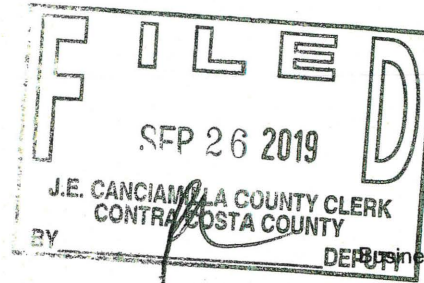


**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kelli Zenn
Business Operations Manager

September 26, 2019

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT
A PROPOSED MITIGATED NEGATIVE DECLARATION**

County File No. MS18-0008/RZ19-3249

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

PROJECT NAME: County File #MS18-0008/RZ19-3249, Freitas Family Two-Lot Subdivision & Rezone Project

LEAD AGENCY: Contra Costa County, Department of Conservation and Development (925) 674-7200

APPLICANT: R. Ross Avedian
P/A Design Resources, Inc.
3021 Citrus Circle, Suite 150
Walnut Creek, CA 94598

LOCATION: 2350 Norris Canyon Road, San Ramon, CA 94583
(Assessor's Parcel Number: 211-210-029 & -075)

DESCRIPTION: The applicant proposes to subdivide a 69.32-acre parcel into two new parcels. These two new parcels are proposed as Parcel A and Parcel B, with 38.38 acres and 30.96 acres of total area, respectively. Additionally, the applicant proposes to rezone the proposed Parcel B from Agricultural Preserve District (A-4) to Exclusive Agricultural District (A-20) The proposed project also includes a variance to allow proposed Parcel A to have a

total area of 38.38 acres, where the A-4 district requires a minimum of 40 acres. No development is proposed as a part of this project.

SURROUNDING USE/SETTINGS:

The subject site is an approximately 69.32-acre parcel located at the northeast corner of Norris Canyon Road and Ashbourne Drive in the unincorporated San Ramon area. The subject property is located within both the Agricultural Lands (AL) and the Single-Family Residential Low Density (SL) General Plan Land Use designations, as well as the Agricultural Preserve (A-4) Zoning District. The land to the northeast, west and south of the property are established open space and agricultural lands, and the area adjacent to the southeast of the subject property is the Norris Canyon Estates development. The property and its surrounding area slope moderately with many peaks throughout the rolling hills. Within the local area, Interstate 680 is located approximately 1.8 miles east of the property, the County line with Alameda County is located at the northeast corner of the property, and the City of San Ramon is approximately 0.65 miles northeast.

Existing Site Condition: The subject 69.32-acre property is bisected by Norris Canyon Road, but it is a single parcel. San Catano Creek is adjacent to the south of Norris Canyon Road and runs parallel to it. The northern half of the property contains a single-family residence in the northeast corner with associated accessory structures and improvements, while the southern half is vacant. The property slopes moderately, with overall elevation changes upwards of 300 feet from its lowest to highest points. There is a large number of trees on both sides of the road in the northern, central and southeastern areas, and it is presently accessed by a driveway from Norris Canyon Road at the intersection with Ashbourne Drive.

ENVIRONMENTAL EFFECTS:

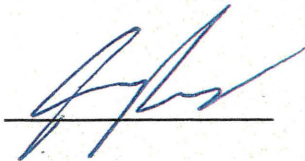
The Initial Study for the proposed project identified potentially significant environmental impacts in the areas of aesthetics, biological resources, cultural resources, geology and soils, noise, tribal cultural resources, and wildfire. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As such, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5 and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed during business hours in the offices of the Department of Conservation and Development, and Application and Permit Center at **30 Muir Road, Martinez, CA.**

PUBLIC COMMENT PERIOD:

The period for accepting comments on the adequacy of the environmental documents extends to **Monday, October 28, 2019, at 5:00 P.M.** It is anticipated that this Land Use Permit application will be heard before the County Zoning Administrator on **Monday, December 16, 2019 at 1:30 P.M.** Any comments should be in writing and submitted to the following address:

Name: Daniel Barrios, Planner II (925) 674-7788
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

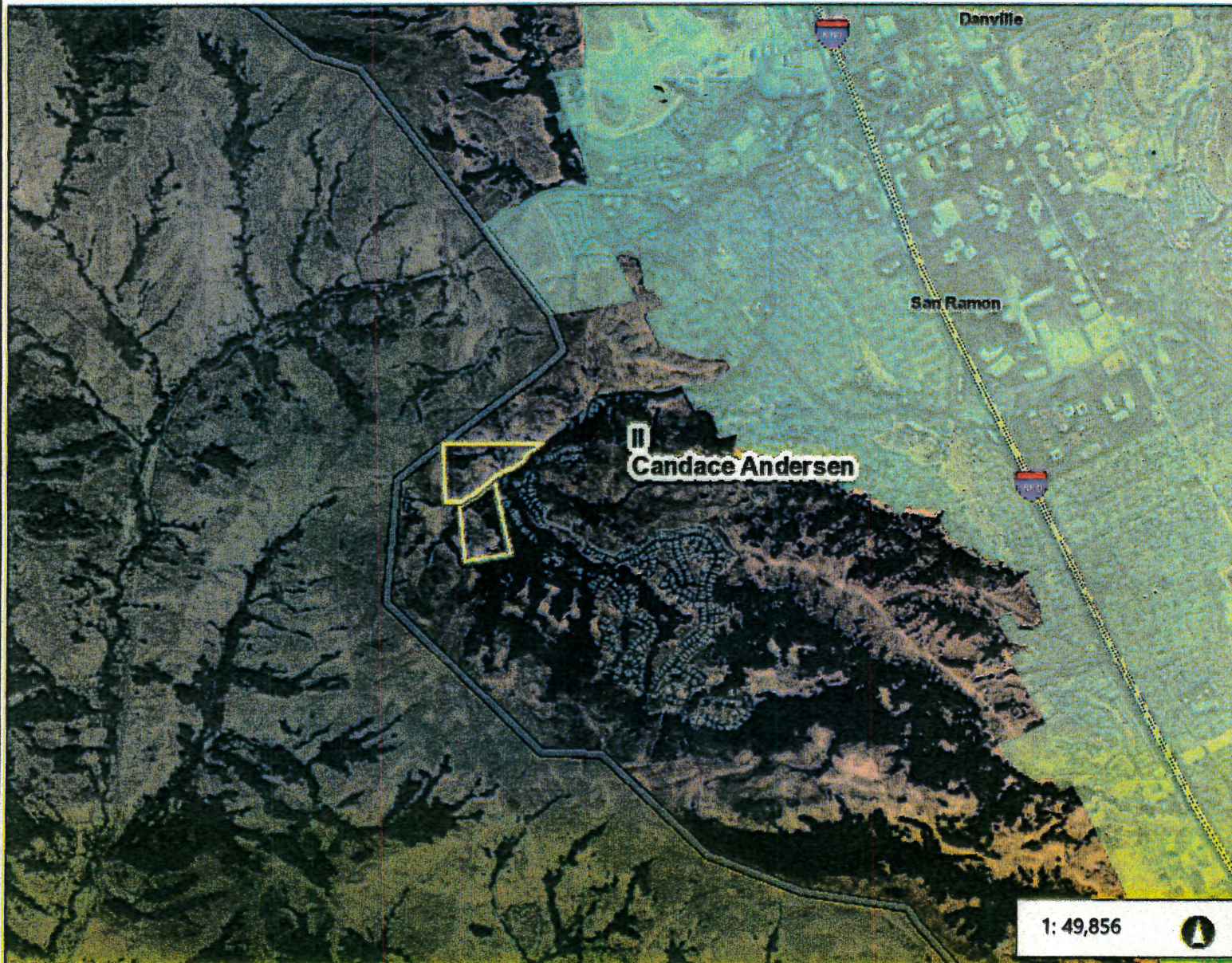


Daniel Barrios
Project Planner

Att: Vicinity Map

Cc: County Clerk's Office (2 copies)

Vicinity Map



Legend

- City Boundary
- Unincorporated
- Highways
- Highways Bay Area
- Board of Supervisors' Districts
- County Boundary
- Bay Area Counties
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 49,856



1.6 0 0.79 1.6 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS