

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: 2-Lot Residential Subdivision, County File #CDMS25-00003

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: 2485 Caballo Ranchero Drive, Diablo, Contra Costa County, CA 94528

City

County

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

The applicant seeks approval of a Tentative Parcel Map to subdivide a 1.9-acre property into 2 new residential parcels (Parcel A: 42,899.4 square-feet and Parcel B: 40,028.3 square-feet) with two variance requests to allow both parcels to have an average lot width of less than the 120-foot minimum required (Parcel A: 85-feet and Parcel B: 87-feet) and four exception requests to County 's Subdivisions Ordinance (1. Section 96-10.004 – “ Underground Utilities ” to not be required to ground existing utilities, 2. Section 96-14.0002 – “ Improvement of County Streets ” to not be required to install frontage improvements, 3. Section 914-2.002 – “ Collect and Convey ” to be permitted to only maintain the existing drainage pattern, and Section 914-12.010 – “ Detention Basins - Maintenance ” to permit private maintenance of onsite detention structures instead of the required public maintenance). The project also includes: removal of 21 onsite trees and work within the dripline of 22 onsite trees to remain, reconstruction of the existing driveway into a private road, demolition of the existing detached garage and two shed buildings, and approximately 1,260 cubic yards of grading (160 cubic yards of cut and 1,100 cubic yards of fill).

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 exterior lighting plans.

Air Quality: Bay Area Air Quality Management District, Basic Construction mitigation measures.

Biological Resources: Preparation of applicable biological preconstruction surveys for nesting birds of prey and bats.

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).

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