

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: Development Plan for eight unit El Sobrante Townhomes

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

Contact Name: Everett Louie, Planner III

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Project Location: 4301 Appian Way, El Sobrante, CA Contra Costa County

City

County

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

The applicant requests approval of a Development Plan to construct eight, three-story townhomes within two separate buildings and to install associated improvements (e.g. pavement, utilities, stormwater conveyance). The project includes a Tree permit for the removal of eight trees (five are code protected) and work within the drip line of three trees. The project includes approximately 200 cubic yards of cut and 750 cubic yards of fill. The project also requests an exception to Division 914, Collect and Convey requirements.

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

Aesthetics | Biological Resources | Air Quality | Cultural Resources | Geology/Soils | Noise | Tribal Cultural Resources

County staff reviewed is required of building plans to ensure lighting does not negatively effect the surrounding properties. Biological surveys will be submitted to ensure no special status species are present. BAAQMD Best Management Practices is required during all construction phases to ensure less than significant effects on surrounding residents. Stop work and consultation with qualified persons is required if sensitive cultural resources are discovered. A review of a final Geotechnical Report is required prior to issuance of building permits. Limited work hours and equipment with mufflers is part of the project to reduce noise impacts.

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

None.

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

None.