

**Department of
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Development**

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August 30, 2018

NOTICE OF AVAILABILITY
and
NOTICE OF PUBLIC HEARING
for
BALL ESTATES PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT

State Clearinghouse Number: 2013082081

County File Number: SD13-9338

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

PROJECT DESCRIPTION: Camille Avenue, LLC and Camille Ironwood Properties, LLC (Applicant) has submitted an application to the Contra Costa County Department of Conservation and Development (DCD) requesting approval of a Major Subdivision of the existing approximately 61-acre project site located in the unincorporated Alamo area of Contra Costa County (County). The applicant submitted a vesting tentative map for 35 residential lots located on approximately 20 acres in the lower northeastern portion of the project site. The construction of roads, utilities, and ancillary services associated with the residential homes is considered as part of the project, as well as the removal of the two existing residences, office building, and auxiliary structures.

The remaining approximately 41 acres of the project site would be protected for future development.

Parcel A - The approximately 1-acre Parcel A would be designated with a Scenic Easement and maintained by adjacent lot owners within the proposed subdivision or the future HOA.

Parcel B - The 34.7-acre Parcel B would be maintained as open space by the future property owners or HOA, or dedicated to an appropriate land conservation organization.

Parcel C - The 3.9-acre Parcel C would be a 100-foot-wide buffer between the residential development and the Parcel B open space. This parcel would be owned and maintained by future property owners or the HOA.

Parcel D - The 0.52-acre Parcel D would include a staging area for public parking and access to the adjacent EBRPD property via the existing Madrone Trail (see **Figure 3-4**). This staging area would include 19 parking spaces and a restroom.

A new trail through the adjacent EBRPD property would connect the Parcel D staging area to the existing Madrone Trail. A 22-foot-wide roadway would provide vehicular access from B Lane to the staging area parking lot. The paved surface of the staging area would be approximately 9,800 square feet, with drainage constructed according to County and EBRPD standards. The area disturbed by grading for the staging area and access road would be approximately 25,000 square feet. The existing pedestrian trail along Camille Lane would continue to provide hiker and equestrian access to Madrone Trail.

An 8-foot wide connector trail would be constructed in accordance with EBRPD standards across adjacent property owned by EBRPD for a distance of approximately 100 feet to the existing EBRPD Madrone Trail. This connector trail would cross a small drainage with a pedestrian bridge. The area disturbed by grading for the connecting trail would be approximately 800 square feet. If EBRPD does not accept the staging area, these areas would remain undeveloped and be owned and maintained by HOA.

Construction of the project would involve earthmoving activities such as excavation, grading, soil stockpiling, and filling. Approximately 26,000 cubic yards of material would be excavated and balanced on site.

Approximately 469 trees would be removed from all roads, lots, the proposed wetland mitigation area, and the Parcel D staging area. Trees proposed for removal are falling; poorly formed; at risk of mechanical failure; crowding or interfering with the

development of a healthier, more prominent tree; part of a declining, maladapted species; of a species generally unsuited to the Alamo climate; or must be removed for grading lots and constructing streets within the project site. In addition, the project also proposes to slightly impact approximately 205 trees through pruning, hydrologic modification, or other disturbances that would not entail tree removal.

The following requests are also included in the project:

- Exception to the Creek Structure Setback Line, reducing setback from 30 to 20 feet (Lots 21 and 22) and establishing setback line at the top of the creek bank in consideration of topography (Lots 23 and 24)
- Exceptions to structure setback requirements for project streets, including A Drive, A Lane, and B Court in consideration of preserving trees
- Exceptions to structure setback requirements for 2 project bridges, including A Lane and B Court in consideration of preserving the creeks and avoiding fill in the bed and banks of the stream
- Exception for length of cul-de-sac, allowing for 1,075-foot extension of Camille Avenue and an 800-foot extension of Ironwood Place with emergency vehicle access approved by the San Ramon Valley Fire Protection District
- Exception to radius of right-of-way of public cul-de-sac, allowing a 35-foot radius consistent with San Ramon Valley Fire Protection Agency standards, in consideration of preserving trees
- Exception to crown design at new Camille Avenue cul-de-sac in consideration of preserving trees and provide a better transition with existing Camille Lane
- Exception from offsite collect and convey requirements (diversion of runoff) to avoid stormwater flows through inadequate systems on existing residential yards, improving existing conditions
- Exception to require sidewalks on one side of A Drive, B Court, and the extension of Ironwood Place, in consideration of preserving trees

- Variance for an 8-foot fence along the property lines of Lot 5 and Lot 6 (across the width of Ironwood Place) with an 8-foot-high gate
- Approval of lot line adjustments for three existing lots on Ironwood Place to allow construction of a public cul-de-sac on APN 198-262-002, 198-262-003, and 198-262-004

PROJECT LOCATION: The property addresses are 300 and 333 Camille Avenue in the Alamo area of the County. The site is between the City of Walnut Creek and the Town of Danville, approximately ½ mile west of Interstate 680. The project site is also identified by the following Assessor’s Parcel Numbers: 198-170-006 and 198-170-008.

ENVIRONMENTAL IMPACTS OF THE PROJECT: The Draft EIR identifies potentially significant environmental impacts in the following resource/topic areas:

- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural and Tribal Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Noise

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 Day 1 of the review period is August 31, 2018. Written comments on the adequacy of the Draft EIR must be received by **5:00 p.m. on Monday, October 29, 2018**, at the following address:

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

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 on unusual circumstances.

OR

jennifer.cruz@dcd.cccounty.us

The County File Number indicated near the top of this notice should be included on all correspondence. 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. The County Zoning Administrator's hearing will be held on **Monday, October 15, 2018, at 3:30 p.m.** in the DCD offices 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 2019.

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 \$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 offices. The Draft EIR can also be downloaded for free from the DCD website at www.cccounty.us/ballestates.

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

Office of County Supervisor Candace Andersen
309 Diablo Road
Danville, 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

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.

Attachment: Vesting Tentative Map and Figure 3-1 (Project Site)
Cc: County Clerk



Figure

Project Location

