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DEPARTMENT OF
CONSERVATION
AND DEVELOPMENT

GP17-0001

January 15, 2017

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

RE: General Plan Amendment Study for APN 011-220-032⁹, Bixler Road, Discovery Bay, CA

Dear Mr. Kopchik:

Please accept this letter as formal request of the Board of Supervisors to authorize a study of changing the General Plan designation of Office to Commercial allowing the development of the 5+/- acre property for Self Storage with RV and boat storage.

The subject property is a legal, vacant, flag shaped lot that is located behind the Safeway shopping center and the Post Office at the intersection of Highway 4 and Bixler Road. The property fronts on Bixler Road.

The property is general planned Office. Unfortunately, there is really no viable office market to speak of in Discovery Bay. The few projects that are located in the area have not leased well. The property has only a small amount frontage on Bixler Road. Additionally, it is buried in back of the Shopping Center and the Post Office so there isn't a retail use for the property. The current owner actually submitted an application for an office project prior to the recession. If there was a viable office market they would have built an office project themselves rather than sell it for an alternate use.

We are requesting that we extend the Commercial Zoning at the shopping center north to include the subject property thereby allowing the Self Storage use. The Discovery Bay market is currently underserved in terms of storage. The existing facility is at capacity forcing residents to travel excessive distances in order to find space. Additionally, there continues to be demand for both boat and RV storage. Due to the growth projected in the immediate area demand will continue to grow.

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Based on the site characteristics and the market demands in the area, self-storage is the highest and best use for the property and would be a welcome addition to the area. While there is very little of the property that will be visible from the street, we would certainly design an aesthetically pleasing development that would blend in with the surrounding area.

Thank you for your consideration. Please contact me should you have any questions or require any additional information about the property or the proposed use.

Yours truly,

SIERRA HILLS DEVELOPMENT, LLC



John W. Tomasello

/mfs