

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: KING ESTATES FINAL DEVELOPMENT PLAN AMENDMENT

Lead Agency: CONTRA COSTA COUNTY

Contact Person: GARY KUPP

Mailing Address: 30 MUIR ROAD

Phone: (925) 674-7799

City: MARTINEZ

Zip: 94553

County: CONTRA COSTA

Project Location: County: CONTRA COSTA City/Nearest Community: WALNUT CREEK

Cross Streets: KING DRIVE AT OAK BRANCH WAY, WALNUT CREEK, CA Zip Code: 94595

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: ~11.2

Assessor's Parcel No.: 238-040-011, -012, -013, -014, -015, -016

Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: HWY 24

Waterways: LAS TRAMPAS CREEK

Airports: NO

Railways: NO

Schools: YES

Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS

Other:

☒ Mit Neg Dec

Other:

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☒ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☐ Site Plan

☐ Land Division (Subdivision, etc.)

☒ Other: DEV. PLAN AMENDMENT

Development Type:

☒ Residential: Units 6 Acres ~11.2

☐ Office: Sq.ft. Acres Employees

☐ Transportation: Type

☐ Commercial: Sq.ft. Acres Employees

☐ Mining: Mineral

☐ Industrial: Sq.ft. Acres Employees

☐ Power: Type MW

☐ Educational:

☐ Waste Treatment: Type MGD

☐ Recreational:

☐ Hazardous Waste: Type

☐ Water Facilities: Type MGD

☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☐ Vegetation

☐ Agricultural Land

☐ Flood Plain/Flooding

☐ Schools/Universities

☐ Water Quality

☐ Air Quality

☐ Forest Land/Fire Hazard

☐ Septic Systems

☐ Water Supply/Groundwater

☐ Archeological/Historical

☒ Geologic/Seismic

☐ Sewer Capacity

☐ Wetland/Riparian

☒ Biological Resources

☐ Minerals

☐ Soil Erosion/Compaction/Grading

☐ Growth Inducement

☐ Coastal Zone

☐ Noise

☐ Solid Waste

☐ Land Use

☐ Drainage/Absorption

☐ Population/Housing Balance

☐ Toxic/Hazardous

☐ Cumulative Effects

☐ Economic/Jobs

☐ Public Services/Facilities

☐ Traffic/Circulation

☐ Other:

Present Land Use/Zoning/General Plan Designation:

RESIDENTIAL / (P-1) PLANNED UNIT DISTRICT / (SV) SINGLE FAMILY RESIDENTIAL VERY LOW DENSITY

Project Description: (please use a separate page if necessary)

SEE ATTACHED

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 14, 2019

Ending Date December 16, 2019

Lead Agency (Complete if applicable):

Consulting Firm: N/A

Address: _____

City/State/Zip: _____

Contact: _____

Phone: _____

Applicant: SEQUOIA LAND INVESTMENTS c/o ROB CARRADE

Address: C-1 GATE FIVE ROAD

City/State/Zip: SAUSALITO, CA 94965

Phone: (415) 944-6161

Signature of Lead Agency Representative: _____

Date: 11/14/19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT DESCRIPTION

KING ESTATES FINAL DEVELOPMENT PLAN AMENDMENT

(County File #DP05-3058)

The project proposes the following: (a) to amend the final development plan, including regrading and realignment of a portion of Oak Branch Way and two turnarounds, and construction of subdivision improvements; (b) an exception to the standards of the Subdivision Ordinance governing the design of private roads to allow a portion of Oak Branch way to exceed 20 percent in gradient; (c) to amend Tree Permit #TP02-0008 (which permitted removal of 112 trees) to allow removal of 113 trees (including 68 trees already removed by previous work) to accommodate the construction of the proposed remedial subdivision improvements and eventual lot development, and to reduce the replanting requirement from "up to" 221 trees to 25 trees, and to work within the driplines of 12 trees to be preserved; (d) a grading permit to grade 3,131 cubic yards of soil; (e) approval of the proposed location of residences based on the conceptual plans provided, and details of retaining walls (i.e. location, height, type, batter); and (f) modify the boundary of the deed restricted scenic easement space and increase the easement area from the 311,844 square feet to 317,270 square feet to insure that all graded and developed areas are kept outside of the private open space areas.