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: 10 Kemp Court Two-Lot Minor Subdivision (County File CDMS24-00014)

Lead Agency: Contra Costa County | Contact Person: Joseph Lawlor
Mailing Address: 30 Muir Road | Phone: 925-65-2872
City: Martinez | Zip: 94553 | County: Contra Costa County

Project Location: County: Contra Costa | City/Nearest Community: Alamo
Cross Streets: Kemp Court and Tracy Court | Zip Code: 94507
Longitude/Latitude (degrees, minutes and seconds): 37 ° 51 ′ 40.1 ″ N / 122 ° 00 ′ 35.3 ″ W Total Acres: 1.89
Assessor's Parcel No.: 193-080- 042 | Section: MDS | Twp.: T01S | Range: R01W | Base:
Within 2 Miles: State Hwy #: 680 | Waterways: San Ramon Creek
Airports: N/A | Railways: BART | Schools: Alamo Country, Lucille Mauzy, Stone Valle, Obrien Micha

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ 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 Type:

☒ Residential: Units 1 Acres 1.89
☐ 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:

Zoning: R-20 Single-Family Residential District; General Plan: RVL Residential Very-Low Density.

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

The proposed project is approval of a Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 1.89-acre single-family residential property located at 10 Kemp Court into a 52,976 sq. ft. Parcel A and a 29,262 sq. ft. Parcel B. Access to the parcels would be provided by a private access road that replaces an existing driveway and traverses the western portion of Parcel B. An emergency vehicle turnaround would be provided at the onsite northern end of the access road per Fire Code requirements. The Tentative Parcel Map includes proposed locations for expected future single-family residences on each parcel. The existing single-family residence on Parcel A would be partially demolished and remodeled and a new single-family residence would be constructed on Parcel B. In order to accommodate the private access road and residences, 13 trees protected under the Contra Costa County Tree Protection and Preservation Ordinance would be removed. In addition a 14th code-protected tree on Parcel A would be removed due to structural defects. Removal of the 14 trees would require approval of a Tree Permit. The project would create an estimated 12,423 square feet of impervious surface area. The project proposes installation of a low impact development flow-through treatment planter to treat stormwater runoff prior to connecting to the public storm drain system along Tracy Court and Roundhill Road. The project drainage improvements are subject to review and approval by the Contra Costa County Public Works Department.

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 12/08/2025 Ending Date 12/27/2025

Lead Agency (Complete if applicable):

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

Applicant: Sanjay Sethi
Address: 10 Kemp Court
City/State/Zip: Alamo, CA 94507
Phone: 9252165850

Signature of Lead Agency Representative: Joseph W Lawlor Jr **Date:** 12/08/2025

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