

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kelli Zenn
Business Operations Manager

June 26, 2019

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

County File No. SD18-9495 and RZ18-3244

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:

LEAD AGENCY: Contra Costa County, Department of Conservation and Development

PROJECT NAME: Laurel Place IV Subdivision, County File #'s SD18-9495 and RZ18-3244

APPLICANT: Lenox Homes, LLC
3675 Mount Diablo Boulevard, Suite 350
Lafayette, CA 94549

LOCATION: The property is addressed 5175 Laurel Drive, Concord.
Assessor's Parcel Number: 117-040-086.

DESCRIPTION:

Project Description: The applicant is requesting approval of a 8-lot Vesting Tentative Map. The proposed tentative map identifies 8 lots ranging in size from 15,000 to 18,000 square feet in area. The lots will be accessed via a new 28-foot-wide private road. The project also proposes to rezone the subject lot from R-40 Single-Family Residential District to R-15 Single-Family Residential District. An Out of Area Service Agreement and/or an annexation into the City of Concord boundaries will be necessary in order extend wastewater services to the subject site.

4,422 total cubic yards of soil will be graded and balanced on-site in order to create the building pads, roadway and related subdivision improvements. The removal of 30 trees will be necessary to construct the project. The project also includes an exemption request from County Ordinance Code, Division 914, Chapter 914-2.004 to be relieved of the off-site collect and convey requirements.

Site and Area Description: The project site is within an approximately 190-acre pocket of unincorporated land located at the northeastern edge of the City of Concord. The general area lies between Bailey Road to the north and Kirker Pass Road to the south. The Concord Naval Weapons Station land is located approximately 1,100 feet northeast of the site. Parcels in the vicinity range in size from 10,000 square feet to over an acre

and tend to be developed with residential uses. The Assessor's Parcel Number for the property is 117-040-086. The site consists of 3.6 acres and is currently developed with one single-family residence and several accessory buildings/structures. 30 trees are scattered throughout the property. The site is generally rectangular in shape, 402 feet long, approximately 389 feet wide and has a 5-foot drop in grade elevation from the Laurel Drive frontage to the rear of the property.

ENVIRONMENTAL EFFECTS:

The Initial Study for the proposed project identified potentially significant impacts in the environmental area of aesthetics, air quality, biology, cultural resources, geology/soils and Utilities/Service Systems. 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, 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 **Friday, July 26, 2019, at 4:00 P.M.** It is anticipated that this subdivision and rezoning application will be heard before the County Planning Commission on **Wednesday, August 28, 2019, at 7:00 P.M.** Any comments should be in writing and submitted to the following address:

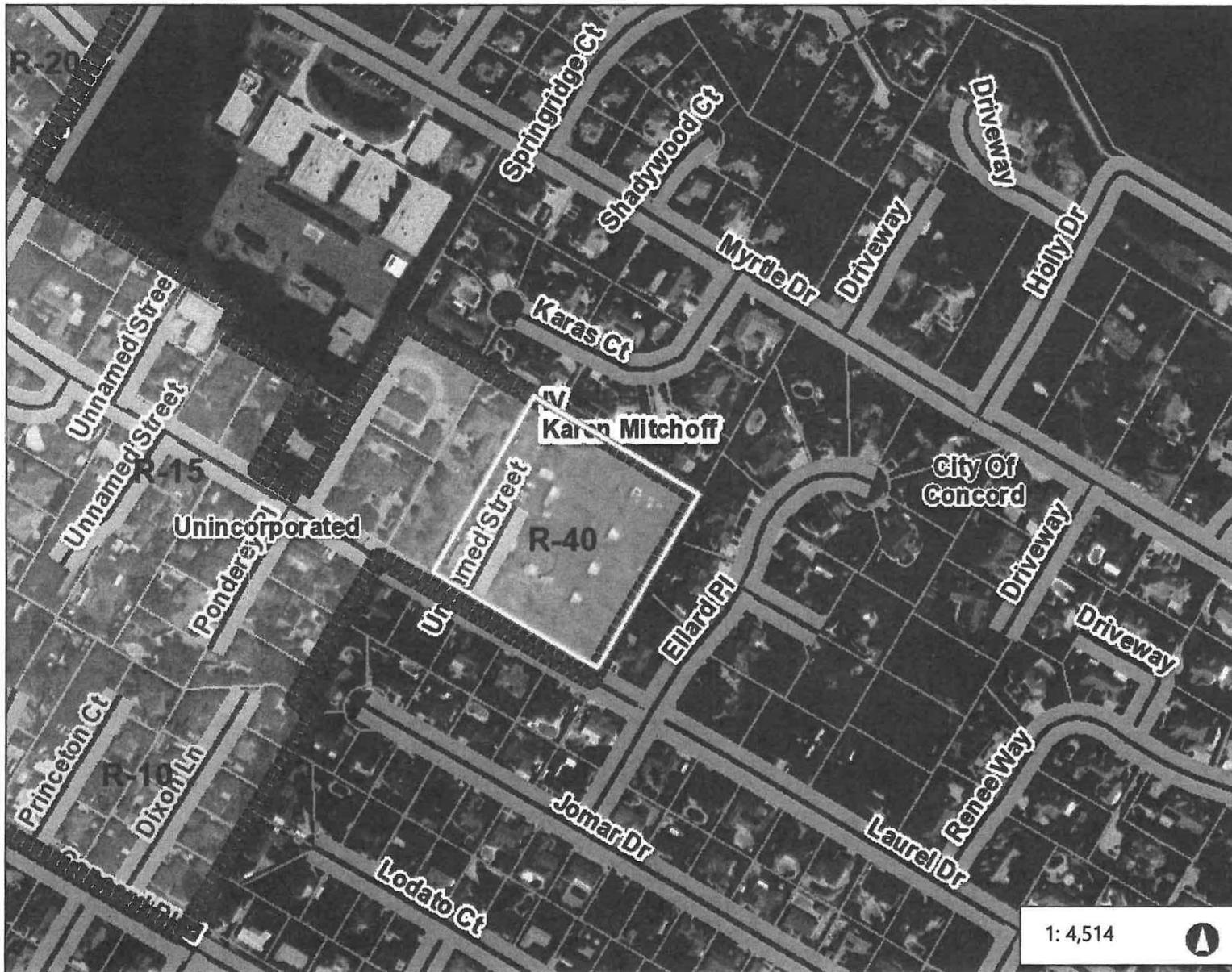
Name: Francisco Avila, Senior Planner (925) 674-7801
Contra Costa County, Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553



Francisco Avila
Senior Planner

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

Vicinity Map, R-40 Zoning



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Zoning
 - R-6 (Single Family Residential)
 - R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com)
 - R-6 -SD-1 (Single Family Resident Hillside Development Combining Di)
 - R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc)
 - R-6, -UE (Single Family Residential Exclusion Combining District)
 - R-6 -X (Single Family Residential - Combining District)
 - R-7 (Single Family Residential)
 - R-7 -X (Single Family Residential - Combining District)
 - R-10 (Single Family Residential)
 - R-10, -UE (Single Family Resident; Exclusion Combining District)
 - R-12 (Single Family Residential)
 - R-15 (Single Family Residential)
 - R-20 (Single Family Residential)
 - R-20, -UE (Single Family Resident; Exclusion Combining District)
 - R-40 (Single Family Residential)
 - R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com)
 - R-40, -UE (Single Family Resident; Exclusion Combining District)
 - R-65 (Single Family Residential)

1: 4,514



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS