

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: Green Valley Road Rezone and Two-Lot Minor Subdivision, County File CDRZ23-03271 and CDMS23-00005

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: Alamo

Cross Streets: 1921 Green Valley Road near Kimberwicke Court and Oak Glen Court Zip Code: 94507

Longitude/Latitude (degrees, minutes and seconds): 37 ° 51 ' 0.421" N / 121 ° 58 ' 43.69" W Total Acres: 2.004

Assessor's Parcel No.: 194-070-015 & 194-070-018

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 680

Waterways: Green Valley Creek (and tributaries); (see attached)

Airports: N/A

Railways: N/A

Schools: (see attached)

Document Type:

CEQA: NOP

Early Cons

Neg Dec

Mit Neg Dec

Draft EIR

Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: _____

NEPA: NOI

EA

Draft EIS

FONSI

Other: Joint Document

Final Document

Other: _____

Local Action Type:

General Plan Update

General Plan Amendment

General Plan Element

Community Plan

Specific Plan

Master Plan

Planned Unit Development

Site Plan

Rezone

Prezone

Use Permit

Land Division (Subdivision, etc.)

Annexation

Redevelopment

Coastal Permit

Other: Tree Permit

Development Type:

Residential: Units 2 Acres 2

Office: Sq.ft. _____ Acres _____ Employees _____

Commercial: Sq.ft. _____ Acres _____ Employees _____

Industrial: Sq.ft. _____ Acres _____ Employees _____

Educational: _____

Recreational: _____

Water Facilities: Type _____ MGD _____

Transportation: Type _____

Mining: Mineral _____

Power: Type _____ MW _____

Waste Treatment: Type _____ MGD _____

Hazardous Waste: Type _____

Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual

Agricultural Land

Air Quality

Archeological/Historical

Biological Resources

Coastal Zone

Drainage/Absorption

Economic/Jobs

Fiscal

Flood Plain/Flooding

Forest Land/Fire Hazard

Geologic/Seismic

Minerals

Noise

Population/Housing Balance

Public Services/Facilities

Recreation/Parks

Schools/Universities

Septic Systems

Sewer Capacity

Soil Erosion/Compaction/Grading

Solid Waste

Toxic/Hazardous

Traffic/Circulation

Vegetation

Water Quality

Water Supply/Groundwater

Wetland/Riparian

Growth Inducement

Land Use

Cumulative Effects

Other: Wildfire

Present Land Use/Zoning/General Plan Designation:

Single-Family Residential Use / Zoning: General Agricultural (A-2) / General Plan: Single-Family Residential-Low Density (SL)

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

The applicant is requesting approval of a vesting tentative map to subdivide the subject 2.004-acre parcel into two parcels, resulting in an approximately 0.95-acre (gross) Parcel A and an approximately 1.05-acre Parcel B, a rezone from General Agricultural District (A-2) to Single-Family Residential (R-40), and proposed development of the minor subdivision with retaining walls, bioretention filters, an improved/widened existing driveway, and a single-family residence for resulting Parcel B. An existing residence would remain on Parcel A. Tree permit approval is requested to remove 8 code-protected trees and to work within the driplines of 5 code-protected trees. Variances for reduced setbacks for retaining walls and exception to County Title 9 requirements related to undergrounding of existing utilities also been requested. (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 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 checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 26, 2025 Ending Date April 24, 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: 03/26/2025

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

**Green Valley Road Rezone and Two-Lot Minor Subdivision
County File CDRZ23-03271 and CDMS23-00005**

Notice of Completion Cont'd

Project Location (Cont'd)

Within 2 Miles:

Waterways: East and West Branches of Green Valley Creek (and tributaries); San Ramon Creek (and tributaries); Pine Creek (and tributaries); Dan Cook Canyon Creek (and tributaries)

Schools: Monte Vista High School; Los Cerros Middle School; Green Valley Elementary School; Athenian Middle/High School; Vista Grande Elementary School; San Ramon Valley Christian Academy

Project Description (detailed)

The applicant is requesting approval of a vesting tentative map to subdivide the subject 2-acre property into two parcels, resulting in a 0.95-acre (gross) Parcel A and a 1.05-acre (gross) Parcel B. The project proposes one approximately 16- to 30-foot private access and utility easement. Access to both lots would be from Green Valley Road through an existing driveway within the new private access easement. The project proposes to remove and replace the existing driveway onto Green Valley Road. The new and wider driveway will take a 90-degree turn, providing direct access to a proposed residence on Parcel B and branching onto the existing drive to the existing residence on Parcel A that is to remain. Site improvements also include three bioretention filters, a concrete ditch, and trench inlets/drains for stormwater control/drainage. Six retaining walls are proposed, ranging between zero and approximately nine feet in height. It is anticipated that the project will entail ±330 cubic yards (CYS) of cut and ±540 CY of fill for a net 210 CY of grading for site and residential improvements, primarily on proposed Parcel B.

New development for proposed Parcel B includes demolishing a barn and constructing a new 3,496-square-foot, two-story, single-family residence with a 553-square-foot garage, 315-square-foot main floor deck, and 383-square-foot lower floor concrete patio in approximately the same location as the barn. New development proposed for Parcel A consists of the installation of two bioretention filters for stormwater control. No changes to the existing residence or driveway on Parcel A are proposed.

The applicant also requests a rezone of the property from A-2, General Agricultural District to

R-40, Single-Family Residential district. The applicant has requested the following variances to the requirements of the R-20 zoning district for the construction of two retaining walls over three feet in height:

- 0-foot front setback (where 25 feet is required) and 8-foot side yard (where 20 feet is required) for "Wall No. 1"; and

- 5-foot front setback (where 25 feet is required) for “Wall No. 3”.

In addition, the applicant is requesting an exception from the requirements of Title 9, Chapter 96-10, of the County Ordinance Code related to the undergrounding of existing overhead utility services along the subject property’s Green Valley Road frontage. Water, sewer, electrical, and other utilities extending to the proposed residence on Parcel B would be installed underground. Trenching for those utilities, as well as drainage improvements, would be performed as part of grading.

The applicant also requests approval of a tree permit for project-related impacts to code-protected trees located on the subject property, including the removal of eight trees (three valley oaks, one coast live oak, three coast redwoods, and one ash with a combined diameter of 149 inches), and work including construction, trenching or grading within the driplines of five trees (one black walnut, one valley oak and three coast live oaks with a combined diameter of 100 inches). Up to seventeen non-code-protected trees (thirteen valley oak, two coast redwood, one black walnut, and one fan palm) located within the public right-of-way may also be removed or potentially altered due to work within their driplines. Project impacts to the trees include being located within the footprint of site improvements, the new residential structure, or accessory structures such as retaining walls.

On November 5, 2024, the County Board of Supervisors adopted the Contra Costa County 2045 General Plan. The subject Minor Subdivision and Rezoning applications were deemed “complete” for processing on October 7, 2024. Therefore, the County General Plan 2005- 2020 applies and is cited throughout this Initial Study