CALIFORNIA ENVIRONMENTAL QUALITY ACT

Notice of Determination

To:

☒ Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 113
Sacramento, CA 95814

☒ County Clerk
County of Contra Costa
555 Escobar Street
Martinez, CA 94553

From:

Project Lead Agency:
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Lead Agency Contact:
Syd Sotoodeh, Senior Planner; (925) 655-2877;
syd.sotoodeh@dcd.cccounty.us

Lead Agency *(if different from above)*:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025031276

Project Title: Green Valley Road Rezone and Two-Lot Minor Subdivision, County Files CDRZ23-03271 and CDMS23-00005

Project Applicant: Benoit McVeigh, dk Engineering, 1931 San Miguel Drive, Walnut Creek, CA 94596

Project Location: 1921 Green Valley Road in the Alamo area of Contra Costa County (APN(s): 194-070-015 & 194-070-018)

Project Description:

Approval of a Rezone of the property from A-2, General Agricultural District to R-40, Single-Family Residential district and 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, with an approximately 4,339 square-foot private access and utility easement (PAUE) approximately 25 feet in width on proposed Parcel B.

Proposed site improvements include widening the existing driveway within the new PAUE at the connection to Green Valley Road to approximately 20 feet and repaving portions of the driveway. An improved and widened driveway to a new residence on proposed Parcel B would split from the PAUE. New development proposed for Parcel A consists of the installation of two bioretention filters for stormwater control. An existing residence would remain on Parcel A.

Proposed site improvements also include three bioretention filters, a concrete ditch, trench inlets/drains for stormwater control and drainage, and six retaining walls ranging between zero and nine feet in height. The applicant has requested variances for a 0-foot front setback (where 25 feet is required) and 8-foot side yard (where 20 feet is required) for construction of "Wall No. 1" and a 5-foot front setback (where 25 feet is required) for construction of "Wall No. 3".

The applicant requests approval of 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 utilities and drainage improvements would be performed as part of grading which is anticipated to entail ±330 cubic yards (CYS) of cut and ±540 CYS of fill for a net 210 CYS.

The applicant also requests approval of a tree permit for the removal of code-protected trees including three valley oaks, one coast live oak, three coast redwoods, and one ash (trees #106 through #113) with a combined diameter of 149 inches, and to allow work within the driplines of code-protected trees including one valley oak (tree #120) and three coast live oaks (trees #103 through #105) with a combined diameter of 79 inches for the demolition of an existing barn, construction of retaining walls, grading, site/drainage improvements, and construction of a new residence on proposed Parcel B that would be a 3,496-square-foot, two-story home with a 553-square-foot garage, 315-square-foot main floor deck, and 383-square-foot lower floor concrete patio.

This is to advise that the Contra Costa County Board of Supervisors (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on January 20, 2026, and has made the following determinations:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report (EIR) was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

Contra Costa County Department of Conservation & Development, 30 Muir Road, Martinez, CA 94553

Signature (Lead Agency): Syd Sotoodeh Title: Senior Planner

Print Name: Syd Sotoodeh Date: January 22, 2026

Date received for filing at LCI: _____

Applicant

Benoit McVeigh
dk Engineering
1931 San Miguel Drive
Walnut Creek, CA 94596
(925) 932-6868

Department of Fish and Wildlife Fees Due

☐ Neg. Dec. - $3,043.75
☒ Mitigated Neg. Dec. - $3,043.75
☐ EIR - $4,227.50
☒ County Clerk - $50.00
☒ DCD - $25.00

Total Due: $_____
Total Paid: $_____
Receipt # _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Form Revised 2025