

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

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 Name: Syd Sotoodeh

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Project Location: Byron Contra Costa County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant seeks 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" & Parcel "B"), each with a lot area of 7.77 acres. 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 applicant also requests approval of a tree permit to allow the removal of 20 code-protected trees due to being located within the footprint of site improvements, poor health, or failure. The applicant also requests 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 & convey provisions relative to stormwater runoff. It is anticipated that each parcel will eventually be developed with a new single-family residence, barn, & 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. ±8,550 cubic yards of imported fill is proposed for future residential foundation pads.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

- Aesthetics: mitigations include limiting project development to building pad area for each proposed parcel, and locating replacement trees planted in restitution for code-protected tree removal within the existing windrow.
- Biological Resources - Swainson's hawk: mitigations include requiring pre-construction Swainson's hawk surveys by a qualified biologist pursuant to the CDFW's guidelines for conducting nesting surveys for this special status species, nest protection buffers for Swainson's hawk and/or delaying construction until the qualified biologist determines nesting period has ended, deferment of tree removal if nesting Swainson's hawk are found in trees identified for removal, proof of any permits required by CDFW or any other agencies for the incidental take of Swainson's hawk foraging habitat.
- Biological Resources - Avian: mitigations include avian surveys by a qualified biologist and providing protective buffers around nesting/roosting sites, monitoring of nesting sites during construction initiation and once weekly thereafter, and increasing buffer zones if necessary.
- Cultural Resources/Paleontological: mitigations include stopping work and requiring a qualified archaeologist or the County Coroner to examine the site/materials if any prehistoric/historical materials, human remains, or paleontological materials are encountered during ground disturbance activities.
- Geology/Soils: mitigations include submittal of an updated, design-level geotechnical report for review by County Geologist, observation/testing/report by project geotechnical engineer during construction activities.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known

Provide a list of the responsible or trustee agencies for the project.

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- East Contra Costa Fire Protection District
- Contra Costa County Health Services Department, Environmental Health Division
- California Department of Fish & Wildlife