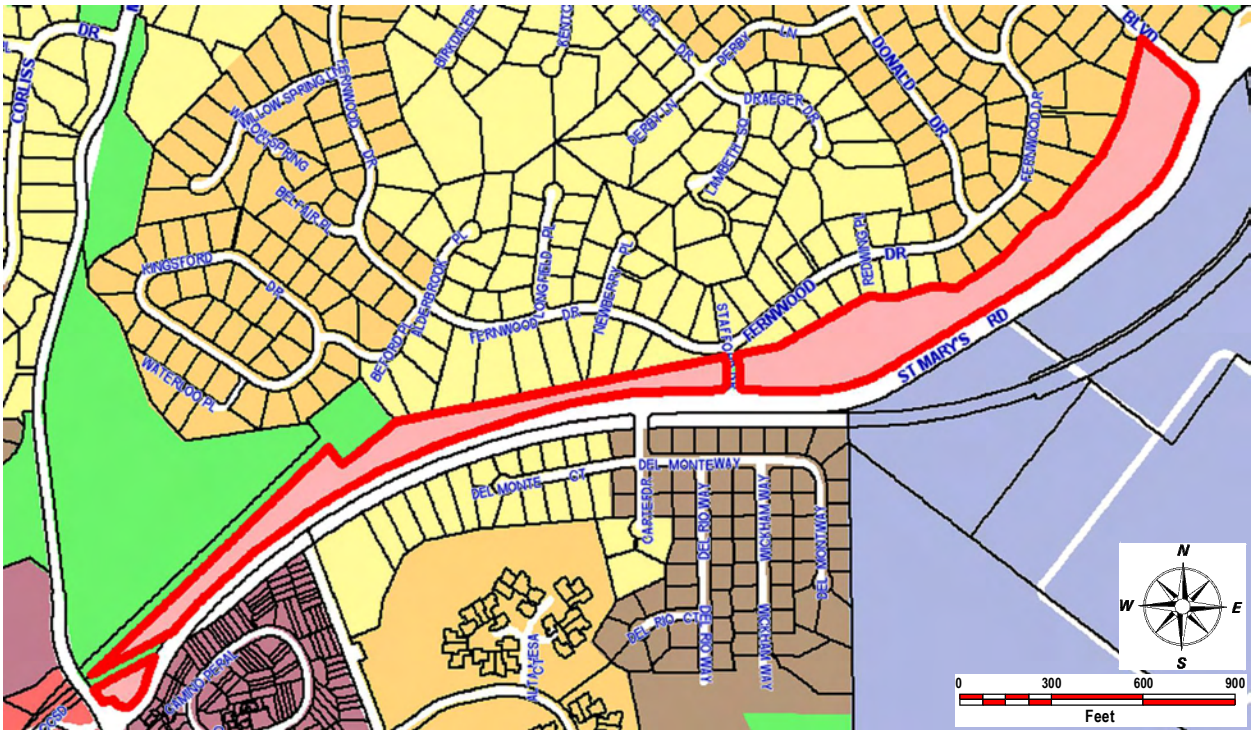
PLANNING COMMISSION STAFF REPORT

DATE: January 28, 2011 for **February 7, 2011 MEETING**

ITEM: VII. A. – Planning Commission Public Meeting

FILE: **Study Session – Subdivision of Town-Owned Land at Rheem Blvd. and St. Mary's Road.** Consideration of alternatives for a minor subdivision for one or two single family residential lots at the northwest corner of Rheem Boulevard and St. Mary's Road.

REQUEST:
The purpose of the study session is for the Planning Commission to provide a recommendation to the Town Council as to whether one or two lots should be developed on the property. The proposed subdivision would involve approximately 2 acres near the northeast end of a 21.4 acre parcel that fronts on St. Mary's Road between Moraga Road and Rheem Boulevard. The map below shows the entire parcel outlined in red. The parcel is split into three sections by Stafford Drive and a CCC Sanitary easement.



ASSESSOR'S PARCEL NUMBER: 256-110-055

TOWN ZONING: OS-M (Open Space - MOSO)

GENERAL PLAN DESIGNATION: MOSO Open Space

PUBLIC NOTICE AND CORRESPONDENCE:
A Public Meeting Notice was mailed to property owners within 300 feet of the proposed subdivision on January 28, 2011. A copy of the area of notice map, mailing list and public notice are attached as **EXHIBIT A**. If any written correspondence is received prior to the study session, it will be brought to the meeting.

BACKGROUND:
The property was acquired by the Town in 1977 when the State sold portions of the proposed right-of-way for the Gateway Freeway. The southwest end of the property is developed as part of Moraga Commons Park and the East Bay Regional Park District maintains a pedestrian and bike trail across the property. During the Town Council's discussion for financing the purchase of the building at 331 Rheem Blvd. for the Town's Corporation Yard, the Town Council directed staff to pursue the proposed subdivision as a means to defray a portion of the cost to acquire 331 Rheem Blvd.

The Town surveyor, Frank Kennedy, was contracted to survey the northeast portion of the property and prepare a tentative parcel map for two residential lots. The two-lot tentative map dated June 7, 2010 is attached as **EXHIBIT B**. The town staff met with Frank Kennedy on the site to discuss the proposed tentative map. The general consensus of staff at that meeting was that the EVA connecting to the Lafayette-Moraga Trail parking lot should be eliminated and the hammerhead turnaround for the Fire District should be located between the two lots to minimize the length of the driveway access. During our site visit, staff also discussed some of the potential problems with accommodating two lots on the site, including the additional improvement costs for the longer driveway and utility extension to the back lot. The two lot subdivision also makes the lots and houses quite close to the trail and could impact views from the trail.

Staff consulted with Ron Carter, a local real estate professional who specializes in vacant lots, to determine the marketability and potential pricing for these lots. His conclusions are provided in the letters attached as **EXHIBIT C**. Mr. Carter states that the anticipated sale price of two lots or one large lot would be approximately $700,000. The question of whether one or two residential lots should be pursued was discussed at the September 22, 2010 Town Council meeting. Council Member Trotter believed that a good argument could be made for seeking approval of two lots and at his request Robert W. Pickett prepared an analysis, which is attached as **EXHIBIT D**.

DISCUSSION OF ISSUES RELATIVE TO ONE OR TWO LOTS:

1, ENVIRONMENTAL REVIEW REQUIREMENTS:
A single residential lot would be categorically exempt under Section 15303(a) of the CEQA guidelines, provided that grading is not required on any slopes steeper than 10%. A minor subdivision for the development of two residential lots could be found to be categorically exempt under Section 15315 of the CEQA guidelines because it is located in an urbanized area, where the slope of the property is less than 20%. However, an initial study for determination of the environmental impacts may be necessary for a two-lot subdivision because the project is within the St. Mary's Road scenic corridor and it would be more likely that one or both of the homes would be two-story on the smaller lots. The cost of staff time to prepare an initial study would add to the development cost for the project.

2. CONFORMANCE WITH ZONING REQUIREMENTS.

The property is zoned "Open Space" and must comply with the standards for development under MOSO (Moraga Open Space Ordinance). A Use Permit will be required for residential development of the property. In accordance with the MOSO Guidelines adopted by the Town Council, each of the proposed lots must meet the following three requirements:

a. Each lot must have a minimum 10,000 square foot building cell with an average slope less than 20%.
b. A slope stability analysis shall be prepared to confirm that the lots have no geotechnical hazards or landslide problems.
c. The lots cannot be on a minor ridge over 800-feet in elevation.

For the September 22nd Town Council meeting, staff prepared a conceptual plan showing a 23,800 square foot MOSO cell for a single residential lot development on the property. The MOSO cell is shown as a blue line on the project site in **EXHIBIT E**. On this exhibit staff tried to maintain a 25-foot setback between the MOSO cell (building envelope) and the Lafayette-Moraga trail. The average slope within the proposed single lot cell is only 15.12%. The two-lot tentative parcel map has 15,000+ square foot lots, but the MOSO cells on each of these lots has not been determined.

Staff is not aware of any slope stability issues on the property. Nevertheless, prior to approval of a tentative parcel map for either a one lot or two lot subdivision, the Town will need to obtain a geotechnical evaluation of the proposed building sites. The elevation of the property varies between 584-feet to 631-feet and it is not on a minor ridgeline.

3. ACCESS ROAD REQUIREMENTS,

Frank Kennedy has provided a sketch revision of the Tentative Map with the emergency vehicle turnaround located between the two lots, as recommended by staff and also in Robert W. Pickett's analysis. The sketch revision is attached as **EXHIBIT F**. Section 98-4.002 of the Town's Subdivision Ordinance requires private roads to be a minimum width of 36-feet. This dimension may be reduced when the Planning Commission finds that there is adequate off-street parking and the proposed width will permit proper access of fire and life safety apparatus. The Moraga-Orinda Fire District (MOFD) requires a minimum 20-foot wide access driveway for two lots, and this requirement also applies to a single lot when the driveway length or distance from a hydrant exceeds the specifications in the Fire Code. The tentative parcel map will need to be reviewed and approved by the Fire Marshal. Regardless of whether there is one or two lots, the MOFD may require the emergency vehicle turn around at the end of the driveway.

4. GUEST PARKING REQUIREMENTS.

There would be no parking along Rheem Boulevard and it is very improbable that either of the lots in the subdivision will have more than 45-feet of frontage to a public street. Under Moraga Municipal Code (MMC) Section 8.76.100-D at least two guest parking spaces would be required on each lot. The two parking spaces that are typically in front of a garage do not count towards this requirement; therefore, these extra parking spaces will contribute to a reduction of the useable level area for development of the lots. On the two lot configuration, the additional requirement for guest parking will be another factor that will make two-story homes more likely on these lots. The required fire equipment access and hammerhead turn around area cannot be used for the guest parking on the lots.

5. TREE REMOVAL.
No trees are proposed for removal with either the one or two lot subdivision plan.

6. OTHER SITE DEVELOPMENT CONSTRAINTS.

a. There is a large depression at the southwest side of Rheem Boulevard identified on the Tentative Parcel Map as "Creek Area – Heavy Brush Unable to Survey". The heavy brush and trees in this area would effectively screen the view of the new homes from the Rheem Boulevard scenic corridor. As noted in Robert W. Pickett's analysis, any grading or improvements in this area would require approval of the State Department of Fish and Game. The question remains as to whether this area should remain as part of the Town's remainder parcel or should it be part of the lots with a scenic and drainage easement?
b. Although the addition of one or two new homes would not trigger a requirement for a traffic signal or other improvement at the intersection of Rheem Boulevard and St. Mary's Road, eventually, traffic control improvements will be necessary at the intersection. Staff believes that enough land should be retained by the Town to allow all options, including a traffic circle, at the Rheem Boulevard and St. Mary's intersection.
c. The Lafayette-Moraga Trail turns up the hill at the southwest side and effectively cuts off the potential for any development further to the southwest. Relocation of the trail has not been considered a viable option to increase the area of development.

PROCEDURE:
The Planning Commission should consider the testimony from interested parties at the public meeting and then discuss the pros and cons of a one or two lot subdivision of the property for a recommendation to the Town Council.

REPORT PREPARED BY: Richard Chamberlain, Senior Planner
REPORT REVIEWED BY: Lori Salamack, Planning Director

EXHIBITS:

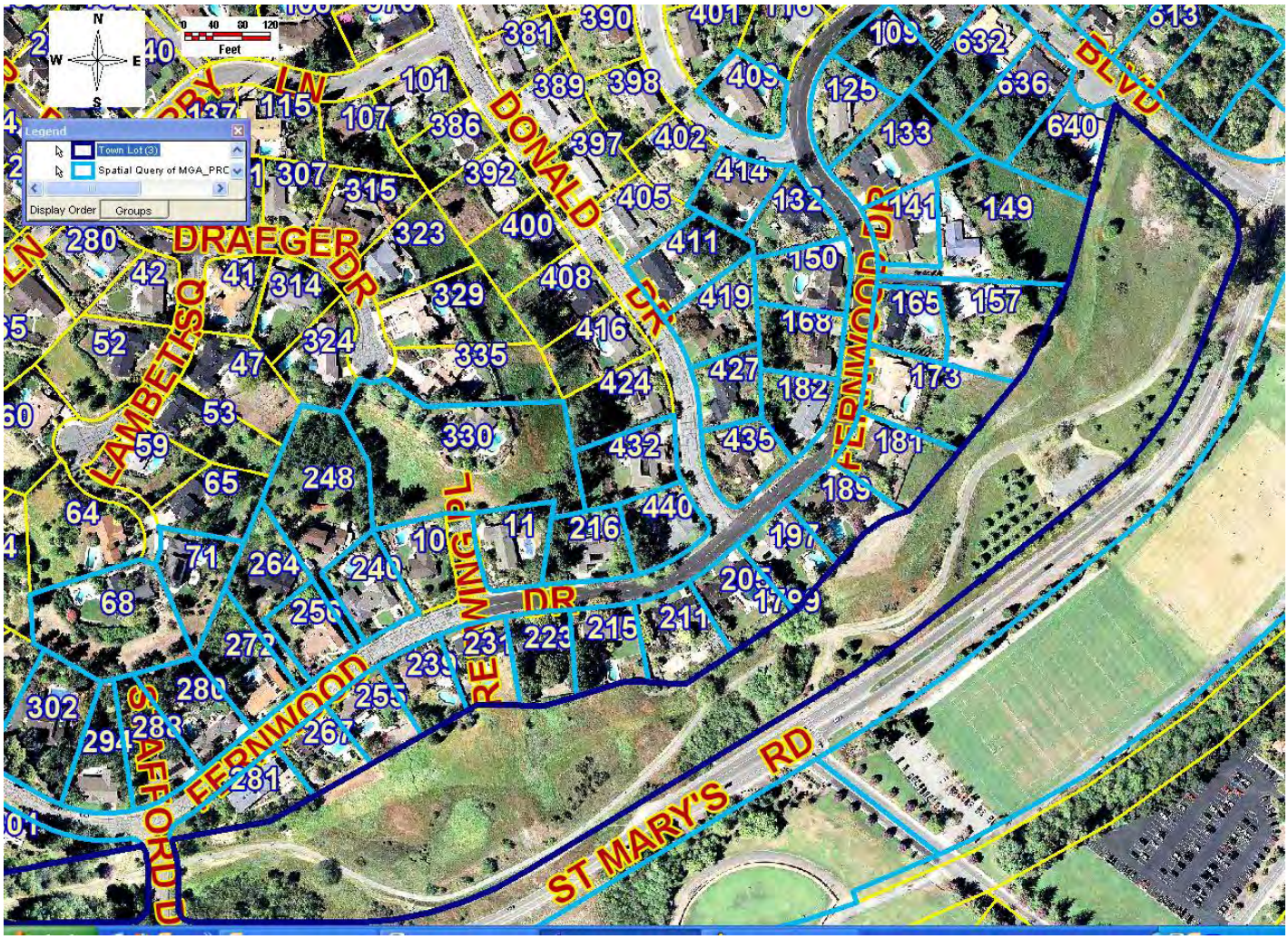
A – Notice Area Map, Public Notice and Mailing List
B – Tentative Map for two residential lots dated June 7, 2010
C – Letters from Ron Carter dated July 28, 2010 and September 16, 2010
D – Analysis prepared by Robert W. Pickett dated January 4, 2011
E – Conceptual plan showing 23,800 square foot MOSO cell for a single residential lot development
F – Sketch Revision of Tentative Map with the emergency vehicle turnaround between the two lots

EXHIBIT A

NOTICE AREA MAP, PUBLIC NOTICE AND MAILING LIST

VICINITY MAP AND AREA OF NOTICE

Proposed Subdivision of Town Property at Rheem Boulevard and St. Mary's Road



PUBLIC MEETING

Town of Moraga

YOU ARE HEREBY NOTIFIED THAT on Monday**,** February 7, 2011, at 7:30 p.m., in Meeting Room at the Moraga Public Library, 1500 St. Mary's Road, Moraga, California, the Planning Commission of the Town of Moraga will conduct a study session to discuss options for a proposed minor subdivision of Town property described below.

Study Session – Subdivision of Town-Owned Land at Rheem Blvd. and St. Mary's Road. Consideration of alternatives for a minor subdivision for one or two single family residential lots at the northwest corner of Rheem Boulevard and St. Mary's Road. The proposed subdivision would involve approximately 2 acres near the northeast end of a 21.4 acre parcel that fronts on St. Mary's Road between Moraga Road and Rheem Boulevard. The property was acquired by the Town in 1977 when the State sold portions of the proposed right-of-way for the Gateway Freeway. The southwest end of the property is developed as part of Moraga Commons Park and the East Bay Regional Park District maintains a pedestrian and bike trail across the property. The purpose of the study session is for the Planning Commission to provide a recommendation to the Town Council as to whether one or two lots should be developed on the property. The property is zoned OS-M (Open Space-MOSO). APN 256-110-055.

Applicant and Property Owner

Town of Moraga
329 Rheem Boulevard
Moraga, CA 94556

Preliminary plans for the proposed minor subdivision are available for public review at the Moraga Planning Department Office, 329 Rheem Boulevard, during normal business hours (Monday through Friday from 8 am to noon and 1 to 5 pm). Comments regarding the proposed project can be submitted in writing or orally at the public meeting. Written comments submitted to the Planning Department will be given to the Planning Commission on the night of the meeting. For additional information, contact the Town Planning Department Office at (925) 888-7042.

Richard Chamberlain, Senior Planner

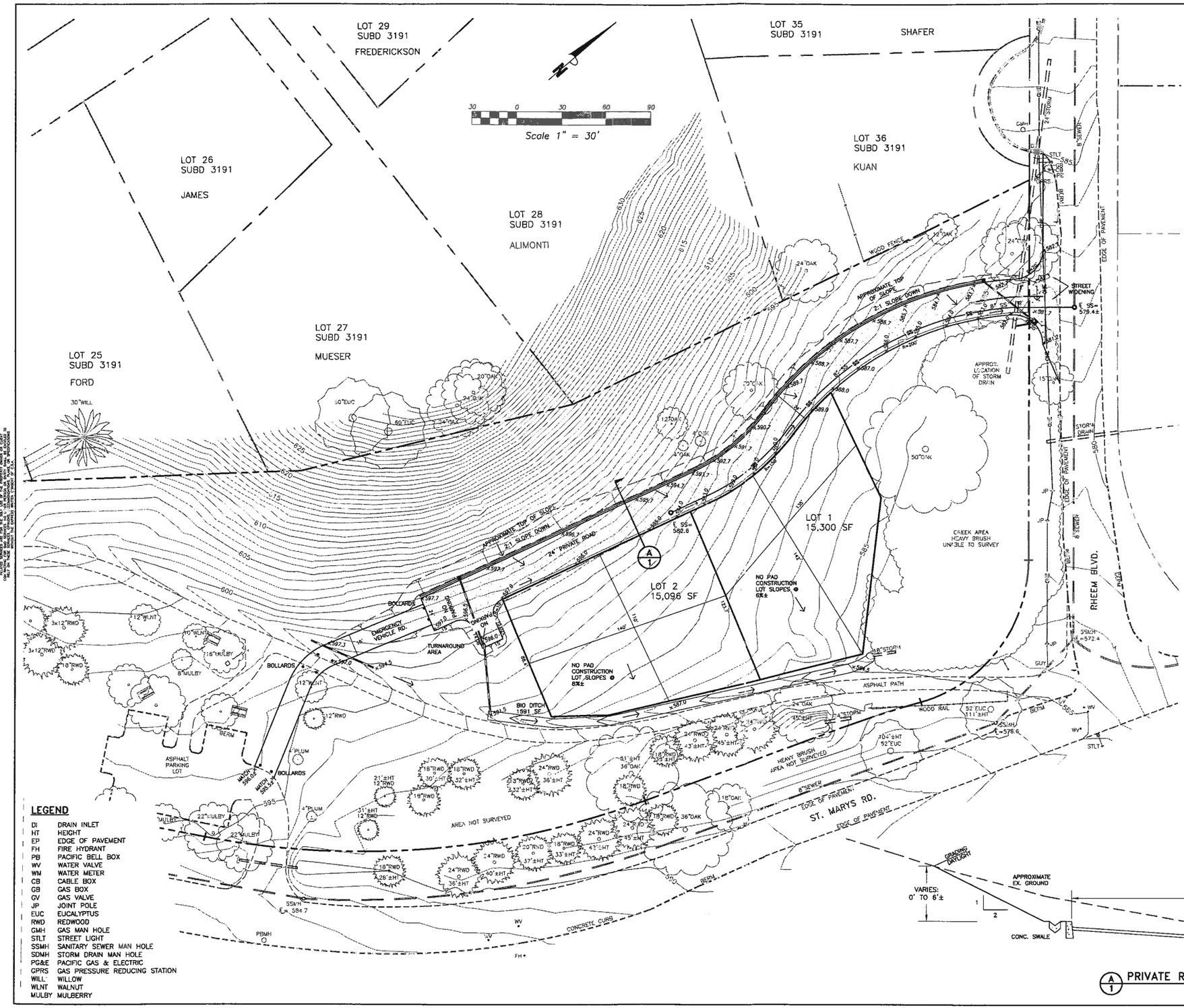
MAILING LIST FOR PROPOSED SUBDIVISION OF TOWN OWNED PROPERTY AT RHEEM BOULEVARD AND ST. MARY'S ROAD

APN	Name	Address	City & Zip
258150002	Marys College St	PO BOX 4200	MORAGA , CA 94575 4200
256141004	Tamara L Judson	101 FERNWOOD DR	MORAGA, CA 94556 2315
256040021	Drake H & Marilyn Grega	1040 DOLORES DR	LAFAYETTE , CA 94549 2908
256141005	Alex & Felicitas Teller	109 FERNWOOD DR	MORAGA, CA 94556 2315
256153003	Raymond J & Joan Tres Muer	11 REDWING PL	MORAGA, CA 94556 2129
256141012	Ahmad Kermani	1111 BLANC CT	PLEASANTON, CA 94566 7206
256141006	Steven J Weinzimmer	125 FERNWOOD DR	MORAGA, CA 94556 2315
256143011	Robert J & Stacy S Ashby	132 FERNWOOD DR	MORAGA, CA 94556 2344
256141007	Lawrence S & Carol A Haag	133 FERNWOOD DR	MORAGA, CA 94556 2315
256141008	Betty M Frederickson	141 FERNWOOD DR	MORAGA, CA 94556 2315
256141009	Catherine V Alimonti	149 FERNWOOD DR	MORAGA, CA 94556 2315
256143010	John T Moranville	150 FERNWOOD DR	MORAGA, CA 94556 2344
256141020	William & Constance Mueser	157 FERNWOOD DR	MORAGA, CA 94556 2315
256141019	Kay Y James	165 FERNWOOD DR	MORAGA, CA 94556 2315
256143009	Norman J & Claire S Roth	168 FERNWOOD DR	MORAGA, CA 94556 2344
256141013	Hardip S & Manjot K Pannu	181 FERNWOOD DR	MORAGA, CA 94556 2315
256143008	Robert & Nelleke Stevenson	182 FERNWOOD DR	MORAGA, CA 94556 2344
256141014	Brian W & Janet Davis	189 FERNWOOD DR	MORAGA, CA 94556 2315
256141015	H Edward & Kathryn A Zuber	197 FERNWOOD DR	MORAGA, CA 94556 2315
256141016	Ryan J & Kimberly F Thompson	205 FERNWOOD DR	MORAGA, CA 94556 2115
256141017	John D & Cindy M Oconnor	211 FERNWOOD DR	MORAGA, CA 94556 2115
256151001	James C Wilson	215 FERNWOOD DR	MORAGA, CA 94556 2115
256153002	Lawrence N & Alyson K Tonomura	216 FERNWOOD DR	MORAGA, CA 94556 2116
256151002	Alan & Marjorie Mccauley	223 FERNWOOD DR	MORAGA, CA 94556 2115
256151003	Charles C & Sherry K Henderson	231 FERNWOOD DR	MORAGA, CA 94556 2115
256151004	David C & Barbara L Gow	239 FERNWOOD DR	MORAGA, CA 94556 2115
256152009	Gary E & Cheryl R Gratz	240 FERNWOOD DR	MORAGA, CA 94556 2142
256061011	John B Lerner	240 REDWOOD HWY, Apt.#6	MILL VALLEY , CA 94941 6605
256152008	Ben T & Marjorie J Ho	248 FERNWOOD DR	MORAGA, CA 94556 2142
256151005	David N & Julene G Stevenson	255 FERNWOOD DR	MORAGA, CA 94556 2115
256152007	Gary S & Nancy M Deweese	256 FERNWOOD DR	MORAGA, CA 94556 2142
256152006	Carol A Borjeson	264 FERNWOOD DR	MORAGA, CA 94556 2142
256151006	Raymond C & Irene Shabel	267 FERNWOOD DR	MORAGA, CA 94556 2115
256152005	Peter & Regina E Ouborg	272 FERNWOOD DR	MORAGA, CA 94556 2142
256152004	David L & Renate Munson	280 FERNWOOD DR	MORAGA, CA 94556 2142
256151009	Frank Shun Yu & Deborah L Chao	281 FERNWOOD DR	MORAGA, CA 94556 2115
256152003	Barbara Allan Simpson	288 FERNWOOD DR	MORAGA, CA 94556 2142

256152002	David J & Ellen Romanski	294 FERNWOOD DR	MORAGA, CA 94556 2142
256151008	Jane A Harhay	301 FERNWOOD DR	MORAGA, CA 94556 2117
256152001	Richard W & Lynda C Baker	302 FERNWOOD DR	MORAGA, CA 94556 2118
256300014	Timothy & Darby K Bricker	330 DRAEGER DR	MORAGA, CA 94556 2114
256130011	Frank N Jr & June Gould	409 BIRCHWOOD DR	MORAGA, CA 94556 2306
256143004	Steven & Laurence Pride	411 DONALD DR	MORAGA, CA 94556 2313
256143012	John H & Jennifer Sugiyama	414 BIRCHWOOD DR	MORAGA, CA 94556 2307
256143005	Richard & Kathleen Nusser	419 DONALD DR	MORAGA, CA 94556 2313
256143006	Dennis Y & Elinor F Tom	427 DONALD DR	MORAGA, CA 94556 2313
256142002	Vincent Caro	432 DONALD DR	MORAGA, CA 94556 2314
256143007	Kin Lincoln & Carolyn Hung	435 DONALD DR	MORAGA, CA 94556 2313
256142001	Frank D & Diane M Angelo	440 DONALD DR	MORAGA, CA 94556 2314
258371026	Central Cc Sanitary District	5019 IMHOFF PL	MARTINEZ , CA 94553 4316
256061008	John T & Lillian Brogan	607 RHEEM BLVD	MORAGA, CA 94556 2324
256061009	Delbert Y & Ling Lu Yamaki	609 RHEEM BLVD	MORAGA, CA 94556 2324
256061010	Clyde B & Dona M Taylor	611 RHEEM BLVD	MORAGA, CA 94556 2324
256141003	Marvin & Kathleen Schrater	632 RHEEM BLVD	MORAGA, CA 94556 2346
256141002	Jeffrey & Claudia Shafer	636 RHEEM BLVD	MORAGA, CA 94556 2346
256141018	Edward Y & Amy W Kuan	640 RHEEM BLVD	MORAGA, CA 94556 2346
256300005	John U & Mary Jo Metzger	68 LAMBETH SQ	MORAGA, CA 94556 2126
256300006	William H & Mary J Brennan	71 LAMBETH SQ	MORAGA, CA 94556 2126

EXHIBIT B

TENTATIVE MAP FOR TWO RESIDENTIAL LOTS DATED JUNE 7, 2010



SURVEY NOTES:

1. BENCH MARK: ELEVATION OF DISK AT MONUMENT "SM 18" IN ST. MARY'S RD.
ELEVATION= 602.29, 1929 DATUM
FOR 1988 NGVD DATUM, ADD 2.80' TO ALL ELEVATIONS AND CONTOURS SHOWN.
ELEVATION FROM CONTRA COSTA COUNTY RECORDS FOR MONUMENT SM-18, SET 1957

2. NO TITLE REPORT WAS SUPPLIED TO THIS ENGINEER.
PROPERTY LINES HEREON ARE A COMPILATION OF RECORD PROPERTY LINES FROM SUBDIVISION 3191, FILED AUGUST 19, 1965, IN BOOK 106 OF MAPS, PAGE 38, CONTRA COSTA COUNTY RECORDS AND PARCEL 3 PER DEED 8322-94.
DEED 8322-94 IS DEED FROM CALIFORNIA DEPT. OF TRANSPORTATION TO TOWN OF MORAGA FOR THE LANDS SHOWN, DATED 1977.

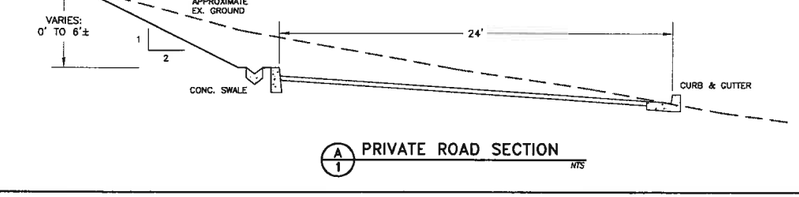
THE PROPERTY LINES HEREON ARE NOT INTENDED TO BE THE FINAL RESOLVED PROPERTY LINES, NOR IS THIS DRAWING A RECORD OF SURVEY FOR THIS PROPERTY.

THE BASIS OF BEARING IS THE MONUMENT LINES IN SUBDIVISION 3191, CONTRA COSTA COUNTY.

PROGRESS PRINT
FOR REVIEW ONLY

LEGEND

DI	DRAIN INLET
HT	HEIGHT
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
PB	PACIFIC BELL BOX
WV	WATER VALVE
WM	WATER METER
CB	CABLE BOX
GB	GAS BOX
GV	GAS VALVE
JP	JOINT POLE
EUC	EUCALYPTUS
RWD	REDWOOD
GMH	GAS MAN HOLE
STLT	STREET LIGHT
SSMH	SANITARY SEWER MAN HOLE
SDMH	STORM DRAIN MAN HOLE
PG&E	PACIFIC GAS & ELECTRIC
GPRS	GAS PRESSURE REDUCING STATION
WILL	WILLOW
WLNT	WALNUT
MULBY	MULBERRY



A/1 PRIVATE ROAD SECTION
NTS

REV	DATE	DESCRIPTION	BY

Cullen-Sherry & Associates, Inc.
Civil Engineering - Surveying
1080 Adams Street, Suite A - P.O. Box 591, Benicia, California 94510
(707) 745-3219 Fax (707) 745-9436 csa-engineers.com
Dan Cullen RCE 28162 Rod Sherry RCE 61537

TENTATIVE PARCEL MAP

LANDS ALONG ST. MARYS RD.

MORAGA, CALIFORNIA
PREPARED FOR: TOWN OF MORAGA

SCALE:	1"=30'
DATE:	6-07-10
DESIGN BY:	DC
DRAWN BY:	DC
CHECKED BY:	DC
FIELD BOOK:	
SHEET NUMBER:	TM1
OF 1 SHEETS	
PROJECT #	09177

EXHIBIT C

LETTERS FROM RON CARTER DATED JULY 28, 2010 AND SEPTEMBER 16, 2010

DIRTBROKERS, INC.
LOTS AND LAND

September 16, 2010

Mike Secrest
Town Manager
329 Rheem Blvd.
Moraga, CA 94556

Re: Proposed subdivision of Town Parcel at Rheem Blvd, and St. Mary's Road for one single family residential lot

Dear Mike,

Please accept this update letter and comments after reviewing the proposed subdivision of the town parcel at Rheem and St. Mary's Road for one single residential lot.

My opinion of value remains the same, understanding the buildable footprint for structures to be approximately 23,000 square feet, and the lot size of approximately 1.4 acres.

Best Regards,

Ron Carter, Broker
DirtBrokers, Inc.

2211 Olympic Blvd. • Walnut Creek, CA 94595 • ph 925-279-2222 • fx 925-947-6962 • www.dirtbrokers.us

DIRTBROKERS, INC.
LOTS AND LAND

July 28, 2010

Mike Secrest
Town Manager
329 Rheem Blvd
Moraga, CA 94556

RE: APN 256-110-055

Dear Mike,

After reviewing my notes from September 2009 and our site visit in June 2010 I have drawn the following conclusions:

Last September I believed it necessary, due to market conditions, to divide the parcel into two buildable lots so the city could maximize the net proceeds. This was suggested at the time to keep the sale price of each lot at a lower value and to spread the cost to improve the lots and provide affordable lots at $350,000 - $400,000. At that time the higher priced lots were not selling. In the spring of 2010 we started seeing the higher valued lots once again sell. As a result of this change we recommend the City divide off a single parcel of 3+ acres. This will allow a buyer to purchase a parcel with substantial usable area for a horse setup, orchard and or additional out building. I believe the single lot vs. two lot scenario will provide net proceeds to the City of close to the same dollars, somewhere in the $700,000 - $800,000 range.

Sincerely,

Ron Carter
Dirt Brokers, Inc.

2211 Olympic Blvd. • Walnut Creek, CA 94595 • ph 925-279-2222 • fx 925-947-6962 • www.dirtbrokers.us

EXHIBIT D

ANALYSIS PREPARED BY ROBERT W. PICKETT DATED JANUARY 4, 2011

R.W. PICKETT
AND ASSOCIATES

RECEIVED
JAN 11 2011
TOWN OF MORAGA

January 4, 2011

Moraga Town Council
329 Rheem Boulevard
Moraga, CA. 94556

Dear Mayor Mendonca & Honorable Councilmembers:

At the request of Council Member Trotter, I have prepared the following analysis of the Town's property at St. Mary's Road and Rheem Boulevard. The property offers an outstanding opportunity for a two lot, single family residential development. There are several aspects of this particular property and the process that should be considered in order to maximize the greatest benefit to the Town through the sale of the property.

I believe the following issues should be considered:

Processing:

The property will be far more valuable if the Town processes a two lot subdivision for approval before offering the property for sale. This would eliminate most of the risk to the purchaser, a factor that will be highly coveted. I would therefore recommend that the Town serve as the applicant in the design and approval process. Careful planning by and coordination with personnel experienced in the particular Moraga real estate market would maximize the return to the Town.

Access:

Ideally, the two lots would be accessed from Rheem Boulevard by means of a private driveway. The driveway should be designed such that it traverses the first lot and terminates at the property line of the second, interior lot. Such a design reduces infrastructure costs and therefore increases the value of the new lots to a home builder.

The Moraga-Orinda Fire District may require that the driveway include a turn-around per the District's standards. Since a turn-around requires some of the usable space of the lots, it would be most beneficial if the driveway design could be agreed to with the Fire District so that the turn-around requirement is avoided. Draft layouts and a direct discussion with the Fire District would determine this.

Lot Configuration:

One important element of the lot layout relates to the water service requirements. If the lots each have "principal" frontage on Rheem Boulevard, a main water line extension to service the lots may be avoided. A main line extension would cost approximately $60,000 over and above the cost of two single water meters. This additional development cost would reduce the value of the vacant land by a corresponding amount. Therefore, it is very important that the lot configuration include this feature. There are several ways to accomplish this and thus avoid the significant cost of the main line extension.

2893 Ygnacio Valley Road
Walnut Creek, CA 94598
(925) 938-3000 | (925) 937-5735 Fax
www.rwpickett.com

Creek:

The creek area (along Rheem Boulevard) can be handled in several ways. The creek could be incorporated into the first lot with its property line going to the street. With this configuration, appropriate easements, restrictions and requirements would protect the creek, but make it the responsibility of the property owner.

Alternatively, the Town could retain the ownership of the creek area and bear the incumbent responsibilities. This would probably afford the best protection to the creek, but might result in some additional maintenance costs to the Town.

The subdivision design should be such that the creek is not altered in any way. This will avoid any complications with the State Department of Fish & Game.

Privacy:

Privacy from the East Bay Regional Parks Trail is important in the value of the property. The lot layout, fencing standards and landscaping requirements along the trail all play a role in improving the privacy factor and thus the return to the Town through increased value.

Architecture/Design Standards:

During the approval process, it would be very helpful to include home design standards so the purchaser would have a strong comfort level of what could be built and its market value. Elements of these standards should include items such as, one versus two story homes, building heights, set-backs from Rheem Boulevard and the Trail, landscaping and fencing. Other items may also arise during the design and approval process.

Utilities:

I have not conducted an in depth study, but it appears that all utilities are available in Rheem Boulevard for connections to the new lots.

I hope this summary review is helpful to the Town as it considers the disposition of this property.

I have attached a statement of qualifications in order to support confidence in the opinions expressed above.

Sincerely,

Robert W. Pickett

cc: Jill Keimach, Town Manager

Robert W. Pickett
R.W. Pickett & Associates
2893 Ygnacio Valley Road
Walnut Creek, CA. 94598

STATEMENT OF QUALIFICATIONS

I. Civil Engineering Degree - University of California at Davis

II. Masters of Business Administration - University of California at Berkeley

III. Planning Commission – Eight years of service on the City of Walnut Creek Planning Commission (1999 to 2007)

IV. General Plan – Served as Chairman of the Walnut Creek General Plan Steering Committee which developed the new, 25 year General Plan. (2003 to 2004)

V. Thirty-seven years of experience in residential development in Central Contra Costa County. The last fifteen of those years were operating my own company, Pickett Development Company, Inc. During this period, I spent a considerable amount of time involved with numerous projects in the Town of Moraga. My career experience in Moraga began in 1973 in association with the development of the Moraga County Club. Since that time, I have been involved in the development and construction of approximately 600 homes in Moraga. Much of that construction has been single family residences in small to medium size, infill subdivisions.

During the last fifteen years, I have focused on small, two to ten lot subdivisions throughout Contra Costa County's more prestigious communities and neighborhoods. The homes I have constructed are of the high caliber that is consistent with the Moraga real estate market.

VI. Some of the properties in Moraga that I have been involved in subdividing are:

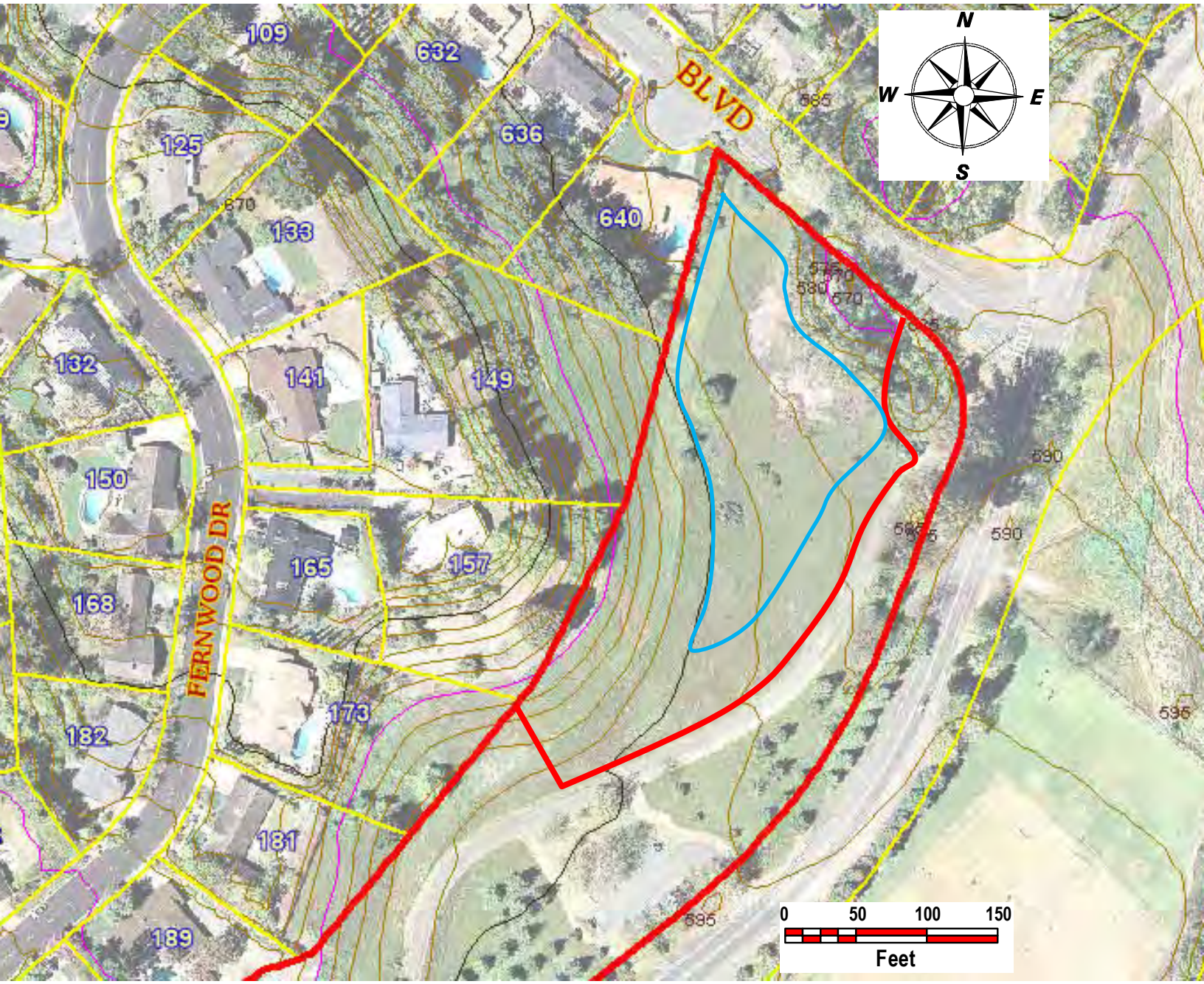
- Moraga Place (52 lots, on the hill across Moraga Road from the Rheem shopping center)
- Willow Spring (15 lots on Willow Springs Lane off of Fernwood Drive)
- Windeler Court (8 lots off of Larch Avenue)
- Corte Maria (8 lots off of Camino Pablo, adjacent to St. Monica's Church)

For additional, more detailed information on my background, please visit my web site at www.rwpickett.com.

EXHIBIT E

CONCEPTUAL PLAN SHOWING 23,800 SQUARE FOOT MOSO CELL FOR ONE SINGLE FAMILY RESIDENTIAL LOT

Proposed subdivision of Town Parcel at Rheem Blvd. and St. Mary's Road for one single family residential lot



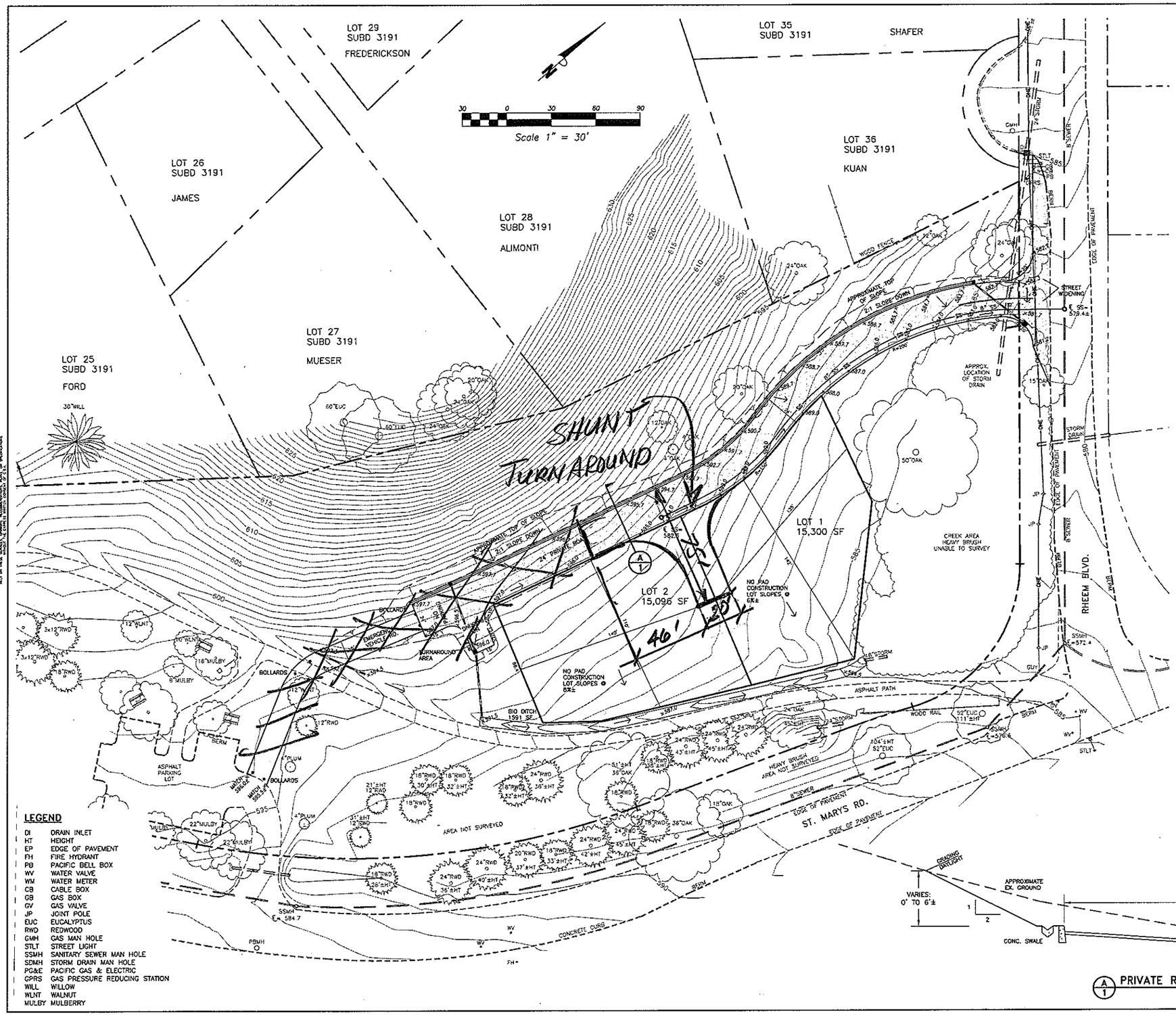
SCALE 1-inch = 100 feet Five Foot Contour Interval

Proposed Lot Area 62,200 square feet (1.43 acres)

MOSO Cell Area (Blue Line) 23,800 square feet, with average slope of 15.12%

EXHIBIT F

SKETCH REVISION OF THE TENTATIVE MAP WITH THE EMERGENCY VEHICLE TURNAROUND LOCATED BETWEEN THE TWO LOTS



PROGRESS PRINT FOR REVIEW ONLY

SURVEY NOTES:

1. BENCH MARK: ELEVATION OF DISK AT MONUMENT "SM 18" IN ST. MARY'S RD.
ELEVATION= 602.29, 1929 DATUM
FOR 1988 NGVD DATUM, ADD 2.80' TO ALL ELEVATIONS AND CONTOURS SHOWN.
ELEVATION FROM CONTRA COSTA COUNTY RECORDS FOR MONUMENT SM-18, SET 1957

2. NO TITLE REPORT WAS SUPPLIED TO THIS ENGINEER.
PROPERTY LINES HEREON ARE A COMPILATION OF RECORD PROPERTY LINES FROM SUBDIVISION 3191, FILED AUGUST 19, 1965, IN BOOK 106 OF MAPS, PAGE 38, CONTRA COSTA COUNTY RECORDS AND PARCEL 3 PER DEED 8322-94.
DEED 8322-94 IS DEED FROM CALIFORNIA DEPT. OF TRANSPORTATION TO TOWN OF MORAGA FOR THE LANDS SHOWN, DATED 1977.

THE PROPERTY LINES HEREON ARE NOT INTENDED TO BE THE FINAL RESOLVED PROPERTY LINES, NOR IS THIS DRAWING A RECORD OF SURVEY FOR THIS PROPERTY.

THE BASIS OF BEARING IS THE MONUMENT LINES IN SUBDIVISION 3191, CONTRA COSTA COUNTY.

LEGEND

DI	DRAIN INLET
HT	HEIGHT
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
PB	PACIFIC BELL BOX
WV	WATER VALVE
WM	WATER METER
CB	CABLE BOX
GB	GAS BOX
GV	GAS VALVE
JP	JOINT POLE
EUC	EUCALYPTUS
RWD	REDWOOD
GMH	GAS MAN HOLE
STLT	STREET LIGHT
SSMH	SANITARY SEWER MAN HOLE
SDMH	STORM DRAIN MAN HOLE
PG&E	PACIFIC GAS & ELECTRIC
GPRS	GAS PRESSURE REDUCING STATION
WILL	WILLOW
WLNT	WALNUT
MULBY	MULBERRY

REV	DATE	DESCRIPTION	BY

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(707) 746-3219 Fax (707) 746-9436 csa-engineers.com
Dan Cullen RCE 28182 Rod Sherry RCE 61637

TENTATIVE PARCEL MAP

LANDS ALONG ST. MARYS RD.

MORAGA, CALIFORNIA
PREPARED FOR: TOWN OF MORAGA

SCALE:	1"=30'
DATE:	6-07-10
DESIGN BY:	DC
DRAWN BY:	DC
CHECKED BY:	DC
FIELD BOOK:	
SHEET NUMBER:	TM1
OF 1 SHEETS	
PROJECT #	09177