

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

**To:**  
 **Office of Planning and Research**  
 For U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044  
 Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

**From:**  
 Contra Costa County  
 Dept. of Conservation and Development  
 30 Muir Road  
 Martinez, CA 94553  
 (925) 655-2705

County Clerk  
 County of: Contra Costa  
 555 Escobar Street  
 Martinez, CA 94553

**State Clearinghouse Number** (if submitted to State Clearinghouse): #2008032074

**Project Title:** Bayview Estates Residential Project  
 (County File #s CDGP04-00013, CDRZ04-03148, CDS04-08809, CDDP04-03080)

**Project Applicant:** Discovery Builders Inc, 4021 Port Chicago Hwy, Concord, CA 94520, (925) 682-6419  
**Project Location:** Central Ave at Darcie Way, Martinez, CA 94553, Contra Costa County (APN 380-030-046)  
**Lead Agency:** Contra Costa County Department of Conservation and Development, Attn. Gary Kupp (925) 655-2705

**Project Description:** The project will amend the General Plan to change the land use designation of the subject property from Heavy Industry (HI) to Single Family Residential-High Density (SH)(5.0-7.2 units/acre) and Open Space (OS) land use designations; and the project will rezone the subject property, currently zoned Heavy Industrial District (H-I), to Planned Unit District (P-1) for single-family-residential use. The rezoning would allow development of single-family homes on the site, which currently allows only heavy industrial uses under the existing zoning designation; and the project also consists of a phased Major Subdivision, with a Vesting Tentative Map to subdivide a vacant 78.2-acre property into 144 lots and also to provide open space parcels and a private park. The subdivision's streets are proposed to be private but would be constructed to public road standards. The project also includes requests for exceptions to Sections 98-4.002, 92-4.012, and 914-12.010 of Title 9 relating to roadway and detention basin standards; and the project includes a Preliminary and Final Development Plan for the development of 144 single-family residences to be accessed by way of southern portions of Palms Drive and Central Avenue. The project will provide open space parcels, one of which is proposed as a neighborhood park. The development plan includes a Tree Permit to remove up to 30 code-protected trees, and a grading permit for proposed onsite grading of approximately 900,000 cubic yards of earth material for residential subdivision development, including grading of the lower hill area and limited grading of the upper hill area in order to balance overall project cut and fill earthwork volumes.

The project was approved on April 26, 2022 by the Board of Supervisors.

1. The project  will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures  were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan  was  was not] adopted for this project.
5. A statement of Overriding Considerations  was  was not] adopted for this project.
6. Findings  were  were not] made pursuant to the provisions of CEQA.

Notice of Determination sent to Office of Planning and Research.\*

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at 30 Muir Road, Martinez, CA 94553

2022-00189

**FILED**

**May 9, 2022**

DEBORAH COOPER  
 CLERK-RECORDER

By [Signature]  
 Deputy clerk

Signature: Gary kupp Date: 5-4-2022 Title: Senior Planner

Print Name: Gary Kupp, (925) 655-2705

**Contra Costa County Department of Conservation and Development**

Date: \_\_\_\_\_ Date Received for filing at OPR: \_\_\_\_\_

**AFFIDAVIT OF FILING AND POSTING**  
**MAY 09 2022**

I declare that on \_\_\_\_\_ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature [Signature] Title Deputy Clerk

Department of Fish and Wildlife Fees Due:

Applicant's Name:  
 Discovery Builders Inc.

Address:  
 4021 Port Chicago Hwy  
 Concord, CA 94520  
 Phone: (925) 682-6419

x	EIR - \$3,539.25
	Neg. Dec. - \$2406.75
x	County Clerk - \$50
x	DCD- \$25

Total Due: \$  
 Total Paid: \$

Receipt

Authority cited: Sections 21083, Public Resources Code.  
 Reference Section 21000-21174, Public Resources Code.

\*Notice Of Determination may be sent by fax to (916) 323-3018, if followed up with a duplicate mailed copy.



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

**Print**      **StartOver**      **Finalize&Email**

RECEIPT NUMBER:  
 07-05/09/2022-192  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2008032074

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION AND DEVELOPMENT	LEAD AGENCY EMAIL	DATE 05/09/2022
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2022-00189	

PROJECT TITLE  
 BAYVIEW ESTATES RESIDENTIAL PROJECT (COUNTY FILE#S CDGP04-00013, CDRZ04-03148, CDSD04-08809 CDDP04-03080)

PROJECT APPLICANT NAME DISCOVERY BUILDERS INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 682-6419
PROJECT APPLICANT ADDRESS 4021 PORT CHICAGO HWY	CITY CONCORD	STATE CA
		ZIP CODE 94520

**PROJECT APPLICANT (Check appropriate box)**


Local Public Agency     
  School District     
  Other Special District     
  State Agency     
  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR)      \$ 3,539.25      \$ 3,539.25
- Mitigated/Negative Declaration (MND)(ND)      \$ 2,548.00      \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW      \$ 1,203.25      \$ \_\_\_\_\_
  
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
  
- Water Right Application or Petition Fee (State Water Resources Control Board only)      \$ 850.00      \$ \_\_\_\_\_
- County documentary handling fee      \$ 50.00      \$ 50.00
- Other      \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash     
  Credit     
  Check     
  Other JV360200     
 TOTAL RECEIVED      \$ 3,589.25

SIGNATURE  X 	AGENCY OF FILING PRINTED NAME AND TITLE Lara Jeffrey Deputy Clerk
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R:63956

Deborah Cooper  
Contra Costa County  
Clerk-Recorder  
555 Escobar Street  
Martinez, CA 94553  
(925) 335-7900

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Public

Receipt No.: 202200063956

Cashier: 212

Register: MAILPC1

Date/Time: 05/09/2022 04:19 PM

<u>Description</u>	<u>Fee</u>
Environmental Impact Report	
Filing Time:	04:19 PM
Filing Total:	\$3,589.25
Filing Fee:	\$3,589.25
<hr/>	
Total Amount Due:	\$3,589.25
<hr/>	
Total Paid	
Check Tendered:	\$3,589.25
#jv360200	
Amount Due:	\$0.00

THANK YOU  
PLEASE KEEP FOR REFERENCE

