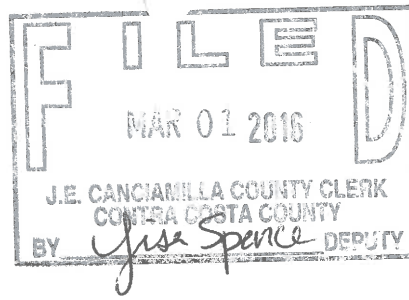


**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

March 1, 2016

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

County File #MS15-0002/RZ15-3229

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 Contra Costa County Department of Conservation and Development, Community Development Division has prepared an initial study on the following project:

Project Location: 20 Alamo Glen Trail
Alamo, CA 94507
APN: 193-210-008, 193-861-022

Applicant and Owner: Alamo Glen, LLC
1840 San Miguel Drive, #206
Walnut Creek, CA 94596

Project Description

The project proposes to rezone the 2.41-acre site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide the lot into four parcels (ranging in area from 20,687 to 28,877 square feet) with the intent to develop each resultant parcel with a single-family residence. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C are accessed. The proposed Parcel D will be accessed from Alamo Glen Trail, a fully-improved public road. The project proposes to remove 48 code-protected trees from the site, and to work within the drip line of 26 trees that are located on adjacent properties. A significant amount of grading is proposed to prepare the site for the future construction of four residences (one on each parcel) – 8,137 cubic yards of cut, 5,376 cubic yards of fill, and a net export total of 2,761 cubic yards of soil.

Site Description & Surrounding Land Uses

The project site consists of a 2.36-acre parcel and a 0.17-acre parcel in Alamo. The site is surrounded on all sides by single-family, low density residential developments. Undeveloped lands occur further north and east of the site. The property is accessed by two public roads – Royal Oaks Drive from the west, and Alamo Glen Trail from the east. The project site is currently occupied by one house, with three detached accessory buildings, a small cottage, a barn, and four stables structures. Forty-eight (48) code-protected trees (mostly non-native, with a handful of native trees) exist on the property. The site generally slopes up from the southwest corner to the northeast corner, with mostly minor slopes of less than 15%. Some moderate slopes of 15% to 26% occur in the middle portion and the northern areas of the site, and steeper slopes, greater than 26%, occur in the middle portion and on the northeast corner of the site.

Determination

The County has determined that without mitigation the project may result in significant impacts to the environment. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/initial study during a 20-day public comment period.

A copy of the Negative Declaration, Initial Study, Environmental Checklist and all documents referenced therein may be reviewed in the offices of the Department of Conservation & Development during normal business hours, located at 30 Muir Road in Martinez.

Public Comment Period

The period for accepting comments on the adequacy of the environmental documents extends to **5:00 P.M., Monday, March 21, 2016**. Any comments should be in writing and submitted to the following address:

Contra Costa County
Department of Conservation and Development
Attn: Sharon Gong
30 Muir Road
Martinez, CA 94553

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. While a date for this hearing has not yet been set, it is anticipated to occur in May of 2016. The hearing will be held at 30 Muir Road in Martinez.

Sincerely,


Sharon Gong, Project Planner

CC: County Clerk-Recorder's Office (2 copies)

Att: Parcel Map
Vicinity Map

VICINITY MAP



ENVIRONMENTAL CHECKLIST FORM

1. Project Title: County File #MS15-0002/RZ15-3229
2. Lead Agency Name and Address: Contra Costa County
Department of Conservation and Development
Community Development Division
30 Muir Road
Martinez, CA 94553
3. Contact Person and Phone Number: Sharon Gong, Planner, (925) 674-7802
4. Project Location: 20 Alamo Glen Trail
Alamo, CA 94507
APN: 193-210-008, 193-861-022
5. Project Sponsor's Name and Address: Alamo Glen, LLC
1840 San Miguel Drive, #206
Walnut Creek, CA 94596
6. General Plan Designation: The subject site has a Single-Family, Low Density (SL) General Plan land use designation.
7. Zoning: The subject site is located in a General Agricultural (A-2) zoning district.
8. Site Description & Surrounding Land Uses: The project site consists of a 2.36-acre parcel and a 0.17-acre parcel in Alamo. The site is surrounded on all sides by single-family, low density residential developments. Undeveloped lands occur further north and east of the site. The property is accessed by two public roads – Royal Oaks Drive from the west, and Alamo Glen Trail from the east. The project site is currently occupied by one house, with three detached accessory buildings, a small cottage, a barn, and four stables structures. Forty-eight (48) code-protected trees (mostly non-native, with a handful of native trees) exist on the property. The site generally slopes up from the southwest corner to the northeast corner, with mostly minor slopes of less than 15%. Some moderate slopes of 15% to 26% occur in the middle portion and the northern areas of the site, and steeper slopes, greater than 26%, occur in the middle portion and on the northeast corner of the site.

Project Description: The project proposes to rezone the 2.41-acre site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide the lot into four parcels (ranging in area from 20,687 to 28,877 square feet) with the intent to develop each resultant parcel with a single-family residence. The project includes a dedication of land to the County for the completion of improvements to the public road, Royal Oaks Drive, from which proposed Parcels A, B, and C are accessed. The proposed Parcel D will be accessed from Alamo Glen Trail, a fully-improved public road. The project proposes to remove 48 code-protected trees from the site, and to work within the drip line of 26 trees that are located on adjacent properties. A significant amount of grading is proposed to prepare the site for the future construction of four residences (one on each parcel) – 8,137 cubic yards of cut, 5,376 cubic yards of fill, and a net export total of 2,761 cubic yards of soil.

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing, approval or participation agreement):

- Contra Costa County Building Inspection Division
- Contra Costa County Grading Division
- Contra Costa County Public Works Department
- Central Costa County Sanitary District
- San Ramon Valley Fire Protection District

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.

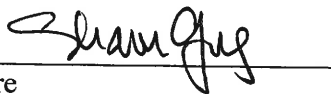
- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mandatory Findings of Significance | <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/Traffic | <input type="checkbox"/> Utilities/Services Systems |

Environmental Determination

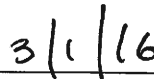
On the basis of this initial evaluation:

- 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 revisions in the project have been made by, or agreed to by, the project proponent. 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 "potentially significant impact" or "potentially significant unless mitigated" impact 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. 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.

Signature



Date



Sharon Gong
Contra Costa County
Department of Conservation and Development

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
1. AESTHETICS – <i>Would the project:</i>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><u>SUMMARY: Less than Significant</u></p> <p>a-c) According to the Scenic Routes Plan (Figure 5-4) in the County General Plan, the subject site is in the vicinity of the Stone Valley Road scenic route (0.19 mile away). However, the project site mostly not visible from Stone Valley Road, because of the generally moderate slope of the topography in the area, and the amount of mature trees of significant height in the area. There may be a noticeable reduction of greenery at the project site due to the number of mature trees proposed to be removed. However, the planting of replacement trees will be included with the conditions of approval for the project, and the reduction of greenery caused by the project will be less than significant with these requirements.</p> <p>d) At this stage of development, no lighting plans have been submitted for the project. Because of the site's proximity to the Stone Valley Road scenic route, new lighting proposed at the time of the development of each parcel in the subdivision may impact nighttime views from the scenic route and in the area. The project will be conditioned to require the submission of lighting plans for each parcel for DCD review and approval.</p>				
<p>2. AGRICULTURAL AND FOREST RESOURCES: <i>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 agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</i></p> <p><i>Would the project:</i></p>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

- a) The project site is not being used for agricultural purposes. Also, according to the *2012 Important Farmland Map of Contra Costa County*, the property is categorized as “Urban and Built-up Land”, and is not considered farmland. Therefore, the proposed project will not convert existing farmland, as categorized by the California Resources Agency, to a non-agricultural use.
- b) The property is located in a General Agricultural (A-2) zoning district. However, the underlying General Plan designation is Single-Family, Low Density (SL), and no agricultural uses currently exist on site. The rezoning from an A-2 to an R-20 zoning district will reduce the aggregate amount of land in the County that is designated agricultural, and will disallow certain agricultural uses on the subject site that are allowed “by right” on an A-2 district property. Some examples of uses allowed by right in an A-2 district include general farming, wholesale horticulture and floriculture, dairying, livestock production, poultry raising, forestry, and other similar uses. Agricultural uses such as crop and tree farming, horticulture, small farming, and keeping livestock (minimum 40,000-square-foot lot) would still be permissible on an R-20 district property. However, no agricultural uses are proposed with the project, and the applicant intends to build single-family homes on each resultant subdivision parcel. No Williamson Act contract is associated with this property.
- c-e) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. According to County GIS data, the site is not identified as “forest land”, and no such uses currently exist on the site. Thus no “forest land” or “timberland” will be lost because of the rezoning and subdivision of the land, nor from the intended single-family residential development.

3. 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:

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant with Mitigations

a-c) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. The project is not expected to have significant air quality impacts that would conflict with, violate, or cumulatively affect air quality standards.

d-e) The only potential impacts to air quality which may affect sensitive receptors or the general public would be from exhaust emissions from equipment related to pre-development improvements on the site (e.g. demolition and grading), and the future construction of houses, which would occur over limited periods of time. The Bay Area Air Quality Management District (BAAQMD) is the agency responsible for maintaining federal and state air quality standards within the San Francisco Bay Area Air Basin. Exhaust emissions and particulate matter (such as those from demolition equipment) produced by construction activities are regarded by BAAQMD as less than significant if dust and particulate control measures are implemented. The following air quality management mitigations are recommended to ensure that air quality standards are maintained during construction activities related to the project.

Potential Impact: Exhaust emissions and particulate produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants or objectionable odors.

AQ-1: The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be included on all construction plans:

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- g. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- h. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

4. BIOLOGICAL RESOURCES – *Would the project:*

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 Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

SUMMARY: Less than Significant with Mitigation

Biological Resources Assessment

The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. To identify potentially significant impacts that could occur to sensitive biological resources from the proposed project on the site, a Biological Resources Assessment was conducted by LSA Associates, Inc. (LSA), and a report was submitted on October 29, 2015. The purpose of the assessment was to identify existing biological resources at the site, evaluate the site's potential to support special-status plant and/or animal species, and to determine if any other sensitive resources are present.

Biological resources on the project site may fall under the jurisdictions and regulations of the agencies listed below.

- *U.S. Fish and Wildlife Service (USFWS)*. Species listed under the federal Endangered Species Act.
- *California Department of Fish and Wildlife (CDFW)*. Species listed under the State Endangered Species Act. Species of Special Concern, Streambed Alteration Agreements.
- *U.S. Army Corps of Engineers (Corps)*. Fill of waters/wetlands subject to Section 404 of the Clean Water Act.
- *Regional Water Quality Control Board (RWQCB)*. Water quality certification under Section 401 of the Clean Water Act, Porter-Cologne water quality standards.
- *National Marine Fisheries Service (NMFS)*. Marine and anadromous species listed under the federal Endangered Species Act.

a) Special-Status Plant Species

Vegetation on the site has been significantly altered from its natural condition as a result of its use as a stable and construction of two homes and other structures. The majority of the property has a vegetative cover of herbaceous annual plants that is regularly mowed.

Databases used by LSA to locate records of special-status species and sensitive communities/habitats in the general vicinity of the project site report 24 special-status plant species have been found in the Alamo vicinity. LSA concluded that most of these species have no potential to occur because the micro habitat components (such as serpentine or siliceous soils) necessary to support them do not occur within the site. No special-status plant species are expected on the site due to the extensive disturbance that currently occurs and has occurred in the past and the non-native, weedy plant cover that is currently present.

Special-Status Animal Species

Databases used by LSA to locate records of special-status species and sensitive communities/habitats in the general vicinity of the project site report 19 special-status animal species have been found in the Alamo vicinity. LSA concludes that the trees on the site provide suitable habitat for nesting birds, and the buildings and other structures provide roosting sites for bats. Also, the only listed species known to be present within dispersal distance of the site is the Alameda whipsnake.

Alameda whipsnake - The Alameda whipsnake (AWS) is a state and federally listed threatened species. Suitable AWS habitat is located 0.2 miles northeast of the property. However, LSA states that the site is separated from this potential habitat by residential development which forms a barrier to whipsnake movement, and it is unlikely that an Alameda whipsnake present in this area would move through existing residential development to reach the project site. LSA concluded that development of the site would not impact AWS habitat.

However, in a peer review of the LSA's report, dated November 19 2015, Mosaic Associates states that extensive open space with suitable AWS habitat is present in close proximity to the project site, including an approximately 176-acre open space preserve owned by the East Bay Regional Park District (EBRPD), and that the single row of homes and street that separate the open space from the project site *reduce the likelihood for, but would not prevent AWS from dispersing to the site*. In order to reduce or avoid potential impact to special status species, the County will accept Mosaic's more conservative impact assessment, and recommends the adoption of the AWS mitigation measures proposed by Mosaic, which are included in the mitigation measures following the species impact discussion.

Nesting birds - Active bird nests are protected by the State Fish and Game Code and the federal Migratory Bird Treaty Act. The trees on the site provide suitable nesting habitat for numerous bird species. At least six old bird nests were observed in the Siberian elm trees along the main entrance road. These nests were not active on the date of the site visit as the survey was conducted outside of the bird nesting season. LSA states that the presence of old nests indicates nesting is likely to occur in these trees in the future. Mitigation measures (see mitigation measures following the species impact discussion) proposed by LSA for project impact on nesting birds are recommended to be adopted.

Roosting bats - Like bird nests, active bat roosts are protected by CDFW. Several species of bats including Pallid bat and Townsend's big-eared bat are known to roost in attics and other covered structures. The buildings on the site do not appear suitable for bats to roost in. All structures were evaluated for potential bat use. No physical evidence of bat use was detected, and it is unlikely that bats would roost in the thin crevices provided by the barn and other structures. The existing residences are occupied and bats are infrequently found in occupied homes. Their presence is easily detected and the residents report no bat activity. LSA states that bats are not expected to use the structures on the site for roosts. No mitigations are necessary for this species.

Mitigation Measures

Potential Impact: The project may endanger any Alameda whipsnake present on the site during construction.

BIO-1: A preconstruction survey for AWS shall be conducted by a qualified biologist not more than 48 hours prior to the start of construction. All suitable habitat features (e.g. wood piles, debris piles, etc.) that may be used by AWS shall be identified, marked and mapped during the preconstruction survey.

BIO-2: Potentially suitable habitat features identified during the preconstruction survey shall be removed under the direct supervision of a qualified biologist prior to the start of any other construction activities. If AWS is detected, site disturbance shall be halted until the snake has been relocated by a 10(a)(1)(A)-permitted biologist as approved and directed by the U.S. Fish and Wildlife Service and the California Department of Fish and Wildlife.

BIO-3: Following the completion of the preconstruction survey and the removal of potentially suitable habitat, a snake exclusion fence not less than four feet in height, and buried at least four inches in the ground shall be installed around the perimeter of the project site and maintained during the duration of construction.

BIO-4: All construction personnel shall attend an informational training session conducted by a qualified biologist prior to the start of any site disturbance activities, including demolition. This session will cover identification of the species and procedures to be followed if an individual is found on site, as well as biology and habitat needs of this species. Handouts shall be provided and extra copies will be retained on site. Construction workers shall sign a form stating that they attended the program and understand all protection measures for the AWS. Additional training sessions shall be provided to new construction personnel during the course of construction.

Potential Impact: The trees on the site are used by nesting birds. Birds could initiate nesting in the trees at any time during the nesting season (February 1-July 31). Development activities on the property could destroy active bird nests or cause birds to abandon eggs or young.

BIO-5: A preconstruction survey for nesting birds shall be conducted if construction begins between February 1 and July 31. The preconstruction survey will be conducted by a qualified biologist no more than 14 days prior to the initiation of construction related activity (i.e., staging, clearing, grading, tree trimming or removal).

BIO-6: If an active bird nest(s) are found on the site, a buffer zone shall be established around the nest as specified by the qualified biologist. The size of the buffer will be dependent on the location of the nest and the nesting species. All buffer zones shall be monitored periodically (e.g., weekly) to determine the status of the nesting effort. The buffer zones shall remain in place until the young have fledged and are foraging independently as determined by a qualified biologist.

- b) No riparian habitat or other sensitive natural communities exist on the project site.
- c) An underground 30-inch storm drain the site. There are no above-ground drainages crossing the property, and no depressions that could hold water seasonally are present. Hydrophytic plants and soil conditions are also absent. No features that would be regulated as waters or wetlands by the Corps, RWQCB or CDFW were observed on the site.

- d) Since the site does not contain, nor is the site adjacent to a water source, the project will not substantially interfere with the movement of native resident fish. The potential impact of the project on the Alameda whipsnake is discussed in 4a, and mitigation measures BIO-1, BIO-2, BIO-3, and BIO-4 are recommended to reduce this impact to be less than significant.
- e) The Tree Protection and Preservation Ordinance (County Code, Chapter 816-6) protects tree resources in the County. All of the 48 trees proposed to be removed from the site are considered to be code-protected, according to this ordinance. In addition, 26 off-site trees that are to remain, are anticipated to be impacted by project construction. The following mitigations are recommended to ensure compliance with the County Tree Protection and Preservation Ordinance.

Potential Impact: The trees on the site that will be removed, or that will be impacted by project-related construction are protected by the County Tree Protection and Preservation Ordinance, and require preservation and restitution measures to mitigate the project impact on this resource.

BIO-7: The following measures are intended to provide restitution for the removal of (48) code-protected trees:

- a. Planting and Irrigation Plan: Prior to issuance of a grading or building permit, whichever occurs first, the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of the Department of Conservation and Development, Community Development Division (DCD). The plan shall provide for the planting of (83) EIGHTY-THREE trees, minimum 15 gallons in size. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan. The plan shall also include an estimate prepared by a licensed landscape architect, arborist, or landscape contractor for the materials and labor costs to complete the improvements (accounting for supply, delivery, and installation of trees and irrigation).
- b. Required Security to Assure Completion of Plan Improvements: A security shall be provided to ensure that the approved planting and irrigation plan is implemented. Prior to issuance of a grading or building permit, whichever occurs first, the applicant shall submit a security that is acceptable to the DCD. The security shall be the amount of the approved cost estimate described in Section a above, *plus* a 20% inflation surcharge.
- c. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$100.00.
- d. Duration of Security: When the replacement trees and irrigation have been installed, the applicant shall submit a letter to the DCD, composed by a licensed landscape architect, landscape contractor, or arborist, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The DCD will retain the security for a minimum of 12 months

up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing the bond between 12 and 24 months, following completion of the installation, the applicant shall arrange for the consulting arborist to inspect the replacement trees and to prepare a report on the trees' health. The report shall be submitted for the review of the DCD and shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant.

Any replacement tree that dies within the first year of being planted shall be replaced by another tree of the same species and size. If the DCD determines that the applicant has not been diligent in ensuring the replacement trees' health, then all or part of the security may be used by the County to ensure that the approved restitution plan is successfully implemented.

BIO-8: Security for Possible Damage to Trees Intended for Preservation: Pursuant to the requirements of Section 816-6.1204 of the Tree Protection and Preservation Ordinance, to address the possibility that construction activity damages trees that are to be preserved, the applicant shall provide the County with a security to allow for replacement of trees that are significantly damaged or destroyed by construction activity. Prior to issuance of grading permits or building permits, whichever occurs first, the applicant shall provide a security that is acceptable to the Department of Conservation and Development, Community Development Division (DCD).

- a. **Amount of Security:** The security shall be an amount sufficient to cover:
 - i. Preparation of a tree planting and irrigation plan by a licensed landscape architect, arborist, or landscape contractor. The plan shall provide for the planting and irrigation of (48) FORTY-EIGHT trees, minimum 15 gallons in size, or an equivalent planting contribution as determined appropriate by the DCD. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County's Water Efficient Landscape Ordinance, if the County's ordinance has been adopted, and verification of such shall accompany the plan. If deemed necessary by the DCD, the plan shall be implemented prior to final building inspection.
 - ii. The estimated materials and labor costs to complete the improvements shown on the approved planting and irrigation plan (accounting for supply, delivery, and installation of trees and irrigation).
 - iii. An *additional* 20% above the costs described in Sections a.i and a.ii above to account for inflation potential.
- b. **Initial Deposit for Processing of Security:** The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$100.
- c. **Duration of Security:** After the final building inspection has been completed, the applicant shall submit a letter to the DCD, composed by a consulting arborist, describing any construction impacts to trees intended for preservation. The security shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. As a prerequisite of releasing

the bond between 12 and 24 months, the applicant shall arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. The report shall be submitted to the DCD for review, and it shall include any additional measures necessary for preserving the health of the trees. These measures shall be implemented by the applicant. In the event that the DCD determines that trees intended for preservation have been damaged by development activity, and that the applicant has not been diligent in providing reasonable restitution of the damaged trees, then the DCD may require that all or part of the security be used to provide for mitigation of the trees damaged, including replacement of any trees that have died.

BIO-9: The Tree Preservation Guidelines provided by the project arborist, Ed Brennan, in the Tree Preservation Report dated received August 26, 2015 shall be implemented:

- a. A Tree Protection Plan consistent with the Tree Preservation Report shall be submitted by the project proponent prior to submittal for building or grading permits. Tree protection fencing shall be 6-foot high chain link, shall be installed prior to all construction-related activities and shall remain in place until all demolition, grading and construction is completed.
- b. The Tree Preservation Guidelines shall be shown on the Tree Protection Plan.

BIO-10: Any proposed tree alteration, removal, or encroachment within a drip line of code-protected trees that are not identified with this permit approval will require submittal of another Tree Permit application for review and consideration by the DCD.

- f) The County has adopted the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which provides a framework to protect natural resources in eastern Contra Costa County. The subject site is located outside of the areas covered by the HCP/NCCP. Therefore, the project does not conflict with the provisions of the HCP/NCCP.

5. CULTURAL RESOURCES – *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant with Mitigations

- a-d) Neither the site nor the existing structures on it are listed in the County Historical Resources Inventory. Also, according to the *Archaeological Sensitivities* map (Figure 9-2) of the County General Plan, the subject site is located in an area that is considered “largely urbanized”, and is generally not considered to be a location with significant archaeological resources. The California Historical Resources Information System (CHRIS) does not have

any record of previous cultural resource studies for the project area. Nevertheless, to ensure that any significant cultural resources that are discovered upon disturbance of the site will be studied and preserved, the following mitigations are recommended.

Potential Impact: The proposed development will cause ground disturbance which may impact heretofore undocumented cultural resources.

CUL-1: The following mitigation measures shall be implemented during project construction-related ground disturbance, and shall be included on all construction plans:

- a. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources.

If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

- b. Prehistoric materials can include flake-stone tools (e.g., projectile points, knives, choppers) or obsidian, chert, or quartzite tool-making debris; culturally darkened soil (i.e., midden soil often containing heat-affected rock, ash and charcoal, shellfish remains, and cultural materials); and stone milling equipment (e.g., mortars, pestles, handstones). Historical materials can include wood, stone, concrete, or adobe footings, walls and other structural remains; debris-filled wells or privies; and deposits of wood, glass ceramics, and other refuse.
- c. If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (MLD) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.

Upon completion of the assessment, the archaeologist should prepare a report documenting the methods and results, and provide recommendations for the treatment of the human remains and any associated cultural materials, as appropriate and in coordination with the recommendations of the MLD. The report should be submitted to the Northwest Information Center and appropriate Contra Costa agencies.

6. GEOLOGY AND SOILS – <i>Would the project:</i>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant with Mitigation

- a.i) Because the subject property is not located within an Alquist-Priolo Fault Zone, according to County GIS data, the risk of fault rupture is generally regarded as very low. The nearest faults considered active by the California Geological Survey are Concord and Calaveras faults pass approximately 3 miles north and 3 miles south of the site, respectively; and Hayward fault passes 10 miles southwest of the site.
- a.ii) According to the Estimated Seismic Ground Response map (Figure 10-4) in the County General Plan, the project site is located in an area that is rated as having “moderately low damage susceptibility” from seismic movement. The risk of structural damage from ground shaking is regulated by the building codes and County Grading Ordinance. The County has adopted the 2013 California Building Code (CBC), which requires use of seismic parameters in the design of all structures requiring building permits. The project geotechnical engineers, Calgeotech Engineering Consultants, Inc. (CECI), submitted a geotechnical report, dated received on May 28, 2015, that provides seismic parameters based on an earlier version of the CBC. These parameters will require updating by the project geotechnical engineer prior to design of improvements by the project structural engineer. A provision to address this issue is included in the mitigation measures following this discussion.
- a.iii) According to the Estimated Liquefaction Potential map (Figure 10-5) in the County General Plan, the subject property is located on soil with a “generally low” liquefaction potential.

The material encountered in soil borings by CECI consisted of 5½ to 9 ft. of medium stiff to very stiff clayey soils and clayey colluvium that overlie severely weathered bedrock. These stiff, clayey materials are not candidates for liquefaction. CECI considers liquefaction potential of these surficial deposits and rock to be very low, which is consistent with the Liquefaction Potential Map in the Safety Element.

- a.iv) According to the Geological (Landslide) Hazards map (Figure 10-6) in the County General Plan, the area that includes the site is pock-marked with landslide scars. However, no landslides are identified on the site, and there are no suspected landslides within 1,000 feet of the site. The project geotechnical engineers, CECI, issued a report that evaluated potential geologic, seismic and geotechnical hazards. CECI does not report any evidence of landslides on the property. Based on this discussion, landsliding is not a potential hazard for this site.
- b-c) According to Soil Survey of Contra Costa County, the soils on the site are classified as the Alo clay (AaE, 15 to 30 % slopes). This soil is described as a Class VI (non-prime) agricultural soil, with a Storie Index rating of 23, with regard to engineering properties. The typical soil profile is 24 to 30 inches thick and underlain by light yellowish brown sandstone, soft shale and mudstone. Runoff is medium and the hazard of erosion moderate, where bare soil is exposed at the surface. Consequently, there is a risk of erosion. In a properly designed project where erosion control measures are in-place at the beginning of the winter rainy season, and maintained throughout the rainy season, these risks can be kept to a practical minimum. A provision to address erosion is included in the mitigation measures following this discussion.
- d) With regard to engineering properties, the Alo clay soil on the site is considered highly expansive and highly corrosive. The CECI geotechnical report confirms that soils on the site are highly expansive. The geotechnical report contains foundation recommendations intended to avoid/ minimize damage from expansive soils. In the future, testing of graded building pads will be needed to determine if soils on the pads are corrosive, and if corrosive soils are confirmed to be present, the geotechnical engineer will provide specific criteria and standards to avoid/ minimize damage from these adverse soil conditions. Provisions to address highly expansive and corrosive soils are included in the mitigation measures following this discussion.
- e) The project site is served by the Central Contra Costa Sanitary District. The use of a septic tank or other on-site wastewater system is not required.

Mitigation Measures

Potential Impact: The project site is located in a hillside area with slopes up to 50 percent. Soil conditions on the site cause concerns for erosion, sloughing, or earthflows, and slope creep. Additionally, the soils are known to be expansive, and may be corrosive. Soil conditions on the site also cause concern for geotechnical hazards from cut/ fill transitions or differentials in fill thicknesses.

Geotechnical concerns related to five proposed water quality basins include: a) providing suitable support for roads, driveways and curbs constructed near the water quality basins, and b) potential for subsurface water from a water quality basin to migrate (and possibly build up) beneath pavements and graded slopes.

GEO-1: Concurrently with recordation of the Parcel Map, the applicant shall record a statement to run with deeds to the properties acknowledging the geotechnical report by title, author (firm), and date, calling attention to conclusions, including the long-term maintenance requirements, and noting that the report is available to prospective buyers from seller of the parcel.

GEO-2: At least 45 days prior to requesting recordation of the Parcel Map, the applicant shall submit a wet-signed and stamped, updated geology, soil, and foundation report meeting the requirements of Subdivision Ordinance Section 94-4.420 (Soil Report) for review and approval of the Peer Review Geologist. Improvement, grading, and building plans shall carry out the recommendations of the approved report. This report shall include the following: a) California Building Code seismic parameters that are based on the prevailing code, b) site specific data on the orientation of bedding, c) evaluation of the design of water quality basins and their locations with respect to planned improvements, d) evaluation of the potential for slope creep to adversely affect planned improvements, e) recommendations that address monitoring clearing and backfilling depressions created by removal of tree trunks and their major roots, f) evaluation of the grading plan with respect for the potential for seismic settlement and seismically-induced ground failure by recognized methods appropriate to soil conditions discovered during subsurface investigation, g) characterization of the expansivity of the soils and bedrock on the site and h) the specification of measures to avoid/control damage to minimize expansive soil effects on structures. (Potential foundation systems include pier and grade beam; use of structural concrete mats and post-tensioned slabs; pad overcutting to provide uniform swell potential; and soil subgrade moisture treatment.) The report should also identify recommended geotechnical monitoring services during grading and foundation-related work.

GEO-3: During grading, the project geotechnical engineer shall observe and approve: keyway excavations deemed necessary; the removal of any existing fill materials down to stable bedrock or in-place material; and the installation of all subdrains including their connections. All fill slope construction shall be observed and tested by the project geotechnical engineer, and the density test results and reports submitted to the Department of Conservation and Development (DCD) to be kept on file. Cut slopes and keyways shall be periodically observed and mapped by the project geotechnical engineer/ engineering geologist who will provide any required slope modification recommendations based on the actual geologic conditions encountered during grading. Written approval from the Contra Costa County Building Inspection Division shall be obtained prior to any modification.

GEO-4: Prior to the issuance of residential building permits, the applicant shall submit a geotechnical monitoring and testing report. That report shall include evidence of testing and observation services performed during grading, including: a) a map showing the as graded cut/ fill contact, along with geologic mapping of all bedrock cut slopes and cut pad areas, b) results of chemical testing of each building pad (performed after rough grading), to determine the level of corrosion protection required for steel and concrete materials used for construction, and c) results of all compaction test data gathered during grading.

GEO-5: Prior to requesting a final building inspection for each residence, the applicant shall submit a geotechnical letter/report documenting inspections made by the project

geotechnical engineer during foundation-related work and final grading, and provide the geotechnical engineer's opinion of the consistency of the as-built improvements with recommendations in the approved geotechnical report. This can be submitted as individual reports on a lot-by-lot basis or one report for all four parcels.

GEO-6: Grading, improvement, erosion control and building plans shall employ, as appropriate, the following surface drainage measures: a) positive grading of building pads for removal of surface water from foundation areas, b) individual pad drainage, c) collection of downspout water from roof gutters, d) avoidance of planted areas adjacent to structures, e) avoidance of sprinkler systems (as opposed to drip irrigation systems) in the immediate vicinity of foundations, f) grading of slopes to control erosion from "over-the-bank" runoff, and g) re-vegetation of permanent slopes. Interim protective measures for runoff shall be followed during the construction phases when slopes are most susceptible to erosion. The final design shall incorporate subsurface drainage measures, including the installation of subsurface drains, where their use is recommended by the project geotechnical engineer.

7. GREENHOUSE GAS EMISSIONS – *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

- a) The Bay Area Air Quality Management District (BAAQMD) is the agency responsible for maintaining federal and state air quality standards within the San Francisco Bay Area Air Basin. BAAQMD California Environmental Quality Act (CEQA) guidelines (Updated, 2011) provide screening criteria with which agencies can derive a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If the screening criteria are met by the proposed project, then the project will not exceed greenhouse gas emissions (GHG) thresholds of significance, and the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions. According to BAAQMD guidelines, the screening level size for operational GHG for a single-family land use is 56 dwelling units. The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. Thus, the proposal of 4 dwelling units would produce operational emissions that are well below a significant level. The screening level size for the construction-related criteria pollutant, reactive organic gases (ROG), is 114 dwelling units. Here too, the project proposal of 4 dwelling units would produce construction-related emissions that are well below a significant level.

The rezoning from an A-2 to an R-20 zoning district will generally allow *fewer* uses which may generate direct GHG emissions. Uses that are permissible by right and by a land use permit – such as fruit and vegetable packing plants, agricultural cold storage plants,

recycling facilities, and commercial kitchens – would not be allowed in the R-20 district. Such uses in the A-2 district would generate much more direct GHG emissions than uses permissible in the R-20 district. Thus, the rezoning would *reduce* the potential amount of GHG emissions at the site.

- b) BAAQMD guidelines also considers a project less than significant if it is consistent with an adopted qualified GHG Reduction Strategy. The County Climate Action Plan (CAP), adopted in December, 2015, contains a GHG Reduction Strategy to achieve the state-recommended reduction target of 15% below 2005 emissions levels by 2020. The project does not conflict with any of the land use and planning policies in the CAP.

8. HAZARDS AND HAZARDOUS MATERIALS – *Would the project:*

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

- a-b) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to

develop each resultant parcel with a single-family residence. No hazardous materials are used on the site with the current land uses, and the project does not propose any use that involves the use, transport, or disposal of a significant amount of hazardous materials, nor will it introduce routine exposure nor cause new exposure to hazardous materials.

The rezoning from an A-2 to an R-20 zoning district will allow fewer uses which may involve hazardous materials. Uses that are permissible by right or by a land use permit, such as fruit and vegetable packing plants, agricultural cold storage plants, recycling facilities, canneries, boat storage, and junkyards, would not be allowed in the R-20 district. Such uses in the A-2 district are more likely to involve hazardous materials than uses permissible in the R-20 district. Thus, the rezoning would *reduce* the potential for exposure to hazardous materials.

- c) There are no schools within a quarter mile of the site. The schools nearest to the subject site are Monte Vista Nursery School and Monte Vista High School (0.67 miles away). No hazardous materials are used on the site with the current land uses, and the intended single-family residential development after the subdivision will not introduce new exposure to hazardous materials. As discussed above, the rezoning from an A-2 to an R-20 zoning district would reduce the potential for exposure to hazardous materials, because the uses permissible in the R-20 district are *less* likely to involve hazardous materials. Some uses which are more likely to involve hazardous materials that are permissible by land use permit in the A-2 district, but are not at all permissible in the R-20 district are wineries, canneries, boat storage, recycling facilities and junkyards.
- d) The subject property is not identified as hazardous materials site, according to Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control.
- e-f) The property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan, nor is it located within two miles of a public airport, public use airport, or private airstrip.
- g) The rezoning and the subdivision with the intended single-family residential development do not propose any unusual parcel access, and will conform with the existing neighborhood emergency and evacuation plans. There is no indication that the proposed project would have impact on any emergency response plan or emergency evacuation plan that may exist in relation to the project site. Any future proposals for new development other than the residential development proposed with this project which may impact emergency and evacuation plans would be subject to a separate CEQA review at the time of submittal of the proposal.
- h) The project site is served by the San Ramon Valley Fire Protection District (SRVFPD). The SRVFPD has reviewed the project plans, has made recommendations for the project to comply with current fire codes. Separate approval of the proposal by the SRVFPD will be required prior to the issuance of building permits. SRVFPD approval will reduce to a less than significant level the potential of the project to introduce new exposure of people or structures to significant loss, injury, or death involving wildland fire or other types of fire danger. Additionally, the project site is largely surrounded by urbanized lands, and is not adjacent to any wildlands.

9. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 level (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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Be subject to inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

a-b) The project site is served by the East Bay Municipal Utility District (EBMUD) and the Contra Costa Central Sanitary District (CCCSD). Both EBMUD and CCCSD indicate that service for the proposed subdivision is available, and will provide water and sanitary services that are compliant with current standards. No ground water wells are required or proposed, and the project is not expected to impact groundwater resources in the area. Any future proposals for new development other than the residential development proposed with this project which may impact these resources would be subject to a separate CEQA review at the time of submittal of the proposal.

c-f) The proposed subdivision and residential development will alter the existing drainage patterns on the site and impact drainage facilities in the area. The project will also impact

the existing 30-inch storm drain that traverses the site. The County Public Works Department has reviewed the project and the preliminary Storm Water Control Plan for the project, and has recommended conditions of approval which will mitigate project impact on the existing drainage facilities in the area to ensure compliance with federal pollutant discharge and county storm water management regulations.

Additionally, according to the geotechnical report by the project engineer, runoff is medium and the hazard of erosion moderate, where bare soil is exposed at the surface. Consequently, there is a risk of erosion. If erosion control measures are in-place at the beginning of the winter rainy season, and maintained throughout the rainy season, erosion risks can be kept to a minimum. Mitigation measures GEO-1 through GEO-6 which are proposed in the Geology section (6), will mitigate any potential impact to drainage patterns or erosion on the site.

The proposed rezoning from an A-2 to an R-20 zoning district will allow uses on the site which will potentially require more impervious surface to be built on the site. Any future proposals for new development other than the residential development proposed with this project which may impact site hydrology and water quality would be subject to a separate CEQA review at the time of submittal of the proposal.

- g-h) The subject property is not located within a 100-year or 500-year flood hazard area as determined by the Federal Emergency Management Agency.
- i) The proposed project does not consist of the removal, creation, or alteration of any dam or levee that exists in the County.
- j) According to Figure 3 in the “Community Exposure to Tsunami Hazards in California, Scientific Investigations Report 2012–5222”, prepared by the U.S. Department of the Interior and U.S. Geological Survey, the subject site is not located in the area that is considered inside the “Landward Extent of the Tsunami-Inundation Zone”.

Seiches are associated with large, semi or fully enclosed bodies of water. The subject site is not proximate to any significant enclosed water body that would impact the site due to a seiche occurrence.

A mudflow is a flooding condition where a river of liquid and flowing mud moves on the surface of normally dry land areas, and are associated with flood events. Since the subject site is not located within a 100-year or 500-year flood hazard area (see g-h response section above), the site is unlikely to experience a mudflow event.

Thus, there is little potential for the subject site to be impacted by seiche, tsunami, and mudflow events.

10. LAND USE AND PLANNING – *Would the project:*

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

for the purpose of avoiding or mitigating an environmental effect?				
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

- a) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. The site is one remaining parcel that carries agricultural zoning in an area that otherwise carries residential zoning, and is largely developed with single-family residences. Rather than divide an existing established community, the project would bridge the single-family residential communities that it currently divides with its large areas of undeveloped land under the current zoning.
- b) Aside from the County policies related to Biological Resources and Geology/Soils that are discussed in the respective sections of this Initial Study, the project does not conflict with County General Plan policies, nor with County zoning ordinances. No other known regulatory plans or policies adopted to mitigate environmental effects apply to the site.
- c) The County has adopted the East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP), which provides a framework to protect natural resources in eastern Contra Costa County. This plan covers areas within the Cities of Brentwood, Clayton, Oakley, Pittsburg, as well as unincorporated areas of Eastern Contra Costa County. The project site is not located in an area which is covered by the plan.

11. MINERAL RESOURCES – *Would the project:*

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

- a-b) According to the *Mineral Resource Areas* map (Figure 8-4) of the County General Plan, the subject property is not located County-designated mineral resource area. There is no indication that known mineral resources would be affected by the proposal.

12. NOISE – *Would the project result in:*

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

a-d) The project site is located in a General Agricultural (A-2) zoning district, and is proposed to be rezoned to a Single-Family Residential (R-20) zoning district. According to the *Land Use Compatibility for Community Noise Environments* chart (Figure 11-6) of the County General Plan, 75 decibels (dBA) is the maximum noise level considered to be “Normally Acceptable” for agricultural district areas, and 60 decibels is the maximum noise level considered to be “Normally Acceptable” for single-family residential district areas. Thus, the rezoning from A-2 to R-20 would *reduce* the potential noise exposure level on the site. According to the table, *Future Noise Levels Along Freeways and Major Arterials* (Table 11-2), the nearest major circulation arterial is Stone Valley Road which has noise levels up to 61 dBA, within 130 feet of the roadway. The project site is more than 1000 feet from Stone Valley Road, and therefore is not subject to excessive noise from the road.

There may be a temporary increase in noise levels from the demolition and construction phases for the subdivision site improvements, and from the proposed future residential development. The project will be conditioned with standard mitigations, such as limited construction hours, designed to mitigate noise impact in the area due to construction related to the project. Haul routes for soil and debris transport during construction have been designated, and minimize the use of smaller residential neighborhood streets to mitigate noise impact to the area.

e-f) The property is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan, nor is it located within two miles of a public airport, public use airport, or private airstrip.

13. POPULATION AND HOUSING – *Would the project:*

a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

SUMMARY: Less than Significant

a) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. Thus, the project is expected to increase the amount of housing for the area. Moreover, the rezoning from an A-2 to an R-20 zoning district would allow the potential for further increase in housing from what is possible if the site remains in an A-2 district, because an R-20 district allows a second residence with land use permit approval, in addition to the one single-family residence and one second unit that are permissible in both zoning districts. However, this increase in housing is not considered a significant growth in population.

The rezoning of the site to an R-20 district would generally allow uses which are less intensive than those permissible in an A-2 district, and so would *decrease* the potential for population growth in the area. Future proposals for uses other than the residential development proposed with this project which may cause significant population growth would require a separate land use permit approval, at which time, a separate CEQA review would be conducted.

b-c) As discussed above in 13a, the project proposal is expected to *increase* the amount of housing for the area, not decrease it.

14. PUBLIC SERVICES – *Would the project 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:*

a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY: Less than Significant

a-e) As discussed above in 13a, the project proposal is not expected to cause a substantial increase in population, and generally would not require any new public service facilities. Additionally, the project proposal has been reviewed by local public agencies and there is no indication that additional facilities are necessary.

15. RECREATION

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

recreational facilities, which might have an adverse physical effect on the environment?				
--	--	--	--	--

SUMMARY: No Impact

a-b) As discussed above in 13a, the project proposal is not expected to cause a substantial increase in population, and thus, is not expected to increase the use or deterioration of existing recreational facilities, nor require new or expanded recreational facilities in the area.

16. TRANSPORTATION/TRAFFIC – *Would the project:*

a) Exceed the capacity of the existing circulation system, based on an applicable measure of effectiveness (as designated in general policy, ordinance, etc.), taking into account all relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

a-b) The project proposes to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences and accessory buildings on the site, and to subdivide two parcels into four, with the intent to develop each resultant parcel with a single-family residence. Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The uses allowed in an R-20 zoning district are generally less intensive than uses allowed in an A-2 district, and therefore, traffic is expected to *decrease* as a result of the rezoning. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.

The subdivision of the two parcels into four, and the proposed development of four new single-family residences is not expected to generate 100 or more AM or PM peak-hour trips, and thus would not require further analysis of traffic impact.

- c) As discussed above in 13a, the project proposal is not expected to cause a substantial increase in population, and thus, is not expected to cause an increase in air traffic levels.
- d) Design features proposed with the subdivision include site improvements such as grading, repairs and new connections to public roadways. These improvements will be reviewed by the appropriate County agencies for compliance with established standards to prevent the construction of improvements which may cause safety hazards. Future house designs will be reviewed by the Department of Conservation and Development prior to issuance of building permits.
- e) The project has been reviewed by the San Ramon Valley Fire Protection District, and recommendations were made for the project to ensure adequate emergency access. The District's approval will be required prior to the issuance of building permits.
- f) There is no indication that the project would impact public transit, bicycle, or pedestrian facilities.

17. UTILITIES AND SERVICE SYSTEMS – *Would the project:*

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY: Less than Significant

- a-b) The project site is served by the Central Contra Costa Sanitary District. The District has reviewed the project proposal and has indicated that the existing wastewater system can

adequately accommodate the added capacity demand from the proposed development. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.

- c) The County Public Works Department has reviewed the project and the preliminary Storm Water Control Plan for the project, and has recommended conditions of approval which will mitigate project impact on the existing drainage facilities in the area. The construction of new drainage facilities is not required. The potential for minor excavation of material from nearby San Ramon Creek to reduce the impact of additional storm water run-off from the project is not expected to cause any significant environmental effect. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.
- d) The project site is served by the East Bay Municipal Utility District. The District has reviewed the project proposal and has indicated that water service is available for the site, and that the existing water supply can adequately accommodate the added demand from the proposed development. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.
- e) Please see the response for 17a and 17b in this section.
- f-g) Two residences already exist on the site and will be removed. The project proposal for four new single-family residences on the site is not expected to significantly increase the amount of solid waste over what is currently generated by the residential neighborhood in the vicinity. The project is expected to conform with the same federal, state or local solid waste regulations which apply to the entire residential neighborhood. Future proposals for uses other than the residential development proposed with this project which may cause significant traffic increases would be subject to a separate CEQA review at the time of submittal of the proposal.

18. MANDATORY FINDINGS OF SIGNIFICANCE

<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or 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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) Does the project have impacts that are individually limited, but 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.)</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

SUMMARY: Less than Significant with Mitigations

- a) As discussed in individual sections of this initial study, the project proposal to rezone the site from a General Agricultural (A-2) zoning district to a Single-Family Residential (R-20) zoning district, demolish the existing two residences on the site, and to subdivide two parcels into four, with the intent to develop each parcel with a single-family residence, has the potential to impact the quality of the environment (Air Quality, Cultural Resources, Geology/Soils) and reduce the habitat of wildlife species (Biological Resources), but the impact will be reduced to a less than significant level with the adoption of the recommended mitigation measures that are specified in the respective sections of this initial study.

- b) Staff is unaware of other significant development projects in the vicinity that would be “cumulatively considerable” in relation to the subject project proposal. The mitigation measures recommended for the subject project proposal will serve to minimize any cumulative impacts that may result from the project, and reduce the potential cumulative impact of future projects.

- c) As shown in this initial study, the project is not expected to have significant environmental effects if the recommended mitigation measures are adopted. There is no evidence showing that the project would cause substantial adverse effects on human beings, either directly or indirectly, if the recommended mitigation measures are adopted and implemented.

REFERENCES

1. Project application, description and plans for County File MS15-0002/RZ15-3229
2. Staff Field Visit (3/13/15)
3. California Environmental Quality Act (CEQA) Guidelines
4. Contra Costa County General Plan (2005 – 2020)
5. Contra Costa County Ordinance (Title 4, Title 7, Title 8)
6. Contra Costa County Geographic Information System
7. Contra Costa County Department of Conservation and Development Accela System
8. 2012 Contra Costa County Important Farmland Map
<ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2012/con12.pdf>
9. East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (ECCC HCP/NCCP)
10. California Public Resources Code (2012)
<http://law.justia.com/codes/california/2012/prc/>
11. Clean Water Act
<http://www2.epa.gov/laws-regulations/summary-clean-water-act>
12. California Department of Fish and Wildlife, Website
<http://www.dfg.ca.gov/>
13. United States Fish & Wildlife Service, Website
<http://www.fws.gov/>
14. Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines (updated May 2011)
<http://www.baaqmd.gov>
15. Contra Costa County Climate Action Plan (December, 2015)
16. California Department of Toxic Substances, Hazardous Waste and Substances Site List – Site Cleanup (Cortese List)
http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm
17. Contra Costa County Airport Land Use Compatibility Plan (12/13/00)
18. “Soil Survey of Contra Costa County”, United States Department of Agriculture, Soil Conservation Service, 1977
http://www.nrcs.usda.gov/Internet/FSE_MANUSCRIPTS/california/CA013/0/contracosta.pdf
19. Federal Aviation Administration, Website
<http://www.faa.gov/>

20. "Community Exposure to Tsunami Hazards in California, Scientific Investigations Report 2012–5222", United States Department of the Interior and U.S. Geological Survey
http://resilience.abag.ca.gov/wp-content/documents/Community%20Exposure%20to%20Tsunami%20Hazards%20in%20California_USGS.pdf
21. Biological Resources Assessment, prepared by LSA, Associates, Inc., received October 29, 2015
22. Peer Review of LSA Biological Resources Assessment, prepared by Mosaic Associates, LLC, received November 19, 2015
23. Tree Preservation Report, prepared by Ed Brennan, arborist, received August 26, 2015
24. Agency Comment Letter, California Historical Resources Information System (CHRIS), received June 25, 2015
25. Final Geotechnical Engineering Investigative Report, prepared by Calgeotech Engineering Consultants, Inc. (CECI), received May 28, 2015
26. Agency Comment Letter, San Ramon Valley Fire Protection District (SRVFPD), received June 23, 2015
27. Agency Comment Letter, East Bay Municipal Utility District (EBMUD), received June 16, 2015
28. Agency Comment Email, Contra Costa Central Sanitary District, received June 12, 2015
29. Memo, Contra Costa County Public Works Department, received October 21, 2015

ATTACHMENTS

- 1) Mitigation Monitoring Program
- 2) County Parcel Page
- 3) Subject Property and Surrounding General Plan Designations
- 4) Subject Property and Surrounding Zoning Districts
- 5) Aerial View of Subject Property and Vicinity
- 6) Site Plan