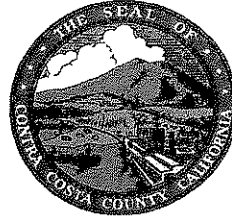


**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**

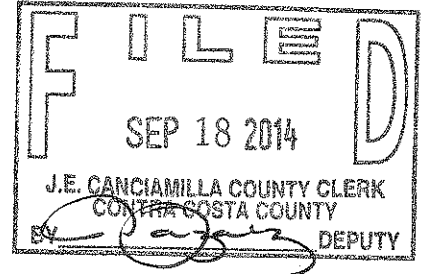


John Kopchik
Interim Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

September 18, 2014



NOTICE OF AVAILABILITY

and

NOTICE OF PUBLIC HEARING

for

SARANAP VILLAGE MIXED-USE PROJECT

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 Mixed-Use Project – Draft Environmental Impact Report**" (hereafter referenced as "Draft EIR") has been prepared for the proposed Saranap Village Mixed-Use Project and is available for public review.

PROJECT DESCRIPTION: Hall Equities Group (Applicant) has 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 to allow implementation of the Saranap Village Mixed-Use Project in the unincorporated community of Saranap in central Contra Costa County. The project includes redevelopment of an area surrounding the intersection of Boulevard Way and Saranap Avenue into a mixed-use village with up to 235 multiple-family residential units and approximately 43,500 square feet of neighborhood-oriented businesses and services. The project also includes substantial improvements to the public rights-of-way along portions Boulevard Way and Saranap Avenue.

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 Draft EIR 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.

DRAFT EIR PUBLIC REVIEW & COMMENT PERIOD: The public review period for the Draft EIR will be 60 days, which already includes an extension beyond the statutory requirement.¹ No further extensions will be granted. Day 1 of the review period is September 19, 2014. Written comments on the adequacy of the Draft EIR must be received by **5:00 p.m. on Monday, November 17, 2014**, 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.

During the 60-day review period, the County Zoning Administrator will hold a public hearing to provide additional opportunity for public comment on the Draft EIR. 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, November 3, 2014, 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 early 2015.

DRAFT EIR AVAILABILITY: Copies of the Draft EIR are available for review and purchase at the DCD offices, located at the address indicated above. The Draft EIR 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 Draft EIR, supplemental information including maps, plans, studies, and other material related to the project and preparation of the Draft EIR are available for public review at the DCD offices. The Draft EIR can also be downloaded for free from the DCD website at www.cccounty.us/5195/Saranap-Village.

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

Office of County Supervisor Candace Andersen
309 Diablo Road
Danville, CA

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

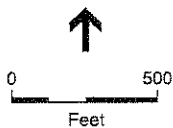
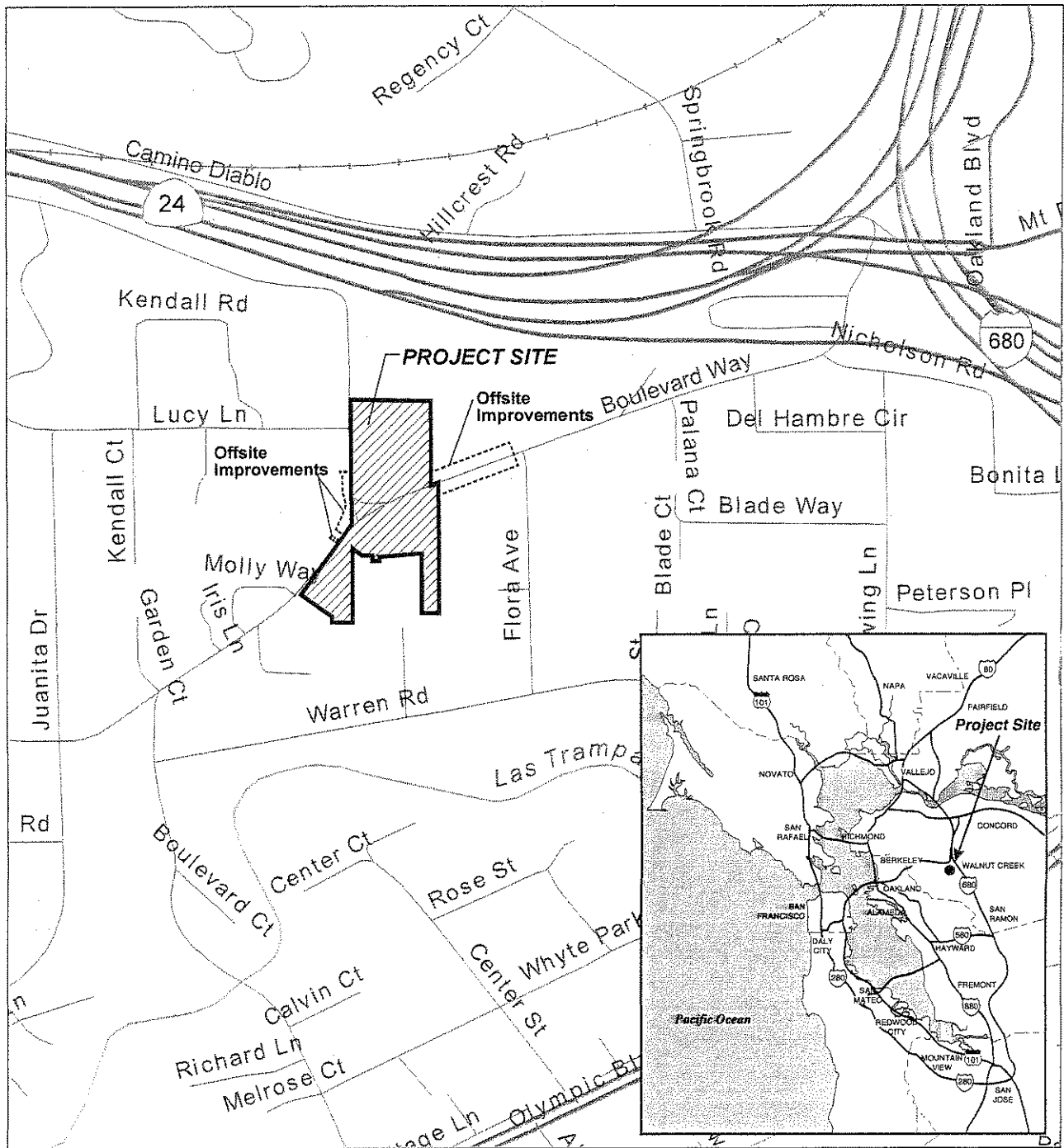
City of Lafayette
Planning and Building Department
3675 Mount Diablo Boulevard, #210
Lafayette, CA

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 Draft EIR 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