

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # 2018102067

Lead Agency: Contra Costa County - Department of Conservation and Development

Project Title: Del Hombre Apartments Project

Project Location: Not Applicable Contra Costa County (Unincorporated Walnut Creek)
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

The project proposes to construct a 284-unit six-story podium apartment community at the southeast corner of Del Hombre Lane and Roble Road in Central Contra Costa County adjacent to Pleasant Hill/Contra Costa Centre Bay Area Rapid Transit (BART) Station. In addition to the construction of the apartments, the project includes the removal of 161 trees and impacts to approximately 28 additional trees, improvements to roads, demolition of existing residential buildings, and grading of 29,000 cubic yards. The project would also include ancillary and recreational amenities to serve residents of the apartment building. The project will require approval of a General Plan Amendment from Multiple-Family Residential-Very High Density (MV) to Multiple-Family Residential-Very High Special Density (MS), a rezoning of the property from Single-Family Residential (R-15) and Planned Unit District (P-1) to Planned Unit District (P-1), a minor subdivision, and a Final Development Plan to allow the construction of the apartments including variances to the lot size for rezoning a less than 5-acre property to P-1 and setback from a public road, and an exception from Title 9 for drainage requirements.

The project will provide 36 affordable units; representing 15 percent of the 237 units allowed by the proposed MS land use district and 12 of those (5 percent) would be affordable to very low-income households. Therefore, the project would be eligible for the State density bonus of 20 percent, and the total allowable unit count under the MS designation would increase from 237 units to 284 units.

By providing 5 percent of units as affordable to very low-income households, the project is also eligible for one development incentive or concession. The project would require a concession to provide the remaining affordable units (24 total) as affordable to moderate income. Contra Costa County Off-Street Parking Ordinance Section 82-16.404(b)(1)(c) requires driveway aisle widths of 25 feet for spaces with an angle of parking of 90 degrees. Pursuant to Section 65915(e) of the California Government Code, the project would request a reduction of this development standard to allow a driveway aisle width of 24 feet.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: To combat impacts of light and glare, exterior lighting shall be directed downward and away from adjacent properties and public/private right-of-way to prevent glare (MM AES-4).

Air Quality: MM AIR-2 shall be implemented to reduce impact of a net increase of pollutant during construction phase of the project and odor exposure. Construction equipment meeting Tier IV Interim Off-road Emission Standards (MM AIR-3) shall be used during construction to reduce exposure of sensitive receptors to substantial pollutant concentrations.

Biological Resources: To avoid significant impacts on special-status bats, a qualified biologist must survey prior to demolition, construction, and tree removal (MM BIO-1a). In addition, to avoid significant impacts on nesting migratory birds and/or nesting bat roosts during construction, a qualified biologist must survey construction site prior to initiation of grading, and if species are identified, implement best practices such as buffer zones to minimize disturbing species (MM BIO-1b). To avoid conflict with local tree protection ordinance, the applicant will implement a tree replacement plan (MM BIO-5a) and follow tree protection guidelines during construction (MM BIO-5b).

Cultural Resources: To avoid impacts, construction will be halted if something of historical or archaeological significance is encountered (MM CUL-1). If human remains are encountered, construction will cease (MM CUL-3).

Geology and Soils: A Design-Level Geotechnical Report will be submitted (MM GEO-1) and implemented addressing seismic, unstable ground, soil, and liquefaction concerns. Upon encountering paleontological materials construction will cease to preserve paleontological materials (MM GEO-6).

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

(Impacts Cont.)

Greenhouse Gas Emissions: To ensure adherence to existing standards, policies, and plans, a Climate Action Plan development checklist (MM GHG-2) will be submitted prior to the issuance of building permits.

Hazards and Hazardous Materials: Lead and asbestos surveys for the existing residences and associated structures will be conducted prior to demolition (MM HAZ-1).

Hydrology and Water Quality: A drainage plan will be prepared prior to grading (MM HYD-3).

Noise: Measures to reduce noise during construction will be implemented (MM NOI-1). A code compliant mechanical ventilation systems will be installed to reduce traffic and public transportation noise (MM NOI-2).

Recreation: Mitigation for adverse impacts involving air quality, noise, and transportation as a result of construction new recreation facilities will be reduced through implementation of MM AIR-2, MM AIR-3, MM NOI-1, and MM TRANS-1a.

Transportation: To reduce conflict with existing programs, policies, and systems a Traffic Control Plan will be executed and roadway improvements will be made prior to completion of construction (MM TRANS- 1a,b,c,d). Impacts for transit, roadway, bicycle, and pedestrian facilities would be reduced to less than significant with implementation of MM TRANS-1a, b,c,d. There would be a significant and unavoidable operational impact with respect to intersection LOS under Opening Year with Project and Cumulative Year with Project.

Utilities and Service Systems: MM HYD-3 will be implemented to reduce impacts on stormwater drainage.

Areas of Controversy:

Aesthetics- Construction will obstruct views of Mt. Diablo from public areas

Air Quality- Increased air pollutants from construction equipment

Biological- Concern that the removal of trees from project site will conflict with existing local legislation protecting trees

Transportation- Greater neighborhood traffic congestion

Tribal Cultural Resources- Request for coordination with the Native American Heritage Commission and tribal consultation

Utilities and Service Systems-Installation of trash capture devices

Please provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District

Bay Area Rapid Transit

California Department of Transportation

California Department of Fish and Wildlife

City of Walnut Creek

City of Pleasant Hill

Contra Costa County Fire Protection District

Contra Costa County Local Agency Formation Commission

Contra Costa County Water District

San Francisco Bay Regional Water Quality Control Board