

**Department of
Conservation and
Development**

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Martinez, CA 94553

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**Contra
Costa
County**



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January 25, 2023

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

County File No. CDMS21-00004

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:

LEAD AGENCY: Conservation and Development (Grant Farrington, 925-655-2868)

PROJECT TITLE: Walnut Creek One-Lot Minor Subdivision with a Remainder of a 38,768-Square-Foot Residential Parcel

APPLICANT: Ryan Smith
Ph. (925) 457-7889
2740 Cherry Lane
Walnut Creek, CA 94597

LOCATION: 2740 Cherry Lane, Walnut Creek, CA 94597
(Assessor Parcel No. 172-065-005) (Zoning: Single-Family Residential District (R-12))

PROJECT DESCRIPTION:

The project proposes approval of a tentative map for a minor subdivision application to subdivide a 38,768-square-foot parcel into one lot with a remainder parcel. Parcel "A" would have a lot area of a 21,032-square-feet and the remainder parcel would have a lot area of 17,736-square-feet

The proposed remainder parcel would include the existing single-family residence on the existing lot and Parcel "A" includes a proposed building location and accessory structures however there is no development proposed with tentative parcel map.

SITE AND AREA DESCRIPTION:

The project site is a 38,768-square-foot lot that has been developed with an existing 2,673-square-foot single-family residence and a detached 836-square-foot accessory dwelling unit. The property is a predominantly rectangular lot with dual frontages along Cherry Lane and Lusherm Court. The project site is predominantly flat and abuts the Contra Costa Canal at the rear of the lot.

The subject property is located along the southeastern side of Cherry Lane in the Walnut Creek area of unincorporated Contra Costa County where land uses are primarily residential. The Walnut Creek city limit is located approximately 0.17 miles west and 0.09 miles east of the project site and the Pleasant Hill city limit is approximately 0.68 miles to the north. Parcels in the immediate vicinity have all been developed with residential uses. Beyond the immediate vicinity, lots have been developed with recreational, multi-family, commercial and retail-business uses.

ENVIRONMENTAL EFFECTS OF THE PROJECT:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) Section 15071, the Initial Study/Mitigated Negative Declaration (MND) describes the proposed project; identifies, analyzes, and evaluates the 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 ensure that the project will not cause a significant impact on the environment. The Initial Study for the proposed project identified potentially significant impacts in the environmental areas of Cultural Resources, Tribal Cultural Resources and Mandatory Findings of Significance. Environmental analysis determined that measures were available to mitigate potential adverse impacts to less-than-significant levels. As a result, an MND has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines.

WHERE TO REVIEW THE MITIGATED NEGATIVE DECLARATION:

Due to the COVID-19 shelter-in-place order, the mitigated negative declaration can be viewed online at the following link: <https://www.contracosta.ca.gov/4841/Public-Input>. Any sources of information referenced in the Initial Study and MND can be provided upon request by contacting the project planner.

PUBLIC COMMENT PERIOD:

Prior to adoption of the MND, the County will be accepting comments on the adequacy of the document during a 20-day public comment period; the MND may be adopted at a future date in a public hearing following the public comment period. **The period for accepting comments on**

the adequacy of the environmental document will begin on Thursday, January 26, 2023 and extends to Tuesday, February 14, 2023, until 5:00 P.M. Any comments should be in writing and submitted to the following address:

**Grant Farrington, Planner II
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553**

Sincerely,



Grant Farrington

Planner II

(925) 655-2868

Grant.Farrington@dcd.cccounty.us

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Property Owners
Notification List

Attm: Vicinity Map