

## Tassajara Parks Project Description

The Project would consist of the construction of 125 single-family homes with substantial park, recreation and open space components in the Tassajara Valley area of unincorporated Contra Costa County.

The Project site is composed of two, noncontiguous, areas of land, which are referred to as the "Northern Site" and the "Southern Site" – together referred to as the project site. The Southern Site consists of approximately 616-acres and the Northern Site, which is situated less than one-half mile to the north is approximately 155-acres (refer to map below).

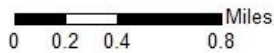
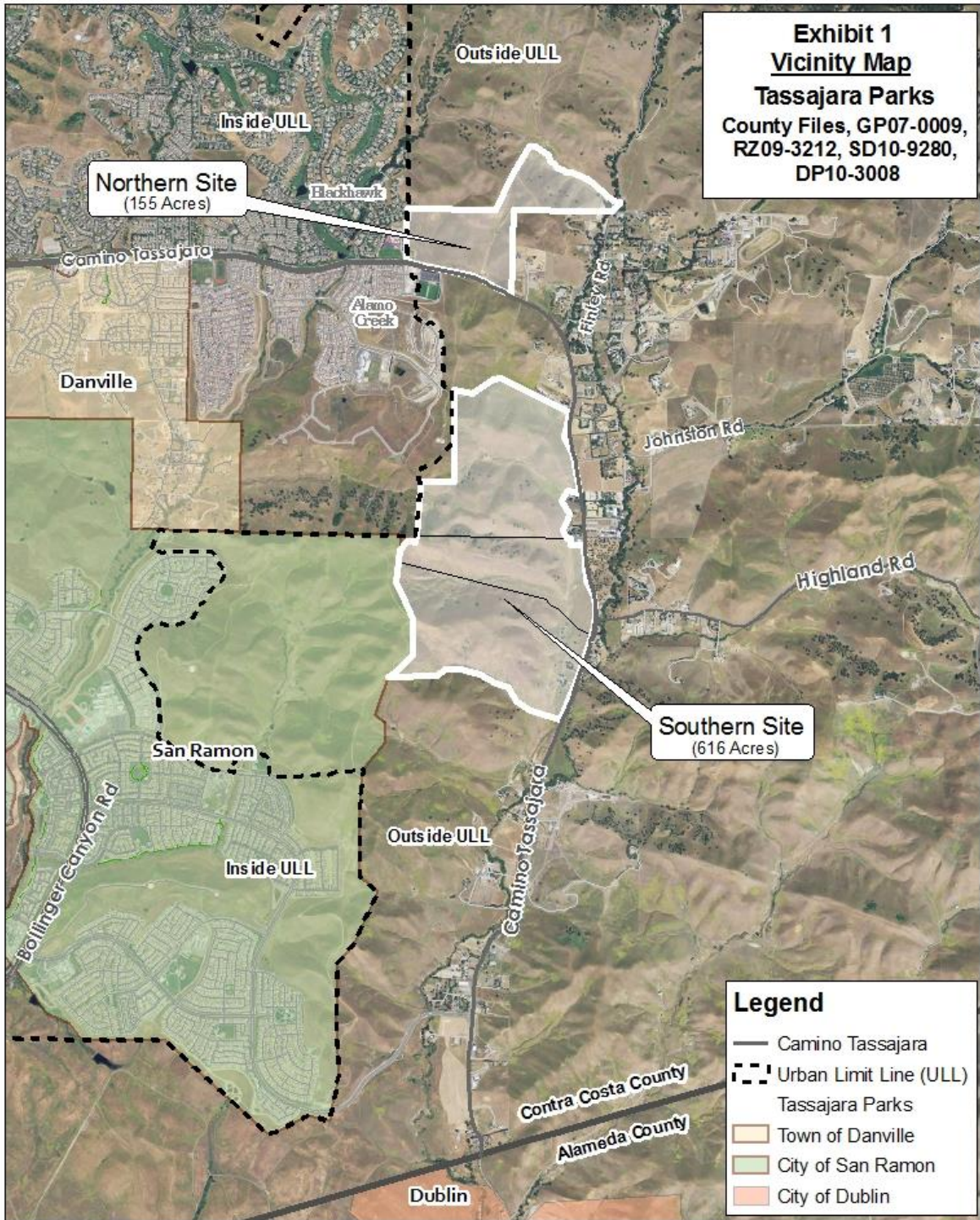
The Northern Site would consist of 125 single-family homes on 30-acres, with an adjacent detention basin. The remaining acreage of the Northern Site, containing two staging areas and a public trail, would be dedicated to the East Bay Regional Park District for parks / recreation / open space and agricultural use. The project also proposes modifications to the existing driveway into the adjacent Tassajara Hills Elementary School to improve circulation and parking at the school.

The Applicant proposes to convey almost all of the Southern Site (approximately 609-acres) to the East Bay Regional Park District, for parks / recreation / open space and agricultural use. The remaining 7-acres of the Southern Site would be offered for dedication to the San Ramon Valley Fire Protection District for their potential use.

In addition, the project proponent and the County are considering entering into a Development Agreement to vest the ability to build the Project and secure funding from the project proponent to support, develop, and implement policies, programs, and other actions intended to enhance agriculture and preserve open space, wetlands, parks, and other non-urban uses in the Tassajara Valley.

The Project would require a change to the Contra Costa County Urban Limit Line (ULL) to include the 30-acre residential development area, encompassing the Project's residential development on the Northern Site.

The Project involves the following entitlements: General Plan Amendment, Rezoning, Subdivision, Development Plan, Development Agreement, Tree removal and a change to the ULL (Pursuant to Chapter 82-1.018 of the Contra Costa County Ordinance Code).



Map Created 10/05/2015  
by Contra Costa County Department of  
Conservation and Development, GIS Group  
30 Muir Road, Martinez, CA 94553  
37°59'41.79"N 122°07'03.75"W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be stored, reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

