

FINAL
Environmental Impact Report
Oak Road Townhouse Condominiums Project
County File Numbers: CDRZ21-03258, CDSD21-09559, CDDP21-03001
Contra Costa County, California
State Clearinghouse Number 2021040684

Prepared for:



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Department of Conservation and Development

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CHAPTER 1: INTRODUCTION

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15088, the Contra Costa County (Lead Agency) has evaluated the comments received on the Oak Road Townhouse Condominiums Project Draft Environmental Impact Report (EIR). Pursuant to CEQA Guidelines Section 15132, this Final EIR includes a list of persons, organizations, and agencies that provided comments on the Draft EIR; responses to the comments received regarding the Draft EIR; and errata, or revisions to the Draft EIR; as well as a Mitigation Monitoring and Reporting Program (MMRP) for use by the Contra Costa County during its review.

This document is organized into two sections:

- **Section 1—Introduction.** Provides an introduction to the Final EIR.
- **Section 2—Responses to Written Comments.** Provides a list of the agencies, organizations, and individuals who commented on the Draft EIR. Copies of all of the letters received regarding the Draft EIR and responses thereto are included in this section.

The Final EIR includes the following contents:

- Draft EIR (provided under separate cover)
- Draft EIR Appendices (provided under separate cover)
- Responses to Written Comments on the Draft EIR (Section 2 of this document)
- Mitigation Monitoring and Reporting Program (provided under separate cover)

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CHAPTER 2: RESPONSES TO WRITTEN COMMENTS

2.1 - List of Authors

One comment letter was received during the 45-day public review period for the Oak Road Townhouse Condominiums Project Draft Environmental Impact Report (Draft EIR). The text of the comment letter is reprinted and followed by the corresponding response.

Author

Author Code

Individuals

D. Carpenter.....CARPENTER

2.2 - Responses to Comments

2.2.1 - Introduction

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15088, Contra Costa County, as the lead agency, evaluated the comments received on the Draft EIR (State Clearinghouse No. 2021040684 for the Oak Road Townhouse Condominiums Project, and has prepared the following responses to the comments received. This Response to Comments document becomes part of the Final EIR for the project in accordance with CEQA Guidelines Section 15132.

2.2.2 - Comment Letters and Responses

The comment letter received during the 45-day public comment period is reproduced on the following page.

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Oct 26, 2021
Dept. Conservation, Development:

Environmental impact is the least of concerns re: proposed project at 2740 Jones Road, Walnut Creek (125 units by Summerhill Homes.)

There are numerous vacancies in the immediate neighborhood, and 57% of Bay Area residents (re: recent poll) hope to leave California in the next two years.



(over)

Perhaps planning commissions
should begin to address
over-building.

Fully publically-funded
housing for street
residents is likely the only
reasonable construction
in the near future.

D. Carpenter
121 Hope Lane
Denville CA 94526



Individuals

D. Carpenter (CARPENTER)

Response to CARPENTER-1

The commenter states that there are numerous vacancies in the immediate neighborhood of the proposed project. The commenter concludes that fully publicly funded housing for street residents is likely the only reasonable construction in the near future.

The comment is noted. As stated on page 2-5 of the Draft EIR, two of the proposed project's objectives are to develop an appropriate mix of multi-family units, including affordable units, that meets the existing General Plan land use designation and regional housing goals; and to provide affordable housing units in accordance with the Contra Costa County Housing Element. As such, 10 inclusionary housing units would be provided to moderate-income households and the applicant would pay the in-lieu fee for 8.75 inclusionary housing units.

In addition, as stated on page 2-3 of the Draft EIR, the project site's land use designation is Multiple-Family Residential–High Density (MH) according to the Contra Costa General Plan. The MH designation allows for densities between 22.0 and 29.9 multiple-family units per net acre, with residential units up to 1,979 square feet. Primary land uses allowed within this designation include attached single-family residences (such as duplexes or duets), multiple-family residences such as condominiums, townhouses, apartments, and mobile home parks, and accessory buildings and structures normally auxiliary to the primary uses. Secondary land uses that do not conflict with primary uses may also be allowed, including churches, accessory dwelling units, home occupations, and group care and/or childcare facilities. The Contra Costa zoning map identifies three residential zoning designations for the project site: Single-Family Residential (R-15), Multiple-Family Residential (M-17), and Multiple-Family Residential (M-29).

As described on page 2-7 of the Draft EIR, as part of project approvals, the applicant is requesting rezoning of the site to Planned Unit District (P-1). The P-1 Zoning District is intended to support large-scale integrated development in compliance with the General Plan designations. The proposed project would be consistent with the P-1 Zoning District Development Standards shown in Table 2-3, which are based on Section 84-66.602 of the Ordinance Code. As stated on page 3.10-27 of the Draft EIR, the P-1 zoning would allow flexibility with respect to use, building types, lot size, and open space while ensuring the proposed project complies with the General Plan and requirements as set forth in the Ordinance Code. It also allows necessary public health and safety standards to be observed without inhibiting large-scale development. Furthermore, as described on page 3.1-11 of the Draft EIR, the proposed project would be consistent with the Design Objectives identified in Section 84-66.1402 of the Ordinance Code related to the P-1 Zoning District. For example, the buildings bulk, height, land coverage, and visual appearance is compatible with existing adjoining development. In addition, the design of the buildings provides for harmonious composition of mass, scale, color, and textures.

The comment stating that fully publicly funded housing is the only reasonable construction in the near future is not related to the adequacy of the Draft EIR. However, it will be forwarded to decision-makers for their consideration.

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