

**Department of
Conservation and
Development**

30 Muir Road
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**Contra
Costa
County**

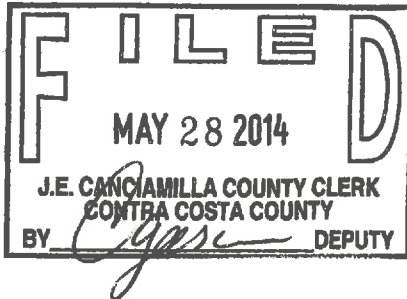


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May 28, 2014

**Notice of Preparation & Notice of Scoping Meeting for a Draft
Environmental Impact Report (EIR) on the Proposed Tassajara Parks
Project (Formally New Farm Project)**

To: Responsible and Trustee Agencies, and Otherwise Interested Agencies,
Organizations and Individuals

The Contra Costa County Department of Conservation & Development, Community Development Division (DCD) has received an application for development of a 152-unit single family residential subdivision with substantial park, recreation and open space components in the Tassajara Valley area of unincorporated Contra Costa County. The project site involves 771-acres of land located along Camino Tassajara, east of the City of San Ramon and Town of Danville. The project site is composed of two, noncontiguous, areas of land, which are referred to as the "Northern Site" and the "Southern Site" (See Attachment A – Location Map). The Southern Site consists of approximately 616 acres and the Northern Site, which is situated less than one-half mile to the north, is approximately 155-acres. The DCD is the lead agency for preparation of the environmental impact report (EIR) for this project and issuing this Notice of Preparation pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines.

Brief History of Application

In February of 2010 the applicant submitted to the County a development application for the "New Farm Project", which proposed to subdivide and develop 187 residential units on approximately 771-acres and other mixed uses in the Tassajara Valley area. Of the 187 dwelling units, 142 units were proposed on the 616-acre Southern Site and 43 units were proposed on the 155-acre northern site. The proposal also included extensive olive orchards, a

church, cemetery, and a fire training facility. The application materials included a request for a General Plan Amendment, Rezoning, Vesting Tentative Map and a Preliminary and Final Development Plan.

An EIR was initiated for the New Farm project and approximately 70% of it was administratively completed.

Then, in February of 2013, the applicant submitted a revised application, the “Tassajara Parks Project”, which proposed development on the same project site as the New Farm Project, but with a significantly reduced development footprint of 152 single-family residential units on 30-acres of the 155-acre Northern Site. The remainder of the 771-acre project site would be dedicated to open space and recreational uses, with the exception of 10-acres on the Southern Site for use by the San Ramon Valley Fire Protection District and the San Ramon Valley Unified School District.

The application includes revised General Plan Amendment (County File No. GP07-0009), Rezoning (RZ09-3214), Vesting Tentative Map (SD10-9280) and Preliminary and Final Development Plan (DP10-3008) applications for the Tassajara Parks Project. Note that the County is using the same application file numbers as the previous New Farm Project.

After further revisions the applicant submitted a slightly different plan in February of 2014. That new development plan is described below.

Project Location & Description

As noted above, the 771-acre Tassajara Parks Project site, located east of the City of San Ramon and Town of Danville in the Tassajara Valley of unincorporated Contra Costa County is composed of two different areas of land, which are referred to as the “Southern Site” and the “Northern Site”. The Southern Site consists of approximately 616-acres and the Northern Site, which is located approximately one-half mile to the north, consists of 155-acres. The Project Site is adjacent to and outside of the Contra Costa County Urban Limit Line (ULL).

Proposed Development of the 155-Acre Northern Site

On the Northern Site 152 single-family residential units are proposed for construction on 30-acres. In addition, development of the Northern Site consists of; 1) Two Staging Areas, 2) Trail 3) Detention Basin 4) Construction of a portion of the parking lot for the benefit of the Tassajara Hills Elementary School, 5) Various frontage improvements to Camino Tassajara. The remaining 116-acres of the Northern Site would be dedicated as Open Space.

Proposed Development Of The 616-Acre Southern Site

On the Southern Site, approximately 5-acres are proposed for use by the San Ramon Valley Fire District as a Training Facility. A four-inch water main line would extend from the Northern Site to serve this use. Also proposed is a 5-acre site for use by the San Ramon Valley Unified School District. The remaining 606-acres of the Southern Site are planned for permanent park, recreation, and open space uses.

Project's Water Supply

The applicant has acquired a source of Central Valley Project contract water supply, which it proposes to use for transfer, exchange and/or wheeling transactions resulting in the delivery of a sufficient water supply to the Project.

The means of physically delivering the water to the Project, and the adequacy of the supply to serve the Project will be evaluated and documented in a SB 610 Water Supply Assessment that will be provided by the applicant as part of the environmental review of the Project. Since the Project is not located within the service area of a public water supplier, the Project anticipates establishing a mutual water company purveyor to provide water service.

In the alternative, the Project proposes to be annexed into the service area of the appropriate public water supplier, which will then serve the Project. Any such annexation and related sphere of influence amendment would require LAFCO approval.

Proposed Wastewater Service

Wastewater service would be provided to the Project by the Central Contra Costa Sanitary District (CCCSD), upon the Project Site's annexation to CCCSD.

Application to Amend County General Plan to Expand the County Urban Limit Line (ULL) on the Northern Site

The proposed 30-acre residential development located on the Northern Site is located adjacent to and outside the Contra Costa County Urban Limit Line (ULL). The applicant will seek approval to adjust the ULL on the Northern Site to include the 30-acre Tassajara Parks residential development footprint pursuant to Contra Costa Code section 82-1.018 (a) (4) & (b).

Anticipated Impacts

The EIR will address all the CEQA topics identified in the Appendix G CEQA checklist. Based on the project description and the existing environmental setting several key environmental issues have been identified including but not limited to:

AESTHETICS

- Potential aesthetic impacts to the Tassajara Valley

AGRICULTURAL AND FORESTRY RESOURCES

- Potential loss of agricultural lands

AIR QUALITY

BIOLOGICAL RESOURCES

- Potential biological impacts to riparian / wetland habitat and wildlife corridors for a variety of species, including California red-legged frog, California tiger salamander, San Joaquin Kit Fox
- Potential impacts to wetlands and Waters of the U.S and/or State.
- Potential impacts to Special-Status Plants
- Potential presence of Alameda whipsnake, California red-legged frog and California Tiger Salamander

CULTURAL RESOURCES

ENERGY

GEOLOGY AND SOILS

- Potential geologic impacts due to topography of the project site

GREENHOUSE GAS EMISSIONS

HAZARDS AND HAZARDOUS MATERIALS

- Potential for pesticide residues and other hazardous material in the shallow soils of the project site

HYDROLOGY AND WATER QUALITY

- Potential for flooding within portions of the site that are located within Special Flood Hazard Area Zone A

LAND USE AND PLANNING

- Potential for growth-inducing impacts related to extension of urban services (water line extended from Northern Site to Southern Site / Fire Training Facility) outside urban limit line
- Compatibility between urban and agricultural uses

MINERAL RESOURCES

NOISE

POPULATION AND HOUSING

PUBLIC SERVICES

RECREATION

TRANSPORTATION/TRAFFIC

- Potential transportation impacts affecting level of service on area roadways

UTILITIES AND SERVICE SYSTEMS

- Increase demand on utilities including water, wastewater, and solid waste disposal

The EIR will also analyze a reasonable range of alternatives to the proposed project that focus on avoiding or reducing the significant impacts identified in the EIR. The EIR will provide a comparative evaluation of each alternative for each environmental topic.

Public Comments

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

Responses to this Notice of Preparation must be received at the following address by 5:00 p.m. on June 27, 2014:

Department of Conservation & Development
Community Development Division
Attn: John Osborne
30 Muir Road
Martinez, California 94553

County File Number SD10-9280 should be included in all correspondence.

Scoping Meeting

A scoping meeting will be held on **June 16, 2014 at 3:30 p.m. located at 30 Muir Road, Martinez, California.** 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

Information regarding the project and supporting documents are available for review at the offices of the Department of Conservation & Development, Community Development Division or on-line at www.cccounty.us/tassajara_parks. If you wish to obtain a copy of any documents related to this project, please contact John Osborne at (925) 674-7793 or john.osborne@dcd.cccounty.us

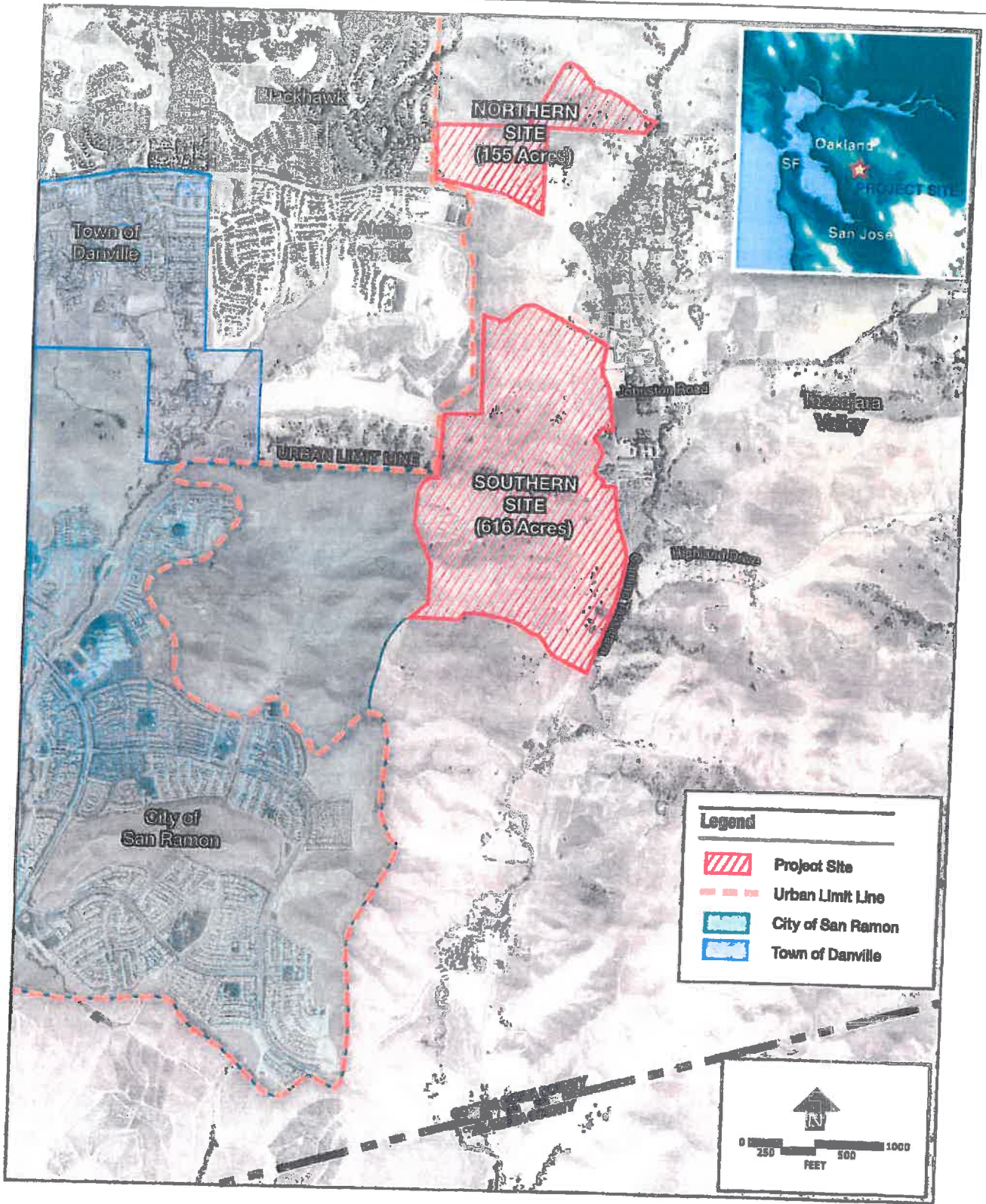
Sincerely,



John Osborne, Senior Planner
Contra Costa County
Department of Conservation & Development

Attachment A – Project Location Map

Tassajara Parks Project



Source: Carlson, Barbee & Gibson, Inc., 2011; Google Earth, 2011.