

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) 674-7205

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

State Clearinghouse Number (if submitted to State Clearinghouse): N/A

Project Title: Bella Monte Subdivision

Project Applicant: Henry Ortiz – Mayari Development LLC, 852 Volpaia Court, Brentwood, CA 94513

Project Location: 255 N. Bella Monte Avenue, Bay Point, Contra Costa County

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

Project Description: Henry Ortiz – Mayari Development LLC (Applicant Owner), County File #SD17-9467 & DP17-3017: The applicant requests approval of a tentative map to subdivide the subject 0.62-acre property into six new residential parcels ranging in size from 3,662 square feet to 5,177 square feet. Additionally, a development plan is proposed to construct seven new residential units on the new parcels, including five single-family residences and one duplex, with associated site improvements for the entire development, including driveways, yard areas and drainage improvements. The five new single-family residences include 2,228 square feet of living space with three bedrooms and two-stories, include attached 260 square-foot single-car garages, and have a maximum height of 25 feet. The proposed duplex will also be a total of 2,228 square feet for both units, with the lower unit being two bedrooms and 611 square feet, the upper unit being three bedrooms and 1,299 square feet, and two single-car garages totaling 487 square feet. The project sites will be accessed through five individual 10-foot-wide driveways from N. Bella Vista Avenue and two from Pullman Avenue. The proposed project also includes a tree permit request to remove two code-protected trees, one 20-inch peach tree and one 15-inch almond tree. The subject property is located at 255 N. Bella Monte Avenue in the Bay Point area. (Zoning: Bay Point Planned Unit District (P-1); APN: 096-020-081)

The project was approved on October 21, 2019 by the County Zoning Administrator.

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

Signature:
 Daniel Barrios, Planner II
 Contra Costa County Department of Conservation and Development

Date: 10/24/19

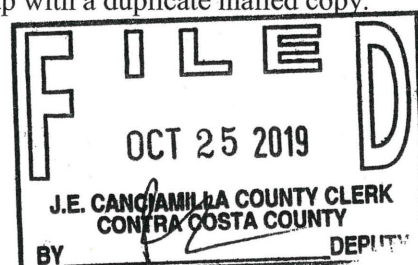
Date Received for filing at OPR: _____

AFFIDAVIT OF FILING AND POSTING			
I declare that on <u>OCT 25 2019</u> 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	<u></u>	Title	<u>Deputy County Clerk</u>
Applicant:	Department of Fish and Wildlife Fees Due:		
Henry Ortiz – Mayari Development LLC	<input type="checkbox"/> EIR - \$3271.00	Total Due:	\$ _____
852 Volpaia Court	<input checked="" type="checkbox"/> Neg. Dec. - \$2354.75	Total Paid:	\$ _____
Brentwood, CA 94513	<input checked="" type="checkbox"/> County Clerk - \$50	Receipt #	_____
	<input checked="" type="checkbox"/> DCD - \$25		

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

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

Governor's Office of Planning & Research
OCT 31 2019
 STATE CLEARINGHOUSE





State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

Start Over

Print

RECEIPT NUMBER:
 07 — 10/25/2019 — 353
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CCC Dept of Conservation and Development	LEAD AGENCY EMAIL	DATE 10/25/2019
COUNTY/STATE AGENCY OF FILING Contra Costa	DOCUMENT NUMBER 2019-431	

PROJECT TITLE
Bella Monte Subdivision

PROJECT APPLICANT NAME Henry Ortiz-Mayari Development LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (925) 674-7205
PROJECT APPLICANT ADDRESS 852 Volpaia Court	CITY Brentwood	STATE Ca
		ZIP CODE 94513

PROJECT APPLICANT (Check appropriate box)

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


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	2,354.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other jv 1136
 TOTAL RECEIVED \$ 2,404.75

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE P. Cornelius, Deputy County Clerk
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County Receipt Number 3604874