

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



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**January 13, 2025**

**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:** Rodeo - Second Street Minor Subdivision and Residential Development Plan
- 2. County File Number:** CDMS23-000003/ CDDP23-03046
- 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](mailto:Adrian.veliz@dcd.cccounty.us)
- 5. Project Location:** 0 Second Street (north of Sharon Avenue Intersection), Rodeo, CA 94572  
(Assessor's Parcel Number: 357-371-005, -006, -007, -008, -013, -014, & -015)
- 6. Applicant's Name, Address, and Phone Number:** Michael McGhee  
507 Parker Avenue  
Rodeo, CA 94572  
(510) 409-8072

7. **Project Description:** The applicant requests approval of a Vesting Tentative Map to subdivide an approximately 28,800 square-foot project site into four (4) parcels (“Parcel A”, “Parcel B”, “Parcel C” and “Parcel D”). The proposed vesting tentative map shows Parcels A and B each having 5,175 square feet in area, while Parcel C and Parcel D have an area of 8,050 and 10,400 square feet respectively. The project site is considered one legal lot, consisting of seven (7) assessor’s parcel numbers (APN) having a combined total area of 28,800 square feet. The project includes development plans for the construction of a single-family residence on each of the four resultant lots. The subdivision and residential development project includes the following elements:

- Private Access Improvements: The subject property is bounded to the south by 2<sup>nd</sup> Street, which is a publicly maintained roadway. The vesting tentative map includes a proposed paved private roadway, providing vehicular access to each resultant parcel within a proposed 25-foot-wide private access and utility easement. The private roadway would extend northward from 2<sup>nd</sup> Street for approximately 150 linear feet, ending at the southern boundary of proposed Parcel D.
- Site grading: The project requires grading on the subject property involving approximately 1,430 cubic yards of combined earthwork (720 Cut / 710 C.Y. Fill) for the proposed roadway and for preparation of the individual building pads identified on each proposed parcel. Grading activities would disturb approximately 20,000 square feet of the project site.
- Site Drainage: The project is proposed on a moderate east to west slope, with storm water presently draining down an unimproved hillside towards parcels lower in elevation to the east. The stormwater control plan includes on site storm drain improvements directing run off from residential down spouts, driveways, and private roadway into one of four (4) proposed basin retention areas. Each retention area has minimum 1,500-gallon capacity and sump pump system regulating discharge. Ultimately, stormwaters collected on site would be discharged near property boundaries into an existing gutter along the 2<sup>nd</sup> Street right of way. The proposed system is designed to meter flow from the system such that post project conditions are substantially similar to pre-project conditions.
- 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 2<sup>nd</sup> Street right-of-way. The project includes connection to these existing mains and extension northward within a 25-foot private access and utility easement to provide sanitary sewer and water service to the subdivision. Electrical distribution lines exist above-ground within the 2<sup>nd</sup> Street right-of-way, however, all electrical connections within the subdivision will be underground. 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 prior removal of two code protected trees shown on prior surveys of the subject property. Although the removal occurred under prior ownership of the property and the species of the trees are not known, survey data indicates that they were both of sufficient diameter (9 inches and 18 inches) to be considered code-protected, as a tree of any species exceed 6.5 inches in diameter is considered protected on vacant lots in unincorporated Contra Costa County. Additionally, site grading activities would

encroach within the driplines of two Coast Live Oak trees located off-site near the northern property boundaries. Therefore, the project also includes a tree permit to legalize the prior tree removal activity, as well as for the proposed construction activities within the driplines of two Coast Live Oak trees.

- 8. Surrounding Land Uses and Setting:** The 23.9-acre project site is located on the east side of Camino Pablo and Sanders Ranch Road on agricultural land adjacent to suburban residential development to the south, west, and north. The Town of Moraga is west and north of Camino Pablo and Sanders Ranch Road. Immediately south of the project site is the Sky View Court subdivision in unincorporated Contra Costa County consisting of 15 single-family residences. Rancho Laguna Park, a Town of Moraga park, is south of Sky View Court. Land further south and to the east is agricultural land in the A-2 General Agricultural District.

The project site is an undeveloped west-facing hillside that has been used for cattle grazing. There are no structures on the site. The site is characterized by undulating hillsides and knolls. Elevations range from about 554 feet on the southwestern edge of the site to about 742 feet on the eastern boundary. Existing slopes on the site are steep, in excess of 45-percent gradient in some locations. Runs along the east side of the project site and separates the site from an adjoining cattle ranch.

- 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 January 13, 2025, and extend to 5:00 P.M., Monday, February 3, 2025.** 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](mailto: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](mailto:adrian.veliz@dcd.cccounty.us) or by telephone at (925) 655-2879.

Sincerely,

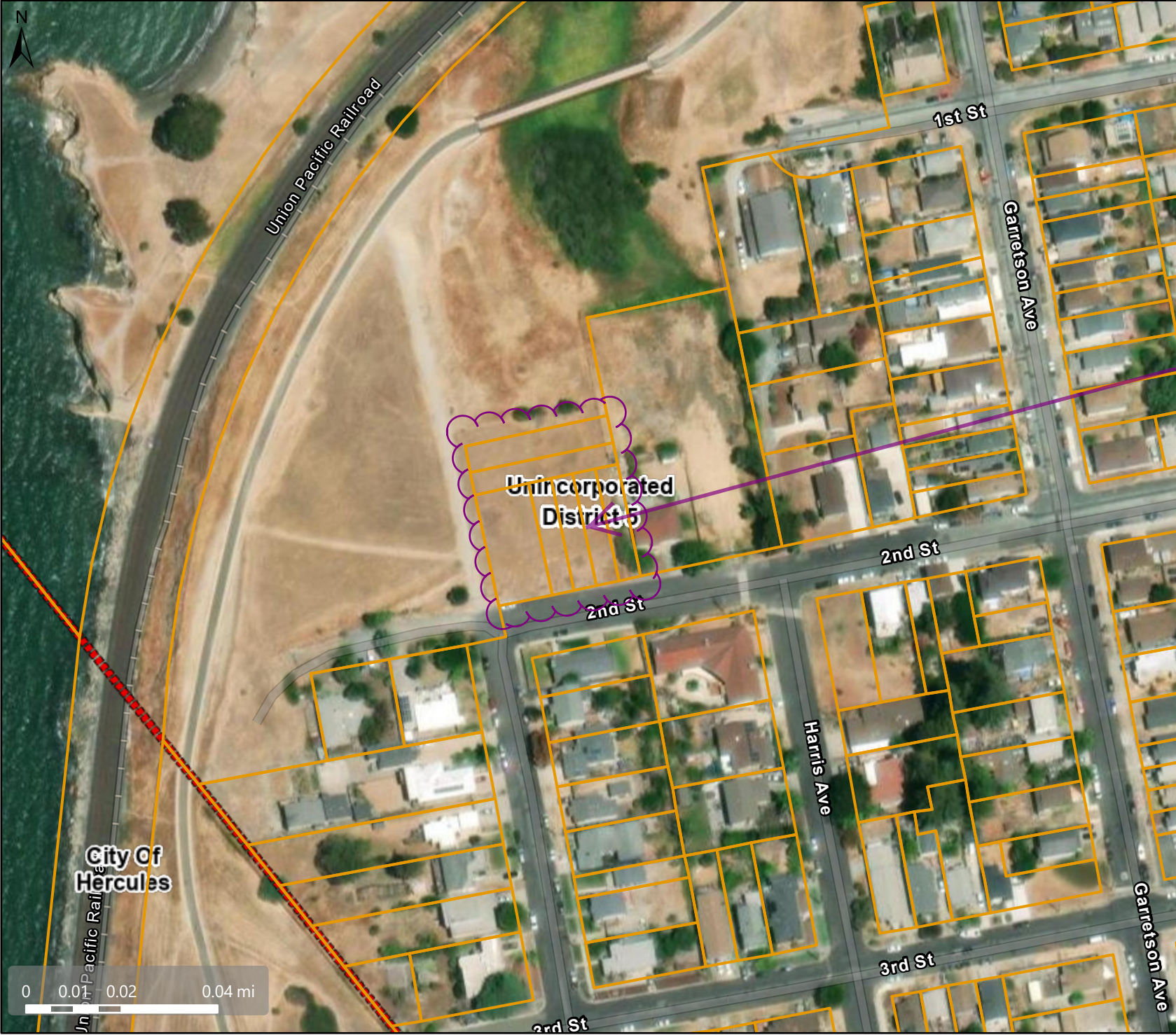


Adrian Veliz  
Senior Planner  
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

att: Project Vicinity Map

# CDMS23-00003/CDDP23-03046 Vicinity Map



## Map Legend

- Assessment Parcels
- Planning Layers (DCD)
  - Unincorporated
  - City Limits
  - Board of Supervisors' Districts

Project Site

This map is a user generated, static output from an internet mapping application and is intended for reference use 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. CCMMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference  
PCS: WGS 1984 Web Mercator Auxiliary Sphere  
Datum: WGS 1984