

**Department of
Conservation and
Development**

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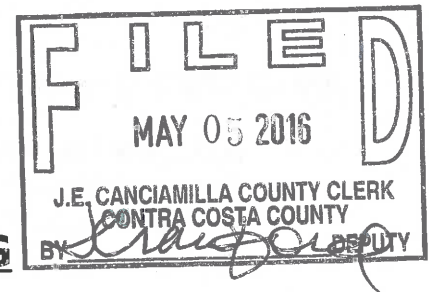
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May 5, 2016

NOTICE OF AVAILABILITY
and
NOTICE OF PUBLIC HEARING
for



SARANAP VILLAGE MIXED-USE PROJECT
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

State Clearinghouse Number: 2014032060

County File Numbers: GP13-0003, RZ13-3224, SD13-9359, DP13-3035

Notice is hereby given pursuant to the California Environmental Quality Act (CEQA) that a document titled "**Saranap Village Project – Recirculated Draft Environmental Impact Report**" (hereafter referenced as "RDEIR") has been prepared for the proposed Saranap Village Mixed-Use Project and is available for public review and comment.

BACKGROUND

In September 2013 Hall Equities Group (applicant) submitted applications to the Contra Costa County Department of Conservation and Development (DCD) requesting approval of a General Plan Amendment, Rezoning, Major Subdivision, and Final Development Plan for the Saranap Village Mixed-Use Project (Project) in the unincorporated community of Saranap in central Contra Costa County. The Project includes the following:

- Redevelopment of a portion of Boulevard Way in Contra Costa County into a mixed-use village with residential uses and neighborhood-serving restaurants, services, and shops. This would be accomplished by replacing outdated buildings (majority constructed in the 1960s) with four buildings (designated Sites A, B, B1, and C) containing a total of 235 multiple-family units; up to approximately 30,000 square feet of street-level retail and restaurant uses; approximately 14,200 square feet of boutique, community-oriented fitness club; private amenities for use by the project's residents; and off-street structured

parking. The buildings would vary in size and each would reflect a different architectural style. The largest building, located on Site A, would contain approximately 315,500 square feet, including its garage. Building heights would vary across the project site.

- Improvements to the Boulevard Way and Saranap Avenue rights-of-way including reducing Boulevard Way from four lanes to two along the project frontage up to the intersection with Flora Avenue and installing two roundabouts, angled and parallel on-street parking, traffic calming elements, streetscape amenities, sidewalks, crosswalks, street lighting, landscaping, and utilities.

On September 18, 2014, the DCD published a draft environmental impact report (DEIR) analyzing the Project. In response to comments received during the public comment period on the DEIR, the applicant in 2015 submitted a plan for a smaller project known as the "Mitigated Plan Alternative" (MPA). On July 24, 2015, the DCD published a Notice of Preparation (NOP) indicating its intent to prepare a RDEIR analyzing the MPA and addressing additional issues.

TOPICS STUDIED IN THE RDEIR

- **Mitigated Plan Alternative.** The potential impacts of the MPA are analyzed. The MPA proposes 196 multiple-family units and up to 22,261 square feet (gross leasable area) of street-level retail and restaurant uses. Compared to the Project, buildings on Sites A and B in the Mitigated Alternative would be shorter, and in some places would be pulled back farther from the streets. Development of Sites B1 and C would remain generally as proposed for the Project. Parking for the MPA would be provided on-site and in the public rights-of-way and would exceed standard County Code requirements. Compared to the Project, there would be less subterranean excavation because less parking would be required.

Like the Project, the Mitigated Alternative would include a roundabout at the intersection of Boulevard Way and Saranap Avenue and on-street parking along both sides of Boulevard Way and the Saranap Avenue frontage. As with the Project, most of the on-street parking would be angled, with some parallel spaces. The Mitigated Alternative includes traffic calming components similar to those of the Project, including roadway improvements, utilities, streetscape improvements, crosswalks, street lighting, sidewalks, and landscaping. Unlike the Project, the Mitigated Alternative proposes to leave the large oak tree in place on Site B and the roundabout formerly proposed near Flora Avenue has been replaced with a median.

- **Aesthetics.** A revised aesthetic impact analysis of the Project, with new visual massing simulations, has been prepared.
- **Boulevard Way Reclassification and General Plan Text Amendment.** The DCD determined that the roadway classification for Boulevard Way should be changed from "arterial" to "collector," which requires amendments to the Transportation and Circulation Element of the County General Plan. The RDEIR analyzes the environmental impacts of these changes.

PROJECT LOCATION

The project site is addressed as 1285, 1298, 1299, 1300, 1310, and 1326 Boulevard Way, and 1176 and 1180 Saranap Avenue in the unincorporated Saranap area. The site is between the cities of Walnut Creek and Lafayette, approximately one-quarter mile southwest of the Interstate 680/State Route 24 interchange. (See attached map) The project site is also identified by the following Assessor's Parcel Numbers: 184-010-035, 184-010-046, 184-450-025, 184-480-025, 185-370-010, 185-370-012, 185-370-018, 185-370-033.

The project site includes an address that has been listed with the State Water Resources Control Board due to underground storage tanks associated with a former service station at 1299 Boulevard Way. The tanks were removed in 1987.

ENVIRONMENTAL IMPACTS OF THE PROJECT

The RDEIR identifies potentially significant environmental impacts in the following resource/topic areas:

- *Aesthetics*
- *Air Quality*
- *Biological Resources*
- *Cultural Resources*
- *Greenhouse Gas Emissions and Energy*
- *Hazards and Hazardous Materials*
- *Hydrology and Water Quality*
- *Noise*
- *Transportation/Traffic*
- *Utilities and Service Systems*

All potentially significant impacts can be mitigated to less-than-significant levels.

RDEIR PUBLIC REVIEW & COMMENT PERIOD

The public review period for the RDEIR will be 62 days, which already includes an extension beyond the statutory requirement.¹ No further extensions are anticipated.

Written comments on the adequacy of the RDEIR must be received by **5:00 p.m. on WEDNESDAY, JULY 6, 2016**, at the following address:

William Nelson
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

OR

william.nelson@dcd.cccounty.us

The County File Numbers indicated near the top of this notice should be included on all correspondence.

¹ CEQA requires a 45-day public review and comment period for a draft EIR. Pursuant to CEQA Guidelines Section 15105(a), the public review period should not exceed 60 days except in unusual circumstances. As the 60th day is the July 4 holiday, the County is extending the review period to July 6.

During the 62-day review period, the County Zoning Administrator will hold a public hearing to provide additional opportunity for public comment on the RDEIR. Comments made *during the hearing* are equivalent to written comments, so it is unnecessary for one to submit written comments and oral comment as long as the oral comments are provided at the hearing. The County Zoning Administrator's hearing will be held on **MONDAY, JUNE 20, 2016, at 3:30 p.m.** in the DCD offices located at 30 Muir Road, Martinez, California. The County Planning Commission will hold a subsequent hearing to consider the merits of the Project. While a date for this hearing has not yet been set, it is anticipated to occur in August or September 2016.

RECIRCULATED DRAFT EIR AVAILABILITY

Copies of the RDEIR are available for review and purchase at the DCD offices, located at the address indicated above. The RDEIR is available for purchase in CD format for \$5.00 and in hard copy format for approximately \$115.00. In addition to copies of the RDEIR, supplemental information including maps, plans, studies, and other material related to the Project and preparation of the RDEIR are available for public review at the DCD offices. The RDEIR can also be downloaded for free from the DCD website at www.cccounty.us/5195/Saranap-Village.

Hard copies of the RDEIR are available for review, but not purchase, at the following additional locations:

Offices of County Supervisor Candace Andersen

309 Diablo Road
Danville, CA

3338 Mount Diablo Boulevard
Lafayette, CA

City of Walnut Creek
Community Development Department
1666 North Main Street
Walnut Creek, CA

City of Lafayette
Planning and Building Department
3675 Mount Diablo Boulevard, #210
Lafayette, CA

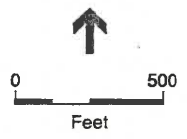
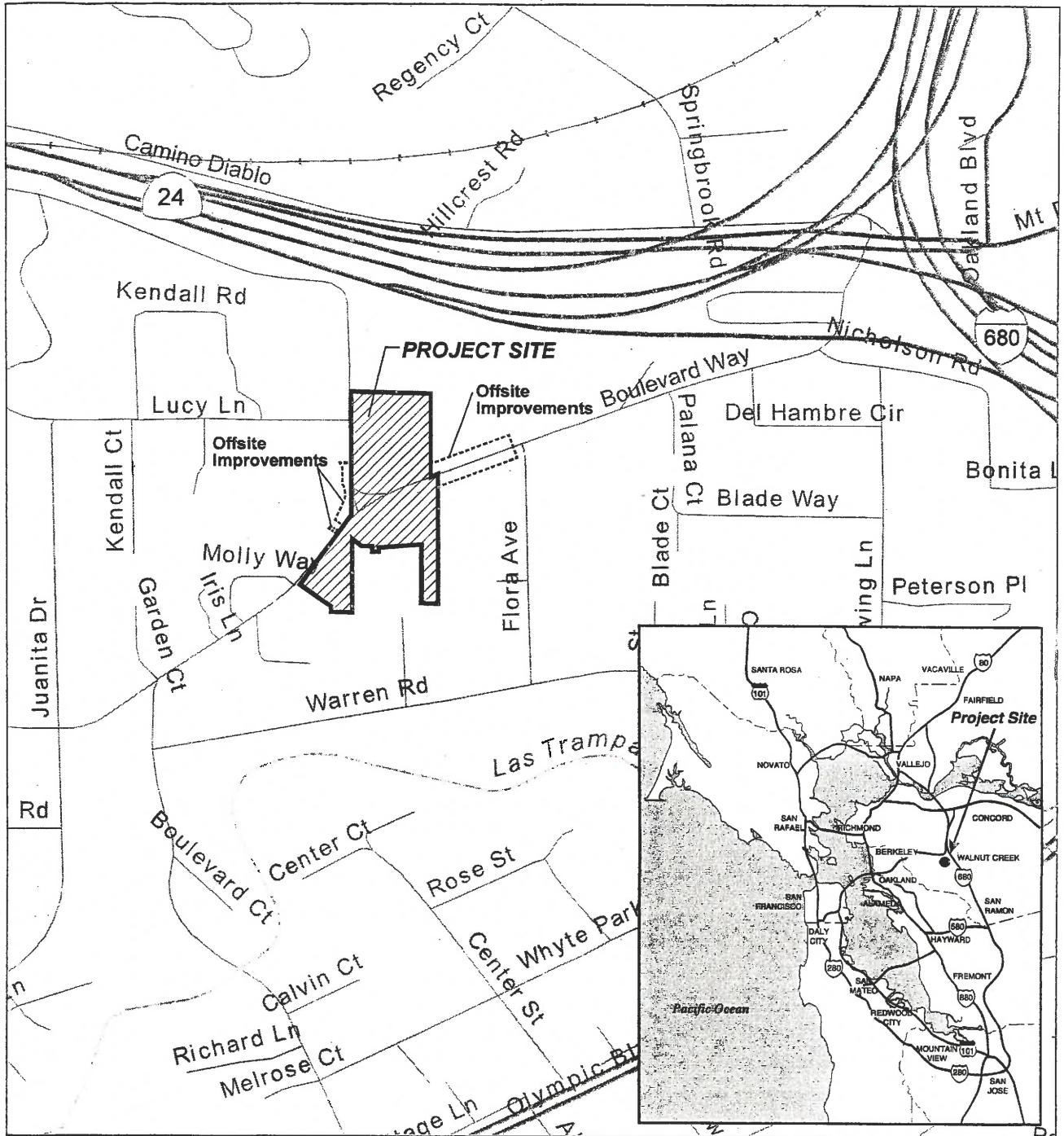
Pleasant Hill Library
Contra Costa County Main Branch
1750 Oak Park Boulevard
Pleasant Hill, CA

Walnut Creek Library
1644 N. Broadway
Walnut Creek, CA

Lafayette Library
3491 Mt. Diablo Boulevard
Lafayette, CA

ADDITIONAL INFORMATION

For additional information on the RDEIR and the proposed project, please contact William Nelson of the DCD by telephone at (925) 674-7791, fax at (925) 674-7258 or e-mail at william.nelson@dcd.cccounty.us.



SOURCE: ESA

Saranap Village EIR . 130919
Figure ES-1
 Project Location Map