

**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 #
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**Project Title:** Ariey Lane Minor Subdivision, Rezone, Prelim. & Final Dev. Plan; MS20-0010, RZ22-3264, & DP22-3002

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

Contact Person: Syd Sotoodeh

Mailing Address: 30 Muir Road

Phone: 925-655-2877

City: Martinez

Zip: 94553

County: Contra Costa County

**Project Location:** County: Contra Costa

City/Nearest Community: Pleasant Hill; Lafayette

Cross Streets: 85 Ariey Lane at Reliez Valley Road

Zip Code: 94549

Longitude/Latitude (degrees, minutes and seconds): 37 ° 56 ' 40.22" N / 122 ° 6 ' 11.16" W Total Acres: 6.18

Assessor's Parcel No.: 167-010-017

Section: \_\_\_\_\_

Twp.: \_\_\_\_\_

Range: \_\_\_\_\_

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 24, 680

Waterways: Grayson Creek; Alhambra Creek; Sindicich Creek (cont.)

Airports: N/A

Railways: BART

Schools: (see attached)

**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: Tree Permit

**Development Type:**

Residential: Units 3 Acres 6.18

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: Wildfire

**Present Land Use/Zoning/General Plan Designation:**

Vacant; Zoning: Single-Family Residential (R-10); General Plan: Single-Family Residential-Low Density (SL), Agricultural Lands (A)

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

The applicant is requesting approval of a vesting tentative map to subdivide the subject 6.18-acre parcel into three parcels, resulting in an approximately 2.86-acre (gross) Parcel A, an approximately 2.51-acre Parcel B, and an approximately 0.81-acre Parcel C, a rezone from Single-Family Residential (R-10) to Planned Unit District (P-1), and a preliminary and final development plan for the proposed development of the minor subdivision with retaining walls and a single-family residence for each resulting parcel. Attached ADUs are proposed for Parcel B & for Parcel C. Tree permit approval is requested to remove 13 code-protected trees and to work within the driplines of 15 code-protected trees. An exception to County Title 9 requirements for creek structure setback has also been requested for drainage and roadway improvements. (See attached for project details.)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## 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 checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<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 checked="" 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 checked="" 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date August 16, 2024 Ending Date September 16, 2024

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### Lead Agency (Complete if applicable):

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

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Signature of Lead Agency Representative:  Date: 08/15/2024

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

# **Ariey Lane Three-Lot Minor Subdivision, Rezoning, and Preliminary & Final Development Plan**

**County File #CDMS20-00010, CDRZ22-03264, and CDDP22-03002**

## **Notice of Completion Cont'd**

### **Project Location (Cont'd)**

#### Within 2 Miles:

Waterways: Murderers Creek (and tributaries); Contra Costa Canal

Schools: Christ the King Elementary; Strandwood Elementary; Pleasant Hill Elementary; Sequoia Elementary; Sequoia Middle School; Prospect Alternative High School; Contra Costa Christian Schools; Valhalla Elementary School

### **Project Description (detailed)**

The applicant is requesting approval of a vesting tentative map to subdivide the subject 6.18-acre parcel into three parcels, resulting in an approximately 2.86-acre (gross) Parcel A, an approximately 2.51-acre Parcel B, and an approximately 0.81-acre Parcel C. Access to the minor subdivision would extend from Ariey Lane, a private road, via an existing bridge that crosses Grayson Creek. Proposed site improvements include an extension of Ariey Lane from the bridge as a new 20-foot-wide private road within a 25-foot private access easement with slopes up to a 20% gradient. No structural improvements are proposed for the existing bridge. Water, electrical, telecommunication, and other utility extensions as needed would be attached beneath the bridge using an existing utility trapeze. Additional site improvements include curbs, gutters, three bioretention basins for stormwater control, a drainage outfall and headwall approximately 1 foot in height, and an 8-inch rock over coir riprap outfall within the creek area adjacent to the bridge for erosion control. It is anticipated that for the future private roadway and future residential foundation pads the project will entail  $\pm 4,100$  cubic yards (CYS) of cut and  $\pm 4,100$  CYS of fill for a zero (0) net CYS of grading.

The applicant is also seeking approval to construct improvements within the approximately 1.32-acre creek structure setback (CSS) easement area (OR-303003, recorded 2002) spanning the southernmost area of the property. The improvements include approximately 945 square feet of the private roadway and curbs extending from the bridge, approximately 380 square feet of a stormwater treatment bioretention basin (IMP 3), a drainage outfall and headwall, and retaining walls appurtenant to these improvements. In addition to development rights within the CSS easement area being granted to the County, Section 914-14.014 of the County Ordinance prohibits any permanent structure within the creek structure setback other than drainage structures. The applicant has requested an exception to this Code requirement, citing the unique topographic constraints of the site. The upper northern corner of the property has been protected through an approximately 1.98-acre scenic easement (OR-303002, recorded 2002) and will

remain undeveloped. No changes are proposed that would reduce the square footage of either restricted development area.

The applicant requests a rezone of the property from R-10, Single-Family Residential to P-1, Planned Unit District (P-1) and approval of a Preliminary and Final Development Plan for development of each parcel. A total of five dwelling units are proposed, including two attached accessory dwelling units (ADU). Future approval of any ADU will require a separate ministerial application. The proposed development of each parcel is described below:

- Parcel A: 6,244-square-foot, two-story, single-family residence up to 26 feet in height, an 886-square-foot garage, driveway, pool, and seven retaining walls up to 7 feet in height.
- Parcel B: 6,545-square-foot, two-story, single-family residence up to 32 feet in height, an approximately 990-square-foot ADU within the residential building, an 1,848-square-foot garage, driveway, and three retaining walls up to 6 feet in height.
- Parcel C: 4,424-square-foot, two-story split-level, single-family residence stepping up the existing grade with a height up to 28 feet, an approximately 747-square-foot ADU within the residential structure, a 974-square-foot garage, driveway, and two retaining walls up to 6 feet in height.

The applicant also requests approval of a tree permit for project-related impacts to twenty-eight code-protected trees, including the removal of thirteen code-protected trees (one (1) Aleppo pine tree, three (3) Arizona cypress trees, seven (7) coast live oak trees, and two (2) incense cedar trees) and work within the driplines (construction, trenching or grading) of fifteen code-protected trees (one (1) valley oak tree, two (2) California bay trees, and twelve (12) coast live oak trees) located on the subject property. Project impacts are due to the trees being located within the footprint of site improvements or the new residential structures. In addition, several trees would be removed due to poor health or condition as recommended by the project arborist.