

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

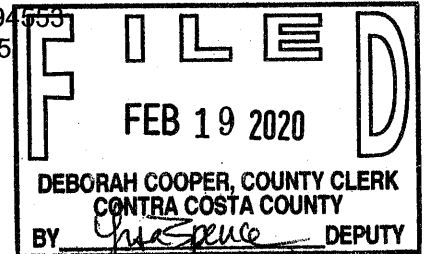
To:

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) 674-7205

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



State Clearinghouse Number (if submitted to State Clearinghouse): 2019099099

Project Title: Freitas Family Two-Lot Subdivision & Rezone Project- County File #MS18-0008 & RZ19-3249

Project Applicant: R. Ross Avedian-P/A Design Resources, Inc., 3021 Citrus Circle #150, Walnut Creek, CA 94598

Project Location: 2350 Norris Canyon Road, San Ramon, Contra Costa County

925-674-7205

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

Project Description: R. Ross Avedian – P/A Design Resources, Inc. (Applicant) & Robert Freitas (Owner), County File #MS18-0008 & RZ19-3249: A request for approval of a vesting tentative map to subdivide a 69.34-acre property into two parcels. These two new parcels are proposed as Parcel A and Parcel B, with 38.38 acres and 30.96 acres of total area, respectively. The proposed project also includes a variance to allow proposed Parcel A to have a total area of 38.38 acres, where the A-4 district requires a minimum of 40 acres. No development is proposed as a part of this project, and an exception to Chapter 96-10 regarding undergrounding utilities. Additionally, a request for approval to rezone a 30.96-acre parcel (Parcel B) from Agricultural Preserve District (A-4) to Exclusive Agricultural District (A-20). No development is proposed as a part of this project. The subject property is located at 2350 Norris Canyon Road in the unincorporated San Ramon area. (Zoning: Agricultural Preserve District (A-4); APN: 211-210-029 & -075)

The project was approved on February 12, 2020 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: 2/18/20

Date Received for filing at OPR: _____

AFFIDAVIT OF FILING AND POSTING

I declare that on FEB 19 2020 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 [Signature] Title Deputy Clerk

Applicant:
R. Ross Avedian-P/A Design Resources, Inc.
3021 Citrus Circle #150
Walnut Creek, CA 94598

Department of Fish and Wildlife Fees Due:	
<input type="checkbox"/>	EIR - \$3343.25
<input checked="" type="checkbox"/>	Neg. Dec. - \$2406.75
<input checked="" type="checkbox"/>	County Clerk - \$50
<input type="checkbox"/>	DCD- \$25

Total Due:	\$ <u>2456.75</u>
Total Paid:	\$ <u>2456.75</u>
Receipt #	<u>3704858</u>

*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.

Governor's Office of Planning & Research

FEB 24 2020

STATE CLEARINGHOUSE



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/19) Previously DFG 753.5a

StartOver

Print

RECEIPT NUMBER:
 07 — 2/19/2020 — 52
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2019099099

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CONTRA COSTA COUNTY DEPARTMENT OF CONSERVATION & DEVELOPMENT	LEAD AGENCY EMAIL N/A	DATE 2/19/2020
COUNTY/STATE AGENCY OF FILING Contra Costa	DOCUMENT NUMBER 20-573	

PROJECT TITLE
 FREITAS FAMILY TWO-LOT SUBDIVISION & REZONE PROJECT- COUNTY FILE #MS18-0008 & RZ19-3249

PROJECT APPLICANT NAME R. ROSS AVEDIAN-P/A DESIGN RESOURCES, INC	PROJECT APPLICANT EMAIL N/A	PHONE NUMBER (925) 674-7205
PROJECT APPLICANT ADDRESS 3021 CITRUS CIRCLE #150	CITY WALNUT CREEK	STATE CA
		ZIP CODE 94598

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,343.25 \$ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,406.75 \$ 2,406.75
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,136.50 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other JV#2538
 TOTAL RECEIVED \$ 2,456.75

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE L. SPENCE, DEPUTY CLERK
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County Receipt Number 3704858