

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: Green Valley Road Rezone and Two-Lot Minor Subdivision, CDRZ23-03271 & CDMS23-00005

Lead Agency: Contra Costa County Dept. of Conservation and Development

Contact Name: Syd Sotoodeh

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Project Location: Alamo Contra Costa County
City *County*

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

The applicant is requesting approval of a vesting tentative map to subdivide the subject 2.004-acre parcel into two parcels, resulting in an approximately 0.95-acre (gross) Parcel A and an approximately 1.05-acre Parcel B, a rezone from General Agricultural District (A-2) to Single-Family Residential (R-40), and proposed development of the minor subdivision with retaining walls, bioretention filters, an improved/widened existing driveway, and a single-family residence for resulting Parcel B. An existing residence would remain on Parcel A. Tree permit approval is requested to remove 8 code-protected trees and to work within the driplines of 5 code-protected trees. Variances for reduced setbacks for retaining walls over 3 feet in height and an exception to County Title 9 requirements related to the undergrounding of existing utilities also been requested. (See attached for project details.)

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

- Biological Resources: mitigations include requiring pre-construction surveys for special status species (birds/raptors, western bumblebee, bats) by a qualified biologist or entomologist, and providing buffers around nesting/roosting sites, delaying construction until the end of nesting or blooming periods, relocating bat roosts.
- Cultural Resources: mitigations include stopping work and requiring a qualified archaeologist or the County Coroner to examine the site/materials if any prehistoric/historical materials or human remains are encountered during ground disturbance activities.
- Geology/Soils: Mitigations include a final design-level geotechnical report focusing on landslide hazards, and corrosion and expansion potential, including details on observation and testing services during grading/construction; reporting by an on-site geotechnical consultant/engineer which addresses their observation and testing services during grading and construction activities and as-built compliance with recommendations in the final geotechnical report.
- Wildfire: Mitigations include submitting a vegetation/fire prevention management plan for Fire District and CDD Planning approval.

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

Neighbors have indicated to the Lead Agency their concern about the project to construct one new single-family residence potentially causing or creating a higher potential for landslides.

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

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- San Ramon Valley Fire Protection District
- Central Contra Costa Sanitary District (Central San)
- East Bay Municipal Utility District (EBMUD)