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November 17, 2021

VIA ELECTRONIC SUBMISSION AND EMAIL

Will Nelson
Principal Planner
Contra Costa County Planning Dept.
30 Muir Rd
Martinez, CA 94553
E-mail: will.nelson@dcd.cccounty.us

**Re: South Camino Pablo General Plan Amendment Feasibility Request
(APN 725-829-001/258-290-029)**

Dear Mr. Nelson:

As I previously discussed with you, we represent Dobbins Properties, LLC, the owners of an approximately 23.9-acre parcel along the southwestern edge of unincorporated Contra Costa County, bordering the Town of Moraga (APNs 725-829-001/258-290-029). This area is locally known as Carr Ranch, and we are referring to the proposed development as “South Camino Pablo.” The subject parcel is currently designated as “AL-Agricultural Lands” in the County’s land use element map, and is zoned “A-2-General Agricultural District” in the County’s zoning map.

We are requesting a General Plan Amendment Feasibility analysis to amend the General Plan to designate the approximately 7.9-acre southernmost portion of this parcel with a single-family residential designation so that the owners may develop that portion of the property with 15 single family homes, and incorporated accessory dwelling units. We propose that the remaining approximately 16-acre northern portion of the property will remain designated as “AL-Agricultural Lands” in the General Plan. Specifically, we are proposing an amendment that would modify the designation in the County’s General Plan for the 7.9-acre portion of the parcel to “SL-Single-Family Residential-Low Density,” which allows 1.0 to 2.9 single-family units per net acre, and lot sizes up to 43,560 square feet. This would more than accommodate the proposed project in this section of the property, while leaving more than two-thirds of the property as designated agricultural land. Please see the attached site plan exhibit showing the existing General Plan designation for the property and neighboring parcels, as well as the proposed General Plan designations after the requested amendment.

If the County’s General Plan is amended as requested, or in another manner such that the proposed development would be consistent with the General Plan’s Land Use Element, we

would then intend to apply to have the relevant portion of the parcel rezoned in conformance with the County's "P-1-Planned Unit District" provisions, as indicated on the attached site plan.

We look forward to the County's analysis and feedback on this General Plan Amendment Feasibility request. Uploaded to the County's online planning application system along with this letter is the exhibit site plan referenced above, as well as payment of the \$750 deposit required to initiate this feasibility review.

Please do not hesitate to reach out to me at ptuck@wendel.com or (510) 622-7605 or to my colleague Patricia Curtin at pcurtin@wendel.com or (510) 622-7660 if you have any other questions about the subject parcel, requested amendment, or the proposed development project, or would like us to submit any additional information as part of this General Plan Amendment Feasibility Request.

Thank you for your time and consideration.

Sincerely,

WENDEL ROSEN LLP

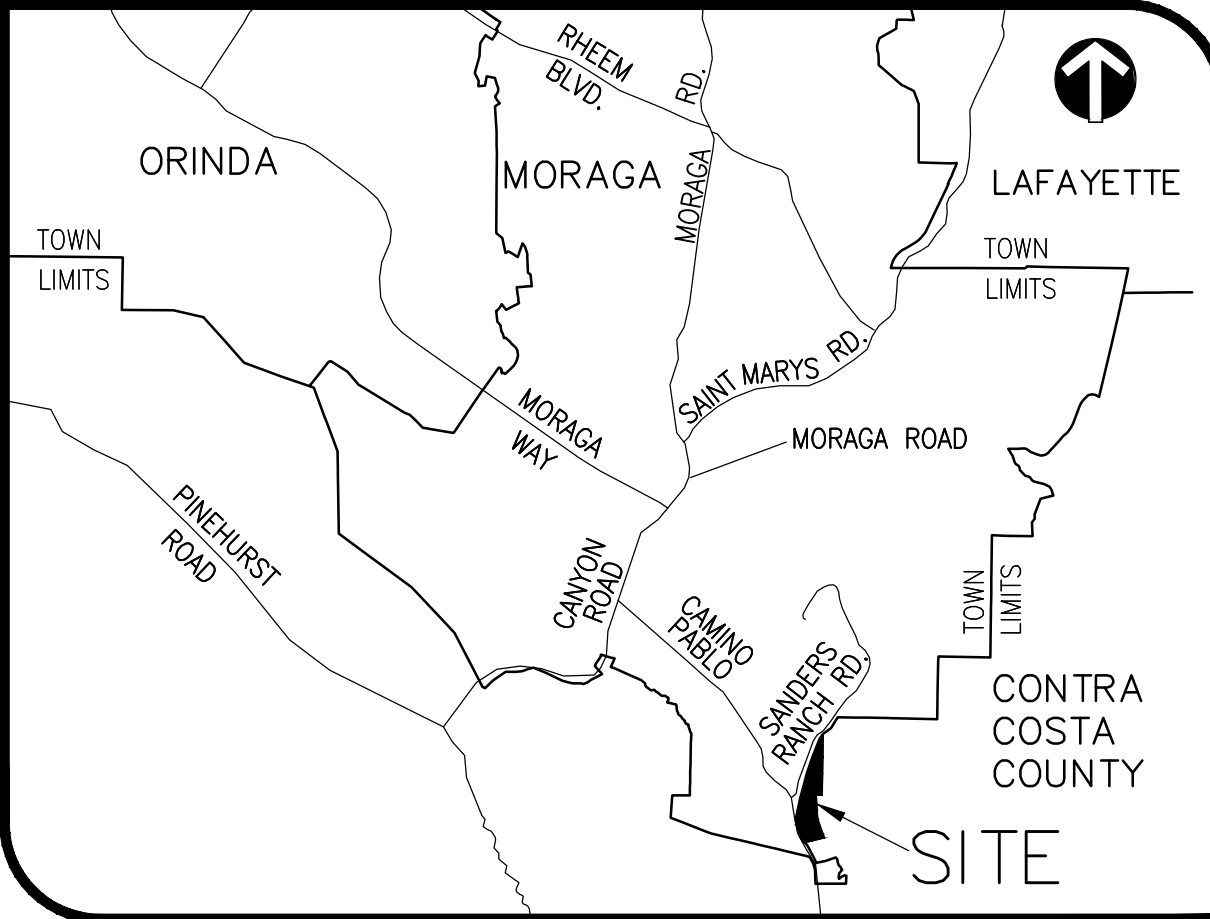


Patrick Tuck

PAT/mh

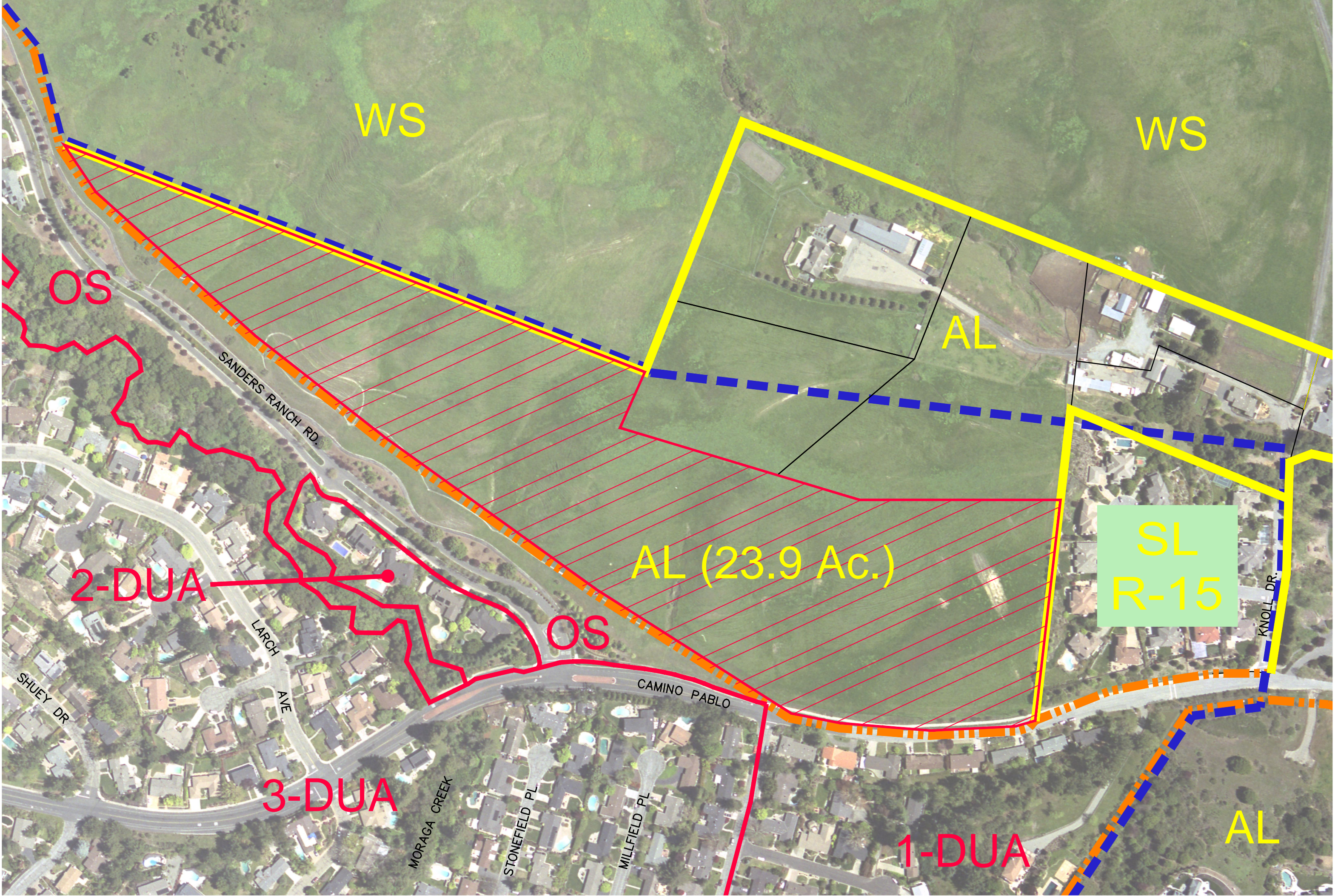
Enclosures: General Plan Amendment Site Plan Exhibit; \$750 Deposit
cc/enc: Matt Dobbins, Dobbins Properties, LLC (Via Email Only)

SUBDIVISION 9396
SOUTH CAMINO PABLO
UNINCORPORATED MORAGA, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
NOVEMBER, 2021
GENERAL PLAN AMENDMENT

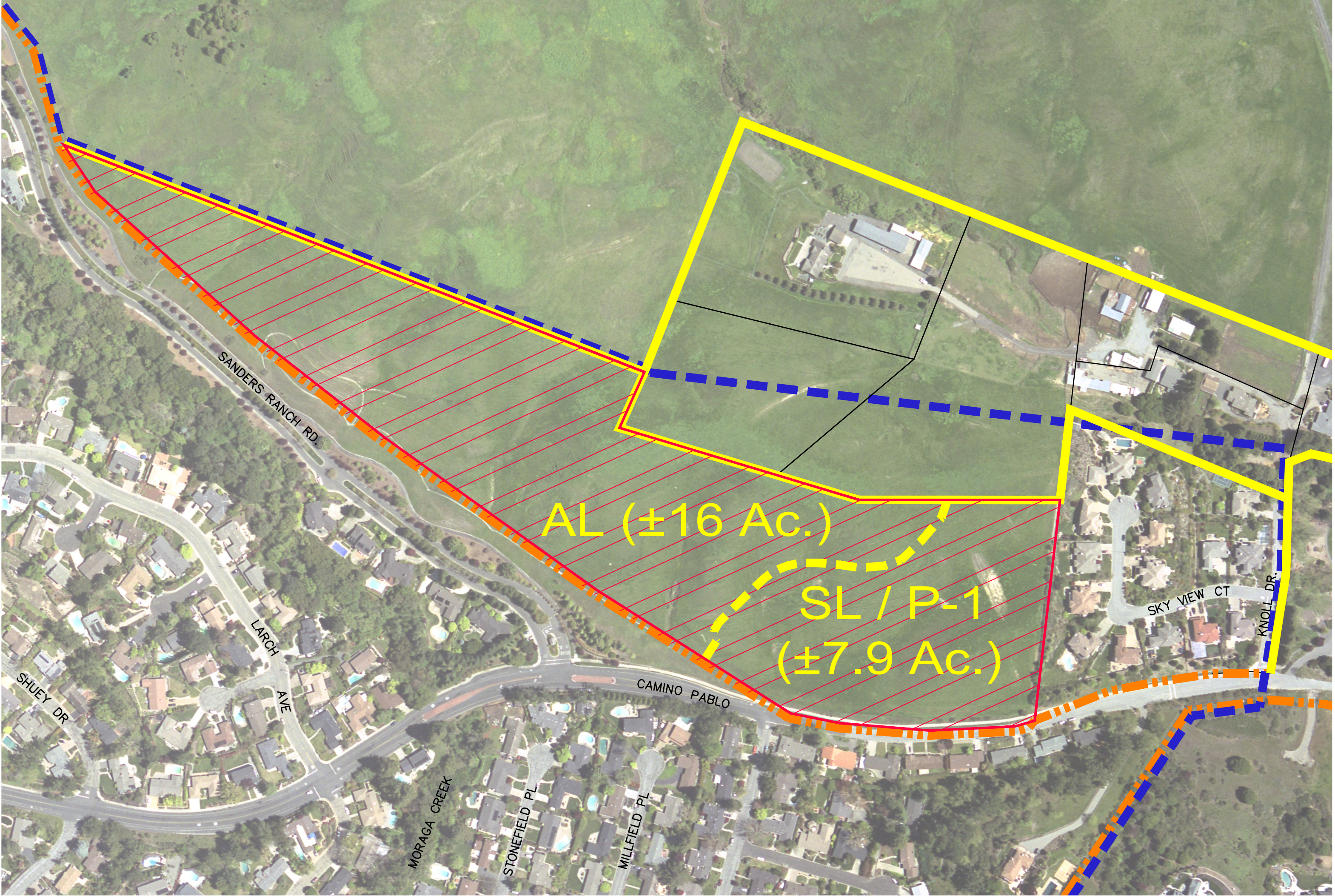


VICINITY MAP
NOT TO SCALE

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN AMENDMENT



LEGEND

PROJECT SITE	
COUNTY LAND USE BOUNDARY (EXISTING)	
COUNTY LAND USE BOUNDARY (PROPOSED)	
MORAGA LAND USE BOUNDARY	
CITY LIMIT LINE - TOWN OF MORAGA	
URBAN LIMIT LINE PER COUNTY	

**COUNTY GENERAL PLAN
LAND-USE DESIGNATIONS**

AGRICULTURAL LANDS	
SINGLE FAMILY RESIDENTIAL - LOW	
WATERSHED	

**COUNTY ZONING
DESIGNATIONS**

ZONING: PLANNED UNIT DISTRICT	
ZONING: R-15	

**TOWN OF MORAGA GENERAL PLAN
LAND-USE DESIGNATIONS**

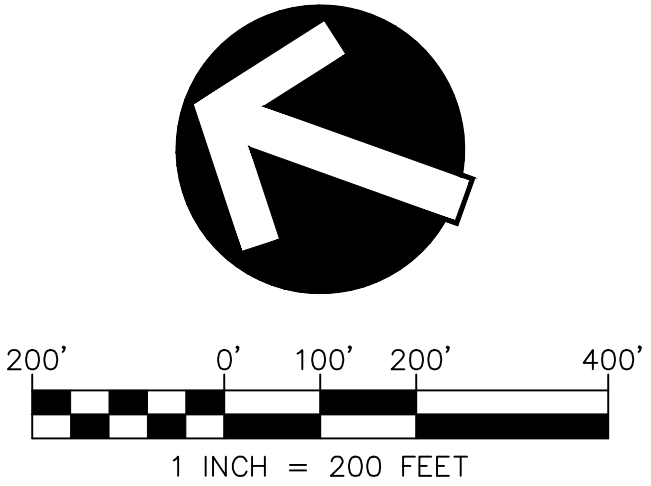
OPEN SPACE	
ALLOWABLE UNITS PER ACRE	

SITE INFORMATION

PARCEL NUMBER:	725-829-001
EXISTING ZONE:	A-2 (GENERAL AGRICULTURE)
PROPOSED ZONE:	P-1 (PLANNED UNIT DEVELOPMENT)
EXISTING LAND USE:	AL (AGRICULTURAL LANDS)
PROPOSED LAND USE:	SL (SINGLE FAMILY RESIDENTIAL - LOW DENSITY)
SITE ACREAGE:	23.90 ACRES

PROJECT TEAM

OWNER / APPLICANT:	DOBBINS PROPERTIES, LLC 1520 W. KETTERMAN LANE, SUITE 1-A LODI, CA 95242 (209) 339-4700 CONTACT: MATT DOBBINS
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: ANDREW PALFFY



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\EXHIBIT GP AMENDMENT-1360.DWG