



Contra
Costa
County

To: Board of Supervisors
From: John Kopchik, Director, Conservation & Development Department
Date: November 5, 2019

Subject: Subdivision #SD16-9442, Lafayette Oaks, Grant Deed of Development Rights

RECOMMENDATION(S):

1. APPROVE and AUTHORIZE the Board Chair to execute the Grant Deed of Development Rights between the County and Matthew Lawrence Locati in his individual capacity and as trustee of The Matthew Lawrence Locati Revocable Trust, dated July 13, 1999, The Matthew Lawrence Locati Revocable Trust, the Matthew Lawrence Locati Revocable Living Trust, and the Matthew Lawrence Locati Revocable Living Trust, as Amended and Restated.
2. FIND that the approval of a Grant Deed of Development Rights, conveying to the County development rights on a portion of Subdivision #SD16-9442 in the Lafayette 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 interest in land to preserve existing natural conditions).

FISCAL IMPACT:

No impact to the General Fund. The applicant is responsible for payment of all costs

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **11/05/2019** ☒ APPROVED AS RECOMMENDED ☐ OTHER

Clerks Notes:

VOTE OF SUPERVISORS

AYE: John Gioia, District I Supervisor
Candace Andersen, District II Supervisor
Diane Burgis, District III Supervisor
Karen Mitchoff, District IV 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: November 5, 2019

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

By: Stacey M. Boyd, Deputy

Contact: Gary Kupp, (925)
674-7799

cc:

associated with the processing of this application.

BACKGROUND:

On May 7, 2018, the Zoning Administrator conditionally approved a Vesting Tentative Map to subdivide a 10.68-acre parcel into 10 single-family residential lots (County File #SD16-9442). The project site is located at 4 Diablo Vista Way in the unincorporated Lafayette area.

Condition of Approval #8 of SD16-9442 requires the applicant to relinquish development rights for a portion of the subdivision within a scenic easement area. The Grant Deed of Development Rights must be recorded prior to the filing of the final map.

CONSEQUENCE OF NEGATIVE ACTION:

The portion of the subdivision will not be restricted as required, condition of approval #8 of the subdivision permit will not be satisfied, and the subdivision Final Map could not be filed.

ATTACHMENTS

Grant Deed of Development Rights

Exhibit A - Legal Descriptions

Exhibit B - Plat Map

Conditions of Approval

October 2017 Mitigation Monitoring Program