

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

MaureenToms
Deputy Director

Deidra Dingman
Deputy Director

Ruben Hernandez
Deputy Director

Gabriel Lemus
Assistant Deputy Director

July 19, 2023

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** El Sobrante One-Lot Minor Subdivision with a Remainder on an approximately 152,103-Square-Foot Parcel on Argyle Road.
- 2. County File Number:** #CDMS22-00005
- 3. Lead Agency:** Contra Costa County
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Everett Louie, Planner II
(925) 655-2873
- 5. Project Location:** 5100 Argyle Road, El Sobrante, CA 94803
APN: 430-152-047
- 6. Applicant's Name, Address, and Phone Number:** Russ Sturm
570 Appian Way
El Sobrante, CA 94803
(510) 223-2240

7. **Description of Project:** The project proposes approval of a tentative map for a minor subdivision application to subdivide an approximately 3.52-acre parcel into one lot with a remainder parcel. Parcel “A” would have approximately 10,751-square-feet and the remainder parcel would have a lot area of 139,375-square-feet with a 1,977-square-foot electrical easement. The proposed remainder parcel would include the existing church use building, parking lot and accessory building and Parcel “A” would have an existing single-family residence. The resultant Parcel A will have a lot depth of 150 square feet and an average width of 72 square feet. There is no development proposed with the tentative parcel map.

The applicant is also requesting exceptions from the requirements of Title 9 of the County Ordinance Code including an exception request from the sidewalk improvements specified in Chapters 96-8 and 96-12 and an exception request from the undergrounding requirements specified in Chapters 96-10.

8. **Surrounding Land Uses and Setting:** The subject property is located in an established residential neighborhood in El Sobrante in the unincorporated Contra Costa County. The subject property is an approximately 3.52-acre lot that fronts on Argyle Road to the north and Appian Way to the west. The property is accessed via Argyle Road that currently has three paved driveways located along the length of Argyle Road. The lot is developed with an existing single-family residence located on the northeastern portion of the lot and a church use building and accessory building located on the southwestern portion of the lot. Located in the middle of the lot is a large parking lot used for the church. There are 37 trees that border the property line on the south and eastern sides. The property slopes upward, away from the Appian Way and Argyle Road intersection starting at 250 feet above sea level and finishing at 300 feet above sea level at the northern most point of the parcel.

The surrounding properties contain a mixture of zoning districts. Properties to the immediate north, east and farther west are zoned R-7 (Single-Family Residential District). A property directly west is zoned N-B (Neighborhood Business District). Properties to the south are M-29 (Multiple Family Residential District), M-12 (Multiple Family Residential District), D-1 (Two-Family Residential District) and P-1 (Planned Unit District). Similarly, the surrounding properties contain a mixture of General Plan Land Use Designations. Properties north, east and southeast are SH (Single Family-High) while properties to the west and south are ML (Multiple Family – Low), M-12 (Triangle Ave Mixed Use), CO (Commercial) and PS (Public-Semi-Public). Surrounding uses are diverse due to the different zoning districts. Directly south is the El Sobrante United States Postal Service, restaurants, retail establishments, a gas station and small auto shops. East of the parcel is a condominium establishment and single-family residences. To the north of the parcel is more single-family residences, the El Sobrante United Methodist Church and preschools.

9. Determination: Pursuant to the requirements of the California Environmental Quality Act (CEQA) Section 15071, the Initial Study/Negative Declaration (ND) describes the proposed project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed project. The Initial Study/Negative Declaration for the proposed project will identify that the project will not result in significant impacts to the environment. As a result, an IS/ND has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines. Prior to adoption of the Negative Declaration, the County will be accepting comments on the Initial Study/Negative Declaration during a 30-day public comment period.

A copy of the Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address: Weblink: <https://www.contracosta.ca.gov/4841/CEQA-Notifications>. Any sources of information referenced in the Initial Study and ND can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Wednesday, July 19, 2023**, and extends to **Tuesday, August 8, 2023 until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Everett Louie
30 Muir Road
Martinez, CA 94553

or;

via email to Everett.Louie@dcd.cccounty.us

The proposed Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices will be sent out prior to the finalized hearing date.

For additional information on the Negative Declaration and the proposed project, you can contact me by telephone at (925) 655-2873, or email at Everett.Louie@dcd.cccounty.us.

Sincerely,



Everett Louie
Planner II

cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map and Project Plans



Legend

- City Limits
- Streets
- Building Outlines
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 2,257



0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CDMS22-00005

GENERAL NOTES

- PROJECT NAME: CENTRAL ASSEMBLY CHURCH
- OWNER: RUSS STURM
5100 ARGYLE ROAD/570 APPIAN WAY
EL SOBRANTE, CA 94038
- SUBDIVIDER: SAME AS THE OWNER
- ENGINEER: HMM ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
ZEF JIMENEZ, RCE #72155
- STREET LOCATION: 5100 ARGYLE ROAD/570 APPIAN WAY
EL SOBRANTE, CA 94038
- EXISTING ZONING: R-7
- EXISTING GP DESIGNATION: SINGLE FAMILY RESIDENTIAL - HIGH
- EXISTING USE: CHURCH/SCHOOL/SINGLE-FAMILY HOME
- PROPOSED USE: CHURCH/SCHOOL/SINGLE-FAMILY HOME
- WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT
- SEWAGE DISPOSAL: CONTRA COSTA COUNTY
- ASSESSOR'S PARCEL #(S): 430-152-047
- STREET TREES: SHALL CONFORM TO COUNTY STANDARDS
- TOTAL SITE AREA: ±3.52 ACRES
- PUBLIC STREET DEDICATION: ±0.0 ACRES
- NET SITE AREA: ±3.52 NET ACRES
- PROPOSED LOTS: 2 (1 RESIDENTIAL, 1 CHURCH FACILITY)
- FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD
- TITLE REPORT: THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY OLD REPUBLIC TITLE COMPANY, ORDER NUMBER 0190024723. DATED DECEMBER 30, 2021

- DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
- MULTIPLE FINAL MAPS MAY BE FILED BASED ON THIS TENTATIVE MAP.
- ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
- TOPOGRAPHY PROVIDED BY CONTRA COSTA COUNTY GIS DATA.
- NO WELLS EXIST ON THIS SITE.
- NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
- EXISTING BUILDING & CURB LOCATIONS ARE APPROXIMATE. A FIELD SURVEY IS REQUIRED TO DETERMINE EXACT BUILDING LOCATIONS.

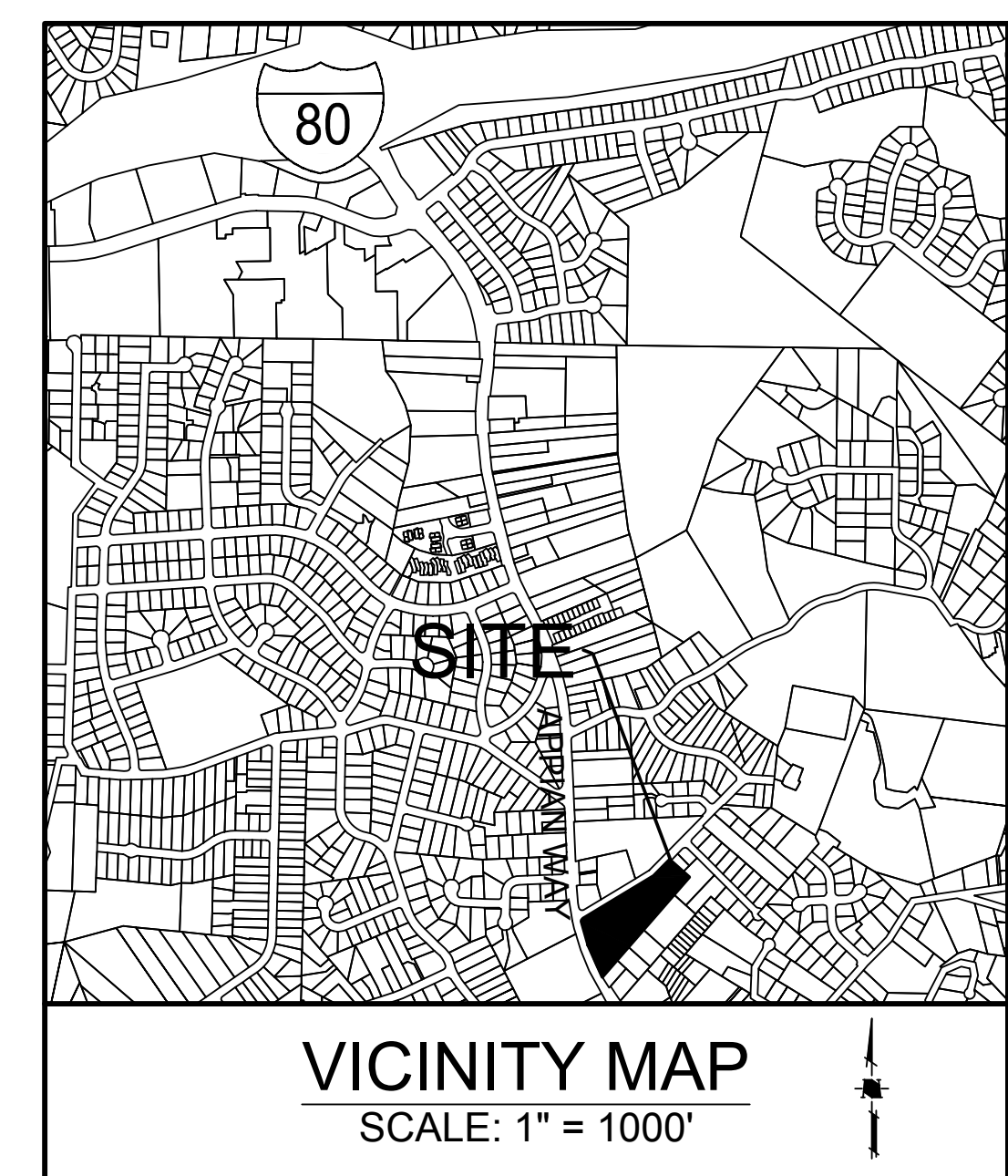
LEGEND

- PROJECT BOUNDARY: [Symbol]
- EASEMENT: [Symbol]
- PROPOSED LOT LINE: [Symbol]
- EXISTING BUILDING FOOTPRINTS: [Symbol]
- EXISTING CURB: [Symbol]
- EXISTING PARKING: [Symbol]
- EXISTING SETBACKS: [Symbol]
- ELECTRICAL EASEMENT: EE
- EXISTING: (E)
- STORM DRAIN PIPE (EXISTING): [Symbol]
- WATER PIPE (EXISTING): [Symbol]
- OVERHEAD ELECTRIC LINE (EXISTING): OH(E)
- GAS LINE (EXISTING): G

PARCEL LOT DEPTH AND AVERAGE WIDTH

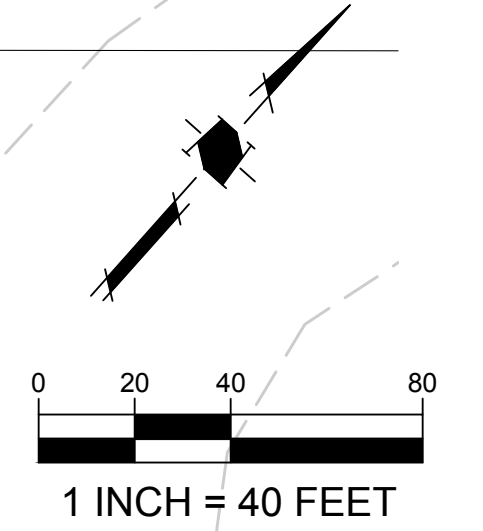
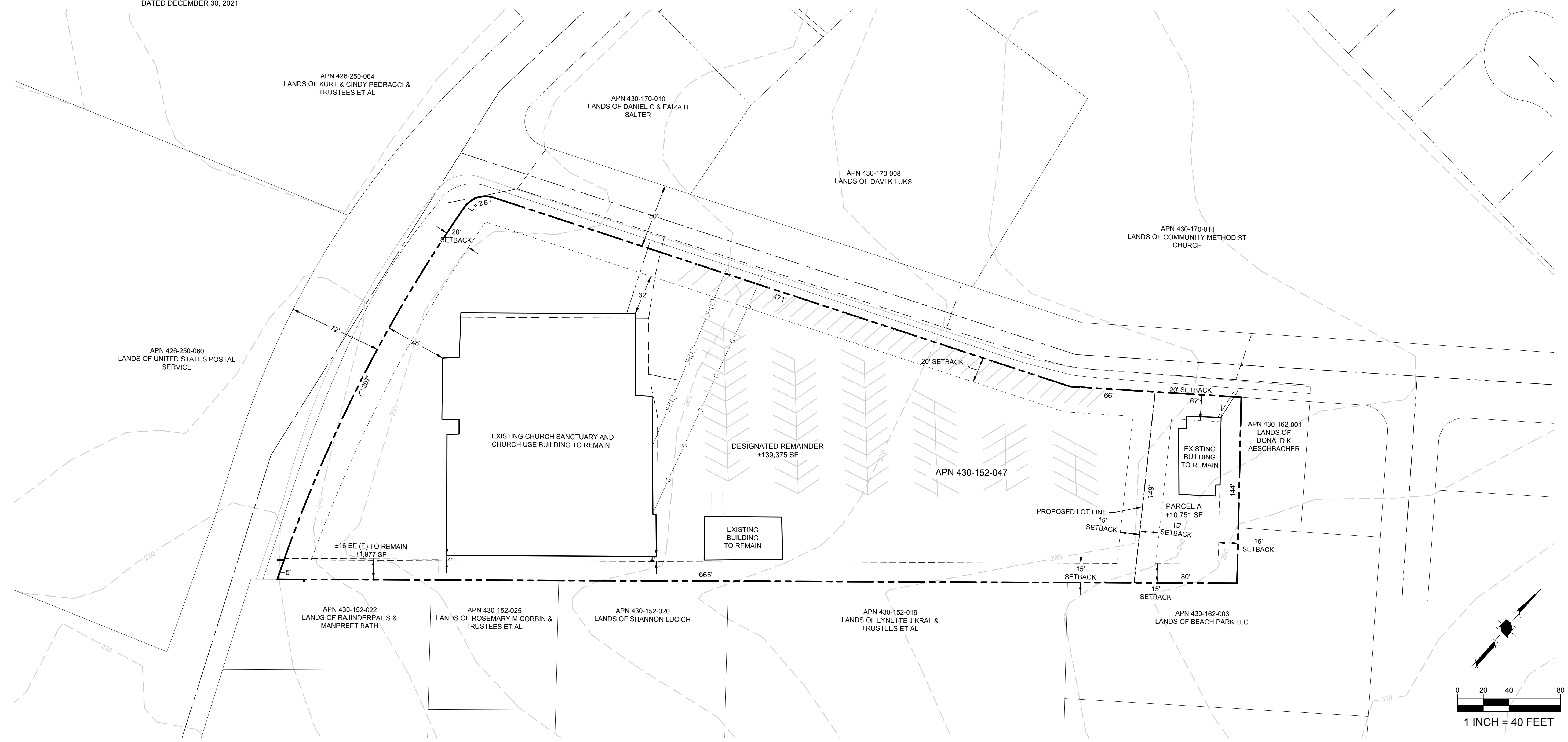
PARCEL	LOT DEPTH	AVERAGE WIDTH
A	150 SF	72 SF

RECEIVED on 1/31/2023 **CDMS22-00005**
By Contra Costa County
Department of Conservation and Development



HMM
Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMca.com

**CENTRAL ASSEMBLY
CHURCH SUBDIVISION**
5100 ARGYLE ROAD | #CDMS22-00005
TENTATIVE PARCEL MAP



NO	DATE	DESCRIPTION
PROJECT NO:	6245.00	
CAD DWG FILE:	624500TM.DWG	
DESIGNED BY:	LK	
DRAWN BY:		
CHECKED BY:	DM	
DATE:	FEB. 08, 2022	
SCALE:	AS SHOWN	

**TENTATIVE PARCEL
MAP**

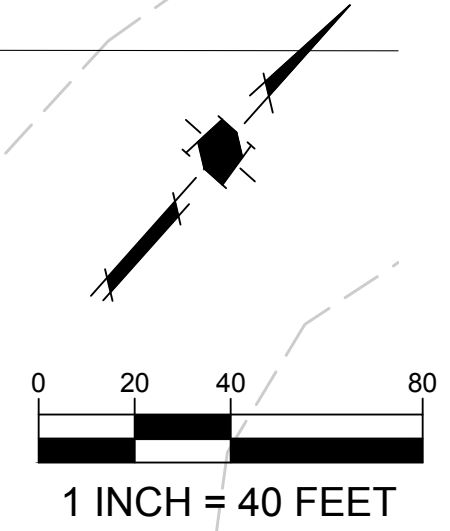
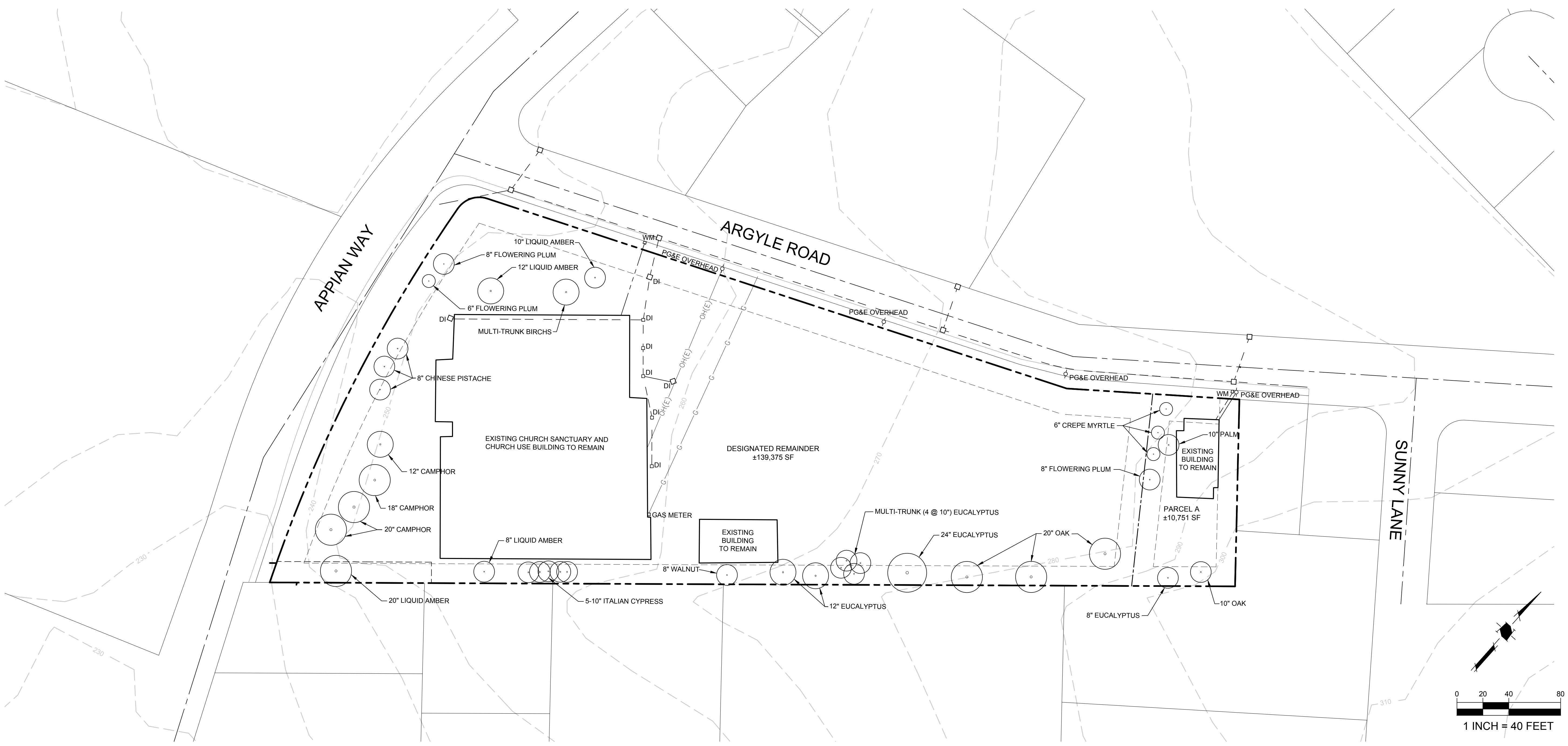
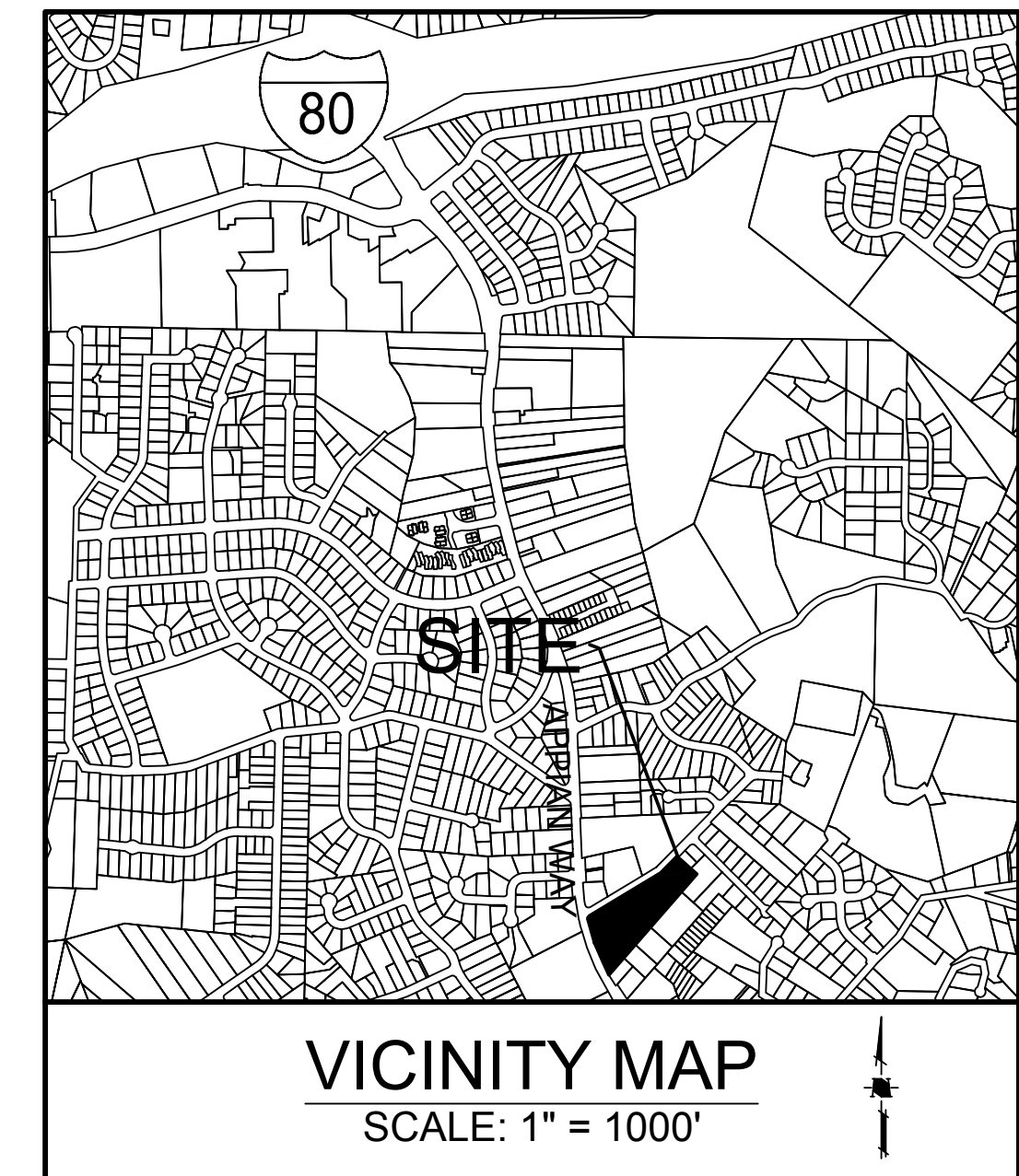
TM-1
OF 2

S:\PROJECTS\624500\ALTERNATIVE MAP\624500TM.DWG

PLOTTED: 1/31/2023 12:02 PM

LEGEND

PROJECT BOUNDARY	---
EASEMENT	---
PROPOSED LOT LINE	---
EXISTING BUILDING FOOTPRINTS	---
EXISTING CURB	---
EXISTING SETBACKS	---
ELECTRICAL EASEMENT	EE
EXISTING	(E)
STORM DRAIN PIPE (EXISTING)	---
WATER PIPE (EXISTING)	---
OVERHEAD ELECTRIC LINE (EXISTING)	OH(E) OH(E)
GAS LINE (EXISTING)	G G G
EXISTING TREES TO REMAIN (X" DIA)	○



**CENTRAL ASSEMBLY
 CHURCH SUBDIVISION**
 5100 ARGYLE ROAD | #CDMS22-00005
 TENTATIVE PARCEL MAP

NO	DATE	DESCRIPTION

**EXISTING
 CONDITIONS**

S:\PROJECTS\624500\PL\TENTATIVE MAP\624500T.MXD

PLOTTED: 1/31/2023 11:44 AM