

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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Deputy Director

November 15, 2022

**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:** Jackson Oaks Two-Lot Minor Subdivision
- 2. County File Number:** CDMS21-00007
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Syd Sotoodeh, Senior Planner
(925) 655-2877 / syd.sotoodeh@dcd.cccounty.us
- 5. Project Location:** A 1.50-acre vacant parcel located at 98 N. Jackson Way in the Alamo area of Contra Costa County
(Assessor's Parcel Number: 192-060-001)
- 6. Applicant's Name, Address, and Phone Number:** Jon Vizcay
APEX Civil Engineering & Land Surveying, Inc.
817 Arnold Drive, Suite 50
Martinez, CA 94553
(925) 476-8499
- 7. Description of Project:** The applicant is requesting approval of a tentative map to subdivide the subject 1.50-acre parcel into two parcels. Upon dedication of approximately 0.09-acres of right of way

to the County for the potential, future widening of North Jackson Way, Parcel A would have an approximately 0.46-acre gross lot area and Parcel B would have an approximately 0.95-acre gross lot area. The San Ramon Creek area within the easternmost portion of the subject property (approximately 25 percent of proposed Parcel B) is restricted from development through a recorded grant deed of development rights (4212 OR 96, recorded 1962). The proposed site improvements include an approximately 16-foot paved road within an access easement ranging between 35 feet and 39.6 feet in width for access to Parcel B from North Jackson Way, and one bio-retention area on Parcel B in order to collect storm water discharge from both resultant parcels.

There are no proposed changes to the existing residence or driveway on Parcel A. However, the applicant has requested variances to the requirements of the Single-Family Residential (R-20) zoning district for a 14-foot secondary front setback (where 20 feet is required) and for a 0.7-foot side yard (where 15 feet is required) for the existing single-family residence that will remain on Parcel A. The applicant is also requesting exceptions from the requirements of Title 9 of the County Ordinance Code related to the undergrounding of overhead utility services and to sidewalk and curb improvements along North Jackson Way.

Although not proposed as part of this project, it is anticipated that Parcel B will eventually be developed with a new single-family residence. The tentative map includes a potential location for this proposed improvement indicating that it would be able to meet all required standards of the R-20 zoning district, including setbacks. It is anticipated that the project would entail ± 155 cubic yards (CYS) of net fill (± 320 CYS of cut and ± 475 CYS of fill) for the future private roadway and future residential foundation pad.

The applicant also requests approval of a tree permit for project impacts to fifteen code-protected trees, including work (e.g., construction or grading) within the driplines of five valley oak trees, and the removal of ten trees including one honey locust, four eucalyptus, one black oak, two valley oaks, one Monterey pine, and one overgrown privet. The project impacts are due to the trees being located within the footprint of site improvements, poor health or condition, invasiveness, or history of the species for failure.

- 8. Surrounding Land Uses and Setting:** The subject property is bounded by North Jackson Way to the west, San Ramon Creek to the east, and single-family residences to the north and south. Interstate 680 (I-680) is located approximately 170 feet east of the project site, adjacent to the San Ramon Creek area. The surrounding area of Alamo is predominantly developed with single-family or multiple-family residences and a town center with commercial/retail business uses (e.g., Alamo Plaza Shopping Center) near the intersection of Danville Boulevard and Stone Valley Road, less than a 1/4-mile from the subject property. The residential area in the vicinity of the subject property is fairly urbanized, however, there is an element of rural character along the small roads and lanes that typically lack sidewalks and curbs.

The subject property is an approximately 1.50-acre, rectangular lot located at 98 North Jackson Way (a public road) and within a Single-Family Residential (R-20) zoning district. A grant deed of development rights recorded on the property over the approximately 10,413 square-foot creek structure setback area excludes the San Ramon Creek area from development. The project site is relatively flat with a gradual downward slope and approximately 5-foot change in elevation from the western property line to the top of the San Ramon Creek bank on the east. The property is developed with one single-family residence with attached garage and a driveway from North Jackson Way, an attached accessory dwelling unit, and a pool. Seventeen mature, code-protected trees (measuring more than 6.5-

inches in diameter) on the subject property were inventoried. The remaining trees on the property are immature and less than 6.5-inches in diameter and thus are not protected pursuant to the County's tree protection ordinance (Code Chapter 816-6).

- 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 November 16, 2022, and extend to 5:00 P.M., Thursday, December 15, 2021**. Any comments should be submitted in writing to the following address:

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

or;

via email to syd.sotoodeh@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 syd.sotoodeh@dcd.cccounty.us or by telephone at (925) 655-2877.

Sincerely,



Syd Sotoodeh
Senior Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map



Legend

- Building Outlines
- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties
- Assessor Parcels

Aerials 2019

- Red: Band_1
- Green: Band_2
- Blue: Band_3

World Imagery

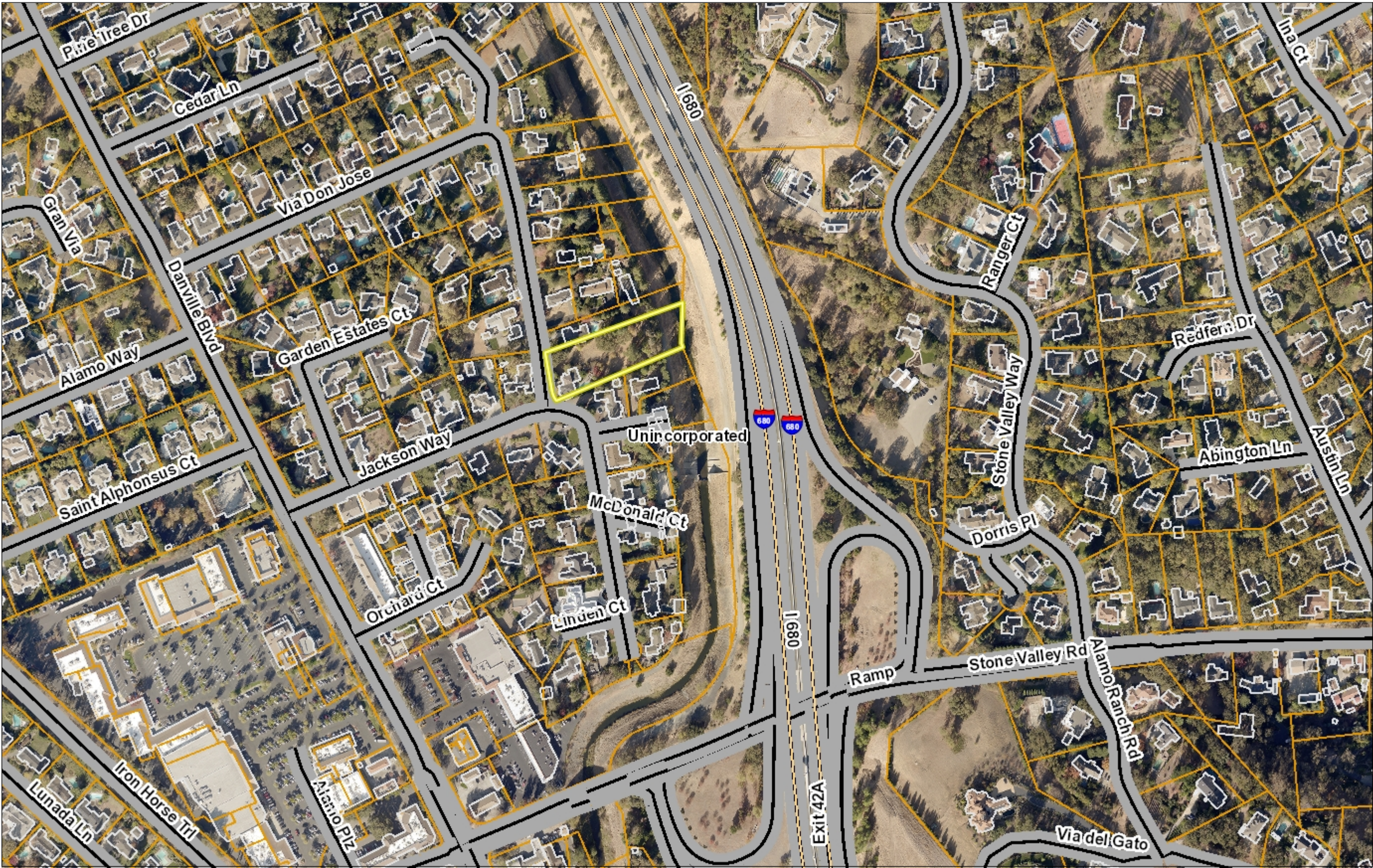
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:4,514



Notes

Contra Costa County -DOIT GIS



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION