

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Jason Crapo**  
Deputy Director

**Deidra Dingman**  
Deputy Director

**Ruben Hernandez**  
Deputy Director

**Gabriel Lemus**  
Assistant Deputy Director

**March 26, 2025**

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A PROPOSED  
MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Green Valley Road Rezone and Two-Lot Minor Subdivision
- 2. County File Number:** CDRZ23-03271 and CDMS23-00005
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Syd Sotoodeh, Senior Planner  
(925) 655-2877  
[syd.sotoodeh@dcd.cccounty.us](mailto:syd.sotoodeh@dcd.cccounty.us)
- 5. Project Location:** A 2-acre parcel located at: 1921 Green Valley Road, Alamo (Assessor's Parcel Numbers: 194-070-015 and 194-070-018)
- 6. Applicant:** Benoit McVeigh  
dk Engineering  
1931 San Miguel Drive  
Walnut Creek, CA 94596

## 7. Description of Project:

The applicant is requesting approval of a vesting tentative map to subdivide the subject 2-acre property into two parcels, resulting in a 0.95-acre (gross) Parcel A and a 1.05-acre (gross) Parcel B. The project proposes one approximately 16- to 30-foot private access and utility easement. Access to both lots would be from Green Valley Road through an existing driveway within the new private access easement. The project proposes to remove and replace the existing driveway onto Green Valley Road. The new and wider driveway will take a 90-degree turn, providing direct access to a proposed residence on Parcel B and branching onto the existing drive to the existing residence on Parcel A that is to remain. Site improvements also include three bioretention filters, a concrete ditch, and trench inlets/drains for stormwater control/drainage. Six retaining walls are proposed, ranging between zero and approximately nine feet in height. It is anticipated that the project will entail  $\pm 330$  cubic yards (CYS) of cut and  $\pm 540$  CY of fill for a net 210 CY of grading for site and residential improvements, primarily on proposed Parcel B.

New development for proposed Parcel B includes demolishing a barn and constructing a new 3,496-square-foot, two-story, single-family residence with a 553-square-foot garage, 315-square-foot main floor deck, and 383-square-foot lower floor concrete patio in approximately the same location as the barn. New development proposed for Parcel A consists of the installation of two bioretention filters for stormwater control. No changes to the existing residence or driveway on Parcel A are proposed.

The applicant also requests a rezone of the property from A-2, General Agricultural District to R-40, Single-Family Residential district. The applicant has requested the following variances to the requirements of the R-20 zoning district for the construction of two retaining walls over three feet in height:

- 0-foot front setback (where 25 feet is required) and 8-foot side yard (where 20 feet is required) for “Wall No. 1”; and
- 5-foot front setback (where 25 feet is required) for “Wall No. 3”.

In addition, the applicant is requesting an exception from the requirements of Title 9, Chapter 96-10, of the County Ordinance Code related to the undergrounding of existing overhead utility services along the subject property’s Green Valley Road frontage. Water, sewer, electrical, and other utilities extending to the proposed residence on Parcel B would be installed underground. Trenching for those utilities, as well as drainage improvements, would be performed as part of grading.

The applicant also requests approval of a tree permit for project-related impacts to code-protected trees located on the subject property, including the removal of eight trees (three valley oaks, one coast live oak, three coast redwoods, and one ash with a combined diameter of 149 inches), and work including construction, trenching or grading within the driplines of five trees (one black walnut, one valley oak and three coast live oaks with a combined diameter of 100 inches). Up to seventeen non-code-protected trees (thirteen valley oak, two coast redwood, one black walnut, and one fan palm) located within the public right-of-way may also be removed or potentially altered due to work within their driplines. Project impacts to the trees include being located within the footprint of site improvements, the new residential structure, or accessory structures such as retaining walls.

## **8. Surrounding Land Uses and Setting:**

The subject property is located on Green Valley Road in the Alamo area of the County, approximately 1/4-mile north of Stone Valley Road and approximately 1-3/4 miles northeast of I-680. Access to I-680 is at either Stone Valley Road or El Cerro Boulevard. Developments in the surrounding unincorporated area are located within a variety of single-family residential zoning districts (R-10, R-15, R-20, R-40, or R-100), Planned Unit (P-1) districts, and General Agriculture (A-2) districts. Nearby town centers include Alamo (e.g., Alamo Plaza) approximately 3 miles to the west and downtown Danville approximately 2 miles to the south.

The surrounding area of Alamo is predominantly developed with single-family residences. The subject property is bounded by Green Valley Road on the east and single-family residences on the north, south, and west. Other land uses in the vicinity include schools such as Monte Vista High School and Los Cerros Middle School, Monte Vista swimming pool and sports complex, and Oak Hill Park, all approximately 1/2-mile south of the project site. The Green Valley trail head with public hiking access to the Summit Trail at the base of Mt. Diablo is located approximately 962 feet north of the subject property. The nearest water body is the West Branch of Green Valley Creek approximately 378 feet west of the project site. As designated by the U.S. Census Bureau urban area reference map, the subject property is located within the Concord-Walnut Creek urban area, however, there is an element of suburban/rural character due to open hillsides and very low-density residential development to the west, and small roads and lanes of residential areas in the vicinity that typically lack sidewalks and often lack curbs.

The subject property is an approximately 2-acre, irregularly shaped lot located within a General Agricultural (A-2) zoning district. The property is one legal lot comprised of two tax parcels, created as Parcel "C" of minor subdivision MS66-0089 (43LSM13, filed June 190, 1966), and is developed with a single-family residence, driveway, and barn. Located within the foothills of Mt. Diablo and situated at the bottom of a low hill that comprises a series of low ridges and small canyons to the west, the subject property has fairly steep topography rising approximately 140 feet from the eastern property line to the western property line with an average slope of approximately 53 percent. The elevation ranges from approximately 525 feet to 670 feet above sea level. The area of the project where the barn is located has been leveled, with slopes less than 15 percent. Nineteen mature, code-protected trees (measuring more than 6.5-inches in diameter) on the subject property and seventeen mature, non-code-protected trees in the public right-of-way along the frontage of the subject property were inventoried by the project arborist.

## **9. Determination:**

The County has determined that the project may result in significant impacts to the environment in regard to biological resources, cultural and tribal cultural resources, geology and soils, and wildfire. Therefore, pursuant to California Code of Regulations Section 15070, an Initial Study and Draft Mitigated Negative Declaration has been prepared which identifies mitigation measures to be incorporated to reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Initial Study/Mitigated Negative Declaration during a 30-day public comment period.

The initial study/draft mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input>. Any documents referenced in the reference index can be provided upon request by contacting the project planner.

**Public Comment Period** – The period for accepting comments on the adequacy of the environmental document will **begin Wednesday, March 26, 2025, and extend to 5:00 P.M., Thursday, April 24, 2025.** Any comments should be submitted in writing to the following:

Contra Costa County  
Department of Conservation and Development  
**Attn: Syd Sotoodeh**  
30 Muir Road  
Martinez, CA 94553

or;

via email to [syd.sotoodeh@dcd.cccounty.us](mailto:syd.sotoodeh@dcd.cccounty.us)

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission. The hearing date before the County Planning Commission has not yet been scheduled. Hearing notices will be mailed prior to the finalized hearing date.

**Additional Information** – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at [syd.sotoodeh@dcd.cccounty.us](mailto:syd.sotoodeh@dcd.cccounty.us) or by telephone at (925) 655-2877.

Sincerely,

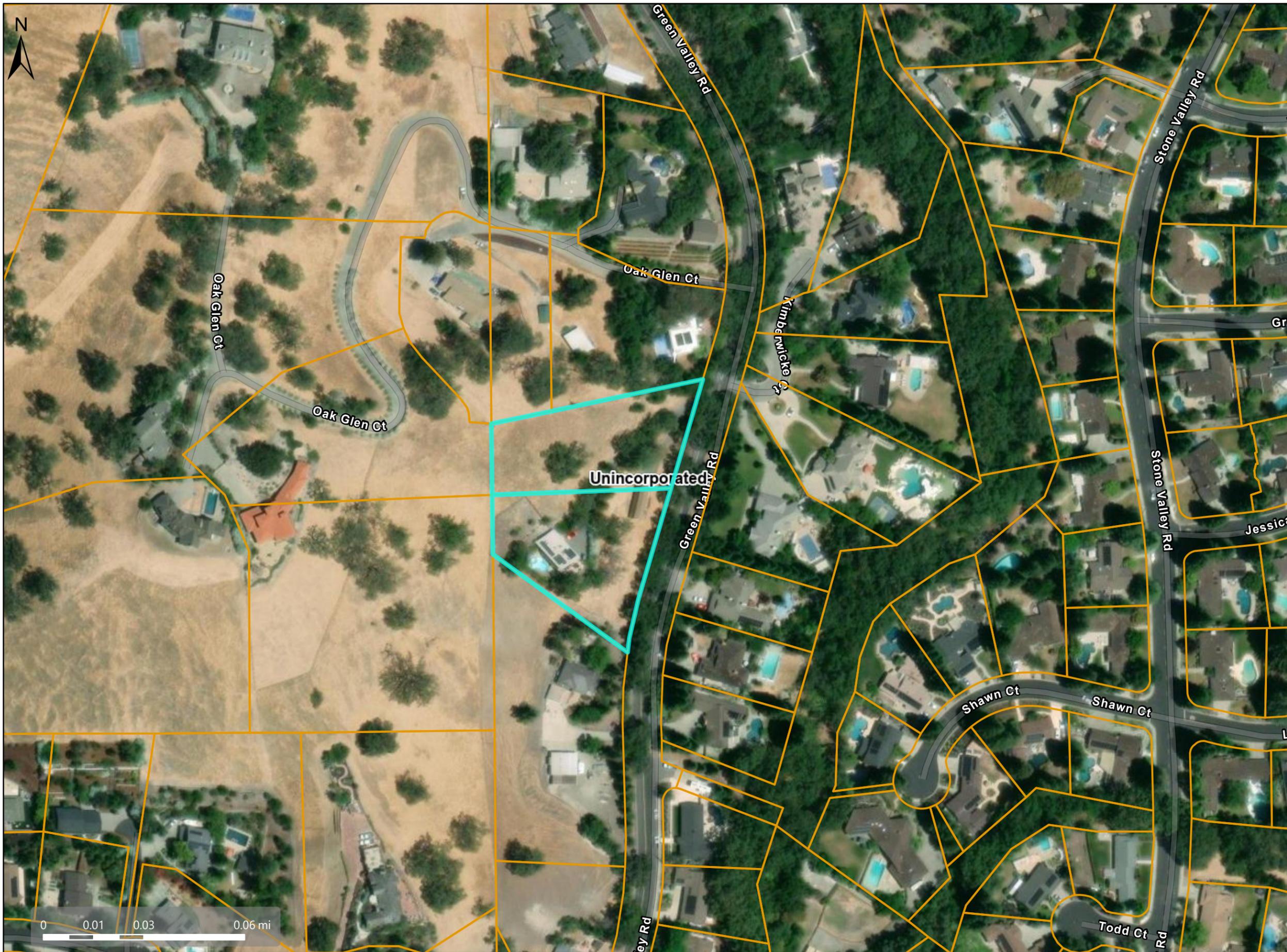


Syd Sotoodeh  
Project Planner  
Department of Conservation & Development

attach: Project Vicinity Map  
Vesting Tentative Map, Development Site Plan, Grading Plan, and Rezone Exhibits

cc: County Clerk's Office (2 copies)  
Adjacent Occupants and Property Owners  
Notification List

# Vicinity Map



### Map Legend

- Assessment Parcels (orange outline)
- Unincorporated (cyan outline)

**REVISED**  
**RECEIVED** on 08/19/2024 CDMS23-00005  
By Contra Costa County  
Department of Conservation and Development

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-005  
58 PM 14 PARCEL C

KEVIN & DEBORAH  
GRAUMAN  
APN: 194-101-003

NICHOLAS & NICOLE  
MACARCHUK  
APN: 194-101-002

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-007

WILSON FREDERICK  
APN: 194-101-001

DWANE & FELICITAS  
MICHAEL  
APN: 194-070-082

ROBERT GUIDER  
APN:  
194-070-016

WALTER & ROSEANN KRANE  
APN: 194-100-007  
53 LSM 46 PARCEL D

APN:  
194-070-018  
PARCEL 'B'  
45,745 SF = 1.05 Ac.±  
(41,406 SF = 0.95Ac.±  
EXCLUDING PAUE)

GEORGE M MOORE  
43 LSM 13  
PARCEL C

PARCEL 'A'  
41,554 SF = 0.95 Ac.±

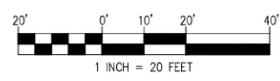
APN:  
194-070-015

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY  
ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

VESTING TENTATIVE PARCEL MAP



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD.DWG\VTM 4 VTM-2049.DWG

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-005  
58 PM 14 PARCEL C

GREGORY & JUDITH  
ANDERSON  
APN: 193-760-007

WALTER & ROSEANN KRANE  
APN: 194-100-007  
53 LSM 46 PARCEL D

PARCEL 'B'  
1.05 Ac.±  
APN:  
194-070-018

GEORGE M MOORE  
43 LSM 13  
PARCEL C

PARCEL 'A'  
0.95 Ac.±  
APN:  
194-070-015

KEVIN & DEBORAH  
GRAUMAN  
APN: 194-101-003

NICHOLAS & NICOLE  
MACARCHUK  
APN: 194-101-002

WILSON FREDERICK  
APN: 194-101-001

DWANE & FELICITAS  
MICHAEL  
APN: 194-070-082

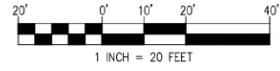
ROBERT GUIDER  
APN:  
194-070-016

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

SITE PLAN - ENTIRE PROPERTY



1831 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868



PATH: F:\PROJECTS\2020\20-1049 1921 GREEN VALLEY ROAD.DWG\VTM\VTM 5 SITE PLAN ENTIRE-2049.DWG

PARCEL 'A'  
0.95 Ac.±

PARCEL 'B'  
1.05 Ac.±

WALTER & ROSEANN KRANE  
APN: 194-100-007  
53 LSM 46 PARCEL D

WILSON FREDERICK  
APN: 194-101-001

MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**  
ALAMO, CALIFORNIA  
FOR  
GEORGE MOORE  
AUGUST 15, 2024

**GRADING PLAN - PCL. 'B'**



1831 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-8688

**\* RETAINING WALL NOTE:**

RETAINING WALLS HEIGHTS ARE SHOWN MEASURED TO THE GROUND IN FRONT OF THE WALL AND REPRESENT THE VISIBLE WALL HEIGHT. THE WALL WILL EXTEND DOWN TO THE FOOTING, WHICH WILL BE AT A DEPTH DETERMINED BY THE STRUCTURAL ENGINEER.

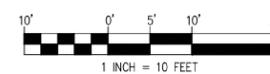
THE HEIGHTS OF THE RETAINING WALLS ARE SHOWN TO ONE DECIMAL PLACE WHERE THERE IS A SOFT SURFACE BELOW THE WALL (E.G. EARTH WITH LANDSCAPING), AND TWO DECIMAL PLACES WHERE THERE IS HARDSCAPE (CONCRETE OR ASPHALT PAVEMENT) BELOW THE WALL.

SEE CROSS-SECTIONS, SHEETS 7 & 8

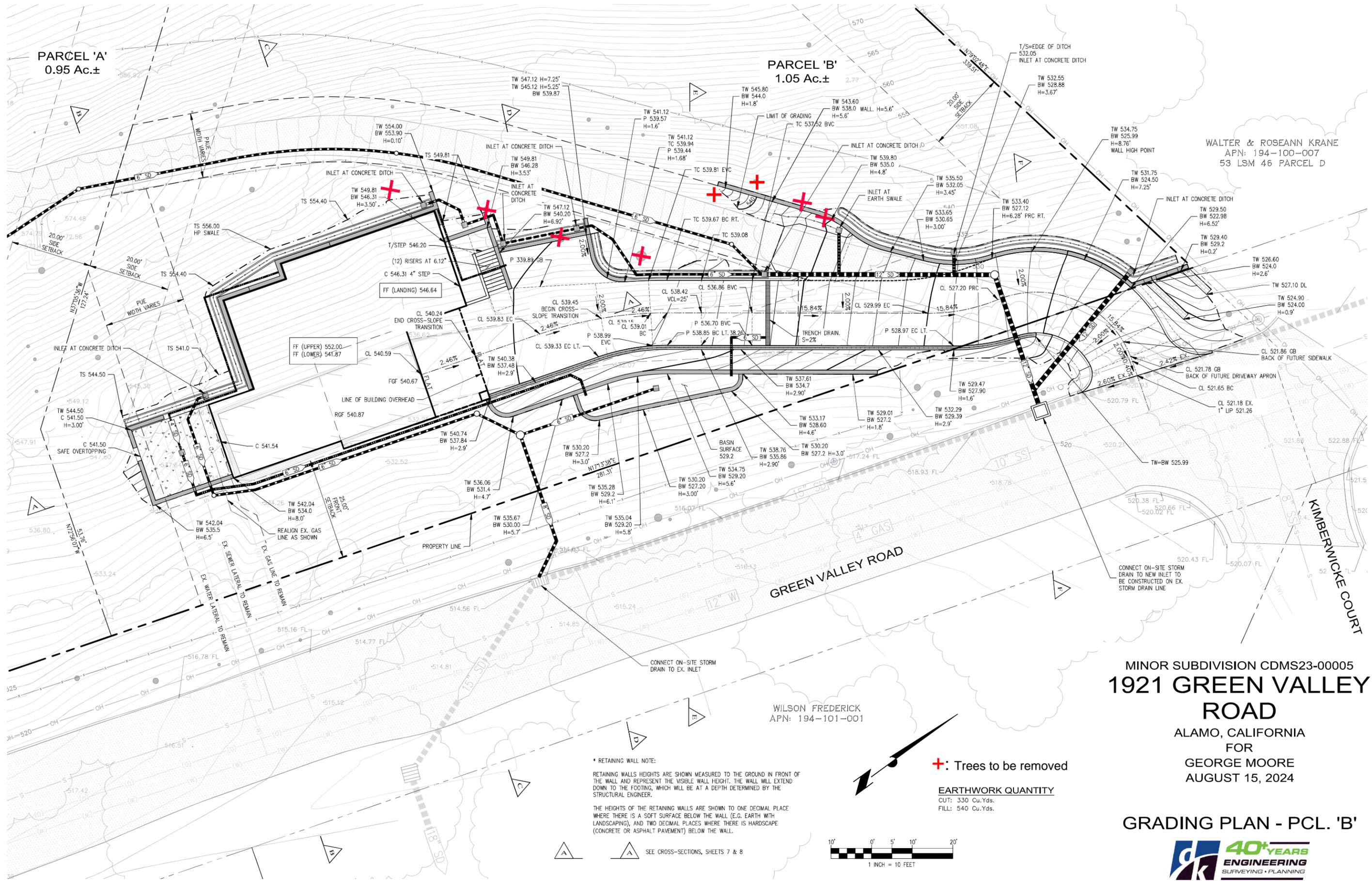
**+:** Trees to be removed

**EARTHWORK QUANTITY**

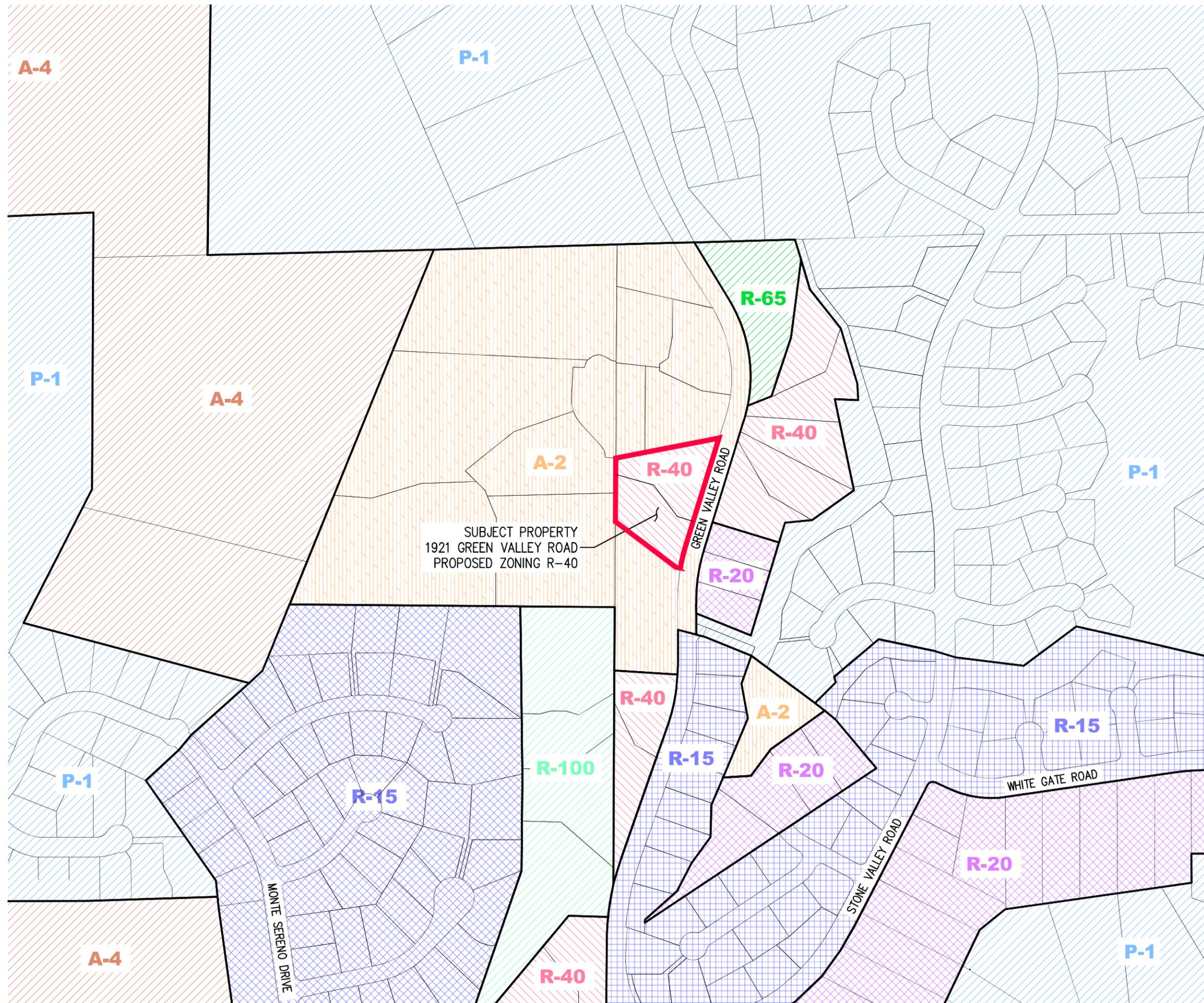
CUT: 330 Cu.Yds.  
FILL: 540 Cu.Yds.



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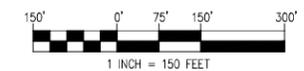


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LEGEND

- PROPERTY LINE
  - ZONING BOUNDARY
  - A-2** GENERAL AGRICULTURAL DISTRICT
  - A-4** AGRICULTURAL PRESERVE DISTRICT
  - P-1** PLANNED UNIT DISTRICT
  - R-15**
  - R-20**
  - R-40**
  - R-65**
  - R-100**
- SINGLE-FAMILY RESIDENTIAL DISTRICT. THE NUMBER INDICATES THE MINIMUM LOT AREA IN SQUARE FEET.



MINOR SUBDIVISION CDMS23-00005  
**1921 GREEN VALLEY ROAD**

ALAMO, CALIFORNIA  
 FOR  
 GEORGE MOORE  
 AUGUST 15, 2024

REZONING EXHIBIT  
 PROPOSED CONDITION



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868