RECEIVED on 11/14/2025 CDDP22-03021
By Contra Costa County
Department of Conservation and Development

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov

Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 14, 2025

Everett Louie
Planner III
Contra Costa County
30 Muir Road
Martinez, CA 94553
everett.louie@dcd.cccounty.us

RE: MITIGATED NEGATIVE DECLARATION FOR THE ALI CARRIAGE RENTAL HOMES – DEVELOPMENT PLAN PROJECT FOR CONSTRUCTION OF 8 TOWNHOMES, COUNTY FILE #CDDP22-03021 DATED NOVEMBER 7, 2025, STATE CLEARINGHOUSE NUMBER 2025110313

Dear Everett Louie,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Ali Carriage Rental Homes – Development Plan Project for Construction of 8 Townhomes, County File #CDDP22-03021 (Project). The applicant seeks approval to develop 8 rental townhomes. The Project includes construction of two buildings. containing 8 units and each unit will comprise of two bedrooms with 744 square feet while the main level will contain a living area approximately 744 square feet and a 30-square-foot-deck. The lower level will also consist of a 616-square-foot, two-car garage. The project will require approximately 200 cubic yards of cut and 750 cubic yards of fill for grading.

DTSC recommends and requests consideration of the following comments:

1. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and

polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.

2. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's PEA Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing soil/fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the soil/fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC would like to thank you for the opportunity to comment on the MND for the Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via our CEQA Review email for additional guidance.

Sincerely,

Dave Kereazis

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

cc: (via email)

Governor's Office of Land Use and Climate Innovation
State Clearinghouse
state.clearinghouse@lci.ca.gov

Numair Ali
Applicant
numair89@yahoo.com

Tamara Purvis
Associate Environmental Planner
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Tamara.Purvis@dtsc.ca.gov

Scott Wiley
Associate Governmental Program Analyst
HWMP - Permitting Division – CEQA Unit
Department of Toxic Substances Control
Scott.Wiley@dtsc.ca.gov

John Crowl
4284 Appian Way
El Sobrante, Ca 94803
Phone 510 222-1729
crowlco07@comcast.net

December 1, 2025

To: Everett Louie, Project Planner everett.louie@dcd.cccounty.us
Re: Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration
Project Location: 4301 Appian Way, El Sobrante, CA
Concerns about the Project: **Dangerous traffic situation, removal of iconic deodar cedar**

Dear Mr Louie,

Thank you for sending me the information about the proposed project at 4301 Appian Way. I'm a retired general contractor and owner of the property directly across the street from the proposed development. I built my home here and have lived here with my family since shortly after 1985 when I acquired the property. I've read through the report and see that quite a bit of consideration has been given to the proposal, and I appreciate that, but several issues are either not addressed or seem to be just glossed over.

1. **Dangerous traffic situation**. Appian Way is a busy 2 lane thoroughfare with a center turning lane. Cars travel at a fairly high rate of speed, often in excess of the 35mph speed limit. During the day delivery trucks supplying the strip center and Central Foods, park in the center turning lane making it difficult to see the oncoming traffic. During peak commute hours the traffic flow exceeds 1000 cars per hour.

It's very difficult for me or others using my single lane driveway to turn right or left. Every person making a turn on this block has the same difficulty to one degree or another. I'm not exaggerating! We have to make a split second judgment, and then accelerate quickly to avoid being hit. I was rear ended several years ago while making a right turn into my driveway! About a year ago, my neighbor at 4278 was t boned trying to pull out of his driveway. Pedestrians trying to cross the street face the same conditions. About 10 years ago I heard the collision and witnessed a woman lying dead in median strip! Also, I would like to note that the sheriff **does not enforce** the no parking in the bike lane requirement, which further adds to a person's difficulty in seeing oncoming traffic, should cars be parked anywhere in the sight line.

I believe that **before** any significant developments are permitted in this block of Appian Way, which by the way, not only contains Central Foods and the strip mall, but also 3 apartment complexes, a car wash, the library, a bar, a church, a beauty parlor, an auto repair, as well as single family homes, that the speed limit should be **reduced to 25mph and be enforced**! Perhaps there are other measures. A crosswalk would be useful. I believe the report simply says " no impacts will be expected". How can adding let's say 30+ vehicle trips per day under these conditions not make the situation more dangerous! This would be true for us, the current residents, and the new occupants at the site.

2. **Deodar Cedar**. This is an iconic beautiful tree which has been an important asset to this neighborhood since I have been here in El Sobrante. I have lived in El Sobrante since 1974, 11 years before I moved to Appian Way. What a tragedy it would be to cut down this tree! My neighbors all agree. We cringe every time we hear a chain saw. I believe it is not necessary to cut this tree.

As I estimate it, the tree is approximately 20' from the existing roadway and about 6-8' inboard of the inner sidewalk line in front of the strip mall. I haven't seen the building plans for the new units, but I'm sure that I could design a situation which keeps the tree in place. There is plenty of room for a driveway on the north. Please incorporate this provision into the mitigated declaration.

Thank you for your considerations. I know that it is desirable to provide additional housing in this area where we have a shortage, and that the zoning allows for this type of development. I do hope that if it is allowed at 4301 that the traffic danger will be addressed and that the deodar cedar will be protected.

Sincerely,

John Crowl

EAST BAY
MUNICIPAL UTILITY DISTRICT

November 25, 2025

Everett Louie, Planner III
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: Notice of Public Review and Intent to Adopt a Proposed Mitigated Negative Declaration for the Ali Carriage Rental Homes Project (County File CDDP22-03021), El Sobrante

Dear Everett Louie,

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Mitigated Negative Declaration for the Ali Carriage Rental Homes Project (County File CDDP22-03021) located in El Sobrante in unincorporated Contra Costa County (County). EBMUD has the following comments.

WATER SERVICE

Effective January 1, 2018, water service for new multiunit structures shall be individually metered or sub-metered in compliance with Section 537 of California's Water Code & Section 1954.201-219 of California's Civil Code, which encourages conservation of water in multi-family residential, mixed-use multi-family, and commercial buildings by requiring metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to these metering requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with Section 537 of California's Water Code & Section 1954.201-2019 of California's Civil Code.

EBMUD's Road 24 Pressure Zone, with a service elevation between 100 and 200 feet, will serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the project.

Engineering and installation of water services require substantial lead time, which should be provided for in the project sponsor's development schedule.

WATER CONSERVATION

The project presents an opportunity to incorporate water conservation measures. EBMUD requests that the County include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

Bill Maggiore
Acting Manager of Water Distribution Planning

DJR:WTJ:th:kn
wdpd25_185 Ali Carriage Rental Homes County CDDP22-03021File.doc

cc: Numair Ali
2021 Elderberry Drive
San Ramon, CA 94582