

# Camino Pablo Residential Subdivision

County File: CDGP03270, CDRZ23-03270,  
CDSD23-09646, CDDP23-03012

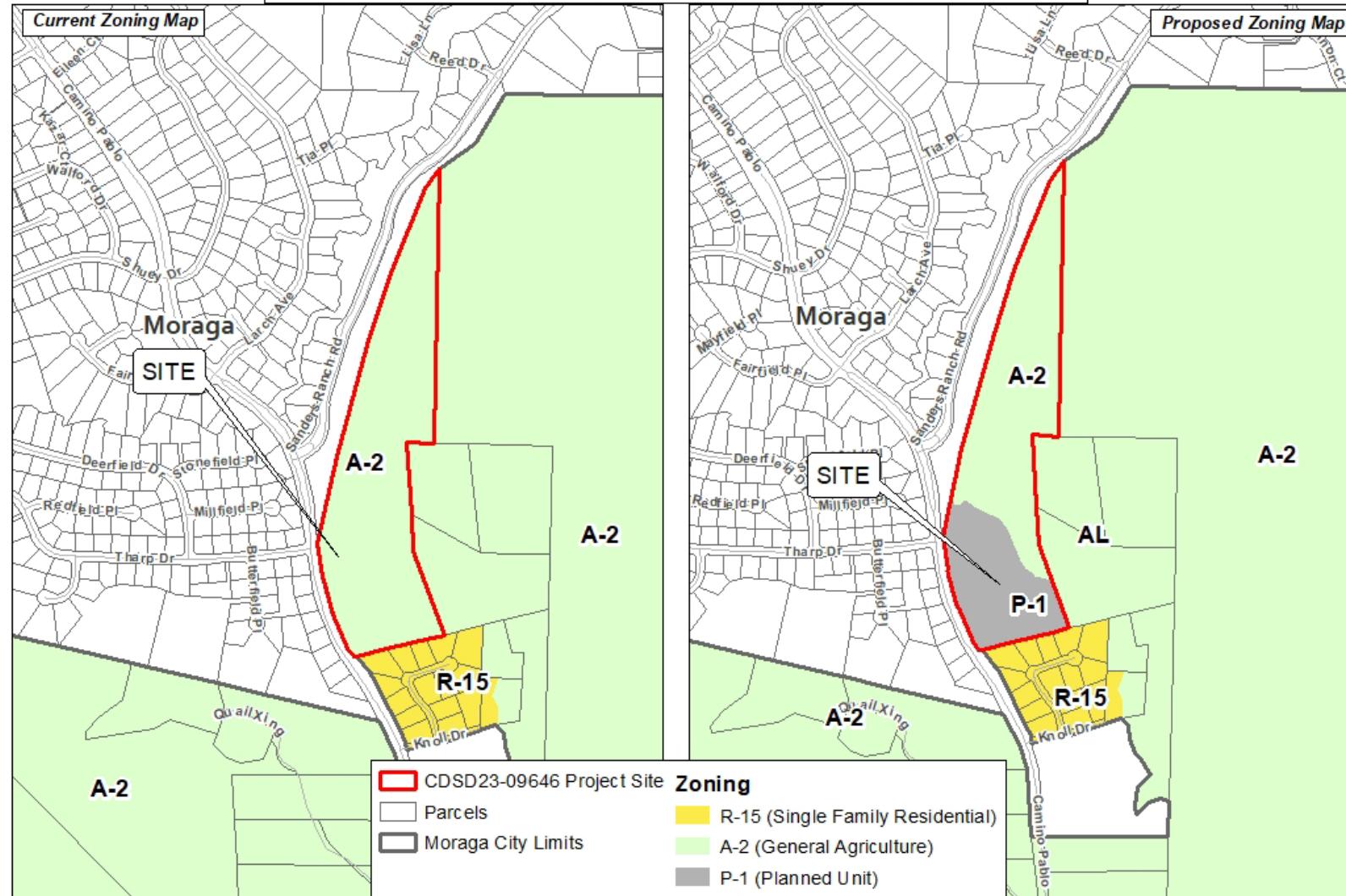
COUNTY PLANNING COMMISSION

AUGUST 27, 2025

# Zoning Map

2

## Attachment B: CDSD23-09646 Proposed Zoning Change



0 345 690 1,380 Feet

Map Created: 8/20/2025  
by Contra Costa County Department of Conservation and Development, GIS Group  
30 Main Road, Walnut, CA 94593  
37.59.41.79N 122.07.03.75W

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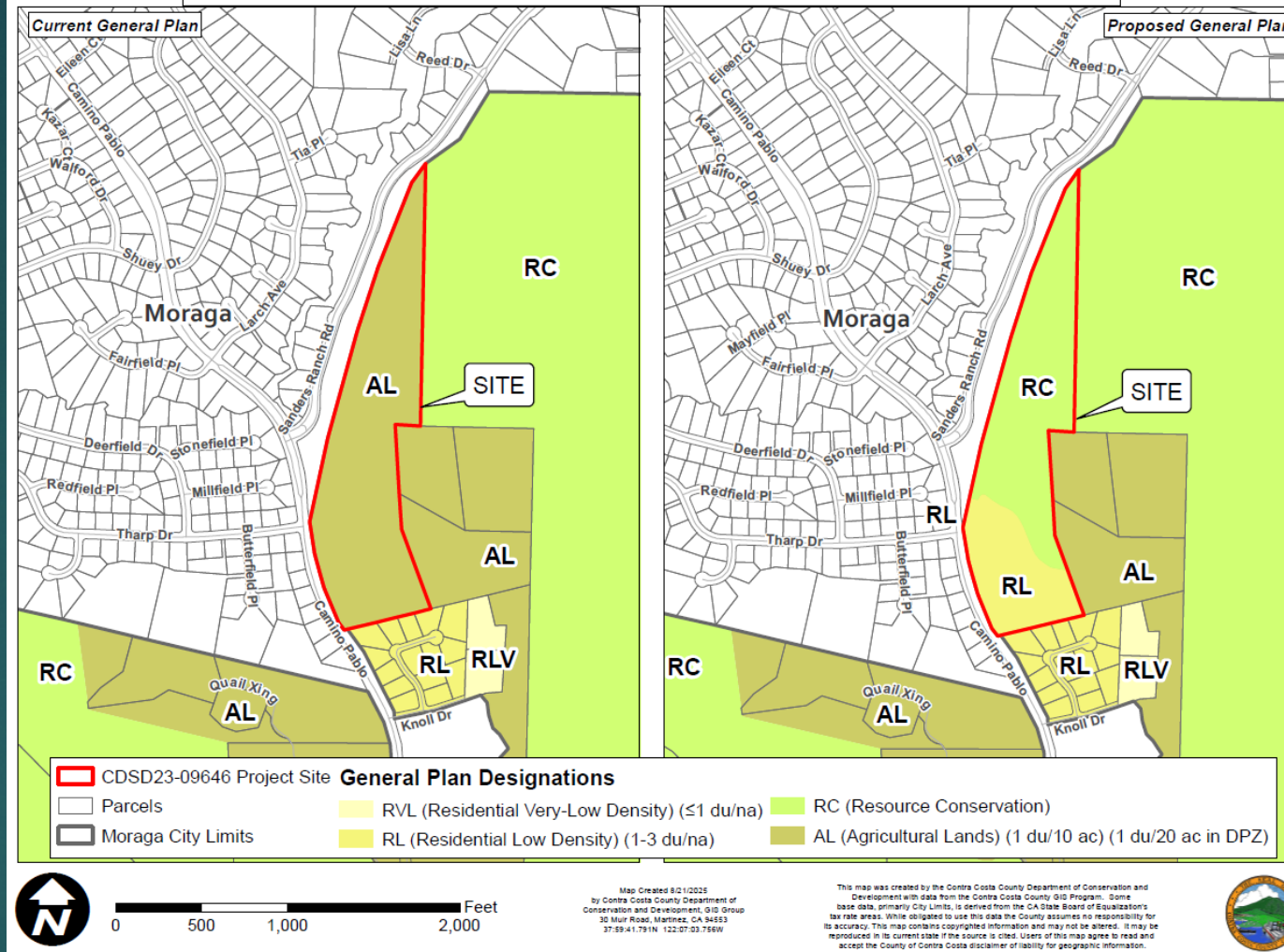




# General Plan Map

3

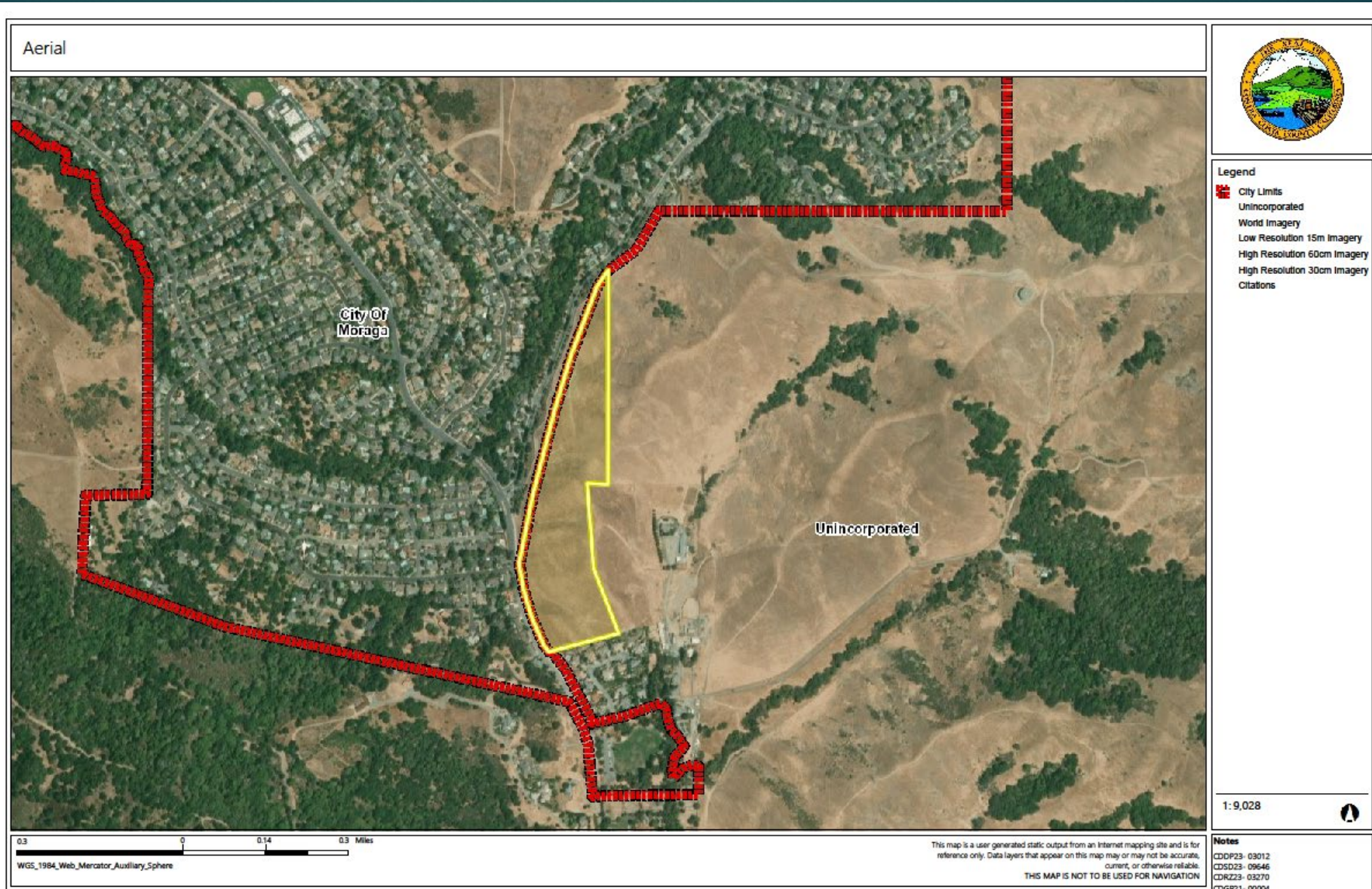
## Attachment A: CDGP21-00004 Proposed General Plan Amendment





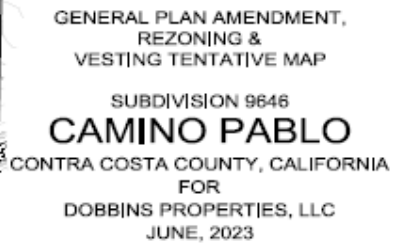
# Aerial Map

4





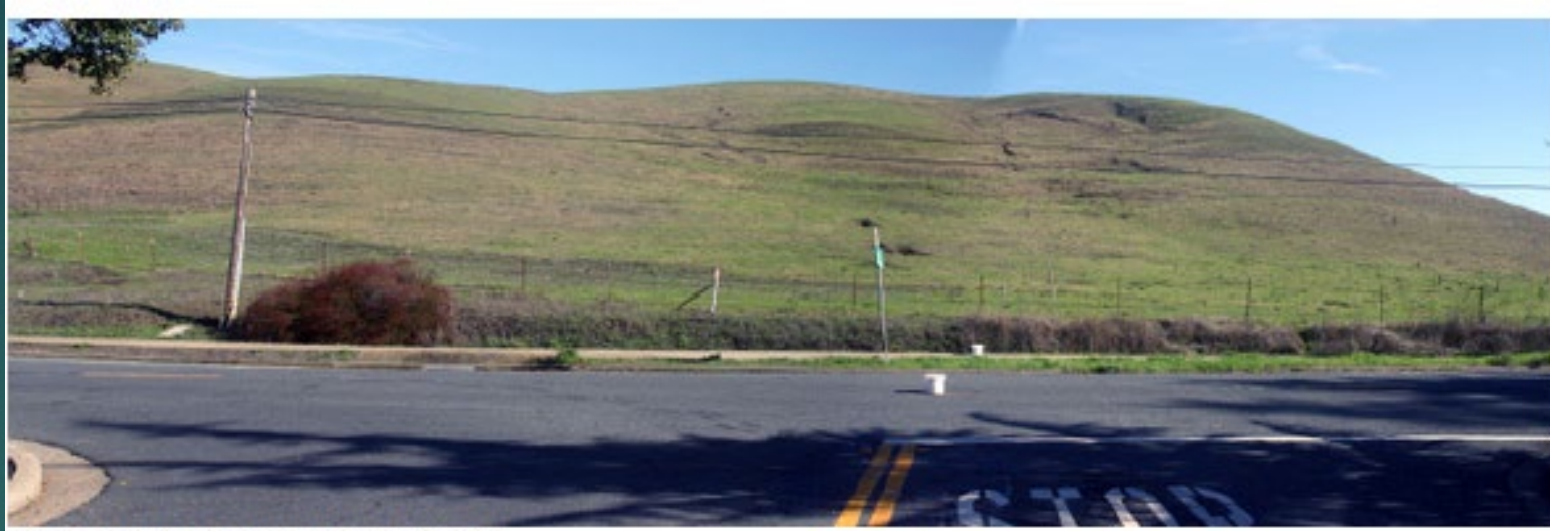
## 5





# Visual Simulation of Residential Development

6



Existing conditions as viewed from Viewpoint 2



# Two-Story Residence (Lot 1)

7



CAMINO PABLO - LOT 1  
(PLAN 1)



# One-Story Residence (Lot 1)

8



CAMINO PABLO - LOT 8  
(PLAN 7)



# CEQA Mitigated Negative Declaration

- ▶ MND circulated for public comment between November 24, 2024 and January 15, 2025.
- ▶ Six comment letters received by staff. A response to all comments included as staff report attachment.
- ▶ No potentially significant new impacts were identified based on staff's review of comments, and no additional mitigation measures were necessary to reduce project impacts to "Less Than Significant"
- ▶ Applicant agrees to implement BIO mitigation measures recommended by CDFW to further reduce potential impacts to plants/wildlife



# Staff Recommendation

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- ▶ Adopt the MND
- ▶ Adopt a resolution amending the General Plan.
- ▶ Adopt an ordinance rezoning the 7.9 acre area of development
- ▶ Approve the Vesting Tentative Map and Development Plan, based on staff findings in support of the project and associated conditions of approval.



Questions?