

August 18, 2022

VIA ELECTRONIC MAIL

Rodrigo Orduna
Community Development Agency
Alameda County
224 West Winton Ave, RM 111
Hayward, CA 94544

Re: Development Plan & Vesting Tentative Map Application For Arroyo Lago

Introduction

Arroyo Lago (the “Project”) is contemplated as a new community consisting of 194 single-family homes, a .7 acre centrally located park, and approximately 1/2 mile of designated walking trails. The Project is located in unincorporated Alameda County adjacent to the City of Pleasanton and is within the Urban Growth Boundary. Consistent with the Medium Density Residential (“MDR”) land use designation in the County’s East County Area Plan applicable to the project site, Arroyo Lago’s 194 units would be constructed on approximately 26.6 acres, for an average density of approximately 7.3 units per gross acre. This is consistent with the objective allowed MDR density range of 4.1 to 8.0 units per gross acre.

The vision of the Project is to develop a family friendly community that is respectful to the existing patterns of development. To achieve this vision, the site plan has been developed with a centrally located park which is connected to multi-use trail on the perimeter of the Project. Homes are all designed on similar lot sizes to the surrounding community and heights are kept to two stories. Additionally, approximately 25% of the homes are designed with junior ADUs

Surrounding Land Uses

- East – Vacant land, designated as Large Parcel Agriculture in the East County Area Plan
- South – Busch Road
- West – Age-Restricted Single Family Detached Homes
- North – Lake I part of the Zone 7 Chain of Lakes

Proposed Entitlements

The contemplated Project entitlements to be obtained through the County include a Vesting Tentative Map and Conditions of Approval.

Architectural Style

The architectural styles that will constitute the design vocabulary are contemplated as Farmhouse, Craftsman and Modern Ranch which have been inspired by the Tri-Valley's agricultural heritage and the iconic wine country architecture. The homes will cohesively add visual interest and contribute to the overall neighborhood identity. To achieve an architectural variety throughout the site, duplicate styles will never be adjacent to one another. The homes are intended as a model for a superior design throughout the region as they will exhibit high quality materials, articulation, and detail.

East County Area Plan Consistency

The East County Area Plan ("ECAP") includes numerous goals, policies and programs in addition to the "objective" standards and criteria. The Housing Accountability Act stringently defines the term "objective" to mean "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." (Gov. Code § 65589.5(h)(8)). Utilizing objective as defined in the Housing Accountability Act, the only development standard that is an objective standard applicable to the Project is the Allowable Gross Density detailed in Table 6 & 7 of the ECAP, which allows for a Gross Density in the Medium Density Residential category of 4.1 to 8.0 units per gross acre.

The other goals and policies of the ECAP are subjective and generally intended to provide for compact urban development in areas suitable for urban development while preserving agricultural lands, natural resources and open space. Development of Arroyo Lago will be limited to the 26+/- acre parcel designated as Medium Density Residential in the ECAP and the off-site infrastructure for Arroyo Lago is sized and designed to only meet the needs of the project and is not sized for any future development. The project is a compact infill development adjacent to existing development and will allow for preservation of open space in other areas of the ECAP, as such Arroyo Lago is entirely consistent with not only the "objective" standards of the ECAP but is also consistent with the goals and policies of the ECAP.

330 Land Company LLC
16381 Scientific Way
Irvine, California 92618

330 Land is excited to work in cooperation with the County of Alameda in providing much needed housing to the community consistent with the objective provisions of the East County Area Plan, pursuant to critical state laws that are designed to facilitate housing production. The development team would be happy to discuss the Project or this Application with you at any time. I can be reached by e-mail at sreilly@330land.com or by phone at (925) 368-3128.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Reilly", with a long, sweeping flourish extending to the right.

Steve Reilly
330 Land Company, LLC