

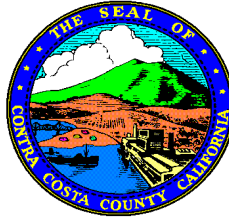
**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

April 19, 2023

**Contra
Costa
County**



John Kopchik
Director

Jason Crapo
Deputy Director

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Deputy Director

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Deputy Director

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Deputy Director

Gabriel Lemus
Assistant Deputy Director

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

County File No. CDVR17-01013

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/Mitigated Negative Declaration (MND) on the following project:

PROJECT INFORMATION

Project Title: Variance Permit for Residential Access Bridge Replacement Project

Applicant: Brian Kelley
Ph. (925) 708-7951
4831 Geneva Avenue
Concord, CA 94521

Location: 1201 Pine Lane, Clayton, CA 94517
Assessor Parcel No.: 078-020-014 / Zoning: (A-2)—General Agricultural District

PROJECT DESCRIPTION

The proposed project consists of a request for approval of a Variance Permit authorizing the construction of a new 26-foot residential access bridge to replace a previous access bridge that was previously removed. The variance request is to allow a 0-foot front setback for the bridge structure, where 25 feet is required by zoning. Additionally, to accommodate the project's construction impacts to code-protected trees, the proposal also includes a request for a Tree Permit to work within the driplines of four (4) code-protected trees (ranging in sizes from 10 to 40

inches in diameter: 1 Coast Live Oak/1 Valley Oak/1 Buckeye/1 Eucalyptus), and the removal of two (2) dead trees on the subject property. The proposed bridge is necessary to access and develop the property with a future single-family residence.

SITE AND AREA DESCRIPTION

The lot is a vacant irregular-shaped parcel, approximately 5.74 acres in area, and is bounded on the west by a 15-lot residential subdivision. The western boundary of the property is also a boundary between the City of Clayton and unincorporated Contra Costa County. Pine Lane is maintained by the City of Clayton. The frontage to the subject property is traversed by Mt. Diablo Creek. To the north, east, and south of the subject property are agriculturally zoned parcels developed primarily with single-family residences. No crop farming or large-scale agricultural uses occur on the property or in the vicinity. There are some small horse farms in the area, but the surrounding environs are predominately residential in aspect and use. The lot is generally flat, but slopes gradually upward to the south with a steeper slope on the western boundary.

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 have a significant impact on the environment. The Initial Study for the proposed project identified potentially significant impacts in the environmental areas of Biological Resources and Tribal Cultural Resources. Environmental analysis determined that measures were available to mitigate any 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 INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

The documents can be viewed online at the following link:

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

Any sources of information referenced in the 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 30-day public comment period. **The period for accepting comments on the adequacy of the environmental document will begin on Wednesday, April 19, 2023, and extends to Friday, May 19, 2023, until 4:00 P.M.** Any comments should be in writing and submitted to the following address:

**Gary Cupp, Senior Planner
Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553**

OR

by Email at:

gary.cupp@dcd.cccounty.us

Sincerely,

Gary Cupp

Gary Cupp

Senior Planner

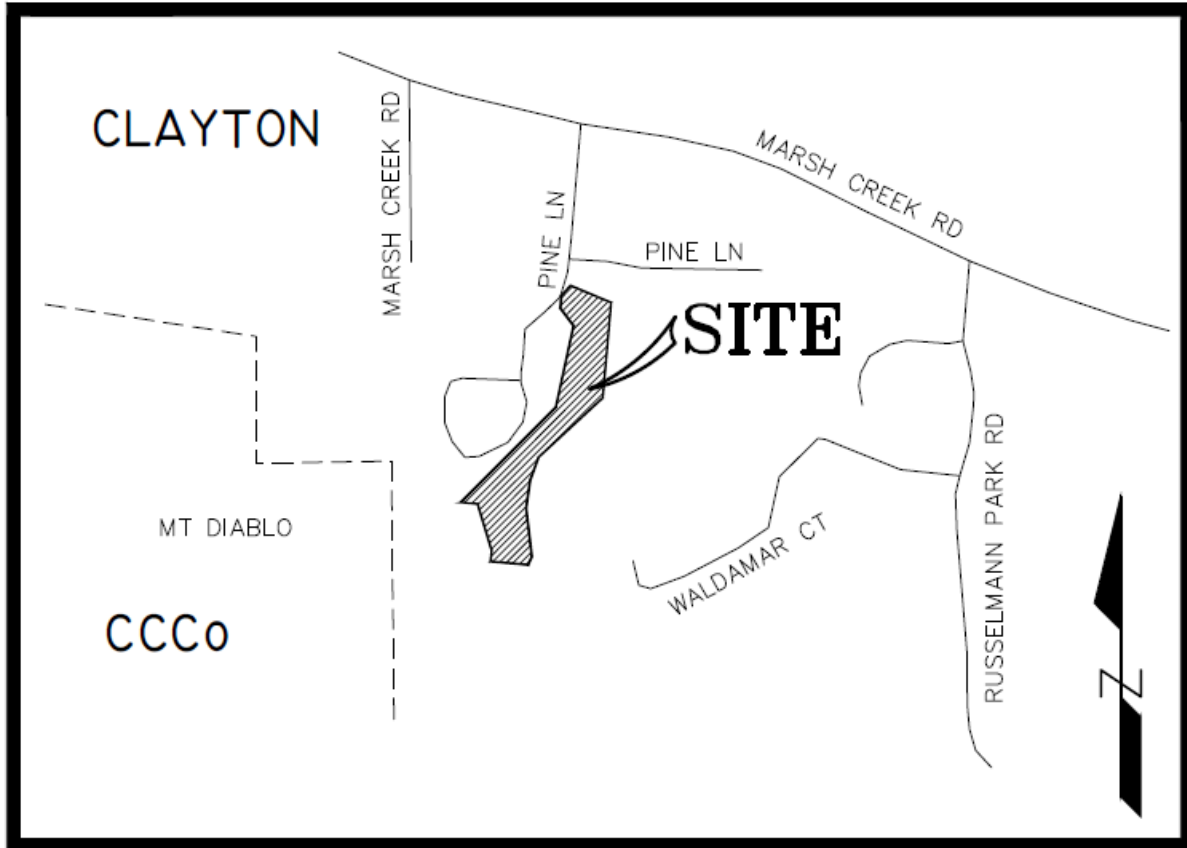
(925) 655-2705

gary.cupp@dcd.cccounty.us

cc: Adjacent Occupants and Property Owners
Notification List

attach: Vicinity Map

1201 Pine Lane, Clayton, CA 94517



VICINITY MAP
NO SCALE