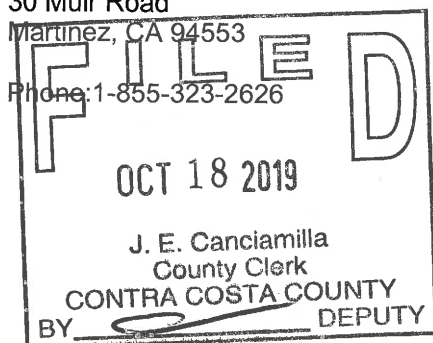


Lead Agency:
**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626



**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Kelli Zenn
Business Operations Manager

October 18, 2019

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

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

- Project Title:** 18320 Bollinger Canyon Road Minor Subdivision and Rezoning (San Ramon)
- County File Number:** Minor Subdivision MS16-0014, Rezoning RZ16-3234
- County Contact Person and Phone Number:** Stan Muraoka, AICP
(925) 674-7781
- Project Location:** 18320 Bollinger Canyon Road in the San Ramon area in unincorporated Contra Costa County (Assessor's Parcel Number 199-370-004)
- Project Sponsor's Name and Address:** *Applicant*
Lauren and Aaron Locey
18308 Bollinger Canyon Road
San Ramon, CA 94583
925-820-4072
- Description of Project:** The proposed project is a Minor Subdivision of a 102.22-acre agricultural property (the "project site") into two agricultural lots, including an 81.38-acre Parcel A and a 20.84-acre Parcel B and a Rezoning from the A-4 Agricultural Preserve District to the A-2 General Agricultural District. Three single-family residences, a barn, a covered arena, and a number of accessory structures are currently located on proposed Parcel A. One single-family residence and several accessory structures are currently located on proposed Parcel B. With the recordation of the Parcel Map, two of the three existing single-family residences on Parcel A would be converted to

agricultural or accessory structures; however, there would be no new construction on Parcel A. There would also be no new construction on Parcel B. After recordation of the Parcel Map, both agricultural lots would continue in their current use.

The project site is in the AL, Agricultural Lands General Plan Land Use designation and the A-4 District, which has a minimum lot size of 40 acres. The property, along with adjacent properties, was rezoned in 1975 from the A-2 District to the A-4 District and was included in Williamson Act Contract 17-75; however, a Notice of Non-Renewal for the property was received by the County and recorded on December 27, 1996, and the Williamson Act Contract on the property expired on February 28, 2006. The proposed project includes a Rezoning of the property back to the A-2 District, which has a minimum lot size of five acres.

- 7. Surrounding Land Uses and Setting:** The property is a single legal lot that is in use for raising and keeping horses, and for rural residential uses. The site is located on the north side of Bollinger Canyon Road, approximately 0.4 mile southeast of the intersection of Bollinger Canyon Road and Bollinger Estates Court. The existing single-family residences on the project site are accessed via a loop driveway that has two driveway intersections with Bollinger Canyon Road, located approximately 475 feet apart. The northerly driveway is partially asphalt and partially gravel and provides direct access to the residences on Parcel A. The southerly asphalt driveway provides direct access to the residence on Parcel B. A third driveway is located approximately 825 feet southeast of the driveway that provides access onto Parcel B. This asphalt driveway (Bear Tree Road) also provides access through Parcel B to properties located east of the project site. Along the project frontage, Bollinger Canyon Road is a two-lane, approximately 20-foot wide road within a 60-foot right-of-way.

Surrounding the project site are other agricultural parcels and open space properties, including an 86.76-acre parcel owned by the East Bay Regional Park District to the north, parcels ranging from 21.5 acres to over 110 acres to the east, and parcels ranging from 5.69 acres to 10.75 acres to the west. South of the project site and across Bollinger Canyon Road are parcels ranging from 3.46 acres to over 250 acres. The smaller parcels are rural residential ranchettes, and the larger parcels are either in agricultural use for raising and keeping livestock or are open space lands.

Bollinger Creek runs along the south side of Bollinger Canyon Road. Two tributaries of Bollinger Creek run in a north to south direction on the project site. Vegetation on the site includes riparian woodland composed primarily of mature live and valley oak trees along the tributaries, oak woodland on the northeastern and eastern portions of the site that are upslope from the tributaries, and non-native annual grassland on the western and southwestern portions of the site. These habitats are also found on the surrounding agricultural properties.

The closest urban, residential area is located approximately 0.6 mile to the northeast on the other side of the northwest to southeast-trending ridge that separates the Bollinger Canyon area from the City of Danville. This ridge averages approximately 1,650 feet in elevation near the project site. The site itself ranges from approximately 850 feet in elevation at Bollinger Canyon Road and rises to approximately 1,300 feet in elevation at its northern boundary.

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

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

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will extend to **4:00 P.M., Friday, November 8, 2019**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Stan Muraoka, AICP
30 Muir Road
Martinez, CA 94553

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Planning Commission. The **tentative** hearing date before the County Planning Commission for the project and for adoption of the Mitigated Negative Declaration is ***Wednesday, December 11, 2019***. The hearing will be held at 30 Muir Road, Martinez. Hearing notices will be sent out prior to the finalized hearing date.

Additional Information – For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 674-7781, or email at stanley.muraoka@dcd.cccounty.us

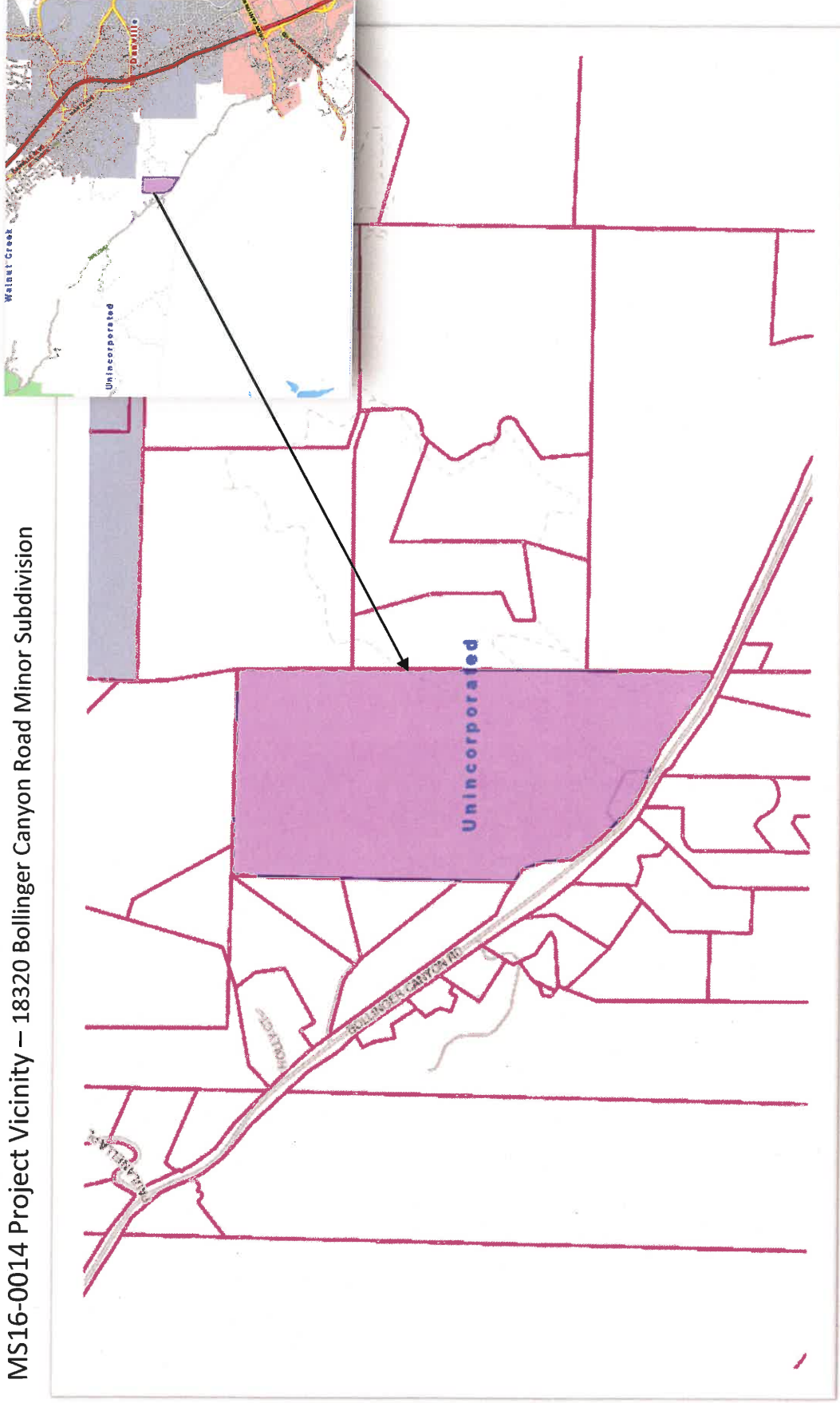
Sincerely,



Stan Muraoka, AICP
Senior Planner
Department of Conservation & Development

cc: County Clerk's Office (2 copies)
attachment: Project Vicinity Map

MS16-0014 Project Vicinity – 18320 Bollinger Canyon Road Minor Subdivision



Source: Accela, accessed November 29, 2018

CEQA ENVIRONMENTAL CHECKLIST FORM (REVISED JANUARY 7, 2019)

1. **Project Title:** 18320 Bollinger Canyon Road Minor Subdivision and Rezoning (San Ramon)

County Files – Minor Subdivision MS16-0014, Rezoning RZ16-3234
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:** Stan Muraoka, AICP
(925) 674-7781
4. **Project Location:** 18320 Bollinger Canyon Road in the San Ramon area in unincorporated Contra Costa County (Assessor’s Parcel Number 199-370-004)
5. **Project Sponsor's Name and Address:** Lauren and Aaron Locey
18308 Bollinger Canyon Road
San Ramon, CA 94583
6. **General Plan Designation:** AL, Agricultural Lands
7. **Zoning:** A-4, Agricultural Preserve
8. **Description of Project:** The proposed project is a Minor Subdivision of a 102.22-acre agricultural property (the “project site”) into two agricultural lots, including an 81.38-acre Parcel A and a 20.84-acre Parcel B and a Rezoning from the A-4 Agricultural Preserve District to the A-2 General Agricultural District. Three single-family residences, a barn, a covered arena, and a number of accessory structures are currently located on proposed Parcel A. One single-family residence and several accessory structures are currently located on proposed Parcel B. With the recordation of the Parcel Map, two of the three existing single-family residences on Parcel A would be converted to agricultural or accessory structures; however, there would be no new construction on Parcel A. There would also be no new construction on Parcel B. After recordation of the Parcel Map, both agricultural lots would continue in their current use.

The project site is in the AL, Agricultural Lands General Plan Land Use designation and the A-4 District, which has a minimum lot size of 40 acres. The property, along with adjacent properties, was rezoned in 1975 from the A-2 District to the A-4 District and was included in Williamson Act Contract 17-75; however, a Notice of Non-Renewal for the property was received by the County and recorded on December 27, 1996, and the Williamson Act Contract on the property expired

on February 28, 2006. The proposed project includes a Rezoning of the property back to the A-2 District, which has a minimum lot size of five acres.

- 9. Surrounding Land Uses and Setting:** The property is a single legal lot that is in use for raising and keeping horses, and for rural residential uses. The site is located on the north side of Bollinger Canyon Road, approximately 0.4 mile southeast of the intersection of Bollinger Canyon Road and Bollinger Estates Court. The existing single-family residences on the project site are accessed via a loop driveway that has two driveway intersections with Bollinger Canyon Road, located approximately 475 feet apart. The northerly driveway is partially asphalt and partially gravel and provides direct access to the residences on Parcel A. The southerly asphalt driveway provides direct access to the residence on Parcel B. A third driveway is located approximately 825 feet southeast of the driveway that provides access onto Parcel B. This asphalt driveway (Bear Tree Road) also provides access through Parcel B to properties located east of the project site. Along the project frontage, Bollinger Canyon Road is a two-lane, approximately 20-foot wide road within a 60-foot right-of-way.

Surrounding the project site are other agricultural parcels and open space properties, including an 86.76-acre parcel owned by the East Bay Regional Park District to the north, parcels ranging from 21.5 acres to over 110 acres to the east, and parcels ranging from 5.69 acres to 10.75 acres to the west. South of the project site and across Bollinger Canyon Road are parcels ranging from 3.46 acres to over 250 acres. The smaller parcels are rural residential ranchettes, and the larger parcels are either in agricultural use for raising and keeping livestock or are open space lands.

Bollinger Creek runs along the south side of Bollinger Canyon Road. Two tributaries of Bollinger Creek run in a north to south direction on the project site. Vegetation on the site includes riparian woodland composed primarily of mature live and valley oak trees along the tributaries, oak woodland on the northeastern and eastern portions of the site that are upslope from the tributaries, and non-native annual grassland on the western and southwestern portions of the site. These habitats are also found on the surrounding agricultural properties.

The closest urban, residential area is located approximately 0.6 mile to the northeast on the other side of the northwest to southeast-trending ridge that separates the Bollinger Canyon area from the City of Danville. This ridge averages approximately 1,650 feet in elevation near the project site. The site itself ranges from approximately 850 feet in elevation at Bollinger Canyon Road and rises to approximately 1,300 feet in elevation at its northern boundary.

- 10. Other public agencies whose approval is required (e.g., permits, financing, approval, or participation agreement):**

None

- 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, is there a plan for consultation that includes, for example, the**

determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

In accordance with Section 21080.3.1 of the California Public Resources Code, subsequent to the County determination that the project application was complete, a Notice of Opportunity to Request Consultation was both mailed and sent via email on March 12, 2019 to the Wilton Rancheria, the one California Native American tribe that has requested notification of proposed projects. Pursuant to Section 21080.3.1(d), there is a 30 day time period for the Wilton Rancheria to either request or decline consultation in writing for this project. The Wilton Rancheria submitted an email on March 31, 2019 stating that it wished to initiate consultation. On August 20, 2019, Department of Conservation and Development staff completed a telephone discussion on the proposed project with a representative of the Wilton Rancheria. The Wilton Rancheria requested additional information on the proposed project, and staff agreed to include the Native American tribe in the distribution of the environmental review document for the proposed project. Staff emailed and mailed the Mitigated Negative Declaration with this Environmental Checklist Form to the Wilton Rancheria on October 18, 2019.

Previously, the Wilton Rancheria requested tribal consultation in response to a consultation notice for a different project that led to a meeting between staff and a representative of the Wilton Rancheria. At that meeting, a tentative agreement was reached between staff and the Wilton Rancheria that the Native American tribe will be notified of any discovery of cultural resources or human remains on the site. Subsequently, the Native American Heritage Commission (NAHC) requested that pursuant to State law, the NAHC shall be notified of any discovery of human remains rather than the Native American tribe. Mitigation Measures *Cultural Resources 1* and *Cultural Resources 2* in Section 5 (Cultural Resources) of this Environmental Checklist provide for notice to the Wilton Rancheria of any discovery of cultural resources and notice to the NAHC of any discovery of human remains on the site. The proposed minor subdivision and rezoning project does not involve any construction activity; however, any future construction activity on the proposed parcels would be subject to Mitigation Measures *Cultural Resources 1* and *Cultural Resources 2*.

Environmental Factors Potentially Affected

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

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

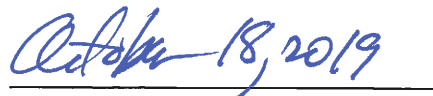
Environmental Determination

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, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Stan Muraoka, AICP
Senior Planner
Contra Costa County
Department of Conservation & Development



Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Figure 9-1 (Scenic Ridges & Waterways) of the General Plan Open Space Element identifies the major scenic resources in the County. Views of these scenic resources are considered scenic vistas. The identified scenic ridges in proximity to the Bollinger Canyon area include the northwest to southeast-trending ridge that separates the Bollinger Canyon area from the City of Danville. This ridge averages approximately 1,650 feet in elevation near the project site. The site itself is approximately 1,300 feet in elevation at its northern boundary, roughly 650 feet southwest of the crest of the ridge. Due to the hilly terrain along Bollinger Canyon Road in the vicinity of the project site, the scenic ridge is not be readily visible in the project vicinity, and therefore, the proposed project would not affect 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? (Less than significant)*

Figure 5-4 (Scenic Routes) of the General Plan Transportation and Circulation Element identifies scenic routes in the County, including both State Scenic Highways and County designated Scenic

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Routes. The project site is located adjacent to Bollinger Canyon Road, which is a County-designated Scenic Route. The proposed project, including the minor subdivision and rezoning, would create two agricultural lots in an A-2 General Agricultural District, but would not result in any new development. Accordingly, there are no views along the scenic route that would change with the project.

Properties in the A-2 District are allowed to have one single-family residence, accessory structures, and agricultural structures without a planning permit, as well as one Accessory Dwelling Unit (ADU) with an ADU permit. The proposed parcels currently include single-family residences and other structures. In the future, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could occur. Such new construction would be required to be set back at least 25 feet from Bollinger Canyon Road, and would not significantly change views along the route.

- c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (Less than significant)*

As discussed in Environmental Checklist Section 1.b above, views of the project site would not change with the project and would not significantly change in the future as a result of potential new construction.

- 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)*

As discussed in Environmental Checklist Section 1.b above, the proposed project would not result in any new development, but construction of a new accessory or agricultural structure and/or an ADU could occur at some point in the future. The new structures would be subject to building code regulations and would be required to be set back at least 25 feet from Bollinger Canyon Road. A new ADU would also be subject to an ADU permit. In addition, any new lights installed on the project site would be required to face downward and away from the roadway. Due to the foregoing reasons, there would not be any substantial light or glare created.

Sources of Information

- Site visits by County staff, April and October 2019.
- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*
- Contra Costa County General Plan, 2005-2020. *Open Space Element.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. AGRICULTURAL AND FOREST RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 2016* map, the 102.22-acre project site includes Grazing Land. Thus, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? (Less than significant)*

The current zoning on the project site is A-4 Agricultural Preserve District, which allows agricultural uses on lots with a minimum size of 40 acres. The proposed project includes a Rezoning from the A-4 District to the A-2 General Agricultural District, which allows agricultural

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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uses on lots with a minimum size of five acres. With the Rezoning, the subdivision of the project site into an 81.38-acre Parcel A and a 20.84-acre Parcel B would be consistent with the A-2 District.

In 1975, the project site, along with adjacent properties, was included in Williamson Act Contract 17-75; however, a Notice of Non-Renewal for the property was received by the County and recorded on December 27, 1996, and the Williamson Act Contract on the property expired on February 28, 2006.

- 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. Thus, the proposed project 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)**

The project site is not considered forest land, as discussed in Environmental Checklist Section 2.c 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)**

The proposed project would subdivide the 102.22-acre site into two parcels and would rezone the project site from the A-4 District to the A-2 District. These actions would not result in conversion of agricultural land to a non-agricultural use. The proposed project would not involve any construction on the project site, would not affect the continuing agricultural use of other farmlands in the vicinity, and would have a less-than-significant impact on the conversion of farmland.

As discussed in Environmental Checklist Section 1.a (Aesthetics) above, properties in the A-2 District are allowed to have one single-family residence, accessory structures, and agricultural structures without a planning permit, as well as one ADU with an ADU permit. The proposed parcels currently include single-family residences and other structures. In the future, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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parcel could occur. However, such new construction would be ancillary to the primary agricultural use of the property, and therefore, would not have a significant effect on the agricultural use of the property.

Sources of Information

- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*
- <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2016/con16.pdf>, accessed October 2, 2019. *Contra Costa County Important Farmland 2016.*
- Contra Costa County Community Development Department, 1977. *Recordation of Notice of Nonrenewal of Agricultural Preserve Contract.*
- Contra Costa County, 1996. *Notice of Nonrenewal of Land Conservation (Williamson Act) Contract, AP17-75.*
- Contra Costa County. 1975. *Resolution 75/119, approving RZ1975 (Land Conservation Contract AP17-75).*
- Contra Costa County Code, Title 8. Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Land Use Element.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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3. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan? (No 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 2017 Bay Area Clean Air Plan: *Spare the Air, Cool the Climate*. 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 and achieve greenhouse gas reduction targets for 2030 and 2050. The proposed project would not involve any construction. In the future, construction of a new accessory or agricultural structure could occur without a planning permit and construction of an ADU could occur with an ADU permit, on each of the minor subdivision parcels. However, such construction is allowed in the A-2 District. Thus, future construction would not be in conflict with the Clean Air Plan or obstruct its implementation.

- b) *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? (Less than significant)*

The proposed minor subdivision and rezoning would not change the use of the project site and there would be no change in operational air quality. As discussed in Environmental Checklist Section 3.a above, construction of a new accessory or agricultural structure could occur without a planning permit and construction of an ADU could occur with an ADU permit, on each of the minor subdivision parcels at some point in the future.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future construction of a new accessory or agricultural structure, or an ADU, would not exceed the operational screening criteria of 325 dwelling units or the construction-related screening criteria of 114 dwelling units of the 2017 Guidelines, 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 proposed project would have a less than significant impact on any air quality standard.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations? (Less than significant)*

As discussed in Environmental Checklist Section 3.b above, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation (i.e., use of the new accessory or agricultural structure or occupancy of the new ADU). 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 impact on the level of any criteria pollutant.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Less than significant with mitigation)*

Use of a new accessory or agricultural structure or occupancy of a new ADU would not be expected to cause any localized emissions that could expose sensitive receptors (e.g., residences, schools) to unhealthy long-term air pollutant levels. Further, the proposed project would not contain any major sources of odor and would not be located in an area with existing odors.

Construction activities, however, would produce combustion emissions from various sources, including heavy equipment engines and motor vehicles used by the construction workers. Dust would be generated during grading and construction activities, with the most dust occurring during grading activities. The amount of dust generated would be highly variable 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 impact during project construction** on residences within one-quarter mile of the construction site, such as the single-family residences located across from the project frontage on Bollinger Canyon Road and the closest residences on Bear Tree Road (southernmost driveway on the project site). In addition, 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 impact during project construction due to the creation of objectionable odors** on residences within one-quarter mile of the construction site. Consequently, the applicant is required to implement the following mitigation measures, which the BAAQMD recommends to reduce construction dust and exhaust impacts, and the creation of objectionable odors to less than significant levels.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 sets of construction drawings.

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 track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
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 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.*
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. *A publicly visible sign shall be posted on the property 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 impacts of project construction to less than significant levels.

Sources of Information

- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Bay Area Air Quality Management District, 2017. *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate.*
- Bay Area Air Quality Management District, 2017. *Air Quality Guidelines, May 2017.*
- Contra Costa County Code, Title 8. Zoning Ordinance.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- 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)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in Section 9 (Surrounding Land Uses and Setting), two tributaries of Bollinger Creek run in a north to south direction on the project site. Vegetation on the site includes riparian woodland composed primarily of mature live and valley oak trees along the tributaries, oak woodland on the northeastern and eastern portions of the site that are upslope from the tributaries, and non-native annual grassland on the western and southwestern portions of the site. These habitats are also found on the surrounding agricultural properties. Existing structures on the project site, including the three single-family residences, barn, covered arena, and accessory structures located on proposed Parcel A and the single-family residence and accessory structures on proposed Parcel B are located primarily within the non-native annual grassland habitat. The minor subdivision and rezoning project would not involve any construction, and therefore would not have any effect on any habitat.

In the future, construction of a new accessory or agricultural structure could occur without a planning permit and construction of an ADU could occur with an ADU permit, on each of the minor subdivision parcels. However, such construction would be relatively minor in scale and would not have a substantial effect on the on-site habitats. Moreover, future construction would occur outside of the creek structure setbacks, as required by Division 914 of the County Ordinance Code. Approval of the minor subdivision would include Public Works Department (PWD) Conditions of Approval that require relinquishing development rights over that portion of the site that would be within the structure setback area. Thus, future construction of a new accessory or agricultural structure or a new ADU would have a less than significant impact on any habitat.

- 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 Game or U.S. Fish and Wildlife Service? (Less than significant)*

As discussed in Environmental Checklist Section 4.a above, two tributaries of Bollinger Creek run in a north to south direction on the project site. Bollinger Creek is a major water body that is part of the San Ramon Creek Watershed. The watershed is monitored by the Contra Costa Clean Water Program staff for compliance with the requirements of the San Francisco Bay Regional Water Quality Control Board. The two tributaries on the project site are natural channels surrounded by riparian woodland vegetation. The proposed project would not involve any construction, and would not affect the tributaries or riparian woodland habitat. As discussed in Environmental Checklist Section 4.a above, approval of the minor subdivision would include PWD Conditions of Approval that require relinquishing development rights over that portion of the site that would be within the structure setback area. Accordingly, future construction of a new accessory or agricultural structure, or a new ADU, would not be allowed within the creek structure setbacks, and therefore, would not have a substantial adverse effect on the tributaries or the riparian woodland habitat.

Environmental Issues	Potentially	Less Than	Less Than	No
	Significant	Significant	Significant	Impact
	Impact	With	Impact	Impact
		Mitigation		
		Incorporated		

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Less than significant)*

Two tributaries of Bollinger Creek run in a north to south direction on the project site. As discussed in Environmental Checklist Section 4.b above, the minor subdivision and rezoning project would not involve any construction, and would not affect the tributaries or riparian woodland habitat. Future construction of a new accessory or agricultural structure, or a new ADU, would not be allowed within the creek structure setbacks, and therefore, would be outside the creek's "ordinary high water marks" which is the limit of state and federal jurisdiction. Accordingly, the proposed project would have a less than significant impact on state or federally protected wetlands.

- 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)*

The project site is maintained as a horse ranch and includes single-family residences, accessory structures, and agricultural structures associated with the raising and keeping of horses. Thus, native wildlife species have adapted to the ongoing agricultural use of the site, and have established wildlife corridors and nursery sites that account for the agricultural activity. The proposed project would not involve any construction, and therefore, would not affect any on-site wildlife corridors or nursery sites. Future construction of a new accessory or agricultural structure, or a new ADU, would be relatively minor in scale and would not have a substantial effect on wildlife corridors or nursery sites.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Less than significant)*

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. The proposed project would not involve any construction, and therefore, would not involve alteration or removal of any protected tree. In the future, potential tree alteration or removal would be evaluated pursuant to the Ordinance prior to construction of a new accessory or agricultural structure, or a new ADU.

Division 914 of the County Ordinance Code establishes creek setbacks. Thus, within the project site, the two tributaries of Bollinger Creek are protected with minimum setbacks from the top of the bank. Any future new accessory or agricultural structure or new ADU would be required to be located outside of the creek setback. A septic system to serve a new ADU, including a leach field, would also be outside of the creek setback.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed above, no conflicts with local policies or ordinances protecting biological resources would occur, and therefore, potential project impacts would be less than significant.

- 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), which 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 eastern Contra Costa County. The Bollinger Canyon area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

Sources of Information

- Site visits by County staff, April and October 2019.
- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*
- Contra Costa County Code, Division 914. Drainage.
- Contra Costa Clean Water Program, 2004. *Contra Costa Creek Inventory and Watershed Characterization Report.*
- Contra Costa County Code, Title 8. Zoning Ordinance.
- Contra Costa County Public Works Department, Engineering Services Division. 2019. *Minor Subdivision MS16-0014 Staff Report and Conditions of Approval.*
- <https://www.contracosta.ca.gov/depart/cd/water/HCP/>, accessed October 7, 2019. *East Contra Costa County Habitat Conservancy.*
- <https://www.fws.gov/sacramento/es/Habitat-Conservation-Plans/>, accessed October 7, 2019. *Habitat Conservation Plans, U.S. Fish and Wildlife Service, Sacramento Fish and Wildlife Office.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) 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 pursuant to California Environmental Quality Act Guidelines Section 15064.5? (Less than significant)*

As discussed in Section 8 (Description of Project), the project site is in use for raising and keeping horses. The site includes four single-family residences, a barn, a covered arena, and a number of accessory structures. None of the structures are on the Contra Costa County Historic Resources Inventory. The residences vary in age, with the earliest built in 1850 and the latest in the 1980s. The earliest building has been altered and remodeled over time. All of the buildings are vernacular in architectural style, without any distinctive or unique features.

With the recordation of the Parcel Map, each minor subdivision parcel would have one single-family residence and two of the existing residences would be converted to agricultural or accessory structures; however no structure would be demolished. Accordingly, the proposed project would have a less than significant effect 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 discussed in Environmental Checklist Section 1.a (Aesthetics), properties in the A-2 District are allowed to have one single-family residence, accessory structures, and agricultural structures without a planning permit, as well as one ADU with an ADU permit. Each of the proposed parcels currently include a single-family residence and other structures. In the future, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could occur. In addition, there could be installation of a septic system to serve a new ADU, including a leach field. Future construction would not occur next to the two tributaries on the project site, which, as discussed in Environmental Checklist Section 4.e (Biological Resources), are protected with minimum setbacks from the top of the bank. Any future new accessory or agricultural structure or new ADU would be required to be located outside of the creek setback. A septic system to

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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serve a new ADU, including a leach field, would also be outside of the creek setback. Furthermore, as discussed in Environmental Checklist Section 4.a, approval of the minor subdivision would include PWD Conditions of Approval that require relinquishing development rights over that portion of the site that would be within the structure setback area.

Although the tributary locations on the project site would be protected from future construction, there is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a **potentially significant impact on archaeological resources**. Consequently, the applicant is required to implement the following mitigation measures.

Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction.

1. *A program of on-site education to instruct all construction personnel in the identification of prehistoric and historic deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.*
2. *If archaeological materials are uncovered during grading, trenching, or other on-site excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.*

Implementation of these mitigation measures would reduce the impacts on archeological resources to less than significant levels.

- c) ***Would the project disturb any human remains, including those interred outside of formal cemeteries? (Less than significant with mitigation)***

No human remains or cemeteries are known to exist within or near the project site; however, there is a possibility that human remains could be present on site and accidental discovery could occur. Consequently, construction activities on the project site could result in a **potentially significant impact due to disturbance of human remains**. Thus, the applicant is required to implement the following mitigation measure.

Cultural Resources 2: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementation of this mitigation measure would reduce the impacts of on human remains to less than significant levels.

Sources of Information

- Site visits by County staff, April and October 2019.
- Contra Costa County, 2019. *Historic Resources Inventory*.
- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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6. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? (Less than significant)*

The minor subdivision and rezoning project would not involve any construction, and therefore would not have any effect on energy resources. With the recordation of the Parcel Map, two of the existing single-family residences on Parcel A would be converted to agricultural or accessory structures; however, the conversion effort would be relatively minor and consist of interior and exterior alterations of existing structures. In the future, construction of a new accessory or agricultural structure could occur without a planning permit and construction of an ADU could occur with an ADU permit, on each of the minor subdivision parcels. However, such construction would be relatively minor in scale and would not have a substantial effect on energy resources. Moreover, future construction would be required to comply with the CalGreen / Construction & Demolition Debris Recovery Program. The program requires at least 65% by weight of job site debris to be recycled, reused, or otherwise diverted from landfill disposal. Operationally, construction of an ADU would be required to comply with Title 24 of the California Energy Code, which requires new energy efficiency technologies and methods to be incorporated in residential and non-residential projects to conserve energy. Due to required compliance with each of these programs, future construction would not result in wasteful use of energy during the either the construction or operation.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Less than significant)*

The State of California has routinely adopted legislation to address climate change and clean energy production that has resulted in efforts to increase the efficiency of vehicles, buildings, and appliances and to provide energy from renewable sources. Locally, the Contra Costa County Board of Supervisors adopted the Climate Action Plan in December 2015. The design and operation strategies set forth in the Plan for reducing GHG emissions include measures such as installing energy efficient appliances that would also reduce consumption of energy resources during project operation. The proposed minor subdivision and rezoning project would continue

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the agricultural use of the project site, and therefore, would not impede any State or Local initiatives for increasing renewable energy or efficiency.

Sources of Information

- <https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris->, accessed October 9, 2019. *CalGreen / Construction & Demolition (C&D) Debris Recovery Program*.
- <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>, accessed October 9, 2019. *2019 Building Energy Efficiency Standards, California Energy Commission*.
- Contra Costa County, 2015. *Climate Action Plan*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) 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"/>

SUMMARY:

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

Environmental Issues	Potentially	Less Than	Less Than	No
	Significant	Significant	Significant	Impact
	Impact	With	Impact	Impact
		Mitigation		
		Incorporated		

- 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)*

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 Calaveras fault, which passes approximately 1.5 miles east-southeast of the site. Additionally, the northwest-trending Bollinger fault, which is considered inactive, is mapped approximately 250 ft. southwest of the site. Because the site is not within the Calaveras 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.

- ii) *Strong seismic ground shaking? (Less than significant)*

Figure 10-4 (Estimated Seismic Ground Response) of the Contra Costa County General Plan Safety Element identifies the project site to be in an area rated “moderately low” damage susceptibility. This designation is applied relatively weak bedrock that is chiefly of Pliocene age and/or Pleistocene alluvial deposits. The legend of this General Plan map states that the overall performance of structures sited in this zone is anticipated to be somewhat less satisfactory than structures constructed on older bedrock formations because ground conditions are more variable. Nevertheless, sound structures typically perform satisfactorily if foundation materials and critical slopes are stable. The risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The County has adopted the 2016 California Building Code (CBC), which requires use of seismic parameters in the design of all structures requiring building permits (e.g. single-family residences, other structures for human occupancy, most accessory structures). The seismic parameters are 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. For these reasons, 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)*

Figure 10-5 (Estimated Liquefaction Potential) of the General Plan Safety Element divides land in the County into three liquefaction potential categories: “generally high,” “generally moderate to low,” and “generally low”. It is used as a “screening criteria” during the processing of land development applications, on a project-by-project basis. By intent, the map is conservative on the side of safety. The project site is entirely within an area that is in the “generally low” category. As a result, the potential impact of liquefaction would be considered less than significant.

Environmental Issues	Potentially	Less Than	Less Than	No
	Significant	Significant	Significant	Impact
	Impact	With	Impact	Impact
		Mitigation		
		Incorporated		

Although the risks of liquefiable sands in the subsurface can be considered low, the County Peer Review Geologist, Darwin Myers Associates (DMA), cautions that geologic hazard maps in the Safety Element of the General Plan are not a substitute for a site-specific geotechnical investigation. In this case, there is a cluster of residential and agricultural buildings, constructed near Bollinger Canyon Road (i.e. there are three existing single-family residences on proposed Parcel A, along with accessory and agricultural structures; there is one single-family residence and accessory structures on proposed Parcel B). The development area is located on terrace deposits that are inferred to be of Pleistocene age. DMA indicates that there have been no geotechnical investigations in Contra Costa County that have confirmed the existence of liquefiable sands in Pleistocene deposits. Nevertheless, DMA recommends that if a geotechnical investigation were to be required for a new structure or major renovations to existing structures within this development complex, it would provide an opportunity to gather technical data to confirm or modify the preliminary assessment of this hazard that based chiefly on a countywide hazard map presented in the General Plan. In the rugged, upland portion of the site, no further assessment of liquefaction-related risks is warranted.

iv) *Landslides? (Less than significant with mitigation)*

In 1975 the U.S. Geological Survey (USGS) issued photointerpretive maps of Contra Costa County showing the distribution landslide and other surficial deposits. The USGS mapping is presented on Figure 10-6 (Geologic (Landslide) Hazards) of the General Plan Safety Element. This map, which was prepared by an experienced USGS geologist, indicates all or portions of 14 landslide deposits on the project site. Another set of hazard maps were issued by the CGS. The CGS maps were based on field reconnaissance mapping in combination with geologic interpretation of historic aerial photographs. The products of that investigation included a landslide features map and a relative slope stability map. The CGS map confirms the 14 landslides previously mapped by the USGS, but the limits of the slide debris are somewhat different. The relative slope stability map classified the rugged upland portion of the site *Most Susceptible* to landsliding, and goes on to state that these slopes should be considered naturally unstable, subject to failure even in the absence of the activities of man. The only portion of the site that was regarded as stable was the portion of the site that is relatively level and underlain by Quaternary terrace deposits (i.e. area of the existing development complex).

DMA reviewed available landslide information, and analyzed aerial photographs, and concluded that the mapping of landslide deposits by the USGS and CGS provides compelling evidence that the rugged upland portion of the property is an unstable/marginally stable site, and likely to be sensitive to grading and development of any kind. DMA also indicates that the soils on the rugged upland portion of the site are considered to be highly expansive. Expansive soils present a potential for damage from slope creep, which is a slow process, typically involving a small fraction of an inch of displacement per

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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year. This movement accumulates over the years and can result in several inches of lateral and vertical movement over the life of improvements. Any proposed improvements in the upland portion of the site, including utility improvements warrant detailed topographic mapping of the project vicinity, and a detailed engineering geologic/ geotechnical report that is compliant with the standards for projects in an official Seismic Hazard Zone. Thus, there is a **potentially significant impact due to landslides on the upland portion of the project site**. Consequently, the applicant is required to implement the following mitigation measures.

Geology 1: *At least 30 days prior to requesting building permits for any improvements in the upland portion of the site, the project proponent shall submit a geotechnical/ engineering geologic report that evaluates potential geologic and geotechnical hazards, and which provides specific standards and criteria for site grading, drainage and foundation design. The required report shall also provide California Building Code seismic design parameters. The scope of the investigation shall include adequate subsurface exploration, laboratory testing and engineering analysis. The resulting report shall include both an original geologic map prepared by a Certified Engineering Geologist and detailed geologic cross-sections (e.g. identifying stratigraphic units, orientation of bedding, nearby landslides and/or areas of heavy erosion.) The report shall include adequate laboratory test data to evaluate the hazard posed by expansive and corrosive soils and bedrock.*

Geology 2: *The geotechnical/ engineering geologic investigation required by Geology1 shall utilize a detailed topographic map (of appropriate scale) of the consultant's study area. The study area shall include the access road, nearby landside area(s), residential building site(s) and all accessory and utility structures.*

Geology 3: *The required geotechnical/ engineering geologic report shall be subject to technical review by the County Peer Review Geologist, and review and approval by the Department of Conservation and Development, Community Development Division (CDD).*

Geology 4: *Prior to requesting the final building inspection, the developer/ owner shall submit a letter from the project geotechnical engineer that documents the inspections and testing performed during construction, and provide the professional opinion of the project geotechnical engineer on compliance of the as-graded/ as-built project with the recommendations in the geotechnical report.*

Implementation of these mitigation measures would reduce the impact from landslides to a less than significant level.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) *Would the project result in substantial soil erosion or the loss of topsoil? (Less than significant with mitigation)*

According to the Soil Survey of Contra Costa County, the soil series mapped on the upland portion of the site are the Sehorn clay (30 to 75% slopes), which is mapped west of the tributary on proposed Parcel A; and the Los Osos clay loam (30-75% slopes), which is mapped on the remaining upland portion of the site. These soils present a moderate to high erosion hazard, depending on the slope gradient. In contrast, the soil series that occurs on the valley floor area of the site (i.e. the alluvial terrace adjacent to Bollinger Canyon Road) is the Botella clay loam (2 to 9% slopes), which poses only a slight erosion hazard. DMA states that due to the limited relief in the area of the existing development complex, and the cohesive nature of the soils, the erosion hazard is expected to be slight. With ordinary care, the erosion hazard can be considered to be less than significant. Conversely, any development in the upland portion of the site presents a substantial erosion hazard that can best be controlled by (i) limiting the footprint of grading; (ii) to the degree possible, retain existing trees as their roots help to bind soils, even on steep slopes; (iii) keep the gradient of engineered slopes as flat as possible to facilitate revegetation and increase their stability; and (iv) efficiently intercept runoff from graded and developed areas and convey it to a suitable discharge point(s). Nevertheless, during grading and construction activity on the project site, there would be exposed soils, resulting in a **potentially significant impact due to soil erosion on the upland portion of the project site**. Consequently, the applicant is required to implement the following mitigation measure.

Geology 5: *For any proposed development in the upland portion of the site, minimize grading by employing hillside development techniques. With regard to the gradient of engineered slopes, use of 2:1 (horizontal to vertical) gradients shall be restricted to slopes that are 5 ft. high (max.); 2½:1 (h:v) gradients shall be required on slopes that are up to 10 ft. in vertical height; and 3:1 (h:v) gradients shall be required on engineering slopes that exceed 10 ft. in vertical height. Where these standards are inconsistent project objectives, special engineering shall be required (e.g. use of reinforced earth, retaining walls, etc.)*

Implementation of this mitigation measure would reduce the impact of soil erosion during grading and construction to a less than significant level.

- 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)*

As discussed in Environmental Checklist Section 7.a.iv above, the **risk of risk of ground failure (i.e. slope creep) is considered to be a potentially significant impact on the upland portion of the project site**. Consequently, the applicant is required to implement mitigation measures **Geology 1, 2, 3, and 4** above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of these mitigation measures would reduce the impact from unstable geologic units or soil 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 direct or indirect risks to life or property? (Less than significant with mitigation)*

According to the Soil Survey of Contra Costa County, soils in the upland portion of the property are considered to be highly expansive and highly corrosive. Conversely, the soils on within the existing development complex on the valley floor are considered to be only moderately expansive and moderately corrosive. Expansive soils expand when water is added and shrink when they dry out. This continuous change in soils volume causes structures to move unevenly and crack. Corrosive soils tend to damage concrete and/or uncoated steel that is in contact with the ground. Thus, there is a **potentially significant impact due to adverse soil conditions on the upland portion of the project site**. Consequently, the applicant is required to implement mitigation measure **Geology 1, 2, 3 and 4** above.

Implementation of these mitigation measures would reduce the impact of expansive and corrosive soils to a less than significant level.

- 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? (Less than significant with mitigation)*

The Soil Survey of Contra Costa County characterizes the engineering properties of soils that occur in the County. The soils that are mapped in the upland portion of the site have many adverse engineering properties that include (i) medium to low shear strength, (ii) susceptibility to piping (i.e. a type of underground erosion), (iii) natural slope gradient that are very steep, (iv) slow permeability, and (v) shallow depth to rock. Based on these engineering properties, the Soil Survey concludes that the upland soils that occur on the site has severe limitation for use as a filter field for septic system. Thus, there would be a **potentially significant impact on septic systems due to soil conditions on the upland portion of the project site**. Consequently, The applicant is required to implement the following mitigation measure.

Geology 6: Should an application be filed for a new development area located within the upland portion of the site, the project proponent will have responsibility of identify a potential leach field site of adequate size that complies with regulations administered by the Environmental Health Division of the County Health Services Department. If a suitable site is not identified in the upland area the project proponent will need to either identify a site on the relatively level alluvial terrace deposit located in the southwestern portion of the site or request that the Environment Health Division consider a specialized design.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of this mitigation measure would reduce the impact of soil conditions on septic systems to a less than significant level.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less than significant with mitigation)*

Although there are no known unique paleontological resources or geologic features on the project site, there is a possibility that buried fossils and other paleontological resources or hidden geologic features could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a **potentially significant impact on unique paleontological resources and geologic features**. Thus, the applicant is required to implement the mitigation measure ***Cultural Resources 1***.

Implementation of this mitigation measure would reduce the adverse environmental impact on the unique paleontological resources or geologic features to a less than significant level.

Sources of Information

- <https://maps.conservation.ca.gov/geologichazards/>, accessed December 18, 2018. *Geologic Hazards, California Department of Conservation, Geospatial Data and Web Maps.*
- Contra Costa County General Plan, 2005-2020. *Safety Element.*
- California Building Code, 2016.
- Contra Costa County Grading Ordinance.
- Welch, L.E. et. al., 1977. *Soil Survey of Contra Costa County, California.* USDA Soil Conservation Service.
- Ellen, S.D., and C.M. Wentworth, 1995. *Hillside Materials and Slopes in the San Francisco Bay Region, California.* U.S. Geological Survey Professional Paper 1357.
- Graymer, R., D.L. Jones & E.E. Brabb, 1994. *Preliminary Geologic Map Emphasizing Bedrock Formations in Contra Costa County, California.* U.S. Geological Survey Open File Report 94-622.
- Helley E.J. and R.W. Graymer, 1997. *Quaternary Geology of Contra Costa County and Surrounding Parts of Alameda, Marin, Sonoma, Solano, Sacramento and San Joaquin Counties, California. A Digital Database.* U.S. Geological Survey, Open File Report 97-98.
- Nilsen, T.H., 1975. *Preliminary Photointerpretation Map of Landslide and Other Surficial Deposits of the Las Trampas Ridge, Quadrangle, Contra Costa and Alameda Counties,* U.S. Geological Survey, Open File Report 75-277-24.
- Majmundar, H.H., 1995, *Landslide Hazards in the Las Trampas Ridge and Parts of the Diablo Quadrangles, Alameda and Contra Costa Counties, California,* Open File Report 95-15 (2 Sheets).

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Milani & Associates, 2018. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*
- Darwin Myers Associates, 2018, *Geologic Review / Draft CEQA Section, MS16-0014 & RZ16-3234/ Lauren Locey (appli.), APN 199-370-004 / 18320 Bollinger Canyon. Rd., San Ramon Area, Contra Costa County, DMA Project # 3065.18*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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.

In the future, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could occur, and as a result, some GHG emissions could be generated; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the BAAQMD 2017 Air Quality Guidelines, which specifies 56 dwelling units as the operational greenhouse gas screening size; the BAAQMD does not have any standards for construction-related greenhouse gases. If 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)*

At a regional scale, the BAAQMD adopted *the 2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate*. 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 and achieve greenhouse gas reduction targets for 2030 and 2050. The Clean Air Plan included a number of pollutant reduction strategies for the San Francisco Bay air basin.

Locally, the Contra Costa County Board of Supervisors adopted the Climate Action Plan in December 2015. The Climate Action Plan includes a number of GHG emission reduction

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.

The proposed minor subdivision and rezoning project would involve no construction; however, with the recordation of the Parcel Map, each minor subdivision parcel would have one single-family residence and two of the existing residences would be converted to agricultural or accessory structures. In the future, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could occur. The future activities would generate some GHG emissions, but not at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions. Proposed future construction would be required to incorporate energy efficiency measures of the current Title 24 Building Energy Efficiency Standards Code, and a debris recovery program. Thus, the proposed project would be in conformance with applicable County GHG emission reduction strategies.

Sources of Information

- Bay Area Air Quality Management District, 2017. 2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate.
- Bay Area Air Quality Management District, 2017. Air Quality Guidelines; May 2017.
- Contra Costa County, 2015. Climate Action Plan.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the 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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<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)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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With the recordation of the Parcel Map, each minor subdivision parcel would have one single-family residence and two of the existing residences would be converted to agricultural or accessory structures. In the future, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could occur. 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.

Use of new agricultural or accessory structures and use of new ADUs on the project site would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to agricultural and/or household use. Contra Costa County regulates hazard disposal, and residents on the project site would be responsible for proper handling and disposal of hazardous materials. For example, household hazardous substances can be dropped off for free at the Central Contra Costa Sanitary District's Household Hazardous Waste facility in Martinez. Because any hazardous materials used for agricultural and/or household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be 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)*

Conversion of two of the existing residences to agricultural or accessory structures, and future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel, would not result in substantial concentrations of asbestos-containing materials, lead-based paint, or other hazardous materials. Aside from these activities, the project site would continue to be a horse ranch. Thus, the risk of release of hazardous materials into the environment would be less than significant.

- 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 closest schools are more than 2 miles to the east and southeast, including the Danville Montessori School located 2.20 miles to the east, and The Child Day Schools located 2.29 miles to the southeast. Due to the distance between the project site and the schools, the proposed project would not have an impact on the schools related to hazardous substances.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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)*

A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the project site. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List that is maintained pursuant to California Government Code section 65962.5.

- 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 or excessive noise for people residing or working in the project area? (No impact)*

The nearest public use airport is the Hayward Executive Airport, located 10.57 miles to the south-southwest, and the nearest public airport is the Oakland International Airport, located 11.77 miles to the southwest. Accordingly, the project site would not be located within an area where airport operations present a potential safety hazard or excessive airport-related noise.

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Less than significant)*

As discussed in Section 9 (Surrounding Land Uses and Setting), the existing single-family residences on the project site are accessed via a loop driveway that has two driveway intersections with Bollinger Canyon Road, located approximately 475 feet apart. The northerly driveway is partially asphalt and partially gravel and provides direct access to the residences on Parcel A. The southerly asphalt driveway provides direct access to the residence on Parcel B. A third driveway is located approximately 825 feet southeast of the southern driveway leading to the residence on Parcel B. This asphalt driveway provides access through Parcel B to properties located east of the project site.

Along the project frontage, Bollinger Canyon Road is a two-lane, approximately 20-foot wide road within a 60-foot right-of-way. The road is planned to ultimately be a 40-foot wide road within a 60-foot right-of-way. The project would not create any impairment of emergency access along Bollinger Canyon Road, because the roadway currently has adequate right-of-way width, and no dedication would be required with the proposed MS16-0014 minor subdivision. Approval of the minor subdivision would include PWD Conditions of Approval that require restriction of site access to the existing driveways, paving the first 50 feet of the driveways, and ensuring adequate sight distance at the driveway intersections with Bollinger Canyon Road. With implementation of these subdivision requirements, adequate access along Bollinger Canyon Road would be maintained. The minor subdivision and rezoning project would result in the conversion of two of the on-site single-family residences to agricultural or accessory structures. In the future, construction of a new accessory or agricultural structure and/or an ADU on a minor

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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subdivision parcel could occur. The San Ramon Valley Fire Protection District would review future construction plans at the time of submittal of a grading or building permit application for adequacy of emergency ingress and egress. Thus, the proposed project would not impair implementation of or physically interfere with the emergency response or evacuation along Bollinger Canyon Road. Accordingly, project impacts on emergency response would be a less than significant.

- g) *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? (**Less than significant**)*

The project site is in an agricultural area in the Bollinger Canyon area. The California Department of Forestry and Fire Protection’s Fire Hazard Severity Zones in SRA map characterizes the project site as in the High Fire Hazard Severity Zone. All construction plans for new development on the project site will be reviewed and approved by the San Ramon Valley Fire Protection District. Compliance with all Fire Protection District requirements will ensure that there would be a less than significant risk of loss, injury or death involving wildland fires.

Sources of Information

- Contra Costa County Code, Title 4, Division 450. Hazardous Materials and Wastes.
- <https://www.envirostor.dtsc.ca.gov/>, accessed October 9, 2019. *Hazardous Waste and Substances Site List (Cortese), California Department of Toxic Substances Control.*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*
- Contra Costa County Public Works Department, Engineering Services Division. 2019. *Minor Subdivision MS16-0014 Staff Report and Conditions of Approval.*
- California Department of Forestry and Fire Protection (CalFire), 2007. *Fire Hazard Severity Zones In SRA.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<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 or through the addition of impervious surfaces, in a manner which would:				
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) 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"/>
iii) 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"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (Less than significant with mitigation)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could involve surface grading and excavation; however because the construction activity would disturb less than one acre of land, the applicant does not have to request coverage under the State Water Resources Control Board (SWRCB) General Construction Permit. Nevertheless, unless adequate erosion control measures are implemented during construction on the upland portion of the site, uncontrolled **discharge of graded soil and materials during construction could have a potentially significant impact** on the on-site tributaries and offsite drainage facilities in the Bollinger Canyon area. Consequently, the applicant is required to implement mitigation measure *Geology 5*.

Implementation of this mitigation measure would reduce the impact from the discharge of graded soil and materials during construction to a less than significant level.

With respect to project operation, 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 RWQCB adopted a Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains pursuant to the National Pollutant Discharge Elimination System. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control storm water runoff. The County has the authority to enforce compliance with its Municipal Regional Permit authority in its adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 sq. ft. of impervious surface shall treat storm water runoff with permanent storm water management facilities, along with measures to control runoff rates and volumes. The applicant’s preliminary Stormwater Control Plan (SWCP) includes measures to optimize site layout of future building areas, use permeable pavements, disperse runoff to pervious areas, and consider harvesting storm flows. The PWD has determined that no final SWCP is required at this time, because the proposed project does not include any new development.

The C.3 requirements also stipulate that projects that create or replace 2,500 sq. ft. 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. Future construction of a new accessory or agricultural structure and/or an ADU would implement storm water controls as required by the Contra Costa Clean Water Program. The C.3 storm water controls will be reviewed and approved as part of the building permit. With implementation of the storm water controls, the project would have a less than significant impact on water quality.

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Less than significant)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The 102.22-acre project site is currently served by a well and water tanks, including a well near the single-family residence on proposed Parcel B and water tanks on both proposed parcels. At the time of application for a building permit for a future ADU, the applicant will be required to submit water supply plans to the Environmental Health Division. The Division would review the plans with respect to applicable well standards, including setbacks, sustained yield, water quality, and construction.

c) *Would the project substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:*

i) *Result in substantial erosion or siltation on- or off-site? (Less than significant with mitigation)*

Future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could involve surface grading and excavation. However, such new construction would be ancillary to the primary agricultural use of the property, and therefore, would not have a significant effect on the existing drainage pattern of the area. Nevertheless, as discussed in Environmental Checklist Section 10.a above, unless adequate erosion control measures are implemented during construction on the upland portion of the site, uncontrolled **discharge of graded soil and materials during construction could have a potentially significant impact** on the on-site tributaries and offsite drainage facilities in the Bollinger Canyon area. Consequently, the applicant is required to implement mitigation measure **Geology 5**.

Implementation of this mitigation measure would reduce the impact of potential erosion during construction to a less than significant level.

ii) *Substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? (Less than significant)*

As described in Environmental Checklist Section 10.c.i above, the proposed project would not substantially alter the existing drainage pattern of the site or area. As discussed in Environmental Checklist Section 10.a above, the applicant's preliminary SWCP includes measures to optimize site layout of future building areas, use permeable pavements, disperse runoff to pervious areas, and consider harvesting storm flows. Thus, there would not be any significant risk due to an increase in the project-related volume of runoff that would result in on-site or off-site flooding.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- iii) *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? (Less than significant)*

As discussed in Environmental Checklist Section 10.a above, the applicant’s preliminary SWCP includes measures to optimize site layout of future building areas, use permeable pavements, disperse runoff to pervious areas, and consider harvesting storm flows. In addition, future construction would implement C.3 storm water controls as required by the Contra Costa Clean Water Program. The SWCP and C.3 storm water controls will be reviewed and approved as part of the building permit. With implementation of the SWCP and storm water controls, the project would have a less than significant impact on stormwater runoff.

- iv) *Impede or redirect flood flows? (Less than significant)*

The project site is not within a 100-year flood hazard area. The project site is located FEMA (Federal Emergency Management Agency) Flood Map 06013C0445F. As shown on the FEMA Flood Map, land north of Bollinger Canyon Road in the vicinity of the project site is classified as being in Zone X, which is considered to be an area of minimal flood hazard.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? (No impact)*

As discussed in Environmental Checklist Section 10.c.iv above, the project site is not within a 100-year flood hazard area. The project site is also not in an area that would 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. As mapped, the tsunami hazard in Contra Costa County is limited to the lowland areas immediately adjacent to these waterways. 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 project vicinity as there are no large lakes or reservoirs in the area.

- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (Less than significant with mitigation)*

As discussed in Environmental Checklist Section 10.a above, future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could involve surface grading and excavation. Unless adequate erosion control measures are implemented during construction on the upland portion of the site, uncontrolled **discharge of graded soil and materials during construction could have a potentially significant impact** on water quality. Consequently, the applicant is required to implement mitigation measure **Geology 5**.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of this mitigation measure would reduce the impact from the discharge of graded soil and materials during construction to a less than significant level.

Sources of Information

- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*
- Milani & Associates, 2018. *Stormwater Control Plan for Parcels "A" & "B", Minor Subdivision MS16-0014.*
- Contra Costa County Code, Title 10, Division 1014. *Stormwater Management and Discharge Control.*
- <https://www.cccleanwater.org/construction-business/development>, accessed October 14, 2019. *Contra Costa County Clean Water Program, C.3 Guidance: Development.*
- <https://msc.fema.gov/portal/>, accessed October 14, 2019. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0445F, effective 06/16/2009.*
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle.*
- Contra Costa County General Plan, 2005-2020. *Safety Element.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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11. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

The project site is a 102.22-acre working horse ranch in the A-4 Agricultural Preserve District with four existing single-family residence, a barn, a covered arena, and a number of accessory structures. The proposed minor subdivision and rezoning would create two parcels on the site, and each parcel would include one single-family residence, accessory structures, and agricultural structures. Two of the existing single-family residences would be converted to agricultural or accessory structures. In the future, there could be construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel. However, both Parcel A and Parcel B would continue to be in active use for raising and keeping horses.

As discussed in Section 9 (Surrounding Land Uses and Setting), other agricultural parcels and open space properties surround the project site, including an 86.76-acre parcel owned by the East Bay Regional Park District to the north, parcels ranging from 21.5 acres to over 110 acres to the east, and parcels ranging from 5.69 acres to 10.75 acres to the west. South of the project site and across Bollinger Canyon Road are parcels ranging from 3.46 acres to over 250 acres. The smaller parcels are rural residential ranchettes, and the larger parcels are either in agricultural use for raising and keeping livestock or are open space lands. Thus, the proposed project would not divide an established community and there would be no impact.

b) *Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (Less than significant)*

As discussed in Section 8 (Description of Project), the project site, along with adjacent properties, was rezoned in 1975 from the A-2 General Agricultural District to the A-4 District and was included in Williamson Act Contract 17-75. The A-4 District is intended to provide for the preservation of agricultural use of lands under Williamson Act contracts. Consistent with this intent, the A-4 District has a minimum lot size of 40 acres, which would not accommodate the proposed minor subdivision. However, a Notice of Non-Renewal for the project site was recorded on December 27, 1996, and the Williamson Act Contract on the property expired on

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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February 28, 2006. Accordingly, the proposed project includes a Rezoning of the property back to the A-2 District, which has a minimum lot size of five acres and which would accommodate the 20.84-acre proposed Parcel B. With the rezoning, the proposed project would not be in conflict with the zoning regulations. Under the A-2 District, the primary use of the property would remain as agricultural use. Thus, the effects of the rezoning would be less than significant.

Sources of Information

- Site visits by County staff, April and October 2019.
- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*
- Contra Costa County General Plan, 2005-2020. *Land Use Element.*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*
- Contra Costa County Code, Title 8, *Zoning Ordinance.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- 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 Contra Costa County 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 General Plan Conservation Element, 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 Incorporated	Less Than Significant Impact	No Impact
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13. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or 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"/>

SUMMARY:

- a) *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Less than significant with mitigation)*

Activities at the working horse ranch 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 75 dBA as normally acceptable for agricultural land uses such as land in the A-2 or A-4 District. The 75 dBA noise standard for agricultural land uses accounts for noise from farm equipment. The proposed project would not alter the use of the project site for the raising and keeping of horses, but could accommodate future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel. Types and levels of noise generated at future accessory and agricultural structures would be similar to noise levels from the existing agricultural use. Types and levels of noise generated at future ADUs would be similar to existing residential development in the area such as at the existing single-family residences on the project site. which typically have less noise than from farm equipment. Thus, noise levels from project operation would be less than significant.

A temporary increase in ambient noise levels would occur during future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel. During project construction, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. The maximum projected noise level of construction equipment

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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operating on the project site could be up to 88 dBA at a distance of 50 feet. Although such activities would be temporary, the activities could have a **potentially significant impact during project construction** on sensitive receptors within one-quarter mile of project site, such as at the single-family residences located across from the project frontage on Bollinger Canyon Road and the closest residences on Bear Tree Road (southernmost driveway on the project site). Consequently, the applicant is required to implement the following noise mitigation measures.

Noise 1: *The following noise reduction measures shall be implemented during project construction and shall be included on all sets of construction drawings.*

1. *The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.*
2. *The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.*
3. *A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The Department of Conservation and Development phone number shall also be visible to ensure compliance with applicable regulations.*
4. *Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.*
5. *All construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on state and federal holidays on the calendar dates that these holidays are observed by the state or federal government as listed below:*

New Year's Day (State and Federal)

Birthday of Martin Luther King, Jr. (State and Federal)

Washington's Birthday (Federal)

Lincoln's Birthday (State)

President's Day (State and Federal)

Cesar Chavez Day (State)

Memorial Day (State and Federal)

Independence Day (State and Federal)

Labor Day (State and Federal)

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Columbus Day (State and Federal)*
- Veterans Day (State and Federal)*
- Thanksgiving Day (State and Federal)*
- Day after Thanksgiving (State)*
- Christmas Day (State and Federal)*

Implementation of these mitigation measures would reduce the impact from the construction noise to a less than significant level.

- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels? (No impact)*

Future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel, the installation of wells and septic systems, and the paving of the first 50 feet of the on-site driveways as required by the PWD, would not include any components (e.g., pile-driving) that would generate excessive ground-borne vibration levels. Additionally, normal activities at the working horse ranch would not generate ground-borne vibrations during project operations.

- c) *For a project located within the vicinity of a private airstrip or 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)*

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

The nearest public use airport is the Hayward Executive Airport, located 10.57 miles to the south-southwest, and the nearest public airport is the Oakland International Airport, located 11.77 miles to the southwest. Accordingly, the project site would not be located within an area where there would be excessive airport-related noise.

Sources of Information

- Site visits by County staff, April and October 2019.
- Contra Costa County General Plan, 2005-2020. *Noise Element*.
- Bolt, Beranek, and Newman, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*. U.S.E.P.A. Office of Noise Abatement and Control, Contract 68-04-0047.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Contra Costa County Public Works Department, Engineering Services Division. 2019. *Minor Subdivision MS16-0014 Staff Report and Conditions of Approval.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned 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 people or housing, 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 unplanned 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)*

There would be no new construction on Parcel A or Parcel B with the proposed minor subdivision and rezoning; however, there could be future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel. Construction of an ADU on Parcel A and an ADU on Parcel B would directly increase the population in the 94583 zip code area, which is the zip code area for the project site, by an estimated six persons, based on the Census 2010 estimate of 2.73 persons per household for the 94583 zip code area. (Persons living in the existing single-family residences are part of the existing population of the zip code area.) Using data from the U.S. Census Bureau American Fact Finder, the six-person population increase in the zip code area which would be less than one percent of the estimated 35,244 persons living in the zip code area in 2017. Thus, the impact of adding six persons to the 94583 zip code area would be less than significant.

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

As discussed in Section 8 (Description of Project), three single-family residences are currently located on proposed Parcel A and one single-family residence is currently located on proposed Parcel B. With the recordation of the Parcel Map, two of the three existing single-family residences on Parcel A would be converted to agricultural or accessory structures. According to the applicant, no one lives in the two existing residences that would be converted. Accordingly, the proposed project would not displace any person from the project site.

Sources of Information

- Site visits by County staff, April and October 2019.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- <https://factfinder.census.gov/>, accessed October 15, 2019. *U.S. Census, American Fact Finder.*

Environmental Issues	Potentially	Less Than	Less Than	No
	Significant	Significant	Significant	Impact
	Impact	With	Impact	Impact
		Mitigation		
		Incorporated		

15. 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)***

Fire protection and emergency medical response services for the project vicinity are provided by the San Ramon Valley Fire Protection District (SRVFPD). Fire protection to the project site would be provided by Station 31 at 800 Sab Ramon Valley Boulevard, located approximately 2.07 miles to the east of the site with a driving distance of 6.2 miles to the site. Using an average travel speed of 35 miles per hour, an engine responding from Station 31 would take 11 minutes to reach the project site. This response time is considered acceptable for a rural area such as the project vicinity. Moreover, the project site includes existing fire water storage tanks. The proposed minor subdivision involves no construction, and therefore, would not affect fire protection services. In addition, the construction drawings for a new accessory or agricultural structure or ADU would be reviewed and approved by the Fire Protection District. As a result, potential impacts of the proposed project on fire protection would be less than significant.

b) ***Police Protection? (Less than significant)***

Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to the unincorporated Bollinger Canyon area. In addition to regular patrol service, the Sheriff's Office has a substation at 150C Alamo Plaza, located approximately 3.68 miles to the north of the site with a driving distance of 11.3 miles to the site. The addition of an ADU on Parcel A and an ADU on Parcel B to the project vicinity would not significantly affect the provision of police services to the Bollinger Canyon area.

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

The San Ramon Valley Unified School District (SRVUSD) provides public education services from kindergarten to 12th grade to students in the Bollinger Canyon area. Based on Census 2010 data, one person (21.9 percent) living in the future ADUs on Parcel A and Parcel B would be between the ages of five and 19. The school-age child would have a direct impact on schools. The student from the project site would attend Twin Creeks Elementary School located at 2785 Marsh Drive (3.14 miles to the southeast of the site), Iron Horse Middle School located at 12601 Alcosta Boulevard (4.33 miles to the southeast of the site), and California High School located at 9870 Broadmoor Drive (5.76 miles to the southeast of the site). The enrollment at Twin Creeks Elementary School is 568 students; the enrollment at Iron Horse Middle School is 1,083 students; and the enrollment at California High School is 2,667 students. Thus, the student from the project site would increase enrollment at any school by less than one percent. Also, the applicant would be required to pay the state-mandated school impact fees for the one new dwelling units. Accordingly, direct school impacts would be less than significant.

d) *Parks? (Less than significant)*

The project site is a working horse ranch and does not include any park facility. Future construction of an ADU on each minor subdivision parcel could increase population in the Bollinger Canyon area by six persons. As a result, there could be an increase in use of parks in the City of San Ramon. These parks provide recreational facilities such as playgrounds, picnic and barbecue areas, sports fields, and walking and bicycle trails. The nearest park is the Mill Creek Hollow Park located at 2100 Deerwood Road (2.73 miles to the southwest of the site). Given the number of parks in the San Ramon area, and the project's relatively small addition to the population in the Bollinger Canyon area, the impacts of the proposed project on parks would be less than significant.

e) *Other public facilities? (Less than significant)*

Libraries: The Contra Costa Library operates 28 facilities in Contra Costa County, including the San Ramon Library located at 100 Montgomery Street (4.77 miles to the southeast of the site). The Contra Costa Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources. A portion of the property taxes on the project site would go to the Contra Costa Library system. Accordingly, the impact of the use of the public libraries by six additional persons living on the project site would be less than significant.

Health Facilities: The Contra Costa County Health Services Department (CCCHSD) operates a regional medical center (hospital) and 11 health centers and clinics in the County. County health facilities generally serve low income and uninsured patients. There is no public health facility in the Bollinger Canyon area. The closest public health facilities to the project site are the Willow Pass Wellness Center located at 1420 Willow Pass Road (11.78 miles to the north of the project

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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site), the Concord Health Center located at 3052 Willow Pass Road (12.51 miles to the north of the site), and the Concord Public Health Clinic located at 2355 Stanwell Circle (12.72 miles to the north of the site). CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes. Thus, the impact of the use of public health facilities by residents of future ADUs on Parcel A and Parcel B would be less than significant.

Sources of Information

- <https://firedepartment.org/our-district/district-overview/stations-facilities>, accessed October 15, 2019. *San Ramon Valley Fire Protection District, Stations and Facilities.*
- http://www.cocosherriff.org/bureaus/field_operations/patrol/valley.htm, accessed October 15, 2019. *Contra Costa County Office of the Sheriff, Valley Station.*
- <https://www.srvusd.net/>, accessed October 15, 2019. *San Ramon Valley Unified School District.*
- <https://www.greatschools.org/>, accessed October 15, 2019. *Great Schools.*
- http://www.sanramon.ca.gov/our_city/departments_and_divisions/parks_community_services/parks_facilities/parks, accessed October 15, 2019. *City of San Ramon Parks.*
- <http://ccclib.org/>, accessed October 15, 2019. *Contra Costa County Library.*
- <http://cchealth.org/>, accessed October 15, 2019. *Contra Costa Health Services.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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)*

As discussed in Section Environmental Checklist Section 15.d (Public Services – Parks), the six persons who may reside in the future ADUs on Parcel A and Parcel B could increase use of parks in the City of San Ramon. These parks provide recreational facilities such as playgrounds, picnic and barbecue areas, sports fields, and walking and bicycle trails. In addition to these recreational facilities, the Las Trampas Wilderness Regional Preserve located along Bollinger Canyon Road includes 5,342 acres of undeveloped open space that provide opportunities for hiking activities. The Bollinger Canyon staging area of the Regional Wilderness is located approximately 1.67 miles to the northwest of the project site. The residents of the ADUs on Parcel A and Parcel B may incrementally increase use of the Regional Wilderness. The impact of the incremental increase in use of the 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? (No impact)*

The proposed project would not include a recreational facility on the project site. Given the location of the nearby parks in San Ramon, as well as the Las Trampas Wilderness Regional Preserve, the residents of the ADUs on Parcel A and Parcel B would likely use these facilities. The incremental increase in the use of these nearby recreational facilities would not be expected to result in the need to construct or expand recreational facilities.

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

- https://www.ebparks.org/parks/las_trampas/, accessed October 15, 2019. *East Bay Regional Park District, Las Trampas Wilderness Regional Preserve.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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17. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric 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"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? (Less than significant)*

Policy 4-c of the Growth Management Element of the General Plan requires a transportation impact analysis of any project that is estimated to generate 100 or more AM or PM peak-hour trips. The proposed project does not involve any construction, and therefore, would not generate any new peak-hour trips; however, there could be future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel. Based on the Institute of Transportation Engineers peak period trip generation rate of 0.99 trips per dwelling unit for single-family residences, the future ADU on Parcel A and the future ADU on Parcel B would generate 2 AM and 2 PM peak period trip. Accordingly, a project-specific traffic impact analysis is not required. Since the project would yield less than 100 peak hour AM or PM trips, the proposed project would not conflict with the circulation system in the Bollinger Canyon area.

Following are assessments of possible effects on public transit, bicycle facilities, and pedestrian facilities.

Public Transit: There is no transit service along Bollinger Canyon Road north of Crow Canyon Road. The nearest transit stop is the County Connection bus stop on Crow Canyon Road at Bollinger Canyon Road approximately 2.54 miles to the southeast of the project site. Because of the distance between transit stops and the hilly terrain of the Bollinger Valley area, significant demand for transit service is not expected, and the project would not impede any existing transit service.

Bicycle Facilities: There are no existing bicycle facilities on Bollinger Canyon Road in the project vicinity. The Contra Costa County Bicycle Facilities Network Map shows proposed bicycle

Environmental Issues	Potentially	Less Than	Less Than	No
	Significant	Significant	Significant	Impact
	Impact	With	Impact	Impact
		Mitigation		
		Incorporated		

facilities along Bollinger Canyon Road adjacent to the project site. Since Bollinger Canyon Road has a 60-foot wide right of way in the project vicinity, bicycle facilities could be installed without affecting the project site. Similarly, the proposed project would not impede the future provision of bicycle lanes along Bollinger Canyon Road.

Pedestrian Facilities: There are no pedestrian facilities along Bollinger Canyon Road in the project vicinity. Due to the rural character of this area, pedestrian activity along any roadway is largely non-existent. The location and characteristics of the project site make it unlikely that anyone would travel by foot. Thus, the absence of pedestrian facilities would not constitute a significant impact.

- b) *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)? (Less than significant)*

Contra Costa County has not developed and adopted its own thresholds of significance for analyzing transportation impacts in terms of a project’s anticipated vehicle miles traveled (VMT). However, CEQA Guidelines Section 15064.7(c) allows lead agencies to consider thresholds previously adopted or recommended by other public agencies or experts, provided the decision to adopt those thresholds is supported by substantial evidence.

Pursuant to the December 2018 *Technical Advisory On Evaluating Transportation Impacts in CEQA* published by the Office of Planning and Research (OPR), projects that generate or attract fewer than 110 trips per day can be assumed to cause a less than significant transportation impact, unless there is substantial evidence indicating that a project would generate a potentially significant level of VMT or inconsistency with a Sustainable Communities Strategy or General Plan. This threshold is based on OPR’s analysis of CEQA categorical exemptions for existing facilities, and the linear increase of trip generation in relation to building footprint. Given the estimated 2 peak hour vehicle trips associated with the new ADUs on Parcel A and Parcel B in Environmental Checklist Section 17.a above, which is generally 10 percent of the daily vehicle trips, the project’s anticipated daily trip count would be 20 trips. Accordingly, the proposed project would have a less than significant transportation impact, and therefore, would be consistent with CEQA Guidelines Section 15064.3(b).

- c) *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Less than significant)*

Bollinger Canyon Road is a two-lane, approximately 20-foot wide road within a 60-foot right-of-way roadway. There are currently three driveway connections on Bollinger Canyon Road that provide access to and from both Parcel A and Parcel B, as well as from parcels located east of the project site. Approval of the minor subdivision would include PWD Conditions of Approval that require restriction of site access to the existing driveways, paving the first 50 feet of the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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driveways, and ensuring adequate sight distance at the driveway intersections with Bollinger Canyon Road. Thus, the proposed project would not have any design features that would substantially increase hazards on Bollinger Canyon Road.

The proposed project does not involve any construction; however, in the future, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could occur. As discussed above, access to any new structures on the project site would be limited to the existing driveways. Thus, there would be a less than significant impact related to hazards on Walnut Boulevard from future on-site construction.

d) *Would the project result in inadequate emergency access? (Less than significant)*

As discussed in Environmental Checklist Section 17.c above, there are currently driveway connections on Bollinger Canyon Road for both Parcel A and Parcel B. The driveway connection would not change with the proposed project; however, the first 50 feet of the driveways would be paved. Thus, emergency access to the project vicinity would not be impeded and emergency access onto the project site would be improved. At the time of County review of construction drawings for future building permits, the SRVFPD would review the construction drawings and ensure that adequate emergency access to buildings on the project site is provided.

Sources of Information

- Contra Costa County General Plan 2005-2020. *Growth Management Element.*
- Contra Costa County General Plan 2005-2020. *Transportation and Circulation Element.*
- Contra Costa County General Plan 2005-2020. *Bicycle Facilities Network Map.*
- <https://countyconnection.com/routes/>, accessed October 16, 2019. *County Connection Maps and Schedules.*
- State of California, Governor’s Office of Planning and Research, 2018. *Technical Advisory on Evaluating Transportation Impacts in CEQA.*
- Contra Costa County Public Works Department, Engineering Services Division. 2019. *Minor Subdivision MS16-0014 Staff Report and Conditions of Approval.*

Environmental Issues	Potentially	Less Than	Less Than	No
	Significant	Significant	Significant	Impact
	Impact	With	Impact	Impact
		Mitigation		
		Incorporated		

18. TRIBAL CULTURAL RESOURCES – 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)***

The project site includes four single-family residences, a barn, a covered arena, and a number of accessory structures. With the recordation of the Parcel Map, each minor subdivision parcel would have one single-family residence and two of the existing residences would be converted to agricultural or accessory structures; however, no structure would be demolished. Thus, the proposed project would have a less than significant impact on visible tribal cultural resources.

- 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)***

Two tributaries of Bollinger Creek run in a north to south direction on the project site. As discussed in Environmental Checklist Section 4.e (Biological Resources), the two tributaries on the project site are protected with minimum setbacks from the top of the bank. Any future new accessory or agricultural structure or new ADU would be required to be located outside of the creek setback. A septic system to serve a new ADU, including a leach field, would also be outside

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the creek setback. Furthermore, as discussed in Environmental Checklist Section 4.a, approval of the minor subdivision would include PWD Conditions of Approval that require relinquishing development rights over that portion of the site that would be within the structure setback area.

Although the tributary locations on the project site would be protected from future construction, there is a possibility that buried archaeological resources and/or human remains could be present on the project site and accidental discovery could occur during grading and other earthwork on the project site, resulting in a **potentially significant impact on archaeological resources or human remains**. Consequently, the applicant is required to implement mitigation measures *Cultural Resources 1* and *Cultural Resources 2*.

Implementation of these mitigation measures would reduce the impacts from accidental discovery to less than significant levels.

Sources of Information

- Site visits by County staff, April and October 2019.
- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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19. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction 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 require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (Less than significant)*

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 wells for potable water and an on-site septic system for wastewater disposal. The wells and septic system would be subject to review and approval by the Environmental Health Division.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site includes existing improvements for electric power, natural gas, and other common utilities. The proposed project does not involve any construction; however, in the future, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could occur. The new structures and ADUs would connect to existing improvements, and therefore, construction of new or relocated facilities would not be necessary. Approval of the minor subdivision would include PWD Conditions of Approval for drainage improvements on the project site. Thus, potential impacts on water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities would be less than significant.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? (Less than significant)*

As discussed in Section 10.b (Hydrology and Water Quality), the project site is currently served by a well and water tanks, including a well near the single-family residence on proposed Parcel B and water tanks on both proposed parcels. Since no construction is proposed with the minor subdivision and rezoning project, there would be no effect on water supplies. Nevertheless, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could occur in the future. At the time of application for a building permit for a future ADU, the applicant will be required to submit water supply plans to the Environmental Health Division. The Division would review the plans with respect to applicable well standards, including setbacks, sustained yield, water quality, and construction. Due to the size of the proposed minor subdivision parcels and the ongoing horse raising and keeping on the project site, use of water at the new ADUs on Parcel A and Parcel B would not significantly deplete groundwater supplies. Thus, the demand for water resources to serve future development on the project site would have a less than significant impact on existing water resources.

- c) *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 wastewater system, and therefore, the project would have no effect on wastewater treatment facilities.

- d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (Less than significant)*

The proposed project would not involve any construction and would not change the existing agricultural activities on the project site. Future construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel would generate construction solid waste

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and the ADU would generate post-construction residential solid waste. Construction waste would be hauled to the Acme Landfill, located at 890 Waterbird Way in Martinez. The Acme Landfill is estimated to be at 35 percent of capacity. Future construction on a minor subdivision parcel would incrementally add to the construction waste headed to the landfill; 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 Department of Conservation and Development 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. Residential waste from the future ADUs on Parcel A and Parcel B would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related residential waste is considered to be less than significant. As is the case with construction debris, a portion of the residential waste is expected to be recycled, and would thereby reduce the residential waste headed to the landfill.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (Less than significant)*

The proposed project would not involve any construction and would not change the existing agricultural activities on the project site. Future construction on a minor subdivision parcel will be required to comply with applicable federal, state, and local laws related to solid waste. The proposed project 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

- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*
- <http://www.co.contra-costa.ca.us/depart/cd/recycle/>, accessed October 12, 2018. *Contra Costa County Waste Reduction and Recycling.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. WILDFIRE – <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- a) ***Substantially impair an adopted emergency response plan or emergency evacuation plan? (Less than significant)***

As discussed in Environmental Checklist Section 9.g (Hazards and Hazardous Materials), The project site is in an agricultural area in the Bollinger Canyon area. The California Department of Forestry and Fire Protection’s Fire Hazard Severity Zones in SRA map characterizes the project site as in the High Fire Hazard Severity Zone. As discussed in Environmental Checklist Section 15.a (Public Services – Fire Protection), fire protection and emergency medical response services for the project vicinity are provided by the SRVFPD, which has a fire station (Station 31) at 800 Sab Ramon Valley Boulevard, located approximately 6.2 miles driving distance to the project site. The site includes a number of existing water tanks, including fire water storage tanks. All construction plans for new development on the project site will be reviewed and approved by

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the SRVFPD. Compliance with all Fire Protection District requirements would ensure that project impacts on emergency response and evacuation would be less than significant.

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (Less than significant)*

As described in Section 9 (Surrounding Land Uses and Setting), the project site varies in elevation from approximately 850 feet at Bollinger Canyon Road to approximately 1,300 feet at its northern boundary. The existing single-family residences on the project site are located no more than 170 feet from Bollinger Canyon Road, and therefore, are on relatively level land close to the road. Accordingly, access to and from the residences would not be substantially encumbered due to a wildfire and persons on the project site would be able to readily evacuate if necessary. In the future, construction of a new accessory or agricultural structure and/or an ADU on a minor subdivision parcel could occur. As discussed in Environmental Checklist Section 20.a above, construction plans for new development on the project site will be reviewed and approved by the SRVFPD, and compliance with all Fire Protection District requirements would ensure that wildfire risk to the occupants of the ADUs would be less than significant.

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (Less than significant)*

As discussed above in Environmental Checklist Section 20.a, the site includes a number of existing water tanks, including fire water storage tanks. As discussed in Environmental Checklist Section 20.a above, construction plans for new development on the project site will be reviewed and approved by the SRVFPD, and compliance with all Fire Protection District requirements would ensure that temporary or ongoing impacts to the environment due to wildfires would be less than significant.

- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? (Less than significant)*

As discussed above in Environmental Checklist Section 19.a (Utilities and Service Systems), approval of the minor subdivision would include PWD Conditions of Approval for drainage improvements on the project site. Implementation of the Conditions of Approval would reduce risks of runoff, slope instability, and drainage changes to a less than significant level.

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

- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*
- Contra Costa County Public Works Department, Engineering Services Division. 2019. *Minor Subdivision MS16-0014 Staff Report and Conditions of Approval.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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21. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially 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, substantially 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 substantially 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, substantially 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 assessed in Environmental Checklist Section 5 (Cultural Resources), the proposed project would have a less than significant impact on historic resources, and, with mitigation measures, less than significant impacts on archaeological resources. Where mitigation measures are proposed in this Initial Study, the measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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)*

The proposed minor subdivision and rezoning project would not involve any construction and would not change the existing agricultural activities on the project site. In the future, construction of a new accessory or agricultural structure could occur without a planning permit and construction of an ADU could occur with an ADU permit, on each of the minor subdivision parcels. However, such construction would be relatively minor in scale, and therefore, would not create substantial cumulative impacts. The future construction of ADUs on Parcel A and Parcel B would increase the number of housing units in the Bollinger Canyon area by two dwelling units. Based on U.S. Census Bureau American Fact Finder data, the population in the 94583 zip code area could increase by six persons, which would be less than one percent of the estimated 35,244 persons living in the zip code area in 2017. Thus, the proposed project would be consistent with the existing surrounding agricultural land use and would have less than significant cumulative impacts.

- c) *Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? (Less than significant)*

This environmental assessment 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 effect that will 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 following references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted:

- Milani & Associates. 2019. *Tentative Parcel Map & Rezone, MS15-0009, 18320 Bollinger Canyon Road.*
- Milani & Associates, 2018. *Stormwater Control Plan for Parcels "A" & "B", Minor Subdivision MS16-0014.*
- Contra Costa County Community Development Department, 1977. *Recordation of Notice of Nonrenewal of Agricultural Preserve Contract.*
- Contra Costa County, 1996. *Notice of Nonrenewal of Land Conservation (Williamson Act) Contract, AP17-75.*
- Contra Costa County. 1975. *Resolution 75/119, approving RZ1975 (Land Conservation Contract AP17-75).*
- Contra Costa County Public Works Department, Engineering Services Division. 2019. *Minor Subdivision MS16-0014 Staff Report and Conditions of Approval.*
- Darwin Myers Associates, 2018, *Geologic Review / Draft CEQA Section, MS16-0014 & RZ16-3234/ Lauren Locey (appli.), APN 199-370-004 / 18320 Bollinger Canyon. Rd., San Ramon Area, Contra Costa County, DMA Project # 3065.18*

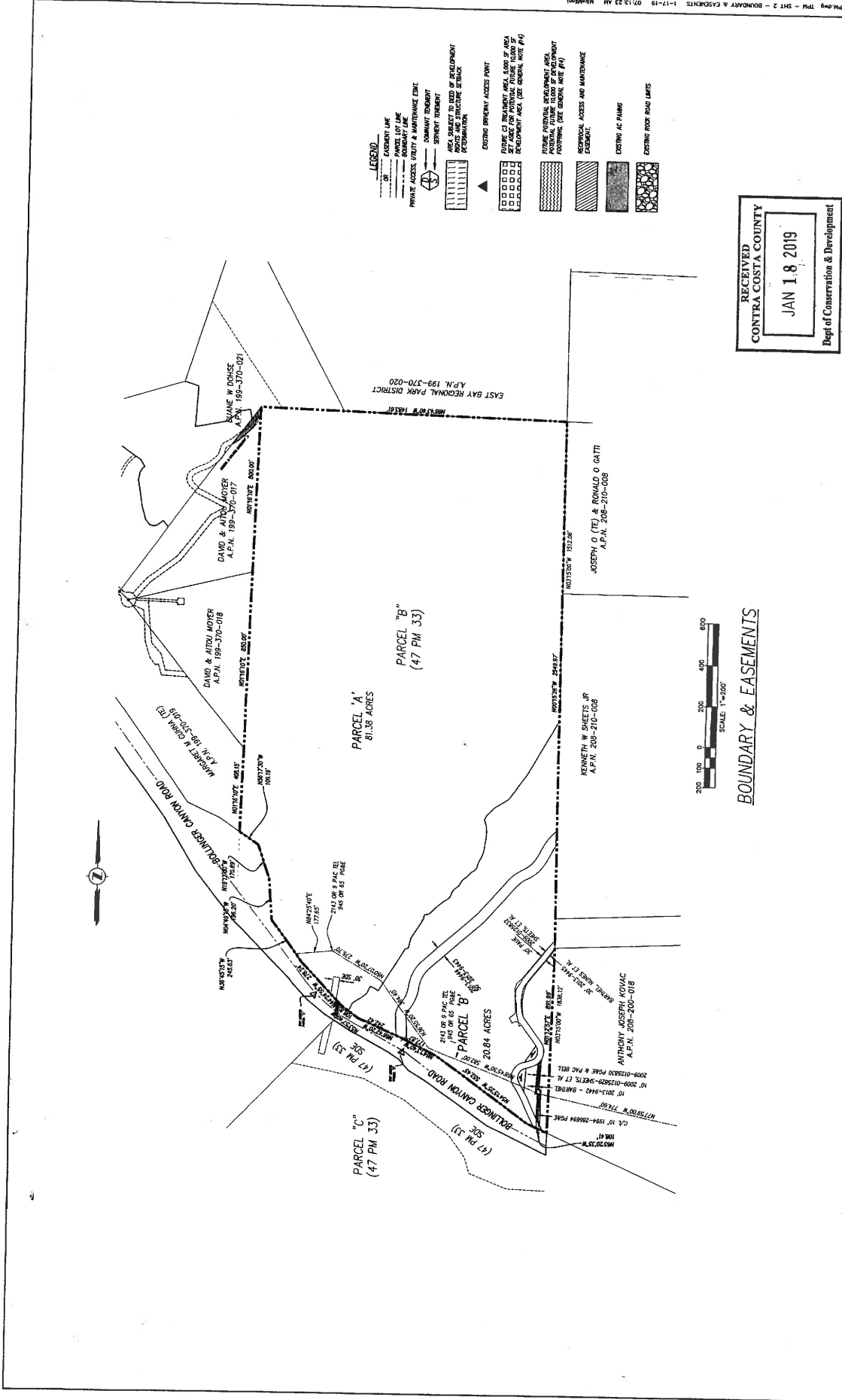
ATTACHMENTS

- 1. Vicinity Map**
- 2. Tentative Parcel Map**

MS16-0014 Project Vicinity – 18320 Bollinger Canyon Road Minor Subdivision



Source: Accela, accessed November 29, 2018



- LEGEND**
- EASEMENT LINE
 - PARCEL LOT LINE
 - PRIVATE ACCESS, ENTRY & EGRESS DATE
 - SEWER TREATMENT
 - AREA SUBJECT TO DEED OF DEVELOPMENT RIGHTS AND EASEMENTS STRIPS DETERMINATION
 - EXISTING OPENWAY ACCESS POINT
 - FUTURE DEVELOPMENT AREA, 5000 SF AREA
 - FUTURE DEVELOPMENT AREA, 10000 SF DEVELOPMENT AREA, (SEE GENERAL NOTE #14)
 - FUTURE PAVED/PAVED/PAVED AREA, FOOTPATH, (SEE GENERAL NOTE #14)
 - REDUCED ACCESS AND MAINTENANCE EASEMENT
 - EXISTING AC PLANTING
 - EXISTING ROAD ROAD LIMITS

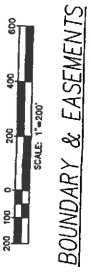
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JAN 18 2019
Dept of Conservation & Development
MS16-0014

	DESIGNED AND PREPARED BY:	DAVID W. MOORE
	DATE:	01/17/2019
	REGISTERED PROFESSIONAL ENGINEER:	JOSEPH O. GATTI
	DATE:	01/17/2019
PROJECT INFORMATION: PROJECT NAME: 18320 BOLINGER CANYON ROAD COUNTY: CONTRA COSTA COUNTY CITY/TOWN: UNINCORPORATED SAN RAMON SCALE: AS SHOWN		
DRAWN BY: MS16-0014 CHECKED BY: MS16-0014		
SHEET NO. 2 OF 6 SHEETS		

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BOUNDARY & EASEMENTS