

**Department of
Conservation and
Development**

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Martinez, CA 94553

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**Contra
Costa
County**



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September 8, 2023

**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:** Hilltop Drive Two-Parcel Minor Subdivision
- 2. County File Number:** CDMS22-00010
- 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
- 5. Project Location:** 4642 Hilltop Drive, El Sobrante, CA 94803
(Assessor's Parcel Number: 425-072-017)
- 6. Applicant's Name, Address, and Phone Number:** Robert Newell
637 Humboldt Street
Richmond, CA 94805
(510) 459-7674
- 7. Project Description:** The applicant requests approval of a Vesting Tentative Map to subdivide a 22,720 square-foot lot into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would have an area of 10,000 square feet, while Parcel B would have an area of 12,720 square feet.

An existing single-family residence in the area of proposed Parcel A would remain on that parcel. If approved, it is anticipated that Parcel B would be developed with a single-family residence. In addition to the proposed subdivision, the project involves:

- **Public Roadway Dedication:** The project would dedicate frontage along Hilltop Drive to accommodate the necessary ultimate half-width of Hilltop Drive for the planned 60-foot right-of-way width. The frontage dedication consists of a five-foot wide strip along the 100-foot wide project frontage.
- **Private Access Improvements:** Vehicular access to the subject property exists via Hilltop Drive. The project would establish a private access and utility easement along the eastern property line which would provide access to both parcels proposed with this subdivision. A paved 16-foot-wide private roadway would be constructed between Hilltop Drive and the common parcel boundary between proposed Parcels A & B.
- **Service Connections for Utilities:** The subject property is presently served by existing water and sanitary sewer mains located within the Hilltop Drive right-of-way. The project proposes connections to existing water and sewer mains for Parcel B via the aforementioned 25-foot wide Private Access and Utility Easement. Electrical service is available to the subdivision via existing above-ground lines located on Hilltop Drive.
- **Tree Impacts:** Tree permit approval is requested for private roadway and utility construction activities encroaching within the dripline of four (4) code protected trees. No tree removal is requested in connection with this project.

8. Surrounding Land Uses and Setting: The subject property is located in an established residential neighborhood in El Sobrante. Adjacent parcels to the east, west, north and south consist of lands zoned single-family residential that have been developed with a single-family residence. Lands located within the incorporated City of Richmond are in the immediate project vicinity, 300 feet west of the project site northwest of the intersection of Hilltop Drive and La Paloma Road. The greater project vicinity is characterized by high density single-family residential development and generally lacks sidewalk and curb/gutter improvements along public roadways serving the area. Interstate 80 is located approximately 0.6 miles west of the project site.

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 September 8, 2023, and extend to 5:00 P.M., Monday, October 9, 2023.** 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

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 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



CDMS22-00010 Vicinity Map



Map Legend

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

PROJECT SITE



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