

P.O. Box 1072 • San Ramon, California 94583

CONTRA COSTA
COUNTY

2015 JUL -2 P 2: 32

July 2, 2015

DEPARTMENT OF
CONSERVATION
AND DEVELOPMENT
GP15-0001

John Kopchik, Director
Contra Costa County
Conservation and Development Department
30 Muir Road
Martinez, CA 94553

RE: Panetta Property, 2.52± acres, (APN 208-240-009-0)
Corner of Crow Canyon Road and Bollinger Canyon Road
“San Ramon Area”
Contra Costa County, California

Dear John,

Please accept this letter as a formal request of the Board of Supervisors to authorize a General Plan Amendment Study of my 2.52± acre property located at the corner of Crow Canyon road and Bollinger Canyon Road in the “San Ramon Area” of unincorporated Contra Costa County.

The site is situated at the corner of Crow Canyon Road and Bollinger Canyon Road with frontages on both roads. The site is currently being used as a corporation yard and has been for many years. The site takes access from Bollinger Canyon Road.

The site is essentially flat, but generally drains toward the northeast into Bollinger Creek which bisects the site creating two distinct areas for development on the property.

The current land use designation in the County General Plan is AL (Agricultural Lands). The current County zoning is A-2 (General Agricultural District).

We respectfully request a new General Plan land use designation of MM (Multi-Family Residential – Very High Special Density) with an allowable density range of 45.0 to 99.9 units per net acre and a corresponding re-zoning of P-1.

The purpose for this requested land use designation is to allow for the development of 48 “for sale” condominium units. The 48 units would be presented in four detached buildings with 12 units in each of the four buildings.

Panetta Family

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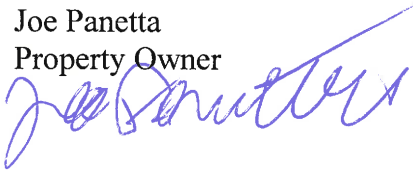
The protection of Bollinger Creek necessarily reduces the net developable overall area of the site. In order to properly cluster the four proposed buildings on the southwest side of Bollinger Creek, a higher multi-family density range is requested.

The second land use designation of Single Family Residential-High Density is requested to allow for the development of three (3) single family homes on the northeast side of Bollinger Creek. This land use designation allowing 5.0 to 7.2 single-family units per net acre would allow for the development of three single-family homes.

Thank you for your consideration. If there is any further information you need, please do not hesitate to contact me at (925) 640-5580.

Respectfully,

Joe Panetta
Property Owner



pc: Frank Panetta