Print From

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 #: 2024080688

Project Title: Ariey Lane Minor Subdivision, Rezone, Development Plan; MS20-0010, RZ22-3264, & DP22-3002

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

Contact Name: Syd Sotoodeh

Email: syd.sotoodeh@dcd.cccounty.us Phone Number: 925-655-2877

Project Location: Lafayette (*City*) Contra Costa County (*County*)

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

The applicant is requesting approval of a vesting tentative map to subdivide the subject 6.18-acre parcel into three parcels, resulting in an approximately 2.86-acre (gross) Parcel A, an approximately 2.48-acre Parcel B, and an approximately 0.84-acre Parcel C. Access to the minor subdivision would be from Ariey Lane, a private road. Roadway improvements include a 20-foot-wide private road extending from an existing bridge crossing Grayson Creek. Also requested is approval of a rezone from Single-Family Residential (R-10) to Planned Unit District (P-1), and a preliminary and final development plan for the proposed development of the minor subdivision with retaining walls and a single-family residence for each resulting parcel. Attached ADUs are proposed for Parcel B & for Parcel C. Additional site improvements include curbs, gutters, 4 bioretention basins for stormwater drainage, and water, sewer, electrical, and telecommunication extensions. Tree permit approval is requested to remove 14 code-protected trees and to work within the driplines of 15 code-protected trees. An exception to County Title 9 requirements for creek structure setback has also been requested for drainage and roadway improvements.

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

• Aesthetics: mitigations include shielding/pointing down exterior lighting,.
• Biological Resources: mitigations include requiring pre-construction surveys for rare or special status species by a qualified biologist, and providing buffers around nesting/roosting sites, delaying construction until the end of nesting or blooming periods, relocating bat roosts, restoring/protecting riparian habitats, obtaining necessary permits to work within creek area, and avoidance and minimization of direct effects to the creek, including erosion/sediment control.
• 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 on corrosion and expansion potential, evaluation and siting of the bioretention basins, recommendations for retaining walls/reinforced earth, slope stability analysis, and details on observation/testing services during grading/construction; reporting by an on-site geotechnical consultant which addresses their observation and testing services during grading and construction activities.
• Hydrology and Water Quality: Mitigations include erosion control netting and planting grasses/native trees/shrubs below drainage dissipators to minimize rill erosion and creek bank degradation and widen the riparian corridor.
• Wildfire: Mitigations include submitting a vegetation/fire prevention management plan for Fire Marshal approval and recording a deed restriction notifying future owners of the parcels of the availability of the plan.

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

- Landslides and previous landslide repair
- Drainage and erosion within the creek area

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)
- California Department of Fish and Wildlife
- San Francisco Bay Regional Water Quality Control Board
- U.S. Army Corps of Engineers