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
Deputy Director

August 28, 2025

REVISED 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:**	4776 Pacheco Boulevard Eight-Lot Major Subdivision and Final Development Plan
2.	**County File Number:**	CDSD23-09643, CDDP23-03008
3.	**Lead Agency Name and Address:**	Contra Costa County, Department of Conservation and Development, 30 Muir Road, Martinez, CA 94553
4.	**Contact Person and Phone Number:**	Grant Farrington, Project Planner; (925) 655-2868
5.	**Project Location:**	4776 Pacheco Boulevard in the Martinez area of unincorporated Contra Costa County (Assessor's Parcel Number 161-270-011)
6.	**Applicant / Project Sponsor's Name, Address, and Phone Number:**	Mohamed Elshafei, 122 Avocado Court, San Ramon, CA 94583; (510) 309-2082

7. **Description of Project:** The applicant (project sponsor) requests approval of a Vesting Tentative Subdivision Map for an eight-lot Major Subdivision application to subdivide a 47,695 square-foot (1.09-acre) parcel located at 4776 Pacheco Boulevard into a 5,270 square-foot Lot 1, a 4,000 square-foot Lot 2, a 4,000 square-foot Lot 3, a 5,000 square-foot Lot 4, a 4,900 square-foot Lot 5, a 4,000 square-foot Lot 6, a 4,800 square-foot Lot 7, and a 5,987 square-foot Lot 8. Access to the lots would be provided by Weatherly Lane, a private road that intersects Pacheco Boulevard east of the project site. A 9,738 square-foot portion of the parcel forms the southern portion of Weatherly Lane. The project includes frontage improvements along Weatherly Lane and Pacheco Boulevard, and removal of the existing single-family residence at the southwest corner of the project site along with three trees near the residence. Due to the existing topography of the subject parcel, five 3-foot tall retaining walls would be constructed adjacent to the graded building pads on Lots 1, 4, 5, 7, and 8.

   The applicant also requests approval of a Final Development Plan for construction of a new single-family residence on each lots. The new single-family residences would each be two stories in one of two floor plans. Plan 1 would be a 3-bedroom 2-1/2 bathroom 1,787 square-foot residence in 4 different contemporary architectural facade styles, with a loft that could be converted into a fourth bedroom. Plan 2 would be a 4-bedroom 2-1/2 bathroom 1,871 square-foot residence with a loft in 4 different architectural façade styles.

   Given the existing topography of the site, stormwater runoff flows generally towards the northeast towards Pacheco Boulevard. The applicant has submitted a preliminary Stormwater Control Plan that directs runoff to a flow-through planter to be installed adjacent to the Pacheco Boulevard frontage. Runoff that does not percolate into the ground would be directed to the existing 36-inch concrete pipe in the Pacheco Boulevard right-of-way.

   The 4776 Pacheco Boulevard Lot Major Subdivision and Final Development Plan applications were deemed complete on June 24, 2024, which is before the adoption of the Contra Costa County 2045 General Plan by the Board of Supervisors on November 5, 2024. Thus, this project is subject to the goals and policies of the prior Contra Costa County General Plan, 2005-2020.

8. **Surrounding Land Uses and Setting:** The 1.09-acre subject parcel is located on the southwest side of Pacheco Boulevard and the southeast side of Weatherly Lane, a private road that serves the adjacent Fair Oaks Townhomes subdivision (Subdivision 7418) on the northwest side of Weatherly Lane. To the southwest the subject parcel shares a common property line with the City of Martinez. Interstate 680 is approximately 570 feet to the east. Parcels in the immediate vicinity to the west, northwest, north, and east have all been developed with single-family residential uses

and nearby lots further west are predominantly underdeveloped or agricultural due to the topography in the area. Land to the southeast in the City of Martinez is mixed use service commercial and light industry property.

The subject parcel has a sloped topography with an elevation that rises from 30 feet along Pacheco Boulevard to 80 feet at its southwestern edge. There is an existing single-family residence at the southwestern end of the lot as well as several mature trees. The existing residence is accessed via a driveway connected to Weatherly Lane.

9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 20-day public comment period.

The Mitigated Negative Declaration/Initial Study can be viewed online at the following link: California Environmental Quality Act (CEQA) Notifications | Contra Costa County, CA Official Website or upon request by contacting the project planner. Any documents referenced in the Mitigated Negative Declaration/Initial Study 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 extend to **5:00 PM, Wednesday, September 17, 2025.** Any comments should be submitted in writing to the following address:

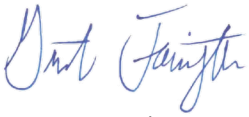
Contra Costa County
Department of Conservation & Development
Attn: Grant Farrington
30 Muir Road
Martinez, CA 94553

or via email to: grant.farrington@dcd.cccounty.us

The proposed Mitigated Negative Declaration and the proposed project will be considered at a meeting of the County Planning Commission. The hearing date before the County Planning Commission has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, contact Grant Farrington by telephone at (925) 655-2868, or email at grant.farrington@dcd.cccounty.us.

Sincerely,



Grant Farrington
Project Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attachment: Vicinity Map