Town of Moraga	Agenda Item
Ordinances, Resolutions, Requests for Action	XI. B.

Meeting Date: January 28, 2015

TOWN OF MORAGA STAFF REPORT

To: **Honorable Mayor and Councilmembers**

From: **Ben Noble, Contract Planner**
Ellen Clark, Planning Director

Subject: **Conduct Study Session on the Potential Annexation and Residential Subdivision of a Portion of the Carr Ranch Property and Provide Direction to Staff**

Request

Conduct a Study Session and provide direction to staff on the proposed annexation and preliminary input on the potential residential subdivision of a 24-acre portion of the Carr Ranch property on Camino Pablo.

Background

The subject property is a portion of the Carr Ranch property fronting Camino Pablo south of Sanders Ranch Road at the southern edge of town. The property is outside of the Town limits, but within the Town Sphere of Influence and Urban Limit Line.

In March 2014 the applicant met with Town staff about the potential subdivision and development of the property. At this meeting staff encouraged the applicant to pursue annexation of the property into the Town of Moraga and for the project to be processed under the Town's jurisdiction instead of the County. The applicant is supportive of this approach, and now seeks preliminary input from the Town Council on the possible annexation of the project site consistent with staff's recommendation. Town staff and the applicant also request preliminary Council input on initial design concepts for the residential subdivision.

If the Town Council is not supportive of the annexation, the applicant may pursue entitlements for the project through the County. If the Council generally supports the annexation, the applicant plans to submit a formal application to the Town for the annexation, subdivision, and other related project entitlements. Upon receiving this application, Town staff will review and analyze the proposed project in greater detail and initiate CEQA review.

Attachment A includes a letter from the applicant, Matt Dobbins, outlining the proposed project and basis for his proposal.

Discussion

Project Location and Characteristics

As shown in Figure 1, the subject property is just east of the Town limits east of Camino Pablo and southeast of Sanders Ranch Road. A narrow parcel owned by the Sanders Ranch HOA separates the eastern side of the property from Sanders Ranch Road.

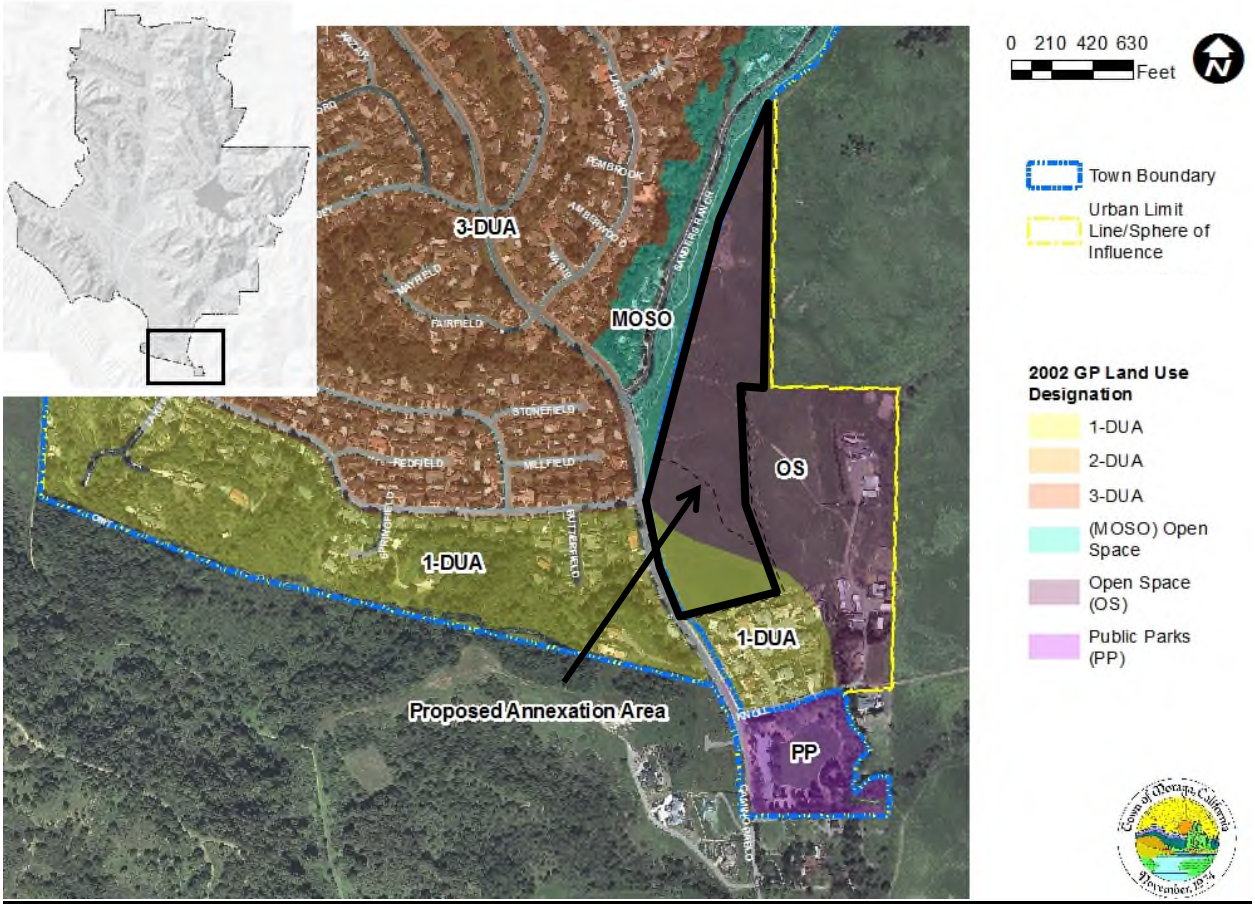
The site has steep slopes and is covered in natural brush and grasses with very few trees. There is one minor drainage to the north of the area where the proposed homes would be located, within the open space area. The extensive Carr Ranch property lies to the east of the subject property, with homes occupied by family members and other buildings occupying a flat area of the property that is separated from the proposed development area by a series of small ridges. To the south of the project site is the Sky View subdivision, a group of 16 homes developed in the late 1980's, and also located outside of the Town limits.

Figure 1 also shows the Town's various boundaries, including the Town limits, Urban Limit Line, and Sphere of Influence, described as follows:

- The **Town Limits** are the jurisdictional boundaries of the Town. Areas beyond the Town limits are within unincorporated Contra Costa County, and subject to the County's zoning and development regulations.
- The **Urban Limit Line (ULL)** is the boundary adopted by Contra Costa County voters in 2006, and subsequently by the Town in 2007, in conformance with the growth management requirements of the Measure J half-cent sales tax measure. The ULL is generally coterminous with the Town limits, with some exceptions.
- The **Sphere of Influence (SOI)** is the boundary established by the Contra Costa County Local Agency Formation Commission (LAFCO), a body responsible for review and approval of annexations and other boundary changes within the county. The SOI delineates the probable future physical boundaries and service area of the town. On Sheet 1 of Attachment B the SOI boundary is coterminous with the ULL boundary. The area of the proposed annexation is the only area within the Town's SOI that is outside of the Town Limits. Note that the SOI has been amended by LAFCO over time; most recently in 2009, when changes were made to better align the SOI boundary with the ULL by removing property south of the Town limit, west of Camino Pablo from the Sphere.

Moraga's General Plan designates the subject property as a combination of Residential – 1 du/acre and Non-MOSO Open Space, with the former designation applied to the southern portion of the project site. There is no Town zoning assigned to the property. County zoning for the property is General Agriculture (A-2) which allows for single-family homes on 5-acre lots.

FIGURE 1: Annexation Area General Plan Designations



Project Concept

Attachment B presents preliminary concepts for the proposed annexation and subdivision. The project currently contemplated by the applicant features:

- A 13-unit single-family residential subdivision on approximately eight acres clustered in the southwest portion of the site.
- Approximately 16 acres of preserved open space along Camino Pablo and Sanders Ranch Road.
- The creation of a 9-acre reserved parcel east of the subdivision for possible future development with one single-family home. This area is not included in the area currently suggested for annexation, based on the desire of the property owner for it to remain under County jurisdiction, similar to the remainder of the Carr Ranch property.

Access to the residential subdivision would be from a private road from Camino Pablo, connecting to form a four-way intersection with Tharp Drive. The new street would allow two-way traffic and provide sidewalks and parking on both sides of the street. The applicant would provide improvements along Camino Pablo, including construction of a new sidewalk and a bike route. Sheet 4 of Attachment B presents a conceptual site plan showing the location of the new street, pad lots, and open space.

Remediation of landslide hazards and grading would be required within and immediately north of the subdivision. The applicant aims to balance grading on the property. If the project produces excess cut, soil will be deposited elsewhere on the Carr Ranch property and not hauled off site. Sheet 2 of Attachment B presents a conceptual grading and utility plan. Sheet 3 shows the location of topographic features on the site including mapped landslides.

The reserved parcel for possible future development with one single-family home is labeled as “Reserved Parcel B (Retained by Carr and Hoover) on Sheet 1 of Attachment B. This parcel would be created through a lot line adjustment and as noted would remain part of the Carr Ranch outside of the Town Limits. The intent of this reserved parcel is to maintain a buffer between the subdivision and the ranch and to provide a space for an additional home for members of the Carr family.

Attachment B also shows possible concepts for the design of homes on uphill and downhill lots. The sketch for downhill lot 11 features a split pad design, horizontal massing when viewed from the front and back, multiple flat roof elements, with a height of 24 feet. The uphill lot 4 sketch shows a spilt pad design with multiple pitched roof elements, and a height of 35 feet measured from the front property line.

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The applicant’s stated goal is to create building pads and homes of reasonable size that blend with the hillside. The applicant also aims to achieve the following with the building designs:

- Incorporate flat roofs on downhill homes to allow for the uphill lots to see over the top.
- Incorporate roof pitches on uphill lots that visually appear parallel to the hillside and slope.
- Avoid the appearance of excessively large homes with target sizes in the 2,800 sq. ft. to 3,800 sq. ft. range and an average size of no more than 3,500 sq. ft.
- Reduce the padding of the lots so the houses conform to the hillside.
- Promote a green project through grey water recycling, roof solar for power, solar water heating, and water-efficient landscaping
- Minimize hardscape
- Design the exterior shell with advanced framing techniques to enhance the insulated envelops.
- Use recycled materials for exterior skin as much as possible to help divert materials from landfill.
- Promote designs and material choice that do not end up in land fill after one life cycle.
- Use energy efficient appliances, equipment and designs that use less energy.

The applicant made a number of changes to the project design after receiving comments and meeting with Town staff in July 2014. These changes include eliminating grading and landslide remediation on visible hilltops, incorporating split pad building design, relocating the entrance drive to align with Tharp Drive, and modifying the roadway configuration to better reflect the semi-rural character of the area.

Annexation

Proposed Annexation

Annexation is the process by which the Town of Moraga incorporates an area currently under Contra Costa County jurisdiction. The hatched area on Sheet 1 of Appendix B shows the area proposed for annexation. This 24-acre area is all within the Town's Sphere of Influence and Urban Limit Line.

Annexation Process

All annexations and boundary changes in California require the approval of a Local Agency Formation Commission (LAFCO). In Contra Costa County, the annexation process begins with either the landowner or Town submitting an application to the Contra Costa County LAFCO, which LAFCO reviews for completeness and accuracy. LAFCO will then act on the application at a public hearing, using established criteria to approve or deny the application. Following its decision LAFCO will hold protest proceedings to allow voters and property owners to formally voice their approval or opposition to the annexation. If opposition to the annexation exceeds certain thresholds, LAFCO will terminate annexation proceedings. If proceedings are not terminated, LAFCO will certify completion of annexation after the applicant and landowner satisfy any LAFCO conditions of approval.

State law governing the annexation process is detailed and complex. Components of this process most relevant to the Town include the following:

- **Application Filing**. The annexation application may be filed by the landowner or the Town. If the application is filed by the Town, the application must include a Town Council resolution initiating the application process.
- **Pre-zoning.** Before LAFCO can deem the application complete, the Town must pre-zone the property to be annexed. Pre-zoning establishes the Town's new zoning for the property that goes into effect after LAFCO approves the annexation. The applicant has proposed zoning of Planned Development – 3 Dwelling Units per Acre (3-PD) and Non MOSO Open Space (N-OS) for the property.
- **Tax Sharing Agreement.** A property tax sharing agreement between the Town and Contra Costa County must be in place before LAFCO can take action on the annexation. There is an existing master property tax transfer agreement in place between the Town and County that may be used for this proposal, or the Town may also negotiate an alternative agreement with the County for this specific annexation.
- **Environmental Review.** Before LAFCO can take action on the application, the Town must complete environmental review for the proposed annexation and subdivision. While LAFCO's action is subject to CEQA, the Town will function as the lead agency and prepare the CEQA document, reflecting LAFCO's CEQA guidelines as necessary in order that the Agency may use the document. LAFCO decisions become subsequent decisions on the project with LAFCO functioning as a responsible agency under State law.

If the Town Council is generally supportive of the annexation concept, Town staff recommends that the Town initiate the annexation application with LAFCO. This direction is based on discussion with LAFCO, who suggest that, because of the degree of coordination necessary between the Town and LAFCO, it is preferable to address annexation as an interagency process, rather than between the agency and a private party. Town staff also recommends that the Town Manager, Administrative Services Director, and Town Attorney initiate communication with the County Administrator's Office regarding the annexation tax sharing agreement. The Town Council could appoint one of its members to participate in these negotiations as they move forward.

Unincorporated Islands

State law and LAFCO policy strongly discourage annexations and other boundary changes that create "incorporated islands." An unincorporated island is a pocket of unincorporated land "surrounded or substantially surrounded" by a city.

During a meeting with Town staff and the applicant, LAFCO staff raised concerns that the proposed annexation could conflict with LAFCO's unincorporated island policy. Immediately south of the proposed annexation area is the unincorporated Sky View subdivision, labelled on Sheet 1 of Exhibit B as "SL/1-DUA." The proposed annexation would increase the percentage of Sky View's boundary contiguous with Town land, thereby increasing or exacerbating an island situation. Because of this, LAFCO could either deny the annexation as proposed or condition its approval on the subsequent annexation of the Sky View subdivision.

LAFCO staff recommends that the Town receive preliminary input from the LAFCO Board on this issue. According to LAFCO staff, LAFCO will need a reason why Sky Ranch should not also be annexed as part of the Carr Ranch annexation. Prior to seeking this input, LAFCO staff recommends that the Town and landowner determine if Sky View residents generally support or oppose annexation into the Town. LAFCO staff believes that LAFCO would likely allow the Carr Ranch annexation <u>without</u> annexation of Sky View if a majority of Sky View residents oppose annexation.

If the Town Council generally supports the annexation concept, Town staff recommends seeking preliminary input from LAFCO on the unincorporated island question. Before seeking this input, Town staff will solicit input from Sky View residents on whether they would support annexation into the Town.

Town Annexation Policies

The Moraga General Plan contains one policy and one action specifically about annexation:

<u>Policy FS1.6 Areas of Potential Annexation.</u> Consider annexation of areas within Moraga's Sphere of Influence that will receive services from the Town or other urban service providers (water, sanitation, etc.).

<u>Action IP-K5 Annexation Review.</u> Consider annexation of areas within Moraga's Sphere of Influence when and if property owners in those areas request connection to the water and sanitation systems.

The Zoning Code and Subdivision Ordinance do not contain any provisions specifically about annexation.

Staff Recommendation on Annexation

Staff recommends that the Town process the proposed subdivision as part of an annexation of the property into the Town. With annexation the Town will have greater control and influence over the design of the proposed subdivision, including acting as the lead agency for CEQA and processing of the project through the three-step Planned Development process. The Town's permitting authority over the project will ensure that the subdivision complies with Town goals, policies, and standards for hillside development, grading, and design review.

If development is to occur, it is best for it to be located within municipal boundaries, not in unincorporated areas. Cities and towns such as Moraga are better able to provide services and to address the needs of households residing in neighborhoods. The Town also benefits by capturing a larger proportion of property taxes associated with the development, as well as development impact fees that help offset project impacts on local streets, infrastructure and services. The area proposed for development is also within the Town's Sphere of Influence, indicating that the area is intended to eventually become part of the Town and to fall under the Town's land use and permitting authority.

<u>Utilities and Services</u>

Development within the proposed subdivision would require the extension of water, sewer, and other urban services and infrastructure to the site. The property is currently outside of the Central Contra Costa Sanitary District (CCCSD) and East Bay Municipal Utility District (EBMUD) service boundaries. Development will require LAFCO approval of a boundary reorganization for inclusion in the EBMUD and CCCSD service boundary.

Annexation into the Town would have little effect on which providers serve the subdivision. Water, sewer, gas and electric, fire, and school service providers would be the same regardless of annexation. The exception is street maintenance, parks, and police service, although the street is proposed to be private, meaning that the Town would not have responsibility for its maintenance.

<u>Next Steps</u>

If the Town Council generally supports the annexation, the landowners intend to submit a formal development project application to the Town in early 2015. Town staff would then begin processing the application in the normal manner, including initiation of environmental review under CEQA, and agendizing a resolution for Town Council consideration to formally initiate the annexation application to LAFCO. The landowners also intend to begin an outreach process with neighbors to receive input on preliminary project designs.

With direction from the Council, Town staff would solicit input from the Sky View neighbors regarding annexation into the Town. Staff would then request preliminary input from LAFCO on whether the annexation as proposed would conflict with its island policy. Town staff will also begin discussions with the County Administrator's office on the tax sharing agreement between the Town and County.

If the landowners submit a development application, Town staff would also begin processing the application.

At this time, the Town Council may also provide preliminary input to the landowner on the project design including:

- Overall site plan
- Location of development area on site
- Open space and natural resource preservation
- Configuration of homes on the site
- Number, size, and design of homes
- Vehicle access and circulation
- Amount and location of grading and landslide remediation
- Open space preservation
- Improvements to the Camino Pablo right-of-way
- Other issues identified by the Council

Fiscal Impact

The fiscal impact of the project's annexation and development is unknown at this time, but would be analyzed as part of the formal application. Since annexation allows the Town to capture additional property tax revenues and to levy development impact fees, staff expects the fiscal impact to be neutral or beneficial.

Alternatives

Provide direction to Town staff on whether to proceed with annexation and provide input on project.

Recommendation

Staff recommends that the Town Council direct the applicant and Town staff to process the proposed subdivision as part of an annexation into the Town, and further direct staff to:

- Initiate conversations with Sky View residents regarding annexation
- Solicit input from LAFCO on the island question
- Begin conversations with the County Administrator's office on the tax sharing agreement
- Return to the City Council with a draft resolution to initiate Town annexation of the subject property

ATTACHMENTS

A. Letter from Applicant
B. South Camino Pablo Annexation Project Plan Set

ATTACHMENT A

Letter from applicant

DOBBINS PROPERTIES, LLC

January 20, 2015

Mayor and Town Council Members
Attn: Jill Keimach, Town Manager
Town of Moraga
329 Rheem Boulevard
Moraga, CA 94556

Re: Potential South Camino Pablo Annexation and Proposed Single-Family Residential/Open Space Project

Dear Mayor Wykle and Town Council Members:

My company is under contract with the Carr Ranch families (the Carrs, Hoovers and Morris's) to acquire approximately 24 acres of a 33-acre parcel that is part of the Carr Ranch. The 24-acre property (Project Property) fronts Camino Pablo toward its southern end past Sanders Ranch and across from Tharp Drive. The Project Property and other portions of the Carr Ranch are inside the County's Urban Limit Line. They are within the LAFCO Sphere of Influence for the Town of Moraga.

We are interested in developing approximately one-third of the Project Property (7.7 acres) with 13 single-family hillside homes, landscape buffer, and street improvements at 3 dwelling units per acre. The balance of the Project Property (16.3 acres) will remain open for agricultural use. The remaining 9 acres of the 33-acre parcel will be combined through lot line adjustments with adjoining unincorporated properties controlled respectively by Scott and Kathryn Carr (4 of the 9 acres) and Jackie and John Hoover (5 of the 9 acres).

The 9 remaining acres of the 33-acre parcel are intended to stay primarily in agricultural use as part of the unincorporated Carr Ranch compound and family homes. John and Jackie Hoover would like to retain the potential opportunity on the Hoover portion of the 9 acres for their son to build for his family a small single-story home on a relatively flat location of the acreage that has very limited off-site visibility toward Camino Pablo and Tharp Drive. The Hoovers and Carrs are willing to provide for land use restrictions on appropriate ridgeline locations on the 9 remaining acres through recorded covenants in favor of the Town.

The public notice for the study session sent out by the Town might be misunderstood by some to suggest the proposed project and/or annexation include the other portions of the Carr Ranch within the Urban Limit Line, not just the 24 acres of the Project Property. In fact, the Carr Ranch properties that remain in ownership of Carr families are not part of our contemplated annexation area.

Since the Project Property is located in the unincorporated area, Contra Costa County has decision-making authority over its land use (as well as over the remainder of the Carr Ranch including the family ranch compound). In early 2014 we had pre-application meetings with staff at the County Conservation and Community Development Department. We also met with Town staff. We wanted to get their input and comments about our proposed project, as staff for the adjoining land use jurisdiction.

P.O. BOX 1566 • WOODBRIDGE, CA • 95258
PHONE: (209) 339-4700 • FAX: (209) 339-4744

At our initial meeting Town staff asked us to consider, as an alternative to applying for development approvals through the County, pursuing pre-annexation development applications through the Town. Under that Town staff alternative, following completion of the pre-annexation planning process to our mutual satisfaction, the owner(s) of the Project Property would provide the necessary support for its annexation into the Town boundaries.

Pre-annexation development applications with the Town would include general plan amendments, rezoning, conceptual and general development plans, and a tentative map. Our pre-annexation applications to the Town would include a request for general plan amendments so that the south-westerly 7.7-acre portion of the Project Property may be developed consistent with a general plan land use designation of Residential, 3 Dwelling Units per Acre. The remaining 16.3 acres of the Project Property would retain its Open Space designation. That acreage would be dedicated as permanent open space by recorded deed restriction.

Much or all of the 7.7 acres in our proposed residential development area is currently designated as Residential, 1 Dwelling Unit per Acre under the Moraga General Plan. It is difficult to determine with certainty from the General Plan Diagram, but a portion of the 7.7 acres proposed for residential use may be designated Open Space under the Moraga General Plan.

We believe very large country estate homes/mansions on one-acre lots in this location would be inconsistent with the neighborhood along Tharp Drive and the easterly side of Camino Pablo, which has a general plan land use designation of Residential, 3 Dwelling Units per Acres. Our contemplated house sizes range from 2,800 to 3,800 sq. ft. with an average size of approximately 3,500 sq. ft. Architectural sketches by our project architect, Allen Sayles, have been provided to Town staff. The hillside homes generally have small pads off the street intended to accommodate driveways and garages, and then split or sloped pads for the rest of the hillside home. Proposed Design Standards for the project will include sustainability standards for water savings (including gray water plumbing and use of local native landscape) and energy savings (including photovoltaic).

The conceptual plan sheets for our proposed South Camino Pablo Annexation Project, dated January 13, 2015, and provided to Town staff for the study session, incorporate suggested changes by Town staff to earlier versions of the plan. Those plan sheets also show the proposed Camino Pablo frontage and right-of-way width based on input from the Town engineers. Street parking and sidewalks are shown on both sides of the Camino Pablo frontage, along with a share-the-road bike route designation.

The improved frontage road width will be essentially the same as Camino Pablo at the northern intersection with Tharp Drive and at the southerly end of the Project Property frontage. It will not match the wider Camino Pablo from Sanders Ranch to Canyon Road. The limited use of Camino Pablo south of Tharp Drive makes such a wide road out of place along the project frontage. The new frontage sidewalk will still connect with the western sidewalks to the north and south of the Camino Pablo frontage.

We appreciate the time taken by the Town Manager, planners and engineers to review our concept plans and to provide their thoughtful and helpful input on those plans and the pre-annexation planning and annexation processes. The Carr Ranch families and our company are prepared to support in good faith the pre-annexation planning and annexation approach proposed by Town staff for the Project Property, pending feedback from individual council members at the study session as to the proposed annexation and our land use concept plan.

Of course, we recognize and respect that Town Council decisions on any pre-annexation project applications that are filed will only be made at the end of a traditionally thorough Town review of

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the project and its details, and following consideration of public input during the process. As previously confirmed with Town staff, we would plan by early Spring to undertake noticed neighborhood outreach on the proposed pre-annexation project.

Thank you for your time and consideration. We look forward to the Town Council study session.

Sincerely,

Matt Dobbins
Managing Member, Dobbins Properties, LLC

Cc: Carr Ranch families: Scott and Kathryn Carr; John and Jackie Hoover; Ed and Teresa Morris
Ellen Clark, Planning Director
Ben Noble, Contract Planner

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ATTACHMENT B

South Camino Pablo Annexation Project Plan Set

REGIONAL CONTEXT MAP

SOUTH CAMINO PABLO ANNEXATION PROJECT

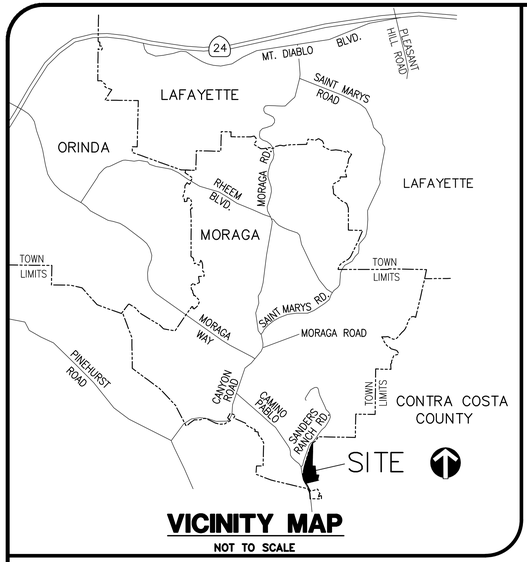
A PORTION OF PARCEL A AS SHOWN ON
PARCEL MAP MS 13-87 (134 PM 34),
CONTRA COSTA COUNTY RECORDS

MORAGA, CALIFORNIA

FOR

DOBBINS PROPERTIES, LLC

JANUARY 13, 2015



VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE

400 0 200 400 800

1"=400'

GENERAL PLAN LAND USE DESIGNATION

TOWN OF MORAGA LIMIT LINE

URBAN LIMIT LINE
(CONTRA COSTA COUNTY DESIGNATION)

TOWN OF MORAGA ANNEXATION AREA

COUNTY DESIGNATION

WS	WATERSHED
AL	AGRICULTURAL LANDS
SL	SINGLE FAMILY LOW (R-15 ZONING)
SV	SINGLE FAMILY VERY LOW

TOWN OF MORAGA DESIGNATION

OS	OPEN SPACE
1-DUA	1 DWELLING UNITS PER ACRE (MORAGA GENERAL PLAN)
3-DUA	3 DWELLING UNITS PER ACRE (MORAGA GENERAL PLAN)
PP	PUBLIC PARKS

DK CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1440 Maria Lane, Suite 200, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

PRE-ANNEXATION EXHIBIT
SOUTH CAMINO PABLO
ANNEXATION PROJECT

REGIONAL CONTEXT MAP

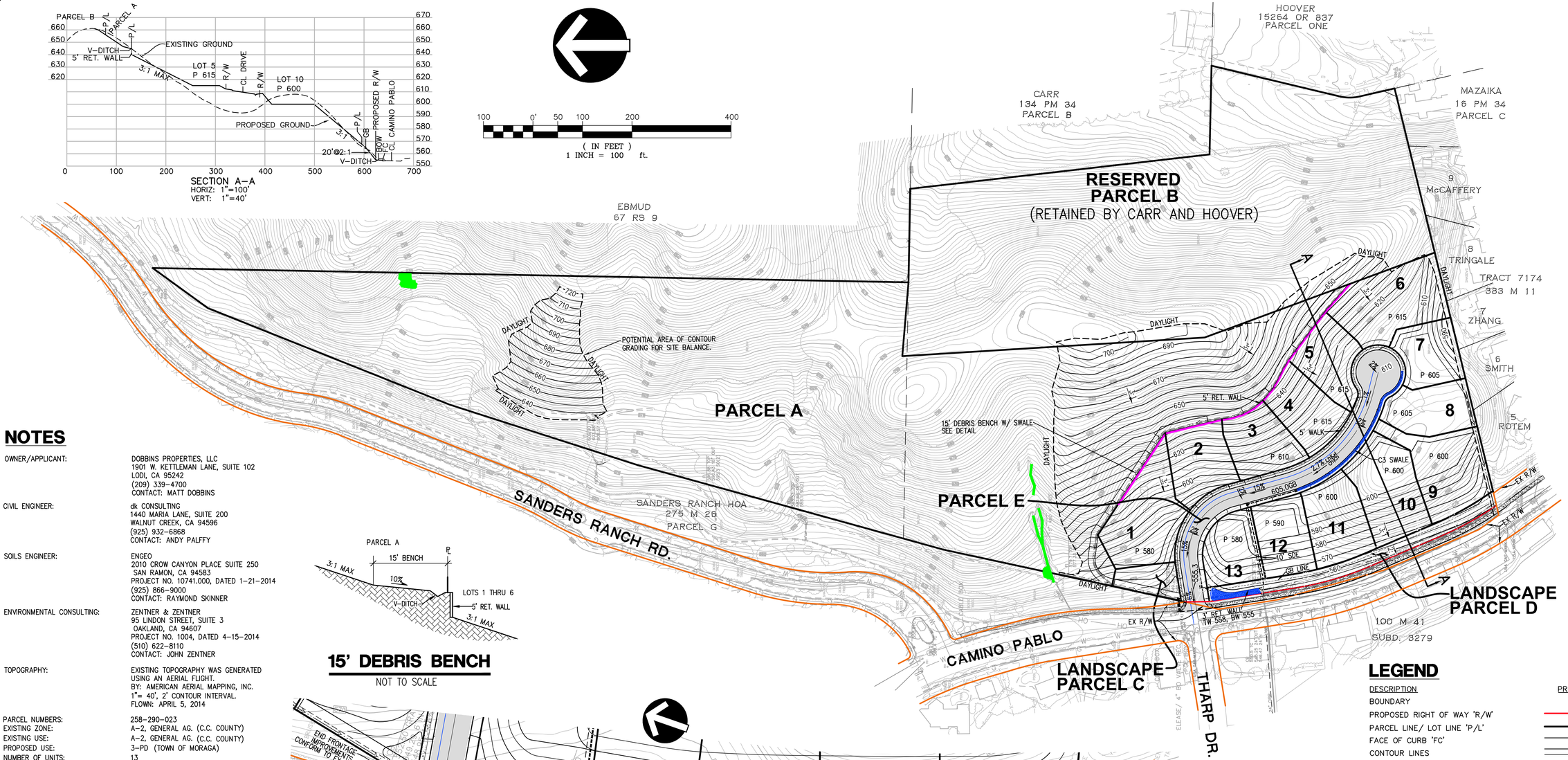
JANUARY 13, 2015 SHEET 1 OF 4

PRELIMINARY

DK JOB# 13-1060-10

\\FS1\DK_Files\Projects\2013\13-1060-Camino Pablo\DWG\planning\CP\131060 CP SHT 1.DWG

SECTION A–A
HORIZ: 1"=100'
VERT: 1"=40'



NOTES

OWNER/APPLICANT:	DOBBINS PROPERTIES, LLC 1901 W. KETTLEMAN LANE, SUITE 102 LODI, CA 95242 (209) 339–4700 CONTACT: MATT DOBBINS
CIVIL ENGINEER:	dk CONSULTING 1440 MARIA LANE, SUITE 200 WALNUT CREEK, CA 94596 (925) 932–6868 CONTACT: ANDY PALFFY
SOILS ENGINEER:	ENGEO 2010 CROW CANYON PLACE SUITE 250 SAN RAMON, CA 94583 PROJECT NO. 10741.000, DATED 1–21–2014 (925) 866–9000 CONTACT: RAYMOND SKINNER
ENVIRONMENTAL CONSULTING:	ZENTNER & ZENTNER 95 LINDON STREET, SUITE 3 OAKLAND, CA 94607 PROJECT NO. 1004, DATED 4–15–2014 (510) 622–8110 CONTACT: JOHN ZENTNER
TOPOGRAPHY:	EXISTING TOPOGRAPHY WAS GENERATED USING AN AERIAL FLIGHT. BY: AMERICAN AERIAL MAPPING, INC. 1"= 40', 2' CONTOUR INTERVAL. FLOWN: APRIL 5, 2014
PARCEL NUMBERS:	258–290–023
EXISTING ZONE:	A–2, GENERAL AG. (C.C. COUNTY)
EXISTING USE:	A–2, GENERAL AG. (C.C. COUNTY)
PROPOSED USE:	3–PD (TOWN OF MORAGA)
NUMBER OF UNITS:	13
SITE ACREAGE:	32.94 ± ACRES
CONTOUR INTERVAL:	EXISTING CONTOURS: 2' INTERVAL PROPOSED CONTOURS: 5' INTERVAL
FEMA:	ENTIRE SITE IS WITHIN ZONE X AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS, NUMBERS 06013C0440F/C0428F DATED JUNE 16, 2009.

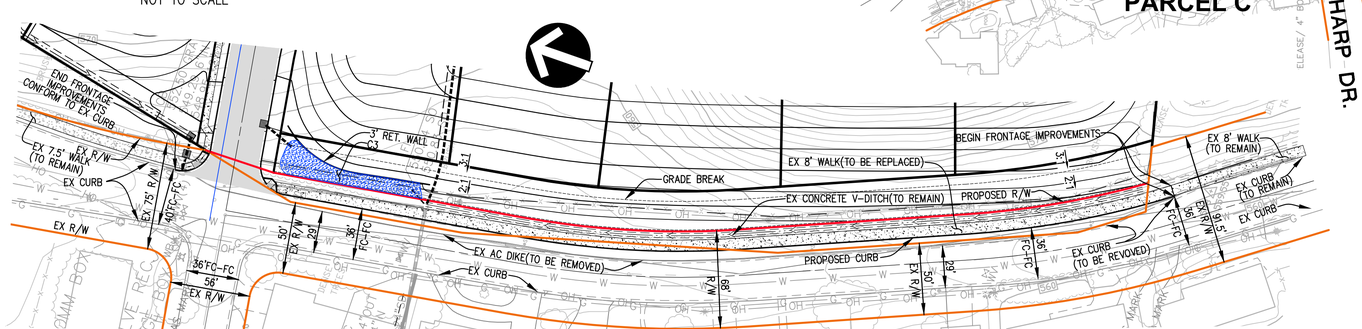
100' MIN. FRONTAGE/ 15,000 SF

HOUSE FOOTPRINT SHOWN: 40' X 60'

ROADWAY
36' FC TO FC
56' RIGHT OF WAY

15' DEBRIS BENCH

NOT TO SCALE



FRONTAGE DETAIL

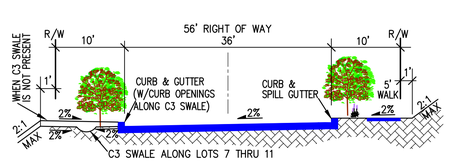
1"=50'

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES	10 5	110
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX.SS
STORM DRAIN LINE, MANHOLE, AND CATCH BASIN		
WATER LINE		W
3' HIGH RETAINING WALL		
5' HIGH RETAINING WALL		
PAD ELEVATION	P 125.5	
SPOT ELEVATION	x 125.5	
STREET SLOPE	2.5%	
SWALE		
CONCEPTUAL C3 TREATMENT AREA		
JURISDICTIONAL AREA		
S.D.E	STORM DRAIN EASEMENT	

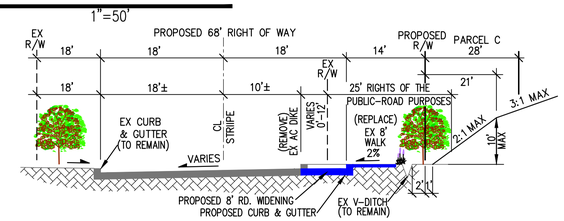
LAND USE SUMMARY

PARCEL A	16.30 ACRES
PARCEL B	9.02 ACRES
PARCEL E	1.01 ACRES
LOTS	5.80 ACRES
LANDSCAPE PARCELS C & D	0.57 ACRES
RIGHT OF WAY DEDICATION	0.24 ACRES
TOTAL GROSS AREA	32.94± ACRES



PARCEL E

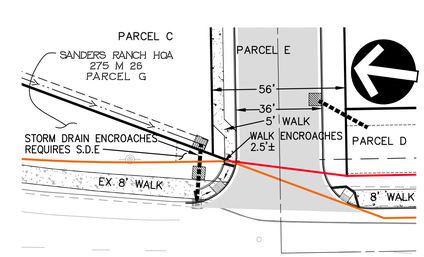
NOT TO SCALE



CAMINO PABLO

WITH BIKE ROUTE

NOT TO SCALE



ENTRANCE DETAIL

1"=30'

dk CONSULTING
PLANNING · ENGINEERING · CONSTRUCTION
1440 Maria Lane, Suite 200, Walnut Creek, California 94596 (925) 932-6868 Tel. (925) 932-0910 Fax

PRE-ANNEXATION EXHIBIT
SOUTH CAMINO PABLO
ANNEXATION PROJECT

CONCEPTUAL GRADING & UTILITY PLAN

JANUARY 13, 2015 SHEET 2 OF 4

PRELIMINARY

DK JOB# 13–1060–10

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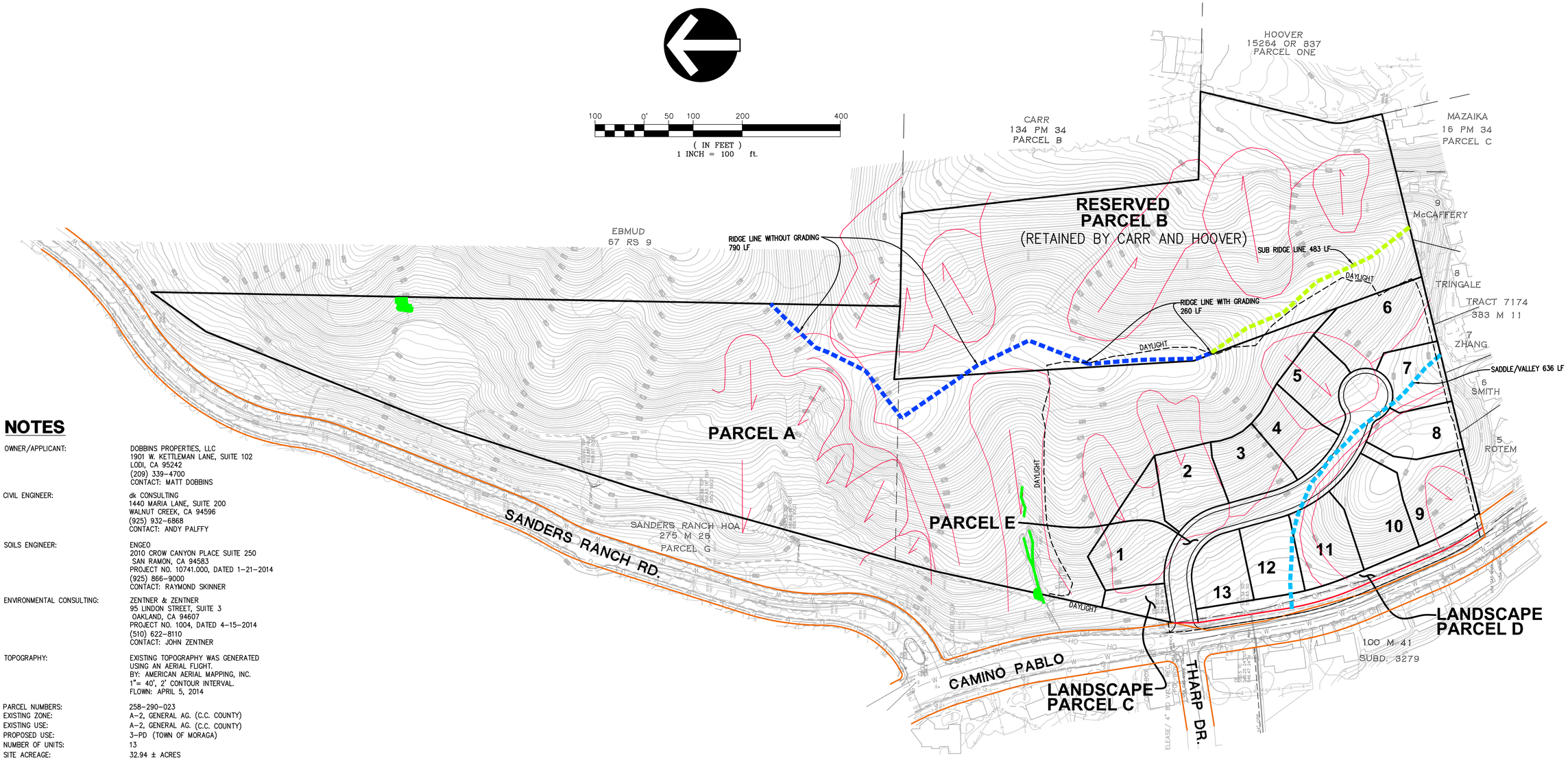

NOTES

OWNER/APPLICANT:	DOBBINS PROPERTIES, LLC 1901 W. KETTLEMAN LANE, SUITE 102 LODI, CA 95242 (209) 339-4700 CONTACT: MATT DOBBINS
CIVIL ENGINEER:	dk CONSULTING 1440 MARIA LANE, SUITE 200 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: ANDY PALFFY
SOILS ENGINEER:	ENGEO 2010 CROW CANYON PLACE SUITE 250 SAN RAMON, CA 94583 PROJECT NO. 10741.000, DATED 1-21-2014 (925) 866-9000 CONTACT: RAYMOND SKINNER
ENVIRONMENTAL CONSULTING:	ZENTNER & ZENTNER 95 LINDON STREET, SUITE 3 OAKLAND, CA 94607 PROJECT NO. 1004, DATED 4-15-2014 (510) 622-8110 CONTACT: JOHN ZENTNER
TOPOGRAPHY:	EXISTING TOPOGRAPHY WAS GENERATED USING AN AERIAL FLIGHT. BY: AMERICAN AERIAL MAPPING, INC. 1"= 40', 2' CONTOUR INTERVAL. FLOWN: APRIL 5, 2014
PARCEL NUMBERS:	258-290-023
EXISTING ZONE:	A-2, GENERAL AG. (C.C. COUNTY)
EXISTING USE:	A-2, GENERAL AG. (C.C. COUNTY)
PROPOSED USE:	3-PD (TOWN OF MORAGA)
NUMBER OF UNITS:	13
SITE ACREAGE:	32.94 ± ACRES
CONTOUR INTERVAL:	EXISTING CONTOURS: 2' INTERVAL PROPOSED CONTOURS: 5' INTERVAL
FEMA:	ENTIRE SITE IS WITHIN ZONE X AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS, NUMBERS 06013C0440F/C0428F DATED JUNE 16, 2009.

100' MIN. FRONTAGE/ 15,000 SF

HOUSE FOOTPRINT SHOWN: 40' X 60'

ROADWAY
36' FC TO FC
56' RIGHT OF WAY

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES	10 5	110
RIDGE LINE		
SUB RIDGE LINE		
SADDLE/VALLEY LINE		
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX.SS
STORM DRAIN LINE, MANHOLE, AND CATCH BASIN		
WATER LINE		W
EXISTING SLIDE AREA		
JURISDICTIONAL AREA		

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PRE-ANNEXATION EXHIBIT
SOUTH CAMINO PABLO
ANNEXATION PROJECT

TOPOGRAPHIC FEATURES EXHIBIT

JANUARY 13, 2015 SHEET 3 OF 4

PRELIMINARY

DK JOB# 13-1060-10

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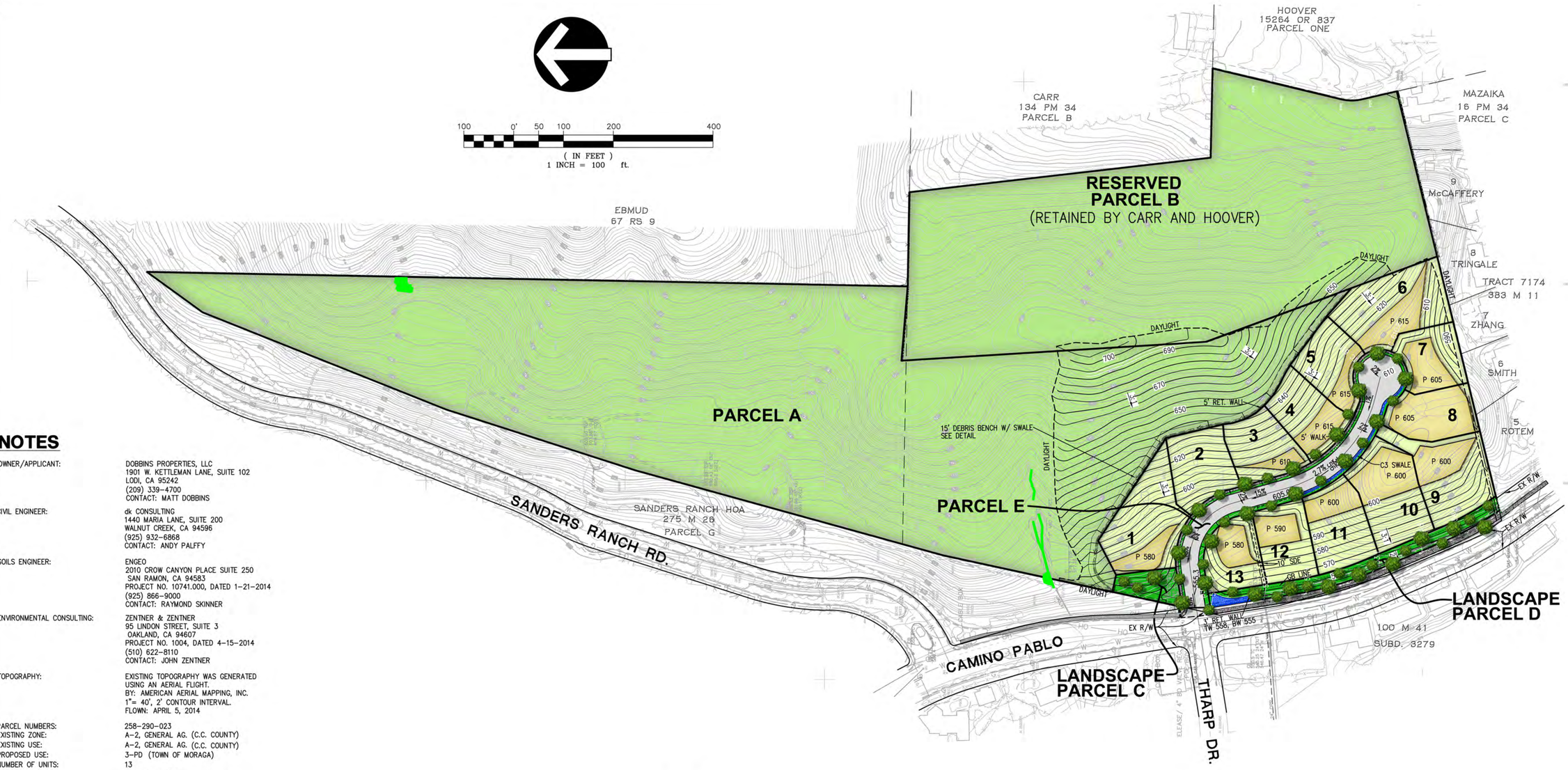

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FEMA:	ENTIRE SITE IS WITHIN ZONE X AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS, NUMBERS 06013C0440F/C0428F DATED JUNE 16, 2009.

100' MIN. FRONTAGE/ 15,000 SF

HOUSE FOOTPRINT SHOWN: 40' X 60'

ROADWAY
36' FC TO FC
56' RIGHT OF WAY

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES	10 5	110
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX.SS
STORM DRAIN LINE, MANHOLE, AND CATCH BASIN		
WATER LINE		W
3' HIGH RETAINING WALL		
5' HIGH RETAINING WALL		
PAD ELEVATION	P 125.5	
SPOT ELEVATION	x 125.5	
STREET SLOPE	2.5%	
SWALE		
CONCEPTUAL C3 TREATMENT AREA		
PAD AREA		
OPEN SPACE		
JURISDICTIONAL AREA		

LAND USE SUMMARY

PARCEL E	1.01 ACRES
PARCEL A	16.30 ACRES
PARCEL B	9.02 ACRES
LOTS	5.80 ACRES
LANDSCAPE PARCELS C & D	0.57 ACRES
RIGHT OF WAY DEDICATION	0.24 ACRES
TOTAL GROSS AREA	32.94± ACRES

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PRE-ANNEXATION EXHIBIT
SOUTH CAMINO PABLO ANNEXATION PROJECT
CONCEPTUAL SITE PLAN

JANUARY 13, 2015 SHEET 4 OF 4

PRELIMINARY

DK JOB# 13-1060-10

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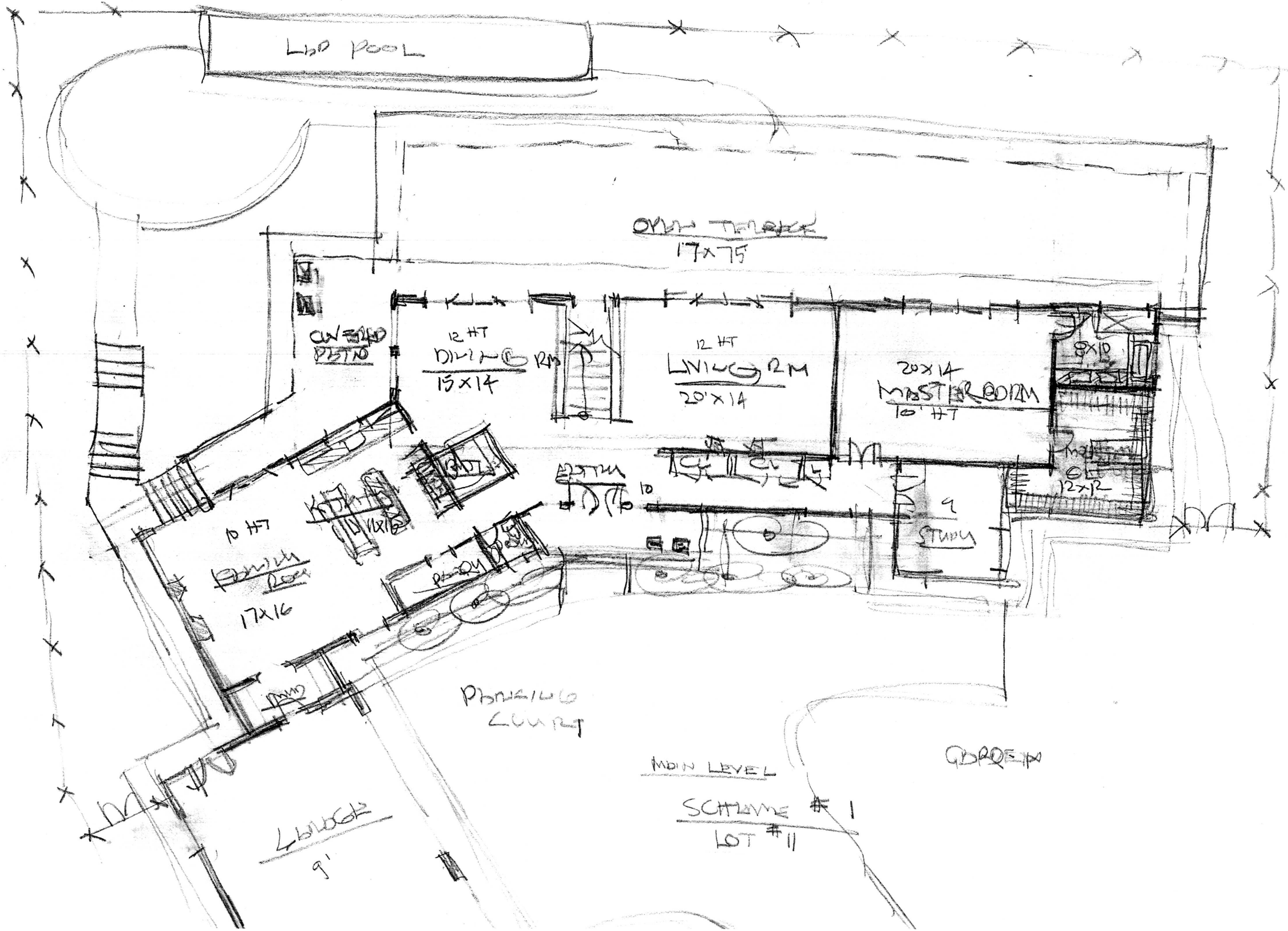
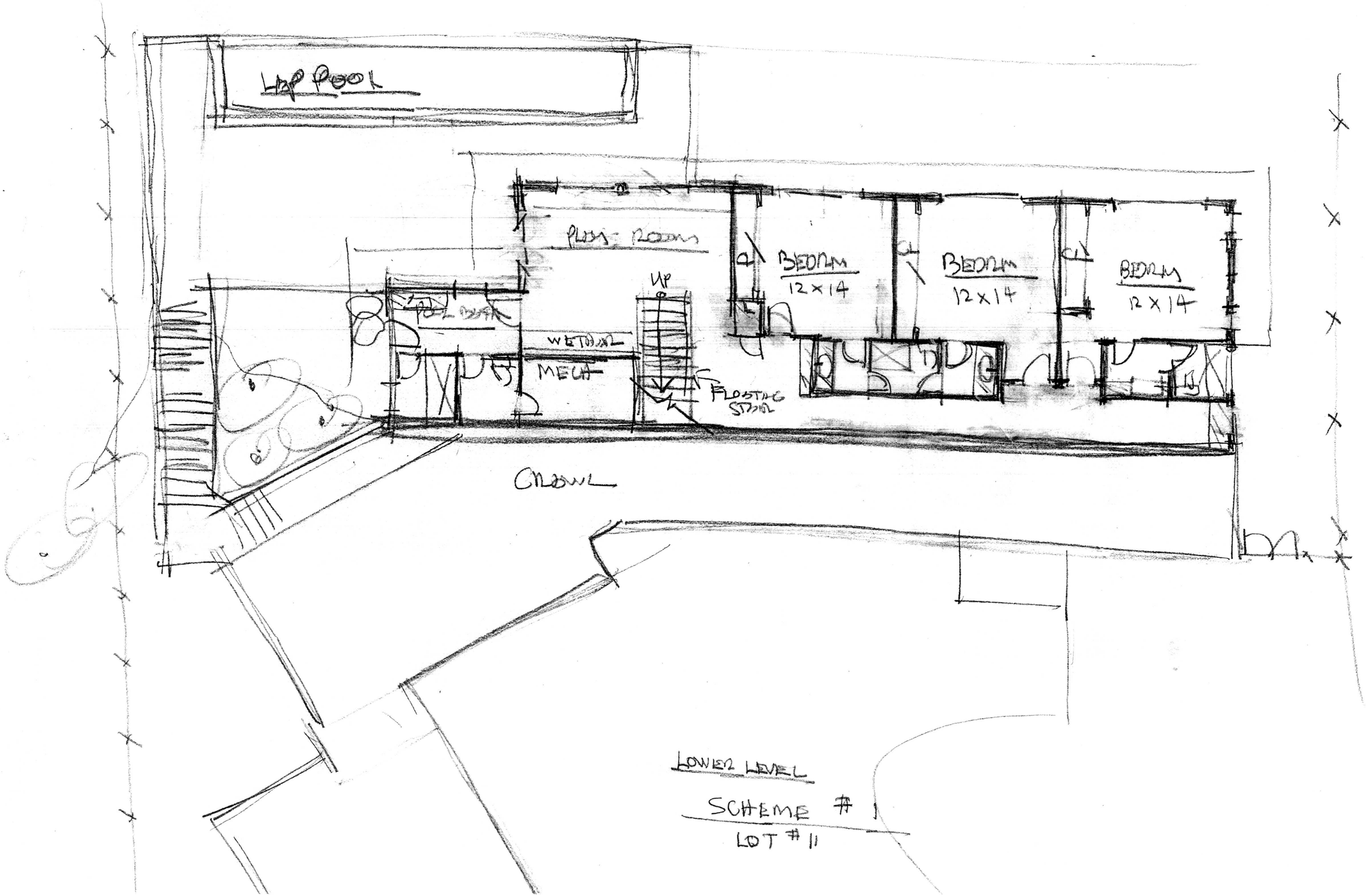
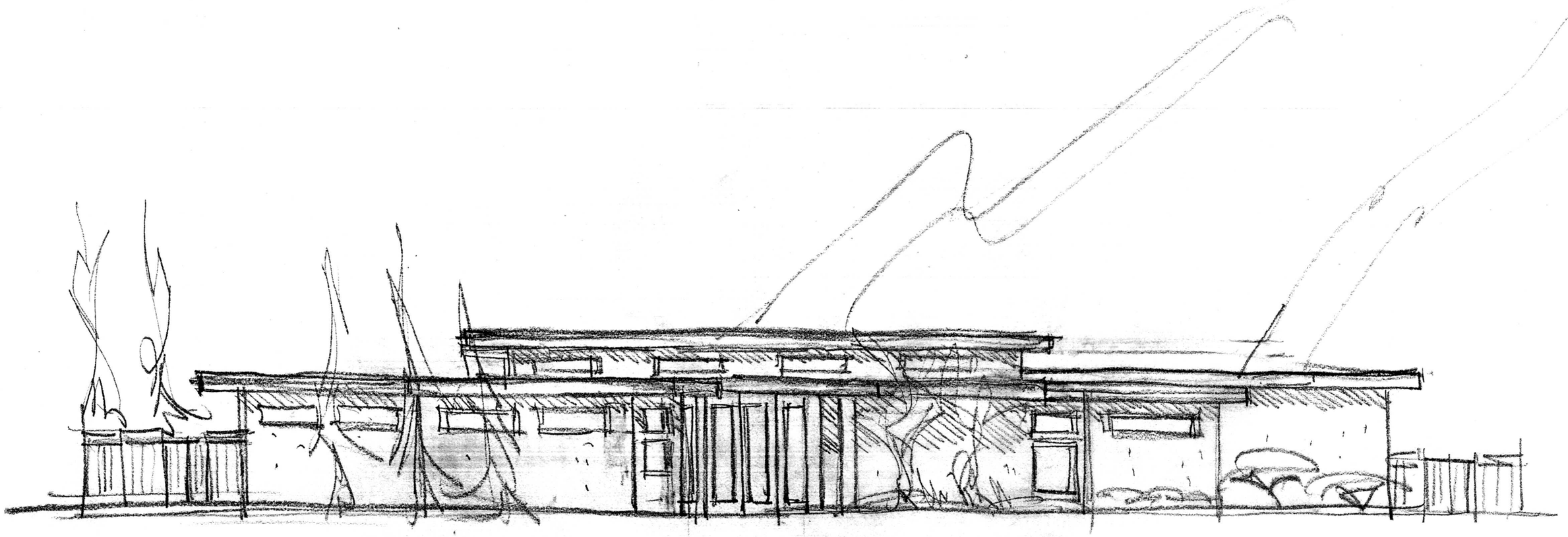

LAP POOL
17x75
12 HT
DINING RM
15x14
12 HT
LIVING RM
20'x14
20x14
MASTER BEDRM
10' HT
8x10
12x12
STUDY
10 HT
17x16
PARKING COURT
MAIN LEVEL
SCHEME #1
LOT #11
GARDEN
9'

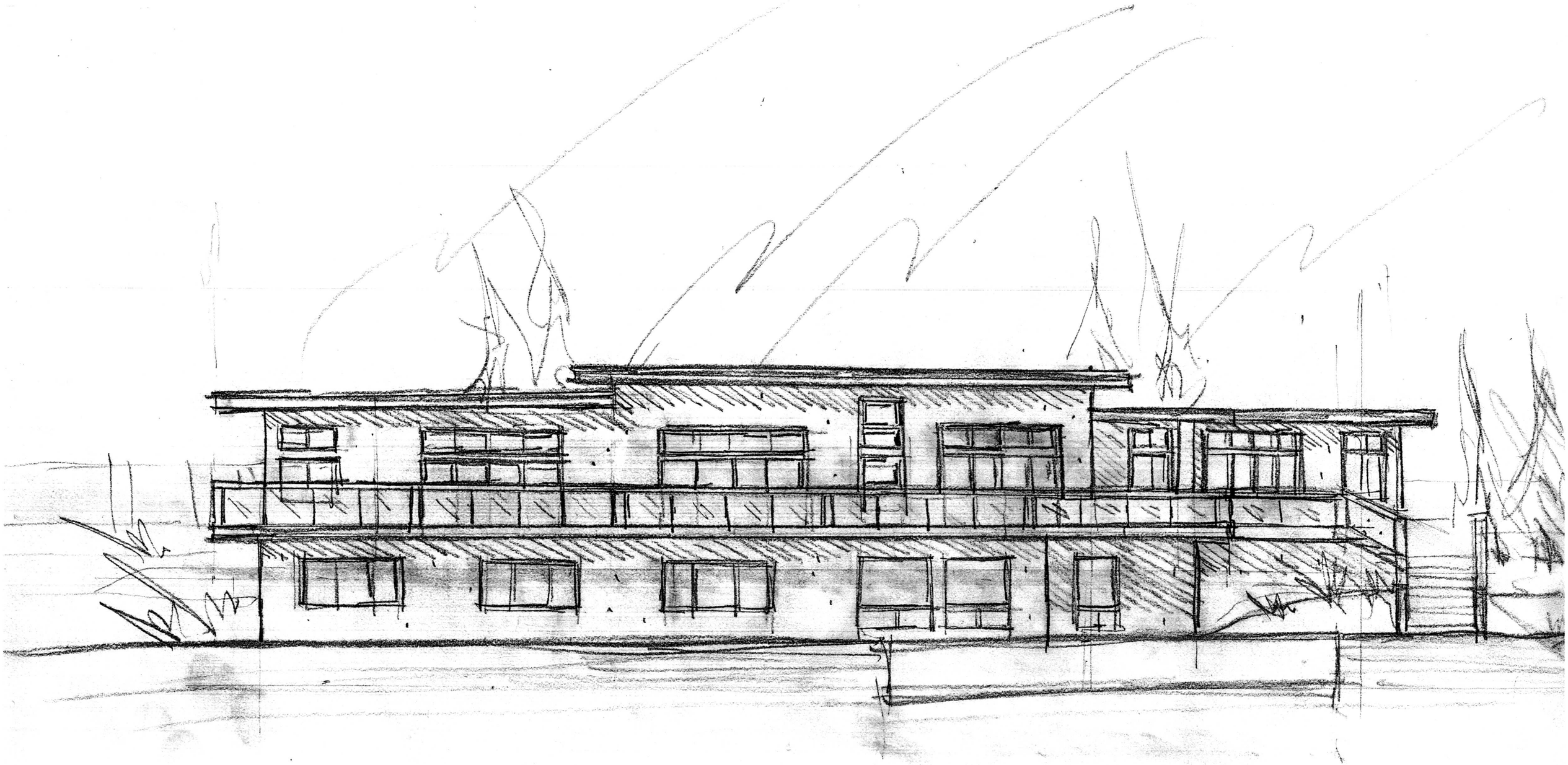

LAP POOL
PLAY ROOM
BEDRM
12 X 14
BEDRM
12 X 14
BEDRM
12 X 14
UP
POOL BATH
WETBAR
MECH
FLOATING STAIR
CRAWL
LOWER LEVEL
SCHEME #1
LOT #11



FRONT ELEVATION

SCHEME #1

LOT #11 1/8 = 1'0

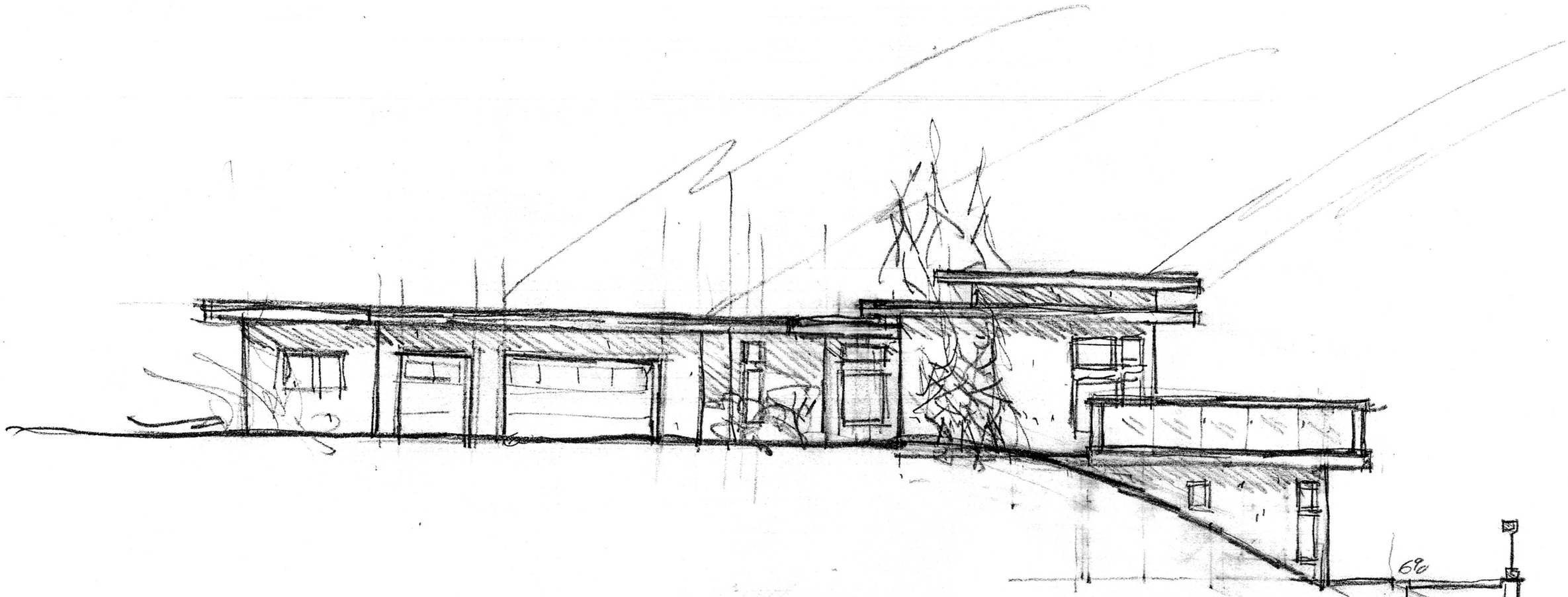


REAR ELEVATION

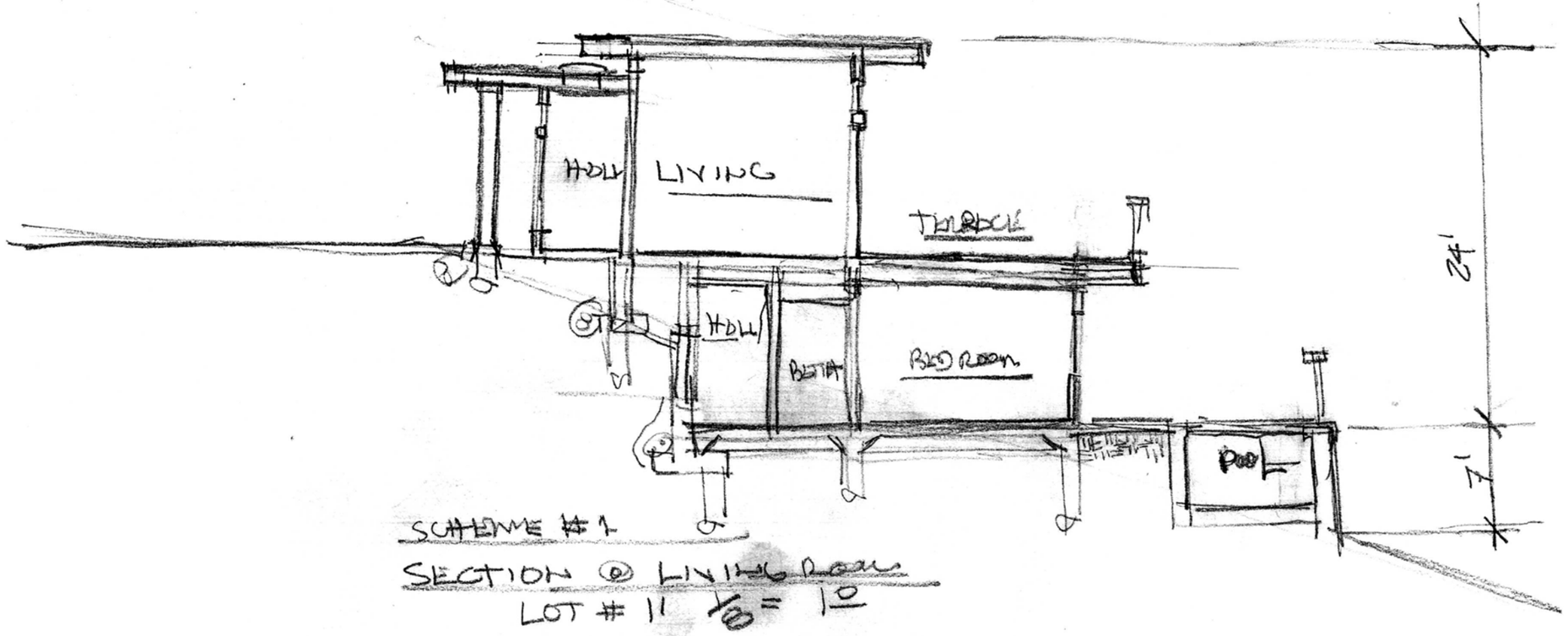
SCHEME #1

LOT #11 $\frac{1}{8}$" = 1'-0"

TYPICAL DOWN HILL



SCHEME # 1
NORTH SIDE ELEVATION
LOT # 11 1/8" = 1'0

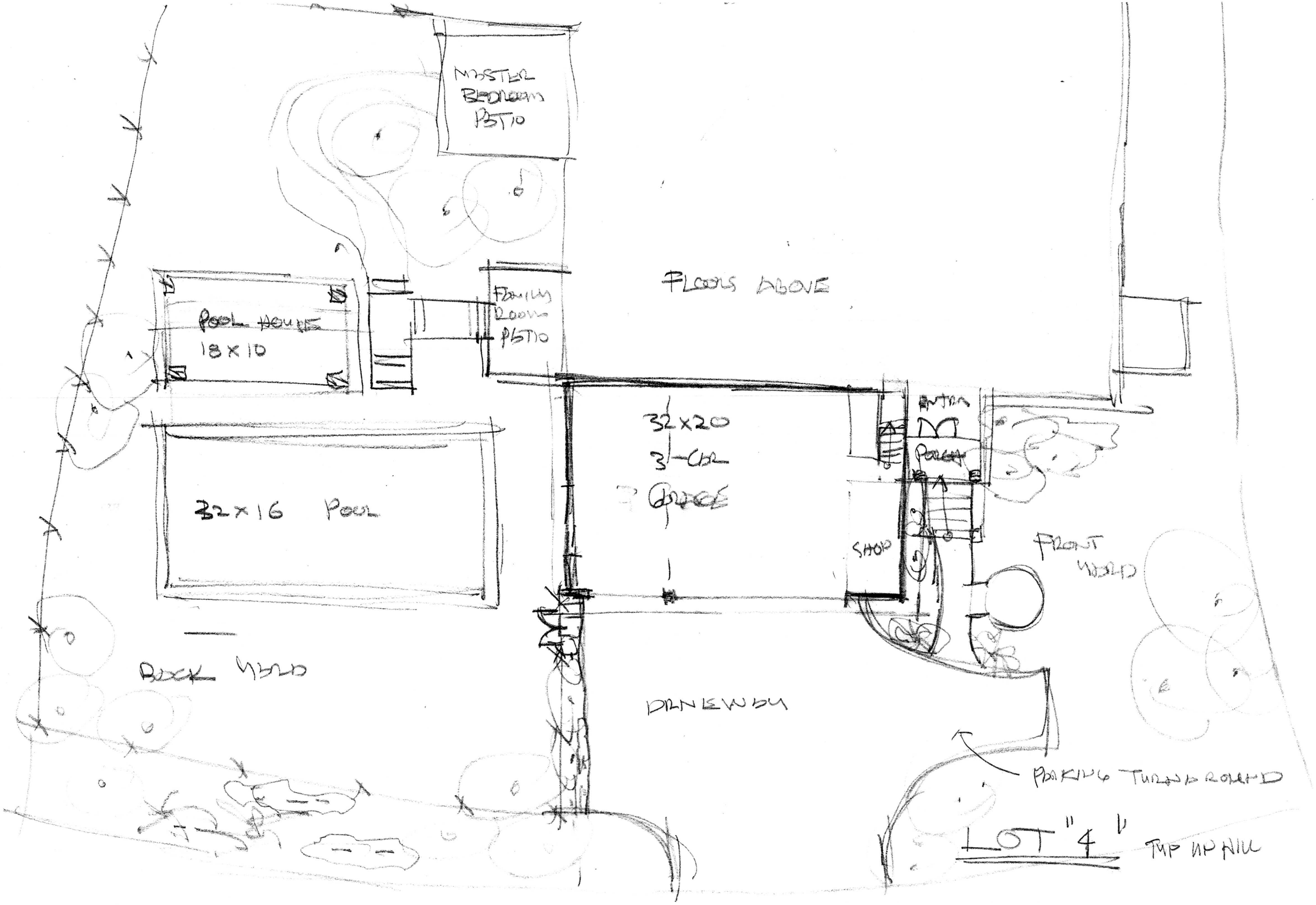


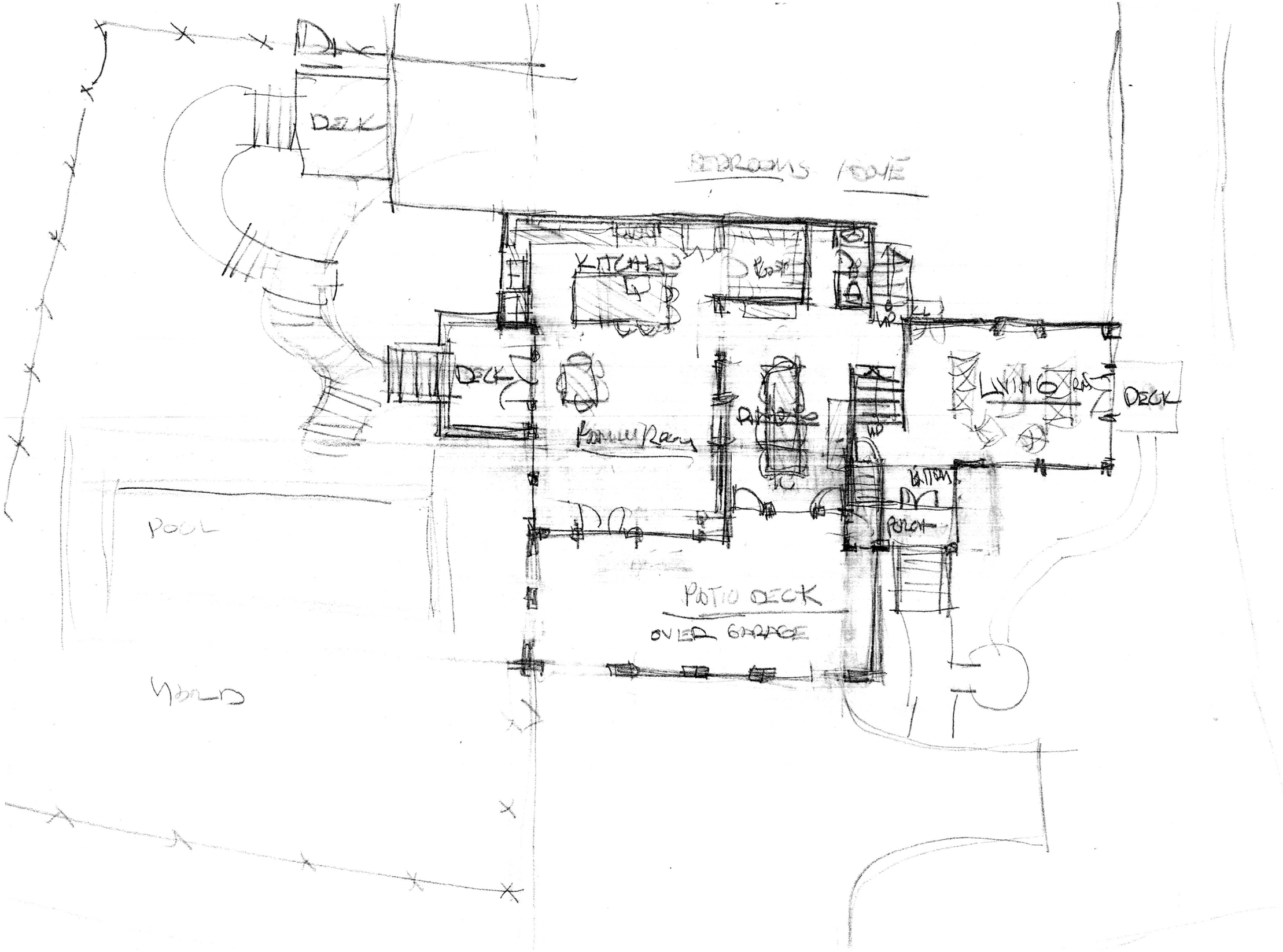
SCHEME #1

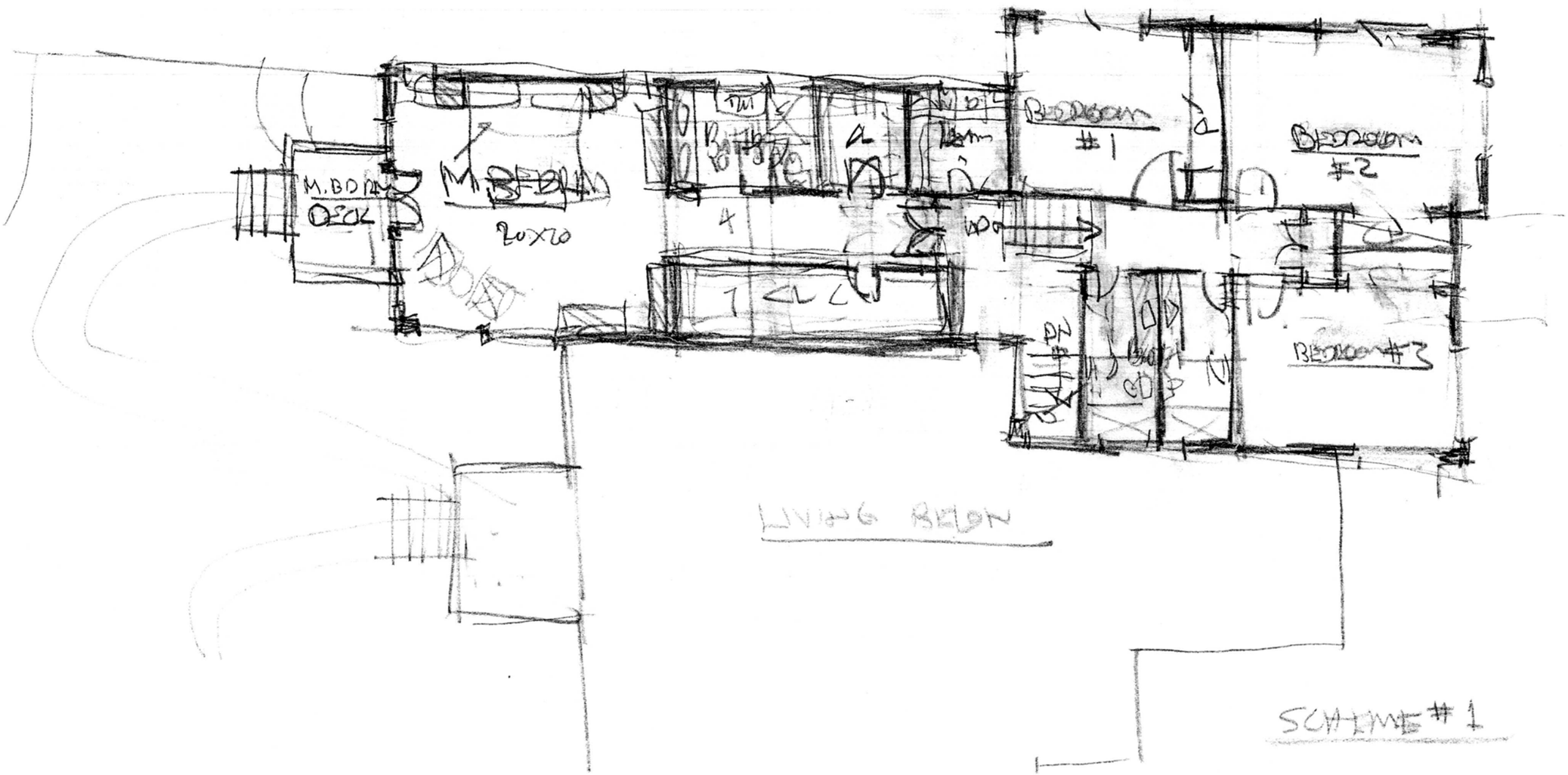
SECTION @ LIVING ROOM

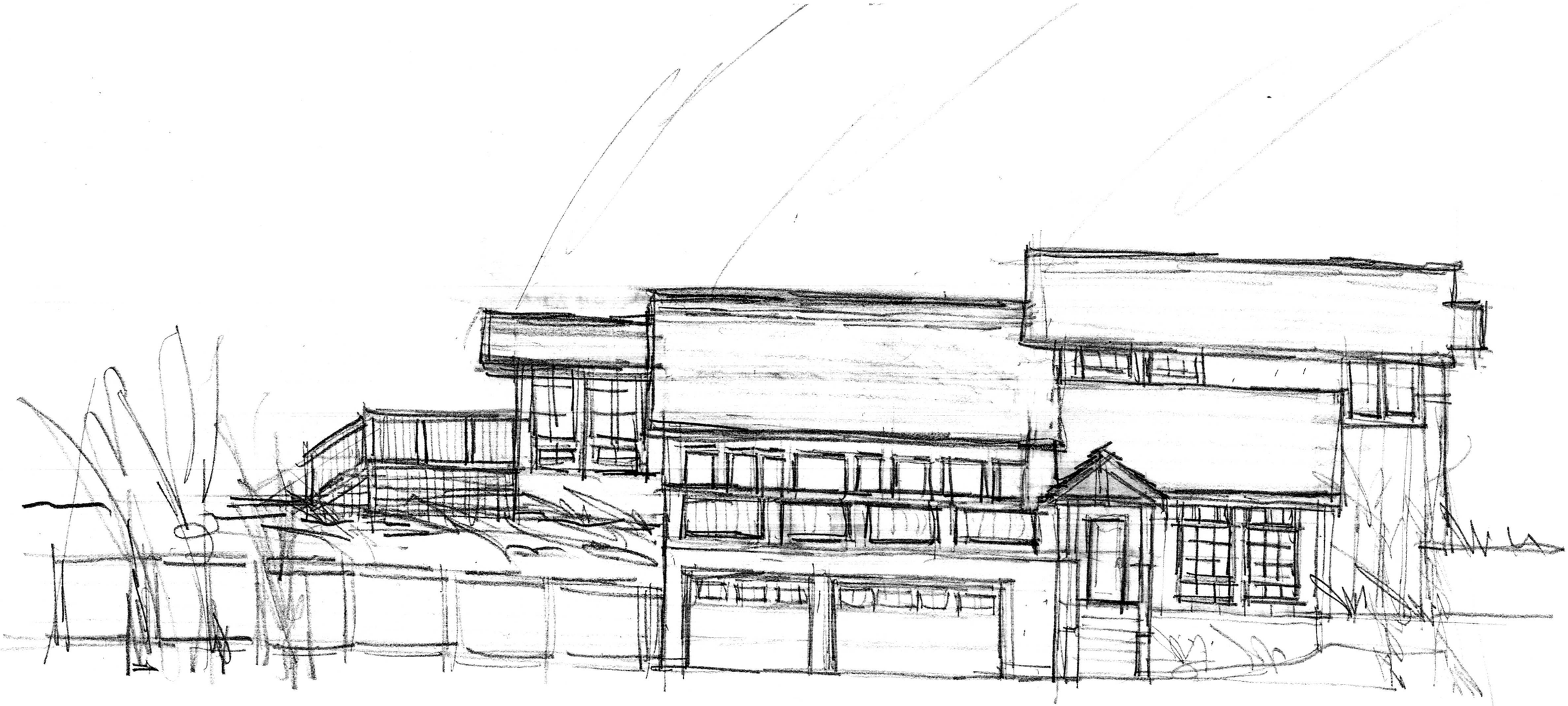
LOT # 11 1/8 = 10

590
60
608
600

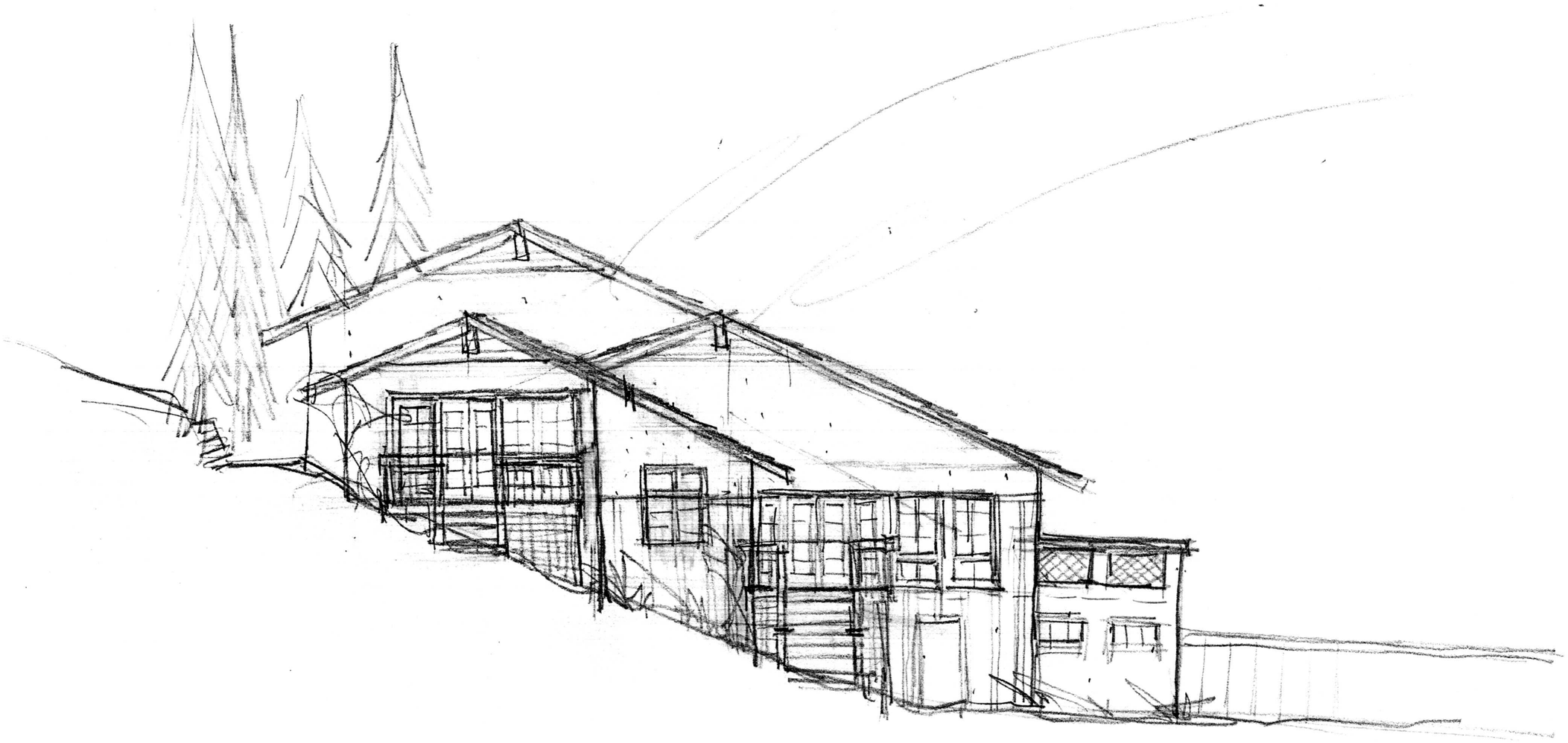

MASTER BEDROOM PATIO
FAMILY ROOM PATIO
FLOORS ABOVE
POOL HOUSE 18 X 10
32 X 16 POOL
32 X 20
3-CAR
GARAGE
ENTRY
PORCH
SHOP
FRONT YARD
BACK YARD
DRIVEWAY
PARKING TURNAROUND
LOT "4"
TUP UP HILL

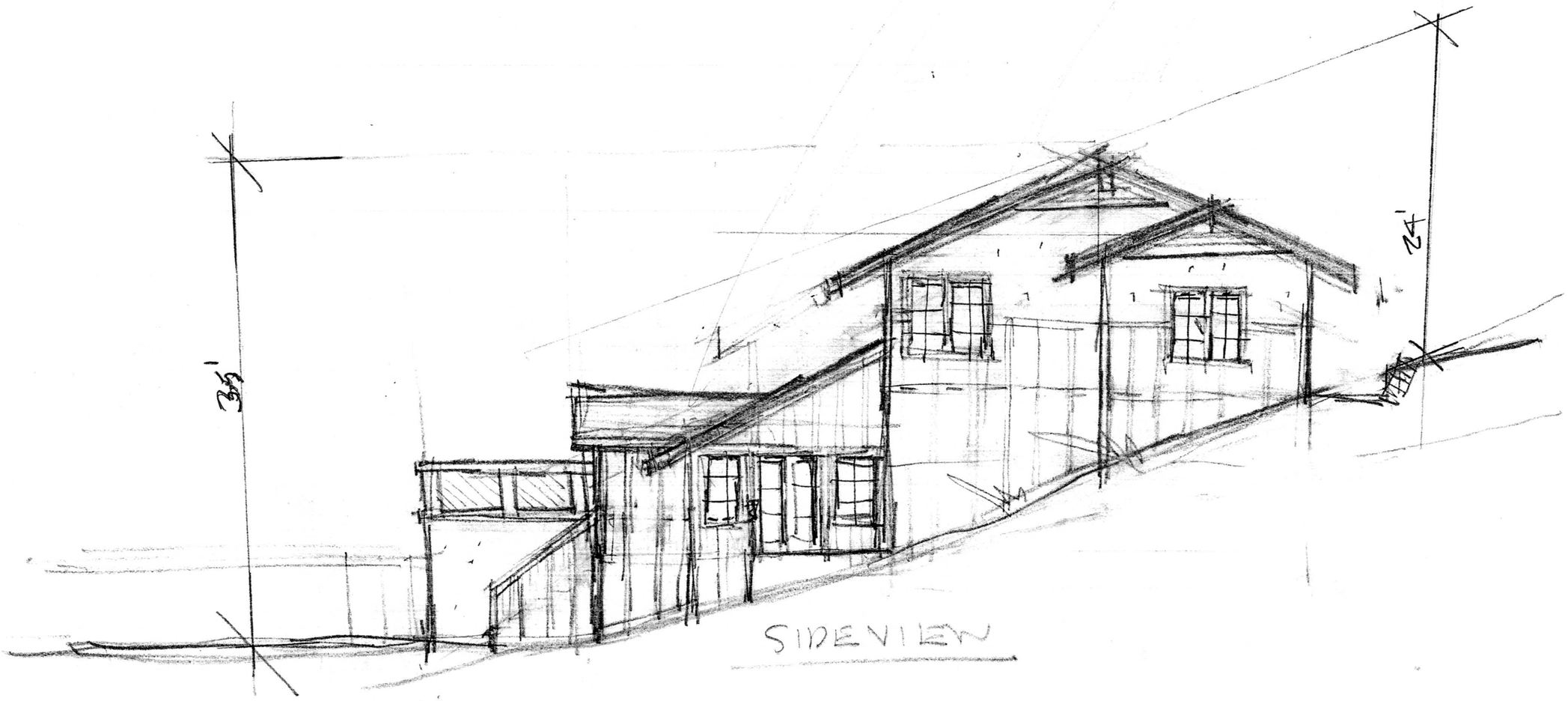

DECK
BEDROOMS ABOVE
KITCHEN
DECK
LIVING
DECK
POOL
PATIO DECK
OVER GARAGE
WORLD


M.BDRM
DECK
M.BEDRM
20X20
BEDROOM
#1
BEDROOM
#2
BEDROOM #3
LIVING BELOW
SCHEME #1



FRONT ELEVATION




36'
24'
SIDEVIEW