

Lead Agency:

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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November 14, 2019

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT
A PROPOSED MITIGATED NEGATIVE DECLARATION**

County File No. DP05-3058

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

PROJECT TITLE: King Estates Final Development Plan Amendment

APPLICANT: Sequoia Land Investments
Attn: Bob Carrade, Ph: (415) 944-6161
1-C Gate Five Road
Sausalito, CA 94965

LOCATION: The project site is located at the intersection of King Drive and Oak Branch Way (not in Rossmoor) in the Saranap area of unincorporated Walnut Creek, California 94595.
Assessor Parcel Numbers: 238-040-011 through -016

DESCRIPTION:

Project Description: 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.

Site and Area Description: The site is located on the south perimeter of an established neighborhood of up-scale residences of varying age on lots zoned Single Family Residential R-10 and R-20. The site itself is a forested, steep, north-facing hillside that is approximately ¼ miles southwest of Olympic Boulevard/Tice

Valley Boulevard intersection. To the west and east off the site are vacant lands, and immediately south of the site is the Rossmoor senior-living community in the City of Walnut Creek.

ENVIRONMENTAL EFFECTS:

The Initial Study for the proposed project identified potentially significant impacts in the environmental area of biology and geology/soils. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

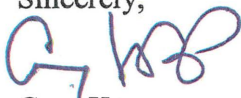
Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed during business hours in the offices of the Department of Conservation and Development, and Application and Permit Center at **30 Muir Road, Martinez, CA.**

Public Comment Period - The Period for accepting comments on the adequacy of the environmental documents extends to **Monday, December 16, 2019, at 5:00 P.M.** Any comments should be in writing and submitted to the following address:

Name: Gary Kupp, Senior Planner (925) 674-7799
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Sincerely,

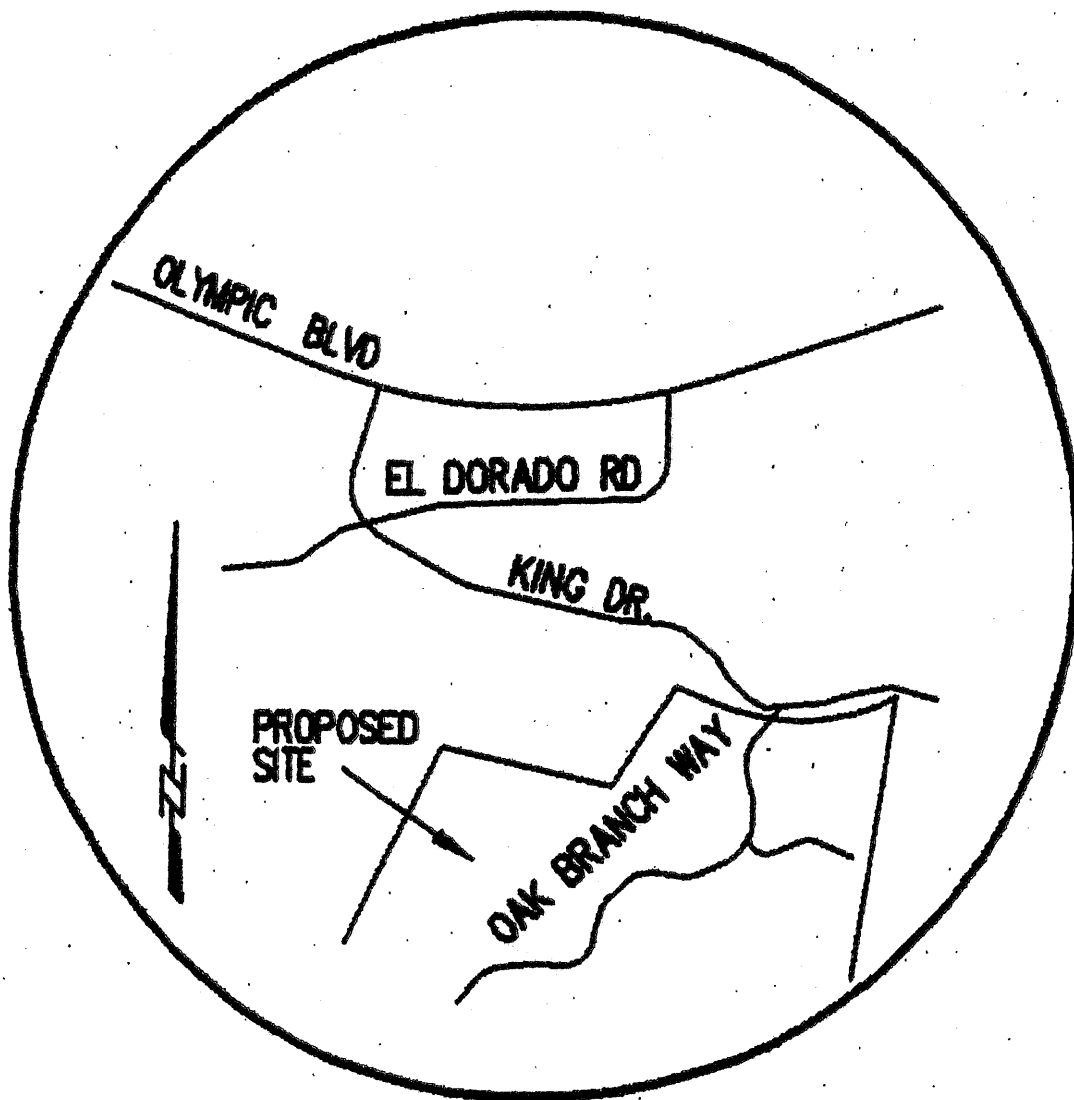


Gary Kupp
Senior Planner

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Owners
Notification List

attach: Vicinity Map & Site Plan

WALNUT CREEK, CA 94595



VICINITY MAP

N.T.S.

