

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



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Assistant Deputy Director

**April 7, 2023**

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

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 Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Wildhorse Road Two-Lot Minor Subdivision
- 2. County File Number:** CDMS20-00011
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Adrian Veliz, Senior Planner  
(925) 655-2879 / [Adrian.veliz@dcd.cccounty.us](mailto:Adrian.veliz@dcd.cccounty.us)
- 5. Project Location:** A 10-acre parcel located on Wildhorse Road; eastern adjacent parcel to the property addressed 5900 Sellers Ave., in Knightsen, Contra Costa County.  
(Assessor's Parcel Number: 020-010-023)
- 6. Applicant's Name, Address, and Phone Number:** Milani & Associates  
2655 Stanwell Drive #105  
Concord, CA 94520  
(925) 674-9082

7. The applicant is requesting approval of a tentative map to subdivide the subject 10-acre parcel into two 5-acre parcels (Parcels A & B). An existing private roadway (Wildhorse Road) would provide vehicular access to the subdivision. No development is immediately proposed for project, however, the vesting tentative map has identified potential building sites for the future construction of a single-family residence and Accessory Dwelling Unit (ADU) on each resultant parcel. The project includes an exception request from Division 914 of the County Ordinance Code whereby the project proposes to retain and treat stormwater on site in lieu of the Collect and Convey requirements specified in the code.
8. **Surrounding Land Uses and Setting:** The project site and surrounding parcels are zoned for agricultural land uses. The City of Oakley is located approximately 0.1 miles west and north of the subject property. Urbanized residential development exists nearby within City of Oakley. Unincorporated County lands east and south of the subject property consist of agricultural lands. The project vicinity consists of parcels within General Agricultural (A-2) and Heavy Agricultural (A-3) zoning districts. Parcels in this area range from five to twenty acres in area, with a few one acre ranchette parcels also existing in the area. Existing land uses in the immediate vicinity include crop cultivation, equine uses, and single-family residential development.
9. **Determination:** The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared, which identifies mitigation measures to be incorporated into the project that will reduce those impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 30-day public comment period.

The mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/CEQA-Notifications> or upon request by contacting the project planner. Any documents referenced in the index can be provided upon request by contacting the project planner.

**Public Comment Period** – The period for accepting comments on the adequacy of the environmental document will **begin April 7, 2023, and extend to 5:00 P.M., Monday, May 8, 2023.** Any comments should be submitted in writing to the following address:

Contra Costa County  
Department of Conservation & Development  
**Attn: Adrian Veliz**  
30 Muir Road  
Martinez, CA 94553

or;

via email to [adrian.veliz@dcd.cccounty.us](mailto:adrian.veliz@dcd.cccounty.us)

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

**Additional Information** – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at [adrian.veliz@dcd.cccounty.us](mailto:adrian.veliz@dcd.cccounty.us) or by telephone at (925) 655-2879.

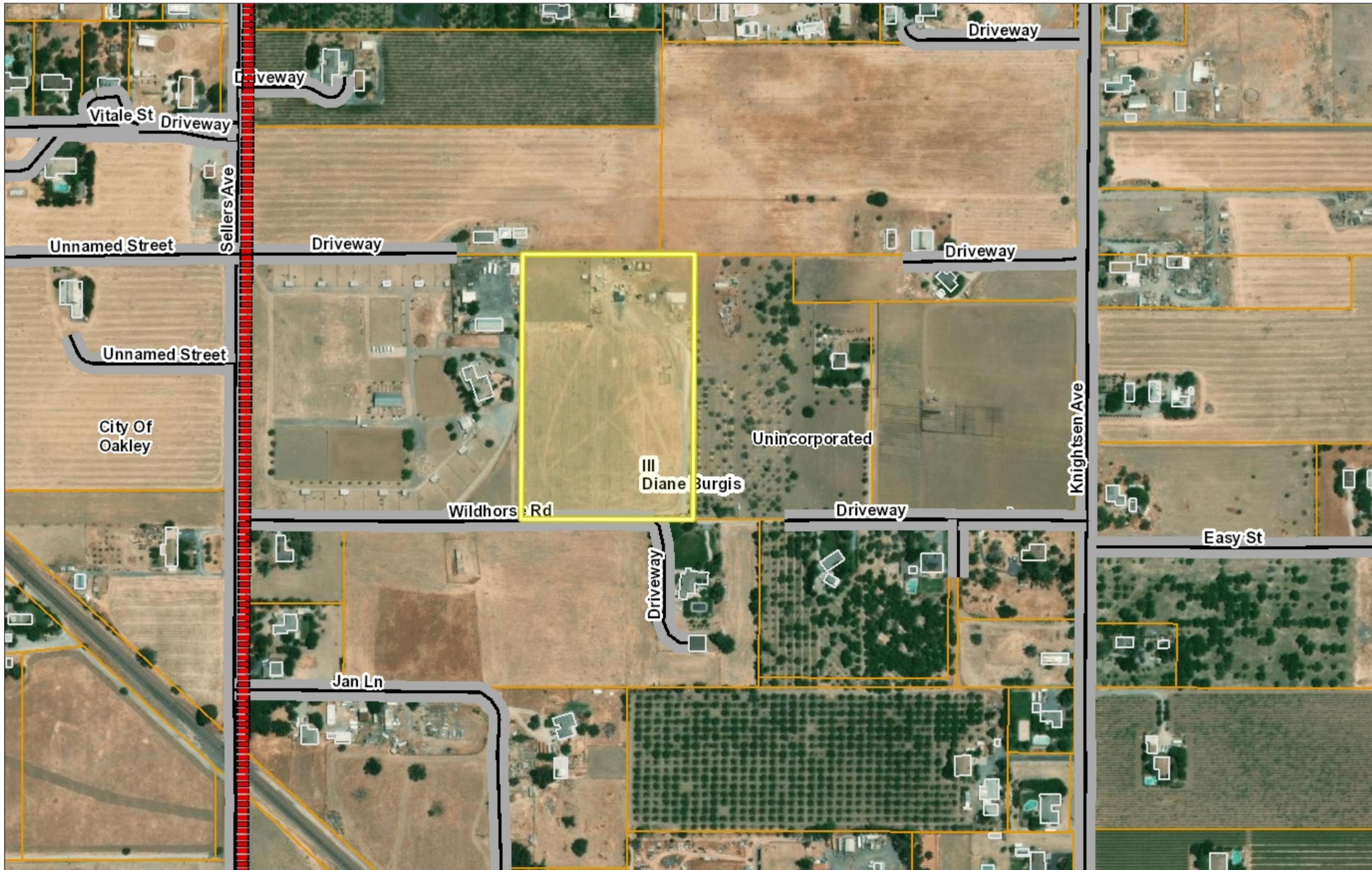
Sincerely,



Adrian Veliz  
Senior Planner  
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

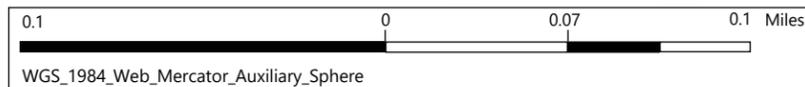
att: Project Vicinity Map



Legend

- Board of Supervisors' Districts
- City Limits
- Unincorporated
- Streets
- Building Footprints
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:4,514



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