

**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:** Castle Hill Ranch Road Two-Lot Minor Subdivision - County File CDMS22-00004Lead Agency: Contra Costa County Dept. of Conservation and DevelopmentContact Person: Adrian VelizMailing Address: 30 Muir RoadPhone: 925-655-2879City: MartinezZip: 94553County: Contra Costa County**Project Location:** County: Contra CostaCity/Nearest Community: Walnut CreekCross Streets: Tice Valley Boulevard / Castle Hill Ranch RoadZip Code: 94597Longitude/Latitude (degrees, minutes and seconds): 37 ° 52 ' 31.27" N / 122 ° 03 ' 27.43" W Total Acres: 1.15Assessor's Parcel No.: 188-141-004

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 24, I680Waterways: Tice, Las Trampas, Grizzly, San Ramon - Creeks (4)Airports: noneRailways: noneSchools: See pg 3**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) \_\_\_\_\_

☐ Draft EIS☐ Other: \_\_\_\_\_☒ Mit Neg Dec

Other: \_\_\_\_\_

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☐ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☒ Land Division (Subdivision, etc.)☐ Other: \_\_\_\_\_**Development Type:**☒ Residential: Units 2 Acres 1.15☐ Office: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Transportation: Type \_\_\_\_\_☐ Commercial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Mining: Mineral \_\_\_\_\_☐ Industrial: Sq.ft. \_\_\_\_\_

Acres \_\_\_\_\_

Employees \_\_\_\_\_

☐ Power: Type \_\_\_\_\_

MW \_\_\_\_\_

☐ Educational: \_\_\_\_\_☐ Waste Treatment: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Recreational: \_\_\_\_\_☐ Hazardous Waste: Type \_\_\_\_\_☐ Water Facilities: Type \_\_\_\_\_

MGD \_\_\_\_\_

☐ Other: \_\_\_\_\_**Project Issues Discussed in Document:**☐ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☐ Air Quality☐ Forest Land/Fire Hazard☐ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☐ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☐ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☐ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☐ Traffic/Circulation☐ Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

Single-Family Residential (R-20) Zoning District/ Single-Family Residential Low Density (SL) General Plan Designation:

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

The applicant requests approval of a Vesting Tentative Map to subdivide an approximately 50,032 square-foot lot into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would have an area of 23,220 square feet, while Parcel B would have an area of 26,812 square feet. An existing single-family res. (SFR) would remain on Parcel A, Parcel B would expectedly be developed with a new SFR. In addition to the proposed subdivision, the project consists of dedication of frontage for public roadway purposes, driveway construction, storm drain improvements, utility connections, and a tree permit as described in more detail on page 3.

## 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 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date April 19, 2023 Ending Date May 19, 2023

### 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: April 18, 2023

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

**Castle Hill Ranch Road Two-Parcel Minor Subdivision (1.15-acre parcel in Walnut Creek, CA)**

**County File #CDMS22-00004**

**Notice of Completion Cont'd**

**Project Location (Cont'd)**

**Within 2 Miles:**

**Schools:** Meher Schools, St. Mary of the Immaculate Conception, Walnut Heights Elementary, Muirwood Elementary Alamo Elementary, Tice Creek Elementary, Parkmead Elementary, Acalanes Center for Independent Study, Las Lomas High

**Project Description**

The applicant requests approval of a Vesting Tentative Map to subdivide an approximately 50,032 square-foot lot into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would have an area of 23,220 square feet, while Parcel B would have an area of 26,812 square feet. In addition to the proposed subdivision, the project consists of the following elements:

- **Public Roadway Dedication:** The project would dedicate frontage along Tice Valley Boulevard the accommodate the necessary ultimate half-width of Tice Valley Boulevard, which is planned to be a 64-foot-wide roadway within an 84-foot right-of-way.
- **Private Access Improvements:** The subject property is bounded to the north by Tice Valley Boulevard, a publicly maintained roadway, and to the east by Castle Hill Ranch Road, a private roadway. Proposed Parcel A would continue to utilize existing access via a driveway fronting Tice Valley Boulevard at the northwest corner of the subject property. The project proposes a new driveway fronting Castle Hill Ranch Road to serve Parcel B.
- **Storm Drain Improvements:** The project includes approximately 132 linear feet of 18" storm drain along northerly portions of proposed Parcels A & B, extending offsite approximately 400 feet west within the Tice Valley Boulevard right-of-way and discharging within the Tice Creek Crossing. All proposed storm drain improvements would be located within the Tice Valley Boulevard right-of-way upon the County's acceptance of frontage dedicated in connection with this project.
- **Service Connections for Utilities:** The subject property is presently served by existing water and sanitary sewer mains located within the Tice Valley Boulevard and Castle Hill Ranch Road rights-of-way. The project proposes a 10-foot sanitary sewer easement across Parcel B for the existing sanitary sewer service connection presently serving an existing residence in the area of proposed Parcel A. The project proposes new water and sanitary sewer service connections for Parcel B located along the existing mains located within the Castle Hill Ranch Road private right-of-way. Electrical service is available to the subject property via existing overhead utility poles along both frontages of the subject property. Electrical service for proposed parcel B would be extended underground from existing utility lines within the abutting rights-of-way. Additionally, the project would relocate existing overhead utility lines along the project frontage underground, with the exception of those utility poles at both ends of the parcels where there are intersections with perpendicular distribution lines – which would remain.
- **Tree Impacts:** Tree permit approval is requested for the removal of eight code protected trees that are in declining health. Additionally, the project proposes dripline encroachment for an additional ten code-protected trees in connection with the proposed access and storm drain improvements associated with this project.