

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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November 10, 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:** Ali Carriage Renal Homes – Development Plan project for construction of 8 townhomes
- 2. County File Number:** CDDP22-03021
- 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:** Everett Louie, Project Planner
(925) 655-2873
- 5. Project Location:** 4301 Appian Way, El Sobrante, CA 94803 (APN: 425-142-030)
- 6. Project Sponsor:** Numair Ali
2021 Elderberry Drive
San Ramon, CA 94582
(925) 789-0564

- 7. Description of Project:** The applicant seeks approval of a Development Plan to develop eight rental townhomes within two buildings. The project also includes a tree permit to remove eight trees, five of which are code protected and the removal of four tree stumps. The project includes approximately 200 cubic yards of cut and 750 cubic yards of fill and an exception to Division 914, Collect and Convey requirements.
- 8. Surrounding Land Uses and Setting:** The subject parcel is located at 4301 Appian Way in the El Sobrante area of Contra Costa County. The site fronts Appian Way to the southeast. Directly south is a small retail shopping plaza and directly north is a church. To the rear of the property (west) is single-family residential development and across Appian way is a mixture of area servicing retail and single-family residential development. The project site topography is generally level from Appian way which starts at 111 feet above mean sea level and slopes just slightly towards the rear at 109 feet above mean sea level. At the very rear of the property is Appian Creek which bisects the property at the rear property line. At the creek portion, the topography slopes steeply, going from 107 feet above mean sea level at the creek bank, sloping downward to 97 feet above mean sea level for the creek bed. The site consists of one parcel. Assessor's parcel number 425-142-030. The site contains several trees of various species and sizes.

Currently, the parcel contains a 10' wide storm drain easement along the south side yard property line, an existing detached garage and an existing single-family residence. The existing garage and residence will be demolished as part of this project.

- 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, Monday, December 1, 2025**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development

Attn: Everett Louie
30 Muir Road
Martinez, CA 94553

or via email to: everett.louie@dcd.cccounty.us

The proposed Mitigated Negative Declaration and the proposed project will be considered at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator 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.

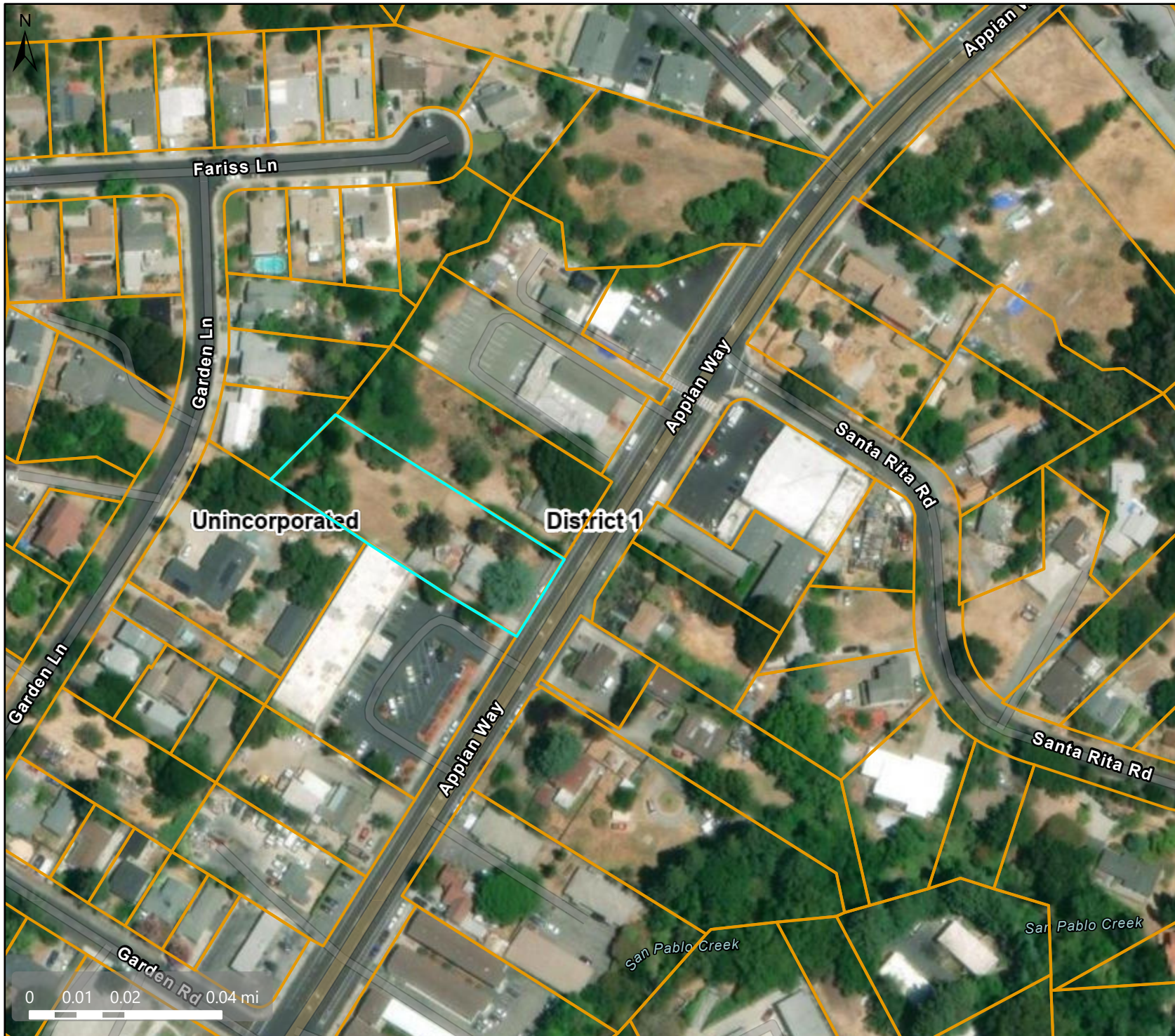
Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, contact Everett Louie by telephone at (925) 655-2873, or email at everett.louie@dcd.cccounty.us

Sincerely,

Everett Louie
Project Planner

attachments: vicinity map

Vicinity Map



Map Legend

- County Border
- Assessment
Parcels

Planning Layers (DCD)

- Unincorporated
- Board of
Supervisors'
Districts

This map is a user generated, static output from an internet mapping application and is intended for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
PCS: WGS 1984 Web Mercator Auxiliary Sphere
Datum: WGS 1984