

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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March 24, 2023

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT
A PROPOSED MITIGATED NEGATIVE DECLARATION (Revised)**

County File No. CDS20-09531

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 Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

PROJECT NAME: Grayson Road 10-Lot Subdivision (County File #CDS20-09531)

LOCATION: The property is located at 1024 and 1026 Grayson Rd, Pleasant Hill, CA 94523
Assessor's Parcel Numbers: 166-030-001 and 166-030-002

APPLICANT: Calibr Ventures c/o Andy Byde, 1908 Cambridge Place, Walnut Creek, CA 94598

LEAD AGENCY: Contra Costa County, Department of Conservation and Development (925)655-2872
30 Muir Road, Martinez, CA 94553

DESCRIPTION:

Project Description: The applicant is requesting approval of a vesting tentative map for a subdivision which proposes to subdivide the 3.05-acre project site into 10 lots ranging in size from 7,347 to 22,460 square feet. On each new lot, a 4- to 5-bedroom single-family residence ranging in size from approximately 2,900 to 3,500 square feet, is expected to be constructed. Two existing, vacant, residences would be demolished to accommodate the project. Implementation of the project could include more than 1,000 cubic yards of grading.

Associated access, drainage, and utility facilities would be constructed throughout the site. For access, a 28-foot roadway and 4.5-foot sidewalk would connect the lots to Grayson Road. Stormwater flows would be directed to a 2,021-square-foot bioretention basin located at the northeast corner of Lot 2. Treated stormwater will be discharged from the basin into a Contra Costa County maintained stormwater drainage system that currently exists under Grayson Road.

A riparian setback between the project's grading limits and Grayson Creek would be included as part of the project. To accommodate improvements, a tree permit would be included for the removal of 97 code-protected trees.

The home on Lot 1 would be restricted for-sale to a moderate-income household, therefore the project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions under the California Density Bonus Law, Gov. Code Section 65915. By providing one lot of the nine base units for sale to a moderate income household, the Project qualifies for a 7% density bonus, resulting in one additional unit. In addition to the increased density of one unit (10 units total), the project is seeking waivers of development standards pertaining to: (a) a reduction in minimum lot size for Lots 1 and 4-10; (b) a reduction in the minimum lot width for Lots 1-10 to allow lot average widths as low as 56 feet; (c) a reduction in minimum lot depth for Lot 1; and (d) reduced residential setback requirement to allow 14-foot front setbacks. The project is seeking these reductions and waivers because application of the required standard would physically preclude the development of the project at the proposed density with the proposed one moderate income unit. Finally, the project is seeking a concession to allow for alternative roadway improvements along Grayson Road, including bicycle lane striping, where curb, 5-foot-wide sidewalk, necessary longitudinal and transverse drainage are required.

Site and Area Description: The 3.05-gross-acre project site is located on the south side of Grayson Road, opposite the intersection of Grayson Road and Buttner Road in unincorporated Pleasant Hill. The roughly L-shaped project site is comprised of two parcels: a northern parcel that fronts on Grayson Road, and a southern parcel that is bound by Grayson Creek to the south and east. Grayson Creek runs roughly east-west along the southern boundary of the project site, then takes a northward bend forming the east boundary. Other private properties with single-family residences abut the property to the north and west.

The immediate surrounding area is representative of single-family residential development in central Contra Costa County. Properties along Grayson Road are predominantly developed with single-family residences. Within a half-mile radius, developed parcels range in size from 4,000 square feet to 68,700 square feet, with a median size of approximately 13,000 square feet. The larger vicinity includes a mix of neighborhood-residential uses including single-family residences, churches, schools, and parks.

ENVIRONMENTAL EFFECTS:

The initial study for the proposed project identified potentially significant impacts in the environmental areas of Air Quality, Biological Resources, Cultural Resources, Geological Resources, and Tribal Cultural Resources. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed on the Department of Conservation and Development webpage at the following address:

<https://www.contracosta.ca.gov/4841/CEQA-Notifications>

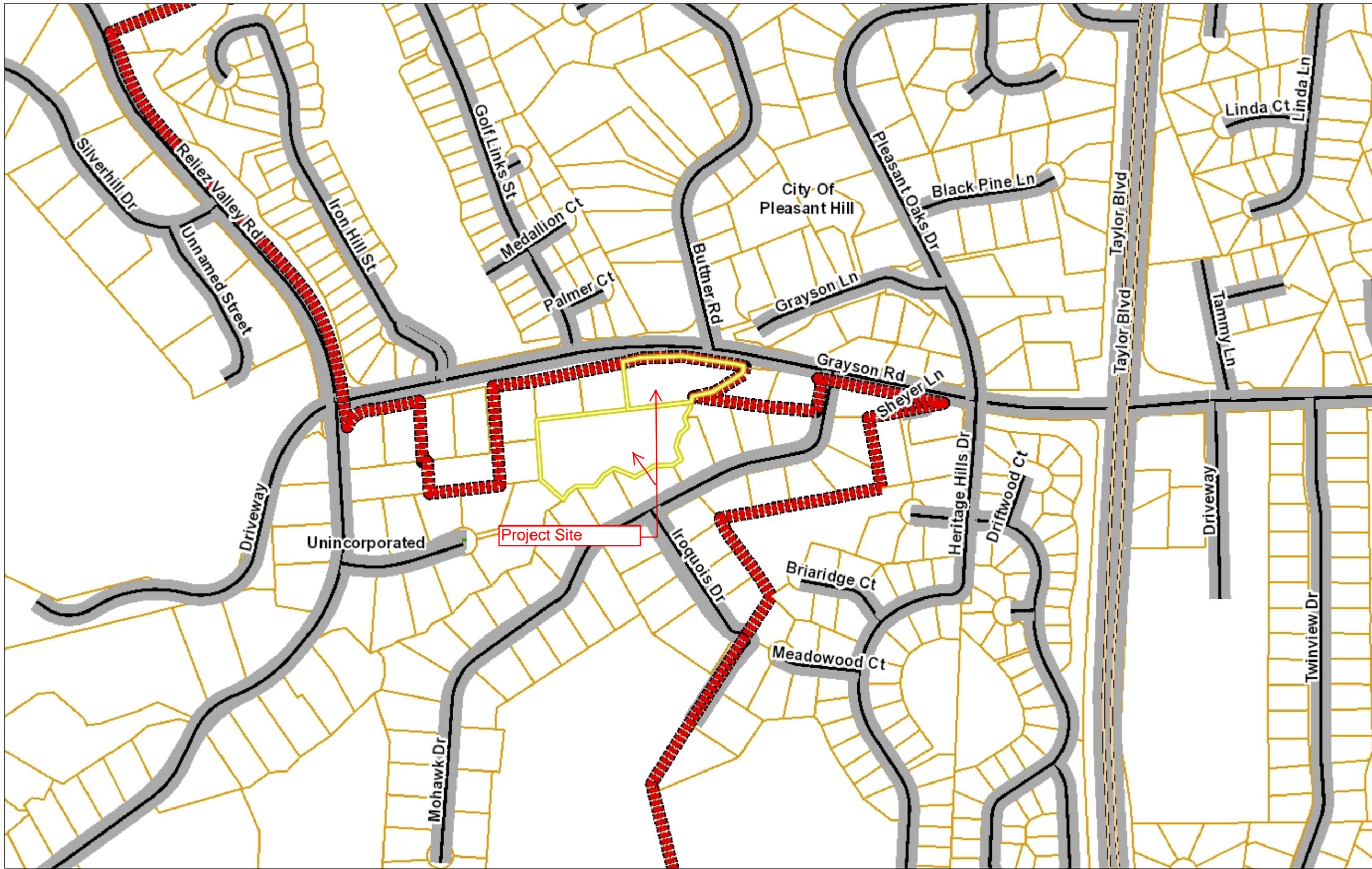
Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **Monday, April 24, 2023, at 5:00 P.M.** Following the close of the public comment period, the County will consider adopting the Mitigated Negative Declaration prior to consideration of the Vesting Tentative Map. Any comments should be in writing and submitted by email to joseph.lawlor@dcd.cccounty.us or by post to the following address:

Name: Joseph W. Lawlor Jr, AICP; Project Planner; (925) 655-2872
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553

Joseph W. Lawlor Jr, AICP
Project Planner

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Owners
Notification List
Attached: Vicinity Map

Vicinity Map



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Maintained Roads
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessment Parcels

1: 4,514



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS