

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Assistant Deputy Director

June 7, 2024

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED
MITIGATED NEGATIVE DECLARATION
(REVISED & RECIRCULATED)**

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 Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Atria Park of Lafayette – Retrofit of Existing Bridge Retaining Walls & Culvert (Revised Project)
- 2. County File Number:** Development Plan Permit #CDDP20-03005
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Syd Sotoodeh, Senior Planner
(925) 655-2877
syd.sotoodeh@dcd.cccounty.us
- 5. Project Location:** A 6.4-acre parcel located at: 1545 Pleasant Hill Road and Taylor Boulevard in the unincorporated Lafayette area
(APN: 169-090-002)
- 6. Applicant:** Rich Francis
c/o The Olympus Group, Inc.
8850 Greenback Ln., Suite C
Orangevale, CA 95662

7. Description of Project:

Background: In 1991, a Development Plan was approved to allow a congregate care facility (County File #CDDP88-03007) to be constructed and operated on the subject property. A facility was constructed in 2003 and is currently in operation as the Atria Park of Lafayette assisted living facility. The facility is accessed from Pleasant Hill Road near the intersection of Taylor Boulevard via a two-lane, approximately 250-foot-long driveway. The driveway is supported by two block-type retaining walls that cross a ravine and tributary to “Murderers Creek,” which flows through an arch culvert constructed within the retaining wall (bridge) structure. There is evidence of differential displacement of the walls which is causing the bridge to sink which in turn is causing major roadway rutting and potholing. In addition, due to heavy rainfall in the 2022/23 rain season, increased creek flows through the channel caused scouring and significant erosion of the open-bed culvert. Thus, there is now a potential for the culvert footings to be undermined in such a way that they may collapse and cause additional damage to the bridge structure and roadway above. An Initial Study and Draft Mitigated Negative Declaration was published for public comment in January of 2021, after which the applicant proposed a substantial design change and a new methodology for retrofitting the bridge structure including the open-bed channel of the culvert. As such, the Initial Study and Draft Mitigated Negative Declaration for the project has been revised to address the proposed changes as described below.

Project Description: The applicant is requesting approval of a Development Plan modification of County File #CDDP88-03007 to allow construction of a retrofit of two existing retaining walls that form a bridge supporting the primary driveway to a congregate care facility currently operated as the Atria Park of Lafayette assisted living facility, and repairs to an existing culvert within the bridge structure on the subject property.

The project consists of the following elements:

1. Injection of a “Uretek” polymer into the soils under the culvert footings, along the base of both retaining walls, and from the road surface extending approximately 30 feet into the existing engineered walls;
2. Bridge:
 - Excavation and grading (approximately 50 cubic yards, cut) at the base of the bridge retaining walls to set pads for scaffolding;
 - Installation of soil nails and tie rods throughout the surface and underlying soils of both retaining walls;
 - Application of shotcrete to cover the tie rods and soil nails; and,
 - Replacement of the existing roadway surface;
3. Culvert:
 - Excavation and grading (approximately 450 cubic yards, cut) within the culvert;
 - Construction of new footings;
 - Construction of a concrete apron the length of the culvert;
 - Placement of native gravels within the culvert to match the creek flowline; and,
 - Placement of up to 12 inches of rip rap upstream and downstream of the culvert for erosion control.

The applicant estimates that the bridge will need to be closed to non-construction traffic for approximately 6 months due to crane and concrete pump equipment on the roadway during retrofitting work and repaving of the roadway. Thus, the project seeks approval of a temporary modification of COA #4B of file #CDDP88-03007 to allow public access to be detoured to a restricted access driveway via Diablo View Road during construction activities.

Approximately 8,095 square feet of the approximately 16,945-square-foot project area is located within a restricted development area (Grant Deed of Development Rights, 13693OR414, recorded June 8, 1987), therefore, the applicant seeks approval of the County to perform work within the restricted development area.

The applicant also requests approval of a tree permit to allow removal of up to ten (10) code-protected trees (two coast live oak and one valley oak, three coast redwood, one walnut, two blue gum eucalyptus, and one deodar cedar) due to grading and construction activities or poor health and condition, and to allow work within the driplines of approximately seven (7) code-protected trees (three coast live oak, two blue gum eucalyptus, one white alder, and one salix) for required grading and construction activities.

No changes to the buildings or congregate care use of the facility are proposed.

8. Surrounding Land Uses and Setting:

The subject property is an approximately 6.4-acre site located east of Taylor Boulevard and north of Pleasant Hill Boulevard within a predominantly residential area in an unincorporated area of Lafayette in Contra Costa County. The subject property is located within two General Plan Land Use Designations. Approximately 3.8 acres of the property and the project site is located within an Open Space (OS) land use designation, while the remaining is within a Congregate Care (CC) land use designation. Properties to the north, northwest, and east of the subject property are within Single-Family Residential land use designations for very low, low, and medium density housing (SV, SL, and SM). The subject property is zoned as a Planned-Unit District (P-1) and the surrounding properties are zoned for residential uses (R-10, R-15, and R-20). A primarily residential area of the City of Lafayette lies west and southwest of the subject property.

The subject property has been developed with a congregate care facility, surface parking lots, landscaping, and amenities for residents in the northern portion of the property since construction in 2003. The facility is currently operated as Atria Park of Lafayette, providing 24/7 assisted living and memory care for older adults in a home-like setting. The southern portion of the property is dominated by a heavily wooded ravine and intermittent seasonal stream known as "Murderers Creek". A bridge structure constructed of block type retaining walls and an arch culvert crosses the ravine for primary access to the assisted living facility from Pleasant Hill Road. Secondary, emergency access to the facility is provided through a gated driveway from Diablo View Road.

9. Determination:

The County has determined that the project may result in impacts to the environment, but those impacts will be less than significant with mitigations. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/initial study has been

prepared. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 30-day public comment period.

The initial study/draft mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input>. Any documents referenced in the reference index can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will **begin Monday, June 10, 2024, and extend to 5:00 P.M., Tuesday, July 9, 2024.** Any comments should be submitted in writing to the following:

Contra Costa County
Department of Conservation & Development
Attn: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553
syd.sotoodeh@dcd.cccounty.us

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices will be mailed prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at syd.sotoodeh@dcd.cccounty.us or by telephone at (925) 655-2877.

Sincerely,



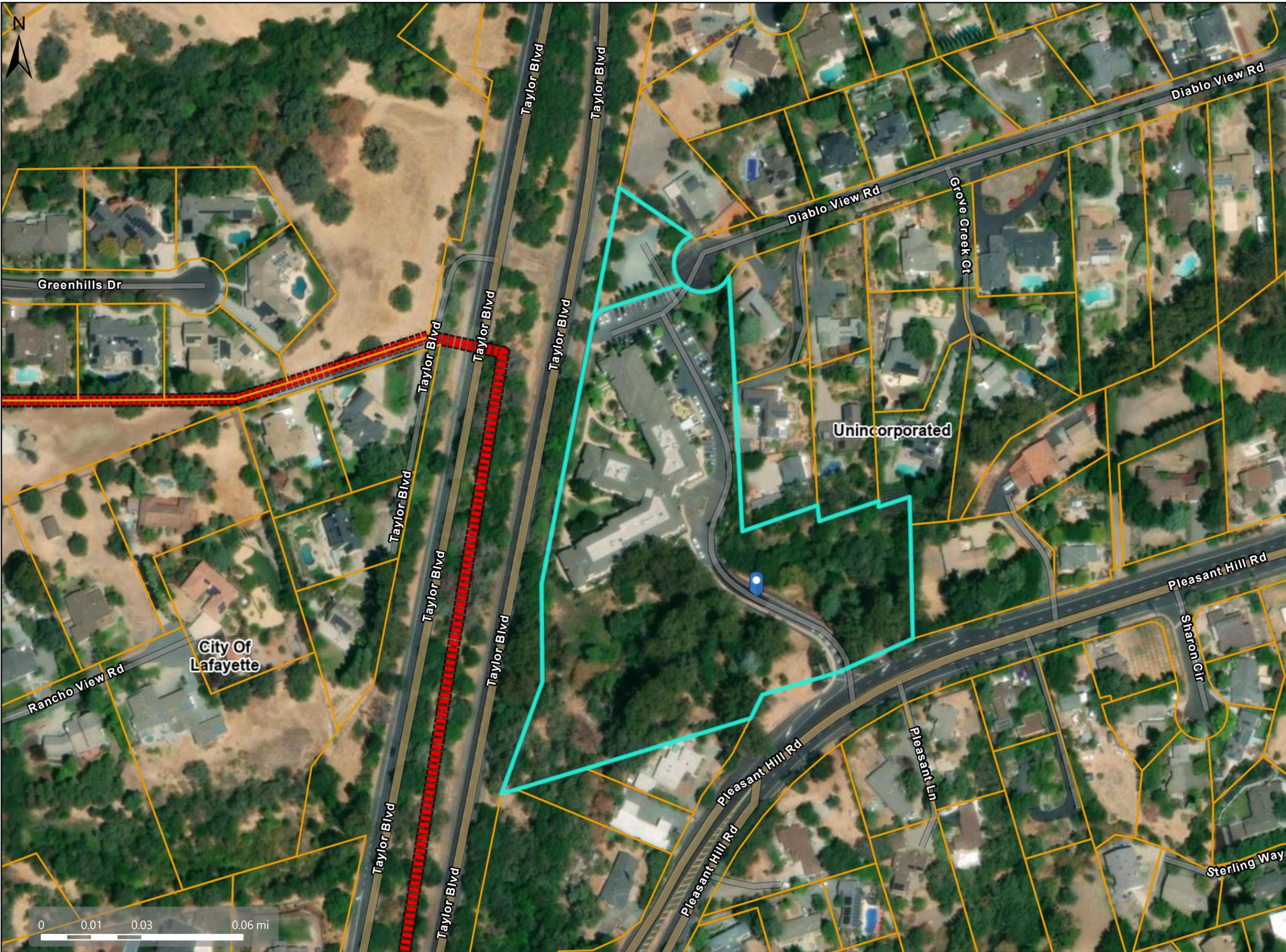
Syd Sotoodeh
Project Planner
Department of Conservation & Development

attach: Project Vicinity Map & Site Plan

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Property Owners
Notification List



Project Vicinity Map



Map Legend

-  Assessment Parcels
-  City Limits



This map is a user generated, static output from an internet mapping application and is intended for reference use 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.
 CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS.
 Data layers contained within the CCMMap application are provided by various Contra Costa County Departments.
 Please direct all data inquires to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984

PLA23-001 ATRIA LAFAYETTE - MAIN ROAD RETROFIT/ROAD IMPROVEMENT PLANS IMPROVEMENT PLANS\32001P_C06_TRO1.DWG Jun 17, 2024 - 03:00 PM QINXER



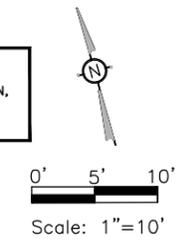
TREE SURVEY

CITY OF LAFAYETTE, CONTRA COSTA COUNTY, STATE OF CALIFORNIA
1545 PLEASANT HILL ROAD, LAFAYETTE, CA 95816: ATRIA PARK

REVISIONS:

NOTE:
1. SEE ARBORIST REPORT FOR TREE INFORMATION, PROTECT OR PRUNED.

BENCHMARK
BASIS OF ELEVATION: CONTRA COSTA COUNTY BENCHMARK #978 - CONTRA COSTA COUNTY BRONZE DISK SET IN THE NORTHEAST CORNER OF BRIDGE ON PLEASANT HILL ROAD OVER PLEASANT HILL OVERPASS. ELEV: 342.839



LEGEND

- PROTECTED TREE TO BE REMOVED
- APPROXIMATE TREE CANOPY AS SURVEYED
- TREE LOCATION, ELEVATION, TAG & APPROXIMATE SIZE, HEIGHT
- TREE REFERENCE AND ARBORIST REPORT

TOTAL PROTECTED TREES TO BE REMOVED = 6
SEE ARBORIST REPORT

NOTE:
TREES 78-81, 84 ARE OUTSIDE OF THE SCOPE OF THIS PROJECT

NOTE:
TREES 87, 93 & 95 ARE OUTSIDE OF THE SCOPE OF THIS PROJECT

APPROXIMATE SCENIC EASEMENT BOUNDARY. SEE BOUNDARY NOTE THIS SHEET.

NOTE: TREE #44 IS PARTIALLY OBSCURED ON THIS PLAN, IS OUTSIDE THE SCOPE OF THIS PROJECT & WILL NOT BE REMOVED

BOUNDARY NOTE:
APPROXIMATE R/W LINE. A BOUNDARY SURVEY WAS NOT PERFORMED FOR THIS PROJECT. THE SITE PLAN WAS CREATED USING RECORD INFORMATION AS FOUND ON THE CONTRA COSTA COUNTY "CCMAP", TOGETHER WITH RECORD DATA TAKEN FROM THE CONTRA COSTA COUNTY TAX ASSESSOR'S MAPS.

LEGEND

L	LEANING
D	DEAD
TAG NO.-XX'-XX'	TREE TAG
TAG NO.-TREE DIA.-TREE CANOPY/DRIPLINE	

LAND SURVEYING
MAPPING
LEGAL DOCUMENTS
8850 GREENBACK LN, STE. C
ORANGEVALE CA 95662
916-871-4789

THE OLYMPUS GROUP
ENGINEERING PLANNING & SURVEYING
8850 GREENBACK LN, STE. C
ORANGEVALE, CA 95662
TEL: 916-871-4789
WWW.THEOLYMPUSGROUP.COM

PROJECT NO: 23-001

DATE: 06/17/2024

SCALE: AS SHOWN

DESIGNED BY: B.F. BRANTLEY
CHECKED BY: B.F. BRANTLEY
DRAWN BY: B.F. BRANTLEY

PROJECT NO: 23-001

C6

SHEET 6 OF 30

ATRIA LAFAYETTE
APN 169-090-002
TREE SURVEY AND REMOVAL PLAN
CONTRA COSTA COUNTY, CALIFORNIA

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF OWNER IN APRIL 2018.

CHRISTOPHER D. JOHNSON, PLS 7576
EXPIRATION DATE: 12/31/19

DATE:



BENCHMARK

BASIS OF ELEVATION: CONTRA COSTA COUNTY BENCHMARK #978 -
CONTRA COSTA COUNTY BRONZE DISK SET IN THE NORTHEAST CORNER
OF BRIDGE ON PLEASANT HILL ROAD OVER PLEASANT HILL OVERPASS.
ELEV: 342.839

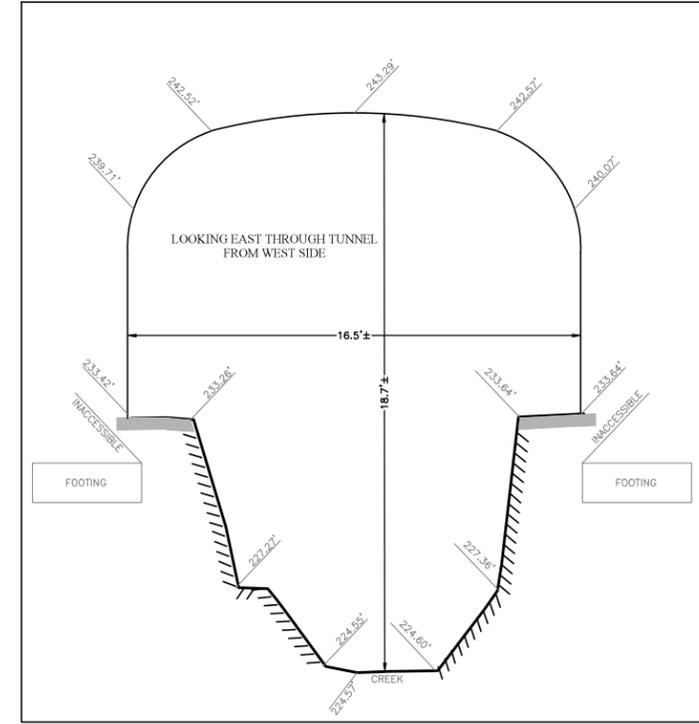
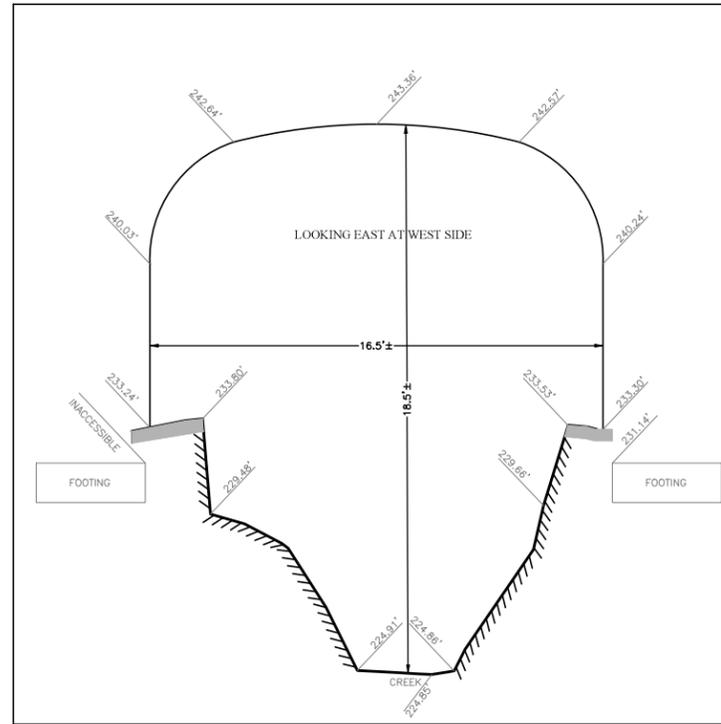
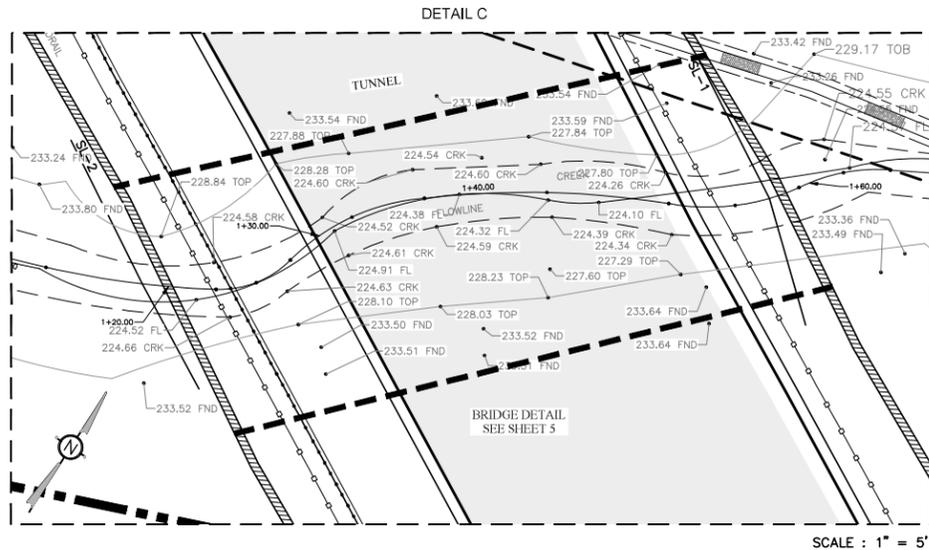
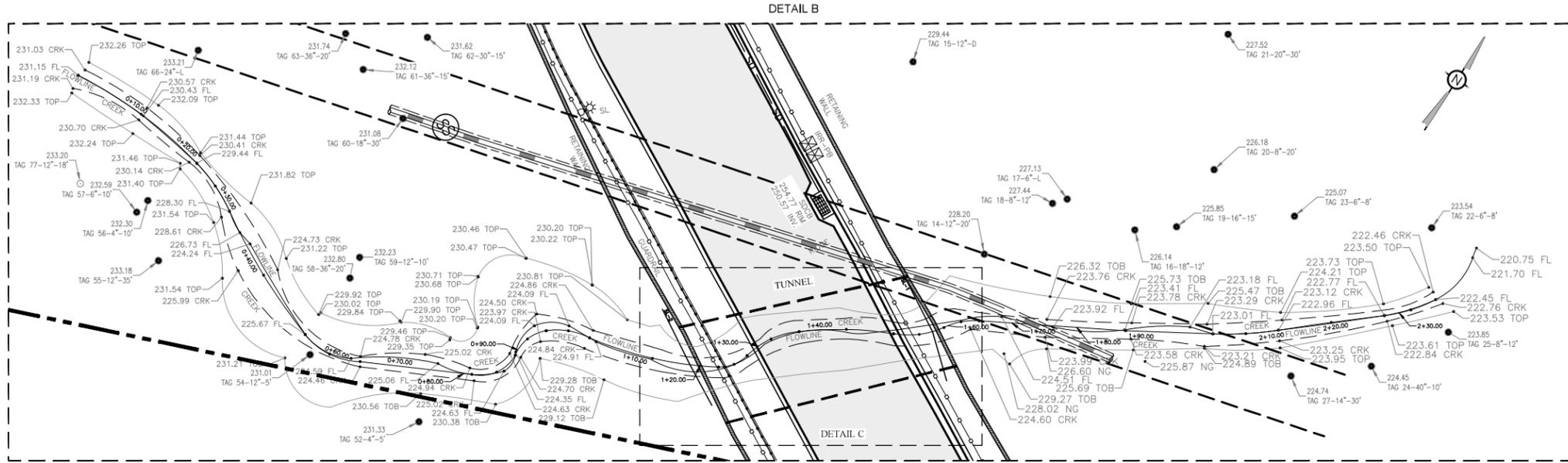
CREEK SURVEY

CITY OF LAFAYETTE, CONTRA COSTA COUNTY, STATE OF CALIFORNIA
1545 PLEASANT HILL ROAD, LAFAYETTE, CA 95816: ATRIA PARK

JUNE 2023



REVISIONS:



LAND SURVEYING
MAPPING
LEGAL DOCUMENTS
8850 GREENBACK LN, STE. C
ORANGEVALE CA 95662
916-871-4789

THE OLYMPUS GROUP
ENGINEERING PLANNING & SURVEYING
8850 GREENBACK LN, STE. C | FAYETTE, CA 95885
916-871-4789 | WWW.THEOLYMPUSGROUP.COM

DRAWN BY: JANK T.
DESIGNED BY: B.F. FROBNIER
CHECKED BY: JANK T.
DATE: 6/1/2023
SCALE: AS SHOWN
PROJECT NO: 23-001

C7
SHEET 7 OF 30

ATRIA LAFAYETTE
APN 169-090-002
CREEK SURVEY
CONTRA COSTA COUNTY, CALIFORNIA

PL23-001 ATRIA LAFAYETTE - MAIN ROAD RETROFIT (ADD) ENCR IMPROVEMENT PLANS (300)IP_C04-C08-TP01.DWG Jun 16, 2024-03:24 69922.DWG