

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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April 21, 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:** 6621 Johnston Road Second Residence Land Use Permit
- 2. County File Number:** CDLP23-02056
- 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:** 6621 Johnston Road in the San Ramon area of unincorporated Contra Costa County (Assessor's Parcel Number. 204-120-015)
- 6. Applicant / Project Sponsor's Name, Address, and Phone Number:** Louis Miramontes
6621 Johnston Road
Pleasanton, CA 94588
(415)269-0610

- 7. Description of Project:** The applicant requests approval of a land use permit to establish a second single-family residence on a 16.87-acre agricultural lot with an existing single-family residence and walnut orchard. The proposed 2,840 square-foot second residence will have an attached 536 square-foot garage and a new driveway from Johnston Road. The application includes a request for an exception from the collect and convey drainage requirements of Chapter 914-2.004 of the Contra Costa County Ordinance Code.
- 8. Surrounding Land Uses and Setting:** The project site is located in the San Ramon area of unincorporated Contra Costa County on the north side of Johnston Road, approximately 1.4 miles east of the intersection of Camino Tassajara and Johnston Road. Access to the site is from the southern property line off Johnston Road. The site is relatively flat and is bounded on the northwest side by a tributary of Tassajara Creek. The site is currently developed with a single-family residence and a walnut orchard, both of which will remain after the construction of the proposed new residence.

The site is located in a predominantly agricultural area east of Camino Tassajara. Lots in the surrounding area are primarily agricultural in nature. Some lots also include single-family residential development. A commercial equestrian facility is adjacent to the east. To the north, west and south, properties include some private residences and agricultural structures. The San Ramon city limit is located approximately 5 driving miles to the west, and the Alameda County boundary is approximately 4.75 driving miles to the south. This area is also a few miles east of the eastern boundaries of the Town of Danville and the Blackhawk community.

- 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, May 12, 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)

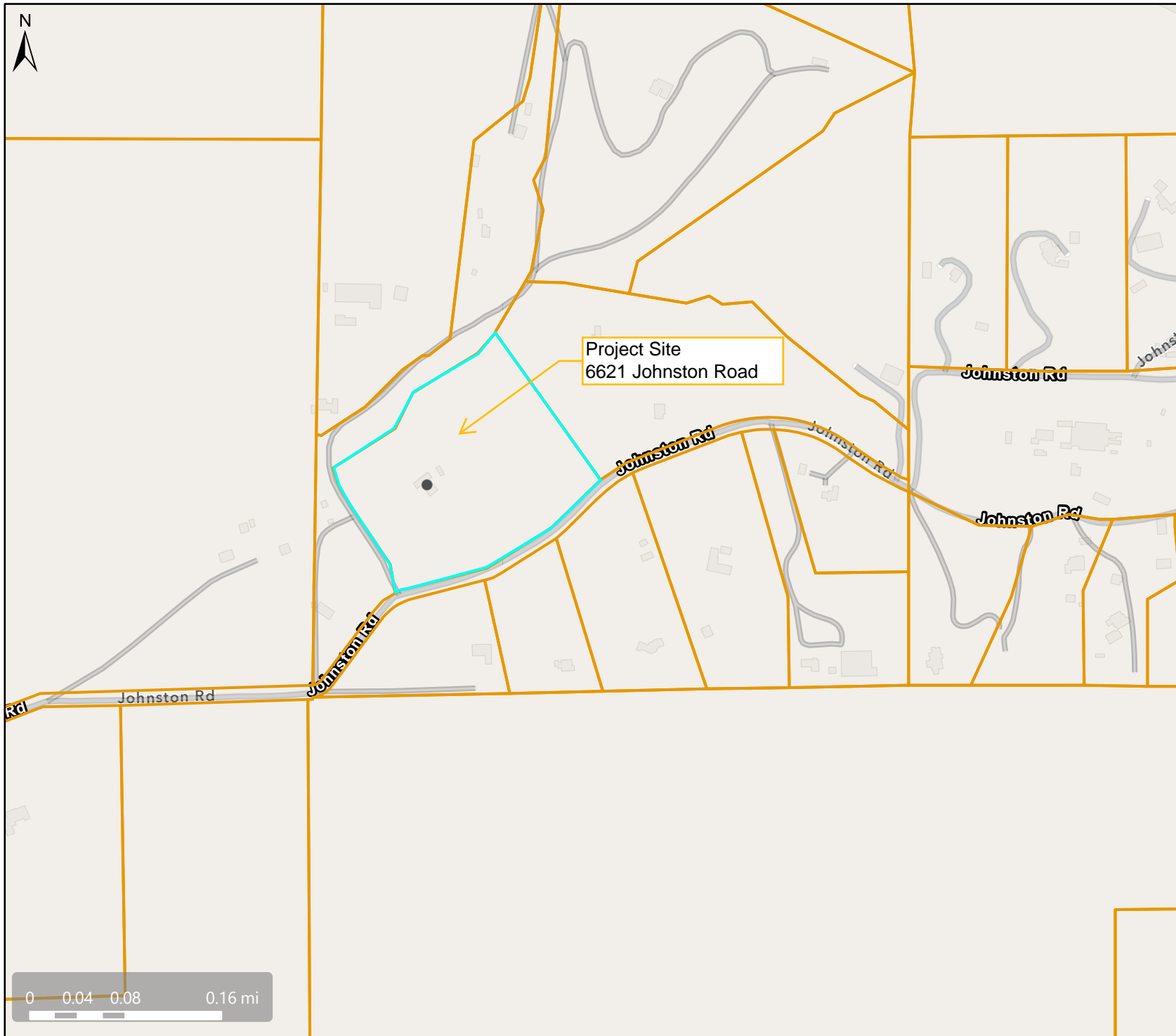
attachment: Project Vicinity

Vicinity Map



Map Legend

-  Assessment
-  Parcels



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