

**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:** Jackson Oaks Two-Lot Minor SubdivisionLead Agency: Contra Costa County Dept. of Conservation and DevelopmentContact Person: Syd SotoodehMailing Address: 30 Muir RoadPhone: 925-655-2877City: MartinezZip: 94553County: Contra Costa County**Project Location:** County: Contra CostaCity/Nearest Community: AlamoCross Streets: North Jackson Way and Jackson WayZip Code: 94507Longitude/Latitude (degrees, minutes and seconds): 37 ° 51 ' 15.15" N / 122 ° 1 ' 52.69" W Total Acres: 1.5Assessor's Parcel No.: 192-060-001

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 680Waterways: San Ramon Creek, Grizzly Creek, Sans Crainte CreekAirports: noneRailways: noneSchools: Dorris-Eaton Schoo**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  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 1.4 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: \_\_\_\_\_**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:**Single-Family Residential/Single-Family Residential (R-20) Zoning District/Single-Family Residential, Low Density (SL) General **Project Description:** (please use a separate page if necessary)

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 (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 16, 2022 Ending Date December 15, 2022

-----

### 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. 15, 2021

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

## **Jackson Oaks Two-Lot Minor Subdivision (1.50-acre parcel in Alamo, CA)**

**County File #CDMS21-00007**

### **Notice of Completion Cont'd**

#### **Project Location (Cont'd)**

Within 2 Miles:

Schools: Stone Valley Middle School, Alamo Elementary School, Rancho Romero Elementary School, Lucille Mauzy School, Starlight Montessori School

#### **Project Description (cont'd)**

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.