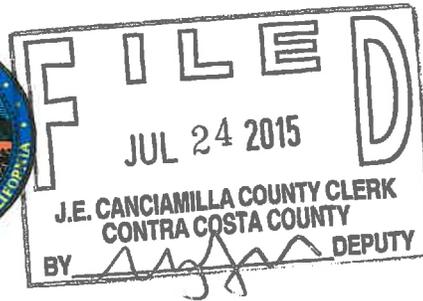


**Department of
Conservation and
Development**

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

July 24, 2015

**NOTICE OF PREPARATION & NOTICE OF PUBLIC SCOPING MEETING
FOR A
RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT
SARANAP VILLAGE MIXED-USE PROJECT**

**TO: RESPONSIBLE AND TRUSTEE AGENCIES, AND OTHERWISE INTERESTED
AGENCIES, ORGANIZATIONS, AND INDIVIDUALS**

On September 14, 2014, the Contra Costa County Department of Conservation and Development (DCD) published a Draft Environmental Impact Report (DEIR) for the **General Plan Amendment, Rezone, Major Subdivision, and Final Development Plan applications (County File Numbers GP13-0003, RZ13-3224, SD13-9359, and DP13-3035, respectively)** for the Saranap Village Mixed-Use Project (the "Project"). The DCD, as the lead agency for preparation of the EIR for this project, will prepare a Recirculated Draft EIR (RDEIR) to address a new, smaller Mitigated Alternative proposed by the applicant, a revised analysis of aesthetic impacts of the Project and all alternatives, and a change in the classification of Boulevard Way from "arterial" to "collector." The DCD is accordingly issuing this Notice of Preparation pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines.

DESCRIPTION OF PROJECT STUDIED IN DRAFT EIR

The Project addressed in the original DEIR is described as follows:

- 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 This would be accomplished by replacing outdated buildings (majority constructed in the 1960s) with four buildings (designated Sites A, B, B1, and C) containing a total of 235 multiple-family units; up to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 a roundabout, a traffic circle, angled and parallel on-street parking, traffic calming elements, streetscape amenities, sidewalks, crosswalks, street lighting, landscaping, and utilities.

PROJECT CHANGES AND OTHER MATTERS TO BE STUDIED IN RECIRCULATED DRAFT EIR

Aesthetics. In response to the comments received on the DEIR's analysis of aesthetic impacts, the DCD will prepare a new aesthetics analysis of the Project, with new visual massing simulations prepared by a new consultant retained and supervised by the DCD. The RDEIR will contain a revised chapter on the Project's aesthetic impacts and a revised discussion comparing the aesthetic impacts of each alternative to those of the Project.

Boulevard Way Reclassification. The DCD has determined that the roadway classification for Boulevard Way should be changed from "arterial" to "collector," which requires amendments to the General Plan Transportation and Circulation Element. Because the Saranap Village Mixed-Use Project proposes physical changes along an approximately 960-foot segment of Boulevard Way, the DCD suggested and the applicant agreed that the change in roadway classification could be addressed in the RDEIR.

Accordingly, the Project description is changed to include a change to the roadway classification of Boulevard Way from "arterial" to "collector" and conforming amendments to the text of the General Plan Circulation Element and the County Roadway Network Map. This change in roadway classification would apply to all of Boulevard Way, from Olympic Boulevard to Mt. Diablo Boulevard. The affected offsite areas are accordingly expanded to include all of Boulevard Way. The RDEIR will address any significant environmental impacts of this change in classification, for the Project and for all alternatives.

Mitigated Alternative. The applicant has proposed a new "Mitigated Alternative" (see attached preliminary plans). The Mitigated Alternative proposes a reduction in building mass of approximately 27 percent compared to the original Project. The Mitigated Alternative 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 Site C would remain generally as proposed for the Project. Parking for the Mitigated Alternative would be provided on the project site 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 is the case with the Project, most of the on-street parking would be angled, with some parallel spaces. Unlike the Project, the Mitigated Alternative proposes to leave the large oak tree in place on Site B. The traffic circle near Flora Avenue would be landscaped with new vegetation and/or artwork, rather than the relocated tree. 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.

The RDEIR will address any significant environmental impacts of the Mitigated Alternative. The RDEIR will include a new visual massing simulation of the Mitigated Alternative, prepared by a new consultant retained and supervised by the DCD.

PROJECT LOCATION

The project site is located in the unincorporated Saranap area of Contra Costa County between the cities of Walnut Creek and Lafayette. The project site is within the City of Walnut Creek's Sphere of Influence and the County's Urban Limit Line, just south of State Highway 24, and less than one-quarter mile west of the Walnut Creek city limits. The project site consists of approximately 4.6 acres clustered around the intersection of Boulevard Way and Saranap Avenue, extending along the north and south sides of Boulevard Way and along the east side of Saranap Avenue. Properties within the project area are addressed as 1285, 1298, 1299, 1300, 1310, and 1326 Boulevard Way, and 1176 and 1180 Saranap Avenue.

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.

No physical changes are proposed to any portions of Boulevard Way outside of the area of on-site and off-site improvements studied in the original DEIR. However, the geographic scope of the RDEIR will be expanded to encompass the proposed change in classification from "arterial" to "collector" along all of Boulevard Way.

ANTICIPATED IMPACTS

The revised aesthetics analysis of the Project is anticipated to identify significant impacts.

The Boulevard Way classification change from "arterial" to "collector" is not anticipated to result in significant impacts. However, all resource areas and relevant CEQA issues will be evaluated in connection with the classification change.

The Mitigated Alternative is anticipated to result in impacts similar to, but lesser than, those of the Project. Based upon the analysis of the original Project, the DCD anticipates that the Mitigated Alternative may result in potentially significant impacts in the following CEQA topic areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Transportation/Traffic; Utilities and Service Systems; and Mandatory Findings of Significance. Based upon the analysis of the original Project, the DCD does not anticipate significant impacts to Agricultural and Forestry Resources; Geology and Soils; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; and Recreation. However, all resource areas and relevant CEQA issues will be evaluated in connection with the Mitigated Alternative.

PUBLIC COMMENTS

All responsible and trustee agencies, and otherwise interested agencies, organizations, and individuals are invited to submit comments regarding the scope and content of the RDEIR.

Written responses to this Notice of Preparation must be received at the following address by 5:00 p.m. on Tuesday, August 25, 2015:

Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
Attention: William Nelson

The County File Numbers stated above should be included in all correspondence.

PUBLIC SCOPING MEETING

A scoping meeting will be held on **Monday, August 17, 2015, at 3:30 p.m.** in the offices of the Department of Conservation and Development located at 30 Muir Road, Martinez, California. At this meeting anyone may submit oral or written comments pertaining to the scope and content of the environmental information to be included in the RDEIR.

SUPPORTING DOCUMENTS

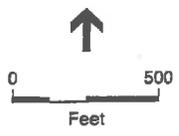
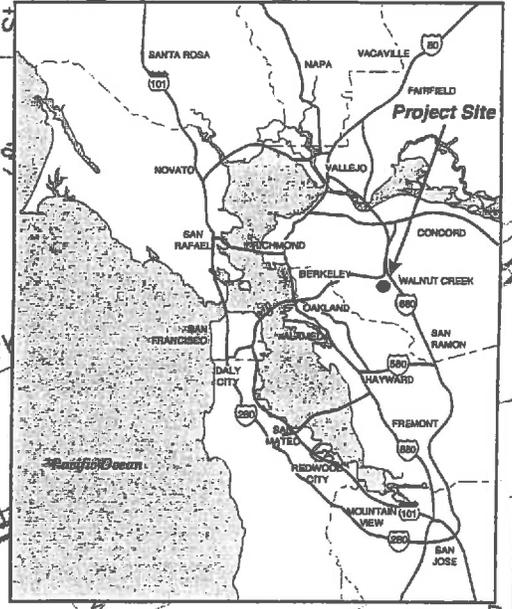
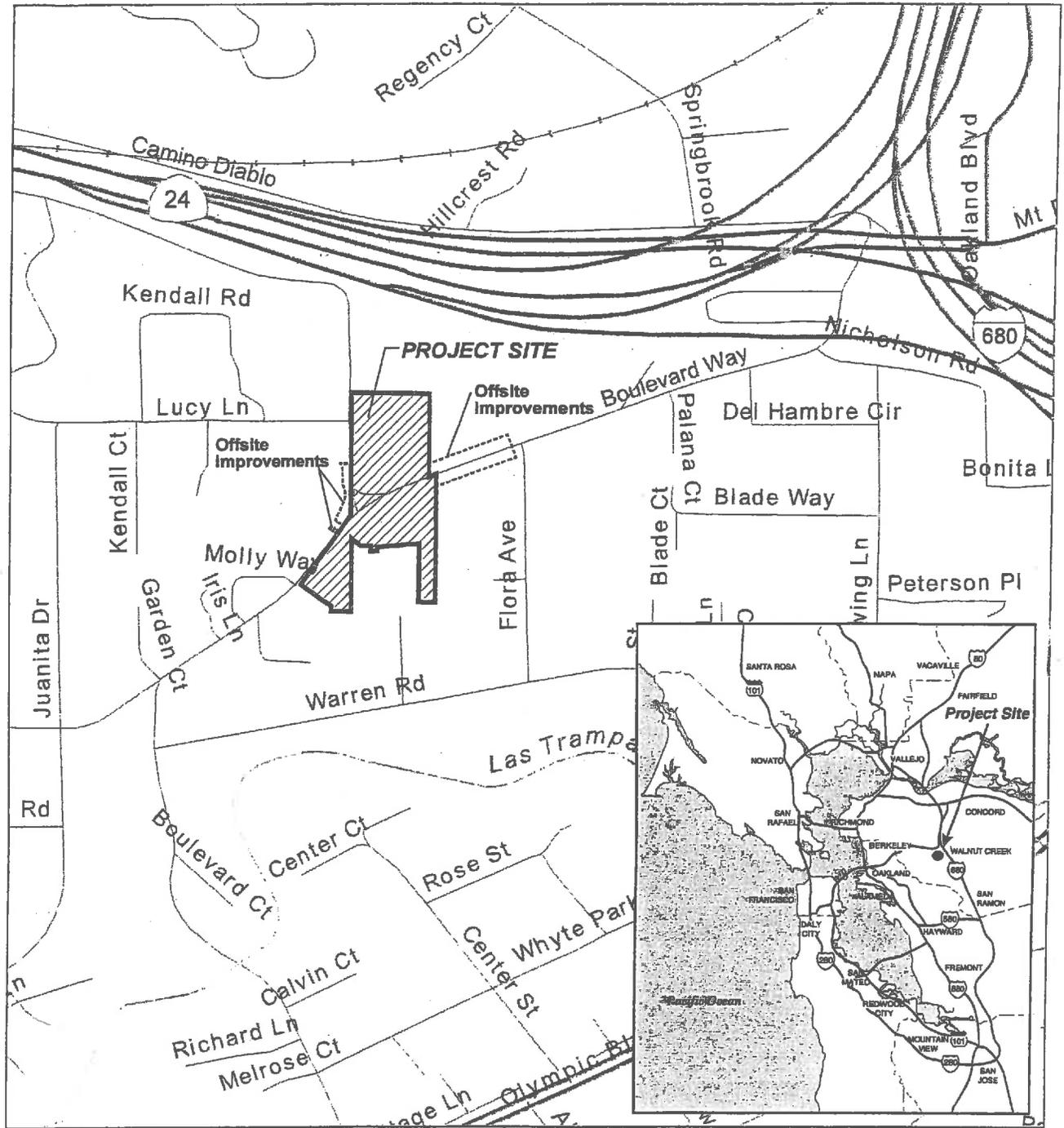
The development applications and supporting documents are available for review at the offices of the Department of Conservation and Development. Many of the documents are also available at www.contracosta.ca.gov/5195/Saranap-Village. If you wish to obtain a copy of any documents related to this project, please contact me at (925) 674-7791 or william.nelson@dcd.cccounty.us.

Sincerely,

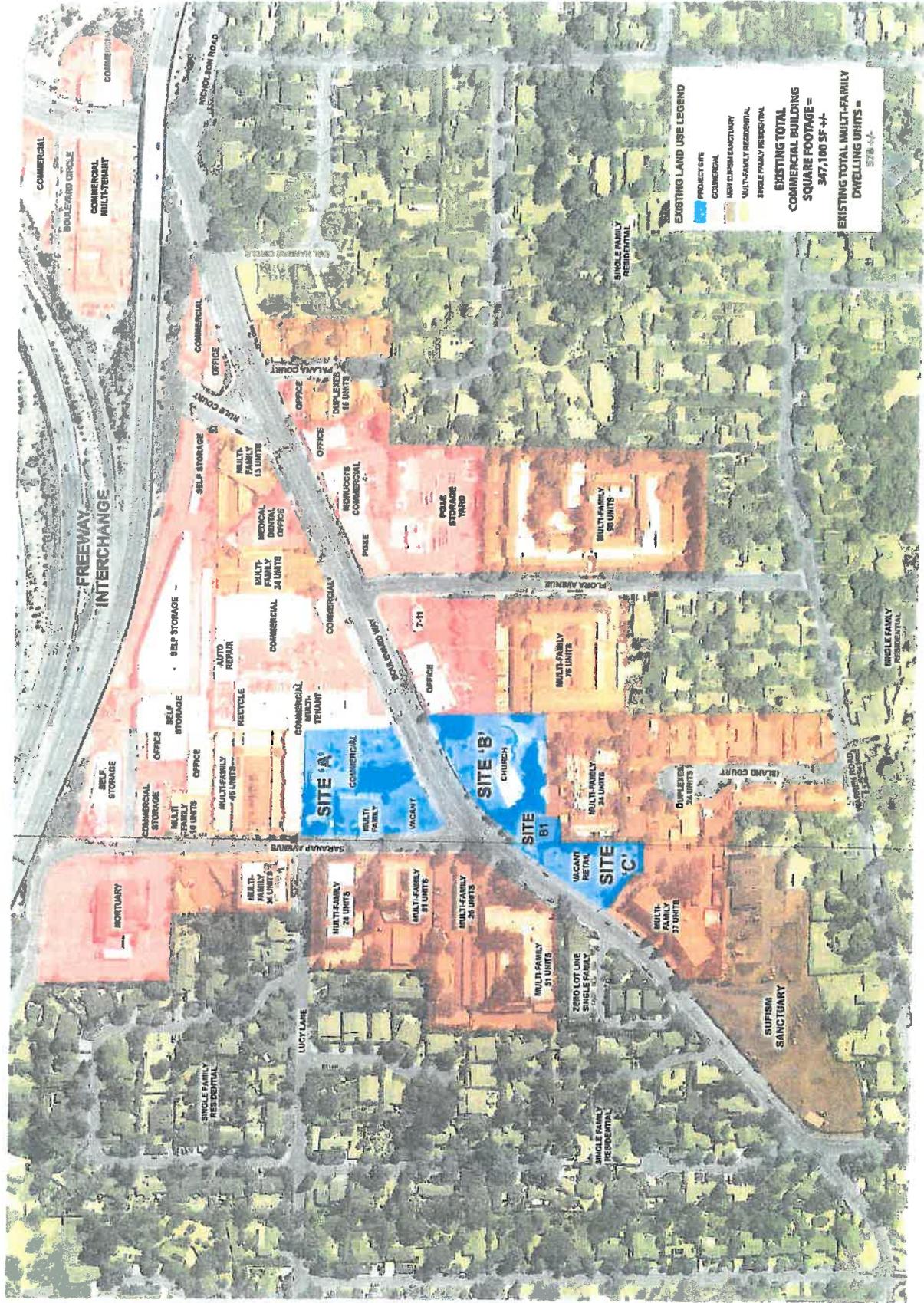


William R. Nelson
Principal Planner
Contra Costa County
Department of Conservation and Development

Attachments: Project Location Map
Map of Existing Land Uses
Preliminary Development (Site) Plan – Mitigated Alternative
Preliminary Streetscape and Landscape Plan – Mitigated Alternative
Preliminary Building Elevations – Mitigated Alternative



Project Location Map



EXISTING LAND USES

Site A

EXISTING ZONING: GENERAL COMMERCIAL (C); MULTI FAMILY RES. (M29);
 PLANNED UNIT (P1)
 PROPOSED ZONING: PLANNED UNIT (P1)
 PROPOSED RESIDENTIAL APARTMENTS: 111 UNITS
 PROPOSED COMMERCIAL RETAIL: APPROX. 9,388 S.F. G.L.A.
 EXISTING SITE AREA: 63,916 S.F. (1.47 AC)
 PROPOSED SITE AREA: 63,337 SF (1.45 AC)

Site C

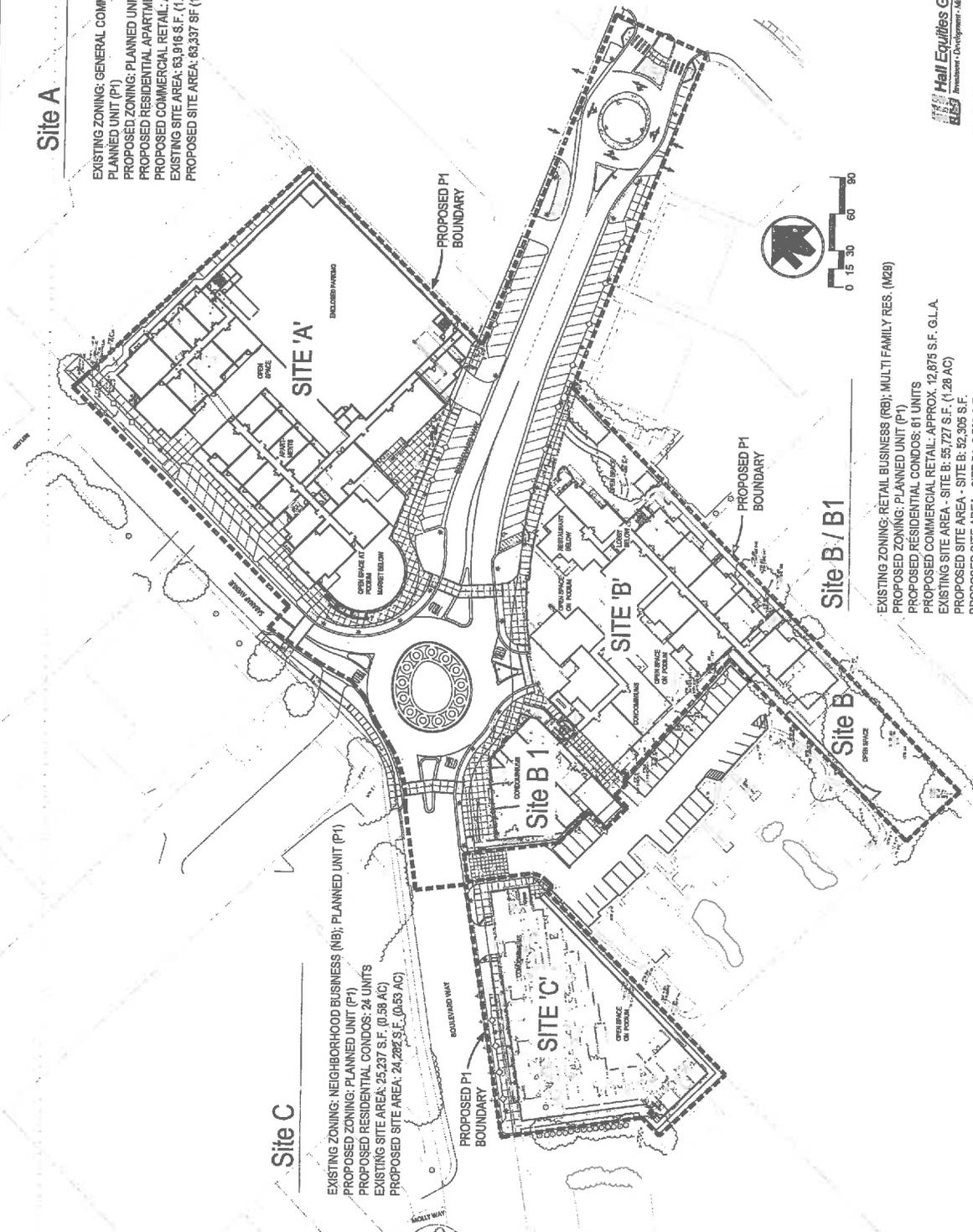
EXISTING ZONING: NEIGHBORHOOD BUSINESS (NB); PLANNED UNIT (P1)
 PROPOSED ZONING: PLANNED UNIT (P1)
 PROPOSED RESIDENTIAL CONDOS: 24 UNITS
 EXISTING SITE AREA: 25,237 S.F. (0.58 AC)
 PROPOSED SITE AREA: 24,282 S.F. (0.53 AC)

Preliminary Development Plan
 Proposed Land Uses

DRAFT DESIGN-
 SUBJECT TO
 MODIFICATION
 SARANAP VILLAGE
 Walnut Creek, CA



07.14.15

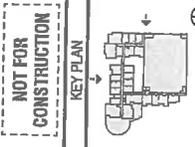


Site B / B1

EXISTING ZONING: RETAIL BUSINESS (RB); MULTI FAMILY RES. (M29)
 PROPOSED ZONING: PLANNED UNIT (P1)
 PROPOSED RESIDENTIAL CONDOS: 61 UNITS
 PROPOSED COMMERCIAL RETAIL: APPROX. 12,875 S.F. G.L.A.
 EXISTING SITE AREA - SITE B: 55,727 S.F. (1.28 AC)
 PROPOSED SITE AREA - SITE B: 52,305 S.F.
 PROPOSED SITE AREA - SITE B1: 8,788 S.F.

**PRELIMINARY
 DEVELOPMENT PLAN**

EXTERIOR ELEVATIONS



PARCEL A
SARANAP VILLAGE
 CONTRA COSTA COUNTY, CA

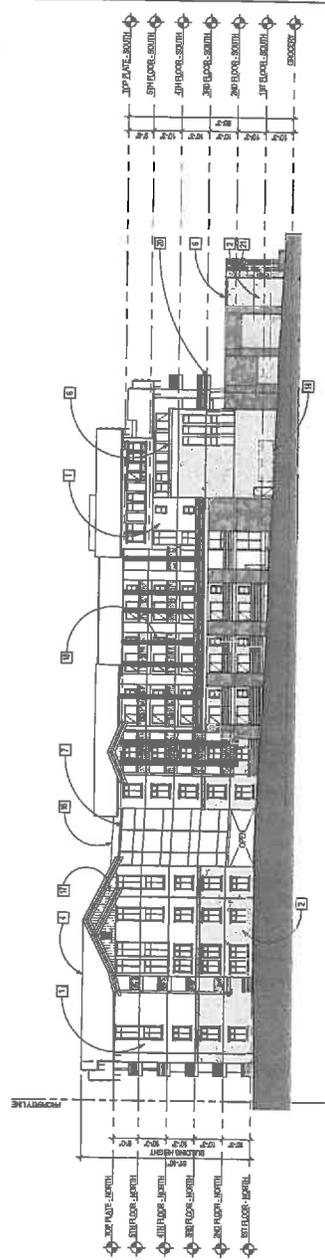
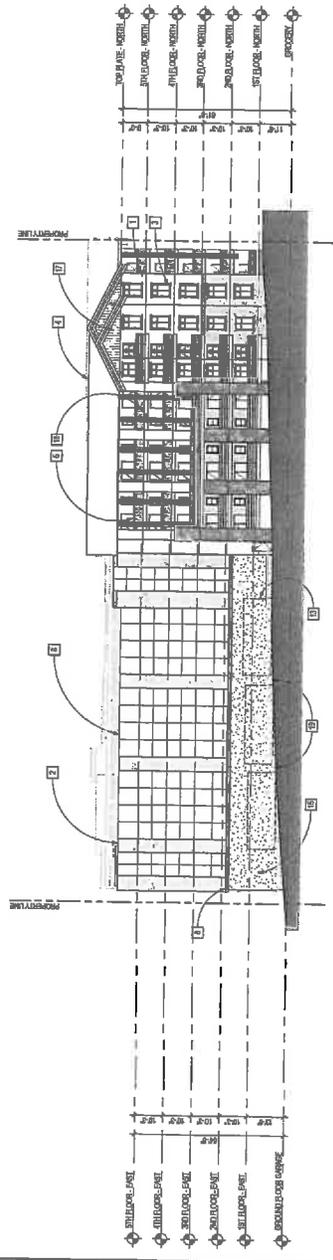
Owner: Saranap Village, LLC
 Architect: MBH Architects, Inc.
 Date: 08/15/2018

NO.	DESCRIPTION
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**DRAFT DESIGN -
 SUBJECT TO
 MODIFICATION**

KEY NOTES

1. FINISH: POLYURETHANE ENAMEL ON METAL
2. FINISH: BRICK, GLAZED, MASONRY BLOCK, SANDY FINISH
3. FINISH: ALUMINUM CLASH WINDOW SYSTEM
4. FINISH: TILE FLOORING
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6. FINISH: PRECAST CONCRETE, CONCRETE COATING, FREEZE, BASE AND FACE
7. FINISH: ALUMINUM WINDOW SYSTEM
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NOT FOR
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PARCEL B

SARANAP VILLAGE
 CONTRA COSTA COUNTY, CA

DATE: 08/11/2011
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 CHECKED BY: [Name]

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SCALE: 1/8" = 1'-0"

DATE: 08/11/2011

SCALE: 1/8" = 1'-0"

KEY/NOTES

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- 3. EXTERIOR LIGHT FIXTURES
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SOUTH ELEVATION | 1

DRAFT DESIGN -
 SUBJECT TO
 MODIFICATION



WEST ELEVATION | 2

PRELIMINARY DEVELOPMENT PLAN

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

KEY PLAN



PARCEL C

SARANAP VILLAGE
CONTRA COSTA COUNTY, CA

OWNER: SARANAP VILLAGE DEVELOPMENT, INC.
ARCHITECT: MIBH ARCHITECTS, INC.
DATE: 08/15/2018

SCALE: 1/8" = 1'-0" (VERTICAL)
1/4" = 1'-0" (HORIZONTAL)

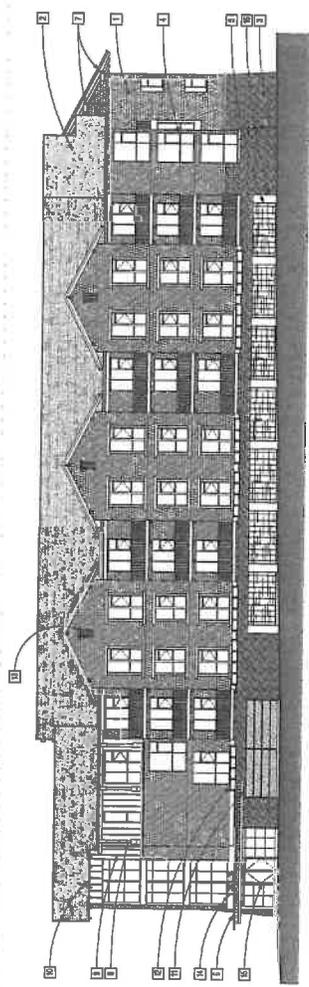
NO.	REVISION	DATE
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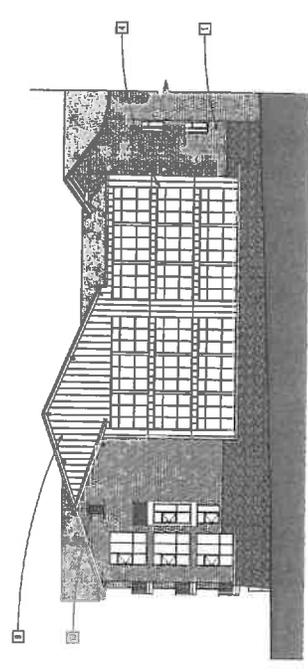
KEYNOTES

- 1) CONCRETE FINISH EXTERIOR SIDING
- 2) ARCHITECTURAL COMPARTMENT SHINGLE ROOF
- 3) STAINLESS STEEL COMPARTMENT FINISH
- 4) GLASS WINDOW SYSTEM
- 5) TRUSS EXPOSURE
- 6) STAINED WOOD OUTRIGGER, SPUR TYPALS, FLOOR NUMBER, AND RAKE SIDINGS
- 7) PAINTED BRACKET AND ACCESS
- 8) PAINTED SIDING AND INTERIOR SIDING
- 9) HALF-SOUND METAL GUTTER
- 10) STAINLESS STEEL GARAGE DOOR
- 11) PLASTER DOOR
- 12) FLOOR TILES
- 13) ADDRESS NUMBERS
- 14) GLASS DOORS
- 15) CONCRETE PERS
- 16) GUTTER DOWNSPOUT
- 17) MECHANICAL WELL
- 18) CONCRETE SLAB ON GRADE WITH 4" LAP PLY AND 8" MESH CONCRETE FINISH
- 19) CONCRETE WALL BELOW

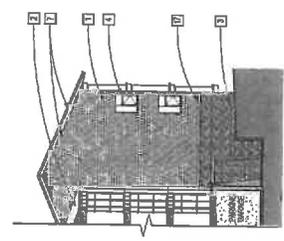
NORTHWEST ELEVATION | 1



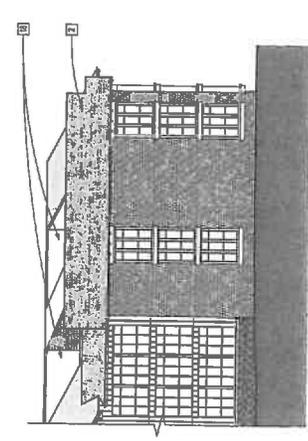
SOUTHWEST ELEVATION | 2



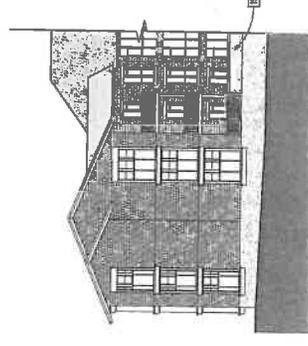
WEST ELEVATION | 3



SOUTH ELEVATION | 4



EAST ELEVATION | 5



PRELIMINARY DEVELOPMENT PLAN

EXTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

KEY PLAN



PARCEL C

SARANAP VILLAGE
 CONTRA COSTA COUNTY, CA

Project No. 2014-0001
 Date: 08/15/14
 Project: SARANAP VILLAGE - PARCEL C

Scale: 1/8" = 1'-0"

Sheet: A-8

DATE: 08/15/14

BY: [Signature]

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DATE: 08/15/14

PROJECT: SARANAP VILLAGE - PARCEL C

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SCALE: 1/8" = 1'-0"

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DATE: 08/15/14

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SHEET: A-8

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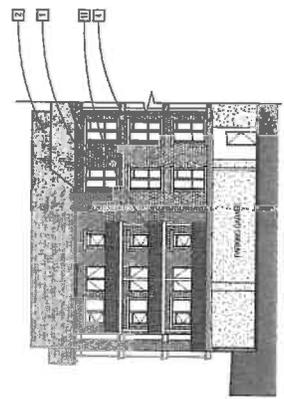
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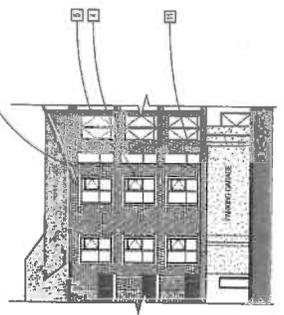
KEYNOTES

1. CONCRETE OR BRICK EXTERIOR FINISH
2. ARCHITECTURAL COMPOSITION SHINGLE ROOF
3. SPAN-WOOD COMPOSITE AT BUTTERED ROOF
4. CLADDING SYSTEM
5. PAINTED ALUMINUM METAL SHIELD AT WINDOW OPENINGS
6. SHELL FEATURE
7. SPAN-WOOD OUTSIDING, UNPAINTED, FLOOR BOARD, AND TRIMWORK
8. PAINTED BRICKS AND SIDING
9. PAINTED BRICK AND BUTTER SIDING
10. UNPAINTED METAL SHIELD
11. ALUMINUM METAL SHIELD
12. FLUOROCARBON FINISH
13. ALUMINUM METAL SHIELD
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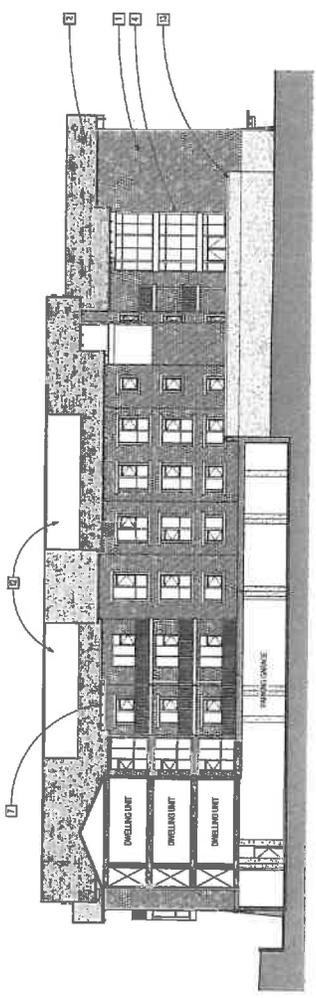
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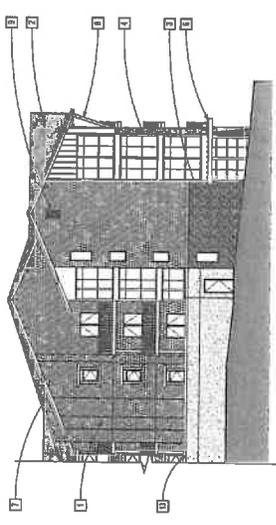
NORTH COURTYARD ELEVATION 1



NORTHEAST COURTYARD ELEVATION 2



SOUTHEAST COURTYARD ELEVATION 3



NORTHEAST ELEVATION 4