

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 # 2018102067

Project Title: Del Hombre 284-Unit Apartment Project

Lead Agency: Contra Costa County Depart. of Conservation & Development Contact Person: Jennifer Cruz
 Mailing Address: 30 Muir Road Phone: (925) 674-7790
 City: Martinez Zip: 94553 County: Contra Costa

Project Location: County: Contra Costa City/Nearest Community: Walnut Creek

Cross Streets: Del Hombre Lane and Roble Road Zip Code: 94597

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 2.4

Assessor's Parcel No.: 148-170-001, 022, 037, 041, 042 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-680 Waterways: _____

Airports: _____ Railways: _____ Schools: Bancroft Elementary

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: _____

Governor's Office of Planning & Research
 SEP 11 2019
 STATE CLEARINGHOUSE

Development Type:

Residential: Units 284 Acres 2.4
 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:

Single-Family Residential (R-15) and Planned Unit District (P-1)/ Multiple-Family Residential-Very High Density (MV)

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

See attached page for Project Description.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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| <input checked="" 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 checked="" type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <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 checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input 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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date September 11, 2019 Ending Date October 25, 2019

Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>The Hanover Company</u>
Address: <u>1350 Treat Boulevard, Suite 380</u>	Address: <u>156 Diablo Road, Suite 220</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Danville, CA 94526</u>
Contact: <u>Liza Baskir</u>	Phone: <u>(650) 380-0014</u>
Phone: <u>(925) 357-2562 ext. 1113</u>	

Signature of Lead Agency Representative:  Date: 09/10/19

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

PROJECT DESCRIPTION: The project applicant, The Hanover Company, proposes to build a 284-unit six-story podium apartment community on a 2.37-acre site located in central Contra Costa County and adjacent to the Pleasant Hill/Contra Costa Centre Bay Area Rapid Transit (BART) Station in unincorporated Walnut Creek. The project will require approval of a General Plan Amendment from Multiple-Family Residential-Very High Density (MV) to Multiple-Family Residential-Very High Special Density (MS), a rezoning of the property from Single-Family Residential (R-15) and Planned Unit District (P-1) to Planned Unit District (P-1), a minor subdivision, and a Final Development Plan to allow the construction of the apartments including variances to the lot size for rezoning a less than 5-acre property to P-1 and 10-foot setback requirement from a public road, and an exception from Title 9 for drainage requirements. The project also includes the improvements to roads, demolition of the existing residential buildings, the removal of approximately 161 trees and impacts to approximately 28 additional trees, and grading of approximately 29,000 cubic yards.

The project will provide 36 affordable units; representing 15 percent of the 237 units allowed by the proposed MS land use district and 12 of those (5 percent) would be affordable to very low-income households. Therefore, the project would be eligible for the State density bonus of 20 percent, and the total allowable unit count under the MS designation would increase from 237 units to 284 units.

By providing 5 percent of units as affordable to very low-income households, the project is also eligible for one development incentive or concession. The project would require a concession to provide the remaining affordable units (24 total) as affordable to moderate income. Contra Costa County Off-Street Parking Ordinance Section 82-16.404(b)(1)(c) requires driveway aisle widths of 25 feet for spaces with an angle of parking of 90 degrees. Pursuant to Section 65915(e) of the California Government Code, the project would request a reduction of this development standard to allow a driveway aisle width of 24 feet.