

2350 Norris Canyon Road Minor Subdivision Project

County File #MS18-0008 & RZ19-3249

COUNTY BOARD OF SUPERVISORS

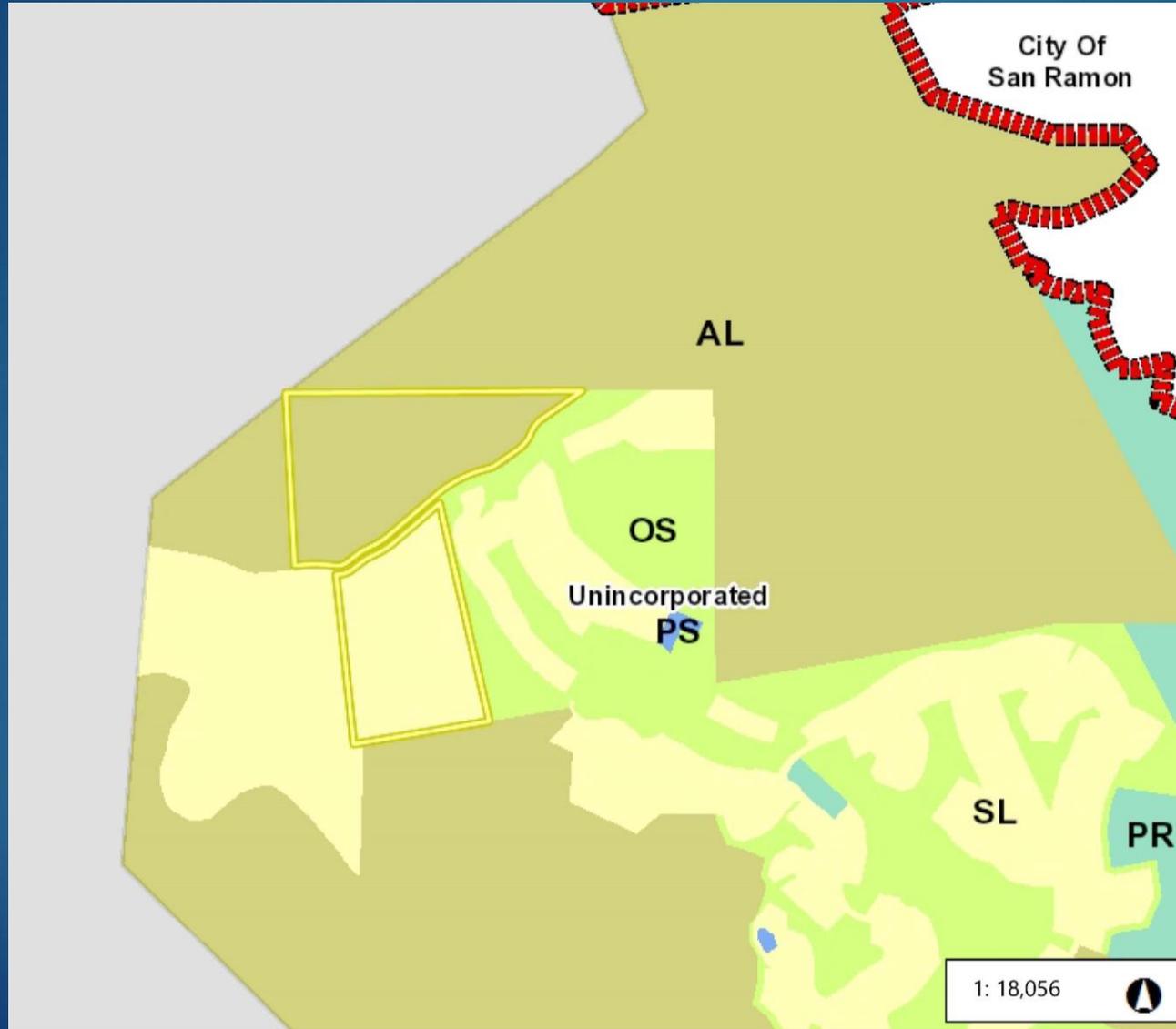
JUNE 23, 2020

Project Description

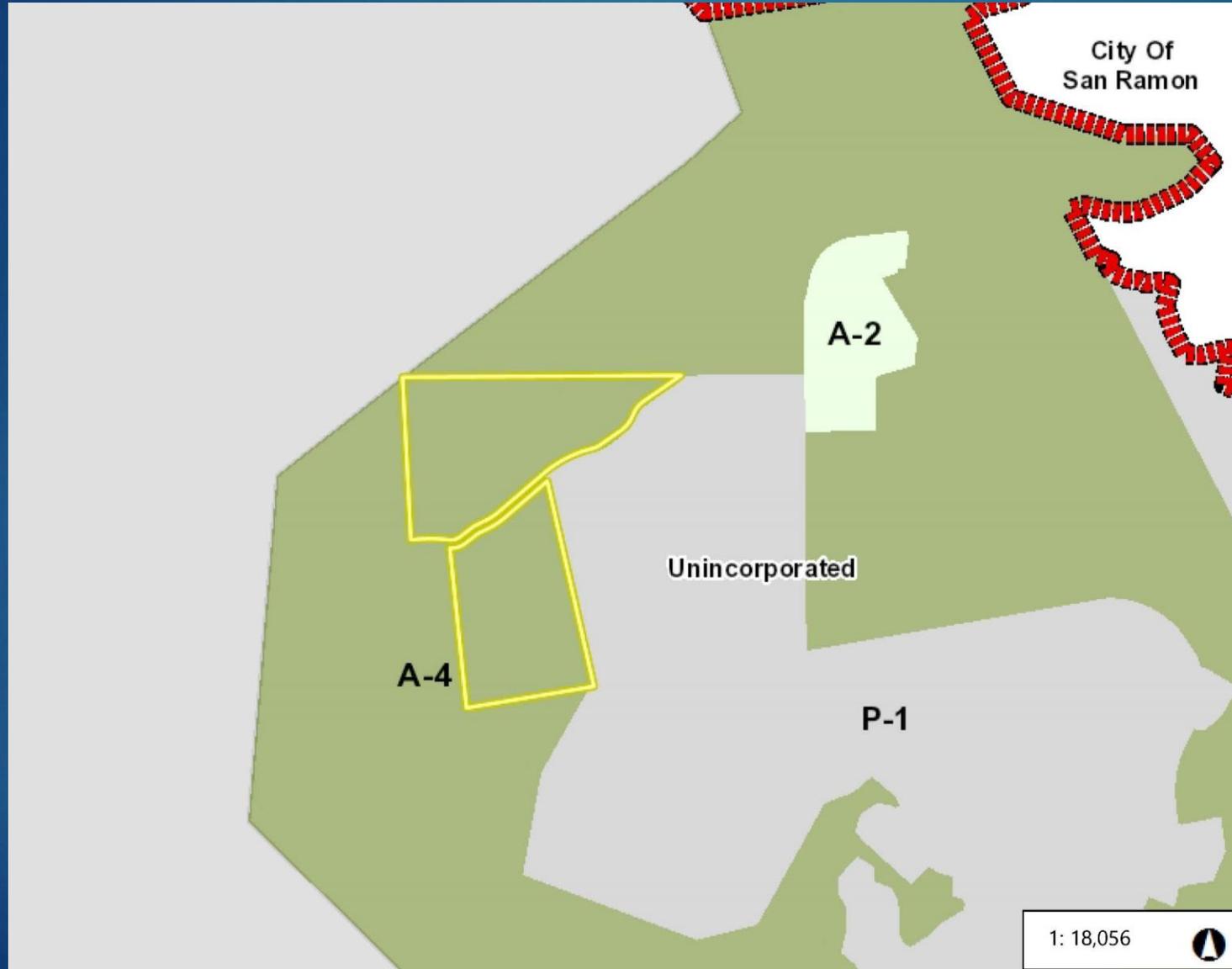
- ▶ Subdivision: Subdivide a 69.34-acres parcel into two new parcels, Parcel A (38.38 acres) and Parcel B (30.96 acres).
- ▶ Rezone: Rezone Parcel B from A-4, Agricultural Preserve District, to A-20, Exclusive Agricultural District
- ▶ Variance: Allow Parcel A lot size of 38.38 acres, where A-4 requires 40 acres
- ▶ No development is proposed as a part of this project.

Surrounding General Plan Designations

3



Surrounding Zoning Designations



Tentative Map

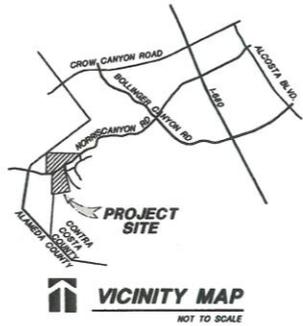
FREITAS RANCH CONTRA COSTA COUNTY, CALIFORNIA

SUBDIVISION MS 18-0008

PORTIONS OF SECTIONS 17, 18 AND 19 IN
T-2-S, R-1-W, MOUNT DIABLO BASE AND MERIDIAN
CONTRA COSTA COUNTY, CALIFORNIA

TENTATIVE PARCEL MAP

JULY 24, 2018
REVISED: OCTOBER 29, 2018



- LEGEND**
- SUBDIVISION BOUNDARY
 - ===== NEW PARCEL LINE
 - RIGHT OF WAY
 - ACCESS EASEMENT CENTERLINE
 - STRUCTURE SETBACK LINE
 - POLE RIGHT OF WAY CENTERLINE
 - ROAD EASEMENT CENTERLINE
 - EXISTING CONTOURS
 - ESMT EASEMENT
 - EX. OR EXST. EXISTING
 - MRL MINIMUM
 - MAX. MAXIMUM
 - P/L or PL PROPERTY LINE
 - R/W or ROW RIGHT-OF-WAY

NOTES:

LEGAL OWNER AND APPLICANT

ROBERT FREITAS
2350 NORRIS CANYON ROAD
SAN RAMON, CA 94583

ASSESSOR'S PARCEL NUMBERS
APN: 211-210-029 AND 211-210-075

TOTAL SITE ACREAGE
69.323+ ACRES PER ASSESSOR

GENERAL PROPERTY INFORMATION

ADDRESS: 2350 NORRIS CANYON ROAD
SAN RAMON, CA 94583
APN: 211-210-029 (08.363+ ACRES)
211-210-075 (00.960+ ACRES)

EXISTING COUNTY GENERAL PLAN LAND USE DESIGNATION

APN: 211-210-029 (08.363+ ACRES)
LOW DENSITY SINGLE FAMILY RESIDENTIAL (1.0 TO 2.9 DU/NET AC)
APN: 211-210-075 (00.960+ ACRES)
AGRICULTURAL LANDS (0.2 DU/NET AC)

EXISTING COUNTY ZONING DISTRICT

A-4 AGRICULTURAL PRESERVE DISTRICT
(1 UNIT PER 40 ACRES OF NON-PRIME AG LAND)
(1 UNIT PER 10 ACRES OF PRIME AG LAND)

SUBDIVISION BOUNDARY

THE BOUNDARY LINE SHOWN HEREON IS NOT BASED UPON A FIELD SURVEY, BUT IS AN APPROXIMATE BOUNDARY COMPILED FROM AVAILABLE PUBLIC RECORD DATA.

TOPOGRAPHY

TOPOGRAPHY SHOWN HEREON WAS PREPARED BY HJM & ASSOCIATES, INC. FOR CONTRA COSTA COUNTY. AERIAL PHOTOGRAPHY WAS TAKEN MAY, 2000. ELEVATIONS SHOWN HEREON ARE BASED ON THE NAVD 1988.

BASIS OF BEARINGS

THE BEARING N05°39'16"E ALONG THE COUNTY LINE BETWEEN ALAMEDA COUNTY AND CONTRA COSTA COUNTY FROM STATION #10 TO STATION #66 AS SHOWN ON MAP ENTITLED "SLS, DS-74" FIELD IN BOOK 41 OF PARCEL MAPS AT PAGE 21 CONTRA COSTA COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES. MULTIPLY BY 0.99992092 TO OBTAIN GRID DISTANCES.

PUBLIC UTILITIES

SOURCE OF WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
SEWERAGE DISPOSAL: CENTRAL CONTRA COSTA SANITARY DISTRICT (CCCSO)
FIRE DISTRICT: SAN RAMON VALLEY FIRE PROTECTION DISTRICT (SRVFPD)

SPECIAL NOTE:

THE PROJECT SITE IS NOT SUBJECT TO INUNDATION AND CAN BE FOUND ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY - PARCEL NUMBER 0805004050 EFFECTIVE 6/16/2000 AND IS LOCATED IN A DESIGNATED AREA OF MINIMAL FLOOD HAZARD, ZONE X 1000 YEAR FLOOD PLANE.



RAZMIK AVEDIAN
R.C.E. 53063 EXPIRES 6/30/19

[Handwritten Signature]
DATE: 10/29/18

Parcel A

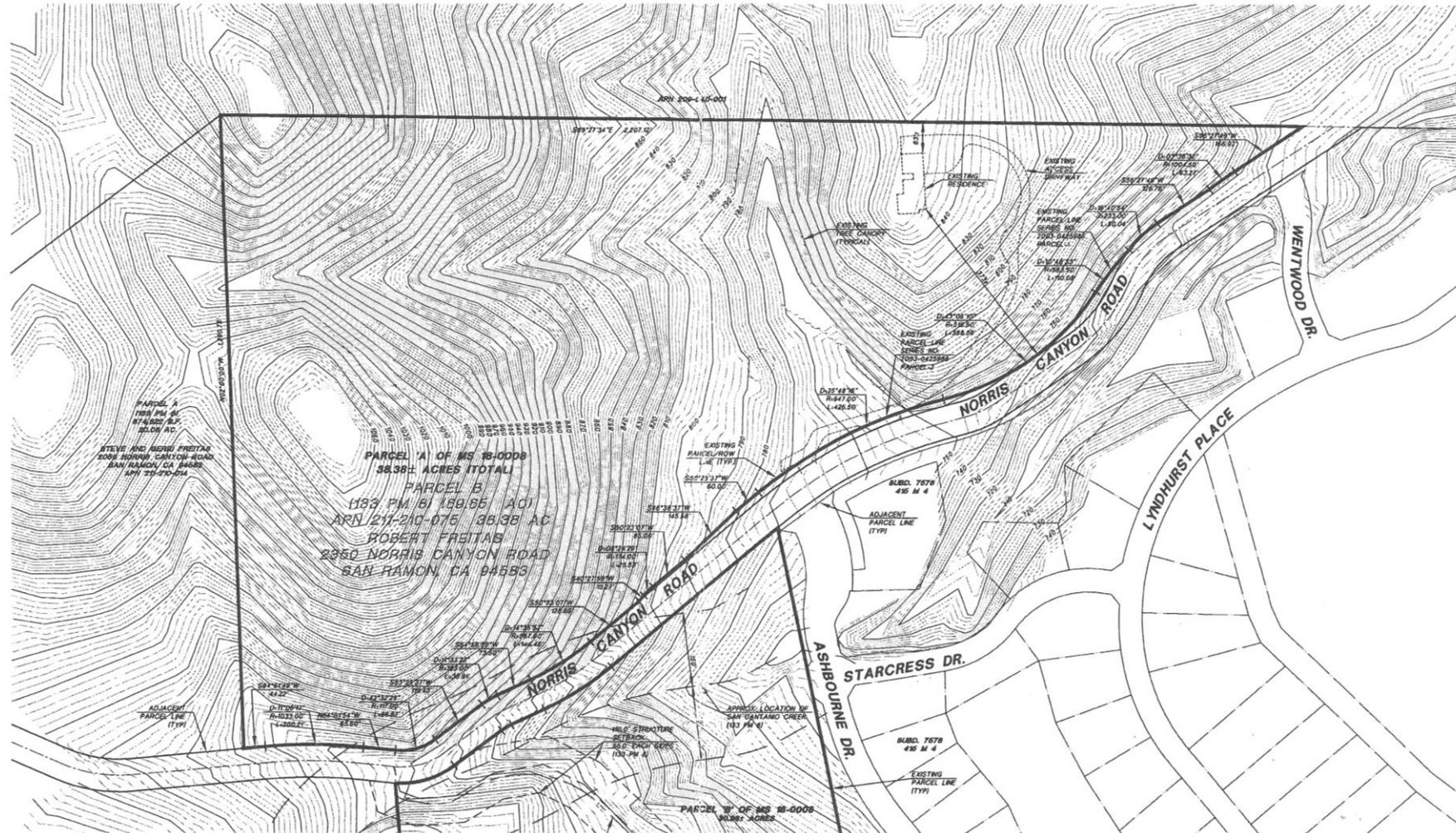
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TENTATIVE PARCEL MAP

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PARCEL A
183 PM 61 189 65 AC
STEVE AND MARI FRETAS
3008 NORRIS CANYON ROAD
SAN RAMON, CA 94583
APN 211-210-014

PARCEL A OF MS 18-0008
38.38 ACRES TOTAL
PARCEL B
183 PM 61 189 65 AC
APN 211-210-075 38.38 AC
ROBERT FREITAS
2350 NORRIS CANYON ROAD
SAN RAMON, CA 94583

SEE SHEET 3 OF 3



Staff Recommendation

- ▶ FIND that there is no substantial evidence that the project will have a significant effect on the environment;
- ▶ ADOPT the Mitigated Negative Declaration (MND) and Mitigation Monitoring Program (MMP);
- ▶ ACKNOWLEDGE the CPC approval of the proposed Vesting Tentative Map (County File #MS18-0008) and that no appeals were received;
- ▶ ADOPT Ordinance 2020-06, rezoning the 30.96-acre Parcel B (County File #RZ19-3249) to Exclusive Agricultural District (A-20).
- ▶ APPROVE the 2350 Norris Canyon Road Minor Subdivision Project and the associated findings and conditions of approval.