



**Contra  
Costa  
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: September 25, 2018

Subject: Sugarloaf Drive Grant Deed of Development Rights

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**RECOMMENDATION(S):**

1. FIND that the approval of a Grant Deed of Development Rights, conveying to the County development rights on a portion of Parcel A of Subdivision 54-84, Alamo area, is categorically exempt from review under the California Environmental Quality Act (CEQA) under Section 15325, subdivision (a), of the CEQA Guidelines (transfers of ownership of interests in land to preserve existing natural conditions).

2. APPROVE and AUTHORIZE the Board Chair to execute the Grant Deed of Development Rights between the County and Dennis C. Blodgett, Trustee of The Peter Ostrovsky Trust.

**FISCAL IMPACT:**

None to the General Fund. The applicant is responsible for payment of all costs associated with the processing of this application.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

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Action of Board On: **09/25/2018** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

**VOTE OF SUPERVISORS**

AYE: John Gioia, District I  
Supervisor  
Candace Andersen, District II  
Supervisor  
Karen Mitchoff, District IV  
Supervisor

ABSENT: Diane Burgis, District III  
Supervisor  
Federal D. Glover, District V  
Supervisor

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: September 25, 2018

David Twa, County Administrator and Clerk of the Board of Supervisors

By: Stacey M. Boyd, Deputy

Contact: Adrian Veliz (925)  
674-7798

cc:

## BACKGROUND:

On September 10, 2018, the Contra Costa County Zoning Administrator conditionally approved an application for a lot line adjustment (LL17-18) involving two contiguous parcels in the unincorporated Alamo area of Contra Costa County, California. The lot line adjustment would result in the transfer of a portion of Parcel B of Minor Subdivision (MS) 44-89 ("Parcel B") to Parcel A of Minor Subdivision (MS) 54-84 ("Parcel A"), and the transfer of a portion of Parcel A to Parcel B. A map showing the lot line adjustment is attached.

Parcel A is owned by Dennis C. Blodgett, Trustee of The Peter Ostrosky Trust. The portion of Mr. Blodgett's property that is being transferred to Parcel B is located within a scenic view area observable from Interstate 680, a scenic route. General Plan Policy 5-49 states that scenic views observable from scenic routes are to be conserved, enhanced and protect to the extent possible. Based on this policy, the Zoning Administrator conditioned the lot line adjustment on the execution of the Grant Deed of Development Rights attached hereto. The Grant Deed of Development Rights must be recorded prior to the recording of deeds to effectuate the real property transfers under the approved lot line adjustment.

## CONSEQUENCE OF NEGATIVE ACTION:

The condition of approval of the lot line adjustment could not be satisfied, and the lot line adjustment could not be completed.

## ATTACHMENTS

Grant Deed of Development Rights  
Proposed Lot Line Adjustment  
Conditions of Approval for MS44-89  
Recorded Parcel Map (MS44-89)