

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

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Deputy Director

Deidra Dingman
Deputy Director

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Deputy Director

Gabriel Lemus
Deputy Director

June 12, 2026

**RENOTICE 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 *revised* Mitigated Negative Declaration/Initial Study can be viewed online at the following link: 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, Monday, July 13, 2026**. 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,

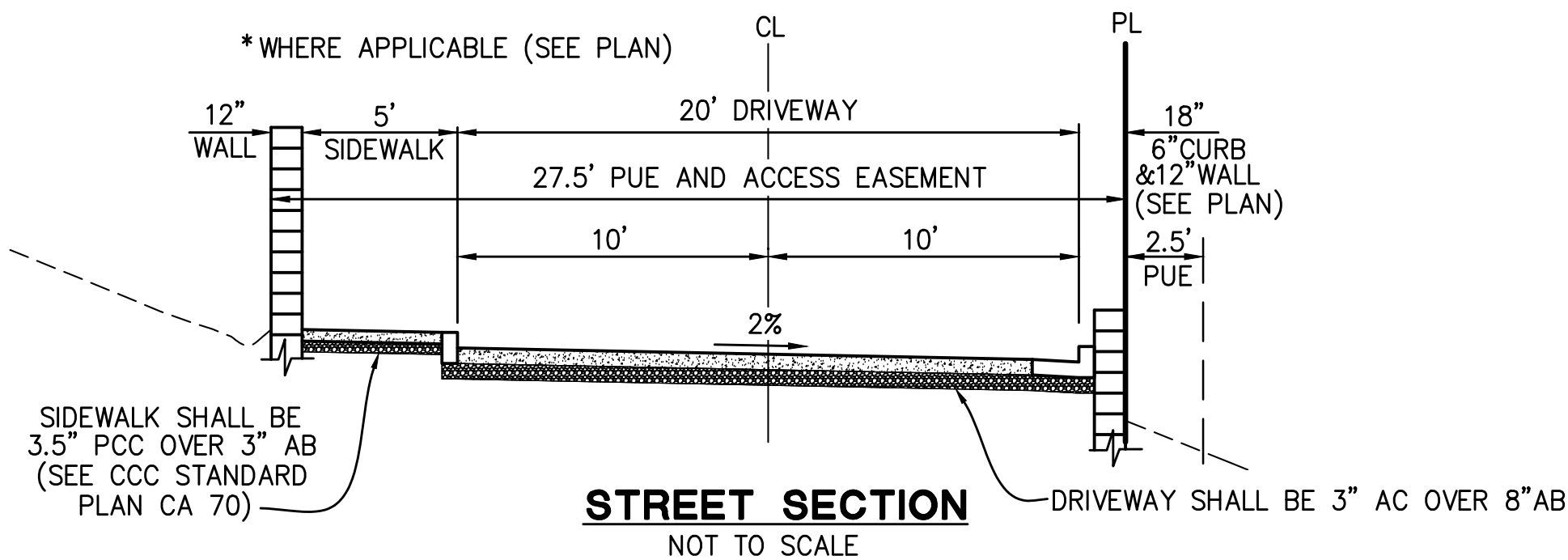
A handwritten signature in blue ink, appearing to read 'D. Vogelpohl', with a stylized flourish at the end.

Dominique Vogelpohl
Project Planner

attachments: tentative map

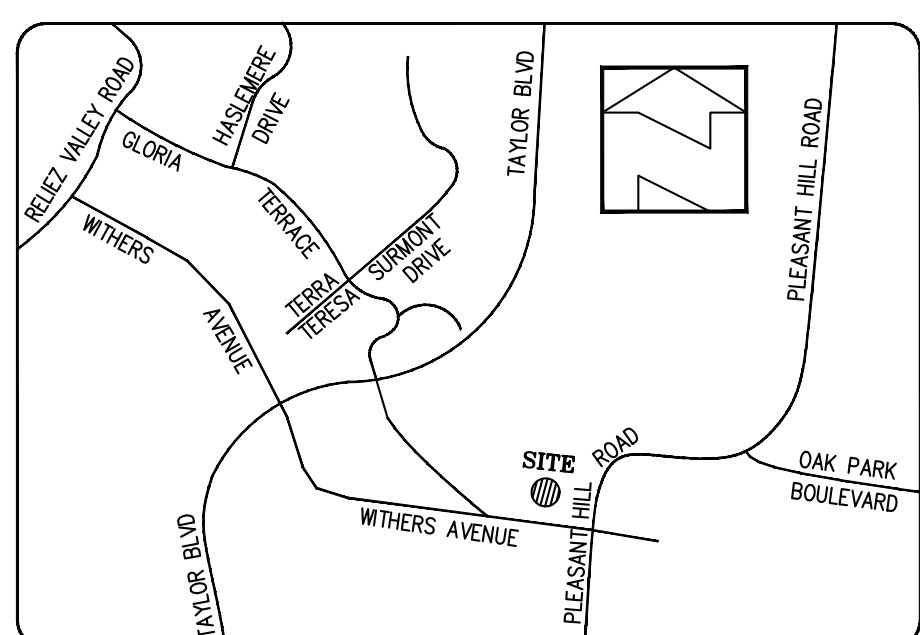


INFORMATIONAL NOTES:
1. OUTLINE OF HOUSES SHOWN IS SCHEMATIC ONLY
2. SEE SHEET C-2 FOR GRADING AND DRAINAGE
3. SEE SHEET C-3 FOR UTILITIES
4. NO PARKING ALLOWED ON THE DRIVEWAY AND FIRE DEPARTMENT TURNAROUND.



LOT DEPTH AND WIDTH SUMMARY

LOT	NET AREA (SQUARE FEET)	DEPTH (FEET)	WIDTH (FEET)
PARCEL A	37,381	225.8	165.5
PARCEL B	20,101	139.2	144.4
PARCEL C	32,683	134.5	243.0



VICINITY MAP N.T.S.

OWNER
APN: 166-160-015
ROBERTA S. MCCOY
WITHERS AVENUE
CONTRA COSTA COUNTY, CA 94806
PH: 925-283-5000
FAX: 925-283-3578

CIVIL ENGINEER
HUMANN COMPANY, INC.
1021 BROWN AVENUE
LAFAYETTE, CA 94549
PH: (925) 283-5000
FAX: (925) 283-3578

DEVELOPER
PROJECT 1, LLC
1560 VENICE CIRCLE
STOCKTON, CA 95206
PH: (925) 209-0359
email: cpallav@gmail.com

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING FOUND BETWEEN STANDARD STREET MONUMENTS ON WHITFIELD COURT AS SHOWN UPON THE MAP ENTITLED "RECORD OF SURVEY" FILED FOR RECORD IN BOOK 45 OF LSM AT PAGE 23, CONTRA COSTA COUNTY RECORDS, TAKEN AS S88°36'56"E.

BENCHMARK:

ELEVATIONS SHOWN ARE 1988 NAVD DATUM ACQUIRED VIA GPS OBSERVATION ON APRIL 11, 2022 ON STANDARD STREET MONUMENT DISC ON WHITFIELD COURT CUL-DE-SAC AND CONFIRMED BY NGS OPUS SOLUTION REPORT RINEX FILE 2022098r.22o.

US NATIONAL GRID DESIGNATOR: 10SEG8016998812(NAD83)

ELEVATION: 178.368 FEET

EXISTING TREES NOTE:

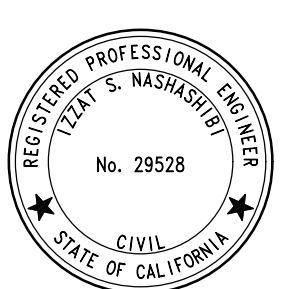
THE TREE NUMBERS SHOWN ARE BASED ON A TREE REPORT ENTITLED "ASSESSING TREES AT WITHER AVENUE IN PLEASANT HILL, CA 94523" PREPARED BY TONY WAYNE WOLCOTT CONSULTING, DATED AUGUST 7, 2022. REFER TO THE TREE REPORT FOR A DETAILED DESCRIPTION OF THE EXISTING TREES, THEIR TYPE AND SIZE, AND THEIR CONDITION.

AREA SUMMARY:

LOT	GROSS AREA (SQUARE FEET)	NET AREA (SQUARE FEET)
PARCEL A	45,153	37,381
PARCEL B	20,101	20,101
PARCEL C	34,378	32,683
LOT ONE	9,464	
(RESTRICTED DEVELOPMENT AREA)	16,286	
R/W DEDICATION	2,315	

NOTES

- ASSESSOR'S PARCEL NUMBER: 166-160-015
- TOTAL AREA: 111,411± SQUARE FEET
- TOTAL PARCELS: 3
- SERVICES:
 - WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT
 - SEWER: CENTRAL CONTRA COSTA SANITARY DISTRICT
 - STORM DRAIN: CONTRA COSTA COUNTY
 - ELECTRIC: PACIFIC GAS & ELECTRIC
- ZONING: R20
EXISTING: R20
PROPOSED: R20



Izzat S. Nashashibi
R.C.E. 29528

VESTING TENTATIVE PARCEL MAP MS 22-0001
TITLE PAGE AND HORIZONTAL CONTROL PLAN
PARCEL A (39 LSM 6)
WITHERS AVENUE (APN 166-160-015)
CONTRA COSTA COUNTY CALIFORNIA