

Department of
Conservation &
Development

Community Development Division

County Administration Building
651 Pine Street
North Wing, Fourth Floor
Martinez, CA 94553-1229

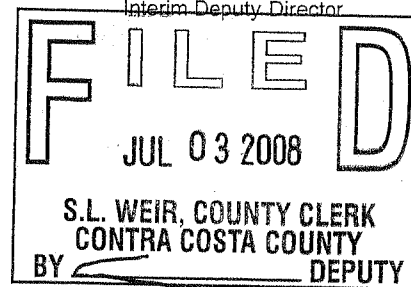
Phone: (925) 335-1220

Contra
Costa
County



Dennis M. Barry, AICP
Interim Director

Catherine Kutsuris
Interim Deputy Director



DATE: July 3, 2008

NOTICE OF PUBLIC REVIEW FOR A PROPOSED
NEGATIVE DECLARATION

County File #RZ083204

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 Department of Contra Costa County has prepared an Initial Study on the following project:

KRISTIN PERSONETT (Applicant) / CHRISTIAN TUEDE (Owner), County File #RZ073190: A request to rezone a 34-acre parcel from A-4 (Agricultural Preserve District) to A-2 (General Agricultural District). The subject property is not addressed but is located at the end of Rancho De La Rosa Road near the Alhambra Valley Area. (Zoning: A-4) (ZA: J-10) (CT: 3560.02) (GP: AL) (APN: 365-040-017)

The proposed development will not result in significant environmental impacts.

A copy of the negative declaration and all documents referenced in the negative declaration may be reviewed in the offices of the Community Development Department and Application and Permit Center at the McBrien Administration Building, North Wing, Second Floor, 651 Pine Street, Martinez, during normal business hours.

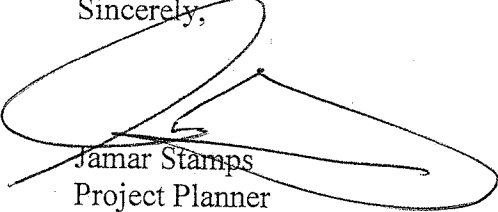
Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M., Wednesday, July 23, 2008**. Any comments should be in writing and submitted to the following address:

Community Development Department
Contra Costa County
651 Pine Street, North Wing, 4th Floor
Martinez, CA 94553
Attn: Jamar Stamps

(over)

A possible date for adoption of the proposed Negative Declaration has not been determined.

Sincerely,



Jamar Stamps
Project Planner

cc: County Clerk's Office (3 copies)

**California Environmental Quality Act
Environmental Checklist Form**

1. Project Title: Personett/Theede Rezone
County File #RZ083204
2. Lead Agency Name and Address: Contra Costa County Community Development Dept.
651 Pine St., 4th Floor – North Wing
Martinez, CA 94553
3. Contact Person and Phone Number: Jamar I. Stamps, Project Planner, (925) 335-1220
4. Project Location: Rancho De La Rosa Road
Martinez, CA 94553
APN: 365-040-017
5. Project Sponsor's Name and Address: Kristin Personett (Applicant)
431 37th Street
Oakland, CA 94609

Christian Theede (Owner)
1600 Hopkins Street
Berkeley, CA 94707
6. General Plan Land Use Designation: Agricultural Lands (AL): 0.2 units per net acre. This land use designation includes most of the privately owned rural lands in the County, excluding private lands that are composed of prime soils or lands that are located in or near the Delta. Most of these lands are in hilly portions of the County and are used for grazing livestock, or dry grain farming.
7. Zoning: A-4 Agricultural Preserve District: 40 acre minimum parcel size for non-prime agricultural land/10 acre minimum parcel size for prime agricultural land. This land use district is intended to provide areas primarily for the commercial production of food and fibre and other compatible uses consistent with the intent and purpose of the Land Conservation Act of 1965.
8. Setting, Site Description & Surrounding Land Uses: The subject site located in the rural area of Martinez near the Alhambra Valley area. Parcel sizes range from less than one acre to over 100 acres. The subject property is directly adjacent to other properties in the A-4, Agricultural Preserve District. Other agricultural land use districts in the area include; A-2, General Agricultural District, A-20, Exclusive Agricultural District and A-80, Exclusive Agricultural District. The County General Plan locates the subject site within the Briones Hills Agricultural Preservation Area, due to the existence of important grazing lands. These "Important Agricultural Lands" include various areas of the County (mainly East County), and are located in different agricultural zoning districts.
9. Project Description: The applicant proposes to rezone a 34.17 acre parcel from Agricultural Preserve District (A-4) to General Agricultural District (A-2) due to the termination of the site's Williamson Act contract, and to construct a single-family residence (the A-4 zone requires land use permit approval for the establishment of a single-family residence whereas the A-2 district allows residential land uses by right). The A-2 General Agricultural District requires a 5 acre minimum parcel size. The primary land uses in this zone are general farming, horticulture, floriculture, nurseries and greenhouses, dairying, livestock production and other compatible uses. The subject property was under a Williamson Act contract, and appropriately rezoned from A-2 to A-4 in 1980. The contract was terminated in 1995, and is now proposed to be reverted back to its prior zoning designation. While the A-2 zone allows more intensive uses by right than the A-4 zone, the physical attributes of the site all but preclude development of anything other than a single-family residence and low-intensity agricultural uses. There is only a small area of the parcel that is suitable for erecting a

building. Steep terrain, groupings of large trees and limited access hinders much of the sites development potential.

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing, approval or participation agreement): None.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

| | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION

On the basis of this Initial Study:

☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

Aruna Bhat for

Signature
Jamar I. Stamps
Project Planner

Contra Costa County Community Development Department

7/3/08
Date

SOURCES

In the process of preparing the Initial Study Checklist and conducting the evaluation, the following references (which are available for review at the Contra Costa County Community Development Department, 651 Pine Street 2nd Floor-North Wing, Martinez) were consulted:

1. Contra Costa County General Plan 2005-2020.
2. Contra Costa County Code, Title 8 Zoning Ordinance.
3. Site visits conducted by County Staff, 2007.
4. *Proposed Thede Residence – Project Plans* prepared by Indigo Design Group received by the Community Development Department on August 20, 2007.
5. *Contra Costa County Important Farmland Map 2006* prepared by the California Department of Conservation.
6. Bay Area Air Quality Management District CEQA Guidelines, December 1999.
7. California Environmental Quality Act (CEQA) as amended January 1, 2008 and CEQA Guidelines as amended July 27, 2007.
8. California Department of Toxic Substances Control website.
9. Contra Costa County Fire Protection District letter by Kathy Woofter, Fire Prevention Technician, dated April 8, 2008.
10. Association of Bay Area Governments Geographic Information Systems, Hazard Maps – Wildland Urban Interface Fire Threat.
11. Federal Emergency Management Agency Flood Insurance Rate Map – Panel 0275.
12. Association of Bay Area Governments Geographic Information Systems, Hazard Maps – Dam Failure Inundation Areas.

EVALUATION OF ENVIRONMENTAL IMPACTS

I. AESTHETICS – Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-----------|
| a. Have a substantial adverse effect on a scenic vista? (Sources: 1) | _____ | _____ | ✓ | _____ |
| b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: 1) | _____ | _____ | ✓ | _____ |
| c. Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: 1) | _____ | _____ | ✓ | _____ |
| d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? (Source: 4) | _____ | _____ | ✓ | _____ |

SUMMARY: *Less Than Significant Impact.*

- a – c. The applicant proposes to rezone the subject site for the purpose of constructing a single-family residence. The site is located within a County designated scenic ridge. Residential and agricultural buildings are not uncommon for properties in this area. The rezoning from A-4 to A-2 would not impact any trees, rock outcroppings, or otherwise degrade any existing natural resources.
- d. New sources of light created by rezoning the site or the construction of one single-family residence would not have a potentially significant impact on day or night time views.

II. AGRICULTURAL RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agricultural and farmland. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-----------|
| a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: 5) | _____ | _____ | _____ | ✓ |
| b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract? (Sources: 2) | _____ | _____ | _____ | ✓ |
| c. Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural | _____ | _____ | _____ | _____ |

use? (Sources: 4)

✓

SUMMARY: No Impact

- a. The 2006 Contra Costa County Important Farmland Map designates the subject property as "Grazing Land." This category includes land on which the existing vegetation is best suited for the grazing of livestock. The proposed project would not convert this land to non-agricultural use; single-family residences are often found on agricultural parcels.
- b. The property's Williamson Act Contract was terminated in 1995. Therefore, no conflict with a Williamson Act contract zoning would occur. The proposed project is to rezone from one agricultural zone to another. This clearly would not conflict with agricultural zoning.
- c. The proposed A-2 General Agricultural District allows for a wide range of agricultural uses. No changes to the existing environment would occur that may result in the conversion of farmland.

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-----------|
| a. Conflict with or obstruct implementation of the applicable air quality plan? (Sources: 6) | _____ | _____ | _____ | ✓ |
| b. Violate any air quality standard or contribute to an existing or projected air quality violation? (Sources: 4, 6) | _____ | _____ | _____ | ✓ |
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: 6) | _____ | _____ | _____ | ✓ |
| d. Expose sensitive receptors to substantial pollutant concentrations? (Sources: 4) | _____ | _____ | _____ | ✓ |
| e. Create objectionable odors affecting a substantial number of people? (Sources: 4) | _____ | _____ | _____ | ✓ |

SUMMARY: No Impact

- a. The Bay Area Air Quality Management District (BAAQMD) periodically prepares and updates a plan to achieve healthy air. An air quality district would be required to prepare such a plan if it is in "exceedance" or violation of California Clean Air Act requirements. The San Francisco Bay Area violates state standards, and therefore prepares a Clean Air Plan with triennial updates.

A Clean Air Plan (CAP) relies on local planning agencies development activities to establish control strategies that would achieve and maintain regional compliance with state requirements. According to the CAP, projects that are consistent with the applicable General Plan are found to be consistent with air quality requirements. The proposed rezoning would not change the general uses described in the Agricultural Lands General Plan designation. Therefore, the proposal would not conflict with or obstruct implementation of the applicable air quality plan.

- b. The proposed rezoning would not violate any air quality standard or substantially contribute to an existing projected air quality violation.
- c. The proposed project would not create any new source of pollutant or emissions that would be detrimental to ambient air quality standards or create a situation that would exceed any quantitative thresholds.
- d – e. The project as proposed would not create any significant level of pollutant concentrations, and therefore would not expose sensitive receptors to irritants.

IV. BIOLOGICAL RESOURCES – Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Dept. of Fish and Game or U.S. Fish & Wildlife Service? (Sources: 1) | _____ | _____ | _____ | _____✓_____ |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Dept. of Fish and Game or U.S. Fish & Wildlife Service? (Sources: 1) | _____ | _____ | _____ | _____✓_____ |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: 1) | _____ | _____ | _____ | _____✓_____ |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Sources: 1) | _____ | _____ | _____ | _____✓_____ |

- | | | | | |
|--|-------|-------|-------|--------|
| e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance? (Sources: 1) | _____ | _____ | _____ | _____✓ |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? (Sources: 1) | _____ | _____ | _____ | _____✓ |

SUMMARY: No Impact

- a. – b. The *Conservation Element* of the County General Plan identifies significant ecological areas and selected areas of occurrence of protected plant and wildlife species. According to this source, the subject site is not located within any of these areas. The site does not contain riparian or other sensitive habitat. However, the site's western property line is approximately 360 feet from Arroyo Del Hambre Creek. The most suitable building site is almost three times that distance. Based on the site's lack of proximity to any areas of ecological concern, the proposed project would not substantially impact any known sensitive or natural habitat.
- c. – d. Wetlands do not commonly occur on ridgelines. There are no creeks, streams, ponds, or other notable bodies of water onsite. Thus, no migratory aquatic species would be affected. Rezoning the site would not impact the movement of migratory wildlife species. Converting the subject parcel's land use district from one agricultural zone to another would not interfere with the use of native wildlife nursery sites.
- e. No trees or any other biological resources are proposed to be removed or altered.
- The General Plan contains many policies for the protection, preservation and enhancement of natural resources. As approval of the proposed project would not require any physical changes to the subject site, the project is found not to conflict with any of these policies.
- f. No Habitat Conservation Plan, Natural Community Conservation Plan, or other local, regional, or state habitat conservation plan has been approved or adopted for the project site or its vicinity.

V. CULTURAL RESOURCES – Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporated | Less Than
Significant
Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-----------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (Sources: 7) | _____ | _____ | _____✓ | _____ |
| b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (Sources: 7) | _____ | _____ | _____ | _____✓ |
| c. Directly or indirectly destroy a unique paleontological resource or site or unique geological feature? (Sources: 7) | _____ | _____ | _____ | _____✓ |

- d. Disturb any human remains, including those interred outside of formal cemeteries? (Sources: 7)

SUMMARY: Less Than Significant Impact

- a. CEQA Guidelines Section 15064.5 defines historical resources as follows:

"a) For purposes of this section, the term "historical resources" shall include the following:

- (1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4850 et seq.).
- (2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- (3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:
 - (A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - (B) Is associated with the lives of persons important in our past;
 - (C) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - (D) Has yielded, or may be likely to yield, information important in prehistory or history."

Implementation of the proposed project would not require any physical changes to the subject site, and would not alter the character of the site or area. A single-family residence may be established by right; however, such a small scale project would pose a less-than-significant threat to historic resources.

- b. - c. The Open Space Element of the County General Plan provides an archeological sensitivity map which illustrates areas of varying archaeological sensitivity within the County (Figure 9-

2). The map divides the County into five categories: extreme, high, medium, moderate and low sensitivity. The subject site is in an area of medium sensitivity, which usually includes areas between two stream corridors (i.e. Arroyo Del Hambre and Spring Water Creek).

The medium sensitivity category is based on the site's location, which includes plains areas between two stream corridors. The site is higher up on the ridge, away from the plains areas. Therefore impacts to these resources are not likely to occur.

- d. If the project were to be approved, the zoning would allow for the establishment of certain land uses by right. Construction of a single-family residence would be a ministerial action, in the absence of any discretionary entitlements. Ministerial projects are exempt from CEQA (*CEQA Section 15268, Ministerial Projects*).

VI. GEOLOGY AND SOILS – Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-----------|
| a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| 1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. (Sources: 1) | | | ✓ | |
| 2. Strong seismic ground shaking? (Sources: 1) | | | ✓ | |
| 3. Seismic-related ground failure, including liquefaction? (Sources: 1) | | | ✓ | |
| 4. Landslides? (Sources: 1) | | | ✓ | |
| b. Result in substantial soil erosion or the loss of topsoil? (Source: 1) | | | ✓ | |
| c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: 1) | | | ✓ | |
| d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1998), creating substantial risks to life or property? (Sources: 1) | | | ✓ | |
| e. Have soils incapable of adequately supporting | | | | |

the use of septic tanks or alternative waste disposal systems where sewers are not available for the disposal of wastewater? (Source: 1)

✓

SUMMARY: *Less Than Significant Impact* – Condition of approval #2 of the subdivision which created the subject parcel (County File# MS86-33) requires the submittal of a geotechnical report prior to the issuance of any building permits.

- a 1-4. The subject site is not located on or near a known earthquake fault. According to the Estimated Seismic Ground Response map (Figure 10-4, County General Plan), the site has the lowest damage susceptibility. In addition, Figure 10-5 in the County General Plan shows that the site has generally low liquefaction potential. Changing the agricultural zoning would not expose people or structures to substantial adverse effects, including the risk of loss, injury, or death, involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides.
- b. Changing the site's zoning would not require any physical changes. After rezoning the site, the applicant proposes to construct a single-family residence. Construction of the residence is limited to only a small portion of the site due physical constraints of the subject property (steep hillsides, large groupings of trees and limited access).
- c. Figure 10-4 in the *Safety Element* of the General Plan indicates that the site is underlain by bedrock. Unstable underlying geologic units or the surface soils are not likely to be present. However, as stated above, a geotechnical report is required prior to the issuance of any building permits per County File# MS86-33.
- d. Expansive soils shrink and swell as a result of moisture changes that can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. It should be recognized that expansive soils are an engineering issue, and not a land use or feasibility issue. Damage due to volume changes associated with expansive soils can be reduced by placing slabs on select, granular fill and by use of rigid mat or post-tensioned slabs on specially prepared and moisture conditioned soils.
- e. As previously stated, the subject site does not contain any known hazardous geologic features. Establishment of a single septic system would require permit approval from the County Health Services Department, Environmental Health Division.

VII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No impact |
|--|--------------------------------------|--|------------------------------------|-------------|
| a. Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? (Source: 4) | _____ | _____ | _____ | _____✓_____ |
| b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources: 4) | _____ | _____ | _____ | _____✓_____ |
| c. Emit hazardous emissions or handle hazardous | _____ | _____ | _____ | _____✓_____ |

| | | | | |
|---|-------|-------|-------|--------|
| or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school? (Sources: 4) | _____ | _____ | _____ | _____✓ |
| d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65862.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: 8) | _____ | _____ | _____ | _____✓ |
| e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area. (Sources: 1) | _____ | _____ | _____ | _____✓ |
| f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: 1) | _____ | _____ | _____ | _____✓ |
| g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: 1, 10) | _____ | _____ | _____ | _____✓ |
| h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? (Sources: 1, 10) | _____ | _____ | _____ | _____✓ |

SUMMARY: No Impact

- a. – b. No land uses which would routinely handle hazardous materials are proposed. Therefore, implementation of the proposed project would not create a significant hazard to the public or the environment due to the routine transport, storage, use, or disposal of hazardous materials.
- c. The subject site is not located within one-quarter mile of an existing or proposed school.
- d. The Department of Toxic Substances Control (DTSC) provides an annually updated list of hazardous materials sites pursuant to Government Code Section 65962.5. This list, known as the “Cortese List”, identifies thirty-eight sites within Contra Costa County that have hazardous materials issues. According to the list, the subject site is not on or located near any such site. Therefore, no significant hazard to the public or environment would be created.
- e. – f. The subject site is not located within two miles of a public airport or within the vicinity of a private airstrip. The site is not located within an area covered by an airport land use plan.
- g. The proposed project only calls for the change of one agricultural zoning to another. Uses allowed would remain agricultural. Therefore, the proposed project would not interfere with the implementation of any emergency response or evacuation plan.
- h. Figure 10-10 in the Safety Element of the County General Plan indicates that the subject site is within a “moderate fire hazard area.” Naturally vegetated grass land and dry-farmed grain

areas of the County tend to be susceptible to serious wildfire hazards. The General Plan has mapped areas of special concern when it comes to these types of hazards, and provided policies for disaster planning. The proposed project would not compromise the ability to implement said policies or expose people or structures to any significant risk. Any development must meet the requirements of the local fire district.

VIII. HYDROLOGY AND WATER QUALITY – Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-----------|
| a. Violate any water quality standards or waste discharge requirements? (Sources: 4) | _____ | _____ | _____ | _____✓ |
| b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Sources: 4) | _____ | _____ | _____ | _____✓ |
| c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? (Source: 1, 4) | _____ | _____ | _____ | _____✓ |
| d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface run-off in a manner that would result in flooding on- or off-site? (Source: 4) | _____ | _____ | _____ | _____✓ |
| e. Create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? (Sources: 4) | _____ | _____ | _____ | _____✓ |
| f. Otherwise substantially degrade water quality? (Source: 4) | _____ | _____ | _____ | _____✓ |
| g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Sources: 11) | _____ | _____ | _____ | _____✓ |
| h. Place within a 100-year flood hazard area structures that would impede or redirect flood flows? (Sources: 11) | _____ | _____ | _____ | _____✓ |

i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: 1, 11)

_____ ✓

j. Be subject to inundation by seiche, tsunami or mudflow? (Sources: 4)

_____ ✓

SUMMARY: No Impact

a. Approval of the proposed project would change the subject site's zoning from one agricultural land use district to another. No element of this action would have the potential for violating water quality standards or discharge requirements. Therefore, no impact would occur.

b. Establishment of the proposed zoning would not substantially interfere with groundwater recharge. The existence of sufficient groundwater supplies must be determined prior to development. Groundwater supplies would be verified and appropriately monitored by the County Health Services Department, Environmental Health Division.

c. - f. The proposed rezoning itself would not substantially alter the existing drainage patterns in the area.

The project would not require any substantial alteration to the land or existing terrain. Therefore there is no foreseeable risk of the project resulting in an excess of runoff, an alteration of planned storm water drainage systems, an addition to sources of polluted runoff, or an otherwise substantial degradation of water quality.

g. - h. The subject site is not located within a 100-year flood hazard area.

i. No impact would occur because the subject site is not protected by levees or dams.

j. Seiche and tsunami occur in larger bodies of water such as lakes and oceans. There is no threat to the subject site from seiche or tsunami because the types of water bodies where they occur do not exist in the vicinity. Any current threat to the site from mudflow would not be exacerbated by changing the zoning district from A-4 to A-2.

IX. LAND USE AND PLANNING – Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-----------|
| a. Physically divide an established community? (Sources: 1, 2, 4) | _____ | _____ | _____ | _____ ✓ |
| b. Conflict with any applicable land use plan, policy, or the regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: 1) | _____ | _____ | _____ | _____ ✓ |
| c. Conflict with any applicable habitat conservation | _____ | _____ | _____ | _____ |

plan or natural community conservation plan?
(Source: 1)

_____ ✓

SUMMARY: No Impact

- a. The subject site in an area that is comprised of mostly agricultural uses. Some parcels have homes on them. Changing the site's zoning would not compromise the character or general uses of the area, nor lead to a physical division of the established community.
- b. Nothing in the record suggests that the proposed project would conflict with plans, policies, or regulations adopted for the purpose of mitigating environmental impacts. As explained throughout this Initial Study, implementation of the project would result in only a change from one agricultural district to another. The proposed zoning is consistent with the current General Plan designation.
- c. No Habitat Conservation Plan or Natural Community Conservation Plan has been approved or adopted for the subject site or its vicinity.

X. MINERAL RESOURCES – Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-----------|
| a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: 1) | _____ | _____ | _____ | _____ ✓ |
| b. Result in the loss or availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Source: 1) | _____ | _____ | _____ | _____ ✓ |

SUMMARY: No Impact

- a. – b. The proposed project would not impact mineral resources because no mineral resources are present in the area.

XI. NOISE – Would the project result in:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-----------|
| a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: 4) | _____ | _____ | _____ | _____ ✓ |
| b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? (Source: 4) | _____ | _____ | _____ | _____ ✓ |
| c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 4) | _____ | _____ | _____ | _____ ✓ |

- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: 1, 4)

_____ ✓ _____

- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1)

_____ ✓ _____

- f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: 1)

_____ ✓ _____

SUMMARY: Less Than Significant Impact

- a. - c. Implementation of the proposed project would not permanently alter the existing noise environment.
- d. Rezoning the site would not have a substantial permanent impact on the existing noise environment. There would likely be a temporary increase in ambient noise levels during any development of the site. Because the construction period for improvements would be temporary, the impact would be less than significant.
- e. - f. The subject site is not located within two miles of a public airport or within the vicinity of a private airstrip. The site is not located within an area covered by an airport land use plan.

XII. POPULATION AND HOUSING - Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporated | Less Than
Significant
Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|---------------|
| a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Sources: 4) | _____ | _____ | _____ | _____ ✓ _____ |
| b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: 4) | _____ | _____ | _____ | _____ ✓ _____ |
| c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: 4) | _____ | _____ | _____ | _____ ✓ _____ |

SUMMARY: No Impact

- a. The proposed zoning would allow for the construction of one single-family residence by right. The establishment of one residence on a legal parcel would neither directly nor indirectly induce substantial population growth.

- b. – c. The proposed project would not require the removal or relocation of any existing housing whatsoever and therefore would not necessitate the construction of replacement housing.

XIII. PUBLIC SERVICES – Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-----------|
| a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services? | | | | |
| 1. Fire protection? (Sources: 4, 9) | _____ | _____ | _____ | ✓ |
| 2. Police protection? (Sources: 1, 4) | _____ | _____ | _____ | ✓ |
| 3. Schools? (Source: 2, 4) | _____ | _____ | _____ | ✓ |
| 4. Parks? (Source: 4) | _____ | _____ | _____ | ✓ |
| 5. Other public facilities? (Sources: 4) | _____ | _____ | _____ | ✓ |

SUMMARY: *No Impact*

- a. 1. The subject site is serviced by the Contra Costa County Fire Protection District. The District provided comments on the establishment of a residence indicating requirements for access and building safety. No comments from the District indicate an inability to serve the site after implementation of the proposed project.
2. The area receives public protection services from the Contra Costa County Sheriff's Department. Impacts to public protection services usually result from a substantial increase in population. The proposed project would not induce substantial population growth, and therefore would not impact the Office of the Sheriff's ability to provide service.
3. The proposed zoning would allow a residence to be established by right. By ordinance, new residential developments within the County are required to furnish fees associated with funding school facilities (County Code Chapter 812-10). Therefore no significant impact would occur to existing school facilities and the construction of new facilities would not be required.
4. No new or altered park facilities would be required as a result of project implementation.
5. The proposed zoning would not result in substantial population growth and would not result in substantial physical impacts.

XIV. RECREATION

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-----------|
| a. Would the project increase the use of existing neighborhood and regional parks or other | | | | |

- | | | | | |
|--|-------|-------|-------|--------|
| recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: 4) | _____ | _____ | _____ | _____✓ |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? (Source: 4) | _____ | _____ | _____ | _____✓ |

SUMMARY: No Impact

- a. As explained in Section XII above, implementation of the proposed project would not induce substantial population growth. There is no evidence in the record to suggest that physical deterioration of parks or recreational facilities would be accelerated as a result of the proposed project.
- b. The proposed project does not include a proposal for new recreational facilities and would not necessitate the expansion of existing facilities.

XV. TRANSPORTATION/TRAFFIC – Would the project:

- | | Potentially
Significant
Impact | Less Than
Significant
With
Mitigation
Incorporated | Less Than
Significant
Impact | No Impact |
|--|--------------------------------------|--|------------------------------------|-----------|
| a. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? (Sources: 4) | _____ | _____ | _____ | _____✓ |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 4) | _____ | _____ | _____ | _____✓ |
| c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Source: 1, 4) | _____ | _____ | _____ | _____✓ |
| d. Substantially increase hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)? (Sources: 4) | _____ | _____ | _____ | _____✓ |
| e. Result in inadequate emergency access? (Sources: 4, 9) | _____ | _____ | _____ | _____✓ |
| f. Result in inadequate parking capacity? (Sources: 4) | _____ | _____ | _____ | _____✓ |
| g. Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1, 4) | _____ | _____ | _____ | _____✓ |

SUMMARY: *Less Than Significant Impact*

- a. – b. The proposed project does not include a substantial increase in population or businesses and would not generate substantial additional traffic.
- c. Changing the sites zoning would not result in safety risks to air traffic. The subject site is not within the vicinity of an airstrip or airport.
- d. – e. The proposed project would not increase hazards due to a design feature or the introduction of incompatible uses. The driveway would need to be improved if a residence is constructed in order to safely accommodate emergency apparatus.

Emergency access would improve because the driveway must be upgraded to meet Fire District standards for emergency vehicle access.

- f. The subject site is very large in area and would not have a problem complying with the County's off-street parking requirements.
- g. There is no potential for the proposed project to conflict with adopted policies, plans, or programs supporting alternative transportation. There would be no substantial change in population or the use of the site, and there would be no physical changes that would impede the development of public or other alternative modes of transportation.

XVI. UTILITIES AND SERVICE SYSTEMS – Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------------|--|------------------------------------|-------------|
| a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: 4) | _____ | _____ | _____ | _____✓_____ |
| b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: 1) | _____ | _____ | _____ | _____✓_____ |
| c. Require or result in the construction of new stormwater drainage facilities, the construction of which could cause significant environmental effects? (Sources: 4) | _____ | _____ | _____ | _____✓_____ |
| d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: 1) | _____ | _____ | _____ | _____✓_____ |
| e. Result in a determination by the wastewater treatment provider that serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: 1) | _____ | _____ | _____ | _____✓_____ |

f. Be served by a landfill with sufficient permitted capacity to accommodate the project's waste disposal needs? (Sources: 1)

_____ ✓

g. Comply with federal, state and local statutes and regulations related to solid waste? (Sources: 1)

_____ ✓

SUMMARY: Less Than Significant Impact

- a. The proposed project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. See discussion in Section VIII.a above.
- b. See Sections XVI.d and XVI.e below regarding water and wastewater facilities, respectively.
- c. Storm water drainage facilities would be required if a residence is constructed. However, the establishment of these facilities for a single-family residence would not result in significant environmental effects. See discussion in Section VIII.e above.
- d. There is no local supplier of potable water; the subject site would have to obtain its water from an onsite well.
- e. There is no local wastewater treatment provider; the subject site must have its own onsite septic system.
- f. – g. The site would be served by a landfill facility within Contra Costa County that complies with applicable codes and regulations related to solid waste disposal. Implementation of the proposed project would not substantially alter the quantity or type of solid waste produced at the subject site. County landfills have adequate capacity to continue to serve the existing residences.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

| | | | |
|--------------------------------------|--|------------------------------------|-----------|
| Potentially Significant Impact | Less Than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------|--|------------------------------------|-----------|

_____ ✓ _____

b. Does the project have impacts that are individually limited, but are cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection

with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

| | | | |
|-------|-------|-------|--------|
| _____ | _____ | _____ | _____✓ |
| _____ | _____ | _____ | _____✓ |

SUMMARY: Less Than Significant Impact

- a. As explained throughout this Initial Study, implementation of the proposed project would not result in serious degradation of the quality of the environment because the general land uses would not change. The site's primary use remains agricultural. Based on the evidence in the record, the County finds that the project would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.
- b. No cumulative environmental impacts would result from implementation of the proposed project. No significant development or development that can potentially degrade the quality of the area is proposed. No evidence in the record suggests that cumulatively considerable environmental effects could occur as a result of the proposed rezoning from A-4 to A-2.
- c. As explained throughout this Initial Study, the proposed project would result in very few potential impacts and all of the impacts that were identified would be less than significant. Nothing in the record indicates that project has the potential to cause a substantial adverse effect on humans.