

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra Costa County**



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**Ruben Hernandez**  
Deputy Director

**Gabriel Lemus**  
Assistant Deputy Director

June 21, 2023

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

County File No. CDS21-09581

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:

**PROJECT NAME:** 3180 Walnut Boulevard 10-Lot Subdivision (County File #CDS21-09581)

**LOCATION:** The property is located at 3180 Walnut Boulevard, Walnut Creek, CA 94596  
Assessor's Parcel Number: 180-240-002

**APPLICANT:** Calibr Ventures c/o Andy Byde, 1908 Cambridge Place, Walnut Creek, CA 94598

**LEAD AGENCY:** Contra Costa County, Department of Conservation and Development  
30 Muir Road, Martinez, CA 94553

**DESCRIPTION:**

Project Description: 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 explained further in the third paragraph. On each new lot, a 2-story, 3 to 5 bedroom single-family residence ranging in footprint size from approximately 2,442 to 2,913 square feet, is expected to be constructed. An existing, vacant, residence and detached garage would be demolished, and 43 onsite trees are to be removed, to accommodate the project. The proposed project would include a new private street to allow access to the site. Implementation of the project could include more than 15,000 cubic yards of grading. The new private street would be approximately 28-feet wide, with an 8-foot parking lane on one side and 5-foot sidewalk along the southeast section of the proposed roadway. The project also includes exception requests to County Code Section 96-10 that requires utilities to be undergrounded, and Section 914-12.002 that requires detention basins to be at least 15 acre-feet of storage volume.

A bioretention basin facility would be located within the proposed project, consistent with C.3 stormwater requirements, located on Lot 10. Stormwater generated from the site would be cleaned and retained by the bioretention basin and then placed into a stormwater system. Cleaned and retained stormwater would be released into an existing 30-inch storm drain line within Walnut Boulevard.

The home on 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. A concession or incentive is defined as a reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements; or approval of mixed-use zoning; or other regulatory incentives or concessions that result in identifiable and actual cost reductions. Being able to use gross acreage allows for nine base units. The project also qualifies for a 7% density bonus, resulting in one additional unit. In addition to the increased density of one unit (10 units total), the project is seeking waivers of development standards pertaining to: (a) a reduction in minimum lot size for all ten lots (20,000 square feet minimum); (b) a reduction in minimum average lot width for all lots except Lot 6 (120-feet minimum); (c) reduced residential setback requirements to the 25-foot minimum front yard setback, 15-foot minimum side yard, and 35-foot minimum aggregate side for the residences on all ten lots; and (d) reduced accessory structure setback requirements to 0-feet for the retaining walls on all ten lots. The project is seeking these reductions and waivers because application of the required standard would physically preclude the development of the project at the proposed density with the proposed one moderate income unit. Please see the table below for details.

Project Summary and Alternative Development Standards

Lot #	Lot Area (20,000 square feet minimum)	Depth (120 feet minimum)	Average Width (120 feet minimum)	Front yard Setback (25 feet minimum)	Side Yard Setback (15 feet, 35 feet aggregate, minimum)	Retaining Walls (structure setbacks in feet)
Lot 1	9,645	145.3	66.4	20	15 feet aggregate, (no yard less than 5 feet)	0
Lot 2	10,889	168.6	64.6	20	15 feet aggregate, (no yard less than 5 feet)	0
Lot 3	11,731	174.1	67.4	20	15 feet aggregate, (no yard less than 5 feet)	0
Lot 4*	10,764	150.6	71.5	1 foot to shunt turn around; 20 feet from	15 feet aggregate, (no yard less than 5 feet)	0

Lot #	Lot Area (20,000 square feet minimum)	Depth (120 feet minimum)	Average Width (120 feet minimum)	Front yard Setback (25 feet minimum)	Side Yard Setback (15 feet, 35 feet aggregate, minimum)	Retaining Walls (structure setbacks in feet)
				street		
Lot 5	13,270	132	100.5	20 feet to face of garage; 10 feet to living area	15 feet aggregate, (no yard less than 5 feet)	0
Lot 6	17,659	127.2	138.8	20	15 feet aggregate, (no yard less than 5 feet)	0
Lot 7	9,292	130.9	71	20	15 feet aggregate, (no yard less than 5 feet)	0
Lot 8	9,555	134.5	71	20	15 feet aggregate, (no yard less than 5 feet)	0
Lot 9	9,819	138.2	71	20	15 feet aggregate, (no yard less than 5 feet)	0
Lot 10	15,797	141.3	111.8	20	15 feet aggregate, (no yard less than 5 feet)	0

Site and Area Description: The project site is located within in unincorporated Contra Costa County (County), California. The site is surrounded by the City of Walnut Creek, with the City of Lafayette to the west, the cities of Pleasant Hill and Concord to the north, unincorporated County to the south and Mount Diablo State Park to the east. The project site is located at 3180 Walnut Boulevard at the corner of Walnut Boulevard and View Lane.

The approximately 2.88-acre project site contains an existing vacant single-family residence with a detached garage, which would be demolished prior to project construction. The site was historically cultivated with an orchard since at least 1946. Orchard remnants, including mature and aging pecan, almond, and walnut trees, are distributed across the site, but the site also contains native oaks primarily found along the south property line. A drainage swale parallels the entire north property line, terminating in a drainage inlet at the northwest corner of the site, sloping down generally from northeast to southwest.

## ENVIRONMENTAL EFFECTS:

The initial study for the proposed project identified potentially significant impacts in the environmental areas of Aesthetics, Air Quality, Biological Resources, Cultural and Tribal Cultural Resources, Geology and Soils, and Noise. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant 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, will ensure that the project will not cause a significant impact on the environment.

A copy of the mitigated negative may be reviewed on the Department of Conservation and Development webpage at the following address: <https://www.contracosta.ca.gov/4841/CEQA-Notifications>. The mitigated negative declaration and all documents referenced in the mitigated negative declaration are available for review upon request at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553.

**Public Comment Period** - The period for accepting comments on the adequacy of the environmental documents extends to **Friday, July 21, 2023, at 4:00 P.M.** Following the close of the public comment period, the County will consider adopting the Mitigated Negative Declaration prior to consideration of the Vesting Tentative Map. Any comments should be in writing and submitted by email to [Dominique.Vogelpohl@dcd.cccounty.us](mailto:Dominique.Vogelpohl@dcd.cccounty.us) or by post to the following address:

Contra Costa County, Department of Conservation and Development  
Attention: Dominique Vogelpohl, Project Planner  
30 Muir Road, Martinez, CA 94553



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Dominique Vogelpohl  
Project Planner

Attached: Vicinity Map  
Vesting Tentative Map





- Legend
- City Limits
  - Assessment Parcels



1: 9,028

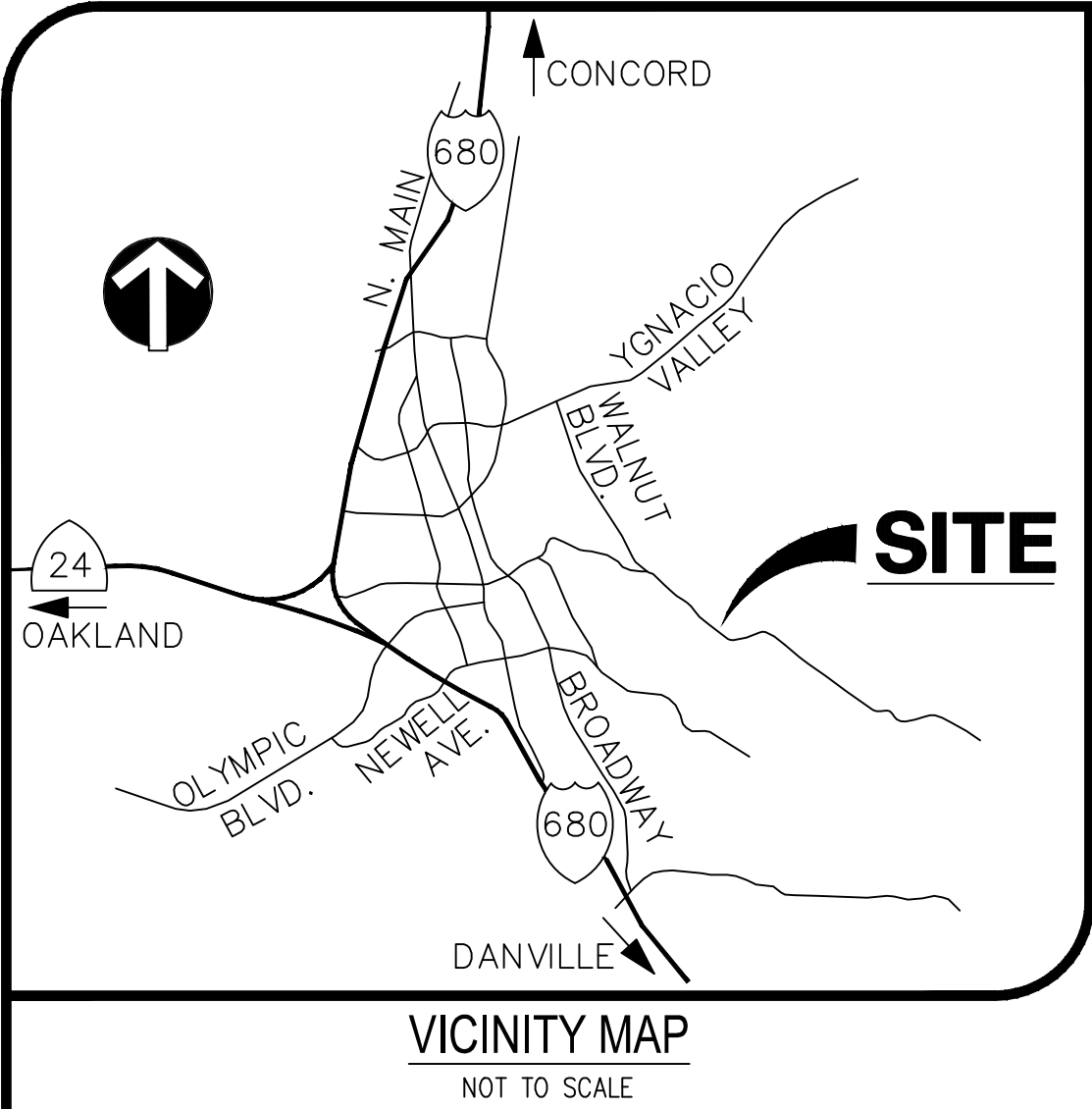


0.3 0 0.14 0.3 Miles  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes  
CDSD21-09581





ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BGL	BOTTOM OF GRAVEL LAYER
BSW	BACK OF SIDEWALK
BW	BOTTOM OF WALL
C&G	CURB & GUTTER
CB	CATCH BASIN
CCC	CONTRA COSTA COUNTY
CL	CENTERLINE
CONC	CONCRETE
CR	CURB RETURN
EG	EXISTING GRADE
EX	EXISTING
FC	FACE OF CURB
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
LF	LINEAL FEET
LIP	LIP OF GUTTER
LP	LOW POINT
MIN	MINIMUM
PL	PROPERTY LINE
PVI	POINT OF VERTICAL INTERSECTION
R/W	RIGHT OF WAY
S/W	SIDEWALK
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TGL	TOP OF GRAVEL LAYER
TPF	TREE PROTECTION FENCING
TSL	TOP OF SOIL LAYER
TW	TOP OF WALL
TYP	TYPICAL
W	WATER MAIN

PROJECT TEAM

APPLICANT  
CALIBR VENTURES  
115 JENNIFER COURT  
ALAMO, CA 94507  
VICE PRESIDENT: ANDY BYDE

CIVIL ENGINEER  
dk ENGINEERING  
1931 SAN MIGUEL DRIVE, SUITE 100  
WALNUT CREEK, CA 94596  
(925) 932-6868  
PROJECT MANAGER: SCOTT E. HARTSTEIN

ARBORIST:  
TRAVERSO TREE SERVICE, INC  
4080 CABRILHO DRIVE  
MARTINEZ, CA 94553  
(925) 448-3387  
ARBORIST: JENNIFER TSO

GEOTECHNICAL ENGINEER:  
ENGE0  
2010 CROW CANYON PLACE, SUITE 250  
SAN RAMON, CA 94583  
(925) 866-9000  
JERRY CHEN

SITE INFORMATION

SITE LOCATION: 3180 WALNUT BOULEVARD  
WALNUT CREEK, CA

BASIS OF BEARING: BEARINGS SHOWN HEREON ARE ON CALIFORNIA  
STATE PLANE COORDINATE SYSTEM, ZONE 3 (GRID),  
HORIZONTAL DATUM USING NAD 83 (2011)  
(EPOCH 2010.0000) US SURVEY FOOT

BENCHMARK: VERTICAL DATUM NAVD88 GEOID 12B DERIVED FROM  
OPUS SOLUTION

PARCEL APN NO.: 180-240-002

EXISTING ZONING: R-20

NUMBER OF UNITS: 10 UNITS

SITE ACREAGE: 2.88

EXISTING CONTOURS: 1' INTERVAL

PROPOSED CONTOURS: 1' INTERVAL

UTILITIES & SERVICES:  
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT  
SEWER: CONTRA COSTA COUNTY SANITARY DISTRICT  
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC

LAND USE SUMMARY

NET LOT AREA	2.43 AC
WALNUT BOULEVARD RIGHT OF WAY	0.16 AC
PRIVATE ROAD EASEMENT	0.26 AC
EMERGENCY VEHICLE ACCESS EASEMENT	0.03 AC
TOTAL (GROSS LOT AREA)	2.88 AC

PRELIMINARY EARTHWORK QUANTITIES

CUT	FILL	IMPORT/EXPORT
7,786	7,786	-

THE SITE EARTHWORK IS A BALANCE.



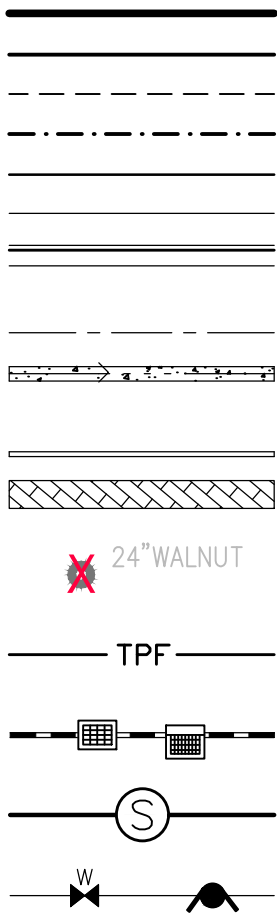
EXISTING



LEGEND

PROJECT BOUNDARY  
RIGHT OF WAY LINE  
EASEMENT  
DAYLIGHT  
CONTOUR LINE, MAJOR  
CONTOUR LINE, MINOR  
CURB AND GUTTER  
EDGE OF PAVEMENT  
ROAD CENTER LINE  
CONCRETE V-DITCH  
FENCE  
RETAINING WALL  
PERVIOUS PAVERS  
TREE, TREE TO BE REMOVED  
TREE PROTECTION FENCE  
STORM DRAIN LINE, MANHOLE, FIELD INLET, CATCH BASIN  
SANITARY SEWER LINE, MANHOLE  
WATER LINE, METER, VALVE, FIRE HYDRANT  
OVERHEAD LINE  
RECORD GAS LINE  
RECORD ELECTRIC LINE

PROPOSED



SHEET INDEX

SHEET	DESCRIPTION
1	REGIONAL CONTEXT MAP
2	VESTING TENTATIVE MAP
3	BOUNDARY & TOPOGRAPHIC SURVEY
4	PRELIMINARY GRADING & UTILITY PLAN
5	CROSS SECTIONS & ROAD SECTIONS
6	CROSS SECTIONS & ROAD SECTIONS
7	SITE SETBACKS

VESTING TENTATIVE MAP  
3180 WALNUT BOULEVARD  
WALNUT CREEK, CALIFORNIA

JUNE 23, 2022



1831 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CA 94596  
WWW.DKENGIN.COM (925) 932-6868

REGIONAL CONTEXT MAP

