

PowerPoint Presentation

1900 Las Trampas Rezoning and Reconfiguration

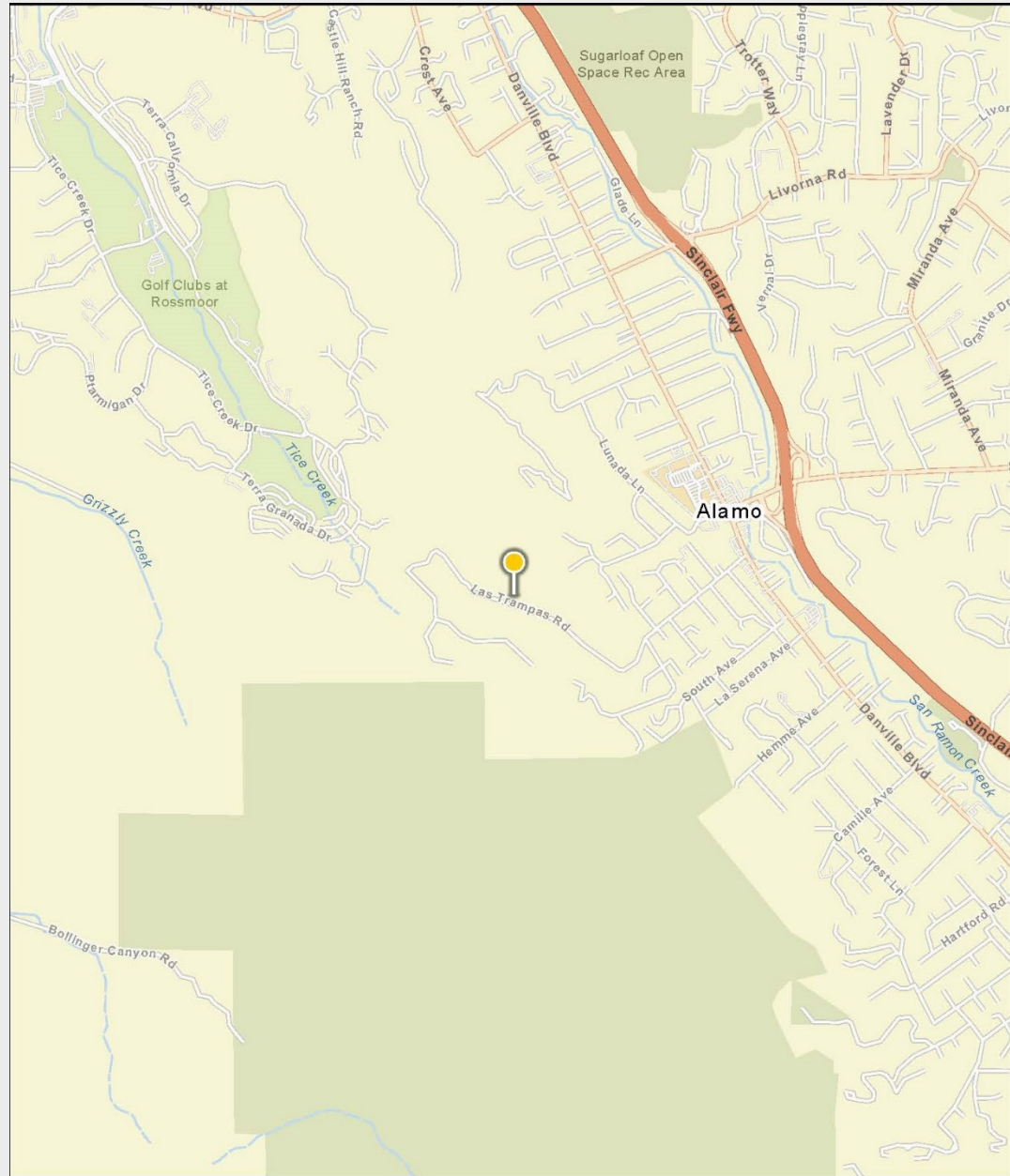
1

County Files: #CDRZ15-03230 and #CDDP20-03022

COUNTY BOARD OF SUPERVISORS

NOVEMBER 16, 2021

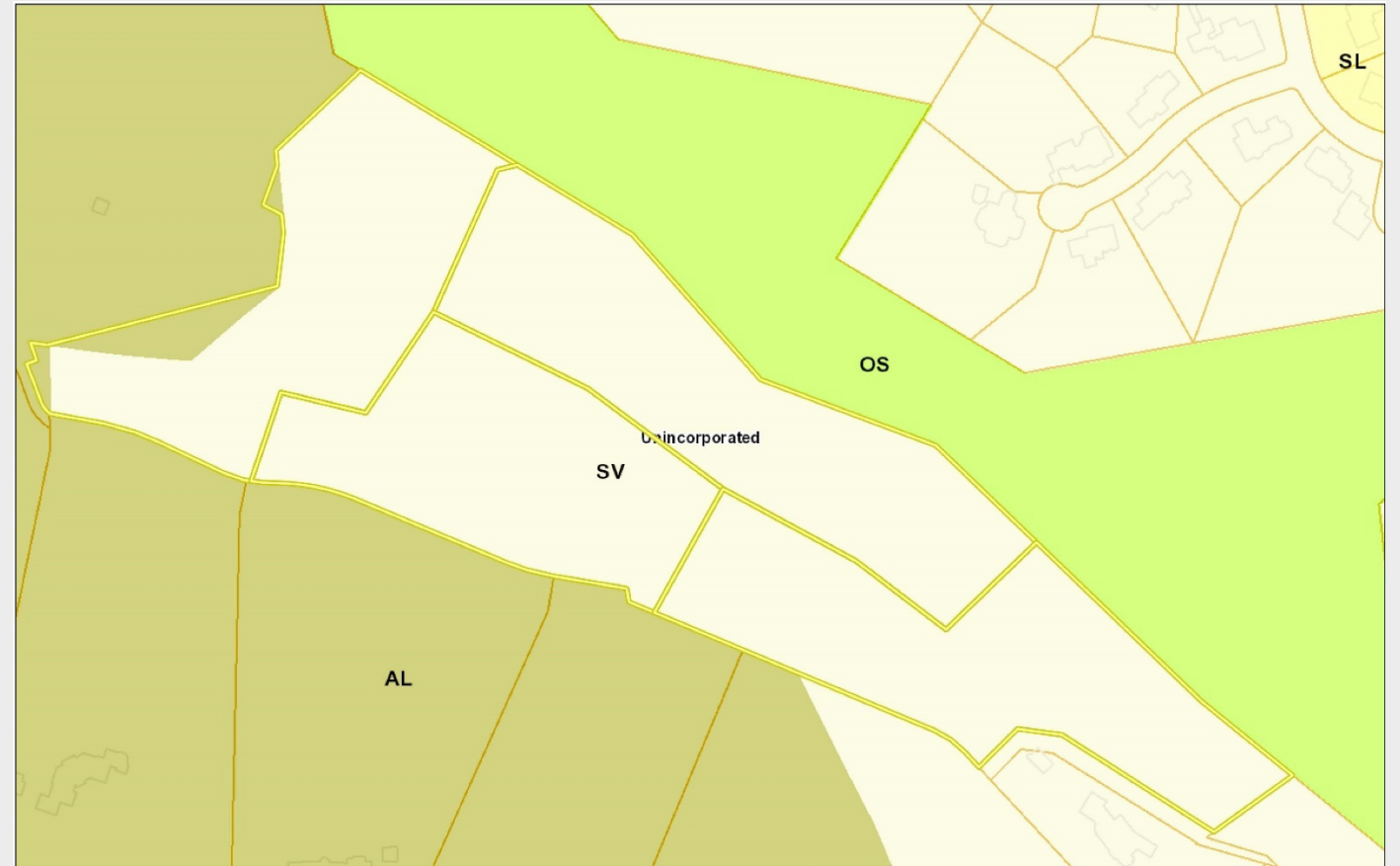
Project Vicinity



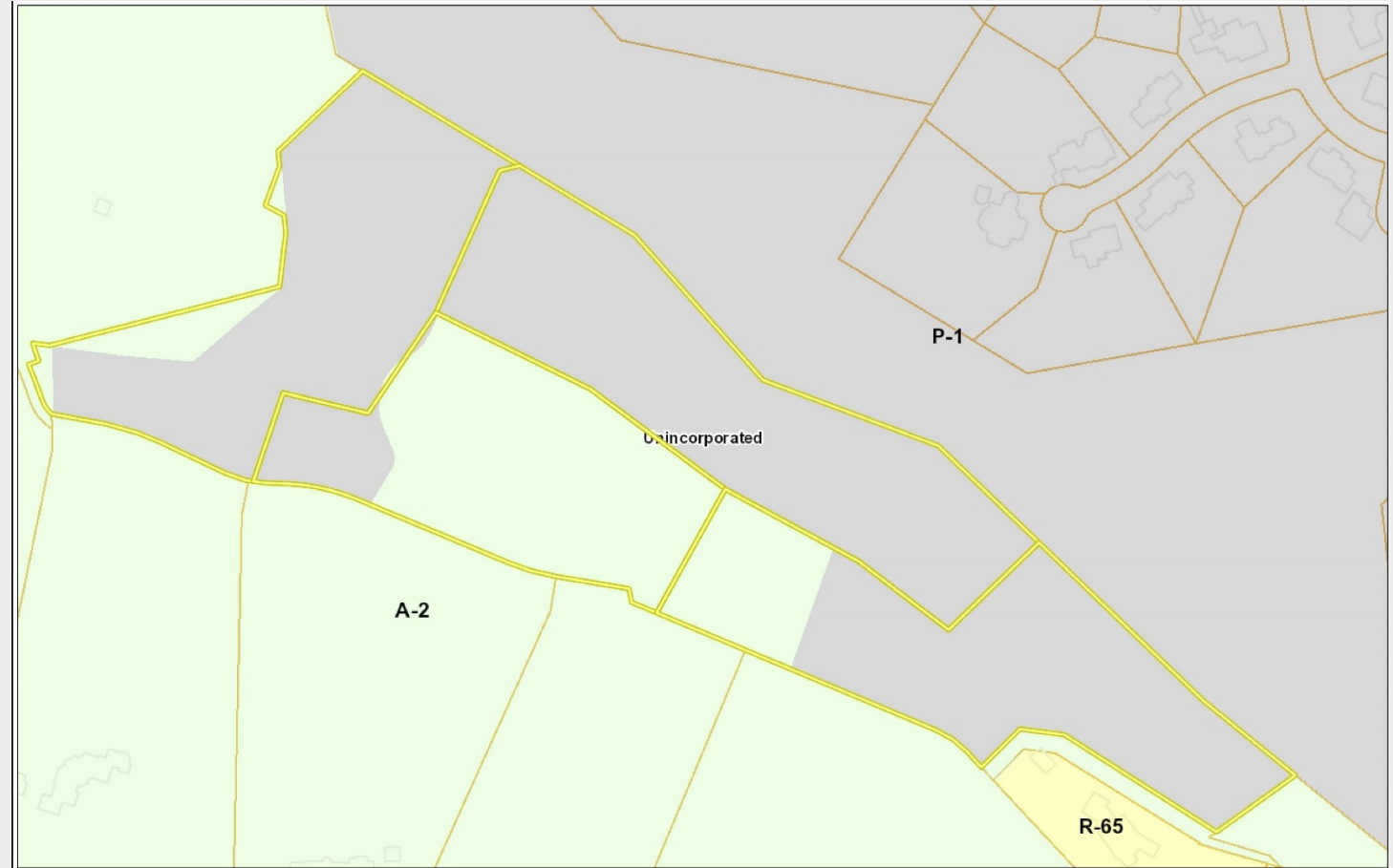
Aerial Photo



Current General Plan Configuration

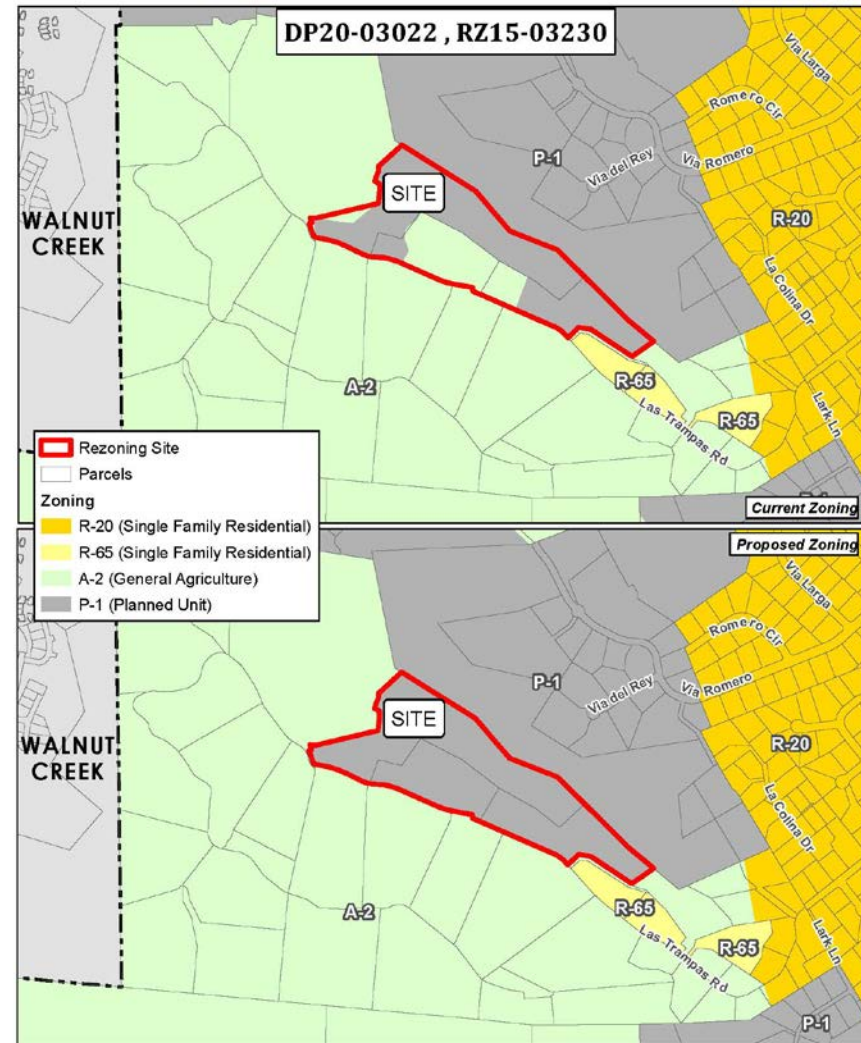


Current Zoning Configuration



Rezoning Project Element

- ▶ Rezone portions of the project site from a General Agricultural (A-2) district to a Planned Unit (P-1) district.



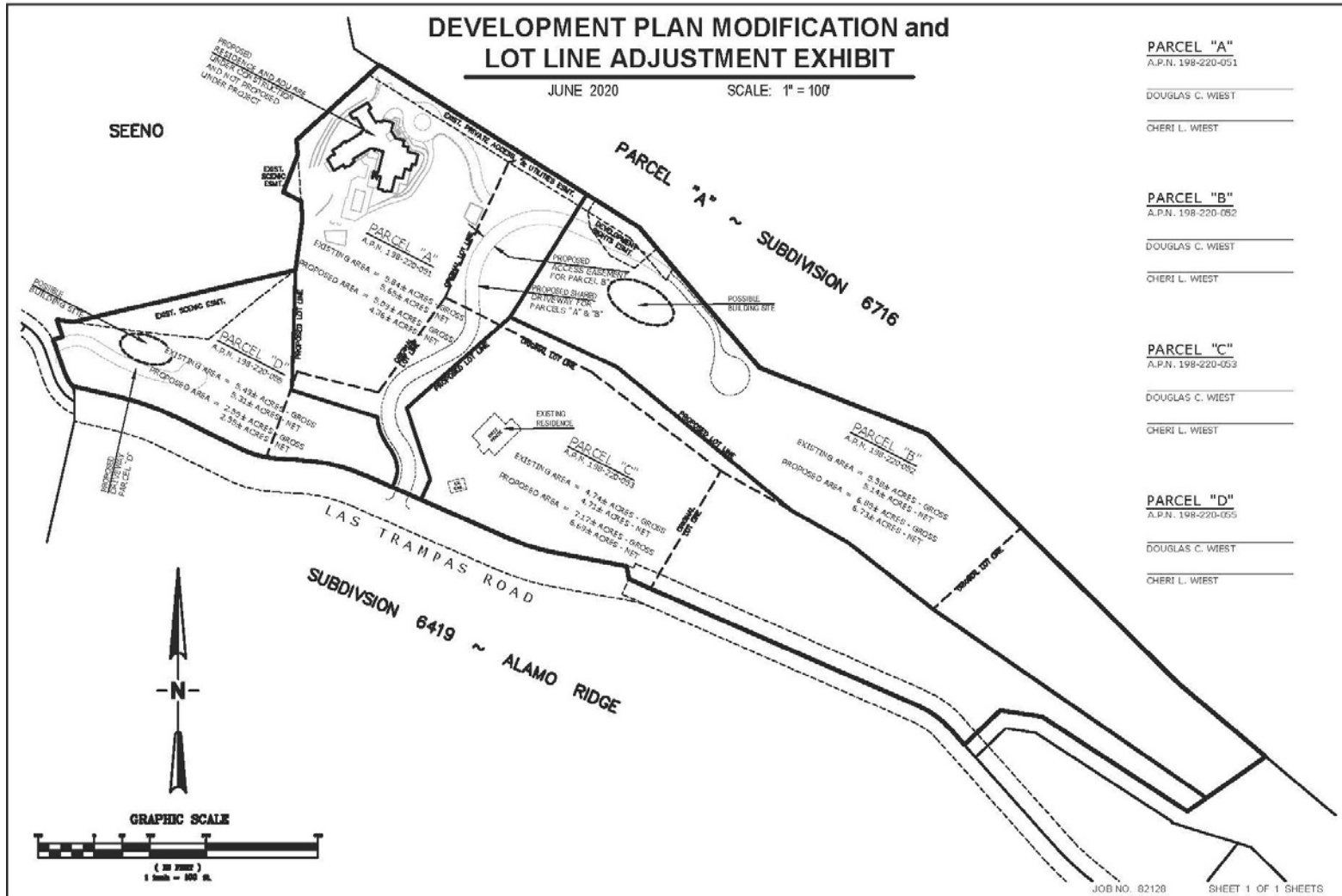
Map Created 05/15/2021
by Contra Costa County Department of
Coronavirus and Development, 525 Lincoln
30 Main Road, Martinez, CA 94553
37.59 41.7514 122.07 30.7564

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Parcel Reconfiguration Element

► Reconfiguration of four parcels via a separate lot line adjustment entitlement (#CDLL15-00027) to allow for improved access and development potential.

► There will be no net gain or loss in acreage of the overall project site, only a transfer of acreage between the four subject parcels that are under common ownership.



Project Benefits

- ▶ Eliminate inconsistencies between General Plan designation and zoning
- ▶ Eliminate split (dual) zoning occurrences on parcels
- ▶ Improved access and development areas
- ▶ One cohesive set of development guidelines that:
 - ▶ account for the unique and sensitive nature of surrounding area
 - ▶ correspond with the quantity and configuration of the subject parcels
 - ▶ can be implemented across the entirety of the project site to ensure compatible development

QUESTIONS