

COUNTY PLANNING COMMISSION

CONTRA COSTA COUNTY
WEDNESDAY, SEPTEMBER 30, 2020

30 MUIR ROAD
MARTINEZ, CALIFORNIA 94553

CHAIR: Rand Swenson
VICE-CHAIR: Kevin Van Buskirk
COMMISSIONERS: Jeffrey Wright, Donna Allen, Bhupen Amin, Bob Mankin, Ross Hillesheim

NOTICE: Commission may change the order of items on the agenda at the beginning of the meeting.

To slow the spread of COVID-19, the Health Officer's Order of September 14, 2020 prevents public gatherings. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20.

Commission meetings can be accessed live either online or by telephone.

ACCESS THE MEETING LIVE ONLINE AT

<https://cccouny-us.zoom.us/j/91042592306>

Meeting ID: ID: 910 4259 2306

ACCESS THE MEETING BY TELEPHONE AT (888) 278-0254 FOLLOWED BY ACCESS CODE 198675##.

When accessing the meeting online by computer, you will be asked to either install a plug-in or to join by web browser. When accessing the meeting online by mobile device, you will be prompted to install an application. If you need assistance with your audio, please dial 888-796-6118. If you need assistance with your online access, please dial 888-793-6118.

PERSONS WHO WISH TO ADDRESS THE COMMISSION DURING PUBLIC COMMENT OR WITH RESPECT TO AN ITEM THAT IS ON THE AGENDA MAY DO SO EITHER ONLINE OR BY TELEPHONE. IF ACCESSING THE MEETING ONLINE, REQUEST TO SPEAK BY CLICKING THE "RAISE HAND" FUNCTION. IF ACCESSING THE MEETING BY TELEPHONE, REQUEST TO SPEAK BY DIALING #2.

PUBLIC COMMENTS MAY ALSO BE SUBMITTED BEFORE THE MEETING BY EMAIL AT

planninghearing@dcd.cccounty.us.

All commenters will be limited to three (3) minutes each. Comments submitted by email will be included in the record of the meeting but will not be read aloud during the meeting. The Commission Chair may reduce the amount of time allotted per commenter at the beginning of each item or public comment period depending on the number of commenters and the business of the day. Your patience is appreciated.

If you wish to view the meeting only, but not participate, the meeting can be viewed at

http://contra-costa.granicus.com/ViewPublisher.php?view_id=14.

**** 6:30 P.M.****

1. PUBLIC COMMENTS:
2. GENERAL PLAN AMENDMENT: PUBLIC HEARING
- 2a. FT LAND LLC. (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #GP07-0009. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests an amendment to the County General Plan to modify the boundary of the Urban Limit Line by way of placing a 30-acre area along the eastern boundary of the Tassajara Hills Elementary School property within the Urban Limit Line. The project applicant also requests map amendments to the Land Use Element of the General Plan to change the land use designation of the project site from Agricultural Lands (AL) to Single-Family Residential High Density (SH), Parks and Recreation (PR), and Public/Semi-Public (PS). The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST [Staff Report](#)

3. REZONING: PUBLIC HEARING
- 3a. FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #RZ09-3212. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests to rezone the project site from an Exclusive Agricultural (A-80) district to a project-specific Planned Unit (P-1) district. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST [Staff Report](#)
4. SUBDIVISION: PUBLIC HEARING
- 4a. FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #SD10-9280. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests approval of a vesting tentative map to subdivide the project site into 125 single-family residential lots, as well as various open space and special use parcels. The project applicant also requests approval of exceptions to the following provisions of Title-9 (Subdivisions): 1) frontage improvements and pavement widening; 2) street lights within one mile of an existing school; 3) frontage improvements on the side or sides of the roadway adjacent to a subdivision; 4) sidewalks within one mile of an existing school; 5) placement of overhead utility distribution facilities underground; and 6) collect and convey drainage standards. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021]] ST [Staff Report](#)
5. DEVELOPMENT PLAN: PUBLIC HEARING
- 5a. FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – County File #DP10-3008. The proposed Tassajara Parks project is a 125-unit single-family residential development. The project applicant requests approval of a Preliminary and Final Development Plan to allow: 1) development of 125 single-family residential lots; 2) roadway and infrastructure improvements; 3) grading activities of approximately 300,000 cubic yards for site preparation and mitigation of landslide hazards; and 4) offsite circulation improvements at the Tassajara Hills Elementary School parking lot. The project also includes a: 5) request for a Tree Permit to remove up to 19 code-protected trees; 6) a proposed Development Agreement between Contra Costa County and FT Land LLC, and 7) a Preservation Agreement between Contra Costa County, the City of San Ramon, and the East Bay Regional Park District. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST [Staff Report](#)
6. CEQA CONSIDERATION:
- 6a. FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners) – For the purposes of compliance with the provisions of the California Environmental Quality Act (CEQA), a Final Environmental Impact Report (EIR) for the Tassajara Parks Project was published and distributed on September 14, 2020. The County Planning Commission will make a recommendation to the County Board of Supervisors regarding certification of the EIR and adoption of related findings. The project site is a 771-acre area comprised of four parcels located along Camino Tassajara at the eastern boundaries of unincorporated Danville and the City of San Ramon. [Zoning: Exclusive Agricultural (A-80), APNs: 220-100-023, 206-030-065, 223-020-018, 223-020-021] ST [Staff Report](#)
7. STAFF REPORT:
8. COMMISSIONERS' COMMENTS:
9. COMMUNICATIONS:

PLEASE NOTE: THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE ON WEDNESDAY, OCTOBER 14, 2020.

