

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To:
 Office of Planning and Research
For U.S. Mail: *Street Address:*
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 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): 2021040684

Project Title: 125-Unit Townhouse Condominium Project (County File #CDRZ21-03258, CDSD21-09559, CDDP21-03001)

Project Applicant: Summerhill Homes, Marshall Torre, 3000 Executive Parkway #450, San Ramon, CA 94583

Project Location: The project site is an approximately 5.94-acre site located at 2740 Jones Road, in the unincorporated Walnut Creek area of Contra Costa County. (Assessor's Parcel Numbers: 172-012-001, 172-012-007, 172-012-025, 172-012-026, 172-012-021, 172-012-008, 172-012-023, and 172-012-020)

Lead Agency: Contra Costa County Department of Conservation and Development – Jennifer Cruz (925) 655-2867

Project Description:

The application below has been approved by the County Planning Commission:

County File #CDSD21-09559: A vesting tentative map reconfiguring the current eight parcels into 19 new residential lots and 11 private road lots.

The applications below were recommended for approval by the Board of Supervisors:

County File #CDRZ21-03258: A rezone of the project site from Multiple-Family Residential (M-17 and M-29) and Single-Family Residential (R-15) to a Planned Unit District (P-1).

County File #CDDP21-03001: A preliminary and final development plan to allow the demolition of all existing improvements currently present on-site, including buildings, foundations, asphalt, concrete, fence poles, and landscaping and to allow the construction of 19 new three-story buildings containing 125 townhouse condominium units. The major project components are as follows: approximately 237,816 square feet of new residential living area (293,139 total gross building square feet); removal of approximately 74 trees, relocation of one valley oak tree (*Quercus lobata*), and work within the dripline of an additional six trees; approximately 92,120 square feet of landscaped area; approximately 278 on-site parking spaces; internal street, courts, walkways, and drainage improvements; off-site improvements would include frontage sidewalk, driveway curb, gutter improvements including retaining existing on-street parking and street tree planting; and grading of approximately 9,300 cubic yards of cut and approximately 8,700 cubic yards of fill.

The project was approved on: January 26, 2022 by the County Planning Commission.

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 DRAFT and FINAL Environmental Impact Report with comments and responses, Mitigation Monitoring Program, and record of project approval is available to the General Public at: 30 Muir Road, Martinez, CA 94553.

Signature: Jennifer Cruz Date: 02-08-22 Title: Principal Planner
 Print Name: Jennifer Cruz

Contra Costa County Department of Conservation and Development

Date: _____ Date Received for filing at OPR: _____

| AFFIDAVIT OF FILING AND POSTING | |
|--|-------|
| 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 | Title |

Department of Fish and Wildlife Fees Due:

| | | | | |
|-------------|----------------------------------|-------------------------------------|------------------------|----------------|
| Applicant's | | | | |
| Name: | Summerhill Homes, Marshall Torre | <input checked="" type="checkbox"/> | EIR - \$3,539.25 | Total Due: \$ |
| Address: | 3000 Executive Parkway #450 | <input type="checkbox"/> | Neg. Dec. - \$2,480.25 | Total Paid: \$ |
| | San Ramon, CA 94583 | <input checked="" type="checkbox"/> | County Clerk - \$50 | Receipt # |
| | | <input checked="" type="checkbox"/> | DCD- \$25 | |
| Phone: | (925) 683-1227 | <input type="checkbox"/> | | |

*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.