

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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November 29, 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:** Surmont Drive Minor Subdivision
- 2. County File Number:** CDMS22-00007
- 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:** 3253 Surmont Drive, Lafayette, CA 94549
(Assessor's Parcel Number: 166-342-007)
- 6. Applicant's Name, Address, and Phone Number:** Surmont Hilltop, LLC
3253 Surmont Drive
Lafayette, CA 94549
(925) 984-2289
- 7. 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 vacant resultant parcels may be developed with a single-family residence, or other uses permitted 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 that are proposed for removal due to declining health.

8. Surrounding Land Uses and Setting: The subject property is located in an established residential neighborhood which is nestled amongst the nearby Briones Hills. The immediate vicinity consists of low density single-family residential development on parcels generally 10,000 to 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 November 29, 2023, and extend to 5:00 P.M., Monday, December 29, 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,



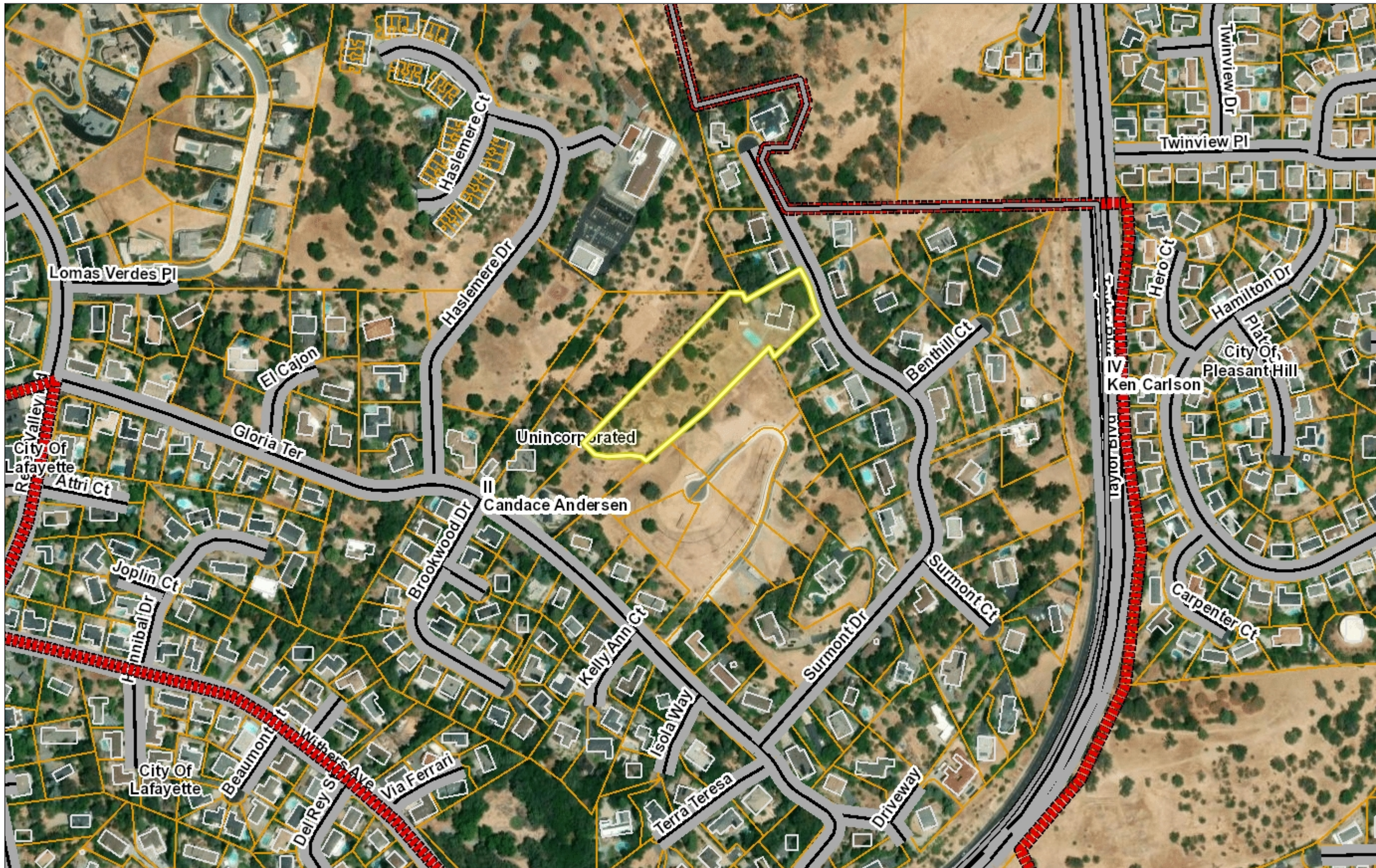
Adrian Veliz

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

1: 4,514



0.1 0 0.07 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