

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**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

April 28, 2021

**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:** Second Residence and Culvert Replacement
- 2. County File Number:** #CDLP15-02048
- 3. Lead Agency:** Contra Costa County
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Margaret Mitchell, Planner II
(925) 655-2875
- 5. Project Location:** 6300 Old School Road, San Ramon, CA
APN: 204-050-028
- 6. Applicant's Name, Address, and Phone Number:** John Lima and Marcela Luna (Owners)
6300 Old School Road
Pleasanton, CA 94588
(925) 248-5361
- 7. Description of Project:** The applicant seeks approval of a Land Use Permit for the construction of a 3,855-square-foot single-family second residence with a 923-square-foot

attached garage. A new driveway will be constructed to provide access from Old School Road to the new residence, and approximately 140 feet of the existing Old School Road will be widened to 20 feet. The project also includes the replacement of an existing 25-foot long, 48-inch diameter metal culvert that is within a creek with a new 60-foot long 60-inch diameter High Density Polyethylene (HDPE) pipe. The bottom of the pipe will be buried approximately one foot below the creek's natural bed grade, allowing for the formation of a natural silt/sand/gravel floor to form throughout the culvert section. The road over the new culvert will be widened to 32 feet. Grading for the project includes approximately 750 cubic yards of cut earth and approximately 100 cubic yards of fill.

The land use permit application would include a tree permit for road grading and culvert replacement work that will occur within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree. The project also includes exceptions to the Public Works collect and convey requirements to allow stormwater discharge into a natural depression or swale, where runoff from the hillside naturally collects within the existing swale and is conveyed to an existing creek; and an exception to allow gravel paving for the widening of Old School Road where paved roads are required.

8. **Surrounding Land Uses and Setting:** The subject property is located within a rural area of unincorporated San Ramon. The surrounding area primarily consists of agricultural parcels measuring up to approximately 650 acres in area. Most of the parcels to the north are large agricultural properties, some of which have residences. The adjacent parcels to the south have horse stables, and to the southwest are smaller agricultural properties that are primarily residential in nature.

The subject property is an 80-acre parcel located east of, and near the northern end of, Old School Road. Old School Road is within a 40-foot-wide utility easement at this location. The subject property is approximately one mile northeast of Camino Tassajara. The San Ramon city limit is approximately two miles to the southwest, Highway 680 is approximately seven miles to the west, and Highway 580 is approximately seven miles to the south. There is one existing single-family residence and one existing barn located near the west property line adjacent to Old School Road. A restricted development area is located along a creek that is east of the residence and barn that runs north-south and is a tributary to Tassajara Creek.

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 30-day public comment period.

A copy of the Mitigated Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address:

Weblink: <https://www.contracosta.ca.gov/4841/Public-Input>

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Wednesday, April 28, 2021**, and extend to **4:00 P.M., Friday, May 28, 2021**. Any comments should be submitted in writing to the following address:

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

or;

via email to Margaret.Mitchell@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. The hearing will be held online, with public participation available via online access or via telephone. Hearing notices will be sent out prior to the finalized hearing date.

For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 655-2875, or email at Margaret.Mitchell@dcd.cccounty.us.

Sincerely,

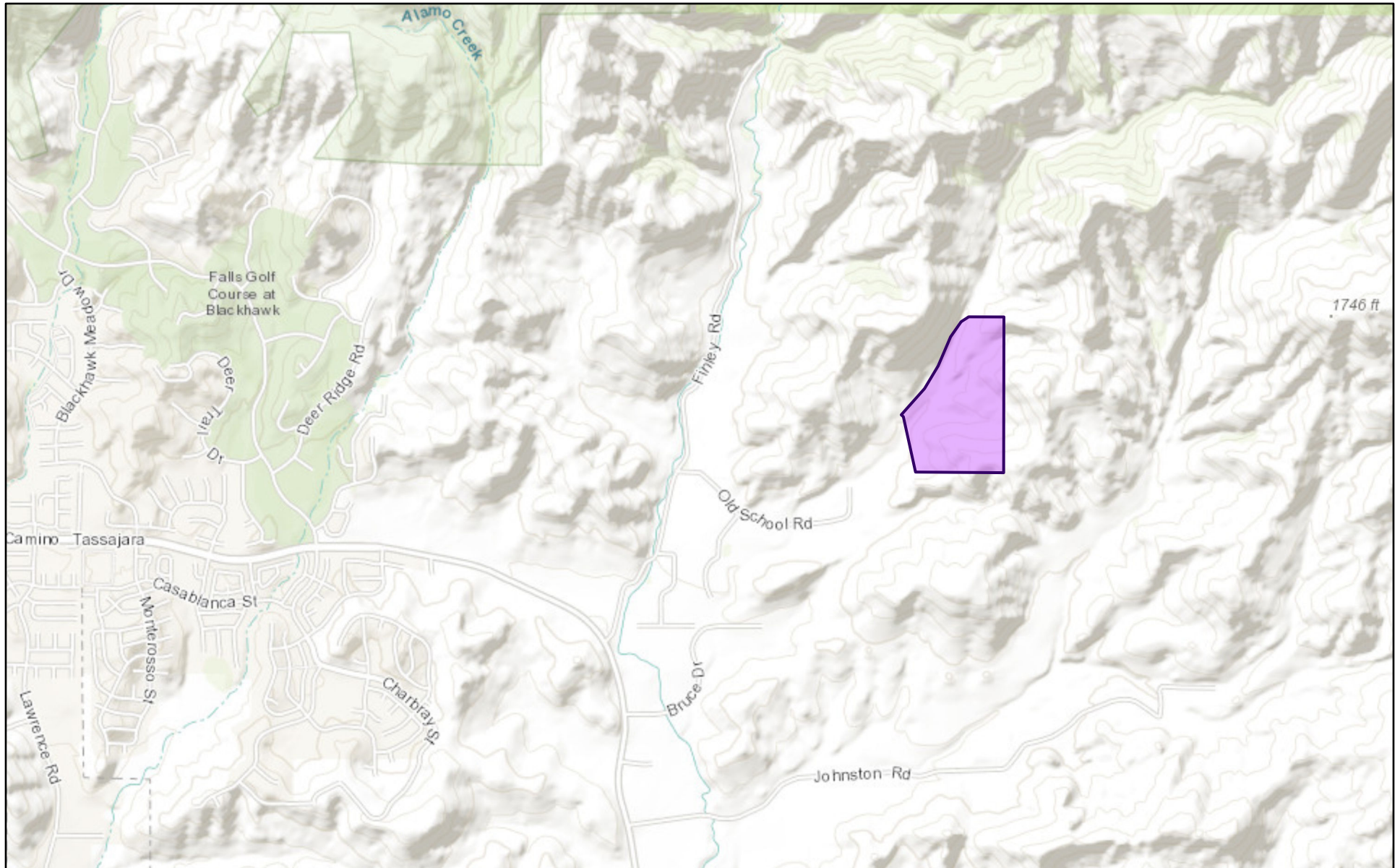
A handwritten signature in blue ink, appearing to read 'Margaret Mitchell', with a large, stylized initial 'M'.

Margaret Mitchell
Planner II

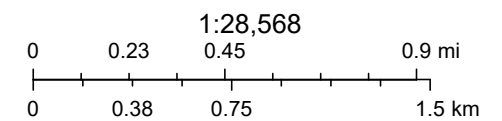
cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map and Site Plan

Vicinity Map

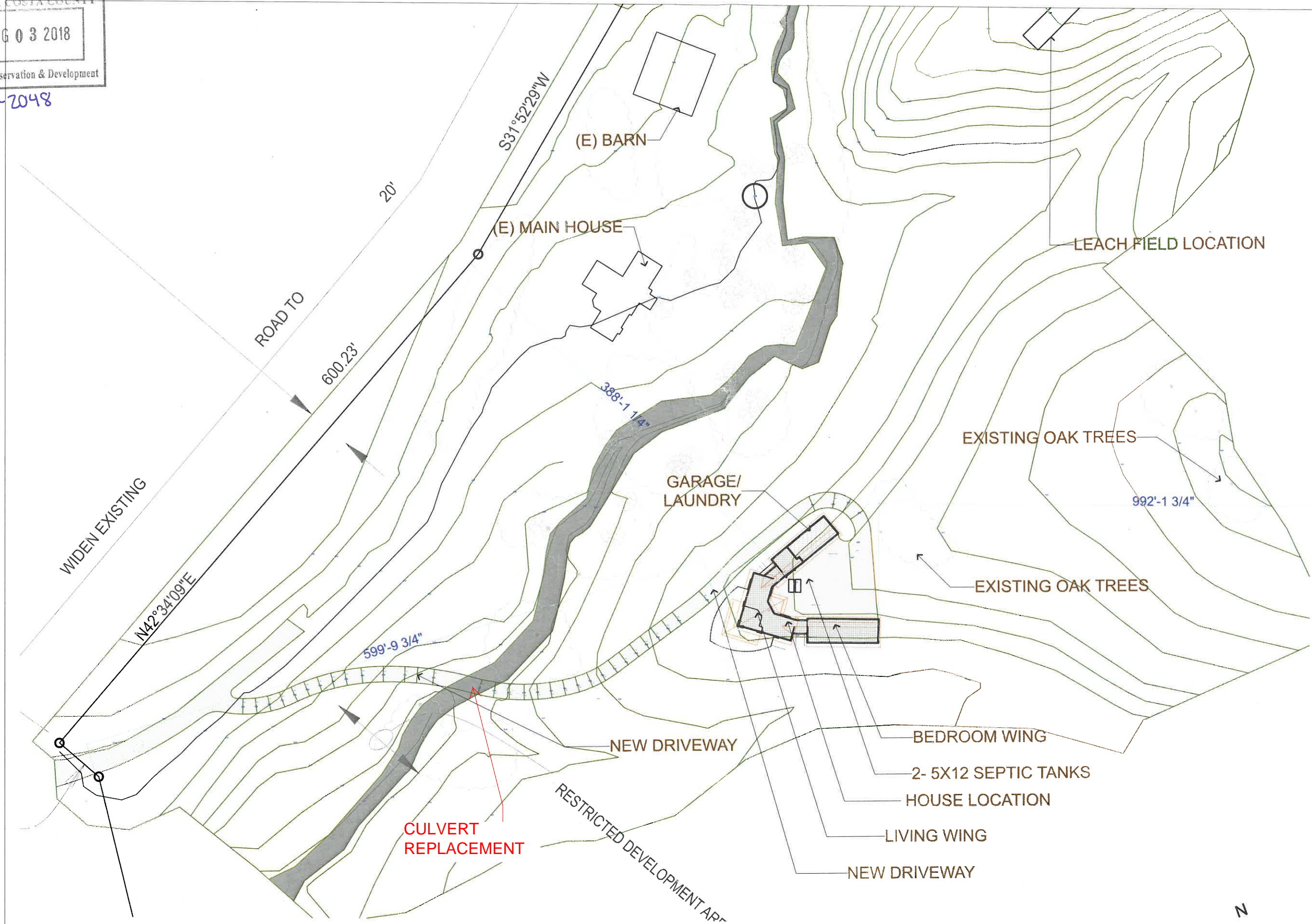


January 2, 2020



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

Accela Inc.
All Rights Reserved.



1 SITE PLAN - PROPOSED
SCALE: 1" = 40'



820 ORANGE
BLOSSOM WAY,
DANVILLE, CA 94526
(925) 314-9826

damcquillan.com

LIMA & LUNA RESIDENCE

6300 OLD SCHOOL ROAD
PLEASANTON CA



REVISION

JOB 1517
DATE 7/31/18
SHEET

A1-1

SHEET 3