East Bay Regional Park District

Healthy Parks Healthy People

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June 13, 2025

2025-00171

FILED

June 13, 2025

KRISTIN B. CONNELLY
CLERK-RECORDER

By _____

F. Shepard
Deputy Clerk

Contra Costa County Clerk
555 Escobar Street
Marinez, CA 94553

NOTICE OF EXEMPTION

LEAD AGENCY: East Bay Regional Park District

APPLICANT: East Bay Regional Park District
Drake Hebert
2950 Peralta Oaks Court, Oakland, CA 94605-0381
Telephone: 888-327-2334

PROJECT TITLE: Little Hills Ranch Dance Floor Project

PROJECT LOCATION: Little Hills Regional Recreation Area
18013 Bollinger Canyon Road
San Ramon, CA, 94583

The project is located in in unincorporated Contra Costa County on Bollinger Canyon Road in Little Hill Regional Recreation Area. The project site is located adjacent to Bollinger Creek. See Figure 1: Project Location.

PROJECT DESCRIPTION:

The project aims to update the infrastructure at the Little Hills Weddings and Events center, which is aging and has reached the end of its useful life. The project will enhance safety and compliance by demolishing a concrete dance floor, retaining walls, and a swimming pool that is out of compliance with Contra Costa County health and safety Codes. It will involve the removal of associated pool equipment, including an equipment shed, pool related treatment tanks and a bocce court. The project includes the construction of a new, larger dance floor at the previous pool location. Additionally, the project includes re-grading for improved ADA accessibility and erosion control, and creating a large, landscaped area where the damaged dance patio was located, thus revitalizing the space for better utility and compliance.

Access to the stie will occur via two existing routes with existing crossings over Bollinger Creek. The project footprint is confined to previously developed areas, and there will be no direct impacts to the creek channel.

The project consists of two construction phases. Phase 1 construction will be in September and October 2025. Construction time for Phase 2 is to be determined although this NOE evaluates the project in its entirety.

Phase 1:

- Demolition of existing swimming pool, deck and fence surrounding the pool area.
  demolished pool area with compacted soil and install temporary ground cover.
  ing pool related treatment and chemical tanks and equipment shed from the concrete slab.
  ated pipes and conduit will be capped and abandoned in place.
  he existing slope erosion.

  tion of existing concrete dance floor and retaining walls.
  ng existing BOCCE count and temporary ground cover.
  ion of a new 60'x80' concrete dance floor at the existing swimming pool location.
  ing and installation of a large landscaping area at existing dance patio location.
- Re-grading the site to improve ADA compliance by installing ADA loading area and pathway to the new dance floor

Project Timing

Phase 1 occur in the Fall of 2025. Phase 2 would occur sometime in the future and in compliance with the avoidance and minimization measures incorporated into the project as discussed below.

Avoidance and Minimization Measures Incorporated into Project

The avoidance and minimization measures recommended in the Biological Resources Assessment for the Little Hills Ranch Retaining Walling Project (Swaim Biological 2-24) have been incorporated into the project and these measures are sufficient to avoid harm to special-special-status plant and wildlife species and other sensitive biological resources. A summary of these measures is provided below and the full measures are included in the Biological Resources Assessment:

- Stormwater: Best management practices will be implemented to ensure protection of Bollinger Creek from pollution by construction related materials during demolition and construction of the project.
- Environmental Training: A qualified biologist will present Worker Environmental Awareness Training (WEAT) prior to commencement of any project activities. The WEAT will include an overview of applicable federal, state, and local laws, life history and description of special-status and listed plant and animal species that have the potential to occur within the project area, and avoidance and minimization measures.
- Pre-Construction Surveys: Preconstruction surveys will be conducted by a qualified biologist for Crotch's bumblebee (February through October), Monarch butterfly (during migration and breeding season), California red-legged frog (immediately prior to commencement of project activities), San Francisco dusky footed woodrat (at least 48 hours prior to construction), special status bats (prior to structure removal), and nesting birds (during nesting bird season, February 1st to August 31. If found, EBRPD will implement best practices to avoid harm to the species and for compliance with relevant state and federal laws.
- A qualified biologist will remain on site during all initial ground disturbing activities. The qualified biologist will determine if full time monitoring is necessary based on the project activities occurring.

At a minimum, the qualified biologist will conduct daily preconstruction clearance surveys prior to the start of each work day, inspecting under all equipment and materials.

- To prevent entrapment of special status and listed reptile and/or amphibian species within the work areas, all trenches deeper than 8 inches will be covered at the end of each work day. Excavations that cannot be covered will be ramped to allow any trapped wildlife to escape and/or have barriers placed to avoid species entrapment.
- Daily work window limitations: All construction activities will cease one half hour before sunset and will not begin prior to one half hour after sunrise. There will no night time construction except for an emergency situation.
- To avoid casting of light beyond the new dancefloor and to minimize effects on listed species, any project-specific lighting fixtures to be installed will direct lighting away from Bollinger Creek and minimize light spillage will be installed.

DETERMINATION: The Park District has reviewed the proposed project activities, along with its environmental setting and has determined it to be exempt from California Environmental Quality Act (CEQA) requirements under *Article 19*, Categorical Exemptions, of the State CEQA Guidelines in the California Administrative Code:

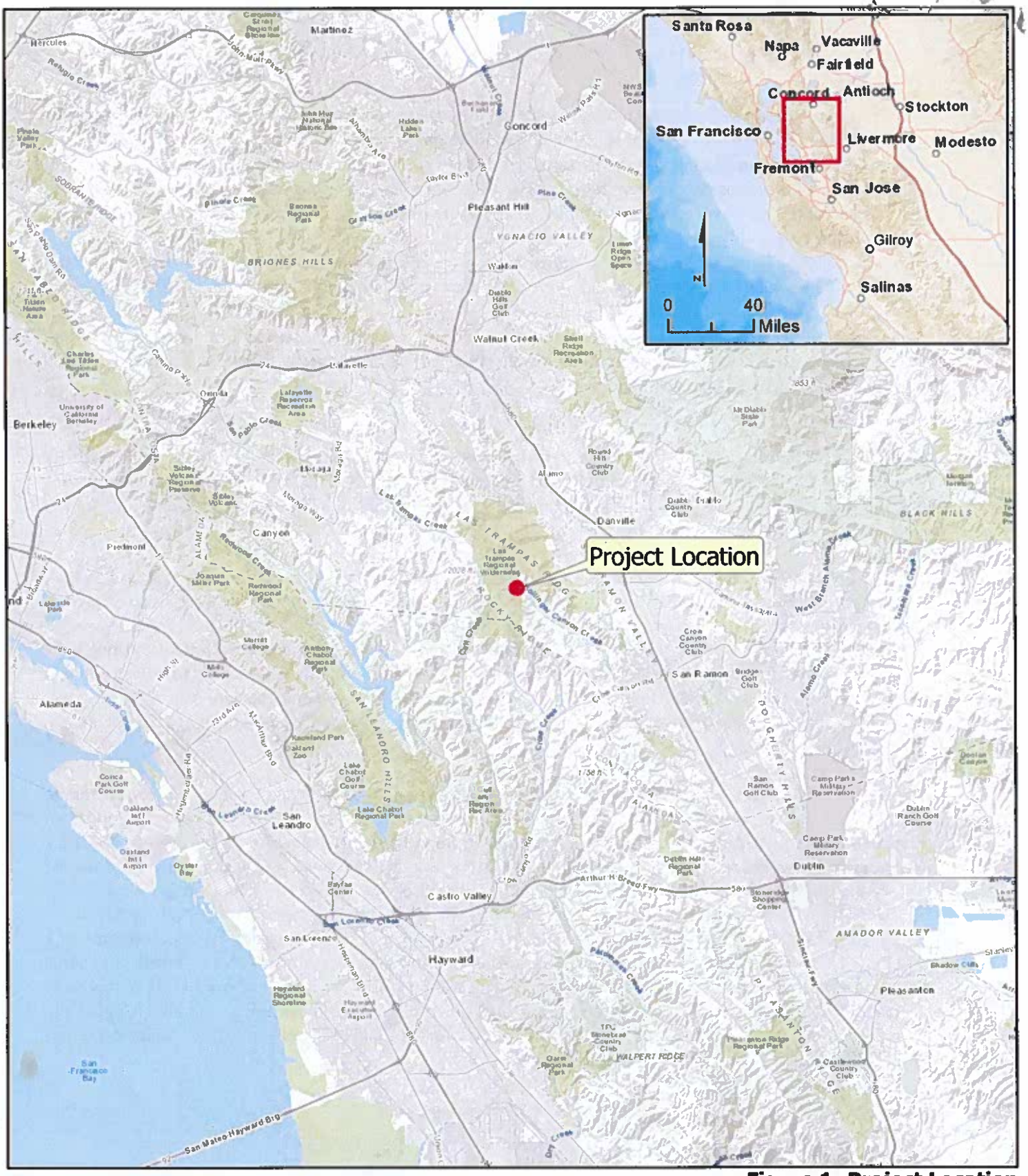
Section 15301 – Existing Facilities – The proposed project meets the requirements of a Class 1 Categorical Exemption – Existing Facilities in the CEQA Guidelines, where the project consists of "operation, repair, ... or minor alternation of existing public of private structures..." and the work involves negligible or no expansion in use. The project would involve the removal of an existing pool and its associated equipment and moving the existing dancefloor to the area of the former pool, and the maintenance of existing slope erosion. The project would not expand capacity of the event space, add any new facilities, or involve work outside of previously disturbed areas. Therefore, the project is exempt under Class 1.

Section 1502 – Replacement or Reconstruction – The proposed project meets the requirements of a Class 2 Categorical Exemption – Replacement or Reconstruction. The project would demolish an existing pool and dance floor, and move the dance floor to the current site of the pool. The dance floor would be reconstructed on the same site as the existing dance floor, and the project would not expand the capacity of the existing event facility. Therefore, the Project is exempt under Class 2.

Section 15304 – Minor Alterations to Land – The proposed project meets the requirements of a Class 4 Categorial Exemption – Minor Alterations to Land which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. The project would not remove any trees. The project involves both temporary and permanent new landscaping, and the filing of the existing pool after demolition, which Section 15304 expressly allows. Therefore, the project is exempt under Class 4.

06/13/2025
Date

Signed by: Brian Holt, Chief
Planning, Trails, & GIS Department
East Bay Regional Park District
BHolt@ebparks.org



N

0 2 4 Miles

Figure 1- Project Location

East Bay Regional Park District
Little Hills Ranch - Retaining Wall Project
San Ramon, CA
November 2024

Little Hills Dance Floor NOE

Final Audit Report 2025-06-13

Created:	2025-06-13
By:	Drake Hebert (DHebert@ebparks.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAiwdT4Y2zCbcCbMF9__9PhXsHvVFa2E3x

"Little Hills Dance Floor NOE" History

Document created by Drake Hebert (DHebert@ebparks.org)
2025-06-13 - 2:59:39 PM GMT- IP address: 204.58.180.206

Document emailed to brian holt (bholt@ebparks.org) for signature
2025-06-13 - 3:00:17 PM GMT

Email viewed by brian holt (bholt@ebparks.org)
2025-06-13 - 5:22:06 PM GMT- IP address: 204.58.180.206

Document e-signed by brian holt (bholt@ebparks.org)
Signature Date: 2025-06-13 - 5:22:31 PM GMT - Time Source: server- IP address: 204.58.180.206

Agreement completed.
2025-06-13 - 5:22:31 PM GMT

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print Save

RECEIPT NUMBER:
07-06/13/2025-172

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
EAST BAY REGIONAL PARK DISTRICT		06/13/2025
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
CONTRA COSTA COUNTY		2025-00171

PROJECT TITLE

LITTLE HILLS RANCH DANCE FLOOR PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER
EAST BAY REGIONAL PARK DISTRICT	dherbert@ebparks.org		(888) 327-2334
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
2950 PERALTA OAKS COURT	OAKLAND	CA	94605-0381

PROJECT APPLICANT *(Check appropriate box)*

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$ 4,123.50	$
☐ Mitigated/Negative Declaration (MND)(ND)	$ 2,968.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,401.75	$

☒ Exempt from fee
- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other

TOTAL RECEIVED $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Felicia Shepard Deputy Clerk

RH 60285

Kristin B. Connelly
Contra Costa
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Finalization No.: 202500060285
Cashier: fshepard
Register: WINDOW7
Date/Time: 06/13/2025 12:48 PM

Description	Fee
NOTICE OF EXEMPTION	
Filing Time:	12:48 PM
Filing Total:	$50.00
Filing Fee:	$50.00
Total Amount Due:	$50.00
Total Paid	
Credit Card Tendered:	$50.00
#1416	
Amount Due:	$0.00

THANK YOU
PLEASE KEEP FOR REFERENCE

06/13/2025 12:44 PM PDT

CONTRA COSTA COUNTY RECORDER -
VC
555 ESCOBAR ST
MARTINEZ, CA 94553

TERMINAL NAME: E6182808

ORDER# 203678993

PAYMENT

RECORDER COUNTER P...	$50.00
AGENCY SUBTOTAL:	$50.00
LEXISNEXIS SERVICE FEE:	$2.50
TOTAL USD:	$52.50

CARD #: 1416	VISA
PAYMENT: CREDITCHIP READ-CONTACT	
MODE:	ISSUER
AUTH CODE:	167130
APP LABEL:	VISA CREDIT
CVM:	NO SIG REQUIRED
AID:	A0000000031010
ARQC:	EF7D213E160C1104
AMOUNT:	$52.50

*** CARD APPROVED ***

****

AMOUNT PAID: $52.50

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