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: 4776 Pacheco Boulevard Eight-Lot Major Subdivision and Final Development Plan

Lead Agency: Contra Costa County, Department of Conservation and Development
Contact Person: Grant Farrington

Mailing Address: 30 Muir Road
Phone: (925) 655-2868

City: Martinez
Zip: 94553
County: Contra Costa

Project Location: County: Contra Costa
City/Nearest Community: Martinez

Cross Streets: Weatherly Lane, Pacheco Boulevard
Zip Code: 94553

Longitude/Latitude (degrees, minutes and seconds): -122 ° 4 ′ 55.02 ″ N / 38 ° 0 ′ 4.068 ″ W
Total Acres: 1.09

Assessor's Parcel No.: 161-270-011
Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-680, Hwy 4
Waterways: _____

Airports: Buchanan Field
Railways: BNSF
Schools: Las Juntas Elementary

Document Type:

CEQA: ☐ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.) _____
☒ Mit Neg Dec Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

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 8 Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ 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: GHG, Wildfire, Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Land Use: Residential/Zoning: P-1 Planned Unit/General Plan: ML Multiple-Family Residential - Low Density

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

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 Page 2 of 71 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.

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

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

Starting Date August 22, 2025 Ending Date September 10, 2025

Lead Agency (Complete if applicable):

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

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: Grant Farrington Digitally signed by Grant Farrington Date: 2025.08.21 11:00:43 -07'00' **Date:** 8/21/2025

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