CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

		HO HOL OI	le le l'hal XI				
To:	Office of Planning and Reserver U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044	Street Address: 1400 Tenth St., Rm 1	13	From: Contra Costa Cou Dept. of Conserva 30 Muir Road Martinez, CA 94	ation and D	evelopment	DESCRIPTION OF THE PROPERTY OF
	County Clerk County of: Contra Costa 555 Escobar Street Martinez, CA 94553			(925) 674-7205	SE SE	EP 17 2019	LERK
Stat	e Clearinghouse Number (if s	ubmitted to State Clear	ringhouse): 201	9039051	BY ///	RA COSTA COUNTY	EPUTY
Proj	ect Title: Tara Hills Townhome	S	*		- H	Contraction of the second	PROPERTY CHICAGOS SOLEM
Proj	ect Applicant: Jason Bernsteir	n–City Ventures, 444 S	pear St., Suite	200, San Francisc	o, CA 9410)5	
Proj	ect Location: The southwest of	orner of San Pablo Ave	enue & O'Hatch	n Drive, San Pablo	o, Contra Co	osta County	
Lea	d Agency: Contra Costa Count	y Department of Conse	ervation and De	velopment, (925)	674-7200		
#SD parc associmpred to the from Drive is the allow five-high is in requirement of the san term cree San	ect Description: Jason Berns 18-9491 & DP18-3022: The appels and two common space participated site improvements for the ovements, and the establishment of Manor Planned Uran O'Hatch Drive, where 10 feet is e, where 10 feet is required. But the maximum height allowed, But wed within 50 feet of a single-froot setback from O'Hatch Drive cluded to remove one code-plests for exceptions to Title 9 of the structure setbacks, and under Pablo Avenue & O'Hatch Driverict (P-1); APN: 403-202-011)	plicant proposes to sub arcels and to construct e entire development, i ent of an open space pa nit District (P-1). Buildir is required. Building 4 in uildings 1, 2, 3 and 4 in uildings 5 and 6 include amily residential district re, where 10 feet is requi rotected tree, a 10-ince the County Ordinance ion on street gradients ergrounding of utilities.	divide the subject new townhome including new parcel. The property of the pursuant to the property of the pursuant to the property of the prop	ect 2.78-acre propose units on each revivate roadways, so sed project include proposed front seased setback of 9 from height of 37 feet, at guest parking space is also include a Section 82-12.40 Oak. Finally, the requirement to coroperty is located at the coroperty is located at th	erty into 33 new resident storm drain and des request etback of 6 feet, 7 inches 6 inches, wo baces #1 ared to allow the proposed proposed proposed proposed proposed at the south at the south storm of a maximurat the south storm of the so	new residential nitial parcel with and cleanwater is for deviations feet, 11 inches is from O'Hatch is, where 30 feet where 20 feet is ind #5 include a these two front, permit request project includes rearound at the im grade of 6%, howest corner of	
The	project was approved on Septe	ember 11, 2019 by the	County Plannin	g Commission.			
 The project [will will not] have a significant effect on the environment. 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. Mitigation measures [were were not] made a condition of the approval of the project. A mitigation reporting or monitoring plan [was was not] adopted for this project. A statement of Overriding Considerations [was was not] adopted for this project. Findings [were were not] made pursuant to the provisions of CEQA. 							
☐ Notice of Determination sent to Office of Planning and Research.*							
appı Sigr Dan	is to certify that the final Environment of the Negative Declaration ature: iel Barrios, Planner II tra Costa County Department of	on, is available to the G	General Public a				
	e Received for filing at OPR: _	,	_				
Sig Ap	declare that on	2019 Section 21152(c). Sa Title Department of	oF FILING AND aid notice will re Fish and Wildlif 3271.00	_ I received and p main posted for 30 e Fees Due:	osted this n 0 days from tal Due:	notice as required the filing date.	d by
Sa	4 Spear St., Suite 200 n Francisco, CA 94105	x County DCD-S	0ec \$2354.75 y Clerk - \$50 \$25	Tot Red	tal Paid: \$ ceipt #	50.00 3569626	0

STATECLEARINGHOUSE

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

л California - Department of Fish and Wildlife

29 ENVIRONMENTAL FILING FEE CASH RECEIPT 21 FW 753.5a (REV. 12/01/18) Previously DFG 753.5a

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COUNTY/STATE AGENCY OF FILING					DOCUME	NT NUMBER	₹
Contra Costa	· ·				E-000	0379	
PROJECT TITLE							
TARA HILLS TOWNHOMES							
PROJECT APPLICANT NAME		PROJECT APPLICANT	EMAIL		PHONE N	IUMBER	
JASON BERNSTEIN-CITY VENTUR	RES				(925) 6	74-7200	
PROJECT APPLICANT ADDRESS		CITY		STATE	ZIP CODI	=	
444 SPEAR S T., SUITE 200		SAN FRANCISC	0	CA	94105		
PROJECT APPLICANT (Check appropriate box)							
✓ Local Public Agency School Dist	rict	Other Special District		☐ State	Agency	Priv	ate Entity
CHECK APPLICABLE FEES:							0.00
☐ Environmental Impact Report (EIR)			\$3,27		\$		0.00
☐ Mitigated/Negative Declaration (MND)(ND)			\$2,35		\$		0.00
Certified Regulatory Program (CRP) document	t - payment due di	rectly to CDFW	\$1,11	2.00	\$		0.00
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☐ Notice of Exemption (attach)		•					
CDFW No Effect Determination (attach)							
Fee previously paid (attach previously issued of	cash receipt copy)						
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☐ Water Right Application or Petition Fee (State	vvater Resources	Control Board only)	\$80	50.00 \$			50.00
☑ County documentary handling fee				ð.			
Other				Φ			
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× /////////	S. S	mith, Deputy Cler	·k				
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County Receipt Number 3569626

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Jan Soen (0)	☐ Cash ☐ Credit ☐ Check ☑ Other JV #418	3 TOTAL R	ECEIVED	\$.		2,404.70
Jan Soen (0)	SIGNATURE AGEN	CY OF FILING PRINTED N	AME AND	TITLE		
L. SPENCE, DEPUTY CLERK	Spence	•				
	X L.S	PENCE, DEPUTY	CLER	<u> </u>		

County Receipt Number 3496392

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

To:			From:		
	Office of Planning and Resea	arch	Contra Costa County		
	For U.S. Mail:	Street Address:	Dept. of Conservation and Development		
	P.O. Box 3044	1400 Tenth St., Rm 113	30 Muir Road		
	Sacramento, CA 95812-3044	Sacramento, CA 95814	Martinez, CA 94553 (925) 674-7205		
\boxtimes	County Clerk County of: Contra Costa				
	555 Escobar Street		JUN 20 2019 レル		
	Martinez, CA 94553		LI COMPANIA A COMPANIA CI EDV		
		ubmitted to State Clearinghouse):	J.E. CANCIAMILLA COUNTY CLERK CONTRA COSTA COUNTY BY DEPUTY		
_	ect Title: Tara Hills Townhome	•	The state of the s		
Proj	ect Applicant: Jason Bernsteir	n–City Ventures, 444 Spear St., Տւ	uite 200, San Francisco, CA 94105		
Proj	ect Location: The southwest c	orner of San Pablo Avenue & O'H	atch Drive, San Pablo, Contra Costa County		
Lead	Agency: Contra Costa Count	y Department of Conservation and	l Development		
Proj	ect Description: Jason Berns	stein-City Ventures (Applicant) &	David and Rosie Wong (Owners), County File		
#SD	<u>18-9491 & DP18-3022</u> : The app	plicant proposes to subdivide the s	ubject 2.78-acre property into 33 new residential		
			nome units on each new residential parcel with		
			w private roadways, storm drain and cleanwater		
			roposed project includes requests for deviations as a proposed front setback of 6 feet, 11 inches		
			roposed setback of 9 feet, 7 inches from O'Hatch		
			ximum height of 37 feet, 6 inches, where 30 feet		
			um height of 27 feet, 6 inches, where 20 feet is		
			treet guest parking spaces #1 and #5 include a		
			riance is also included to allow these two front, nt to Section 82-12.402(a). A tree permit request		
			ve Oak. Finally, the proposed project includes		
			the requirement to construct a turnaround at the		
			eet of intersections to a maximum grade of 6%,		
			ct property is located at the southwest corner of		
	ict (P-1); APN: 403-202-011)	e in the Onincorporated San Pabi	o area. (Zoning: Montalvin Manor Planned Unit		
		17, 2019 by the Zoning Administra	ator		
	·	have a significant effect on the en			
			pursuant to the provisions of CEQA.		
[🛮 A Negative Declaration was	prepared for this project pursuant	to the provisions of CEQA.		
		were not] made a condition of t			
		oring plan [⊠ was ☐ was not] add siderations [☐ was ⊠ was not] ad			
☐ 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: Date: U/W/II					
Contra Costa County Department of Conservation and Development					
Date	Received for filing at OPR:				
		AFFIDAVIT OF FILING A	ND POSTING		
	UN 2 1	C 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 JOASPINU Title CLIK					
	olicant:	Department of Fish and Wi			
	on Bernstein-City Ventures Spear St., Suite 200	EIR - \$3271.00	Total Due: \$		
		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	$T_{n+1} = T_{n+1} = T_{n$		
	Francisco, CA 94105	x Neg. Dec \$2354.7 x County Clerk - \$50	75 Total Paid: \$ 2404.75 Receipt # 3496392		

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