

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: Rodeo - Second Street Minor Subdivision and Residential Development Plan

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: Rodeo
Cross Streets: Second Street / Sharon Avenue Zip Code: 94572

Longitude/Latitude (degrees, minutes and seconds): 38 ° 02 ' 06.6 " N / 122 ° 16 ' 20.7 " W Total Acres: 0.66

Assessor's Parcel No.: 357-371-005 et al. (see pg 3) Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-80, SR4 Waterways: See pg. 3.

Airports: none Railways: Union Pacific, BNSF 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: _____

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 0.66
 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:

Planned Unit (P-1) Zoning District/ Residential Medium Density (RM) General Plan Designation:

Project Description: (please use a separate page if necessary)
See project description on pg. 3

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 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 January 13, 2025 Ending Date February 3, 2025

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: 01/08/2025

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

Rodeo - Second Street Minor Subdivision and Residential Development Plan

County File #CDMS23-00003, CDDP23-03046

Notice of Completion Cont'd

Project Location (Cont'd)

Project Site Assessor's Parcel Numbers: 357-371-005, 357-371-006, 357-371-007, 357-371-008, 357-371-013, 357-371-014, 357-371-015

Within 2 Miles:

Waterways: Rodeo Creek, Refugio Creek, Ohlone Creek, Pinole Creek, San Pablo Bay

Schools: Bayo Vista Head Start, Rodeo Hills Elementary, St. Patrick's Elementary, Ohlone Elementary

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 2nd 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 2nd 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 2nd 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 2nd 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 2nd 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.