

**LEGAL NOTICE
PUBLIC HEARING**

**COUNTY OF CONTRA COSTA
(Orbisonia Heights/Ambrose Village)**

NOTICE IS HEREBY GIVEN that the Contra Costa County Board of Supervisors will hold a public hearing on Tuesday, May 24, 2022, at 9:00 a.m. in the Board Chambers, Administration Building at 1025 Escobar Street, Martinez, California, to consider the following matter.

The purpose of this hearing is to consider (1) approval of a Master Development Agreement governing the proposed development by Pacific West Communities, Inc. (the "Developer") of a mixed-use development consisting of 384 multi-family residential rental units, a County-owned library, and approximately 12,000 square feet of commercial space (together, the "Development"), on approximately seven acres of County-owned property located near West Leland Road and Bailey Road in the unincorporated area of Bay Point (the "Property"), and (2) approval of a Disposition, Development and Loan Agreement governing the sale of approximately 3.6 acres of the Property to an affiliate of the Developer for the first phase of development (the "Phase 1 DDLA"). The portion of the Property that is the subject of the Phase 1 DDLA is bound by Maylard Street, Baily Road, E. Leland Avenue and Ambrose Park property ("Site A"). Site A will be the site of 150 residential rental units and the County-owned library. Together, the Master Development Agreement and the Phase 1 DDLA are the "Agreements."

In accordance with Section 21155.4 of the California Environmental Quality Act (CEQA), the project is exempt from the requirements of CEQA for the following reasons:

- The proposed project is a mixed-use development project.
- The proposed project is within a transit priority area. The existing Pittsburg / Bay Point BART station is a major transit stop and is located within one-half mile of the project site.
- The proposed project is being undertaken to implement, and is consistent with, the Pittsburg/Bay Point BART Station Area Specific Plan adopted by the Board of Supervisors on June 18, 2002. An Environmental Impact Report for the specific plan was certified by the Board of Supervisors upon adoption of the specific plan. SCH# 98022071.
- The proposed project is consistent with Plan Bay Area 2050, which has been determined by the California Air Resources Board as a strategy that would, if implemented, achieve the greenhouse gas emissions reduction targets. The Property is located within the Pittsburg / Bay Point BART Priority Development Area of Plan Bay Area 2050.

Any and all persons having any objections to the proposed Agreements, the proposed sale of Site A, the Development on the Property as summarized above, the use of the CEQA exemption described above, or who deny the regularity of this proceeding or wish to speak on any issue raised by the Agreements or the CEQA exemption, may appear at the hearing and will be afforded an opportunity to state their objections.

If you challenge this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing.

Members of the public may attend the Board of Supervisors meeting and participate in this public hearing in-person at the above-listed location. The public hearing will also be accessible to the public for participation via teleconference (Dial 888-251-2949, followed by Access Code 1672589#) and Zoom (the meeting agenda will include Zoom log-in information and

will be posted to the following website, under agendas for the current year, in advance of the meeting: <https://www.contracosta.ca.gov/4664/Board-Meeting-Agendas-and-Videos>). Members of the public may also submit written testimony on the matter before or during the public hearing to the Clerk of the Board of Supervisors via email at clerkoftheboard@cob.cccounty.us.

Board meetings are televised live on Comcast Cable 27, ATT/U-Verse Channel 99, and WAVE Channel 32, and can be seen live online at www.contracosta.ca.gov.

As required by Section 33433 of the Health and Safety Code, copies of the Master Development Agreement and the Disposition, Development and Loan Agreement for Site A, and the summary of the proposed transaction are available at the offices of the County at 30 Muir Road, Martinez, California, for public inspection and copying at a cost not to exceed the cost of duplication. Further information regarding this hearing may be obtained by contacting Maureen Toms, Department of Conservation and Development, at (925) 655-2895 or via email at maureen.toms@dcd.cccounty.us.

ECT# 6667245 May 10, 17, 2022