

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Ruben Hernandez
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Gabriel Lemus
Assistant Deputy Director

May 11, 2023

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

County File No. CDMS21-00003

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: Two-lot minor subdivision of 43,560-square-foot parcel in El Sobrante

APPLICANT: Sam Saleh
Ph. (510) 506-8056
1305 Frankin Street, Ste. 408
Oakland, CA 94612

LOCATION: 1070 Balmore Court, El Sobrante, CA 94803
(Assessor Parcel No. 426-030-001) (Zoning: Single-Family Residential District (R-7))

PROJECT DESCRIPTION:

The project proposes approval of a tentative map for a two-lot subdivision of a 43,560-square-foot parcel. Parcel "A" would have 21,826 square feet and Parcel "B" would be 21,734 square feet. The project also includes a request for a variance to allow a 64-foot average width (where 70 feet is the minimum requirement) for the proposed Parcel "B" as well as a tree permit for work within the dripline of up to four-code protected trees.

The proposed Parcel "A" includes the existing single-family residence on the lot and a proposed building location and accessory structures are identified for the proposed Parcel "B".

SITE AND AREA DESCRIPTION:

The subject property is located along the southeastern side of Balmore Court in the El Sobrante area of unincorporated Contra Costa County where land uses are primarily residential. The Pinole city limit is located along the eastern border of the subject property and the Richmond city limit is approximately 0.42 miles to the west. Parcels in the immediate vicinity have all been developed with residential uses. Beyond the immediate vicinity to the east is Appian Way which is a major retail and commercial corridor. To the north is Fitzgerald Drive which also primarily serves retail businesses.

The project site is a 43,560-square-foot lot that has been developed with an existing 3,762 square-foot single-family residence and associated accessory structures. The property fronts Balmore Court and has several mature trees and existing vegetation on the property. The lot has a slight elevation increase of approximately 15 feet predominantly on the portion of the lot where the proposed Parcel "B" is to be located.

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, 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 INITIAL STUDY / MITIGATED NEGATIVE DECLARATION:

The mitigated negative declaration can be viewed online at the following link:

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

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 20-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, May 12, 2023 and extends to Thursday, June 1, 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

Attn: Vicinity Map