

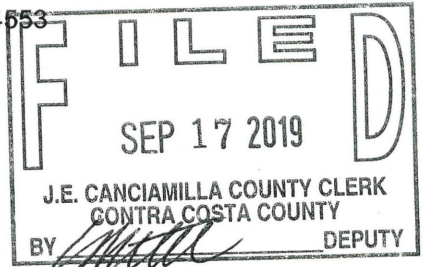
CALIFORNIA ENVIRONMENTAL QUALITY ACT

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

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

From:
Contra Costa County
Dept. of Conservation and Development
30 Muir Road
Martinez, CA 94553
(925) 674-7205



State Clearinghouse Number (if submitted to State Clearinghouse): 2019039051

Project Title: Tara Hills Townhomes

Project Applicant: Jason Bernstein-City Ventures, 444 Spear St., Suite 200, San Francisco, CA 94105

Project Location: The southwest corner of San Pablo Avenue & O'Hatch Drive, San Pablo, Contra Costa County

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

Project Description: Jason Bernstein-City Ventures (Applicant) & David and Rosie Wong (Owners), County File #SD18-9491 & DP18-3022: The applicant proposes to subdivide the subject 2.78-acre property into 33 new residential parcels and two common space parcels and to construct new townhome units on each new residential parcel with associated site improvements for the entire development, including new private roadways, storm drain and cleanwater improvements, and the establishment of an open space parcel. The proposed project includes requests for deviations to the Montalvin Manor Planned Unit District (P-1). Building 2 includes a proposed front setback of 6 feet, 11 inches from O'Hatch Drive, where 10 feet is required. Building 4 includes a proposed setback of 9 feet, 7 inches from O'Hatch Drive, where 10 feet is required. Buildings 1, 2, 3 and 4 include a maximum height of 37 feet, 6 inches, where 30 feet is the maximum height allowed. Buildings 5 and 6 include a maximum height of 27 feet, 6 inches, where 20 feet is allowed within 50 feet of a single-family residential district, and off-street guest parking spaces #1 and #5 include a five-foot setback from O'Hatch Drive, where 10 feet is required. A variance is also included to allow these two front, highway setbacks to O'Hatch Drive, where 10 feet is required pursuant to Section 82-12.402(a). A tree permit request is included to remove one code-protected tree, a 10-inch Coast Live Oak. Finally, the proposed project includes requests for exceptions to Title 9 of the County Ordinance, including the requirement to construct a turnaround at the terminus of the streets, the restriction on street gradients within 30 feet of intersections to a maximum grade of 6%, creek structure setbacks, and undergrounding of utilities. The subject property is located at the southwest corner of San Pablo Avenue & O'Hatch Drive in the Unincorporated San Pablo area. (Zoning: Montalvin Manor Planned Unit District (P-1); APN: 403-202-011)

The project was approved on September 11, 2019 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 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: [Signature]
Daniel Barrios, Planner II
Contra Costa County Department of Conservation and Development

Date: 9/16/19

Date Received for filing at OPR: _____

AFFIDAVIT OF FILING AND POSTING

I declare that on 9/17/2019 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

Applicant:

Jason Bernstein-City Ventures
444 Spear St., Suite 200
San Francisco, CA 94105

Department of Fish and Wildlife Fees Due:

<input type="checkbox"/>	EIR - \$3271.00
<input type="checkbox"/>	Neg. Dec. - \$2354.75
<input checked="" type="checkbox"/>	County Clerk - \$50
<input type="checkbox"/>	DCD - \$25

Total Due: \$ 50.00
Total Paid: \$ 50.00
Receipt # 3569626

*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.

SEP 20 2019
STATE CLEARINGHOUSE

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

Start Over

Print

RECEIPT NUMBER:

07 — 09/17/2019 — 317

STATE CLEARINGHOUSE NUMBER (If applicable)

2019039051

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CCC DEPT OF CONSERVATION & DEVELOPMENT	LEAD AGENCY EMAIL	DATE 09/17/2019
COUNTY/STATE AGENCY OF FILING Contra Costa	DOCUMENT NUMBER E-0000379	

PROJECT TITLE

TARA HILLS TOWNHOMES

PROJECT APPLICANT NAME JASON BERNSTEIN-CITY VENTURES	PROJECT APPLICANT EMAIL		PHONE NUMBER (925) 674-7200
PROJECT APPLICANT ADDRESS 444 SPEAR S T., SUITE 200	CITY SAN FRANCISCO	STATE CA	ZIP CODE 94105

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 type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,112.00	\$	0.00

☒ Exempt from fee

☐ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)


☒ 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 JV0629

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE S. Smith, Deputy Clerk
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County Receipt Number 3569626



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

StartOver

Print

RECEIPT NUMBER:

07 — 6/20/19 — 215

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CCC DEPT OF CONSERVATION & DEVELOPMENT	LEAD AGENCY EMAIL	DATE 6/20/19
COUNTY/STATE AGENCY OF FILING Contra Costa	DOCUMENT NUMBER 19-249	

PROJECT TITLE

TARA HILLS TOWNHOMES

PROJECT APPLICANT NAME CITY VENTURES: JASON BERNSTEIN	PROJECT APPLICANT EMAIL	PHONE NUMBER ()
PROJECT APPLICANT ADDRESS 444 SPEAR ST, SUITE 200	CITY SAN FRANCISCO	STATE CA
		ZIP CODE 94105

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

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<input checked="" type="checkbox"/> County documentary handling fee		\$ 50.00
<input type="checkbox"/> Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other JV #4183 TOTAL RECEIVED \$ 2,404.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE L. SPENCE, DEPUTY CLERK
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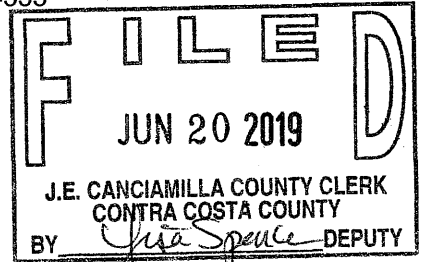
County Receipt Number 3496392

CALIFORNIA ENVIRONMENTAL QUALITY ACT
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The project was approved on June 17, 2019 by the 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.*

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

Date: 6/20/19

Date Received for filing at OPR: _____

AFFIDAVIT OF FILING AND POSTING

JUN 20 2019

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 Jisa Spence Title clerk

Applicant:

Jason Bernstein-City Ventures
444 Spear St., Suite 200
San Francisco, CA 94105

Department of Fish and Wildlife Fees Due:

<input type="checkbox"/>	EIR - \$3271.00
<input checked="" type="checkbox"/>	Neg. Dec. - \$2354.75
<input checked="" type="checkbox"/>	County Clerk - \$50
<input checked="" type="checkbox"/>	DCD- \$25

Total Due: \$ _____
Total Paid: \$ 2404.75
Receipt # 3496392

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