

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Surmont Drive Minor Subdivision - County File CDMS22-00007

Lead Agency: Contra Costa County Dept. of Conservation and Development

Contact Person: Adrian Veliz

Mailing Address: 30 Muir Road

Phone: 925-655-2879

City: Martinez

Zip: 94553

County: Contra Costa County

Project Location: County: Contra Costa City/Nearest Community: Lafayette

Cross Streets: Surmont Drive / Gloria Terrace / Taylor Boulevard Zip Code: 94549

Longitude/Latitude (degrees, minutes and seconds): 37 ° 56 ' 23.9 " N / 122 ° 05 ' 35.8 " W Total Acres: 3.6

Assessor's Parcel No.: 166-342-007

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: Interstate 680

Waterways: See pg. 3.

Airports: none

Railways: none

Schools: See pg 3

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: Joint Document

Early Cons

Supplement/Subsequent EIR

EA

Final Document

Neg Dec

(Prior SCH No.) _____

Draft EIS

Other: _____

Mit Neg Dec

Other: _____

FONSI

Local Action Type:

General Plan Update

Specific Plan

Rezone

Annexation

General Plan Amendment

Master Plan

Prezone

Redevelopment

General Plan Element

Planned Unit Development

Use Permit

Coastal Permit

Community Plan

Site Plan

Land Division (Subdivision, etc.)

Other: _____

Development Type:

Residential: Units 4 Acres 3.6

Office: Sq.ft. _____ Acres _____ Employees _____

Transportation: Type _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Mining: Mineral _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Power: Type _____ MW _____

Educational: _____

Waste Treatment: Type _____ MGD _____

Recreational: _____

Hazardous Waste: Type _____

Water Facilities: Type _____ MGD _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Fiscal

Recreation/Parks

Vegetation

Agricultural Land

Flood Plain/Flooding

Schools/Universities

Water Quality

Air Quality

Forest Land/Fire Hazard

Septic Systems

Water Supply/Groundwater

Archeological/Historical

Geologic/Seismic

Sewer Capacity

Wetland/Riparian

Biological Resources

Minerals

Soil Erosion/Compaction/Grading

Growth Inducement

Coastal Zone

Noise

Solid Waste

Land Use

Drainage/Absorption

Population/Housing Balance

Toxic/Hazardous

Cumulative Effects

Economic/Jobs

Public Services/Facilities

Traffic/Circulation

Other: _____

Present Land Use/Zoning/General Plan Designation:

Single-Family Residential (R-20) Zoning District/ Single-Family Residential Low Density (SL) General Plan Designation:

Project Description: *(please use a separate page if necessary)*

See project description on pg. 3

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".


<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date November 29, 2023 Ending Date December 29, 2023

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  _____ Date: 11/29/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Surmont Drive Minor Subdivision

County File #CDMS22-00007

Notice of Completion Cont'd

Project Location (Cont'd)

Within 2 Miles:

Waterways: Grayson Creek, Murderers Creek, Alhambra Creek, Reliez Creek, Cascade Creek

Schools: Contra Costa Christian, Pleasant Hill Elementary, Pleasant Hill Middle, Sequoia Elementary, Sequoia Middle, Pleasant Hill Adventist Academy, Strandwood Elementary, Gregory Gardens Elementary, College Park High, Christ the King Elementary

Project Description

The applicant requests approval of a Vesting Tentative Map to subdivide an approximately 3.6 acre lot into four (4) parcels ("Parcel A", "Parcel B", "Parcel C" and "Parcel D"). The proposed four parcels range from 24,712 to 49,546 square feet in area. An existing single-family residence in the area of proposed Parcel A would remain on that parcel. If approved, the three resultant vacant parcels 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:

- Private Access Improvements: The subject property presently gains access via Surmont Drive, which bounds the project site to the east. The project proposes constructing an on-site private road to provide access to all four parcels resulting from the proposed subdivision. The private road has a 22-foot-wide travel way within a 30-foot private access and utility easement.
- Site grading: The project requires grading on the subject property involving approximately 4,050 cubic yards of combined earth quantities (1,350 C.Y. Cut / 2,700 C.Y. Fill) for the proposed roadway and for preparation of the individual building pads identified on each proposed parcel, excepting Parcel A which has been previously developed with a single-family residence.
- Site Drainage: The project proposes onsite detention and a manifold/dissipation system to mitigate stormwater runoff from the increased impervious surface area that would result from the subdivision. The proposed site drainage requires approval of an exception to the County's Collect and Convey Ordinance (Division 914 of the County Ordinance Code), which requires all storm water entering and/or originating on the subject property to be collected and conveyed without diversion and within an adequate storm drain system which conveys the storm water to an adequate natural water course.
- Service Connections for Utilities: All utility connections serving the subdivision would be located underground. The subject property is presently served by existing water and sanitary sewer mains located within the Surmont Drive right-of-way. The project includes connection to these existing mains and extension westward within a 30-foot private access and utility easement to provide sanitary sewer and water service to the subdivision.

Electrical distribution lines exist underground within the Surmont Drive right-of-way. The proposed access and utility easement includes a joint trench, where underground electrical and communication lines would be extended from the public right-of-way to establish service connections within the subdivision.

- Tree Impacts: Tree permit approval is requested for the removal of five code protected Coast Live Oak trees. Three of the trees proposed for removal are located within the path of the proposed private roadway improvements, while an additional two code-protected trees are proposed for removal due to declining health.