

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Amalia Cunningham
Assistant Deputy Director

September 10, 2021

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

County File No. CDMS18-00014

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 Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

PROJECT NAME: County File #CDMS18-00014; La Casa Via Two-Lot Minor Subdivision

APPLICANT: Stacey Gella
1931 San Miguel Drive, Suite 100
Walnut Creek, CA 94596

LOCATION: The property is located at 449 La Casa Via, Walnut Creek, CA 94598
Assessor's Parcel Number: 140-190-010

DESCRIPTION:

Project Description: The applicant is requesting approval of a vesting tentative map for a minor subdivision which proposes to subdivide the 2.76-acre site into two parcels (Parcel A: 2.14 acres; Parcel B: 0.92 acre). Subsequent to the subdivision of the property, it is expected that a new residence would be constructed on Parcel B. Additionally, an exception to Title 9 of the County Code would be required to allow for the private maintenance of detention facilities, where public entity management is required.

Site and Area Description: The 2.76-acre project site is located on the south side of Brodia Way, approximately 425 feet northeast of the La Casa Via intersection in unincorporated Walnut Creek. The flagged lot is accessed from La Casa Via at the Brodia Way intersection along a 330-foot driveway. The parcel hosts an existing 2,692-square-foot residence, 600-square-foot barn, and 1,150-square-foot barn. The topography ranges in elevation from 344 feet to 280 feet above sea level. The existing development is located near the center of the property on a largely level area at the highest portion. The remainder of the property slopes down to the north, south, and west. Trees and small shrubs are located adjacent to the existing residence. A seasonal wetland swale is present along the northeastern boundary of the Project site. The feature is intermittent in nature and is fed by two culverts, a 48-inch culvert on the eastern boundary and a 12-inch on the northeastern boundary. Flows exit the Project site via a 24-inch culvert in the western corner.

The immediate surrounding area is representative of single-family residential development in central Contra Costa County. Parcels along Brodie Way and La Casa Via are predominantly developed with single-family residences. Within a quarter-mile radius, parcels range in size from approximately 10,000 square feet to 12 acres, with a median size of approximately 40,000 square feet. The City of Walnut Creek is located 0.3 miles west of the property, and urban amenities (supermarkets, retail shopping, restaurants etc.) are located with 2.5 miles of the project site, in downtown Walnut Creek. The Walnut Creek Bart station is located approximately 2.5 miles west of the site.

ENVIRONMENTAL EFFECTS:

The initial study for the proposed project identified potentially significant impacts in the environmental areas of aesthetics, air quality, cultural resources, geology/soils, and tribal cultural resources. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed on the Department of Conservation and Development webpage at the following address:

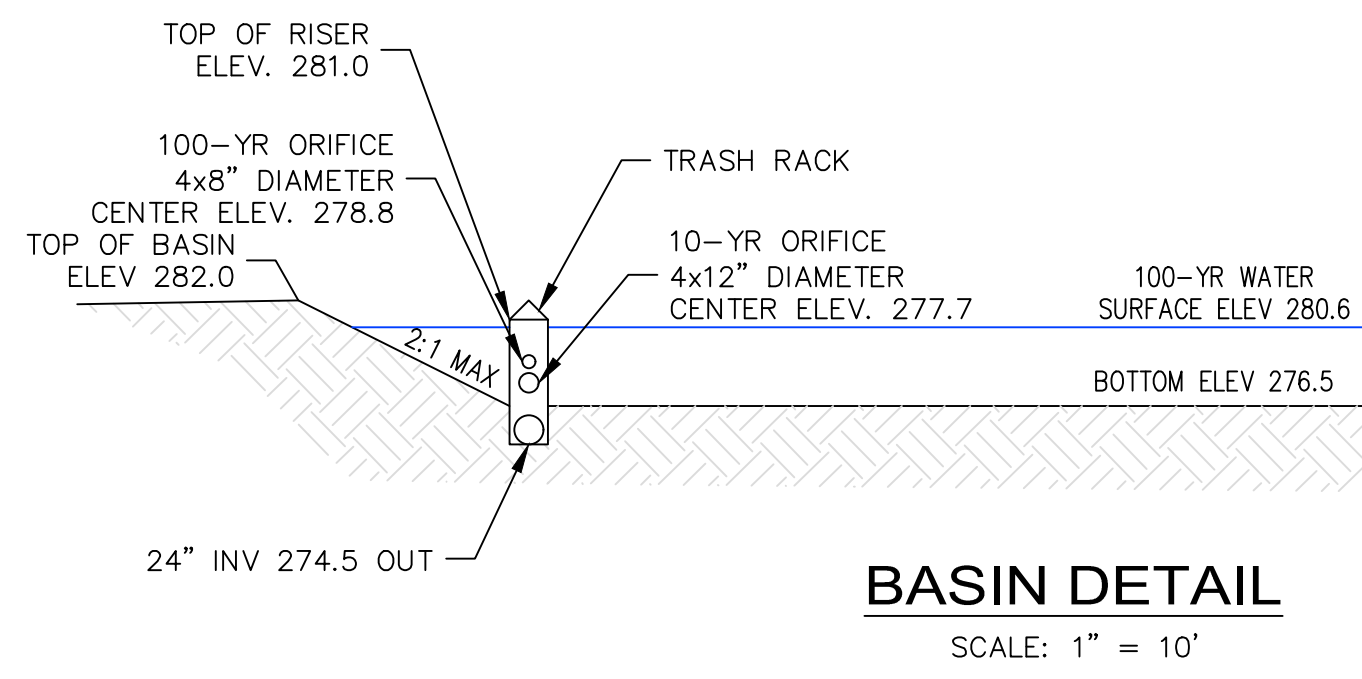
<https://www.contracosta.ca.gov/4841/CEQA-Notifications>

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **Thursday, September 30, 2021, at 5:00 P.M.** Following the close of the public comment period, the County will consider adopting the Mitigated Negative Declaration prior to consideration of the Vesting Tentative Map. Any comments should be in writing and submitted by email to joseph.lawlor@dcd.cccounty.us or by post to the following address:

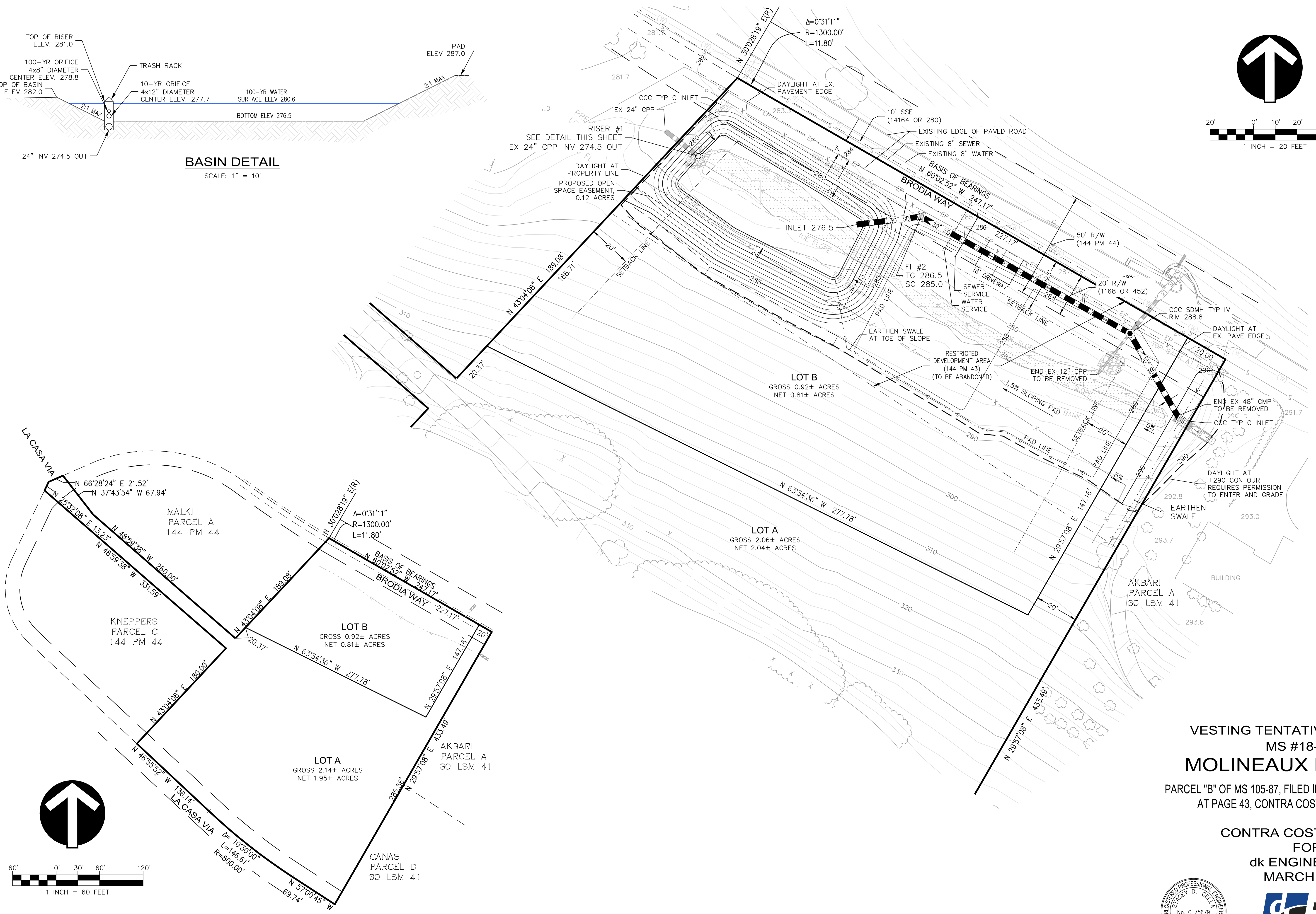
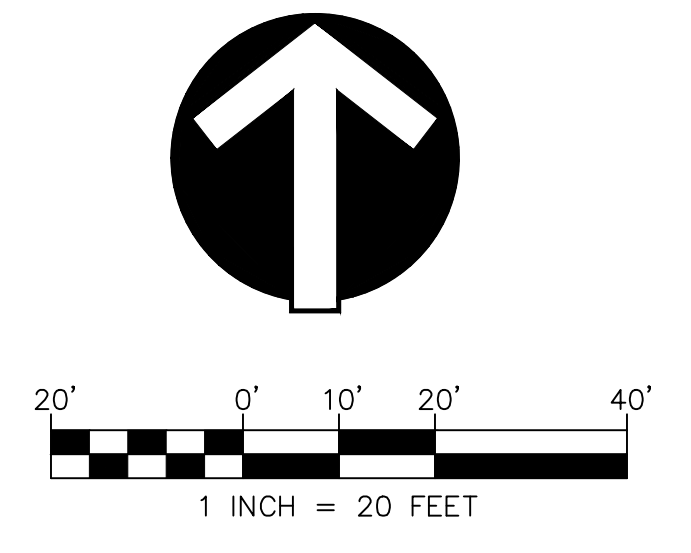
Name: Joseph W. Lawlor Jr, AICP; Project Planner; (925) 655-2872
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553

Joseph W. Lawlor Jr, AICP
Project Planner

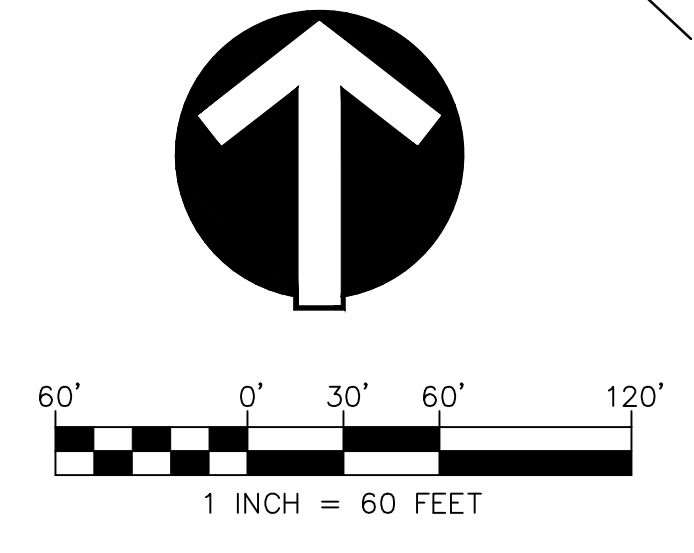
cc: County Clerk’s Office (2 copies)
Adjacent Occupants and Owners
Notification List
Attached: Vicinity Map



BASIN DETAIL
SCALE: 1" = 10'



PROPOSED LOTS



VESTING TENTATIVE PARCEL MAP
MS #18-0014
MOLINEAUX PROPERTY
PARCEL "B" OF MS 105-87, FILED IN BOOK 144 OF PARCEL MAPS
AT PAGE 43, CONTRA COSTA COUNTY RECORDS.

CONTRA COSTA COUNTY
FOR
dk ENGINEERING
MARCH, 2021

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PRELIMINARY GRADING AND UTILITY PLAN

PATH: F:\PROJECTS\2018\18-1041-LA CASA VIA WALNUT CREEK\DWG\18-1041-TITLE.DWG PLOT DATE: 3/16/2021 PLOT TIME: 4:28:36 PM