

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



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February 16, 2018

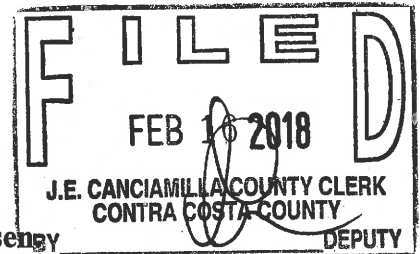
**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT  
A PROPOSED MITIGATED NEGATIVE DECLARATION**

County File No. MS17-0001

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Community Development Division of the Department of Conservation and Development of Contra Costa County has prepared an initial study on the following project:

**PROJECT NAME:** County File# MS17-0001, Chelaru Two-Lot Minor Subdivision

**APPLICANT:** Peter Wollman  
LCC Engineering & Surveying, Inc.  
930 Estudillo Street  
Martinez, CA 94553



**LOCATION:** The property is addressed 190 Eagle Lane, Knightsen  
Accessor's Parcel Number: 015-110-023.

**DESCRIPTION:**

Project Description: The applicant is requesting approval of a vesting tentative map for a minor subdivision which proposes to subdivide the 11.99-acre site into two parcels (Parcel A: 5 acres; Parcel B: 6.72 acres). The project includes the rezoning of the property from A-3 to A-2 zoning district. Subsequent to the subdivision of the property, the applicant proposes to construct a single-family residence on Parcel B. Parcel B would be accessed by a new 25-foot wide private access and utility easement with a 16-foot all-weather rock driveway.

Site and Area Description: The project site is located approximately 0.6 miles southeast of the Byron Highway intersection, on Eagle Lane in the Knightsen area of unincorporated Contra Costa County. The assessor's parcel number for the site is 015-110-023. The property consists of approximately 11.99 total acres and is developed with one single-family residence and several agricultural buildings. The project site has largely level topography with a gradual four-foot elevation loss from west to east. A few trees are planted throughout the site but no substantial vegetation exists. Currently there are thirty parcels accessed from Eagle Lane, twenty zoned A-2 General Agricultural District and ten zoned A-3 Heavy Agricultural District. All but one of these parcels is developed. Within a half mile, parcels range in size from 1.65

acres to more than 500 acres, with a median size of 5 acres. Residences within a half mile range in size from 784 to 3,831 square feet in area, with a median size of 2,001 square feet. Outside the parcels directly accessed from Eagle Lane, much of the surrounding land is in agricultural crop production. The City of Brentwood (population 60,000) lies just over 2.5 miles east of the project site, and is the closest location with urban amenities (supermarkets, hospitals, etc.).

**ENVIRONMENTAL EFFECTS:**

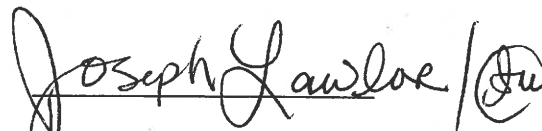
The initial study for the proposed project identified potentially significant impacts in the environmental areas of aesthetics, air quality, cultural resources, geology/soils, and tribal cultural resources. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed during business hours in the offices of the Department of Conservation and Development, Application and Permit Center at **30 Muir Road, Martinez, CA.**

**Public Comment Period** - The period for accepting comments on the adequacy of the environmental documents extends to **Thursday, March 8, 2018, at 5:00 P.M.** Following the close of the public comment period, the County will consider adopting the Mitigated Negative Declaration prior to consideration of the Vesting Tentative Map. Any comments should be in writing and submitted to the following address:

Name: Joseph Lawlor, Project Planner, (925) 674-7802  
Community Development Division  
Contra Costa County, Department of Conservation and Development  
30 Muir Road  
Martinez, CA 94553

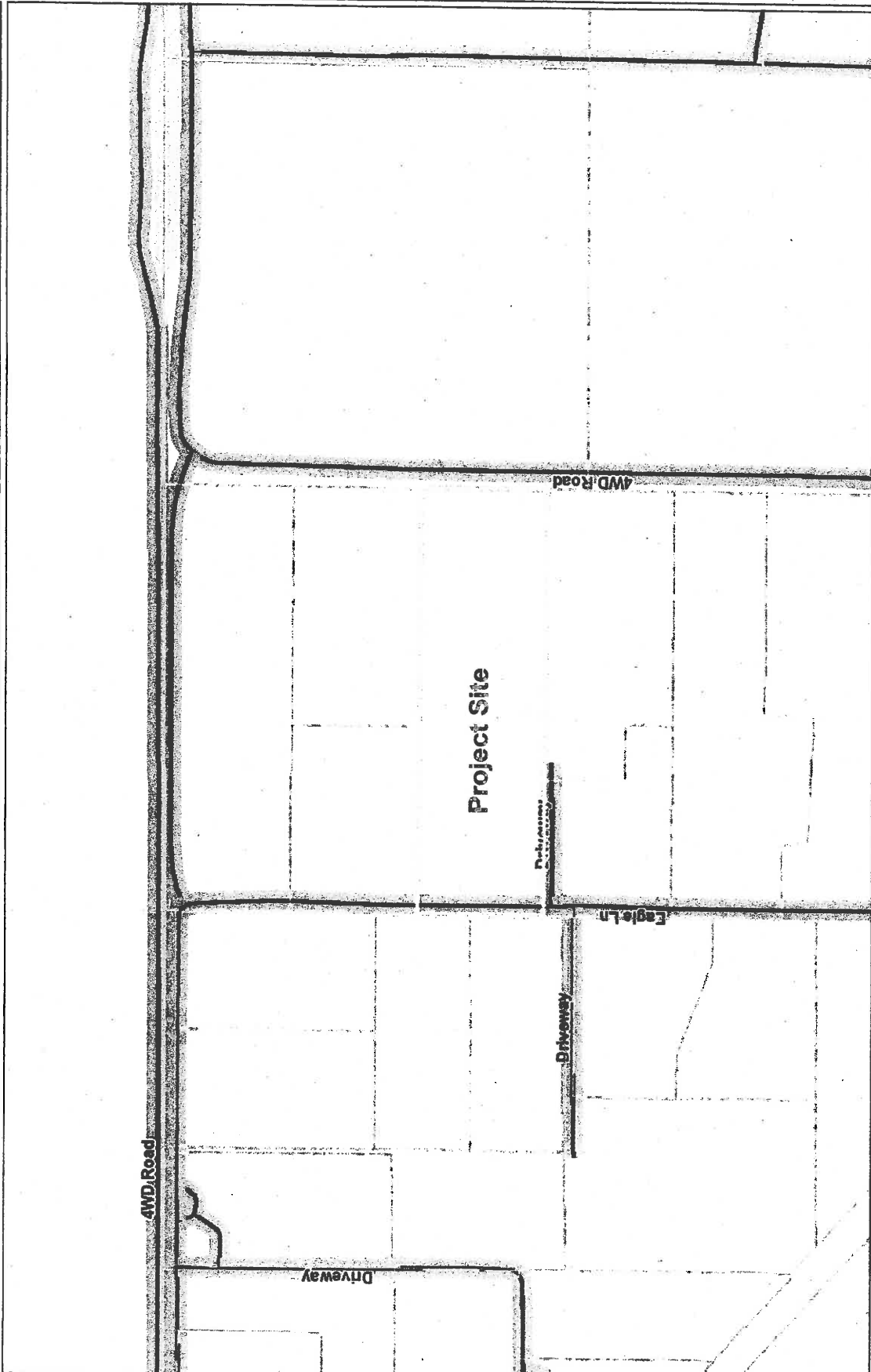


Joseph Lawlor  
Project Planner

cc: County Clerk's Office (2 copies)  
Adjacent Occupants and Owners  
Notification List

Attached: Vicinity Map

# Vicinity Map



## Legend

- Assessor Parcels
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Water Bodies
- County Boundary
- Bay Area Counties

1:4514

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



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Miles

Contra Costa County -COIT GIS

## CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Chelaru Two-Lot Minor Subdivision  
County File #MS17-0001
2. **Lead Agency Name and Address:** Contra Costa County  
Department of Conservation and Development  
30 Muir Rd.  
Martinez, CA 94553
3. **Contact Person and Phone Number:** Joseph W. Lawlor, Jr, (925) 674-7802
4. **Project Location:** 190 Eagle Lane  
Knightsen, CA 94513  
Assessor's Parcel Number: 015-110-023
5. **Project Sponsor's Name and Address:** Peter Wollman, LCC Engineering & Surveying, Inc. (Contact)  
930 Estudillo Street  
Martinez, CA 94553  
  
Vali Chelaru and Mihaela Chelaru (Owners)  
190 Eagle Lane  
Knightsen, CA 94513
6. **General Plan Designation:** The subject property is located within the Agricultural Lands (AL) General Plan Land Use designation.
7. **Zoning:** The subject property is located within the A-3 Heavy Agricultural District (A-3).
8. **Description of Project:** The applicant is requesting approval of a vesting tentative map for a minor subdivision which proposes to subdivide the 11.99-acre site into two parcels (Parcel A: 5 acres; Parcel B: 6.72 acres). The project includes the rezoning of the property from A-3 to the A-2 zoning district. Subsequent to the subdivision of the property, the applicant proposes to construct a single-family residence on Parcel B. Parcel B would be accessed by a new 25-foot-wide private access and utility easement with a 16-foot-wide all-weather rock driveway.
9. **Surrounding Land Uses and Setting:**

The 11.99-acre project site is located at 190 Eagle Lane in the Knightsen area of unincorporated Contra Costa County. The parcel is located approximately 0.6 miles southeast of the Byron Highway intersection, on Eagle Lane. The project site has largely level topography with a gradual four-foot elevation loss from west to east. A few trees are planted throughout the site but no substantial vegetation exists.

The eastern half of the property (proposed Parcel B) hosts a 3,200-square-foot agricultural building, a chicken enclosure, and a drainage ditch runs along the east property line and drains northerly off site to the Werner Dredger Cut in the Delta. The eastern portion of Parcel B is encumbered by multiple utility easements, including a 350-foot-wide PG&E easement with a 130-foot-tall tower

and high voltage power lines. No structures are permissible within these easements. Parcel A is largely developed and hosts a 2,324-square-foot single-family residence and four agricultural buildings.

The immediate surrounding context is representative of rural development in east Contra Costa County outside the Urban Limit Line. Parcels along Eagle Lane, a private road, are predominantly developed with ranchette-like single family developments. Currently there are thirty parcels accessed from Eagle Lane, twenty zoned A-2 General Agricultural District and ten zoned A-3 Heavy Agricultural District. All but one of these parcels is developed. Within a half mile, parcels range in size from 1.65 acres to more than 500 acres, with a median size of 5 acres. Residences within a half mile range in size from 784 to 3,831 square feet in area, with a median size of 2,001 square feet. Outside the parcels directly accessed from Eagle Lane, much of the surrounding land is in agricultural crop production. The City of Brentwood (population 60,000) lies just over 2.5 miles east of the project site, and is the closest location with urban amenities (supermarkets, hospitals, etc.).

**10. Other public agencies whose approval may be required (e.g., permits, financing, approval, or participation agreement:**

Contra Costa County Fire Protection District, Contra Costa County Public Works Department, Contra Costa County Department of Health Services, California Department of Fish and Wildlife.

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?**

Notice of the proposed project was sent to Native American tribes, as applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1. A Tribal Consultation List from the Native American Heritage Commission, dated October 28, 2015, was used to identify tribes traditionally and culturally affiliated with the project area. No requests for consultation were received.

### Environmental Factors Potentially Affected

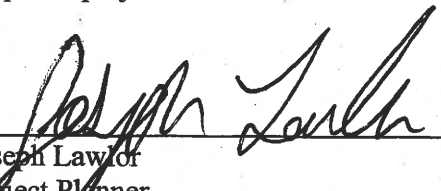
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input checked="" type="checkbox"/> Aesthetics              | <input type="checkbox"/> Agriculture and Forestry Resources   | <input checked="" type="checkbox"/> Air Quality     |
| <input 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"/> 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 checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Utilities/Services Systems |
| <input type="checkbox"/> Mandatory Findings of Significance |   |   |

### 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.

  
\_\_\_\_\_  
Joseph Lawlor  
Project Planner  
Contra Costa County  
Department of Conservation & Development

2/16/2008  
\_\_\_\_\_  
Date

## ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>1. AESTHETICS – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project have a substantial adverse effect on a scenic vista? (No Impact)*

The Open Space Element (Figure 9-1) of the County General Plan identifies scenic ridges and waterways in the County. According to this map, there are no scenic ridges or waterways in the Knightsen area. Thus, as the proposed project is not visible from, and will not substantially change the visual character of the neighborhood in relation to scenic vistas, it is not expected to result in any substantial adverse effect on a scenic vista.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? (No Impact)*

Figure 5-4 (Scenic Routes Map) of the General Plan's Transportation and Circulation Element identifies scenic routes in the County, including both State Scenic Highways and County designated Scenic Routes. According to the map, Byron Highway is classified as a scenic route in the project vicinity. However, given that the anticipated new residence would be over a half mile away, and multiple existing structures would obscure the view, no impact on a scenic resource is expected.

- c) *Would the project substantially degrade the existing visual character or quality of the site and its surroundings? (Less than Significant with Mitigation)*

The new residence on Parcel B, would primarily be visible from adjacent properties since the expected development would not front any public roadway. This type of visual change is consistent with the A-2 district and Agricultural Lands General Plan land use designation, as a single-family residence is permitted by-right on each lot. Nevertheless, the existing visual character of the project site would change with the additional residential development. This could have a perceived adverse environmental impact on the visual character of the site. Consequently, the project sponsor is required to implement Mitigation Measure *Aesthetics 1* below.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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*Aesthetics 1: The new residence shall be consistent with the rural character (muted earth tone colors, design, and materials) of existing residences in the area. At least 30 days prior to applying for building permits for the new residence, the applicant/property owner shall submit for review and approval of Department of Conservation and Development, Community Development Division (CDD) staff, construction drawings (e.g., site plan, floor plans, elevations, and grading plans) to verify compliance with this mitigation. The submittal shall include sample materials to be used for the residence, along with a sample color palette, for review and approval by CDD.*

Implementation of this mitigation measure would reduce the degradation to the visual character or quality of the site and its surroundings to a less than significant level.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Less than Significant with Mitigation)*

Daytime views of the proposed project would be similar to views of other development in the neighborhood. The façade of the expected residence (with texture, color, and quality of building materials consistent with surrounding residences) would not create substantial glare.

The change in ambient nighttime light levels on the project site, and the extent to which project lighting would spill off the project site and affect adjacent light-sensitive areas, would determine whether the project could adversely affect nighttime views in the area. After construction, lighting of the expected new single-family residence, accessory buildings, and driveways would introduce more light and glare in the area than the existing lot. Specifically, façade, yard, and security lights would create new onsite light sources that could shine on adjacent properties and provide avoidable ambient light in the rural area. Without attentive design, project lighting could create a potentially significant adverse environmental impact due to substantial new light and glare on neighboring properties. Consequently, the applicant is required to implement the following mitigation measures to reduce impacts on nighttime views.

*Aesthetics 2: Thirty days prior to applying for a building permit for subdivision improvements, the applicant shall submit a Lighting Plan for review and approval by the CDD. At a minimum, the plan shall include the following measures:*

1. *All outdoor lighting, including façade, yard, security, and street lights, shall be oriented down, onto the subject property or road.*
2. *Back shields or functionally similar design elements shall be installed on every lighting pole to reduce lighting from spilling off site, and to ensure that lighting remains within the subject property.*

Implementation of this mitigation measure would reduce the impact on nighttime views to a less than significant level.



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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**Sources of Information**

- Site visits conducted by County staff, April 2017.
- LCC Engineering & Surveying, Inc.. 2017. *190 Eagle Lane Tentative Map* (Project Plans).
- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.

<b>2. AGRICULTURAL AND FOREST RESOURCES – Would the project:</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:**

- a) *Would the project 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? (No Impact)*

As shown on the California Department of Conservation’s Contra Costa County Important Farmland 2014 map, the 11.99-acre agricultural parcel includes land classified as “Other Land.” Other Land includes land not included in any other mapping category. Common examples include low density rural developments, brush, timber, wetland, and riparian areas not suitable for livestock grazing. Additionally, as shown on the USDA Web Soil Survey, the site is predominantly comprised of Marcuse sand, which does not have a Prime Farmland designation. Therefore, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? (No Impact)*

The project site is within the A-3 district and a zoning change request has been submitted to rezone the land to the A-2 district. The project's proposed uses, including the anticipated residence on Parcel B are allowed in the A-3 and A-2 districts. With the zoning change, the property would still be zoned for agricultural use.

During the last few decades, the County has seen the growth of "ranchette" style housing. These homes appeal to people with urban incomes who wish to pay extra to live in the more rural parts of the county and are typically located on large lots (five acres or more). Many of these property owners are small time farmers, while some of the demand is from residents who own horses and wish to stable them near their homes. Ranchettes are also occupied by retired ranchers or farmers who do not wish to leave the area, but no longer work the land. The policies of the Contra Costa County Board of Supervisors regarding ranchettes is contained in a 1983 resolution of the Board (No. 83/407) entitled "Rural Residential Development." The policy states that ranchettes created by such parcelization are inappropriate in prime agricultural areas where active cultivation such as row crops or orchards are present. Furthermore, the policy states ranchettes are to be discouraged within city spheres of influence. As stated above, the project is not located in a prime agricultural area. The site also is not within a city sphere of influence. Thus, the project will abide by the Ranchette Policy, which is intended to protect agricultural lands from nonagricultural development.

Lastly, the project is not under a Williamson Act contract. Thus, the project would not conflict with existing zoning for agricultural use, or a Williamson Act contract.

- c) *Would the project 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) or 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)? (No Impact)*

The project site is not considered forest land as defined by California Public Resources Code Section 12220(g) or timberland as defined by California Public Resources Code Section 4526. The project site is within the A-3 district and would be rezoned to the A-2 district. The proposed use of the lot is allowed in the zoning district. Construction on the parcel would not result in the conversion or loss of forest resources.

- d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use? (No Impact)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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The project site is not considered forest land, as discussed above.

- e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use? (Less than Significant Impact)*

The proposed project would add an additional residence and an access easement to the agriculturally zoned property. These improvements will create approximately 6,500 additional square feet of impervious surface on the site, removing it from potential agricultural production. However, considering that the land is not in agricultural production, and that a majority of the proposed Parcel B will remain undeveloped due to the 350-foot PG&E easement, the project would not involve changes in the existing environment that would result in conversion of farmland to non-agricultural use. Further, as discussed above, the site is predominantly comprised of Marcuse sand, which is generally not suitable for production due to high alkalinity. Thus, the project would have a less than significant impact on the conversion of farmland.

**Sources of Information**

- Contra Costa County Board of Supervisors. Board Order 83/407. Adopted March 15, 1983.
- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Land Use Element*.
- California Department of Conservation. Accessed January 23, 2018. *Contra Costa County Important Farmland 2014*.
- [ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Contra\\_Costa\\_12\\_13\\_WA.pdf](ftp://ftp.consrv.ca.gov/pub/dlrp/wa/Contra_Costa_12_13_WA.pdf). Accessed September 18, 2017. *Contra Costa County Williamson Act, 2012-2013 - California*.
- <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>. Accessed January 23, 2018. *USDA Web Soil Survey*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>3. AIR QUALITY – <i>Would the project:</i></b>				
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:**

Construction of new projects has the potential to create air quality impacts through earth moving operations and the use of heavy-duty equipment. Fugitive dust emissions result from land clearing, demolition, ground excavation, cut and fill operations, and equipment traffic over temporary roads at construction sites. Mobile source emissions, primarily nitrogen oxides (NOx), result from the use of construction equipment such as bulldozers, trucks, and scrapers. These emissions are most significant when using heavy-duty, diesel-fueled equipment. Mobile source emissions also result from vehicle trips by construction workers to and from the project site. Emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation and, for dust, the prevailing weather conditions. The assessment of construction air quality impacts considers each of these potential sources individually, as well as collectively.

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan? (Less Than Significant Impact)*

Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the Bay Area 2017 Clean Air Plan. The purpose of the Clean Air Plan is to bring the air basin into compliance with the requirements of Federal and State air quality standards. BAAQMD has prepared CEQA Guidelines to assist lead agencies in air quality analysis, as well as to promote sustainable development in the region. The CEQA Guidelines support lead agencies in analyzing air quality impacts. If, after proper analysis, the project's air quality impacts are found to be below the significance thresholds, then the air quality impacts may be considered less than significant. The Air District developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions.

The proposed project could result in the future construction of one single-family residence and associated development on the project site. This would be well below the BAAQMD screening criteria threshold of 56 dwelling units. Therefore, the project would not be in conflict with the Clean Air Plan or obstruct its implementation.

- b) *Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Less Than Significant Impact)*

The BAAQMD screening criteria mentioned above, provide lead agencies and project applicants with a conservative indication of whether a proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met for a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions. If the project does not exceed the screening criteria, the project would not result in the generation of criteria air pollutants that exceed the thresholds of significance for the criteria air pollutants.

In assessing the air quality impacts of the two-parcel subdivision and expected single-family residence constructed on the subject property, neither the operational or construction-related screening criteria of 56 dwelling units from the 2017 guidelines would be exceeded, and therefore, the proposed project would not cause a violation of any air quality standard and would not contribute substantially to any existing or projected air quality violation. Thus, the impact of the proposed subdivision and future construction of one single-family residence, and associated improvements would have a less than significant adverse environmental impact on any air quality standard.

- c) *Would the project 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)? (Less Than Significant Impact)*

The region is in nonattainment for the federal and state ozone standards, the state PM<sup>10</sup> standards, and the federal and state PM<sup>2.5</sup> standards. As discussed above, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation. Although the proposed project would contribute small increments to the level of criteria air pollutants in the atmosphere, the project would have a less than significant adverse environmental impact on the level of any criteria pollutant, because it is below the screening threshold.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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d) *Would the project expose sensitive receptors to substantial pollutant concentrations? (Less than Significant with Mitigation)*

Subdivision of the 11.99-acre lot, and future occupancy of the expected one additional single-family residence would not be expected to cause any localized emissions that could expose sensitive receptors (e.g., nearby residences, schools) to unhealthy long-term air pollutant levels. Construction activities, however, would result in localized emissions of dust and diesel exhaust that could result in temporary impacts to nearby single-family residences.

Construction and grading activities would produce combustion emissions from various sources, including heavy equipment engines, paving, and motor vehicles used by the construction workers. Dust would be generated during site clearing, grading, and construction activities, with the most dust occurring during grading activities. The amount of dust generated would be highly variable and would be dependent on the size of the area disturbed, amount of activity, soil conditions, and meteorological conditions. Although grading and construction activities would be temporary, such activities could have a **potentially significant adverse environmental impact during project construction**. Consequently, the applicant is required to implement the following mitigation measures, which the BAAQMD recommends to reduce construction dust and exhaust impacts.

***Air Quality 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.*

1. *All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
2. *All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
3. *All visible mud or dirt tracked-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.*
4. *All vehicle speeds on unpaved roads shall be limited to 15 mph.*
5. *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.*
6. *Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five 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.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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7. *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.*
8. *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.*

Implementation of these mitigation measures would reduce the impact on the sensitive receptors during project construction to a less than significant level.

- e) *Would the project create objectionable odors affecting a substantial number of people? (Less than Significant with Mitigation)*

The proposed project would not produce any major sources of odor and is not located in an area with existing issues (e.g. landfills, treatment plants). Therefore, the operation of the project would have a less than significant impact in terms of odors.

During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary; however, there could be a potentially significant adverse environmental impact during project construction due to the creation of objectionable odors. Consequently, the applicant is required to implement Mitigation Measure *Air Quality 1* above.

Implementation of this mitigation would reduce the impact from the creation of objectionable odors to a less than significant level

**Sources of Information**

- Bay Area Air Quality Management District. 2017. *Bay Area 2017 Clean Air Plan.*
- Bay Area Air Quality Management District. 2017. *Air Quality Guidelines.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>4. BIOLOGICAL RESOURCES – Would the project:</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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:**

- a) *Would the project 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? (Less Than Significant Impact)*

According to the California Department of Fish and Wildlife (CDFW) Public Access Lands map, the project site is not located in or adjacent to an area identified as a wildlife or ecological reserve by the CDFW. According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) of the County General Plan, the project site is not located in or adjacent to a significant ecological area. Further, the site is already fully disturbed from previous single-family residence, farm crop, and associated uses. Thus, the project is not expected to have an adverse effect, either directly or through habitat modifications, of 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.



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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The south bank of Rock Slough is the nearest County identified significant ecological area, and is approximately 2.2 miles to the northeast. Though the area is connected to the project site by the Werner Dredger Cut, the project is not expected to have any additional impact on the drainage. Thus, pursuant to CEQA, a less than significant impact could be expected from implementation of the proposed project.

- b) *Would the project 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 Wildlife or U.S. Fish and Wildlife Service? (No Impact)*

According to the California Department of Fish and Wildlife (CDFW) Public Access Lands map, the project site is not located in or adjacent to an area identified as a wildlife or ecological reserve by the CDFW. According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) of the County General Plan, the project site is not located in or adjacent to, a significant ecological area. The drainage ditch at the eastern edge of the property is vegetated and could be considered a riparian habitat. However, as all improvements are on the western portion of the parcel due to the utility easements on the eastern portion, a less than significant impact on the drainage is expected from the proposed project. Thus, the project would not 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 Wildlife or U.S. Fish and Wildlife Service

- c) *Would the project 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? (No Impact)*

Section 404 of the Clean Water Act uses the Army Corps of Engineers definition of wetlands, which are defined as, "areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." The drainage along the eastern property boundary experiences intermittent inundation and is vegetated. However, as stated above, the drainage would not be significantly impacted by the project. There are no isolated wetlands on the project site. Therefore, no substantial adverse effects on federally protected wetlands are expected.

- d) *Would the project 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? (Less Than Significant Impact)*

Based on the altered nature of the subject site and surroundings, and geographic location, the possibility that the project would interfere with any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites, is not likely. Once the new single-family residence is built on the western portion

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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of the proposed Parcel B, any local wildlife corridor function of the site would only be slightly diminished, as wildlife simply will use the remaining portion of the five acre property. Further, as stated previously, the eastern portion of the lot is encumbered by utility easements, which prohibit development on the eastern portion of Parcel B. This would ensure that unknown future development would also not interfere with wildlife corridors or impede wildlife nursery sites. Thus, even if it is assumed that species are currently utilizing the property, the same species would use the project site the way they do now after completion of the proposed project. Therefore, the project would have a less than significant impact on the movement of any native resident of migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or nursery sites.

The Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703-712, July 3, 1918, as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989) makes it unlawful to “take” (kill, harm, harass, shoot, etc.) any migratory bird listed in Title 50 of the Code of Federal Regulations, Section 10.13, including their nests, eggs, or young. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds (such as warblers, flycatchers, swallows, etc.). Further, California Fish and Game Code §3503, 3503.5, 3511, and 3513 prohibit the “take, possession, or destruction of birds, their nests or eggs.” Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered “take.” Given the disturbed nature of the project site, and lack of vegetation in the proposed work areas, it is reasonable to expect that no birds will be impacted by the project.

In 1984, the State legislated the California Endangered Species Act (CESA) (Fish and Game Code §2050). The basic policy of CESA is to conserve and enhance endangered species and their habitats. State agencies will not approve private or public projects under their jurisdiction that would impact threatened or endangered species if reasonable and prudent alternatives are available. According to County records, no state listed species are known to occur in the immediate vicinity of the project site. Thus, it is not expected that any listed species will be affected by the proposed project.

Given all of the above, the project can be expected to have a less than significant impact in regards to interference 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.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No Impact)*

The development proposed involves creation of two lots, one single-family residence, and associated improvements on an entirely disturbed lot. This development would not conflict with any local policies or ordinances protecting biological resources. The Conservation Element of the County’s General Plan addresses the County’s policies regarding the identification, preservation and management of natural resources in the unincorporated County. Within the Conservation Element, the “Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas” (Figure 8-1) identifies significant resources throughout the County. The map shows no resources in the vicinity of the project site. As mentioned above, a vegetated drainage channel runs along the east property line. However, the drainage channel will be unaffected by the project, and thus no impact is expected. As the entirety of the property where work is to take place is disturbed and would not be considered native habitat, and the property is not located in

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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or adjacent to any identified significant ecological resource, the project is not expected to conflict with any local policies or ordinances protecting biological resources.

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. On any developable undeveloped property, the Ordinance requires tree alteration or removal to be considered as part of the project application. Based on the submitted tentative map and on Staff's site visit, no trees exist within any area where work would occur on the subject property. Thus, the project complies with the County's Tree Protection and Preservation Ordinance.

f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (No Impact)*

There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP). The plan was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in East Contra Costa County. The plan lists Covered activities that fall into three distinct categories: (1) all activities and projects associated with urban growth within the urban development area (UDA); (2) activities and projects that occur inside the HCP/NCCP preserves; and (3) specific projects and activities outside the UDA. As the project does not fall into any of these categories, the project is not covered by, or in conflict with the adopted HCP. Further, HCP staff provided a comment letter, dated April 5, 2017, which stated that the HCP does not apply to the project.

**Sources of Information**

- Department of Conservation and Development, Site Visit Conducted by County Staff, April 2017.
- East Contra Costa Habitat Conservancy. 2017. Agency Comment Letter dated April 5, 2017.
- East Contra Costa County Habitat Conservancy. Accessed January 25, 2018. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>,
- U.S. Fish and Wildlife Service, Sacramento Fish and Wildlife Office. Accessed January 25, 2018. *Habitat Conservation Plans*; [http://www.fws.gov/sacramento/es/Habitat-Conservation-Plans/es\\_hcp.htm](http://www.fws.gov/sacramento/es/Habitat-Conservation-Plans/es_hcp.htm)
- LCC Engineering and Surveying, Inc.. 2017. *Tentative Map MS #17-0001* (Project Plans).

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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<b>5. CULTURAL RESOURCES – <i>Would the project:</i></b>				
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:**

- a) *Would the project cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5? (Less than Significant with Mitigation)*

Historical resources are defined in the California Environmental Quality Act Guidelines Section 15064.5 as a resources that:

1. Is listed in the California Register of Historic Places and has been determined to be eligible for listing by the State Historic Resources Commission;
2. Is included in a local register of historic resources, and identified as significant in a historical resource survey that has been or will be included in the State Historic Resources Inventory; or
3. Has been determined to be historically or culturally significant by a lead agency.

As stated in the letter from the California Historical Resources Information System (CHRIS), dated April 27, 2017, three studies, covering approximately 100 percent of the proposed project area, identified no historical resources.

While unlikely, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measure would reduce the potentially significant impact to a less than significant level.

*Cultural Resources 1: The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included on all construction plans:*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- 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. *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 by an archaeologist, 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.*

As a result there would be a less than significant adverse environmental impact on historical resources.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5? (Less than Significant with Mitigation).*

As stated previously, the project site does not appear to host any historical resources. However, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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resources, there could be a potentially significant impact. Mitigation Measure *Cultural Resources 1* would reduce the potentially significant impact to a less than significant level.

- c) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less Than Significant Impact)*

Similar to archaeological resources, there is a possibility that buried fossils and other paleontological resources could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. Mitigation Measure *Cultural Resources 1* would reduce the potentially significant impact to a less than significant level.

- d) *Would the project disturb any human remains, including those interred outside of formal cemeteries? (Less Than Significant Impact)*

There is a possibility that human remains could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously human remains, there could be a potentially significant impact. Mitigation Measure *Cultural Resources 1* would reduce the potentially significant impact to a less than significant level.

**Sources of Information**

- California Historical Resources Information System. 2017. Agency Comment Letter dated April 27, 2017.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>6. GEOLOGY AND SOILS – <i>Would the project:</i></b>				
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?	<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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project 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? (Less Than Significant Impact)*

The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Marsh Creek fault, which is mapped approximately 12.5 miles southwest of the project site; however, because the site is not within the Marsh Creek A-P zone, the risk of fault rupture is generally regarded as very low. As a result, the potential impact from surface fault rupture would be less than significant.

It should be recognized that the CGS does not delineate an A-P zone unless it believes that there is clear evidence that surface fault rupture has occurred during Holocene time (i.e. during the last 11,000 years). In the case of the Greenville fault, which is connected to the Marsh Creek fault, review of available data by CGS geologists determined that only the southern segment of this fault has proven Holocene offset. Although geologic maps have confirmed that the Greenville- Marsh

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Creek fault is known to wrap around the back side of Mt. Diablo, the Marsh Creek segment of this fault system has not been placed in an A-P Zone.

ii) *Strong seismic ground shaking? (Less Than Significant Impact)*

Figure 10-4 (Estimated Seismic Ground Response) of the General Plan Safety Element identifies the site in an area rated “Moderate low” damage susceptibility. The risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The building code requires use of seismic parameters which allow the structural engineer to design buildings to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Thus, the environmental impact from seismic ground shaking would be considered to be less than significant.

iii) *Seismic-related ground failure, including liquefaction? (Less than Significant with Mitigation)*

The California Seismic Hazards Mapping Act requires that city, county, and state agencies use the Seismic Hazard Zone maps in their land-use planning and permitting processes. They must withhold building permits for sites being developed within Earthquake Zones of Required Investigation (EZRI) until the geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans. Projects include any subdivision of land which is subject to the Subdivision Map Act, and which contemplates the eventual construction of structures for human occupancy.

The California Geological Survey (CGS) provides EZRI maps, which include Seismic Hazard Zones. The Brentwood 7.5-Minute Quadrangle map covers the project site. According to the map, the project site is located in an area where historical occurrence of liquefaction, or local geological, geotechnical and ground water conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required. "Mitigation" means those measures that are consistent with established practice and that will reduce seismic risk to acceptable levels. Evaluation and mitigation of seismic hazards are to be conducted under guidelines adopted by the California State Mining and Geology Board.

Thus, the following mitigation measures would reduce the exposure of risk to people or structures to a level that would be considered less than significant.

***Geology 1:*** *Prior to issuance of a grading or building permit for a new residence on Parcel A or B, the project sponsor shall perform a geotechnical evaluation that conforms to the guidelines adopted by the California State Mining and Geology Board, and submit a geotechnical report for approval by the Department of Conservation and Development, Peer Review Geologist.*



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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*Prior to the issuance of building permits, the project geotechnical engineer shall certify that lot preparation work is in compliance with recommendations in the approved geotechnical report.*

***Geology 2:** Prior to recordation of the Parcel Map the applicant shall submit a draft deed disclosure statement advising prospective buyers and owners of both parcels of the risk of liquefaction, and of the requirement for a geotechnical investigation prior to issuance of a building permit for a residence. After CDD approval, the deed disclosure statement shall be recorded against the deed of each parcel.*

iv) ***Landslides? (Less Than Significant Impact)***

In 1975 the United States Geological Survey (USGS) issued photo-interpretation maps of landslide and other surficial deposits of Contra Costa County. This mapping is presented on page 10-24 of the Safety Element of the County General Plan. According to this USGS map, there are no suspected landslides in proximity of the proposed minor subdivision. It should be recognized that the USGS landslides are mapped solely on the basis of geologic interpretation of stereo pairs of aerial photographs analyzed by an experienced USGS geologist. The mapping was done without the benefit of a site visit or any subsurface data. Furthermore, landslides mapped by the USGS are not classified on the basis of the (a) activity status (i.e. active or dormant), (b) depth of slide plane (shallow or deep seated), or (c) type of landslide deposit, and they do not show landslides that have formed since 1975. Consequently the USGS map is not a substitute for a detailed site-specific investigation. Nevertheless, the map fulfills its function, which is to flag sites that may be at risk of landslide damage, where detailed geologic and geotechnical investigations are required to evaluate risks and develop measures to reduce risks to a practical minimum. Thus, a less than significant impact can be expected regarding landslide hazards.

b) ***Would the project result in substantial soil erosion or the loss of topsoil? (Less Than Significant Impact)***

The project site is largely level and the project would create minimal additional impervious surfaces. The applicant provided a preliminary stormwater evaluation that indicated that project would include 6,500 square feet of new impervious surface. Stormwater from impervious surface would flow across the site from west to east and infiltrate across the 740-foot area that is encumbered by easements and will remain undeveloped indefinitely. Given these site conditions, it is not expected that the project would result in substantial soil erosion or the loss of topsoil. Thus, a less than significant impact can be expected in regards to soil erosion or topsoil loss.

c) ***Would the project 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? (Less than Significant with Mitigation)***

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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As discussed in a) iii above, the project site is in a liquefaction hazard zone. Thus, the environmental impact from an unstable geologic unit or soil would be considered to be significant unless mitigations are implemented. Mitigation Measure *Geology 1* would ensure that appropriate measures are taken to address the liquefaction potential on the site, which would reduce the impact to a less than significant level.

- d) *Would the project 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? (Less Than Significant Impact)*

Expansive clay soil is the most predominant geologic hazard across the United States. Each year billions of dollars in damage to building foundations is caused by expansive soil. The subject property soil is comprised of Marcuse sand, which is not considered expansive, as defined by the California Building Code. Thus, there is not a significant impact from the project being located on expansive soil.

- e) *Would the project 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? (No Impact)*

As proposed, the project would be served by an on-site septic system for wastewater disposal. A 1,600 square foot leach field would be located on Parcel B, southeast of the expected residence. An existing septic system currently operates on the property. The new septic system would be permitted by the Contra Costa County Health Services Department, Environmental Health Division. In order to issue the permit, the Environmental Health Division would review and inspect design plans for septic tanks and ensure that the proposed septic system will not contaminate nearby surface and groundwater. As the project site currently hosts a septic system, and ample space is available for an additional system, a less than significant impact is expected relating to the use of a septic system.

**Sources of Information**

- California Geological Survey, 2018. *Earthquake Zones of Required Investigation Brentwood Quadrangle.*
- California Geological Survey. 2018. *Special Publication 42 revised 2018, Earthquake Fault Zones a Guide for Government Agencies, Property Owners/Developers, and Geoscience Practitioners for Assessing Fault Rupture Hazards in California.*
- Contra Costa County General Plan, 2005-2020. *Safety Element.*
- United States Department of Agriculture, Natural Resources Conservation Service. 2018. *Web Soil Survey. Accessed January 29, 2018.*  
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>7. Greenhouse Gas Emissions – <i>Would the project:</i></b>				
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:**

- a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? (Less Than Significant Impact)*

Greenhouse gases are gases that trap heat in the atmosphere and contribute to global climate change. Greenhouse gases include gases such as carbon dioxide, methane, nitrous oxide, and various fluorocarbons commonly found in aerosol sprays. Typically, a single residential or commercial construction project in the County would not generate enough greenhouse gas (GHG) emissions to substantially change the global average temperature; however, the accumulation of GHG emissions from all projects both within the County and outside the County has contributed and will contribute to global climate change.

Senate Bill 97 directed the Governor’s Office of Planning and Research (OPR) to develop CEQA Guidelines for evaluation of GHG emissions impacts and recommend mitigation strategies. In response, OPR released the Technical Advisory: CEQA and Climate Change, and proposed revisions to the State CEQA guidelines (April 14, 2009) for consideration of GHG emissions. The California Natural Resources Agency adopted the proposed State CEQA Guidelines revisions on December 30, 2009 and the revisions were effective beginning March 18, 2010.

The bright-line numeric threshold of 1,100 MT CO<sup>2</sup>/yr is a numeric emissions level below which a project’s contribution to global climate change would be less than “cumulatively considerable.” This emissions rate is equivalent to a project size of approximately 60 single-family dwelling units. Future construction and operation of the new residence would generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. As the project does not exceed the screening criteria, the project would not result in the generation of GHG emissions that exceed the threshold of significance.

- b) *Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?(Less Than Significant Impact)*

At a regional scale, the BAAQMD adopted the *Bay Area 2017 Clean Air Plan* that addresses GHG emissions as well as various criteria air pollutants. The BAAQMD Plan included a number of pollutant reduction strategies for the San Francisco Bay air basin, many of which would be included in the project though Title 24 energy efficiency requirement for the expected new residence.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Within Contra Costa County, the Contra Costa County Board of Supervisors convened a Climate Change Working Group (CCWG) in May 2005, to identify existing County activities and policies that potentially reduced GHG emissions. In November 2005, the CCWG presented its Climate Protection Report to the Board of Supervisors, which included a list of existing and potential GHG reduction measures. This led to the quantification of relevant County information on GHGs in the December 2008 Municipal Climate Action Plan.

In April 2012, the Board directed the Department of Conservation and Development to prepare a Climate Action Plan (CAP) to address the reduction of GHG emissions in the unincorporated areas of the County. In December 2015, the Climate Action Plan was adopted by the Board of Supervisors. The Climate Action Plan includes a number of GHG emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County.

Though the rural project does not conflict with the policies outlined in the CAP, the rural residential development would not incorporate recommendations that are outlined in the CAP (i.e. in-fill development, zero net energy, EV charging stations). The new residence may incorporate these design elements in the project, but the minor subdivision proposal does not include these details. Further, as these are recommendations and not requirements, the project would not conflict with the CAP and thus would not be considered to have a significant impact.

**Sources of Information**

- Bay Area Air Quality Management District, 2017. *Bay Area 2017 Clean Air Plan*.
- Bay Area Air Quality Management District, 2017. *Air Quality Guidelines*.
- Contra Costa County Code, *Title 8. Zoning Ordinance*.
- Contra Costa County, 2008. *Municipal Climate Action Plan*. Contra Costa County, 2015. *Climate Action Plan*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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<b>8. HAZARDS AND HAZARDOUS MATERIALS – <i>Would the project:</i></b>				
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 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 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:**

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Less Than Significant Impact)*

Subsequent to approval of the Tentative Vesting Parcel Map, it is expected that one single-family residence would be constructed on Parcel B. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With compliance with existing regulations, the project would have a less than significant impact from construction.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. For example, household hazardous substances can be dropped off for free at the Contra Costa County Household Hazardous Waste East County Drop-off Facility, located approximately 12.5 miles northwest of the project site at 2550 Pittsburg-Antioch Highway in Antioch. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be considered less than significant.

- b) *Would the project 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? (Less Than Significant Impact)*

The proposed residential use of the site would not involve handling, use, or storage of substances that are acutely hazardous.

The lot currently hosts one single family residence and historically has been used for agricultural purposes. No evidence reviewed by staff suggests that the project would include foreseeable conditions involving the likely release of hazardous materials into the environment. With compliance with existing regulations, the project would have a less than significant impact.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (No impact)*

There are no schools located within a quarter mile of the project site. The nearest school is the Old River Elementary School, located approximately one-and-a-quarter mile east of the project site. Due to the distance between the site and the school, the proposed project would not have an impact due to hazardous substances on the school.

- d) *Would the project 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? (No impact)*

The property currently hosts a single-family residence. A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the subject property. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Department of Toxic Substance Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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List. The Cortese List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act.

- 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? (No impact)*

The nearest County facility is the Byron Airport, which is approximately eight miles south of the project site. The airport influence area is delineated in the *Contra Costa County Airport Land Use Compatibility Plan*. The project site is not within the Byron Airport influence area and the site is not within an airport safety zone and is outside of the 55-60 dB CNEL noise contour. Thus, there is no possibility of creating aviation safety hazards for people residing or working in the project area.

- 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? (No impact)*

There is no private airstrip in the vicinity of the project site. Thus, the proposed project would not present any hazard related to airstrip safety.

- g) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Less Than Significant Impact)*

The proposed project is a vesting tentative parcel map, creating two agriculturally zoned parcels on a private road off of Byron Highway in Knightsen. The project site is approximately 0.6 miles east of Byron Highway, which would be used in the event of an emergency requiring evacuation of the local neighborhood. The proposed project would add one residential unit to this portion of Eagle Lane; however, the project would facilitate the improvement of Eagle Lane through the dedication of an additional ten-foot-wide portion of the frontage to allow for future widening and improvement of the roadway. Also, project construction would occur onsite and would not require any road closures or change road alignments. Accordingly, the project would have a less than significant impact on emergency response and emergency evacuation plans.

- h) *Would the project 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? (Less Than Significant Impact)*

The project site is in a rural ranchette community, which is designated as “urban unzoned” area by the California Department of Forestry and Fire Protection, and therefore, would not have a significant risk of wildland fire. The Department of Forestry and Fire Protection’s Very High Fire Hazard Severity Zone Map characterizes this area as a Non-Very High Fire Hazard Severity Zone area. Therefore, there would not be a significant risk of loss, injury or death involving exposure of people or structures to wildland fires.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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**Sources of Information**

- Hazardous Waste Disposal. Accessed January 29, 2018.  
<http://www.recyclenore.com/content/local-hazardous-waste-collection-facility>,
- Hazardous Waste and Substances sites. Accessed January 28, 2018.  
[http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm),
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- CalFire, 2009. *Very High Fire Hazard Severity Zones in LRA Map*.



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>9. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i></b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of 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) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

- a) *Would the project violate any water quality standards or waste discharge requirements? (Less Than Significant Impact)*

The proposed project must comply with applicable Contra Costa County C.3 requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the county have formed the Contra Costa Clean Water Program. In October 2009, the Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains. Provision C.3

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The County has the authority to enforce compliance with its Municipal Regional Permit through the County's adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes. The proposed project would add an estimated 6,500 square feet of new impervious surface area (less than the 10,000 square foot threshold).

The C.3 requirements stipulate that projects that create or replace 2,500 square feet or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. The preliminary stormwater evaluation for the proposed project included stormwater controls as required by the Contra Costa Clean Water Program. The project stormwater controls include stormwater infiltration treatment on Parcel B. With implementation of the practicable stormwater controls, the project would have a less than significant impact on water quality.

- b) *Would the project 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)? (Less Than Significant Impact)*

The use of an onsite well must comply with the applicable standards, including, setback, sustained yield, water quality, and construction. A Condition of Approval will be added if the project is approved, requiring the applicant to consult with the Contra Costa Environmental Health Division (EHD) regarding the water supply requirements prior to the issuance of a building permit. Accordingly, the potential impact of the project on groundwater supplies would be less than significant.

- c) *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? (Less Than Significant Impact)*

The proposed project would not substantially alter the drainage pattern of the site or area or result in substantial erosion or siltation. In the preliminary stormwater review, the grading pattern of the property will follow the existing drainage pattern and will ultimately connect to an existing drainage located along the east side of the property. Accordingly, the proposed project would not substantially alter the drainage pattern of the site or area or result in substantial erosion or siltation.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- d) *Would the project 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? (Less Than Significant Impact)*

As described previously, the proposed project would not substantially alter the existing drainage pattern of the site or area. As a result, there would not be any significant risk due to an increase in the project-related volume of runoff that would result in onsite or off-site flooding.

- e) *Would the project create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Less Than Significant Impact)*

The project would be required to construct C.3-compliant stormwater control facilities, as a condition of approval. The stormwater facilities would be installed concurrent or prior to residential construction. The bioretention basins and vegetated areas would filter stormwater and reduce the level of pollutants in the runoff that is drained into the drainage ditch at the eastern edge of the property, and then into the delta.

- f) *Would the project otherwise substantially degrade water quality? (Less Than Significant Impact)*

Residential developments typically discharge pollutants from vehicles, landscape maintenance, and pest control. The proposed project could contribute sediment, heavy metals, oils and greases, nutrients and pesticides into the storm drain. These pollutants have the potential to degrade the receiving waters. The stormwater controls located onsite would be engineered to collect runoff from the impervious surfaces created by the residential development. The vegetated areas would serve as soil filtration facilities prior to the discharge of stormwater to the drainage ditch at the eastern edge of the property. As the project would be required to comply with the County's C.3 requirements for projects that create or replace 2,500 square feet or more of impervious surface, the project would not substantially degrade water quality.

- g) *Would the project 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? (No Impact)*

No housing would be placed within a 100-year flood hazard area. The project site is located on National Flood Insurance Rate Map (FIRM) Panel #360. As shown on the FIRM Panel, the project site is not classified as being in a flood zone, thus is not considered to be subject to flooding.

- h) *Would the project place within a 100-year flood hazard area structures, which would impede or redirect flood flows? (No Impact)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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As described above, the project site is not within a 100-year flood hazard area. Accordingly, there would be no risks associated with the redirection of flood flows.

- i) *Would the project 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? (No Impact)*

As shown on Figure 10-8 of the Contra Costa County General Plan Safety Element, the project is not located in an area susceptible to flooding by a levee or dam failure. As such, there would be no impact.

- j) *Would the project be susceptible to inundation by seiche, tsunami, or mudflow? (No Impact)*

The proposed project would not be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. The Knightsen area is not included in the inundation area on any tsunami hazard map.

A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the Knightsen area as there are no large lakes or reservoirs in the area.

A mudflow is a specific type of landslide. While “landslide” refers to the gravity-driven failure and subsequent movement downslope of any types of surface movement of soil, rock, or other debris, “mudflow” refers to very rapid to extremely rapid surging flow of debris that has become partially or fully liquefied by the addition of significant amounts of water to the source material. Mudflows contain a significant proportion of clay, which makes them more fluid than debris flows; thus, they are able to travel farther and across lower slope angles. As discussed in the Geology and Soils section of this Initial Study, the site is not in a landslide hazard area.

As the project is not susceptible to seiche, tsunami, or mudflow, no impact is expected from these hazards.

**Sources of Information**

- Contra Costa County General Plan, 2005-2020. *Safety Element.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>10. LAND USE AND PLANNING – <i>Would the project:</i></b>				
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 for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:**

- a) *Would the project physically divide an established community? (No Impact)*

The project site is surrounded to the north, west, and south by ranchette-like single-family residential development. Crops are cultivated to the east of the project site on a 40 acre agricultural parcel. The proposed minor subdivision project would not divide an established community. Thus, there would be no impact related to the physical division of an established community resulting from the proposed project.

- b) *Would the project 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 for the purpose of avoiding or mitigating an environmental effect? (Less Than Significant Impact)*

**General Plan**

The proposed project would conform to the applicable General Plan land use designation. The site's current land use designation is Agricultural Lands. The maximum allowable density in this category is one dwelling unit per five acres. The density of the proposed project would be one dwelling unit per five acres, which would be consistent with the AL land use designation.

Category	Totals
Total Area (Gross Without ROW Dedication) =	11.72 Acres
Private Driveway =	0.32 Acre
Total Area (Net) 11.72 – 0.32 =	11.4 Acres
11.4 Net Acres /	
# of Units Allowed Per Net Acre (5) = Units Per Net Acre	2 Units Allowed
<b>Total Allowable Units =</b>	<b>2 Max Units (2 Units Proposed)</b>

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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**Zoning**

The proposed zone change from A-3 to A-2 is consistent with the surrounding area. The project would be consistent with the A-2 General Agricultural zoning district. Each lot would conform to the minimum lot size, average lot width, and average lot depth. No exceptions or variances would be necessary for the project.

Parcel	Area (5 Acre Min.)	Depth (200 Ft. Min.)	Average Width (250 Ft. Min.)
Parcel A	5.0	584	394
Parcel B	6.72	744	394

**Ranchette Policy**

The policies of the Contra Costa County Board of Supervisors regarding ranchettes are contained in a 1983 resolution of the Board (No. 83/407) entitled "Rural Residential Development." The policy states that ranchettes created by parcelization are inappropriate in prime agricultural areas where active cultivation such as row crops or orchards are present. Furthermore, the policy states ranchettes are to be discouraged within city spheres of influence. The proposed project site is not considered prime agricultural land, and is not within any city sphere of influence. Further, the project would meet the guidelines regarding rural residential development that are outlined in the General Plan Conservation Element, policy 8-v(4). These policies include, but are not limited to:

- i. That project approval will include conditions of approval (COAs) that require each parcel to have:
  - a. An "on site" producing water well or install a "test well" having a minimum yield of three gallons per minute with bacterial and chemical quality in compliance with the State standards for a pure, wholesome and potable water supply. If the chemical analysis exceeds the State standards for "maximum contaminant levels" for water potability, a statement must be attached and "run with the deed" advising of these levels; or
  - b. Verifiable water availability data from adjacent parcels, presented by the applicant, or knowledge of the same, known by the Health Services Department concerning water quality and quantity per (a) above; and, have a statement that "attaches and runs with the deed" indicating that a water well shall be installed on the subject parcel complying with the general requirements stated above prior to obtaining a Conservation and Development Department permit for construction.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- ii. Road, street, and access requirements, including necessary right-of-way acquisition and/or dedications, will be subject to the Department of Public Works recommendations for each parcel in accordance with the County Subdivision Ordinance and with standards and policies of that department.
- iii. The land must be suitable for septic tank use according to the County Ordinance Code criteria and Health Services Department Regulations. Percolation tests must be passed on all lots prior to the filing of the Parcel or Final Map.

As these general criteria will be added as COAs, the project would conform to County policies regarding ranchettes development.

**Agricultural/Urban Buffers and Conflicts Policy**

Agricultural subdivisions are considered a long-term, rural/residential use of the land. General Plan Conservation Element policy 8-am requires that an agricultural notification statement in the property deeds for all new residential lots created in or adjacent to planned agricultural districts. The statement shall inform owners about allowed adjacent agricultural practices. As such, prior to recordation of the final parcel map, the project sponsor would be required to record this statement with the property deeds. Thus, the project would be consistent with this policy.

In sum, the project would conform with applicable land use plans, policies, and regulations of agencies with jurisdiction over the project. Thus no significant impact is expected

- c) *Would the project conflict with any applicable habitat conservation plan or natural communities conservation plan? (No Impact)*

As discussed in Section 4.f above (Biological Resources), the East Contra Costa Habitat Conservancy adopted the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan in May 2007. The HCP/NCCP is the only adopted habitat conservation plan in Contra Costa County. The plan lists Covered activities that fall into three distinct categories: (1) all activities and projects associated with urban growth within the urban development area (UDA); (2) activities and projects that occur inside the HCP/NCCP preserves; and (3) specific projects and activities outside the UDA. As the project does not fall into any of these categories, the project is not covered by, or in conflict with the adopted HCP. Further, HCP staff provided a comment letter, dated April 5, 2017, which stated that the HCP does not apply to the project.

**Sources of Information**

- Site visits conducted by County staff, April 2017.
- LCC Engineering & Surveying, Inc., 190 Eagle Lane Tentative Map (Project Plans).
- Contra Costa County General Plan, 2005-2020. *Land Use Element*.
- Contra Costa County Code, *Title 8. Zoning Ordinance*.
- East Contra Costa County Habitat Conservancy. Accessed January 28, 2018.

<http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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<b>11. MINERAL RESOURCES – <i>Would the project:</i></b>				
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:**

- a) *Would the project 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? (No Impact)*

Known mineral resource areas in the County are shown on Figure 8-4 (Mineral Resource Areas) of the General Plan Conservation Element. No known mineral resources have been identified in the project vicinity, and therefore the proposed project would not result in the loss of availability of any known mineral resource.

- b) *Would the project 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? (No Impact)*

The project site is not within an area of known mineral importance according to the Conservation Element of the General Plan, and therefore, the project would not impact any mineral resource recovery site.

**Sources of Information**

- Contra Costa County General Plan, 2005-2020, *Conservation Element*.



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>12. NOISE – Would the project result in:</b>				
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 groundborne vibration or groundborne 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:**

- a) *Would the project expose people to, or generate, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Less Than Significant Impact)*

Activities at the future two-lot subdivision are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 75 dB or less are normally acceptable and noise levels between 70 dB to 80 dB are conditionally acceptable in agricultural areas. Types and levels of noise generated from the uses associated with the future residence would be similar to noise levels from the existing developments in the area. Thus, project noise impacts to the existing surrounding land uses would be less than significant.

- b) *Would the project expose persons to or generation of excessive ground-borne vibration or groundborne noise levels? (No Impact)*

Project construction would not include any components (e.g., pile-driving) that would generate excessive ground-borne vibration levels. Additionally, normal rural residential activities would not generate ground-borne vibrations during project operations.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- c) *Would the project create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Less than Significant Impact)*

Vehicular traffic due to the one new single-family unit would be different from the past use of the project site for the existing single-family residence. Traffic generated by the proposed project, along with noise typically associated with new single-family residences (e.g., yard maintenance), would incrementally increase noise levels in the vicinity of the subject site above existing noise levels. However, the types and levels of noise generated from the new dwelling unit in the subdivision would be similar to noise levels from the existing rural residential developments in the area, and therefore, the increase would have a less than significant impact on ambient noise levels in the project vicinity.

- d) *Would the project cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Less Than Significant Impact)*

A temporary increase in ambient noise levels would occur during construction of the future residential unit and private roadway. During project construction, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. Although such activities would be temporary, the activities could create noise levels in excess of existing conditions. However, given that the property is zoned for agricultural use, which allows noise levels up to 75 dB, and that the County requires work hour restrictions on development permits that only allow construction during regular business hours, it is not expected that there would be a significant impact from the temporary construction noises.

- 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? (No Impact)*

As discussed in the “hazards and hazardous materials” section of this Initial Study, the project site is not within an airport safety zone and is outside of the 55-60 dB CNEL noise contour. Thus, the proposed project would not expose people to excessive noise levels from a public airport or public use airport.

- 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? (No Impact)*

There is no private airstrip in the vicinity of the project site. Thus, the proposed project would not expose people to airstrip related noise.

**Sources of Information**

- Contra Costa County General Plan, 2005-2020, *Noise Element*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>13. POPULATION AND HOUSING – <i>Would the project:</i></b>				
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:**

- a) *Would the project 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)? (Less Than Significant Impact)*

The proposed project would result in the development of one additional single family residence, which would directly increase the Knightsen area population by an estimated three persons, based on the Census 2010 estimate of 2.77 people per household for Contra Costa County. The project would include one new private driveway and other infrastructure to accommodate the new residence. The development is limited to the project site, and would not be expected to lead to indirect population growth. Further, due to its small scope and size (less than .01% of the estimated annual population growth for the County), the project would have a less than significant impact on population growth in the area.

- b) *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (No Impact)*

The project site is currently occupied by a single-family residence which would remain, and the proposed project would result in the construction of one new single-family residence. Therefore, the project would have no impact on housing displacement.

- c) *Would the project displace substantial numbers of people necessitating the construction of replacement housing elsewhere? (No Impact)*

The expected construction of one single-family residence would not displace any people. Therefore, the project would have no impact on displacing people, necessitating the construction of replacement housing elsewhere.

**Sources of Information**

- Contra Costa County, Census 2010. Accessed September 30, 2017. <http://www.bayareacensus.ca.gov/counties/ContraCostaCounty.htm>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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**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:**

*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? (Less Than Significant Impact)*

Fire protection and emergency medical response services for the project vicinity are provided by the East Contra Costa County Fire Protection District (ECCCFPD). Fire protection to the project site would be provided by Station 52 at 201 John Muir Parkway (eight miles driving distance to the northwest of the site), or by Station 59 at 1685 Bixler Road (4.8 miles driving distance to the northeast of the site). Using an average travel speed of 35 miles per hour, an engine responding from Station 52 would take 14 minutes to reach the project site, and an engine from Station 59 would take eight minutes to reach the site. These response times are typical for rural areas such as the project vicinity. In addition, as detailed in the comment letter on the proposed project from the Contra Costa County Fire Protection District (CCCFPD), the project is required to comply with the applicable provisions of the 2016 California Fire Code, the 2016 California Building Code, and applicable Contra Costa County Ordinances that pertain to emergency access, fire suppression systems, and fire detection/warning systems. Prior to the issuance of building permits, the construction drawings would be reviewed and approved by the CCCFPD. As a result, potential impacts of the proposed project relating to fire protection would be less than significant.

b) *Police Protection? (Less Than Significant Impact)*

Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to the Knightsen area. The addition of one new residential unit in the project area would not significantly affect the provision of police services to the area.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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c) *Schools? (Less Than Significant Impact)*

The applicant for the future residence would be required to pay the state-mandated school impact fees for the residential dwelling unit. Payment of the fees pursuant to State regulations for school services would reduce school impacts to less than significant levels.

d) *Parks? (Less Than Significant Impact)*

The new residents of the new dwelling unit would be expected to increase use of the parks; however, given the amount of available park space compared to the project's small addition to the County's population, very little impact on the park facilities would be expected. Additionally, the applicant for the future residence would be required to pay the County-mandated park impact fee, compensating for impacts on park facilities.

e) *Other public facilities? (Less Than Significant Impact)*

Impacts to other public facilities, such as hospitals and libraries are usually caused by substantial increases in population. Implementation of the proposed project is not anticipated to induce population growth since only one new residence would result from the project approval. The project is not anticipated to create substantial additional service demands besides those which have been preliminarily reviewed by various agencies of Contra Costa County, or result in adverse physical impacts associated with the delivery of fire, police, schools, parks, or other public services. Therefore, the impact to hospitals, libraries or other public facilities is less than significant.

**Sources of Information**

- Contra Costa County Fire Protection District. 2017. *Agency Comment Letter, Minor Subdivision 190 Eagle Lane.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>15. RECREATION</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- 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? (Less Than Significant Impact)*

The new residents of the expected new dwelling unit would incrementally increase use of parks and recreational facilities in the area. However, the modest increase in population is not expected to impact recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Thus, the impact of this increase in use of the parks and recreational facilities would be less than significant.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? (Less Than Significant Impact)*

Given the proximity of nearby parks, the new residents would likely use these nearby facilities. As described above, use of these public recreational facilities by the residents of the new dwelling unit would incrementally increase use of the facilities, but would not be expected to result in the construction or expansion of recreational facilities.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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<b>16. TRANSPORTATION/TRAFFIC – <i>Would the project:</i></b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and 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 results 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? (Less Than Significant Impact)*

Policy 4-c of the Growth Management Element of the General Plan requires a traffic impact analysis of any project that is estimated to generate 100 or more AM or PM peak-hour trips. Based on the Institute of Transportation Engineers peak period trip generation rates of 1.0 trip per dwelling unit for single-family residences, the proposed project consisting of the two-lot minor subdivision, and the future construction of one single-family residence would generate an additional one AM and one PM peak period trip, and therefore, is not required to have a project-specific traffic impact analysis. Since the project would yield less than 100 peak-hour AM or PM trips, the proposed project would have a less than significant impact on the circulation system in the Knightsen area.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- b) *Would the project 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? (Less Than Significant Impact)*

The Contra Costa Transportation Authority is responsible for ensuring local government conformance with the Congestion Management Program (CMP), a program aimed at reducing regional traffic congestion. The CMP requires that each local jurisdiction identify existing and future transportation facilities that will operate below an acceptable service level and provide mitigation where future growth degrades that service level. The Contra Costa Transportation Authority has review responsibility for proposed development projects that are expected to generate 100 or more additional peak-hours trips. As the project would yield less than 100 peak-hour AM or PM trips, the proposed project would not conflict with the CMP. Thus, there would be a less than significant impact.

- c) *Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (No Impact)*

The proposed project does not include any structures of significant height that would interfere with air traffic patterns. As a result, the proposed project would not result in a change in air traffic patterns that would result in a substantial safety risk.

- d) *Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Less Than Significant Impact)*

Eagle Lane is a private road that provides vehicular access from local residential lots to Byron Highway to the east. As a condition of approval of MS17-0001, an Offer of Dedication to the County will be required for the right-of-way necessary to widen Eagle Lane along the project frontage. Vehicular access for Parcel A would be through an existing driveway on Eagle Lane, and access for Parcel B would be through a private access easement with a private driveway off of Eagle Lane. Both the County's Public Works Department and Fire Department have reviewed the proposed access designs and have determined that they comply with all applicable design standards (e.g. width, slope, line-of-site and fire apparatus turn-around). Thus, the project would not substantially increase hazards due to a design feature or incompatible uses.

- e) *Would the project result in inadequate emergency access? (Less Than Significant Impact)*

The proposed project would be accessed from Eagle Lane and would create one new driveway. Eagle Lane is a 25-foot-wide, single-lane private rural road. The speed limit for the road is 20 miles per hour in front of the subject parcel. As evaluated above, the proposed project would not substantially increase traffic or hazards on Eagle Lane. A fire engine turnaround at the end of the



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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private driveway would allow for emergency vehicles to access the site sufficiently. Thus, emergency access to the project vicinity would not be impeded. Prior to the County review of construction drawings for building permits, the Contra Costa County Fire Protection District would review the construction drawings and ensure that adequate emergency access to buildings on the project site is provided.

f) *Would the project conflict with adopted polices, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?*

The proposed project would not conflict with adopted policies, plans, or programs supporting alternative transportation. The proposed project would create two lots accessed along Eagle Lane, a rural private road with very-low-volume traffic flows. Very low-volume local roads are typically used by people who are familiar with these roads. The US Department of Transportation, Small Town and Rural Multimodal Networks publication guide states that on local streets with less than 400 vehicles per day, no separated pedestrian or bicycle infrastructure may be necessary, as pedestrians and bicyclist may be comfortable using the roadway with the occasional vehicle. As Eagle Lane serves 29 developed parcels, the roadway volume is expected to be below 400 vehicles per day. Thus, no separated pedestrian or bicycle infrastructure would be necessary. Additionally, as discussed in d) above, the County has required an Offer of Dedication for the right-of-way necessary to widen Eagle Lane along the project frontage, creating the potential for future construction of curb, gutter, and sidewalk improvements along the frontage when appropriate. Therefore, project-related impacts on bicycle, pedestrian, and public transit facilities would be less than significant.

**Sources of Information**

- Contra Costa County Fire Protection District. 2017. *Agency Comment Letter, Minor Subdivision 190 Eagle Lane.*
- Contra Costa County General Plan, 2005-2020. *Growth Management Element.*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*
- Contra Costa County. 2000. *Contra Costa County Airport Land Use Compatibility Plan.*
- Contra Costa County Public Works Department. 2017. *Minor Subdivision MS17-0001 Staff Report & Conditions of Approval.*
- U.S. Department of Transportation/Federal Highway Administration. *Small Town and Rural Multimodal Networks.* Accessed January 30, 2018.  
[https://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/publications/small\\_towns/.](https://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/small_towns/)

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>17. TRIBAL CULTURAL RESOURCES – <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i></b>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

*Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:*

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? (Less than Significant with Mitigation)*

As discussed in Section 5.a-d above, no historical resources are likely to exist on the project site. The one building within the study area is not architecturally distinctive, and is unlikely to meet criteria for inclusion in the California Register of Historical Resources. Further, according to the County’s Archaeological Sensitivities map, Figure 9-2, of the County General Plan, the subject site is located in an area that is considered “medium sensitivity,” and is not considered to be a location with significant archaeological resources. Given all of these factors, there is little potential for the project to impact cultural resources on the site.

Pertaining to the significance of tribal cultural resources, there are no onsite historical resources, pursuant to Public Resources Code section 5020.1(k) that are included in a local register of historic resources.

Nevertheless, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigations Measure *Cultural Resources 1* would reduce the impact on archeological resources during project related work to a level that would be considered less than significant.

- b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (Less than Significant with Mitigation)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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As discussed in Section 5.a-d above, no historical resources are likely to exist on the project site. The one building within the study area is not architecturally distinctive, and is unlikely to meet criteria for inclusion in the California Register of Historical Resources. Further, according to the County's 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. Thus, there is little potential for the project to impact cultural resources on the site.

It is not likely that the project would cause a substantial adverse change in the significance of a tribal cultural resource that meets the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, for the reasons stated above.

Nevertheless, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigations Measure *Cultural Resources 1* would reduce the impact on archeological resources during project related work to a less than significant level.

**Sources of Information**

- Contra Costa County General Plan 2005-2020. *Archeological Sensitivities Map*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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<b>18. UTILITIES AND SERVICE SYSTEMS – <i>Would the project:</i></b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Less Than Significant Impact)*

As proposed, the project would be served by an on-site septic system for wastewater disposal. A 1,600 square foot leach field would be located on Parcel B, southeast of the expected residence. An existing septic system currently operates on the property. The new septic system would be permitted by the Contra Costa County Health Services Department, Environmental Health Division. In order to issue the permit, the Environmental Health Division would review and inspect design plans for septic tanks to ensure that the proposed septic system will meet all applicable codes.

As discussed in Section 6.e, the implementation of the septic system is not expected to have a significant impact on nearby surface or groundwater. Through the permitting process of the Environmental Health Division, there would be no significant impacts related to the wastewater treatment requirements of the Regional Water Quality Control Board.

- b) *Would the project 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? (Less Than Significant Impact)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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The project site is in an agricultural area that is not served by any municipal water or wastewater system, and therefore, the project would have no effect on water or wastewater treatment facilities. Similar to other land uses in the vicinity, the proposed project would use an on-site groundwater well for potable water and an on-site septic system for wastewater disposal. The well and septic system would be subject to review and approval by the Environmental Health Division.

- c) *Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Less Than Significant Impact)*

As discussed in Section 9.a, the preliminary stormwater review for the proposed project has been designed to preserve the natural drainage features of the project site. With implementation of the stormwater control measures, the project would have a less than significant impact on water quality and water discharge.

In compliance with Provision C.3 of the National Pollutant Elimination System (NPDES) Permit and the County's Stormwater Management and Discharge Control Ordinance (Section 1014), if the total new (or replaced) impervious surfacing for the project falls between 2,500 and 10,000 square feet, a stormwater control best management practices (BMPs) must be incorporated into the project. The applicant has submitted a preliminary stormwater review which includes the appropriate BMPs. These BMPs would be required as a condition of approval of the project. Thus, the impact will be less than significant.

- d) *Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Less Than Significant Impact)*

The use of an onsite well must comply with the applicable standards, including, setback, sustained yield, water quality, and construction. A Condition of Approval will be added if the project is approved, requiring the applicant to consult with the Contra Costa Environmental Health Division (EHD) regarding the water supply requirements prior to the issuance of a building permit. Accordingly, the potential impact of the project on groundwater supplies would be less than significant.

- e) *Would the project 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? (No Impact)*

The project site is in an agricultural area that is not served by any municipal water or wastewater system, and therefore, the project would have no effect on water or wastewater treatment facilities. Thus, there would be no impact to any wastewater treatment provider.

- f) *Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Less Than Significant Impact)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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The proposed project would generate construction solid waste and post-construction residential solid waste. Construction waste would be hauled to the Contra Costa Waste Service Recycling Center & Transfer Station located at 1300 Loveridge Road in Pittsburg. The Recycling Center & Transfer Station sorts through the material and pulls out recyclable materials. Future construction of the proposed project would incrementally add to the construction waste headed to the Recycling Center & Transfer Station; however, the impact of the project related incremental increase is considered to be less than significant. Further, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the CDD at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities.

With respect to residential waste, the receiving landfill for operational waste is Keller Canyon, located at 901 Bailey Road in Bay Point. Keller Canyon is estimated to be at 15 percent of capacity. Waste from the single family residence and agricultural operations would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related waste is considered to be less than significant.

- g) *Would the project comply with federal, state and local statutes and regulations related to solid waste? (Less Than Significant Impact)*

The proposed project would comply with applicable federal, state, and local laws related to solid waste. The project includes residential and agricultural land uses that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste.

**Sources of Information**

- Contra Costa Clean Water Program New Development C.3. Accessed January 29, 2018. <http://www.cccleanwater.org/new-development-c-3/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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<b>19. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.)	<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:**

- 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? (Less Than Significant With Mitigation)*

As discussed in individual sections of this initial study, the project to create two parcels from the site may impact the quality of the environment (Aesthetics, Air Quality, Cultural Resources, Geology/Soils, and Tribal Cultural Resources) but the impact would 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. The project is not expected to threaten any wildlife population, impact endangered plants or animals, or affect state cultural resources with the already identified mitigation measures.

- 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.) (Less Than Significant Impact)*

The proposed project would not create substantial cumulative impacts. The project conforms to the Rural Residential Development Policy of the County, and is consistent with the proposed A-2 zoning designation. The proposed project would be consistent with the existing surrounding agricultural and single-family residential development.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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- c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (Less Than Significant Impact)*

This Initial Study has disclosed impacts that would be less than significant with the implementation of Mitigation Measures. All identified Mitigation Measures will be included in the conditions of approval for the proposed project, and the applicant will be responsible for implementation of the measures. As a result, there would not be any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

## REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the above cited references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted.

## ATTACHMENTS

1. Vicinity Map
2. Site Plan
3. MMRP