

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: Two-lot minor subdivision of vacant 15.54-acre parcel in Byron - County File #CDMS20-00001

Lead Agency: Contra Costa County Dept. of Conservation and Development

Contact Person: Syd Sotoodeh

Mailing Address: 30 Muir Road

Phone: 925-655-2877

City: Martinez

Zip: 94553

County: Contra Costa County

Project Location: County: Contra Costa City/Nearest Community: Byron

Cross Streets: Bixler Road between Byer Road and Kellogg Road Zip Code: 94514

Longitude/Latitude (degrees, minutes and seconds): 37 ° 52 ' 38.38" N / 121 ° 37 ' 22.04" W Total Acres: 15.54

Assessor's Parcel No.: 002-020-010

Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: 4

Waterways: Discovery Bay, Kellogg Creek, Frisk Creek

Airports: N/A

Railways: Union Pacific Schools: Delta Vista High School

Document Type:

CEQA: NOP

Draft EIR

NEPA: NOI

Other: 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 2

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: Agricultural 13.54 acres

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:

Vacant/Zoning: General Agricultural (A-2), Solar Generating District (-SG)/General Plan Designation: Agricultural Lands (AL)

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

The applicant is requesting approval of a vesting tentative map for a minor subdivision application that would subdivide the subject 15.54-acre parcel into two parcels. Parcel "A" and Parcel "B" would each have a lot area of 7.77 acres with 75 percent of each parcel reserved for agricultural purposes. Access would be from Bixler Road through a shared 20-foot gravel road within a 30-foot access easement, with 20-foot radii curb returns. The first 50 feet of the access road would be paved. The application includes a request for a tree permit for project impacts to twenty code-protected trees, including nineteen river red gum (Eucalyptus camaldulensis) trees and one Aleppo pine (Pinus halepensis). It is proposed the trees be removed due to being located within the footprint of site improvements, poor health, or failure. (cont.)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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

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

Starting Date November 8, 2021 Ending Date December 7, 2021

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: Nov. 4, 2021

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

Two-lot minor subdivision of vacant 15.54-acre parcel in Byron

County File #CDMS20-00001

Notice of Completion Cont'd

Project Location (Cont'd)

Within 2 Miles:

Schools: Orin Allen Youth Rehabilitation Facility (aka Byron Boys Ranch), Excelsior Middle School, Vista Oaks Charter, Byron Elementary School, Discovery Bay Elementary School, Timber Point elementary school,

Project Description (cont'd)

The applicant is also requesting exceptions from the requirements of Title 9 of the County Ordinance Code relative to the widening of Bixler Road, the undergrounding of overhead utility services, and the collect and convey provisions relative to stormwater runoff.

Although not proposed as part of this project, it is anticipated that each parcel will eventually be developed with a new single-family residence, barn, and septic system. Water would be provided by two existing domestic water wells that were permitted by the Contra Costa Environmental Health Division in 2019. Three 3,000-gallon water tanks for each resulting lot are proposed to satisfy fire safety requirements of the East Contra Costa Fire Protection District (ECCFPD). The vesting tentative map includes locations for these proposed and existing improvements within a 1-acre "building envelope." In addition, a grading permit will be required for the import of $\pm 8,550$ cubic yards (CYS) of fill (Parcel A $\pm 4,450$ CYS; Parcel B $\pm 4,100$ CYS); for future residential foundation pads.