

# 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: 925-655-2705

**State Clearinghouse Number** (if submitted to State Clearinghouse): 2022110314

**Project Title:** Jackson Oaks Two-Lot Minor Subdivision (County File #CDMS21-00007)

**Project Applicant:** Jon Vizcay, APEX Civil Engineering & Land Surveying, Inc., 817 Arnold Drive, Suite 50, Martinez, CA 94553

**Project Location:** 98 N. Jackson Way in the Alamo area of Contra Costa County, APN: 192-060-001

**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)

**Responsible Agency Contact** (if applicable):

**Project Description:** Approval of a tentative map for a minor subdivision application 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 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. 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 have been granted. Exceptions have been granted from the requirements of Title 9 of the County Ordinance Code related to the undergrounding of existing overhead utility services/facilities and to sidewalk and curb improvements along North Jackson Way. A tree permit is granted to allow work within the driplines of five (5) code-protected valley oak trees (trees #10, 12, #14, #15, and #16) for development of a driveway and extension of underground utilities to Parcel "B" and the removal of seven (7) code-protected trees including one honey locust, four eucalyptus, one Monterey pine, and one overgrown privet on the subject property due to poor health, poor condition, invasiveness, or history of the species for failure. Although not proposed as part of this project, it is anticipated that Parcel B will be developed with a new single-family residence. The tentative map includes a potential location for this proposed improvement. 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.

This is to advise that the County Zoning Administrator (ZA) ( Lead Agency or  Responsible Agency) has approved the above-described project on November 20, 2023 and has made the following determinations:

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: Senior Planner  
Print Name: Syd Sotoodeh Date: December 13, 2023

Date Received for filing at OPR: \_\_\_\_\_

**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:	Jon Vizcay APEX Civil Engineering & Land Surveying, Inc.	x	EIR - \$3,839.25 Neg. Dec. - \$2,764.00	Total Due: \$ Total Paid: \$
Address:	817 Arnold Drive, Suite 50 Martinez, CA 94553	x	County Clerk - \$50.00	Receipt #
Phone:	925-476-8499	x	DCD - \$25.00	