

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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Director

Aruna Bhat
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Jason Crapo
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Maureen Toms
Deputy Director

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Business Operations Manager

February 11, 2020

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

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 Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Atria Lafayette – Repair of Existing Roadway Retaining Wall
- 2. County File Number:** Development Plan Permit #CDDP20-03005 /
Tree Permit #CDTP19-00057
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Syd Sotoodeh, Planner II
925-674-7815
- 5. Project Location:** A 6.4-acre parcel located at: 1545 Pleasant Hill Road and Taylor Boulevard in the unincorporated Lafayette area (APN: 265-180-016)
- 6. Applicant's Name, Address, and Phone Number:** Rich Francis
c/o The Olympus Group, Inc.
8850 Greenback Ln., Suite C
Orangevale, CA 95662

7. Description of Project: The applicant seeks approval to modify Development Plan County File #DP88-3007 to allow repairs of the existing driveway structure for the Atria Park Lafayette assisted living facility. The project consists of the following elements:

- a) Installation of two new soldier pile retaining walls with concrete cribbing and tie rods (maximum height of 30 feet), within a maximum 19-feet of the existing “block” retaining walls that support either side of the existing 250-linear-foot driveway;
- b) Replacement of approximately 650 cubic yards of non-engineered fill below the existing roadway with new engineered fill to reduce soil expansion;
- c) Placement of approximately 1,450 cubic yards of granular backfill between the existing block retaining walls and the new soldier pile retaining walls;
- d) Enlargement of the existing box culvert beneath the driveway to a maximum height and width of 19-feet and length of 64-feet;
- e) Replacement of the existing roadway surface;
- f) Request for approval of a tree permit to allow removal of up to 29 code-protected trees for heavy equipment access, and work within the dripline of up to 21 trees for required construction activities.

The Development Plan (County File #DP88-3077) to allow construction and operation of a congregate care assisted living facility was approved in 1991 and the facility was constructed in the year 2003. The purpose of this project is for life safety repairs of the existing driveway structure. The access driveway is a two-lane, approximately 250-foot-long private road approximately 20 feet wide with an additional 5-foot-wide sidewalk. The road traverses a ravine corridor and tributary to “Murderers Creek” which flows through the existing box culvert as part of the two-unit, block type retaining walls which support the driveway. The entire structure is sinking and there is evidence of major rutting on the roadway due to the failure of the retaining walls which show evidence of differential displacement. The project does not propose to regrade or change the geometry of the “Murderers Creek” channel in any way. To construct the project, approximately 30 feet of the bottom of the wash on each side of the retaining walls will need to be cleared to provide access for heavy equipment to work in the area. In addition to renovating the cleared area, the area between the existing retaining walls and the new walls will be available for landscaping.

Approximately 3 acres of the ravine corridor is protected as open space through a recorded scenic easement/restricted development area pursuant to the conditions of approval (COA) for County File #DP88-3007. Approximately 13,000 square feet of the approximately 27,275 square-foot project area is located within the restricted development area. Therefore, the project also seeks approval of the County to perform work within the restricted development area.

The COA for County File #DP88-3007 prohibit access via Diablo View Road to the Atria Park Lafayette facility. Thus, the driveway as accessed from Pleasant Hill Road is the primary means of ingress and egress to the facility for residents, employees, visitors, and health and safety responders. At least one lane of traffic on the private access driveway is to remain open during construction to allow for vehicle access. If approved, the retrofitted retaining walls will allow the driveway to be repaved for continued, safe access to the facility.

- 8. Surrounding Land Uses and Setting:** The subject property is an approximately 6.4-acre site located east of Taylor Boulevard and north of Pleasant Hill Boulevard within a predominantly residential area in an unincorporated area of Lafayette in Contra Costa County.

The subject property is located within two General Plan Land Use Designations. The existing access driveway to the Atria Park Lafayette Facility is located within an Open Space (OS) land use designation, while the existing buildings and grounds for use by residents, visitors, and staff are located on a portion of the property with a Congregate Care (CC) land use designation. Properties to the north, northwest, and east of the subject property are within Single-Family Residential land use designations for very low, low, and medium density housing (SV, SL, and SM). While the subject property is zoned as a Planned-Unit District (P-1), the surrounding properties are zoned for residential uses (R-10, R-15, and R-20). A primarily residential area of the City of Lafayette lies west and southwest of the subject property.

The subject property contains a congregate care facility known as Atria Park of Lafayette, which provides assisted living and memory care for older adults. The facility, which is staffed to provide 24/7 care and amenities for independent living in a home-like setting, has been in operation for over 15 years. Supportive, block type retaining walls across the heavily wooded ravine corridor and a box culvert to sustain the flow of an intermittent stream known as “Murderers Creek” were constructed in lieu of a bridge for primary access from Pleasant Hill Road.

- 9. Determination:** The County has determined that the project may result in impacts to the environment, but those impacts will be less than significant with mitigations. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/initial study has been prepared. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 30-day public comment period.

Due to the COVID-19 shelter-in-place order, the mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input>. Any documents referenced in the index can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will **begin February 12, 2021 and extend to 5:00 P.M., Monday, March 15, 2021**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Syd Sotoodeh
30 Muir Road
Martinez, CA 94553

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Due to the COVID-19 shelter-in-place order, the hearing will be held remotely via phone/web. Hearing notices with instructions on how to join will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at syd.sotoodeh@dcd.cccounty.us or by telephone at (925) 674-7815.

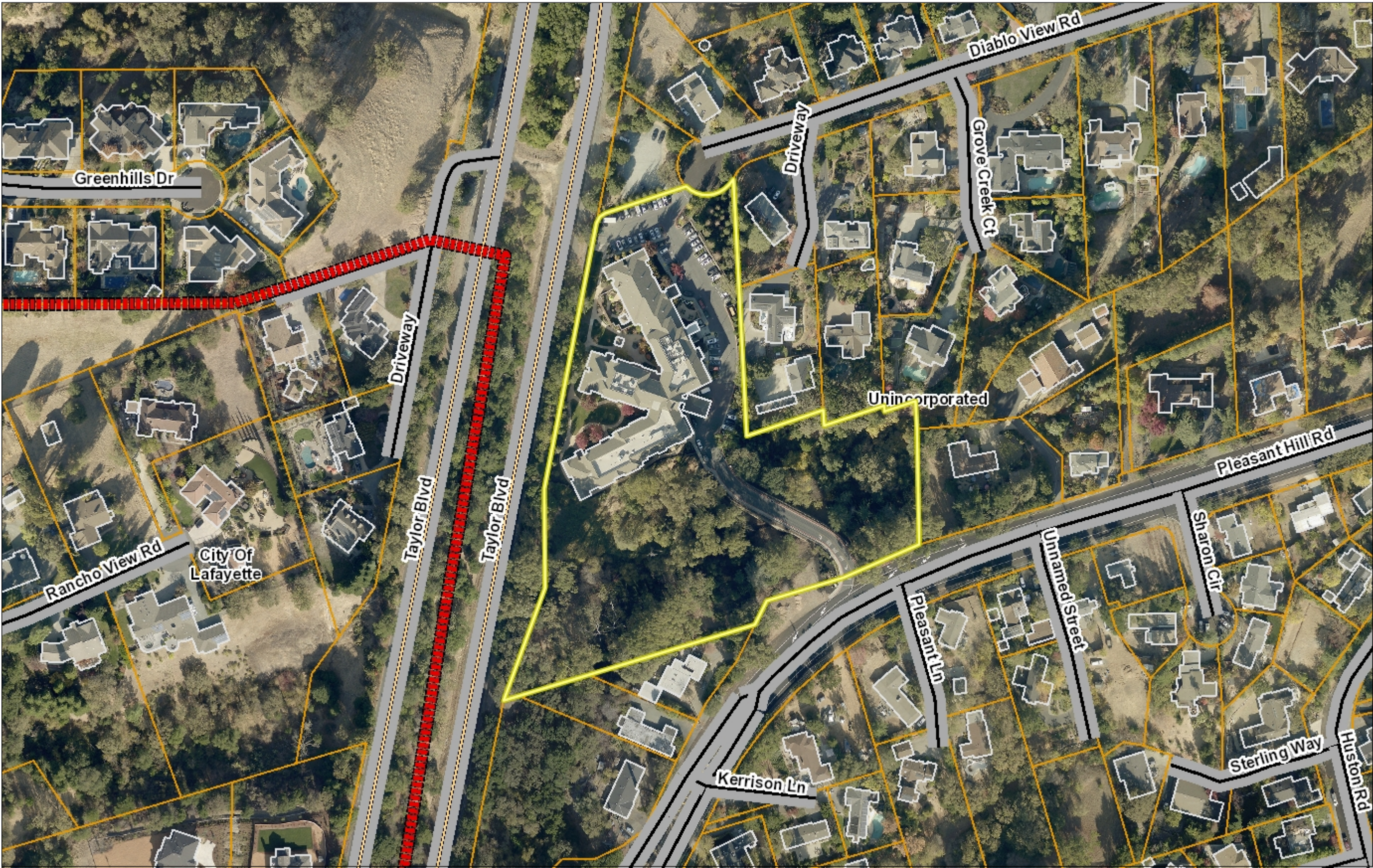
Sincerely,



Syd Sotoodeh
Planner II
Department of Conservation & Development

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

attach: Project Vicinity Map & Site Plan



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- County Boundary
- Bay Area Counties
- Building Outlines
- Assessor Parcels

Aerials 2019

- Red: Band_1
- Green: Band_2
- Blue: Band_3

World Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

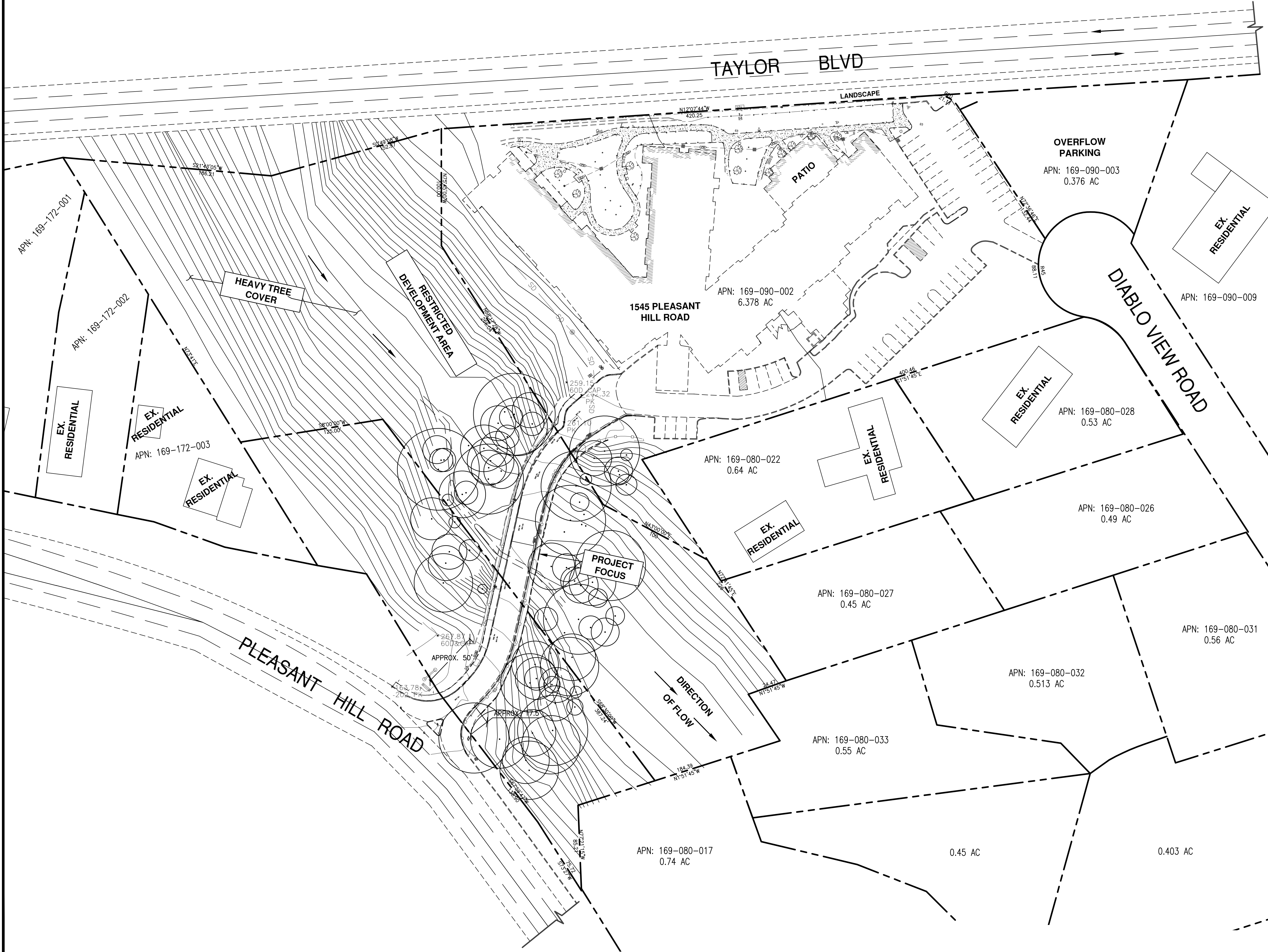
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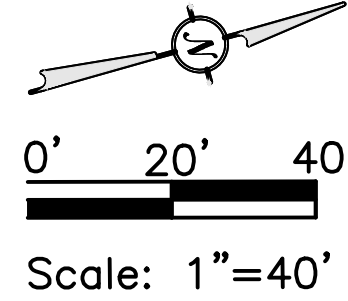
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Notes
Contra Costa County -DOIT GIS

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NOTE: SITE PLAN WAS CREATED USING RECORD INFORMATION AS FOUND ON THE CONTRA COSTA COUNTY "COMAP", TOGETHER WITH RECORD DATA TAKEN FROM THE CONTRA COSTA COUNTY TAX ASSESSOR'S MAPS.



REVISIONS:

IMPROVEMENT PLANS FOR
ATRIA LAFAYETTE
APN 169-090-002
OVERALL SITE PLAN
CONTRA COSTA COUNTY, CALIFORNIA

1st SUBMITTAL



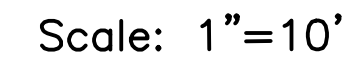
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DRAWN BY: STAFF
DESIGNED BY: B. F. BROWNE
CHECKED BY: B. F. BROWNE
DATE: JULY, 2020
SCALE: AS SHOWN

C3

SHEET 3 OF 23

PROJECT NO: 19-002



IMPROVEMENT PLANS FOR
ATRIA LAFAYETTE
APN 169-090-002
TREE REMOVAL PLAN

COUNTY, CALIFORNIA

DRAWN BY: R. FRANZIS
 CHECKED BY: B.F. BROWNII
 DATE: JULY, 2020
 SCALE: AS SHOWN
 PROJECT NO: 19-002

C6
 SHEET 6 OF 23

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