

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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April 19, 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:** Castle Hill Ranch Road Two-Parcel Minor Subdivision
- 2. County File Number:** CDMS22-00004
- 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
- 5. Project Location:** A \pm 1.15 acre parcel located at 109 Castle Hill Ranch Road, in unincorporated Walnut Creek, Contra Costa County.
(Assessor's Parcel Number: 188-141-004)
- 6. Applicant's Name, Address, and Phone Number:** Zach Vigar
109 Castle Hill Ranch Road
Walnut Creek, CA 94520
(925) 674-9082
- 7. Project Description:** The applicant requests approval of a Vesting Tentative Map to subdivide an approximately 50,032 square-foot lot into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would

have an area of 23,220 square feet, while Parcel B would have an area of 26,812 square feet. An existing single-family residence in the area of proposed Parcel A would remain on that parcel. If approved, proposed Parcel B may be developed with a single-family residence, or other permitted uses within the R-20 Single-Family Residential Land Use District. In addition to the proposed subdivision, the project consists of the following elements:

- **Public Roadway Dedication:** The project would dedicate frontage along Tice Valley Boulevard to accommodate the necessary ultimate half-width of Tice Valley Boulevard, which is planned to be a 64-foot-wide roadway within an 84-foot right-of-way.
- **Private Access Improvements:** The subject property is bounded to the north by Tice Valley Boulevard, a publicly maintained roadway, and to the east by Castle Hill Ranch Road, a private roadway. Proposed Parcel A would continue to utilize existing access via a driveway fronting Tice Valley Boulevard at the northwest corner of the subject property. The project proposes a new driveway fronting Castle Hill Ranch Road to serve Parcel B.
- **Storm Drain Improvements:** The project includes approximately 132 linear feet of 18” storm drain along northerly portions of proposed Parcels A & B, extending offsite approximately 400 feet west within the Tice Valley Boulevard right-of-way and discharging within the Tice Creek Crossing. All proposed storm drain improvements would be located within the Tice Valley Boulevard right-of-way upon the County’s acceptance of frontage dedicated in connection with this project.
- **Service Connections for Utilities:** The subject property is presently served by existing water and sanitary sewer mains located within the Tice Valley Boulevard and Castle Hill Ranch Road rights-of-way. The project proposes a 10-foot sanitary sewer easement across Parcel B for the existing sanitary sewer service connection presently serving an existing residence in the area of proposed Parcel A. The project proposes new water and sanitary sewer service connections for Parcel B located along the existing mains located within the Castle Hill Ranch Road private right-of-way. Electrical service is available to the subject property via existing overhead utility poles along both frontages of the subject property. Electrical service for proposed parcel B would be extended underground from existing utility lines within the abutting rights-of-way. Additionally, the project would relocate existing overhead utility lines along the project frontage underground, with the exception of those utility poles at both ends of the parcels where there are intersections with perpendicular distribution lines – which would remain.
- **Tree Impacts:** Tree permit approval is requested for the removal of eight code protected trees that are in declining health. Additionally, the project proposes dripline encroachment for an additional ten code-protected trees in connection with the proposed access and storm drain improvements associated with this project.

8. Surrounding Land Uses and Setting: The subject property is located in an established residential neighborhood that is bounded by the City of Walnut Creek to the north east and west, and the unincorporated community of Alamo to the South. The immediate vicinity consists of low density single-family residential development on parcels generally 20,000 square feet in area or larger. The subject neighborhood has a semi-rural character defined by rolling hillsides connecting to open space areas in the greater project vicinity. The project vicinity generally lacks sidewalk and curb/gutter improvements along public and private roadways serving the area. Danville Boulevard and Interstate 680 are located approximately ½ mile east of the project site.

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 19, 2023, and extend to 4:00 P.M., Friday, May 19, 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

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.

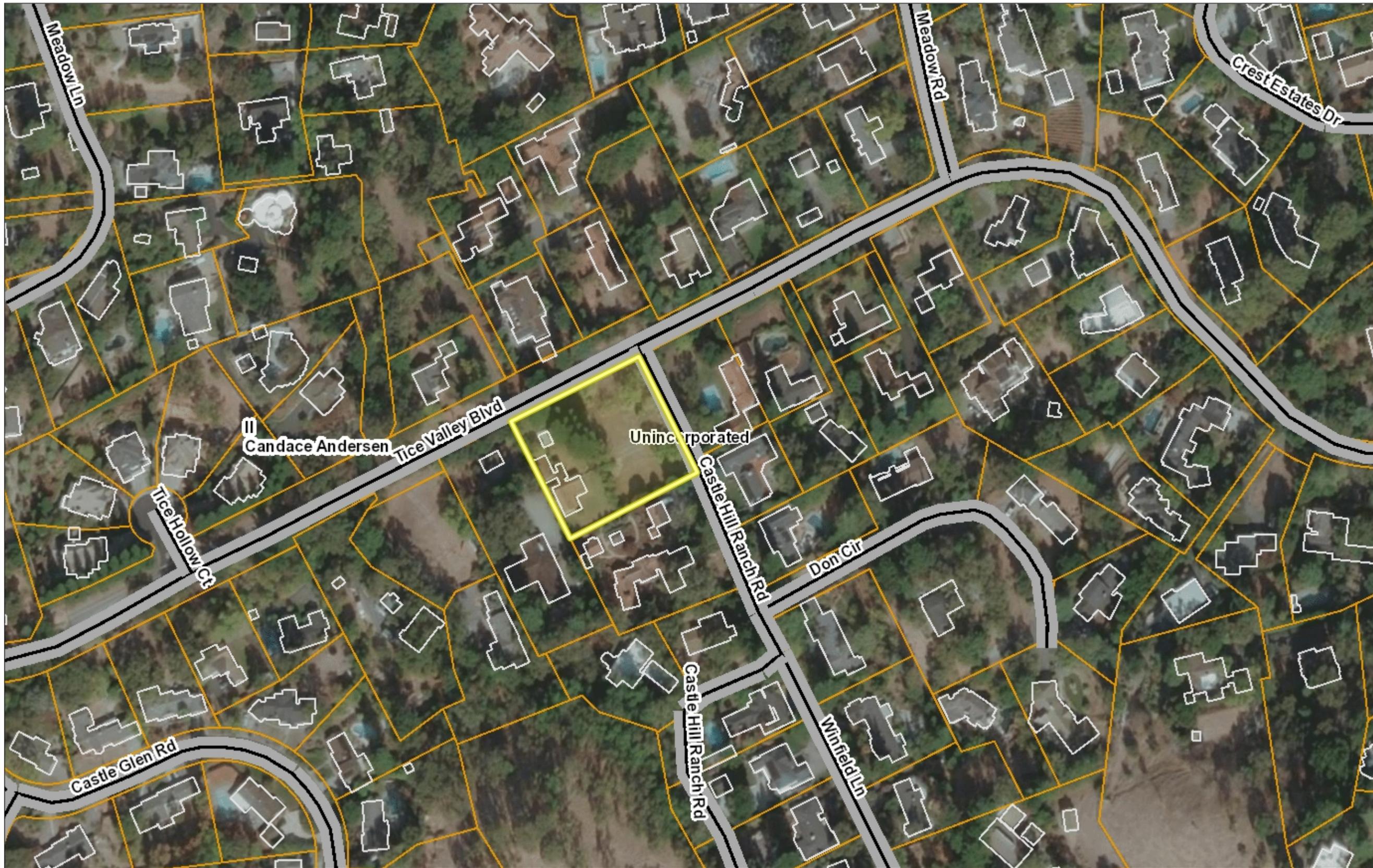
Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by email at adrian.veliz@dcd.cccounty.us or by telephone at (925) 655-2879.

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 Outlines
-  Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:2,257



0.1 0 0.04 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