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: Ariey Lane Minor Subdivision, Rezone, Prelim. & Final Dev. Plan; MS20-0010, RZ22-3264, & DP22-3002

Lead Agency: Contra Costa County Dept. of Conservation and Development Contact Person: Syd Sotoodeh

Mailing Address: 30 Muir Road Phone: 925-655-2877

City: Martinez Zip: 94553 County: Contra Costa County

Project Location: County: Contra Costa City/Nearest Community: Pleasant Hill; Lafayette

Cross Streets: 85 Ariey Lane at Reliez Valley Road Zip Code: 94549

Longitude/Latitude (degrees, minutes and seconds): 37 ° 56 ′ 40.23″ N / 122 ° 6 ′ 11.16″ W Total Acres: 6.18

Assessor's Parcel No.: 167-010-017 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 24, 680 Waterways: Grayson Creek; Alhambra Creek; Sindicich Creek (cont)

Airports: N/A Railways: BART Schools: (see attached)

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: Tree Permit

Development Type:

☒ Residential: Units 3 Acres 6.18
☐ 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: Wildfire

Present Land Use/Zoning/General Plan Designation:

Vacant; Zoning: Single-Family Residential (R-10); General Plan: Single-Family Residential-Low Density (SL), Agricultural Lands (AL

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

The applicant is requesting approval of a vesting tentative map to subdivide the subject 6.18-acre parcel into three parcels, resulting in an approximately 2.86-acre (gross) Parcel A, an approximately 2.48-acre Parcel B, and an approximately 0.84-acre Parcel C, a rezone from Single-Family Residential (R-10) to Planned Unit District (P-1), and a preliminary and final development plan for the proposed development of the minor subdivision with retaining walls and a single-family residence for each resulting parcel. Attached ADUs are proposed for Parcel B & for Parcel C. Tree permit approval is requested to remove 14 code-protected trees and to work within the driplines of 15 code-protected trees. An exception to County Title 9 requirements for creek structure setback has also been requested for drainage and roadway improvements. (See attached for project details.)

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	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 2
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	X	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
X	Fish & Game Region # 3	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
X	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	_____	Other: _____
_____	Housing & Community Development	_____	Other: _____
X	Native American Heritage Commission		

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

Starting Date July 13, 2026 Ending Date August 11, 2026

Lead Agency (Complete if applicable):

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

Signature of Lead Agency Representative: _____ **Date:** 07/13/2026

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

Ariey Lane Minor Subdivision, Rezoning, and Development Plan

County File #CDMS20-00010, CDRZ22-03264, and CDDP22-03002

Notice of Completion Cont'd

Project Location (Cont'd)

Within 2 Miles:

Waterways: Murderers Creek (and tributaries); Contra Costa Canal

Schools: Christ the King Elementary; Strandwood Elementary; Pleasant Hill Elementary; Sequoia Elementary; Sequoia Middle School; Prospect Alternative High School; Contra Costa Christian Schools; Valhalla Elementary School

Project Description (detailed)

Background: An Initial Study and draft Mitigated Negative Declaration was circulated for public review on August 16, 2024, extending through September 16, 2024. Comments on the Initial Study were received from the California Department of Fish & Wildlife (CDFW) on September 16, 2024. The applicant also proposed changes to the drainage and stormwater control design. As such, the Initial Study and Draft Mitigated Negative Declaration for the project has been revised to address CDFW's comments and recommended mitigations, and the proposed design changes.

On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County Envision 2045 General Plan. The subject Minor Subdivision, Rezoning, and Development Plan applications were deemed "complete" for processing prior to the General Plan adoption date. Therefore, the previous County General Plan 2005- 2020 applies and is cited throughout this Initial Study.

The development rights of approximately 3.32 acres of land within the subject property have been deeded to the County, including approximately 1.98 acres in the northern portion of the property where slopes exceed 26% grade (scenic easement, OR-303002, recorded 2002) and approximately 1.34 acres of land along the southern boundary as a creek structure setback (CSS) easement (OR-303003, recorded 2002).

Project Description: The applicant is requesting approval of a vesting tentative map to subdivide a 6.18-acre parcel into three new parcels, resulting in an approximately 2.86-acre (gross) Parcel A, an approximately 2.48-acre Parcel B, and an approximately 0.84-acre Parcel C. Access to the minor subdivision would be from Ariey Lane, a private road, via an existing bridge that crosses Grayson Creek. Proposed site improvements include extending Ariey Lane from the bridge as a 20-foot-wide private road within a 25-foot private access easement, with slopes up to a 20% gradient. No improvements are proposed for the existing bridge. Water, electricity, telecommunication, and other utility extensions, as needed, would be attached beneath the bridge using an existing utility trapeze. Curbs, gutters, four bioretention basins and two energy dissipator outfalls (61 linear feet and 165 linear feet, respectively) would be installed for drainage and stormwater control. The dissipator outfalls will discharge treated water to the

uplands north of the creek via overland sheet flow. In addition, approximately 15 retaining walls over three feet in height and up to eight feet in height would be constructed. Approximately ±3,500 cubic yards (CYS) of cut and ±3,100 CYS of fill for a net 400 CYS of grading is anticipated for the future road and residential foundation pads.

As a result of two existing easements on the property, development is limited to less than half of the property's gross acreage. The applicant is seeking approval of an exception to County Code Division 914 to construct approximately 945 square feet of access road, curbs, and road-supporting retaining walls (if needed) within the CSS easement. The scenic easement area in the northern corner of the property will remain undeveloped and no changes are proposed that would reduce the size of either easement.

The applicant also requests a rezone of the property from R-10, Single-Family Residential to P-1, Planned Unit District (P-1) and approval of a Final Development Plan for development of each parcel. Up to five dwelling units are proposed, including two attached accessory dwelling units (ADU). Future approval of any ADU will require a separate ministerial application. The proposed development of each parcel is described as follows:

- Parcel A: 6,244-square-foot, two-story, single-family residence up to 26 feet in height, an 886-square-foot garage, driveway, pool, and seven retaining walls ranging between 1 foot and 6 feet in height.

- Parcel B: In addition to a driveway, and five retaining walls ranging between 1 foot and 6 feet in height, a single-family residence, garage, and attached ADU with an approximately 5,275 square-foot building footprint is shown on the final development site plan; however, the applicant has not submitted architectural drawings for the residence.

- Parcel C: 4,424-square-foot, two-story split-level, single-family residence stepping up the existing grade with a height up to 28 feet, an approximately 747-square-foot ADU within the residential structure, a 974-square-foot garage, driveway, and three retaining walls ranging between 2 feet and 8 feet in height.

In addition, the applicant requests approval of a tree permit for project-related impacts to twenty-nine code-protected trees, including the removal of fourteen code-protected trees (one (1) Aleppo pine tree, three (3) incense cedar trees, three (3) Arizona cypress trees, and seven (7) coast live oak trees) and work within the driplines, including construction, trenching or grading, of fifteen code-protected trees (one (1) valley oak tree, two (2) California bay trees, and twelve (12) coast live oak trees) located on the subject property. Project impacts would primarily be due to the trees being located within the footprint of site improvements or new residential structures. The project arborist also recommended removal of several trees due to poor health or condition.