



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Land Use and Climate Innovation
State Clearinghouse and Planning Unit



Samuel Assefa
Director

Memorandum

Date: December 13, 2024
To: All Reviewing Agencies
From: Samuel Assefa, Director
Re: SCH # **2024110934**
**Camino Pablo Single-Family Residential Subdivision, Rezone,
General Plan Amendment, and Development Plan**

The Lead Agency has corrected some information regarding the above-mentioned project. The review period has been extended to **January 13, 2025** to accommodate the review process. Please see the attached file(s) for more specific information: **_Updated Documents.**

All other project information remains the same.

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Conservation and
Development**

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Assistant Deputy Director

December 13, 2024

Summary of Revisions to SCH Number 2024110934 - Camino Pablo Single-Family Residential Subdivision, Rezone General Plan Amendment and Development Plan. County File #'s: CDS23-09646, CDRZ23-03270, CDGP21-00004, & CDDP23-03012 Site Address: 0 Camino Pablo @ Tharp Drive; APN: 258-290-029

On November 25, 2024, the Contra Costa County Department of Conservation and Development Community Development Division staff submitted the Draft MND for the Camino Pablo Single-Family Residential Subdivision, Rezone General Plan Amendment and Development Plan was submitted to the State Clearinghouse for circulation. On November 26, 2024, the document was published under SCH Number 2024110934, with a public comment period extending from November 26, 2024, through December 26, 2024.

Subsequent to publishing the document, CDD staff was made aware of errors in certain sections of the published Draft MND. Consequently, CDD staff has prepared a revised Draft MND for recirculation, as well as a revised Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration.

Attached hereto is a signed PDF copy of the revised Draft MND and Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration. The revisions to these documents are summarized as follows:

Notice of Public Review and Intent to Adopt a Mitigated Negative Declaration

- The date of the revised notice on Pg. 1 has been updated to December 13, 2024.
- The words “revised to extend public comment period” have been added beneath the new notice date on Pg. 1.
- The fifth paragraph of the project description was corrected to indicate that construction is expected to begin in June of 2025, where it previously read June of 2024.
- The table on page 2 was relocated for formatting reasons, no revisions were made to the data within the table.
- The public comment period located on Pg. 3 has been revised to indicate that the Public Comment review period began on November 26, 2024 and will extend to 5:00 P.M. Monday, January 13, 2025.

- The first paragraph on Pg. 4 of the revised notice has been corrected, replacing the words “Zoning Administrator” with “Planning Commission” in two instances.

DRAFT MND

- Project Description: The fifth paragraph of the project description was corrected to indicate that construction is expected to begin in June of 2025, where it previously read June of 2024.
- Agricultural Resources – Checklist Section 2e: The first sentence of the second paragraph has been revised to correct a typographical error. The revision is shown below, with the new text underlined and removed text shown in ~~striketrough~~ formatting.

The General Plan Land Use Element emphasizes the interrelationship between the Urban ~~Lot~~ Limit Line (ULL), the 65/35 Land Preservation Standard, and land use designations identified in the General Plan.

- Agricultural Resources – Checklist Section 2e: The first sentence of the fourth paragraph has been revised for clarification. The revision is shown below, with the new text underlined and removed text shown in ~~striketrough~~ formatting.

As of 2023, the initial ULL has been expanded slightly to include 47% of countywide land area, meaning that As demonstrated in Table 3-3 above, in order to maintain compliance with the 65/35 Standard, substantial acreage within the ULL will be required to be remain in non-urban use.

- Public Services - Checklist Section 15a: A sentence with the second paragraph is revised to clarify that the district is not seeking a fair share contribution for a new fire station due to staffing considerations. The revision is shown below, with the removed language shown in ~~striketrough~~ formatting.

The MOFD Fire Marshall ~~has further determined that a new fire station closer to the project would be required in order for MOFD to provide adequate fire service to the project, but that the department is not currently capable of providing staff for an additional fire station.~~

- Public Services – Checklist Section 15a: A new sentence is inserted immediately after the discussion in the third paragraph of this section reading “Fire Marshall Jeff Isaacs of the MOFD has determined that a fair share contribution is not required of the project and the only requirement is for the project to create a Fire Protection Plan that complies with CFC Chapter 49 Sections 4903 and 4903.2.1.2.”
- Public Services – Checklist Section 15a: The first sentence of the fourth paragraph has been revised to remove language suggesting a fair share contribution is required of this project. The revision is shown below, with the removed language shown in ~~striketrough~~ formatting.

~~Without a project contribution to upgrading fire facilities and equipment and the creation and implementation of a Wildfire Protection Plan, the project could have a potentially significant adverse impact on fire protection services in the area.~~

- Public Services – Checklist Section 15a: Mitigation Measure Public Services 1 has been edited to clarify that a Fire Protection Plan (FPP) is required of the project, as opposed to a Wildfire Protection Plan (WPP) referenced in the original draft MND. The word “Wildfire” was replaced by the Word “Fire” in two instances, and “(WPP)” was corrected to read “(FPP)”.
- Wildfire – Checklist Section 20b: The second paragraph of this section suggests that a fair share contribution is required of the project and has been removed. The removed paragraph is shown below in ~~striketrough~~ formatting.

~~Also as discussed in Environmental Checklist Section 15.a, Fire Protection Policy 7 62 of the General Plan Public Facilities/Services Element states that the County shall target a 3 minute maximum response time and/or 1.5 miles distance from the first responding station, and a minimum of 3 fire fighters. Fire protection in the project vicinity is provided by the MOFD, who has determined that the project site is outside both the response time and distance standards specified in Fire Protection Policy 7 62. The General Plan Public Facilities Element also includes Fire Protection Policy 7 64 requiring a project to pay fair share contributions for new fire protection facilities and services, and Policy 7 65 requiring the identification of needed upgrades to fire facilities and equipment as part of a project’s environmental review.~~

- Wildfire – Checklist Section 20b: The final paragraph of this section has been revised to remove language suggesting a fair share contribution is required of this project. The revision is shown below, with the removed language shown in ~~striketrough~~ formatting.

Please refer any questions regarding the above-described revisions to the attention of the project planner, Adrian Veliz, via email at adrian.veliz@dcd.cccounty.us or telephone at (925) 655-2879.