

THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, CALIFORNIA
and for Special Districts, Agencies and Authorities Governed by the Board

Adopted this Resolution on 11/02/2021 by the following vote:

AYE:

NO:

ABSENT:

ABSTAIN:

RECUSE:



Resolution No. 2021/355

IN THE MATTER OF accepting Grant Deed of Development Rights for lot line adjustment LL20-00002 and development plan DP20-02038, for a project being proposed by Heather Paquette and Paul Franczyk in the unincorporated Alamo area.

WHEREAS, On November 2, 1993, the Board of Supervisors approved the Stonebridge Estates residential subdivision in the Alamo area (Subdivision 7633, Development Plan #DP91-03003 and Rezoning #RZ-2944) which created 51 new residential lots and four scenic easement common parcels, including a 39.68-acre open space parcel identified as Parcel C; and

WHEREAS, pursuant to conditions of approval for the Stonebridge Estates development, the developer recorded a grant deed of development rights granting to the County development rights on portions of several parcels within Stonebridge Estates, including Parcel C; and

WHEREAS Heather Paquette and Paul Franczyk ("Owners") own the residential property located at 100 Bridges Court, which abuts Parcel C; and

WHEREAS on February 6, 2020, the Owners and the Stonebridge Estates Homeowners Association (the owners of Parcel C) submitted an application for a proposed lot line adjustment between 100 Bridges Court and Parcel C; and

WHEREAS the lot line adjustment does not constitute a subdivision of land, involves the reconfiguration of fewer than four parcels, and conforms to the County General Plan and Zoning Code; and

WHEREAS on August 30, 2021, the Zoning Administrator conditionally approved the requested lot line adjustment, conditioned, in part, upon the Owners conveying to the County the development rights the portion of 100 Bridges Court being conveyed to the Association.

NOW, THEREFORE, BE IT RESOLVED that the following instrument is hereby ACCEPTED in order to facilitate a lot line adjustment (County File #CDLL20-00002) between the property owners and the Stonebridge Estates Home Owners Association in Alamo:

INSTRUMENT: Grant Deed of Development Rights

REFERENCE: APN: 193-900-013 (Portion)

GRANTOR: Heather Paquette and Paul Franczyk

AREA: Alamo

DISTRICT: II

I hereby certify that this is a true and correct copy of an action taken and entered on the minutes of the Board of Supervisors on the date shown.

ATTESTED: November 2, 2021

Monica Nino, County Administrator and Clerk of the Board of Supervisors

Contact: Grant Farrington, 925-655-2868

By: , Deputy

cc: