

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Amalia Cunningham
Assistant Deputy Director

December 22, 2022

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

County File No. CDMS20-00005

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:

LEAD AGENCY: Conservation and Development (Grant Farrington, 925-655-2868)

PROJECT TITLE: Crockett two-Lot Minor Subdivision of a 16,690-Square-Foot Residential Parcel

APPLICANT: Marcelo Mauri
Ph. (510) 541-5260
5835 San Pablo Road
El Sobrante, CA 94803

LOCATION: 445 Clark Street, Crockett, CA 94523
(Assessor Parcel No. 354-054-015) (Zoning: Single-Family Residential District (R-6))

PROJECT DESCRIPTION:

The project proposes approval of a tentative map for a minor subdivision application to subdivide a 16,690-square-foot parcel into two parcels. Parcel "A" would have a lot area of a 8,063-square-feet and Parcel "B" would have a lot area of 8,627-square-feet

The proposed Parcel "A" would include the existing single-family residence on the existing lot and Parcel "B" includes a proposed building location and accessory structures however there is no development proposed with tentative parcel map.

SITE AND AREA DESCRIPTION:

The project site is 16,690-square-foot lot that has been developed with an existing 1,800-square-foot single-family residence. The property is a predominantly rectangular lot with dual frontages along Clark and Pomona Streets. The project site has an elevation change of approximately 40 feet descending from Clark Street. A single-family residence and several accessory structures have been developed on the lot are to be located on the new Parcel "A".

The subject property is located along the southern side of Clark Street and the northern side of Pomona Street in the Crockett area of unincorporated Contra Costa County where land uses are primarily residential. The Hercules city limit is located approximately 0.4 miles west of the project site and the Martinez city limit is approximately 3.5 miles east. Parcels in the immediate vicinity have all been developed with residential uses except for a grocery market located nearby on Pomona Street.

ENVIRONMENTAL EFFECTS OF THE PROJECT:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) Section 15071, the Initial Study/Mitigated Negative Declaration (MND) describes the proposed project; identifies, analyzes, and evaluates the 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 ensure that the project will not cause a significant impact on the environment. The Initial Study for the proposed project identified potentially significant impacts in the environmental areas of Cultural Resources, Geology/Soils, Tribal Cultural Resources and Mandatory Findings of Significance. Environmental analysis determined that measures were available to mitigate potential adverse impacts to less-than-significant levels. As a result, an MND has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines.

WHERE TO REVIEW THE MITIGATED NEGATIVE DECLARATION:

Due to the COVID-19 shelter-in-place order, the mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input>. Any sources of information referenced in the Initial Study and MND can be provided upon request by contacting the project planner.

PUBLIC COMMENT PERIOD:

Prior to adoption of the MND, the County will be accepting comments on the adequacy of the document during a 30-day public comment period; the MND may be adopted at a future date in a public hearing following the public comment period. **The period for accepting comments on the adequacy of the environmental document will begin on Friday, December 23, 2022 and**

extends to Wednesday, January 11, 2023, until 5:00 P.M. Any comments should be in writing and submitted to the following address:

**Grant Farrington, Planner II
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553**

Sincerely,



Grant Farrington

Planner II

(925) 655-2868

Grant.Farrington@dcd.cccounty.us

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

Attm: Vicinity Map