

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

February 3, 2021

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Amalia Cunningham
Assistant Deputy Director

Kelli Zenn
Business Operations Manager

REVISED

**NOTICE OF PUBLIC REVIEW AND INTENT TO
ADOPT A PROPOSED MITIGATED NEGATIVE DECLARATION**

County File No. CDS18-09504

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 Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

PROJECT TITLE: Xavier Estates Vesting Tentative Map

APPLICANT: Castle Companies
Attn: Dan Boatwright, Ph. (925) 451-2470
12885 Alcosta Blvd., Suite A
San Ramon, CA 94583

LOCATION: The project site is located at 977 Danville Boulevard, Alamo, CA 94507
(Assessor Parcel No.: 201-010-007) (Zoning: (R-20) Single-Family Residential District)

REASON FOR REVISIONS/RECIRCULATION: This is a recirculation of a previously circulated Initial Study/Mitigated Negative Declaration (MND) for the proposed Xavier Estates subdivision. A previous MND for this project was noticed and filed on November 26, 2019 with a 30-day comment period that ended on December 26, 2019. Subsequently, it was determined that environmental impacts relating to the remediation of contaminated former agricultural soils were not adequately disclosed in the November 26, 2019 MND. To clarify, the project includes the excavation of approximately 5,600 cubic yards of soil contaminated with arsenic, lead, chlordane and dieldrin, and disposal of the soil to an off-site permitted facility. The remediation activity has the potential to affect the environment in the areas of Air Quality, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Transportation; and therefore, the corresponding sections of this MND checklist have been revised to include analysis of the soil remediation activities. Additionally, and unrelated to the soil remediation, the Biological Resources and Tribal Cultural Resources sections of this MND checklist have also been updated in response to comments received during the 2019 circulation.

PROJECT DESCRIPTION: The proposed project consists of the following requests: (1) approval of a Vesting Tentative Map for a 6-lot major subdivision of a 3.62-acre parcel with proposed lot sizes ranging from 23,469 up to 28,414 square feet, with no home development proposed at this time; (2) a Tree Permit to remove 153 code-protected trees, and for earthwork and construction activities in the dripline of one code-protected 45-inch Valley Oak tree that is to be preserved; (3) a Grading Permit to grade approximately 15,000 cubic yards of earth material, for the construction of the subdivision's private roadway, building areas, drainage facilities, and soil remediation consisting of excavation of approximately 5,600 cubic yards of soil contaminated with arsenic, lead, chlordane and dieldrin, and disposal of the soil to an off-site permitted facility; and (4) exceptions to Subdivision Ordinance Title 9 of the County Code in order to forego underground utility requirements and road improvements along Danville Boulevard.

SITE AND AREA DESCRIPTION: The subject property is a flat, irregularly shaped, 3.62-acre residential property in the unincorporated Alamo community, bounded by Danville Boulevard on the northeast and the Iron Horse Trail to the southwest. The property fronts for approximately 258 feet along Danville Boulevard, and is addressed as 977 Danville Boulevard. The subject parcel is an old farm and orchard property that is currently occupied by an aging farmhouse and six additional farm buildings that have been converted to residential apartments; all of these existing buildings and structures are proposed to be vacated and demolished. No farm activities occur on the property. The parcel is zoned R-20 Single-Family Residential, and all the surrounding parcels share the same R-20 zoning designation. The subject property is the largest parcel in the vicinity with an area of approximately 157,687 square feet, whereas the neighboring parcels are generally around 15,000 square feet in area. The surrounding properties are developed with single-family residences and associated accessory buildings.

ENVIRONMENTAL EFFECTS: The Initial Study for the proposed project identified potentially significant impacts in the environmental areas of Biological Resources, Hazards & Hazardous Materials, and Noise. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

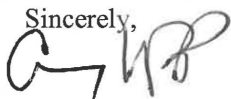
Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

WHERE TO REVIEW THE MITIGATED NEGATIVE DECLARATION: Due to the COVID-19 shelter-in-place order, the mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input> . Any sources of information referenced in the Initial Study and MND can be provided upon request by contacting the project planner.

PUBLIC COMMENT PERIOD: Prior to adoption of the MND, the County will be accepting comments on the adequacy of the document during a 30-day public comment period; the MND may be adopted at a future date in a public hearing following the public comment period. **The period for accepting comments on the adequacy of the environmental document will begin on Monday, February 8, 2021 and extends to Wednesday, March 10, 2021 until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

Atten: Gary Kupp, Senior Planner
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553
Email: gary.kupp@dcd.cccounty.us
Phone: (925) 674-7799

Sincerely,



Gary Kupp
Senior Planner

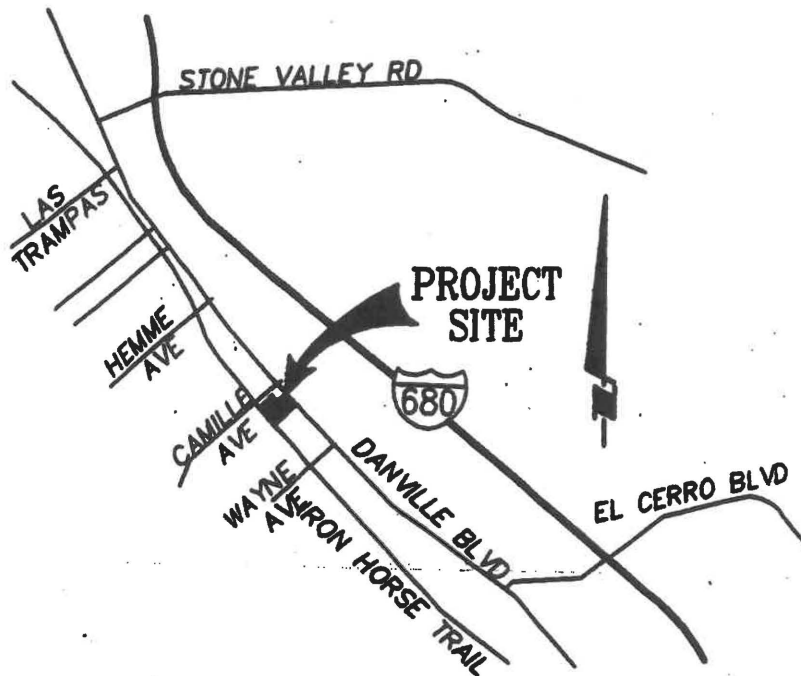
cc: County Clerk's Office (2 copies)
Adjacent Occupants and Owners
Notification List

attach: Vicinity Map & Site Plan

"XAVIER ESTATES"

SUBDIVISION 9504

**TOWN OF ALAMO
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA**



VICINITY MAP

NOT TO SCALE

VESTING TENTATIVE MAP "XAVIER ESTATES"

SUBDIVISION 9504
TOWN OF ALAMO
COUNTY OF CONTRA COSTA
STATE OF CALIFORNIA



OWNER/DEVELOPER

CARTLE COMPANIES, INC.
12885 ALCOSTA BLVD., SUITE A
SAN RAMON, CA 94583
(925) 328-1000

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

SOILS ENGINEER

STEVENS FERRONE & BAILEY
1600 WILLOW PASS COURT
CONCORD, CA 94520
(925) 688-1001

GENERAL

ASSESSORS PARCEL NO(s): 201-010-007
PROJECT ADDRESS: 977 DANVILLE BLVD, ALAMO, CA
TOTAL AREA: 3.32 ACRES
NET DEVELOPABLE AREA: 3.30 ACRES
EXISTING USE: SINGLE FAMILY RESIDENCE
PROPOSED ZONING: R-20 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING: R-20 (SINGLE FAMILY RESIDENTIAL)
NUMBER OF UNITS: 6 LOTS
DENSITY: 1.86 UNITS/AC
FEMA FLOOD DESIGNATION: ZONE "X" (FIRM PANEL 0434F,
DATED 05-16-09)

FACILITIES

WATER: EBMUD
SEWER: CENTRAL SANITARY DIST
STORM DRAIN: CONTRA COSTA COUNTY
FIRE: CCC/FPD
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST

NOTES:

- ALL EXISTING STRUCTURES, CONCRETE AND MOST TREES ON-SITE ARE TO BE REMOVED.

BASIS OF BEARINGS

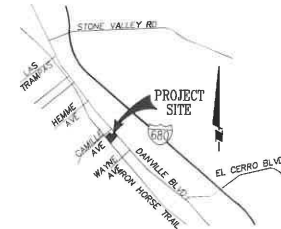
BEARINGS ARE BASED ON THE MONUMENT LINE OF DANIEL DRIVE BETWEEN FOUND MONUMENTS AS SHOWN ON SUB 4497 (161 M 24) TAKEN AS NORTH 40°29'00" WEST

BENCHMARK

ELEVATIONS ARE BASED ON CGCG BM 3652 BRASS TAG IN TOPO OF INLET ON SOUTH SIDE OF CAMILLE AVE. ELEV=323.23 ELEVATION WAS ADJUSTED TO NAVD 88 USING CORPSCOM 6.1 ELEVATION DIFFERENTIAL=+2.7'. ELEV=325.93

AVERAGE SLOPE (EXISTING)

(=1'
L=3,743
A=3.62
AS=0.000229(1/4)(3,743)/3.62
AS=2.36%



VICINITY MAP
NOT TO SCALE

LEGEND

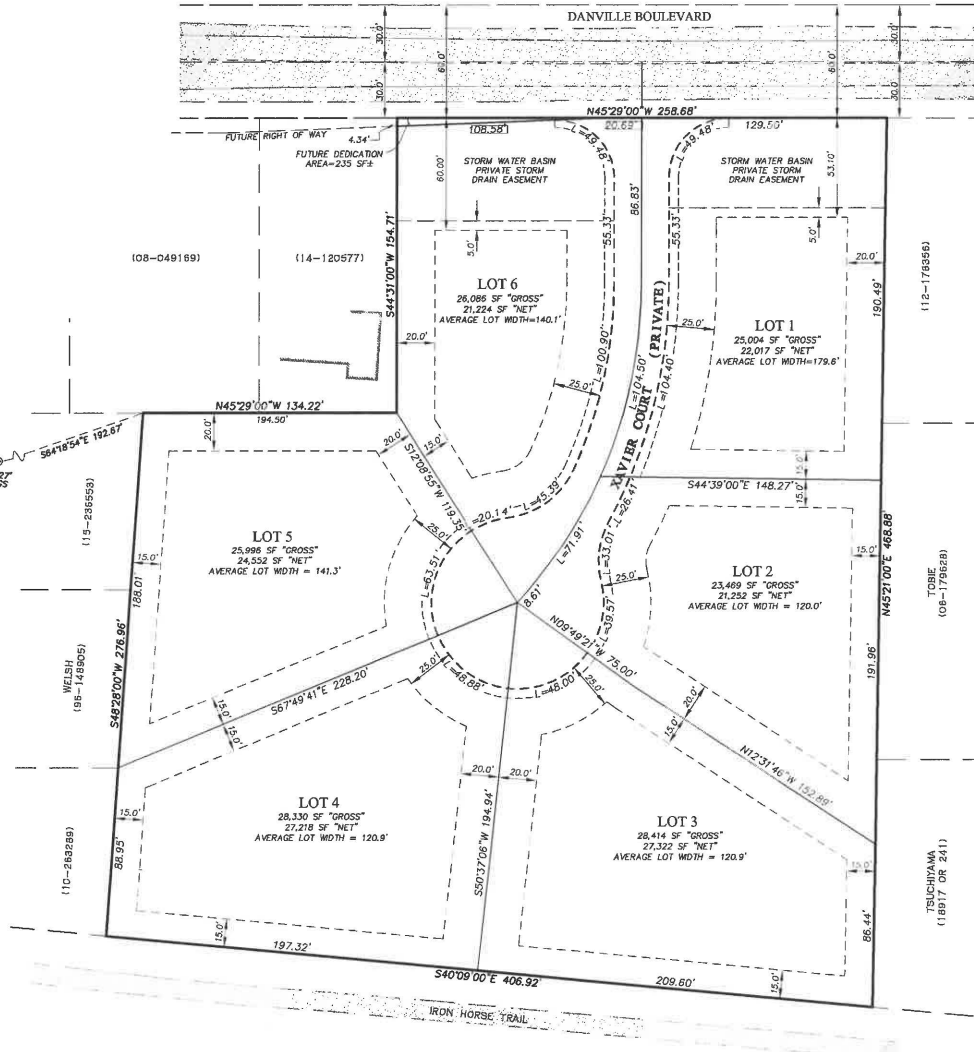
	LOT BOUNDARY
	RIGHT-OF-WAY
	ADJACENT PROPERTY LINE
	PROPOSED HOUSE
	EXISTING HOUSE
	EXISTING ASPHALT
	NEW ASPHALT
	NEW CONCRETE
	FINISHED GRADE SLOPE
	DIRECTION OF DRAINAGE FLOW
	EX. TREE
	SEWER LINE
	STORM LINE
	WATER LINE
	OVERHEAD PGE LINE
	DENOTES 4:1 SLOPE

ABBREVIATIONS

AB	- AGGREGATE BASE
AC	- ASPHALT CONCRETE
BOC	- BACK OF CURB
BW	- BOTTOM OF WALL
CB	- CATCH BASIN
CCCS	- CONTRA COSTA COUNTY
CL	- CLASS
C	- CENTERLINE
DET	- DETAIL
EX	- EXISTING
FG	- FINISH GRADE
FH	- FIRE HYDRANT
GB	- GRADE BREAK
GF	- GUTTER FLOWLINE
HP	- HIGH POINT
P	- PAD ELEVATION
PI	- POINT OF INTERSECTION
PUE	- PUBLIC UTILITY EASEMENT
R/W	- RIGHT OF WAY
SD	- STORM DRAIN
SF	- SQUARE FEET
SS	- SANITARY SEWER
STD	- STANDARD
TOA	- TOWN OF ALAMO
TW	- TOP OF WALL
TYP	- TYPICAL
W	- WATER

SHEET INDEX

SHEET No.	DESCRIPTION
1	TITLE SHEET
2	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
3	SECTIONS & DETAILS
4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
5	PRELIMINARY C.3 STORM WATER CONTROL PLAN



REVISIONS	NO.	BY	DATE	DESIGN	JV
				DRAWN:	STAFF
				CHECKED:	JV
				PROJECT #:	18076



817 Arnold Drive, Ste 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net

XAVIER ESTATES

VESTING TENTATIVE MAP
TITLE SHEET

SUB # 9504

ALAMO, CA

SHEET
1 OF 5
DATE
03-20-2019