

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



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Director

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Deputy Director

July 29, 2025

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED 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:** Withers Avenue 3-lot subdivision
- 2. County File Number:** CDMS22-00011
- 3. Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
- 4. Contact Person and Phone Number:** Dominique Vogelpohl, Project Planner
(925) 655-2880
- 5. Project Location:** 2.56 acres located on Withers Avenue, Lafayette (APN: 166-160-034)
- 6. Project Sponsor:** Pallav Chatterjee
43216 Portofino Terrace
Fremont, CA 94593

7. Description of Project: The applicant seeks approval of a Vesting Tentative Map to subdivide a 2.56-acre site into 3 new residential parcels. The project also includes: a request to remove 20 trees, 1,200 cubic yards of grading (600 cubic yards of cut and 600 cubic yards of fill), and 4 exception requests (1. 96-10 – requirement to underground utilities, 2. Division 914 to construct the access road within the creek structure setback, 3. Division 914 to construct the bio retention basin within the creek structure setback, and 4. requirement to construct frontage improvements).

8. Surrounding Land Uses and Setting: The subject site is located just west of the Withers Avenue and Pleasant Hill Road intersection, in the unincorporated Lafayette area. The site is bound by single-family residential properties on all sides. The City of Pleasant Hill boundaries are immediately to the east.

The project site is currently vacant and is steeply sloped. The site contains numerous trees of various species and sizes. A lined drainage channel is located along the southeasterly property line, at the base of the southeastern slope.

9. Determination: The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 30-day public comment period.

The Mitigated Negative Declaration/Initial Study can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/CEQA-Notifications> or upon request by contacting the project planner. Any documents referenced in the Mitigated Negative Declaration/Initial Study 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 extend to **5:00 PM, Thursday, August 28, 2025**. Any comments should be submitted in writing to the following address:

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

or via email to: Dominique.Vogelpohl@dcd.cccounty.us

The proposed Mitigated Negative Declaration and the proposed project will be considered at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. Hearing notices with instructions on how and/or where to attend the meeting will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, contact Dominique Vogelpohl by telephone at (925) 655-2880, or email at Dominique.Vogelpohl@dcd.cccounty.us

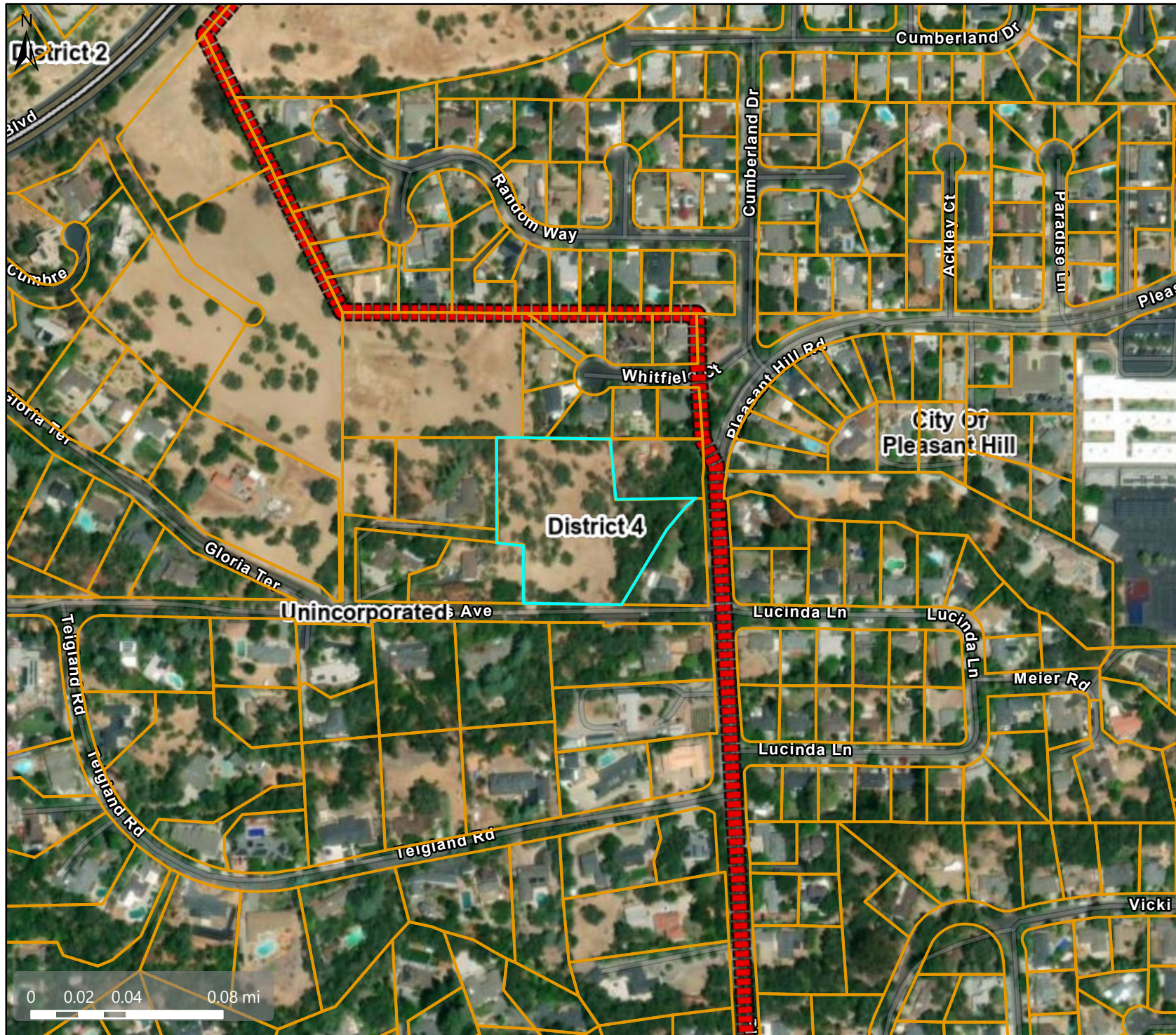
Sincerely,

A handwritten signature in black ink, appearing to read 'D. Vogelpohl', written in a cursive style.



Dominique Vogelpohl
Project Planner

attachments: vicinity map



Vicinity Map



Map Legend

-  County Border
-  Assessment Parcels

Planning Layers (DCD)

-  Unincorporated City Limits
-  Board of Supervisors' Districts



This map is a user generated, static output from an internet mapping application and is intended for reference use 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.

CCMap is maintained by Contra Costa County Department of Information Technology, County GIS. Data layers contained within the CCMap application are provided by various Contra Costa County Departments. Please direct all data inquiries to the appropriate department.

Spatial Reference
 PCS: WGS 1984 Web Mercator Auxiliary Sphere
 Datum: WGS 1984