

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone:1-855-323-2626

**Contra  
Costa  
County**



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Deputy Director

**Deidra Dingman**  
Deputy Director

**December 21, 2022**

**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:** Cherry Lane Two-Parcel Minor Subdivision
- 2. County File Number:** CDMS21-00013
- 3. Lead Agency:** Contra Costa County, Department of Conservation and Development
- 4. Lead Agency Contact Person:** Adrian Veliz, Senior Planner  
(925) 655-2879 / [Adrian.veliz@dcd.cccounty.us](mailto:Adrian.veliz@dcd.cccounty.us)
- 5. Project Location:** A 1.1-acre parcel located at 2966 Cherry Lane in unincorporated Walnut Creek, Contra Costa County.  
(Assessor's Parcel Number: 148-160-030)
- 6. Applicant's Name, Address, and Phone Number:** Ron Carter  
1431 Oakland Blvd. #215  
Walnut Creek, CA 94596  
(925) 708-6029
- 7.** The applicant requests approval of a Vesting Tentative Map to subdivide approximately 1.1-acres into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would have an area of 19,009 square feet, while

Parcel B would have an area of 28,884 square feet. In addition to the proposed subdivision, the project consists of the following elements:

- Demolition of Existing Tennis Court: The project proposes the removal of an existing tennis court located in the area of proposed Parcel B to accommodate the proposed access improvements and the future development of a single-family residence on the parcel.
- Private Access Improvements: The subject property and three additional parcels are accessible from Cherry Lane via an existing 25-foot-wide private access easement that extends 39.5 feet into the subject property. The project proposes extending the existing access easement along easterly portions of proposed Parcel A and terminating at its northern boundary with proposed Parcel B. An emergency vehicle access “hammerhead” easement is proposed at the access easement terminus, equally divided amongst both parcels along the proposed northern parcel boundary.
- Storm Drain Improvements: The project includes a proposed five-foot private Storm Drain Easement (S.D.E.) in easterly portions of proposed Parcel B, extending from the parcels’ access along southern and eastern boundaries of the proposed building pad, terminating within an existing private S.D.E. at the northeastern corner of the subject property. Approximately 160 linear feet of new 8” diameter storm drain would be installed within the proposed S.D.E. to accommodate stormwaters originating on and traversing the subject property.
- Sanitary Sewer Connection: The subject property is presently served by the Central Contra Costa Sanitary District (CCCSD). An existing CCCSD easement traverses the subject property, generally from south to north. The project proposes the extension of one new sanitary sewer service connection from proposed Parcel B to the CCCSD infrastructure currently existing on the property.

Tree Impacts: Tree permit approval is requested for the removal of five code protected trees, and dripline encroachment for an additional three code-protected trees in connection with the proposed access and storm drain improvements and demolition activity.

8. **Surrounding Land Uses and Setting**: The subject property is located in an established residential neighborhood in central Contra Costa County. The immediate vicinity consists of low to medium density single-family residential development on parcels generally 15,000 square feet in area or larger. The multi-family residential development exists immediately east of the project site, and mixed use (multi-family residential and commercial land uses) development exists within the Contra Costa Centre located adjacent to the Pleasant Hill BART station located approximately ¼ mile west of the project site. The Walnut Creek Flood Control channel abuts the subject property to the east. The Walnut Creek City limit borders the subject neighborhood to the east and north.

**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 those 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 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 index 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 December 21, 2022, and extend to 4:00 P.M., Friday, January 20, 2023.** Any comments should be submitted in writing to the following address:

Contra Costa County  
Department of Conservation & Development  
**Attn: Adrian Veliz**  
30 Muir Road  
Martinez, CA 94553

or;

via email to [adrian.veliz@dcd.cccounty.us](mailto:adrian.veliz@dcd.cccounty.us)

The proposed Mitigated 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 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, you can contact me by email at [adrian.veliz@dcd.cccounty.us](mailto:adrian.veliz@dcd.cccounty.us) or by telephone at (925) 655-2879.

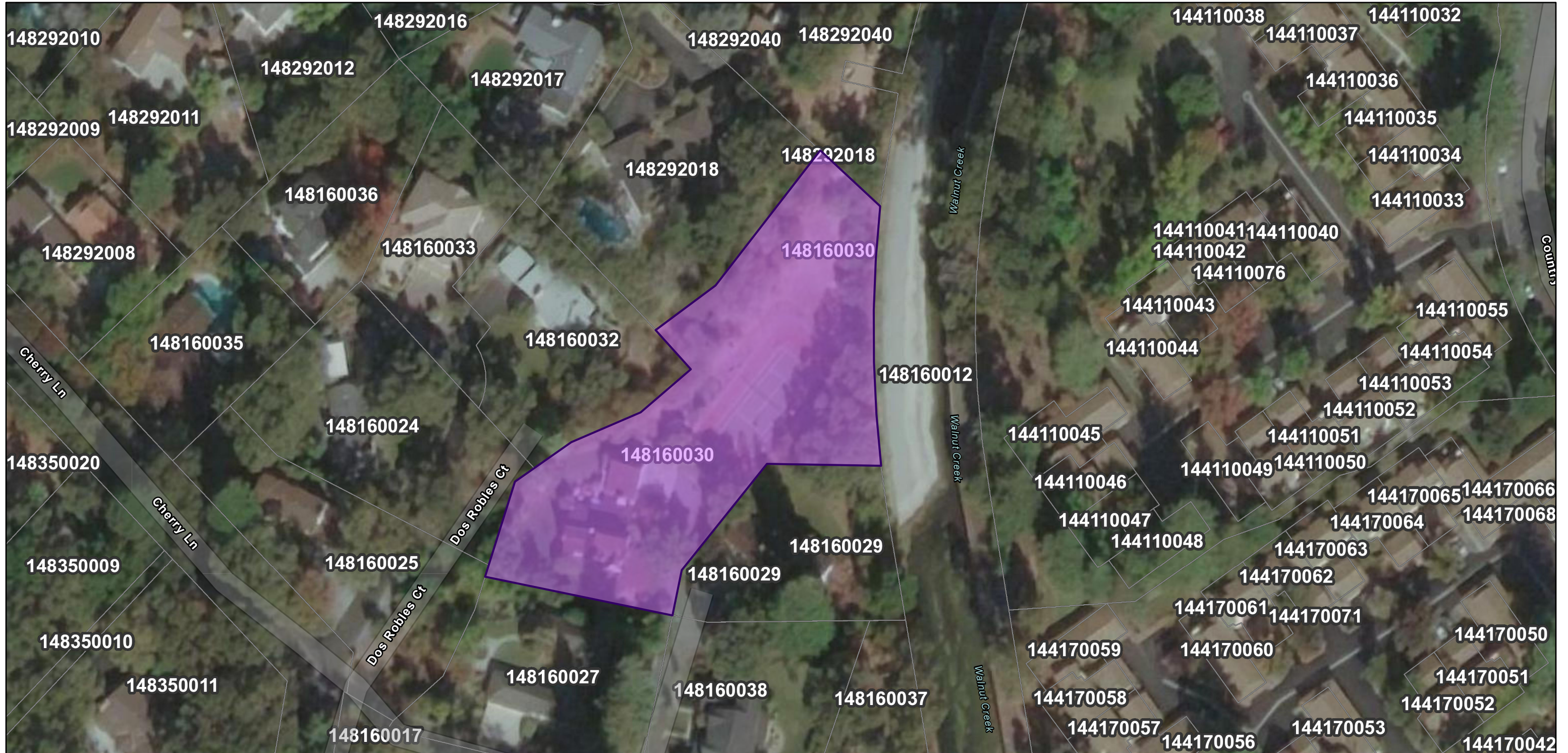
Sincerely,  


Adrian Veliz  
Senior Planner  
Department of Conservation & Development

cc: County Clerk's Office (2 copies)

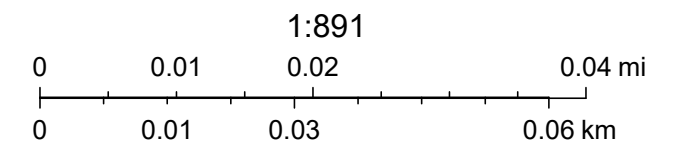
att: Project Vicinity Map

# Aerial View



October 25, 2021

□ Parcels



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community