



**Contra
Costa
County**

To: Board of Supervisors

From: John Kopchik, Director, Conservation & Development Department

Date: March 10, 2020

Subject: MS11-0001 Grant Deed of Development Rights

RECOMMENDATION(S):

1. FIND that the approval of a grant deed of development rights, conveying to the County development rights on a portion of Minor Subdivision #MS11-0001 in the Knightsen area, is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15325(b) (transfers of ownership in land to allow continued agricultural use).
2. APPROVE and AUTHORIZE the Board Chair to execute the attached Grant Deed of Development Rights between the County and James and Barbara de Fremery.
3. DIRECT staff to file a Notice of Exemption with the County Clerk.

FISCAL IMPACT:

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

BACKGROUND:

On August 7, 2017, the Contra Costa County Zoning Administrator conditionally approved an application (#MS11-0001) to subdivide an approximately 31.41-acre site in an unincorporated area of Knightsen into three parcels, Parcel-A, Parcel-B, and Parcel-C.

☒ APPROVE

☐ OTHER

☒ RECOMMENDATION OF CNTY ADMINISTRATOR

☐ RECOMMENDATION OF BOARD COMMITTEE

Action of Board On: **03/10/2020** ☒ 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: March 10, 2020

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

By: Stacey M. Boyd, Deputy

Contact: Sean Tully, (925)
674-7800

cc:

Condition of Approval #10 of the approved minor subdivision requires that development rights to seventy-five percent each of Parcel-A, Parcel-B, and

BACKGROUND: (CONT'D)

Parcel-C be conveyed by grant deed to the County to ensure the long-term preservation of agricultural uses on each parcel. The Grant Deed of Development Rights must be recorded prior to the recordation of the parcel map under the approved subdivision.

CONSEQUENCE OF NEGATIVE ACTION:

The condition of approval of the minor subdivision would not be satisfied, and the subdivision would not be completed.

ATTACHMENTS

Grant Deed of Development Rights

Conditions of Approval for MS11-0001