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## NOTICE OF A PUBLIC HEARING

On WEDNESDAY, SEPTEMBER 30, 2020, at 6:30 p.m., the Contra Costa County Planning Commission will hold a public hearing to consider an application for the Tassajara Parks Project, as described below.

To slow the spread of COVID-19, the County Health Officer's Shelter Order of September 14, 2020, prevents public gatherings. In lieu of a public gathering, the County Planning Commission meeting will be accessible via live-streaming to all members of the public as permitted by the Governor's Executive Order N29-20. Members of the public can view and listen to the meeting via Contra Costa County Streaming Media Service, which can be found at:

[https://contra-costa.granicus.com/ViewPublisher.php?view\\_id=14](https://contra-costa.granicus.com/ViewPublisher.php?view_id=14)

Persons who wish to address the Commission may speak during the hearing. Persons who wish to submit public comments via email to [planninghearing@dcd.cccounty.us](mailto:planninghearing@dcd.cccounty.us) or via voicemail at (925) 674-7792, may do so until noon on September 30, 2020. The meeting agenda posted prior to the September 30, 2020 Commission meeting will provide additional information to members of the public as to how they may submit public comments. The meeting agenda will be posted not later than 96 hours prior to the start of the meeting and will be available at: <https://www.contracosta.ca.gov/AgendaCenter/County-Planning-Commission-82>.

FT LAND LLC, (Applicant) – FT LAND LLC, MEACH LLC, BI LAND LLC, TH, LAND LLC, and SAN RAMON VALLEY UNIFIED SCHOOL DISTRICT (Owners): County Files GP07-0007, RZ09-3212, SD10-9280, DP10-3008. The applicant proposes to construct the Tassajara Parks project. To allow for the project the applicant requests approval of an amendment to the County General Plan to modify the boundary of the Urban Limit Line by way of placing a 30-acre area within the Urban Limit Line; map amendments to the Land Use Element of the General Plan to change the land use designation of the project site from Agricultural Lands (AL) to Single-Family Residential High Density (SH), Parks and Recreation (PR), and Public/Semi-Public (PS); a rezone of the project site from an Exclusive Agricultural (A-80) district to a project-specific Planned Unit (P-1) district; a vesting tentative map to subdivide the project site into 125 single-family residential lots and various open space and special use parcels; exceptions to the following provisions of Title-9 (Subdivisions): 1) frontage improvements and pavement widening, 2) street lights within one mile of an existing school, 3) frontage improvements on the side or sides of the roadway adjacent to a subdivision, 4) sidewalks within one mile of an existing school, 5) placement of overhead utility distribution facilities underground, and 6) collect and convey drainage standards; a Preliminary and Final Development Plan to allow: 1) development of 125 single-family residential lots, 2) roadway and infrastructure improvements, 3) grading activities of approximately 300,000 cubic yards for site preparation and mitigation of landslide hazards, and 4) offsite circulation improvements at the Tassajara Hills Elementary School parking lot; a Tree Permit to remove up to 19 code-protected trees; a Development Agreement between Contra Costa County and FT Land LLC; and a Preservation Agreement between Contra Costa County, the City of San Ramon, and the East Bay Regional Park District.

For further details, contact the Contra Costa County Department of Conservation and Development, Sean Tully, at 925-674-7800.

If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

John Kopchik, Director  
Department of Conservation and Development