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:
Everett Louie, Everett.louie@dcd.cccounty.us, 925-655-2873

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): [SCH #2025110313

Project Title: Ali Carriage Rental Homes, County File #CDDP22-03021

Project Applicant: Numair Ali, 2021 Elderberry Drive, San Ramon, CA 94582 (925) 789-0564

Project Location: 4310 Appian Way, El Sobrante, CA 94803 (APN(s): 425-142-030

Project Description: 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.

This is to advise that the Contra Costa County Zoning Administrator (ZA) (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on January 21, 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): Everett Louie Title: Planner III

Print Name: Everett Louie Date: 2/2/2026

Date received for filing at LCI: _____

Applicant

[name]
[title/company if applicable]
[street]
[city, state zip]
[phone number]

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