Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Hilltop Drive Road Two-Parcel Minor Subdivision - County FIle CDMS22-00010

Lead Agency: Contra Costa County Dept. of Conservation and Development | Contact Person: Adrian Veliz

Mailing Address: 30 Muir Road | Phone: 925-655-2879

City: Martinez | Zip: 94553 | County: Contra Costa County

Project Location: County: Contra Costa | City/Nearest Community: El Sobrante

Cross Streets: La Paloma Road / Hilltop Drive | Zip Code: 94597

Longitude/Latitude (degrees, minutes and seconds): 37 ° 58 ′ 37.18 ″ N / 122 ° 18 ′ 21.7 ″ W | Total Acres: 0.52

Assessor's Parcel No.: 425-072-017 | Section: | Twp.: | Range: | Base:

Within 2 Miles: State Hwy #: I-80 | Waterways: See pg 3

Airports: none | Railways: BNSF, Union Pacific | Schools: See pg 3

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☒ Mit Neg Dec Other: | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☒ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☒ Residential: Units 2 Acres 0.52
☐ Office: Sq.ft. Acres Employees ☐ Transportation: Type
☐ Commercial: Sq.ft. Acres Employees ☐ Mining: Mineral
☐ Industrial: Sq.ft. Acres Employees ☐ Power: Type MW
☐ Educational: ☐ Waste Treatment: Type MGD
☐ Recreational: ☐ Hazardous Waste: Type
☐ Water Facilities: Type MGD ☐ Other:

Project Issues Discussed in Document:

☐ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☐ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☒ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☒ Other: Tribal/Cultural

Present Land Use/Zoning/General Plan Designation:

Single-Family Residential (R-20) Zoning District/ Single-Family Residential Low Density (SL) General Plan Designation:

Project Description: *(please use a separate page if necessary)*

The applicant requests approval of a Vesting Tentative Map to subdivide a 22,720 square-foot lot into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would have an area of 10,000 square feet, while Parcel B would have an area of 12,720 square feet. An existing single-family residence in the area of proposed Parcel A would remain on that parcel. If approved, it is anticipated that Parcel B would be developed with a single-family residence. In addition to the proposed subdivision, the project involves public roadway dedication, access/utility improvements, and tree impacts described in more detail on page 3.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
_____ Caltrans District # _____
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
_____ Central Valley Flood Protection Board
_____ Coachella Valley Mtns. Conservancy
_____ Coastal Commission
_____ Colorado River Board
_____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
_____ Fish & Game Region # 3
_____ Food & Agriculture, Department of
_____ Forestry and Fire Protection, Department of
_____ General Services, Department of
_____ Health Services, Department of
_____ Housing & Community Development
_____ Native American Heritage Commission
_____ Office of Historic Preservation
_____ Office of Public School Construction
_____ Parks & Recreation, Department of
_____ Pesticide Regulation, Department of
_____ Public Utilities Commission
_____ Regional WQCB # _____
_____ Resources Agency
_____ Resources Recycling and Recovery, Department of
_____ S.F. Bay Conservation & Development Comm.
_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ San Joaquin River Conservancy
_____ Santa Monica Mtns. Conservancy
_____ State Lands Commission
_____ SWRCB: Clean Water Grants
_____ SWRCB: Water Quality
_____ SWRCB: Water Rights
_____ Tahoe Regional Planning Agency
_____ Toxic Substances Control, Department of
_____ Water Resources, Department of
_____ Other: _____
_____ Other: _____

Local Public Review Period (to be filled in by lead agency)

Starting Date September 8, 2023 Ending Date October 9, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: _____ **Date:** 09/08/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Hilltop Drive Two-Parcel Minor Subdivision

County File #CDMS22-00010

Notice of Completion Cont'd

Project Location (Cont'd)

Within 2 Miles:

Waterways: Lila Creek, Big Oak Creek, Little Oak Creek, San Pablo Creek, Greenridge Creek, Clark Creek, La Colina Creek, Wildcat Creek, Rheem Creek, Garrity Creek, Duncan Creek, Pinole Creek

Schools: Collins Elementary, St. Joseph Elementary, Stewart Elementary, Highland Elementary, Riverside Elementary, Montalvin Manor Elementary, East Bay Woldorf School, Olinda Elemenatary, Sheldon Elementary, Valley View Elementary, Murphy Elementary, El Sobrante Christian Elementary, Ellerhorst Elementary, Shannon Elementary, Bethel Christian Academy, Seneca Catalyst Academy, Aspire Richmond Technology Academy, Making Waves Academy, Harbour Way Academy, North Campus Continuation, Pinole Middle, El Sobrante Christian Junior High, Helms Middle, Pinole Valley High, De Anza High.

Project Description

The applicant requests approval of a Vesting Tentative Map to subdivide a 22,720 square-foot lot into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would have an area of 10,000 square feet, while Parcel B would have an area of 12,720 square feet. An existing single-family residence in the area of proposed Parcel A would remain on that parcel. If approved, it is anticipated that Parcel B would be developed with a single-family residence. In addition to the proposed subdivision, the project involves:

- Public Roadway Dedication: The project would dedicate frontage along Hilltop Drive to accommodate the necessary ultimate half-width of Hilltop Drive for the planned 60-foot right-of-way width. The frontage dedication consists of a five-foot wide strip along the 100-foot wide project frontage.

- Private Access Improvements: Vehicular access to the subject property exists via Hilltop Drive. The project would establish a private access and utility easement along the eastern property line which would provide access to both parcels proposed with this subdivision. A paved 16-foot-wide private roadway would be constructed between Hilltop Drive and the common parcel boundary between proposed Parcels A & B.

- Service Connections for Utilities: The subject property is presently served by existing water and sanitary sewer mains located within the Hilltop Drive right-of-way. The project proposes connections to existing water and sewer mains for Parcel B via the aforementioned 25-foot wide Private Access and Utility Easement. Electrical service is available to the subdivision via existing above-ground lines located on Hilltop Drive.

- Tree Impacts: Tree permit approval is requested for private roadway and utility construction activities encroaching within the dripline of four (4) code protected trees. No tree removal is requested in connection with this project.