

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

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**Contra  
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September 10, 2019

**NOTICE OF AVAILABILITY**  
**and**  
**NOTICE OF PUBLIC HEARING**  
**for**  
**DEL HOMBRE 284-UNIT APARTMENT PROJECT**  
**DRAFT ENVIRONMENTAL IMPACT REPORT**

**State Clearinghouse Number: 2018102067**

**County File Numbers: GP18-0002, RZ18-3245, MS18-0010, DP18-3031**

Notice is hereby given pursuant to the California Environmental Quality Act (CEQA) that a document titled "Del Hombre Apartment Project – Draft Environmental Impact Report" (hereafter referenced as "Draft EIR") has been prepared for the proposed Del Hombre Apartment Project and is available for public review.

**PROJECT DESCRIPTION:** The project applicant, The Hanover Company, proposes to build a 284-unit six-story podium apartment community on a 2.37-acre site located in central Contra Costa County and adjacent to the Pleasant Hill/Contra Costa Centre Bay Area Rapid Transit (BART) Station in unincorporated Walnut Creek.<sup>1</sup> The project will require approval of a General Plan Amendment from Multiple-Family Residential-Very High Density (MV) to Multiple-Family Residential-Very High Special Density (MS), a rezoning of the property from Single-Family Residential (R-15) and Planned Unit District (P-1) to Planned Unit District (P-1), a minor subdivision, and a Final Development Plan to allow the construction of the apartments including variances to the lot size for rezoning a less than 5-acre property to P-1 and 10-foot setback requirement from a public road, and an exception from Title 9 for drainage requirements. The project also includes the improvements to roads, demolition of the existing residential buildings,

<sup>1</sup> The project site is 2.4 gross acres and 2.37 net acres.

the removal of approximately 161 trees and impacts to approximately 28 additional trees, and grading of approximately 29,000 cubic yards.

The project will provide 36 affordable units; representing 15 percent of the 237 units allowed by the proposed MS land use district and 12 of those (5 percent) would be affordable to very low-income households. Therefore, the project would be eligible for the State density bonus of 20 percent, and the total allowable unit count under the MS designation would increase from 237 units to 284 units.

By providing 5 percent of units as affordable to very low-income households, the project is also eligible for one development incentive or concession. The project would require a concession to provide the remaining affordable units (24 total) as affordable to moderate income. Contra Costa County Off-Street Parking Ordinance Section 82-16.404(b)(1)(c) requires driveway aisle widths of 25 feet for spaces with an angle of parking of 90 degrees. Pursuant to Section 65915(e) of the California Government Code, the project would request a reduction of this development standard to allow a driveway aisle width of 24 feet.

**PROJECT LOCATION:** The property addresses are 112 Roble Road, 3010, 3018, 3050, and 3070 Del Hombre Lane in the unincorporated Walnut Creek area of Contra Costa County. The project site is primarily surrounded by unincorporated Contra Costa County lands and the City of Walnut Creek to the north and south. The Pleasant Hill/Contra Costa Centre BART Station and I-680 are to the west of the project site; approximately 0.12 mile and 0.36 mile, respectively. The project site is also identified by the following Assessor's Parcel Numbers: 148-170-001, 148-170-022, 148-170-037, 148-170-041, and 148-170-042.

**ENVIRONMENTAL IMPACTS OF THE PROJECT:** The Draft EIR identified potentially significant environmental impacts in the following resource/topic areas, except for the significant and unavoidable impact identified in transportation, all significant impacts can be mitigated to less-than-significant levels:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise
- Recreation
- Transportation
- Utilities and Service Systems

**DRAFT EIR PUBLIC REVIEW & COMMENT PERIOD:** The public review period for the Draft EIR will be **45 days**. Day 1 of the review period is September 11, 2019. Written comments on the adequacy of the Draft EIR must be received by **4:00 p.m. on Friday, October 25, 2019**, at the following address:

Jennifer Cruz  
Contra Costa County  
Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

OR

[jennifer.cruz@dcd.cccounty.us](mailto:jennifer.cruz@dcd.cccounty.us)

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

During the 45-day review period, the County Zoning Administrator will hold a public hearing to provide additional opportunity for public comment on the Draft EIR. The County Zoning Administrator's hearing will be held on **Monday, October 7, 2019, at 3:30 p.m.** in the DCD office 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 late 2019.

**DRAFT EIR AVAILABILITY:** Copies of the Draft EIR are available for review and purchase at the DCD office, located at the address indicated above. The Draft EIR is available for purchase in CD format for \$10.00 and in hard copy format for approximately \$50. 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 office. The Draft EIR can also be downloaded free from the DCD website at [www.contracosta.ca.gov/delhombre](http://www.contracosta.ca.gov/delhombre).

Hard copies of the Draft EIR are also available for review only at the following additional locations:

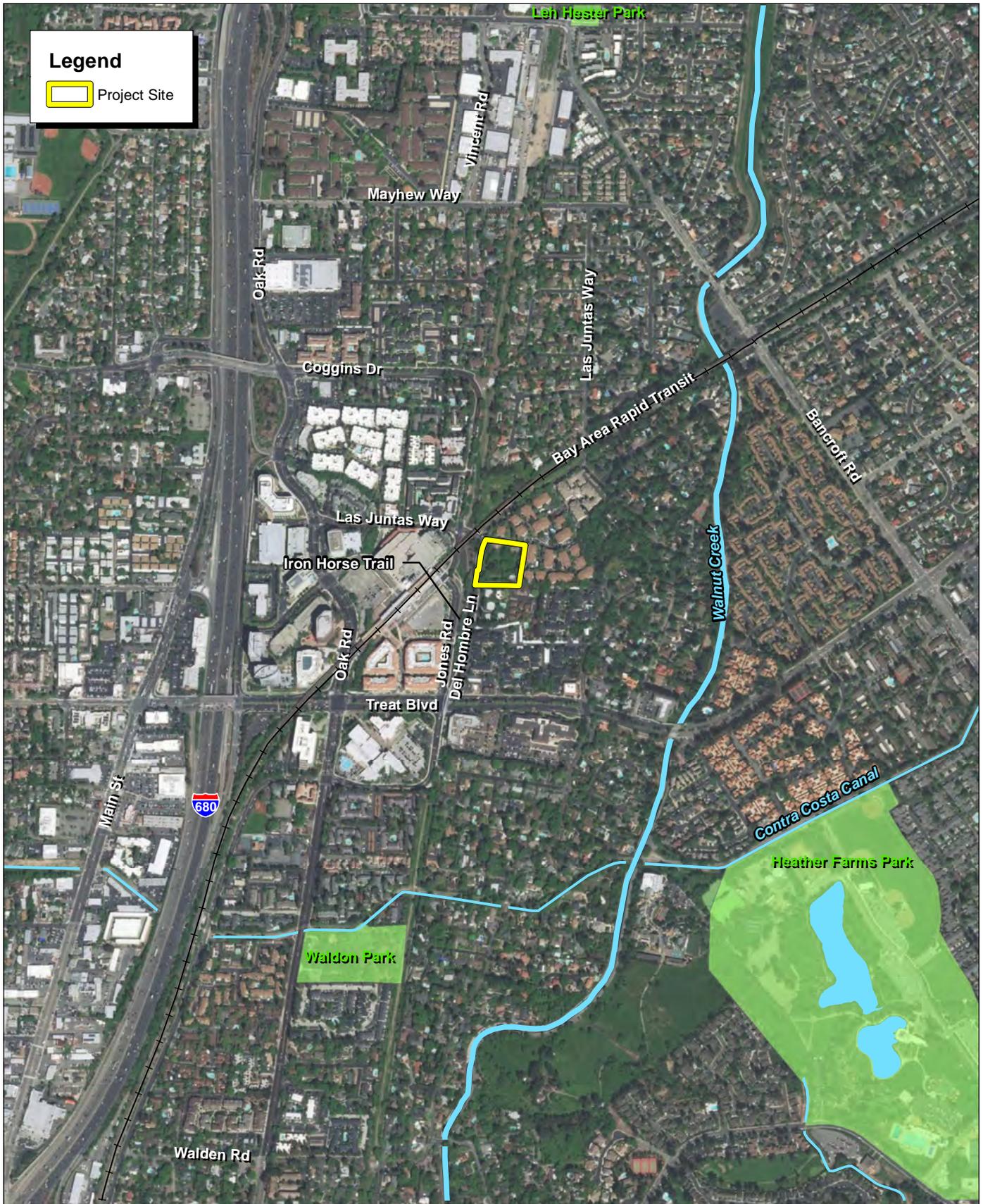
Office of County Supervisor Karen Mitchoff  
2151 Salvio St. Suite R  
Concord, CA

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

**ADDITIONAL INFORMATION:** For additional information on the Draft EIR and the proposed project, please contact Jennifer Cruz of the DCD by telephone at (925) 674-7790, fax at (925) 674-7258 or email at [jennifer.cruz@dcd.cccounty.us](mailto:jennifer.cruz@dcd.cccounty.us).

Attachments: Exhibit 2-2 (Local Vicinity Map Aerial Base)  
Exhibit 2-7 (Site Plan)

Cc: County Clerk



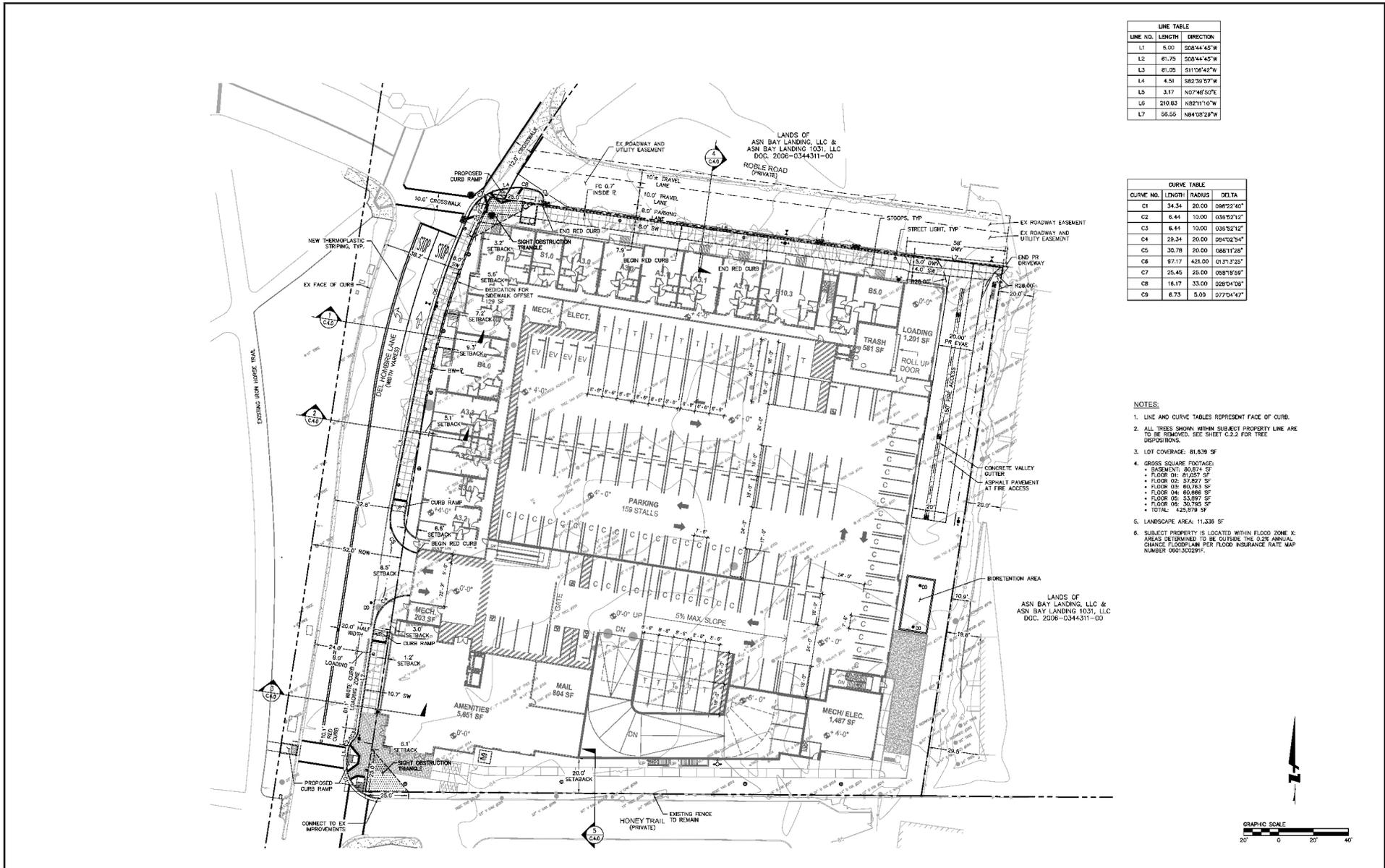
Source: ESRI Aerial Imagery.

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**Exhibit 2-2**  
**Local Vicinity Map**  
**Aerial Base**

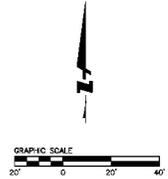
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LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	5.00	S08°44'43"W
L2	61.75	S08°44'43"W
L3	81.05	S11°06'42"W
L4	4.51	S82°30'57"W
L5	3.17	N07°48'50"E
L6	210.83	N82°11'10"W
L7	55.55	N84°09'29"W

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	34.34	20.00	098°22'40"
C2	6.44	10.00	036°52'12"
C3	6.44	10.00	030°52'12"
C4	28.34	20.00	084°02'54"
C5	30.78	20.00	088°18'58"
C6	97.17	421.00	01°31'32"
C7	25.45	25.00	058°18'58"
C8	16.17	33.00	028°04'08"
C9	6.73	5.00	077°04'47"

- NOTES:**
- LINE AND CURVE TABLES REPRESENT FACE OF CURB.
  - ALL THINGS SHOWN WITHIN SUBJECT PROPERTY LINE ARE TO BE REMOVED. SEE SHEET C.2.2 FOR TREE DISPOSITIONS.
  - LOT COVERAGE: 81,639 SF
  - GROSS SQUARE FOOTAGE:
    - BASEMENT: 80,874 SF
    - FLOOR 01: 91,037 SF
    - FLOOR 02: 57,827 SF
    - FLOOR 03: 60,763 SF
    - FLOOR 04: 60,886 SF
    - FLOOR 05: 33,997 SF
    - FLOOR 06: 30,785 SF
    - TOTAL: 425,579 SF
  - LANDSCAPE AREA: 11,339 SF
  - SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 06013C0291F.



Source: BFK Engineers, Surveyors, Planners, July 2019.

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**Exhibit 2-7 Site Plan**

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