

# Pantages Subdivision

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CDGP19-0002, CDRZ19-3252, CDS19-9527,  
CDDP19-3024



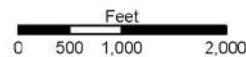
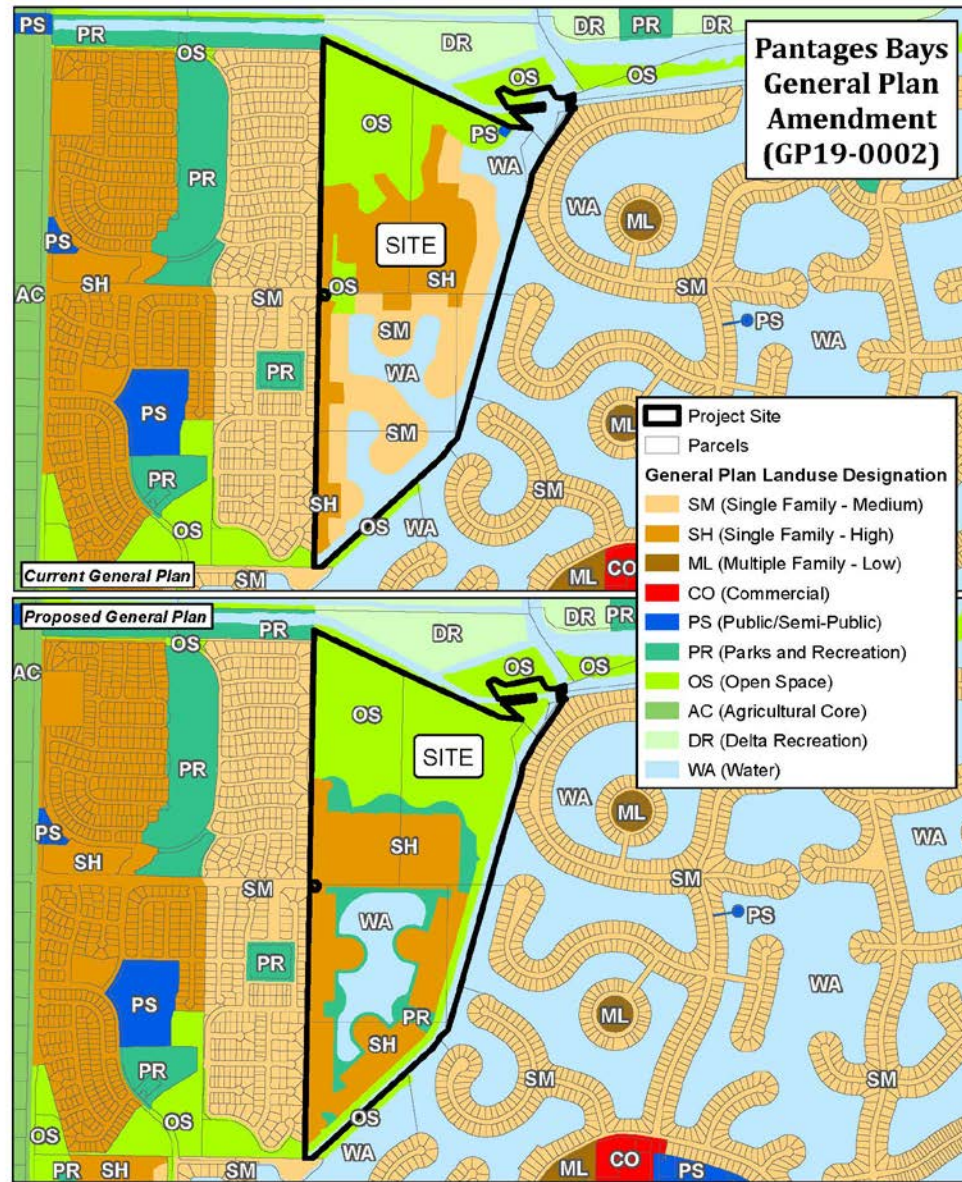
# Project Components

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- ❖ The project involves a proposed redesign of a project previously approved by the Board in 2015
- ❖ General Plan Amendment, Rezoning, Subdivision, Final Development Plan
- ❖ 277 residential lots, 18 common area parcels
- ❖ 23 trees to be removed
- ❖ Avoids impacts to the northern wetland complex and Kellogg Creek
- ❖ Clubhouse and flexible recreational area
- ❖ Two Internal Lakes (Lake North and South)
- ❖ Two trail systems providing 5,200 linear feet of walkways
- ❖ Grading (cut – 775,00 cu yd, fill – 913,00 cu yd)
- ❖ Provides 41.55 inclusionary housing units



# General Plan

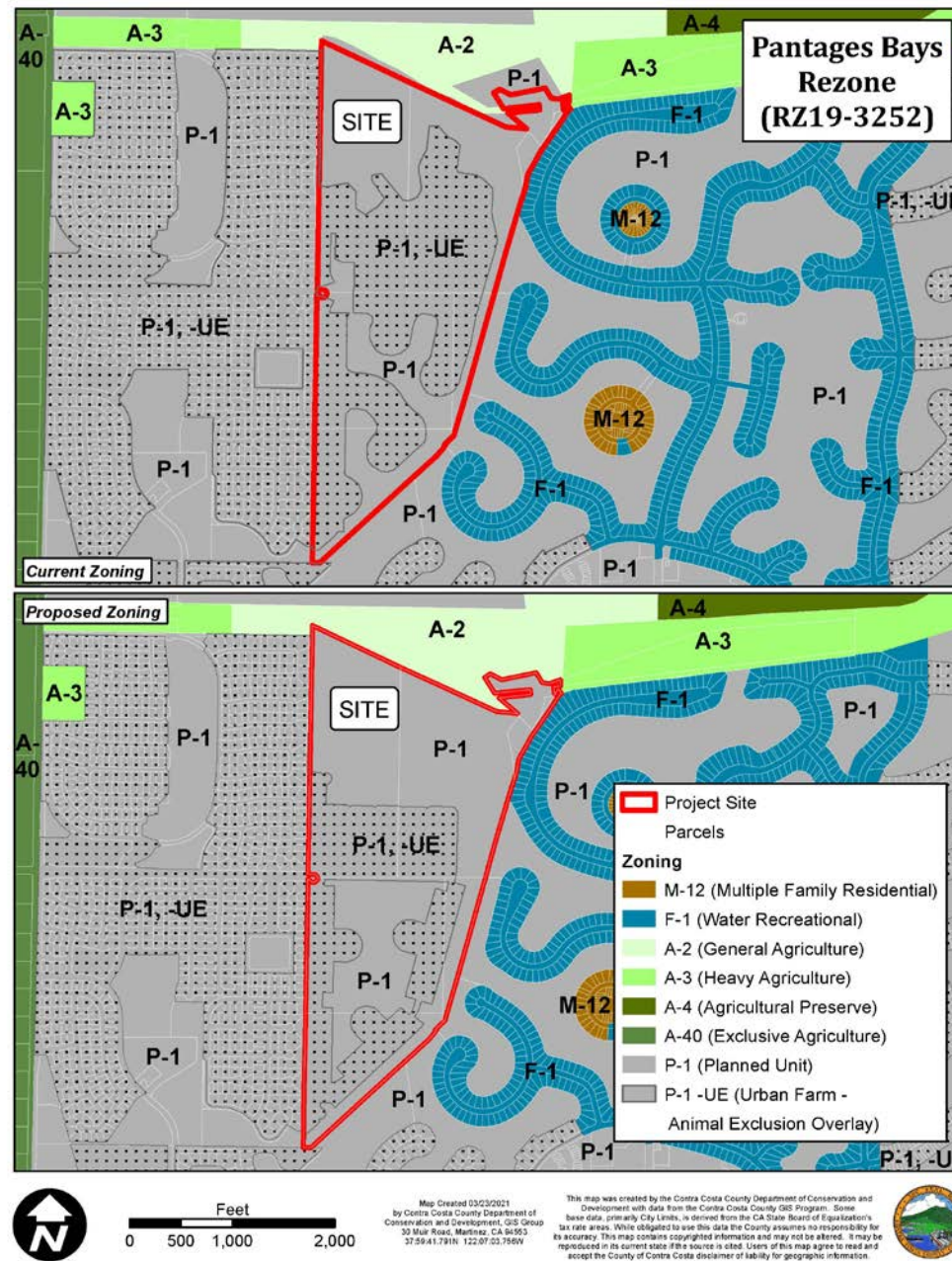


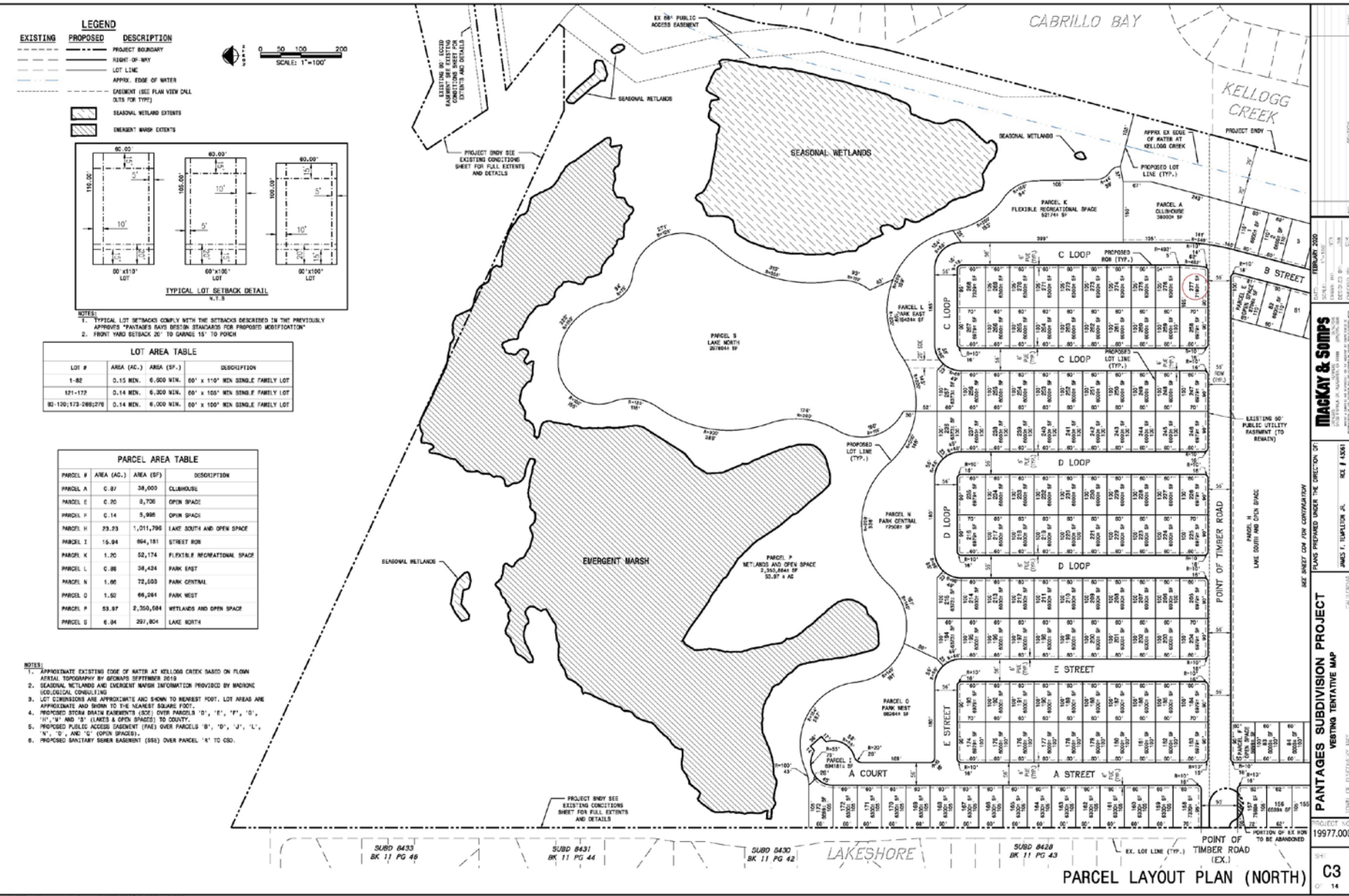
Map Created 03/04/2021  
 by Contra Costa County Department of  
 Conservation and Development, GIS Group  
 30 Main Road, Martinez, CA 94563  
 37°55'41.720"N 122°07'53.750"W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in the current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



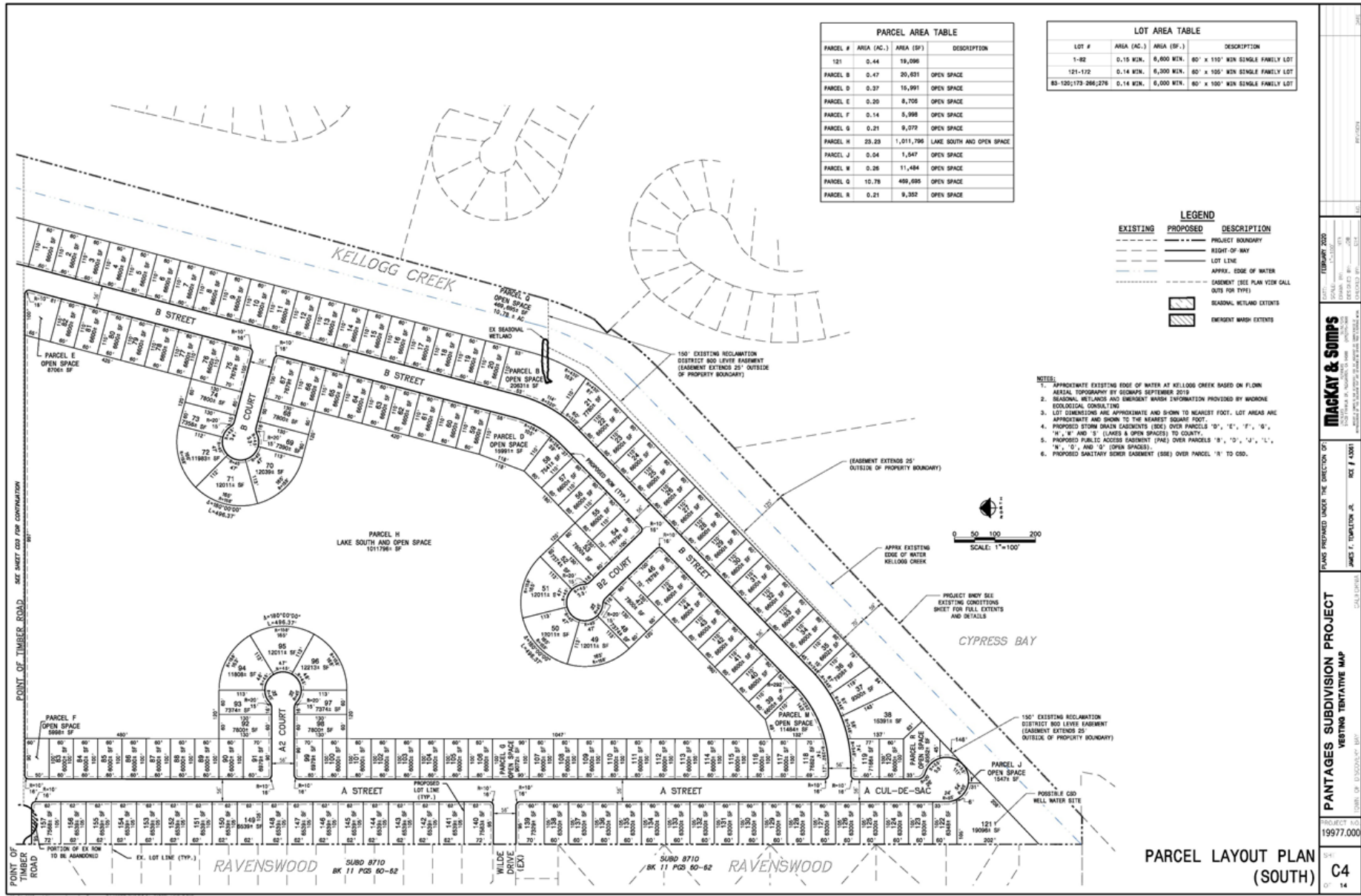
# Zoning





PLANS PREPARED UNDER THE DIRECTION OF  
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 PROJECT NO. 19977.000  
 SHEET NO. C3  
 DATE: FEBRUARY 2020





DATE: FEBRUARY 2020  
 DRAWN BY: JAMES F. TEMPLATION, J.A.  
 CHECKED BY: JAMES F. TEMPLATION, J.A.  
 PROJECT NO: 19977.000  
 SHEET: C4  
 OF: 14

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**PANTAGES SUBDIVISION PROJECT**  
 WESTING TENTATIVE MAP

PLANS PREPARED UNDER THE DIRECTION OF  
 JAMES F. TEMPLATION, J.A.  
 CIVIL ENGINEER - M.S.P.

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# Staff Recommendations

1. OPEN the public hearing on the Pantages Residential Development Project, RECEIVE testimony, and CLOSE the public hearing.
2. APPROVE an addendum to the Pantages Bays Residential Development Project Environmental Impact Report.
3. ADOPT the CEQA findings for the Project.
4. ADOPT the mitigation monitoring and reporting program for the Project.
5. SPECIFY that the Department of Conservation and Development, located at 30 Muir Road, Martinez, California, is the custodian of the documents and other material which constitute the record of proceedings upon which the decision of the Board of Supervisors is based.
6. DIRECT staff to file a Notice of Determination with the County Clerk.
7. ADOPT Resolution No. 2021/212, amending the General Plan to change the land use designation of the subject property from Single-Family Residential-High Density (SH), Single-Family Residential-Medium Density (SM), Water (WA), Open Space (OS), Public/Semi-Public (PS) to Single-Family Residential-High Density (SH), Open Space (OS), Water (WA), and Parks and Recreation (PR) (County File #CDGP19-0002).
8. ADOPT Ordinance No. 2021-17, rezoning the subject property from Planned Unit District (P-1), Urban Farm Animal Exclusion Overlay (UE), and General Agriculture (A-2) to Planned Unit District (P-1) and Urban Farm Animal Exclusion Overlay (-UE) (County File #CDRZ19-3252).
9. APPROVE the Preliminary and Final Development Plan (County File #CDDP19-3024) along with the associated Tree Permit.
10. APPROVE the findings in support of the Project.
11. APPROVE the Project conditions of approval.
12. APPROVE the Pantages Bay Residential Subdivision Project.
13. ACKNOWLEDGE that the Planning Commission approved the vesting tentative map for the Project, and that no appeal of this approval was filed.

