

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:** Development Plan for eight unit El Sobrante Townhomes

Lead Agency: Department of Conservation and Development

Contact Person: Everett Louie

Mailing Address: 30 Muir Road

Phone: 925-655-2873

City: Martinez

Zip: 94553

County: Contra Costa

Project Location: County: Contra Costa

City/Nearest Community: Martinez

Cross Streets: Appian Way and Santa Rita Road

Zip Code: 94803

Longitude/Latitude (degrees, minutes and seconds): 37 ° 96 ' _____ " N / -122 ° 30 ' _____ " W Total Acres: 0.70

Assessor's Parcel No.: 425-142-030

Section: 00

Twp.: 00

Range: 00

Base: 00

Within 2 Miles: State Hwy #: Highway 80

Waterways: _____

Airports: None

Railways: None

Schools: Sheldon Elementary School

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 Plan Permit**Development Type:**☒ Residential: Units 8 Acres 0.70☐ 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:**

Downtown El Sobrante Planned Unit Development (P-1) / Mixed-Use Low Density (MUL)

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

The applicant requests approval of a Development Plan to construct eight, three-story townhomes within two separate buildings and to install associated improvements (e.g. pavement, utilities, stormwater conveyance). The project includes a Tree permit for the removal of eight trees (five are code protected) and work within the drip line of three trees. The project includes approximately 200 cubic yards of cut and 750 cubic yards of fill. The project also requests an exception to Division 914, Collect and Convey requirements.

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 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 # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # <u>2</u>
☐ 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 November 10, 2025 Ending Date December 1, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Numair Ali</u>
Address: _____	Address: <u>2021 Elderberry Drive</u>
City/State/Zip: _____	City/State/Zip: <u>San Ramon, CA 94582</u>
Contact: _____	Phone: <u>9257890564</u>
Phone: _____	

Signature of Lead Agency Representative: Everett Louie

Digitally signed by Everett Louie
Date: 2025.10.30 16:03:22 -0700

Date: November 10, 2025

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