

**Department of
Conservation and
Development**

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April 28, 2021

**NOTICE OF PREPARATION/
NOTICE OF SCOPING SESSION
FOR AN ENVIRONMENTAL IMPACT REPORT ON THE
PROPOSED OAK ROAD TOWNHOUSE CONDOMINIUM PROJECT
COUNTY FILE #CDRZ21-03258, CDS21-09559, CDDP21-03001**

TO: ALL INTERESTED AGENCIES AND PARTIES

The Contra Costa County Department of Conservation & Development (DCD) has received applications from the SummerHill Homes requesting approval of a rezoning, subdivision, and a development plan for the "Oak Road Townhouse Condominium" Project. DCD is the lead agency for preparation of the environmental impact report (EIR) for this project and is issuing this Notice of Preparation pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines.

PROJECT LOCATION

The project site consists of approximately 5.94 acres encompassing numerous parcels (Assessor's Parcel Numbers: 172-012-001, 172-012-007, 172-012-025, 172-012-026, 172-012-021, 172-012-008, 172-012-023, and 172-012-020) in unincorporated central Contra Costa County, adjacent to the City of Walnut Creek. The site is addressed as 2740 Jones Road, which is located southeast of the intersection of Interstate 680 and Treat Boulevard.

PROJECT DESCRIPTION

The project is requesting approval of a rezoning of the project site to a Planned Unit District (P-1), subdivision of the project site into 19 residential lots, and a development plan to allow the following:

- Demolition of the existing improvements (buildings, foundations, asphalt, concrete, fence poles, landscaping);
- Removal of 74 onsite trees, relocation of one valley oak tree, and preservation of six off-site trees;

- Construction of 19 three-story buildings, 45 feet in height, on 129,373 square feet (292,965 total gross square feet);
- Installation of approximately 64,686 square feet of landscaped areas;
- 319 auto parking spaces (278 onsite spaces and 41 street frontage spaces);
- Internal streets, courts, walkways, and drainage improvements;
- Off-site improvements including installation of parking stalls along Oak Road and Jones Road;
- Grading of approximately 9,300 cubic yards of cut and approximately 6,700 cubic yards of fill.

ANTICIPATED IMPACTS

Pursuant to CEQA Guidelines Section 15060(d), DCD will not prepare an initial study prior to commencing work on the EIR. Based on knowledge of other projects in the vicinity of the project site, we anticipate that the project may result in potentially significant impacts in the following CEQA topic areas:

- Aesthetics: constructing three-story buildings would alter the aesthetics of a site that is currently occupied by mostly single-story buildings and open space such as sports fields.
- Air Quality & Greenhouse Gas Emissions: construction activities and on-going residential-related activities would cause a temporary/permanent increase in emissions of criteria pollutants and greenhouse gases.
- Biological Resources: construction activities may result in impacts to a variety of protected plant and animal species. Of special concern are potential impacts to bats and avian species, and to oak trees. There are no wetlands onsite.
- Cultural Resources: construction activities may disturb previously undiscovered cultural resources.
- Geology & Soils: the existing soil conditions need to be analyzed and prepared in order to ensure soil preparation is sufficient for the project.
- Hazards & Hazardous Materials: demolition and construction activities may increase the potential for impact due to hazardous materials.
- Hydrology & Water Quality: off-site improvements may be needed to increase the capacity of the local drainage system to accommodate this housing development.
- Noise: ambient noise levels may increase temporarily during construction and may increase permanently during residential occupation of the constructed site.
- Transportation: residential operations may cause impacts to various intersections' level of service and increase vehicle miles traveled.

PUBLIC COMMENTS

All responsible and trustee agencies, and interest ed agencies, organizations, and individuals are invited to submit comments which address environmental concerns resulting from the implementation of the proposed project.

Due to the time limits mandated by State Law, your response must be sent at the earliest possible date but no later than 30 days after receipt of this letter. Correspondence must be received at the following address by **4:00 p.m. on Friday, May 28, 2021:**

Contra Costa County
Department of Conservation & Development
Community Development Division
30 Muir Road
Martinez, CA 94553
Attention: Jennifer Cruz

The County File Numbers stated above should be included in all correspondence.

SCOPING MEETING

A scoping meeting will be held on **Monday, May 17, 2021, at 3:30 p.m.**

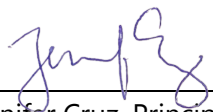
To slow the spread of COVID-19, the Health Officer's Shelter Order of March 10, 2021, prevents public gatherings (Health Officer Order). In lieu of a public gathering, the County Zoning Administrator will be accessible live online or by telephone to all members of the public as permitted by the Governor's Executive Order N29-20. Participation instructions can viewed at the following link <https://www.contracosta.ca.gov/4328/Zoning-Administrator> when the agenda becomes available. Follow the link then click the "Most Recent" agenda tab.

At this meeting, interested agencies, organizations, and individuals may submit oral and written comments pertaining to environmental concerns related to the proposed project.

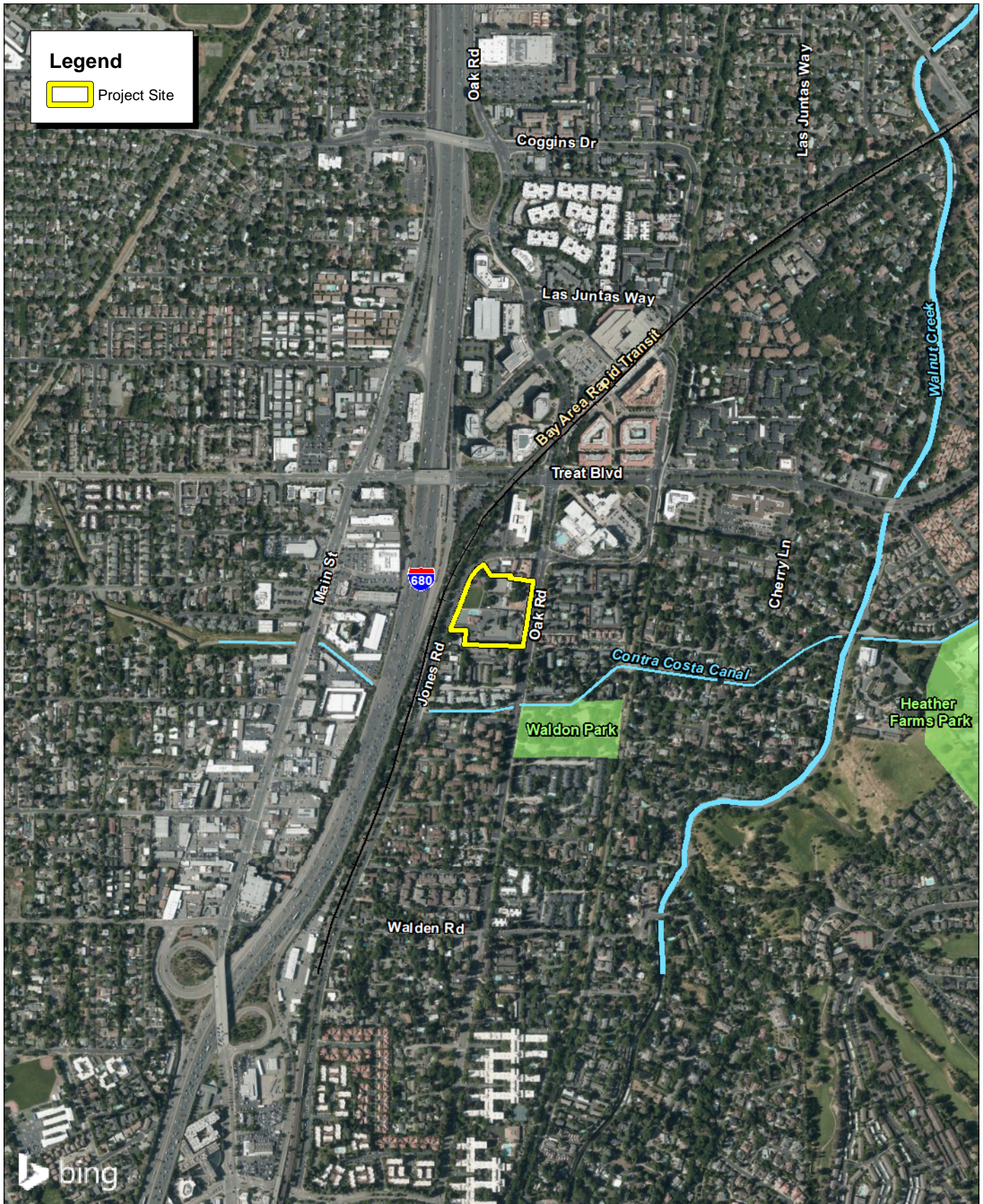
SUPPORTING DOCUMENTS

The rezoning, subdivision, and development plan applications and supporting documents are available for review at the Department of Conservation & Development, Community Development Division. If you wish to obtain a copy of any documents related to this project, please contact me at (925) 655-2867 or Jennifer.Cruz@dcd.cccounty.us.

Signature: _____


Jennifer Cruz, Principal Planner
Contra Costa County
Department of Conservation & Development

Att: Local Vicinity Map
Site Plan



Source: Bing Aerial Imagery.

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Exhibit 2-2 Local Vicinity Map



Source: SDG Architects, Inc., March 25, 2021

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Exhibit 2-6 Site Plan

CONTRA COSTA COUNTY
OAK ROAD TOWNHOUSE CONDOMINIUMS
ENVIRONMENTAL IMPACT REPORT