

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: 2-Lot Residential Subdivision, County File #CDMS25-00003

Lead Agency: Contra Costa County Department of Conservation and Development

Contact Person: Dominique Vogelpohl

Mailing Address: 30 Muir Road

Phone: (925) 655-2880

City: Martinez

Zip: 94553

County: Contra Costa

Project Location: County: Contra Costa

City/Nearest Community: Diablo

Cross Streets: Caballo Ranchero Drive

Zip Code: 94528

Longitude/Latitude (degrees, minutes and seconds): 37 ° 50 ' 24.6 " N / 121 ° 57 ' 27.8 " W Total Acres: 1.9

Assessor's Parcel No.: 195-352-014

Section: 15

Twp.: T1S

Range: R1W

Base: Mount Diablo

Within 2 Miles: State Hwy #: N/A

Waterways: N/A

Airports: N/A

Railways: N/A

Schools: The Athenian School

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 2 Acres 1.9

☐ 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: Tribal Cultural

Present Land Use/Zoning/General Plan Designation:

R-40 Single-Family Residential District / Residential Very Low-Density (RVL)

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

The applicant seeks approval of a Tentative Parcel Map to subdivide a 1.9-acre property into 2 new residential parcels (Parcel A: 42,899.4 square-feet and Parcel B: 40,028.3 square-feet) with two variance requests to allow both parcels to have an average lot width of less than the 120-foot minimum required (Parcel A: 85-feet and Parcel B: 87-feet) and four exception requests to County's Subdivisions Ordinance (1. Section 96-10.004 - "Underground Utilities" to not be required to ground existing utilities, 2. Section 96-14.0002 - "Improvement of County Streets" to not be required to install frontage improvements, 3. Section 914-2.002 - "Collect and Convey" to be permitted to only maintain the existing drainage pattern, and Section 914-12.010 - "Detention Basins - Maintenance" to permit private maintenance of onsite detention structures instead of the required public maintenance). The project also includes: removal of 21 onsite trees and work within the dripline of 22 onsite trees to remain, reconstruction of the existing driveway into a private road, demolition of the existing detached garage and two shed buildings, and approximately 1,260 cubic yards of grading (160 cubic yards of cut and 1,100 cubic yards of fill).

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.

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".

☐ Office of Historic Preservation
☐ Office of Public School Construction
☐ Parks & Recreation, Department of
☐ Pesticide Regulation, Department of
☐ Public Utilities Commission
☐ Regional WQCB # 2
☐ 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: _____

Starting Date July 10, 2026 Ending Date August 10, 2026

Consulting Firm: _____	Applicant: <u>Michael Milani, Principal Civil Engineer at Milani & Associates</u>
Address: _____	Address: <u>2655 Stanwell Drive, Suite 105</u>
City/State/Zip: _____	City/State/Zip: <u>Concord, CA 94520</u>
Contact: _____	Phone: <u>(925) 674-9082</u>
Phone: _____	

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