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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 3180 Walnut Boulevard 10-Lot Subdivision (County File #CDSD21-09581)

Lead Agency: Contra Costa County, Department of Conservation and Development

Contact Name: Dominique Vogelpohl, Project Planner

Email: Dominique.Vogelpohl@dcd.cccounty.us Phone Number: (925) 655-2880

Project Location: Walnut Creek (unincorporated), Contra Costa County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant is requesting approval of a vesting tentative map for a subdivision which proposes to subdivide the approximate 2.88-acre project site into 10 lots ranging in size from 9,292 to 17,659 square feet due to the use of California Density Bonus Law, Gov. Code Section 65915, which is further explained below. A single-family residence is expected to be constructed on each new lot. Demo of the existing residence and detached garage, and removal of 43 onsite trees, are needed to accommodate the project. The proposed project would include a new private street to allow access to the site. The project requires more than 15,000 cubic yards of grading. Lot 4 would be restricted for-sale to a moderate-income household; therefore the project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions under the California Density Bonus Law, Government Code Section 65915. Because the proposed project complies with Density Bonus Law, the project includes a concession request to utilize gross acreage for the density calculation. The use gross acreage allows for nine base units. The project also qualifies for a 7% density bonus, resulting in one additional unit (10 units total). The project includes waiver requests of development standards pertaining to: lot size and dimensions, and development setbacks.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: Review of lighting and development plans.
Air Quality: Bay Area Air Quality Management District, Basic Construction mitigation measures.
Biological Resources: Preparation of applicable biological preconstruction surveys.
Cultural and Tribal Cultural Resources: Stop work if workers observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics; human remains).
Geology/Soils: Stop work if workers observe any indications of the presence of fossils and other paleontological resources.
Noise: Restrictions to construction hours.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A