

Notice of Completion & Environmental Document Transmittal

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For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2024110934**Project Title:** Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment and Development PlanLead Agency: Contra Costa County Dept. of Conservation and DevelopmentContact Person: Adrian VelizMailing Address: 30 Muir RoadPhone: 925-655-2879City: MartinezZip: 94553County: Contra Costa County**Project Location:** County: Contra CostaCity/Nearest Community: MoragaCross Streets: Camino Pablo/ Tharp AvenueZip Code: 94556Longitude/Latitude (degrees, minutes and seconds): 37 ° 48 ' 47 " N / 122 ° 06 ' 56 " W Total Acres: 23.9Assessor's Parcel No.: 258-290-029

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: noneWaterways: See pg. 3.Airports: noneRailways: noneSchools: See pg 3**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 13 Acres 7.9☐ 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: _____**Present Land Use/Zoning/General Plan Designation:**

General Agricultural (A-2) Zoning District/ Agricultural Lands (AL) General Plan Designation:

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

See project description on pg. 3

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "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	☐ Regional WQCB # _____
☐ 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	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date 09/03/2025 Ending Date 10/03/2025

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: 09/03/2025

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

Camino Pablo Single-Family Residential Subdivision Rezone, General Plan Amendment and Development Plan

County File #CDSD23-09646, CDRZ23-03270, CDGP21-00004, CDDP23-03012

Notice of Completion Cont'd

Project Location (Cont'd)

Within 2 Miles:

Waterways: Indian Creek, San Leandro Creek, Upper San Leandro Reservoir, Kaiser Creek, Buckhorn Creek, Las Trampas Creek Alhambra Creek, Reliez Creek, Cascade Creek

Schools: Camino Pablo Elementary, Joaquin Moraga Intermediate, The Saklan School

Project Description

The Camino Pablo Single-Family Residential Subdivision, Rezone, General Plan Amendment, and Development Plan project includes Major Subdivision application CDSD23-09646. Rezone application CDRZ23-03270, General Plan Amendment application CDGP21-00004, and Development Plan application CDDP23-03012, to allow development of the southern 7.9 acres of the 23.9-acre project site consisting of a residential subdivision of 13 single-family residences with attached accessory dwelling units (ADUs) incorporated into 11 of the residences. The remaining northern 16.0 acres of the site would remain as agricultural open space.

The project site is a legal lot in the AL Agricultural Lands, General Plan land use designation. The applicant has submitted a Major Subdivision application to create an 18-lot subdivision as shown below, including 13 residential lots (Parcels 1 through 13), open space Parcel A, landscape Parcels B and C, and street Parcels D and E. Parcels 1 through 13 and Parcels B through E encompass the proposed residential development on the southern portion of the site. Parcel A is the northern 16.0 acres of the site that would remain as open space.

To allow the Major Subdivision to proceed the applicant requests a General Plan Amendment to redesignate the southern 7.9 acres as SL Single-Family Residential–Low Density to allow multiple single-family residences on this portion of the site. The applicant also requests that the County Rezone the southern 7.9-acre portion of the project site from the A-2 General Agricultural District to a P-1 Planned Unit District and has submitted a Development Plan application for the P-1 District to allow development of 13 one- and two-story detached single-family residences on individual lots. The lots would range in size from 15,368 square feet to 27,827 square feet, with an average lot size of approximately 19,969 square feet. Attached ADUs would be included in 11 of the homes, while Parcels 7 and 8 would not include an ADU. The 7.9-acre southern portion would have a net development area of 6.65 acres (without street Parcels D and E) with a resultant net density of 1.95 residential units per acre, which would be

within the 1.0 and 2.9 single-family units per net acre density range for the SL General Plan land use designation.

Parcel	Land Use	Size (Sq. Ft.)	(Acres)
1	Residential	21,352.00	0.49
2	Residential	20,234.00	0.46
3	Residential	18,516.00	0.43
4	Residential	18,276.00	0.42
5	Residential	17,064.00	0.39
6	Residential	19,247.00	0.44
7	Residential	22,039.00	0.51
8	Residential	16,448.00	0.38
9	Residential	27,827.00	0.64
10	Residential	27,090.00	0.62
11	Residential	19,281.00	0.44
12	Residential	15,368.00	0.35
13	Residential	16,861.00	0.39
A	Open Space	697,036.00	16.00
B	Landscaping	6,948.00	0.16
C	Landscaping	22,916.00	0.53
D	Street	44,431.00	1.02
E	Right-of-Way	10,454.00	0.24
Total		1,041,388.00	23.91

The applicant expects project construction to begin in June 2024 for a total of 32 months, including 14 months for grading, infrastructure installation, and building pads, and 18 months for homes construction.

The 13 residential lots would have access onto Camino Pablo via a new access road terminating in a cul-de-sac. The cul-de-sac would have a sidewalk on the north/east side. The opposite side of the cul-de-sac would be lined with several stormwater bioretention and filtration planter strips. The cul-de-sac would

form the fourth leg of the Camino Pablo / Tharp Drive intersection. Tharp Drive is a two-lane residential collector street that intersects with Camino Pablo and a number of local residential streets. Camino Pablo is a two-lane arterial street that travels northwest from the Camino Pablo / Tharp Drive intersection to connects to Canyon Road – Moraga Road, which is a two – to four-lane County-designated arterial road.

The residential lots would comprise 5.95 acres of the 7.9-acre gross development area, with the remaining acreage dedicated to the street right-of-way (1.26 acres) and common area landscaping (0.69 acres). The residential lots would have minimum 20-foot front yard setbacks, 15-foot rear yard setbacks, 10-foot side yard setbacks, and a minimum 25 feet aggregate side yard setback. The common area landscaping would provide visual buffers that would separate the homes from Camino Pablo. Parcel D would be the cul-de-sac, which would be dedicated to Contra Costa County. Parcel E consists of a 0.24-acre area adjacent to Camino Pablo, which would be dedicated to the Town of Moraga.

The location of the proposed homes on the southern portion of the site would preserve the higher elevations of the site and thereby, would preserve the visually prominent hillside in the northern and eastern portions of the site and adjoining agricultural open space land to the east. The residential development would retain the natural features of the land to the extent feasible and most of the homes would be developed on split pads, thereby stepping the homes up or down the hillside, depending on their orientation. The homes have been horizontally massed to minimize view obstruction. The homes would be custom homes, each having a unique design but all homes would be in a “Transitional” style of architecture that blends traditional forms, materials, and colors with modern exterior and interior elements. The residences would be designed to be energy efficient and constructed to meet the stringent fire resistance requirements for development in a Wildland/Urban Interface Zone.

Most of the homes would have two stories, while the homes on the southernmost lots (Parcels 7 and 8) would be one story. The homes would range in size from 3,463 square feet to 4,474 square feet, not including garages or porches. The ADUs would all one-bedroom units with separate kitchen/living/dining areas, ranging in size from 920 square feet to 1,117 square feet.

The onsite hillside contours that characterize the local topography would be retained. Project grading would extend onto the adjoining property to the east and would slightly lower this hillside crest running along and just outside the east side of the project parcel from the approximately 705 feet to 702 feet. To stabilize the site, slide conditions that affect the southern portion of the site would be repaired. Although grading would entail cuts and fills totaling 59,600 cubic yards of soil, grading would be balanced on site, requiring no import or export of fill.

A 4-foot high retaining wall would extend along the rear of the easternmost lots (Parcels 1 through 5). Additional retaining walls would be placed on some of the individual lots in order to accommodate the homes and yards. Retaining walls would also be placed on the west side of the project site. Exposed

retaining walls would be landscaped with a variety of ornamental trees, shrubs, and grasses that are intended to obscure the walls upon maturity.

The project includes a connection to an existing storm drain system that currently collects runoff from the site and directs stormwater flow to Moraga Creek. The stormwater runoff from the site would be treated by bioretention basins and discharged into the proposed onsite storm drain system prior to entering the existing storm drain system. Parcel A would continue to discharge into an existing v-ditch, located adjacent to Camino Pablo that ties into the existing storm drain system.

As part of the project, Camino Pablo would be widened from Tharp Drive south to the southern end of the project site frontage. The existing right-of-way, which varies between roughly 46 feet and 59 feet would be expanded to a 68-foot right-of-way. The existing 28-foot-wide roadway would be expanded to 36 feet, and would include a curb and gutter on both sides. The existing curb and gutter on the west side of Camino Pablo would remain, while the existing 8-foot-wide sidewalk extending along the project site frontage would be replaced with a new, slightly relocated 8-foot-wide sidewalk. The property owner intends to dedicate the additional right-of-way to the Town of Moraga.