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September 14, 2020

**NOTICE OF AVAILABILITY OF THE FINAL ENVIRONMENTAL IMPACT REPORT  
(EIR) FOR THE TASSAJARA PARKS PROJECT**

**State Clearinghouse Number:** 2014052089

**County File Numbers:** GP07-0009, RZ09-3212, SD10-9280, DP10-3008

**Assessor's Parcel No:** 220-100-023, 206-030-065, 223-020-018, 223-020-021, 220-660-059

Notice is hereby given that the document entitled "Final Environmental Impact Report" (FEIR) for the Tassajara Parks Project has been prepared pursuant to Section 15132 of the California Environmental Quality Act (CEQA) Guidelines and is available for public review. The FEIR consists of: 1) the Draft Environmental Impact Report (DEIR); 2) Recirculated Draft Environmental Impact Report (RDEIR); 3) comments and recommendations received on both the DEIR and RDEIR; 4) a list of persons, organizations, and public agencies commenting on the DEIR and RDEIR; 5) the County's responses to significant environmental points raised in the review and consultation process; and 6) other information pertinent to the project.

**PROJECT DESCRIPTION:** The applicant has submitted multiple applications to the County to allow the construction of the Tassajara Parks Project. The project consists of the following elements:

- A change of the Urban Limit Line to include a 30-acre Residential Development Area.
- Map amendments to the Land Use Element of the General Plan by way of amending the land use map to designate the project site as Single-Family Residential, High Density (SH), Parks and Recreation (PR), and Public/Semi-Public (PS) designations.
- A rezoning of the project site to a project-specific Planned Unit (P-1) district.
- A Vesting Tentative Map to subdivide the project site into 125 single-family residential lots, as well as multiple other open space and special use parcels.

- A Preliminary and Final Development Plan to allow the construction of the Tassajara Parks Project with associated roadway, infrastructure improvements, habitat improvements, and grading activities of approximately 300,000 cubic yards for site preparation and mitigation of landslide hazards.
- A Tree Permit to allow the removal of up to 19 code-protected trees.
- Exceptions from the following provisions of Title-9 (Subdivisions).
  - frontage Improvements and pavement widening
  - streetlights within one mile of an existing school
  - frontage improvements on the side or sides of the roadway adjacent to the subdivision
  - sidewalks within one mile of an existing school
  - placement of overhead utility distribution facilities underground
  - collect and convey drainage standards
- A Development Agreement between Contra Costa County and FT Land LLC.
- A Preservation Agreement between Contra Costa County, the City of San Ramon, and the East Bay Regional Park District.
- Offsite circulation improvements at the Tassajara Hills Elementary School Parking Lot under independent agreement with the San Ramon Valley Unified School District.
- Conveyance of land to the East Bay Regional Park District and the San Ramon Valley Fire Protection District.

**PROJECT LOCATION:** The Tassajara Parks Project consists of approximately 771 acres of land within the Tassajara Valley area of unincorporated Contra Costa County. The site is comprised of four separate parcels that are located along a stretch of Camino Tassajara, just east of the City of San Ramon and Town of Danville limits.

The project site is divided up into two areas, one of which is an approximately 155-acre area called the Northern Site. This portion of the site consists of one parcel identified as Assessor's Parcel Number 220-100-023. Located less than 0.5 miles to the south is the Southern site, which is comprised of three parcels and approximately 616 acres.

The 10-acre Tassajara Hills Elementary School parcel is located immediately west of the Northern Site and will also be impacted as part of the project. Parking lot improvements unrelated to the residential element of the project are proposed to ease traffic circulation on the project site. These are ancillary improvements as they are not required to execute the proposed residential project, and thus the 10-acre school site is not included as part of the 771-acre project area listed above.

**ENVIRONMENTAL IMPACTS:** The FEIR identifies potentially significant environmental impacts in the following topic areas: 1) Air Quality/Greenhouse Gases; 2) Biological Resources;

3) Cultural Resources; 4) Geology and Soils; 5) Hazardous Materials; 6) Hydrology and Water Quality; 7) Noise; 8) Transportation and Traffic; and 9) Utilities and Service Systems. Most potentially significant impacts of the project can be mitigated to less-than-significant levels. However, significant, and unavoidable impacts have been identified in the Air Quality/Greenhouse Gases and Transportation and Traffic topic areas.

**FEIR AVAILABILITY:** A digital copy of the FEIR is available for review and download on the County website at <https://www.contracosta.ca.gov/4552/Tassajara-Parks>. A limited quantity of CD and hard copy format versions of the FEIR and other supplemental information will be available for purchase. For further information regarding the purchase of a CD or hard copy, please contact the project planner at the phone number or email address listed below.

**ADDITIONAL INFORMATION:** For additional information regarding the FEIR or Tassajara Parks Project, please contact the project planner, Sean Tully, via telephone at (925) 674-7800 or email at [sean.tully@dcd.cccounty.us](mailto:sean.tully@dcd.cccounty.us).