

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF DETERMINATION

**To:**  
 **Office of Planning and Research**  
For U.S. Mail: P.O. Box 3044  
Sacramento, CA 95812-3044  
Street Address: 1400 Tenth St., Rm 113  
Sacramento, CA 95814

**From:**  
Contra Costa County  
Dept. of Conservation and Development  
30 Muir Road  
Martinez, CA 94553  
(925) 655-2705

County Clerk  
County of: Contra Costa  
555 Escobar Street  
Martinez, CA 94553

**Project Lead Agency:** Contra Costa County Department of Conservation and Development,  
30 Muir Rd., Martinez, CA 94553 Phone: 925-674-7205

**State Clearinghouse Number** (if submitted to State Clearinghouse): 2021110086

**Project Title:** Two-lot minor subdivision of 15.54-acre parcel in Byron, County File #CDMS20-00001

**Project Applicant:** Gilbert A. Fitch & Associates, c/o Don Fitch, P.O. Box 21542, Concord, CA 94521

**Project Location:** Vacant parcel located on Bixler Road between Byer Road and Kellogg Creek Road  
in the Byron area, Contra Costa County; APN: 002-020-010

**Lead Agency Contact:** Contra Costa County Department of Conservation and Development, Syd  
Sotoodeh, (925) 655-2877, [syd.sotoodeh@dcd.cccounty.us](mailto:syd.sotoodeh@dcd.cccounty.us)

**Project Description:** Approval of a vesting tentative map for a minor subdivision application to subdivide the subject 15.54-acre parcel into two parcels, Parcel "A" and Parcel "B", with a lot area of 7.77 acres each. 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 the removal of nineteen river red gum Eucalyptus trees and one Aleppo pine due to being in the footprint of site improvements, poor health, or failure. The applicant is also requesting exceptions from the requirements of Title 9 of the County Ordinance Code relating to the widening of Bixler Road, the undergrounding of overhead utility services, and the collect and convey provisions for 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. In addition, a grading permit will be required for the import of ±8,550 cubic yards (CYS) of fill (Parcel A ± 4,450 CYS; Parcel B ±4,100 CYS); for future residential foundation pads.

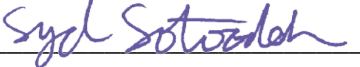
**The project was approved on:** March 7, 2022, by the County Zoning Administrator (ZA)

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

Notice of Determination sent to Office of Planning and Research.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval, or the Negative Declaration, is available to the General Public at:

Contra Costa County Department of Conservation & Development, 30 Muir Road, Martinez, CA 94553

Signature:  Title: Planner II  
Print Name: Syd Sotoodeh Date: March 18, 2022

Date Received for filing at OPR: March 18, 2022

## AFFIDAVIT OF FILING AND POSTING

I declare that on \_\_\_\_\_ I received and posted this notice as required by California Public Resources Code Section 21152(c). Said notice will remain posted for 30 days from the filing date.

Signature: \_\_\_\_\_ Title: \_\_\_\_\_

Department of Fish and Wildlife Fees Due:

Applicant's Name: Gilbert A. Fitch & Assoc.  
 c/o Don Fitch  
 Address: P.O. Box 21542  
 Concord, CA 94521  
 Phone: (925) 643-5122

x
x
x

EIR - \$3445.25  
 Neg. Dec. - \$2,548.00  
 County Clerk - \$50.00  
 DCD- \$25.00

Total Due: \$  
 Total Paid: \$  
 Receipt #