

# 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

**State Clearinghouse Number** (if submitted to State Clearinghouse): SCH#2023070353

**Project Title:** One-Lot Minor Subdivision with a Remainder (County File# CDMS22-00005)

**Project Applicant:** Russ Sturm 570 Appian Way, El Sobrante. CA 94803 (510) 223-2240

**Project Location:** 5100 Argyle Road, El Sobrante. CA 94803 (APN: 430-152-047)

**Lead Agency:** Contra Costa County Department of Conservation and Development – Attn. Everett Louie (925) 655-2873

**Project Description:** 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.

The project was approved on September 18, 2023 by the Zoning Administrator.

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 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:

30 Muir Road, Martinez, CA 94553

Signature: Everett Louie Date: 10/2/2023 Title: Planner II

Print Name: Everett Louie, (925) 655-2873

## Contra Costa County Department of Conservation and Development

Date: \_\_\_\_\_ 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:

Christopher Manuel

Address:

2300 Cummings Road  
Knightsen, CA 94513

Phone: (925) 628-4889

	EIR - \$3,539.25	Total Due: \$
x	Neg. Dec. - \$2,764	Total Paid: \$
x	County Clerk - \$50	Receipt
x	DCD- \$25	