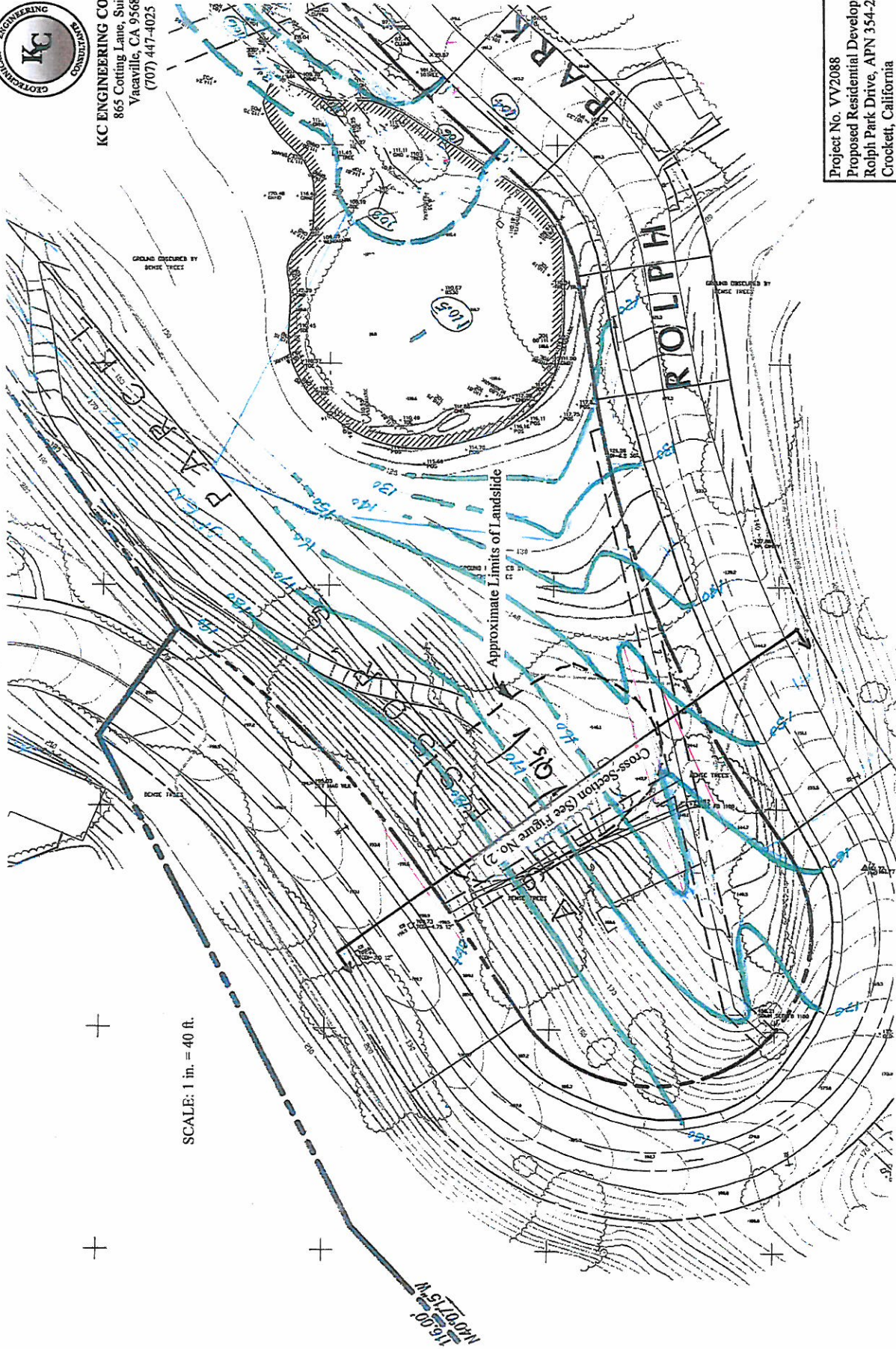


Jerry S. Pascoe, G.E.  
Principal Engineer





KC ENGINEERING COMPANY  
865 Cotting Lane, Suite A  
Vacaville, CA 95688  
(707) 447-4025

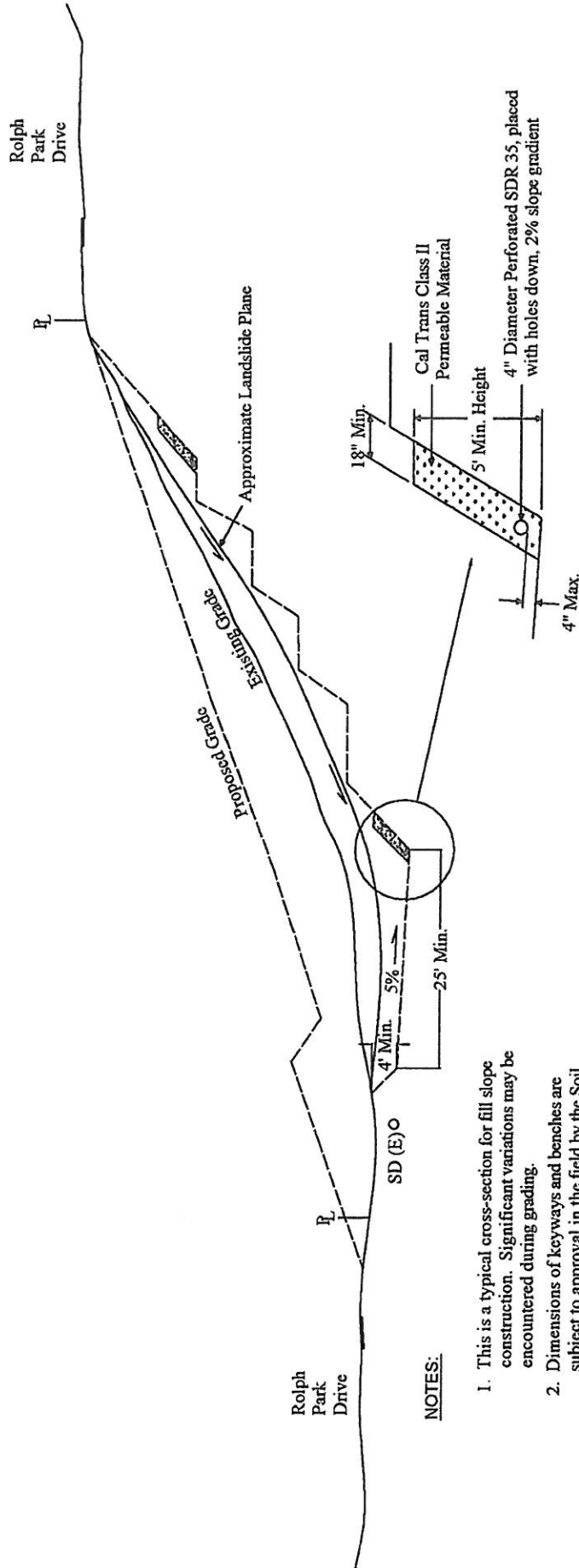


SCALE: 1 in. = 40 ft.

Project No. VV2088  
Proposed Residential Development  
Rolph Park Drive, APN 354-202-005  
Crockett, California  
FIGURE NO. 1 - SITE PLAN

TYPICAL FILL SLOPE & SUBDRAIN DETAILS

(Not to Scale)



SUBDRAIN DETAIL

NOTES:

1. This is a typical cross-section for fill slope construction. Significant variations may be encountered during grading.
2. Dimensions of keyways and benches are subject to approval in the field by the Soil Engineer and Geologist.
3. The number and location of subdrains will be determined by the Soil Engineer and Geologist in the field.

Project No. VV2088  
 Proposed Residential Development  
 Rolph Park Drive, APN 354-202-005  
 Crockett, California  
**FIGURE NO. 2 - FILL SLOPE DETAIL**

**KC ENGINEERING COMPANY**  
 865 Coting Lane, Suite A  
 Vacaville, CA 95688  
 (707) 447-4025