

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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March 14, 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:** 1699 Alameda Diablo Minor Subdivision
- 2. County File Number:** CDMS24-00013
- 3. Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
- 4. Contact Person and Phone Number:** Diana Lecca, Project Planner
(925) 655-2869
- 5. Project Location:** 1699 Alameda Diablo, in the Diablo area of unincorporated Contra Costa County (Assessor's Parcel Numbers 195-151-009)
- 6. Applicant / Project Sponsor's Name, Address, and Phone Number:** Alexander Mehran
2600 Camino Ramon
San Ramon, CA 94583
(925) 866-0322

- 7. Description of Project:** The proposed project is approval of a Vesting Tentative Parcel Map for a two-lot Minor Subdivision application to subdivide a 5.89-acre residential parcel into a 2.59-acre "Parcel A" and a 3.29-acre "Parcel B". Parcel B is already developed with a single-family residence and accessory structures. Parcel A is the vacant portion of the property. There is no development associated with this application and future development is not contemplated.

The project site is in the R-20 Single-Family Residential District wherein a single-family residence is a permitted use. Therefore, it is possible that there would be a new single-family residence on Parcel A at some future time

- 8. Surrounding Land Uses and Setting:** The 5.89-acre project site at 1699 Alameda Diablo is located in the Diablo area of unincorporated Contra Costa County on the north side of abuts Alameda Diablo and Diablo Road, east of Calle Arroyo, and south of Hole 17 of the Diablo Country Club Golf Course. The property is bisected by the East Branch of the Green Valley Creek that runs (north-to-south) through the property.

Buildings located east of the creek include one single-family residence built in 1916, a carriage house, a pool house and a bridge leading to the west side of the creek. Buildings located west of the creek include a stable, hay barn, tack room, a shed, a water tower, and four Doric columns with a trellis. The property, including the residence, carriage house, stable, hay barn, tack room, water tower, Doric columns, and bridge, has been identified as a contributor to the Diablo Historic District, which is listed in the Contra Costa County Historic Resources Inventory as a historic district. A 2.59-acre vacant area is located west of the 3.29-acre built portion of the property. The vacant area is proposed Parcel A and the developed portion of the property is proposed Parcel B

The project site is located along the northern boundary of the Town of Danville along Diablo Road. Access to Parcel B is from Alameda Diablo, a privately maintained road within the Diablo community. Future access to Parcel A would be from either Diablo Road and/or Calle Arroyo. The topography of the project site is fairly level. The only significant sloping occurs on either side of the creek.

The project site is adjacent to developed single-family residential lots to the southeast, east and west, the Diablo Country Club Golf Course to the north, and an undeveloped hillside south of Diablo Road. The immediate vicinity generally consists of parcels to the southeast, east, and west in the R-20 Single-Family Residential District and the -UE Urban Farm Animal Exclusion Combining District, and Golf Course parcels to the north in the F-R Forestry Recreational District. The entirety of the property is within a RL Residential Low Density General Plan land use designation.

- 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 the 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 20-day public comment period.

The Mitigated Negative Declaration/Initial Study can be viewed online at the following link: [California Environmental Quality Act \(CEQA\) Notifications | Contra Costa County, CA Official Website](#) or upon request by contacting the project planner. Any documents referenced in the Mitigated Negative Declaration/Initial Study 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 extend to **5:00 PM, Monday, April 14, 2025**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Diana Lecca
30 Muir Road
Martinez, CA 94553

or via email to: diana.lecca@dcd.cccounty.us

The proposed Mitigated Negative Declaration and the proposed project will be considered 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, contact Diana Lecca by telephone at (925) 655-2869, or email at diana.lecca@dcd.cccounty.us

Sincerely,

Diana Lecca

Diana Lecca
Project Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attachment: Project Vicinity