

Initial Study

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** 1900 Las Trampas Rezoning & Reconfiguration
County Files: #CDRZ15-03230, #CDDP20-03022, and
#CDLL15-00027
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Lead Agency Contact Person and Phone Number:** Sean Tully, Principal Planner
(925) 674-7800
sean.tully@dcd.cccounty.us
4. **Project Location:** 1900 Las Trampas Road, Alamo CA 94507
APN: 198-220-051, -052, -053, -055
5. **Project Sponsor's Name and Address:** Stonehurtz Properties, LLC
64 Flint Road
Concord, MA 01742
6. **General Plan Designation:** Single-Family Residential, Very Low Density (SV) /
Agricultural Lands (AL)
7. **Zoning:** Planned Unit (P-1) / General Agriculture (A-2)
8. **Description of Project:** The applicant requests approval to rezone portions of three parcels from a General Agricultural (A-2) zoning district to a site-specific Planned Unit (P-1) district in order to correct inconsistencies with the existing Single-Family Residential, Very Low Density (SV) General Plan land use designation of the property, and to also eliminate occurrences of parcels with split (dual) zoning. The project also includes a request for approval to modify a Final Development Plan (County File #CDDP07-03062) in order to allow a lot line adjustment between four contiguous parcels (County File #CDLL15-00027). The proposed lot line adjustment will allow for improved access and development potential. There will be no net gain or loss in acreage of the overall project site, only a transfer of acreage between the four subject parcels that are under common ownership. No physical development is proposed as part of the project.

The existing zoning and General Plan land use designation inconsistencies at the project site are largely a result of multiple subdivision and rezoning entitlements being historically granted at different intervals for portions of the project site, and then the entitlements subsequently being abandoned by the project proponent. This resulted in portions of the property being rezoned, which automatically takes effect 30-days after rezoning approval is granted, but not subdivided to create the resultant parcels that would coincide with the newly rezoned areas. The proposed development plan modification is necessary to allow the proposed lot line adjustment for properties within a P-1 zoning district.

9. Surrounding Land Uses and Setting:

Surrounding Environment: The project site is located within a semi-rural area of Contra Costa County, southeast of the Rossmoor community in Walnut Creek, and just north of East Bay Regional Park's Las Trampas Regional Wilderness. The majority of the surrounding properties consist of large agriculturally-zoned properties measuring between one and twenty-three acres in area. Many of these properties have been developed with single-family residences and their associated accessory structures. Just north of the project site is a large thirty-three acre open space parcel which preserves the westward scenic vistas of Las Trampas Ridge.

Project Site: The project site is a 21.62-acre area comprised of four parcels under common ownership. The site is topographically unique with steep grade changes and small valleys that contribute to site elevations ranging from 450 feet at the site's southern boundary along Las Trampas Road, to as high as 690 feet in the northwestern portions of the site. The project site is moderately wooded with mature trees which are primarily located towards the southern areas of the site adjacent to Las Trampas Road. There are two existing single-family residences, each located on a separate parcel, one of which is currently under construction. There are two scenic easement areas along the western edge of the project site that are a result of a historical lot line adjustment and a scenic easement established on Lot-1 of the adjacent Alamo Ridge subdivision (Tract 6419). These easement areas will also be rezoned to P-1 for zoning consistency across the project site, but there is no proposal to remove or alter any terms of those easement areas.

10. Other public agencies whose approval may be required (e.g., permits, financing, approval, or participation agreement). Please be advised that this may not be an exhaustive list and that approval may be required from other public agencies not listed here:

County Public Works Department

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.?

A "Notice of Opportunity to Request Consultation" was forwarded to Wilton Rancheria on February 9, 2021. In a February 11, 2021, email, Wilton Rancheria advised that they have no concerns regarding the proposed project.

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.



Sean Tully

Principal Planner
Contra Costa County
Department of Conservation & Development

February 25, 2021
Date

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project have a substantial adverse effect on a scenic vista?*

No Impact: The project consists of rezoning portions of the site to eliminate inconsistencies with the existing General Plan land use designation of the site, and to eliminate split zoning circumstances that would impact a proposed lot line adjustment. There is no physical development proposed as part of the project that would impact nearby Las Trampas ridge or any other aesthetic resources within the region. Additionally, the type and scale of future development allowed in the areas to be rezoned would be less intense because they would be residential in nature, and would not include uses such as canneries, slaughterhouses, and livestock sales yards, which are permitted in the A-2 district. Lastly, there is no potential for aesthetic impacts as a result of reconfiguring the property lines of the four parcels. Based on the above, there is nothing in the record to suggest that the proposed rezoning or lot line adjustment elements of the project would have any impact on a scenic vista, damage scenic resources, conflict with zoning governing scenic quality, or create new sources of glare or light.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?*

No Impact: Please refer to the analysis in subsection-a above.

- 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?

No Impact: Please refer to the analysis in subsection-a above.

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

No Impact: Please refer to the analysis in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Pursuant to California Important Farmland Finder application maintained by the State Department of Conservation, Division of Land Resources Protection, the project site has been categorized as Grazing Land or Other Land. Therefore, there is no potential for the project converting Prime Farmland, Unique Farmland, of 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?*

No Impact: No portion of the project site is currently encumbered by a Williamson Act contract. Furthermore, as part of the project all existing areas of the site currently zoned General Agricultural (A-2) will be rezoned to a site-specific Planned Unit (P-1) zoning district. Therefore, there would be no agricultural zoning at the site to which any conflict could occur.

- 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 currently located within A-2 and P-1 zoning districts, and thus has no potential for rezoning forest land, timberland, or timberland zoned Timberland Production. Additionally, there is no existing forest land or timberland at the site, and thus there is no potential for the project rezoning any areas that fit that criteria.

- d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact: There is no existing forest land located in any region of the project site.

- 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?*

No Impact: The portions of the project site identified for rezoning to a site-specific P-1 district are currently zoned General Agricultural (A-2). However, those areas of the project site are either encumbered by existing scenic easements wherein development rights have been deeded to the County, or are within portions of the property with a Single-Family Residential Very Low Density (SV) General Plan designation, which only allows for residential uses and some uses associated with a rural lifestyle such as the keeping of limited numbers of livestock. Despite the existing A-2 zoning over portions of the site, there is no farmland or active agricultural uses at the site. Since there is no farmland at the project site, no existing agricultural uses at the site, and no physical development proposed as part of the project, there is no potential for the project resulting in the conversion of farmland to a non-agricultural use.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan?*

No Impact: One primary element of the project consists of rezoning portions of the project site from a General Agricultural (A-2) zoning district to a site-specific Planned Unit (P-1) district. This zoning change would eliminate “islands” of A-2 zoning at the site that are inconsistent with the existing Single-Family Residential, Very Low Density (SV) General Plan Land Use designation for the majority of the project site. In addition, this zoning change will lessen the intensity of the uses that could potentially be allowed at the site. Pursuant to Chapter 84-38 of the County Ordinance, relatively intense commercial land uses such as slaughterhouses, rendering plants, and canneries are permitted within an A-2 district with the granting of a land use permit. In some cases these land uses can require activities and/or include the use of products and chemicals that have potential for adversely impacting air quality. However, if the proposed rezoning is granted, the new P-1 zoning will limit future uses at the site to low density, residential land uses that are significantly less intense in scope and have a significantly lower potential for adversely impacting air quality once fully operational.

Reconfiguring the boundaries of the four parcels requires no construction or other physical development at the site, and there is no proposal to develop any of the four parcels with a residence or any other structure that is permitted. Therefore, there are no construction activities required as part of the project that could potentially conflict with any applicable air quality plan or result in a temporary adverse impact in air quality for the region as a result of emissions or criteria pollutants.

- 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?*

No Impact: Please refer to the discussion in subsection-a above.

c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*

No Impact: Please refer to the discussion in subsection-a above.

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

No Impact: Please refer to the discussion in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES – <i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

No Impact: Neither the rezoning nor the lot line adjustment portions of the project require any physical development at the project site. In addition, there is no proposal for physical development or the establishment of any new land uses as part of the proposed project. Lastly, any future land uses that would be permitted under the proposed P-1 district will be significantly less intense in nature than those permitted under the current A-2 zoning district. Therefore, the proposed project has no potential for adversely impacting biological resources.

- 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?*

No Impact: Please refer to the discussion in subsection-a above.

- 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?*

No Impact: Please refer to the discussion in subsection-a above.

- 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?*

No Impact: Please refer to the discussion in subsection-a above.

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

No Impact: The proposed project will only result in a different zoning district for portions of the project site and a different boundary configuration for the four existing parcels. The project will not result in any changes to any existing policies or ordinances intended to protect biological resources, such as the County's Tree Protection and Preservation Ordinance.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact: The County has adopted the East Contra Costa County Habitat Conservation Plan / Natural Communities Conservation Plan (HCP/NCCP), which provides a framework to protect natural resources in eastern Contra Costa County. This plan covers areas within the cities of Brentwood, Clayton, Oakley, and Pittsburg, as well as unincorporated areas of Eastern Contra Costa County. The proposed project has no potential for conflicting with the provisions of the East Contra County HCP / NCCP because the project site is located in Alamo, which is not one of the areas of the County covered by the plan.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?*

No Impact: The residence currently under construction in the northwestern portion of the project site is clearly not a historical resources because of its date of construction, and the remaining existing residence located near the Las Trampas Road frontage will not be impacted by the proposed project in any way. Based on the above, there is no potential for the proposed project causing a substantial adverse change in the significance of a historical resource.

- 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?*

No Impact: In prior studies that covered approximately 60% of the project site, no evidence of cultural resources were found to exist at the site. Furthermore, in correspondence from the California Historical Information System (CHRIS) dated August 17, 2007, CHRIS indicated that the unsurveyed portion of the project site had a low possibility of containing unrecorded archaeological sites. Lastly, there are no physical improvements proposed as part of the project, which eliminates any potential for adverse changes to any archaeological resources or human remains that may exist at the site but have not yet been discovered.

- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

No Impact: Please refer to the discussion in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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??*

No Impact: The project consists of rezoning portions of and reconfiguring the boundaries of the four parcels that comprise the project site. There is no physical development or establishment of a new land use proposed as part of the project that would have the potential for wasteful, inefficient, or unnecessary consumption of energy as part of a construction or operational phase.

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

No Impact: The project only consists of rezoning the subject property and reconfiguring existing boundaries. There is no proposal to amend or otherwise alter any existing State or local plan for energy or energy efficiency.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project 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?*

No Impact: There is no physical development proposed as part of the project that would require construction activities that could result in any type of soil/ground failure. Additionally, no new land uses will be established and no structures will be constructed in any area of the property that may consist of soils of a quality that are substandard for construction, contain unique paleontological resources, or contain a unique geological feature.

ii) *Strong seismic ground shaking?*

No Impact: Please refer to the discussion in subsection-a above.

iii) *Seismic-related ground failure, including liquefaction?*

No Impact: Please refer to the discussion in subsection-a above.

iv) *Landslides?*

No Impact: Please refer to the discussion in subsection-a above.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

No Impact: Please refer to the discussion in subsection-a above.

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?*

No Impact: Please refer to the discussion in subsection-a above.

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?*

No Impact: Please refer to the discussion in subsection-a above.

e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?*

No Impact: Please refer to the discussion in subsection-a above.

f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

No Impact: Please refer to the discussion in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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: The proposed rezoning element of the project will rezone portions of the site from an A-2 zoning district to that of a less intense site-specific P-1 zoning district for low density residential uses. Therefore, the potential GHG emissions from future development of the site is reduced because of the less intense land uses. Additionally, there is no proposal for the construction of residences or other physical developments as part of the project that would result in direct GHG emissions. Based on the above, the potential for the project having a significant impact on the environment as a result of GHG emission is less than significant.

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

No Impact: The proposed project consists only of rezoning portions of the project site and reconfiguring existing parcel boundaries. There is no proposal to remove or otherwise alter any County policy or regulation related to GHG reduction, nor to change any element of the County ordinance or Genera Plan. Furthermore, there is no development aspect to the project involving new land uses or structures that would run the risk of conflicting with any applicable plan, policy, or regulation.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HAZARDS AND HAZARDOUS MATERIALS – <i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?*

No Impact: There is no physical development proposed at the site, nor is there any proposal for the establishment of a new land use. Therefore, there is no potential for the project resulting in the transport, use, disposal, or accidental release of hazardous materials.

- 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?*

No Impact: Please refer to the discussion in subsection-a above.

- 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: Please refer to the discussion in subsection-a above.

- 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: Pursuant to the EnviroStor database maintained by the California Department of Toxic Substances Control (DTSC), the project site is not included on a list of hazardous materials sites.

- 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 project site is not located within any region covered by the County's Airport Land Use Plan, nor is it located within two miles of a public airport or public use airport.

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

No Impact: The project consists of rezoning portions of and reconfiguring the boundaries of the parcels located at the project site. There is no proposal to modify any standard or provision of the County zoning code or General Plan that may be associated with an adopted emergency response or evacuation plan. Additionally, there is no physical development or land use establishment proposed as part of the project that would have the potential for impacting the implementation of any applicable emergency response or evacuation plan.

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

No Impact: There is no element of the proposed rezoning or lot line adjustment that would increase any wildfire risks that may already exist for the site. Furthermore, any future development at the site would be subject to CEQA and review for wildfire risks specific to that future development.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?*

No Impact: Neither the rezoning nor the lot line adjustment elements of the project require physical development at the site. Additionally, there is no proposal for the establishment of a new land use at the site. Therefore, there is no potential for the project violating water quality, waste discharge standards, or availability of water at the project site or the County as a whole.

- 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?*

No Impact: Please refer to the discussion in subsection-a above.

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?*

No Impact: Neither the rezoning nor the lot line adjustment elements of the project require physical development at the site. Additionally, there is no proposal for the establishment of a new land use at the site. Therefore, there is no potential for erosion, increased surface runoff, or altered flood flows at the site.

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

No Impact: Please refer to the discussion in subsection-c.i above.

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?*

No Impact: Please refer to the discussion in subsection-c.i above.

iv) *Impede or redirect flood flows?*

No Impact: Please refer to the discussion in subsection-c.i above.

d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

No impact: The project is located in a highlands area of the County adjacent to Las Trampas Ridge. Therefore, the project site is not located in a zone susceptible to flood, tsunami, or seiche.

e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

No Impact: Neither the rezoning nor the lot line adjustment elements of the project will have any impact on the standards or goals of any water quality control plan or sustainable groundwater management plan applicable within Contra Costa County. Additionally, there are no new land use or physical development elements to the proposed project that would have any potential impacts to water quality or groundwater management. Based on the above, there is no potential for the project conflicting or obstructing the implementation of either a water quality control plan or a sustainable groundwater management plan.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING – <i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project physically divide an established community?*

No Impact: The project site is surrounded by agriculturally- and residentially-zoned parcels that have primarily been developed with single-family residences. The majority of the project site is currently zoned P-1, and the intent of the proposed project is to rezone the few remaining areas of A-2 to P-1 for one consistent zoning district across the four parcels. There are additional properties located northeast of the project site that are also zoned P-1, and that have an underlying SV General Plan Land Use designation similar to that of the project site. Therefore, based on the above, the proposed rezoning will not induce future development of a nature that would physically divide it from the surrounding community. The proposed lot line adjustment element of the project will merely reconfigure the individual parcels for improved access and development potential. Lastly, as no physical changes are involved in lot line adjustment element, it is clear that it has no potential for physically dividing an established community.

- 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?*

No Impact: The proposed rezoning will eliminate dual or split zoning and also eliminate existing conditions where the A-2 zoning is inconsistent with an underlying SV General Plan Land Use designation. There is no proposal to modify the provisions or standards of any existing zoning district or land use policy in the County. Therefore, there is no potential for the project causing a significant environmental impact due to a conflict with a plan or policy adopted too avoid or mitigate environmental effects.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES – <i>Would the project:</i>				
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: Pursuant to Figure 8-4 (Mineral Resources) of the County General Plan, the project site is not located within any of the County’s known significant mineral resource areas. Additionally, there is no physical development proposed as part of the project that would have the potential for resulting in the loss of or loss of availability of any mineral resources. Therefore, there is no potential for the project resulting in the loss of availability of a 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: Please refer to the discussion in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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: The proposed rezoning from A-2 to a site-specific P-1 will further limit the intensity of uses allowed at the project site. This is because the A-2 district allows land uses such as canneries, livestock auction yards, and slaughterhouses, whereas the proposed P-1 zoning will limit uses at the project to those of a residential nature which are consistent with the underlying SV General Plan Land Use designation that the majority of the site is within. Since the intensity of uses allowed at the site will be decreased, it is reasonable to anticipate that the potential for noise generation from future uses has also been decreased.

- b) *Would the project result in generation of excessive ground borne vibration or ground borne noise levels?*

Less than Significant: As stated in subsection-a above, the intensity of land uses permitted at the site would be decreased as a result of the rezoning, and thus it is reasonably anticipated that the potential for the generation of ground borne vibration and noise as a result of future uses is also decreased. Additionally there is no proposed physical development necessary as party of the proposed rezoning or lot configuration elements of the project. Lastly, any construction methods currently necessary to develop the site will remain unchanged if the project is approved because the physical conditions and characteristics of the site will be unaltered. Based on the above, the potential for the project resulting in the generation of excessive ground borne vibration or noise levels is less than significant.

- 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: The subject property is not located within the coverage area of an airport land use plan, nor is it located within two miles of an airport or private air strip. The closest airport, Buchanan Field airport in Concord, is located approximately nine miles northeast of the project site.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: The A-2 zoning district allows for the construction of a single-family residence on each parcel, as will the proposed site-specific P-1 zoning district. There is no proposal to change the General Plan designations of the areas to be rezoned, and thus the allowed residential density of the project site will remain unchanged. Additionally, the rezoning from A-2 to P-1 will significantly reduce the potential for business opportunities because the ability to establish agricultural uses such as canneries, livestock yards, and stockyards will be eliminated. Lastly, there is no proposal for physical development at the site that would add new residences or infrastructure at the site. Therefore, the potential for unplanned population growth in the area as a result of the project is less than significant.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact: There is no element of the project that proposes or requires the removal of the existing residences located at the project site.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES – <i>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:</i>				
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: There is no physical development or new land use establishment proposed as part of the project that would change the demand for public services at the site. Furthermore, the range and intensity of land uses allowed at the site would be reduced with the proposed rezoning to the site-specific P-1 district. Lastly, the parcel reconfiguration proposed under the lot line adjustment element of the project will have no impact on the public service needs at the site. Based on the above, the potential for substantial adverse impacts associated with new or physically altered government facilities is less than significant.

b) *Police Protection?*

Less Than Significant: Please refer to the discussion in subsection-a above.

c) *Schools?*

Less Than Significant: Please refer to the discussion in subsection-a above.

d) *Parks?*

Less Than Significant: Please refer to the discussion in subsection-a above.

e) *Other public facilities?*

Less Than Significant: Please refer to the discussion in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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?*

No Impact: Neither the rezoning nor the lot line adjustment elements of the proposed project would induce substantial population growth within the County. Therefore, there is no potential for the project resulting in an increased use of existing parks or other recreational facilities that would accelerate their physical deterioration.

- 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: There are no recreational facilities proposed as part of the project, nor are there any land uses proposed that would require the construction or expansion of recreational facilities.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?*

No Impact: As stated throughout this study, the rezoning to a site-specific P-1 zoning district would reduce the range of land uses permitted at the site. Additionally, no element of the proposed project would result in a substantial population increase. Lastly, there is no physical development proposed under the project that would have potential for impacting any existing element of the circulation system within the County. Therefore, there is no potential for the project conflicting with a program, plan, or ordinance addressing the County’s circulation system.

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

Less Than Significant: On June 23, 2020, the County Board of Supervisors adopted Transportation Analysis Guidelines in compliance with Senate Bill 743 (2013). These adopted guidelines define the County’s approach, methodology, and tool set to be used in evaluating the impacts of land use projects, transportation projects, and County transportations systems. As there is no physical development and no new land uses proposed for establishment at the site, there is no daily trip generation anticipated for the project. The County’s adopted guidelines indicate that a project generating less than 836 vehicle miles traveled (VMT) per day shall not constitute a significant environmental impact with respect to transportation. Since the County has adopted Transportation Analysis Guidelines in compliance with SB 743 and the project’s potential transportation impacts were found to be less than significant based on analysis administered in compliance with those guidelines, the potential for the project conflicting or being inconsistent with CEQA Guidelines Section 15064.3(b) is less than significant.

- 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)?*

No Impact: There are no new land uses nor any physical development proposed as part of the project. Therefore, there is no potential for a substantial increase in hazards as a result of a geometric design feature or incompatible uses.

d) *Would the project result in inadequate emergency access?*

No Impact: There is no physical development proposed as part of the project, nor is there any proposal to alter any element of Las Trampas Road or the existing private road located at the site. Based on the above, there is no potential for the project resulting in inadequate emergency access.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. TRIBAL CULTURAL RESOURCES – <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)?*

No Impact: There is no proposal for the construction of new buildings or structures at the site. Additionally, there is no proposal to physically alter the existing residences or the current condition of the site in any way. Therefore, there is no potential for the project impacting any 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?*

No Impact: Please refer to the discussion in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
19. UTILITIES AND SERVICE SYSTEMS – <i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input 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 proposed rezoning will reduce the range and intensity of land uses that could be established at the site, which in-turn can be reasonably assumed to reduce the potential utility and service demand of uses that may be established at the site in the future. Furthermore, there is no immediate physical development proposed at the project site that would require the relocation, construction, or expansion of utilities or level of public services. Based on the above, the potential for the project resulting in environmental effects as a result of relocated, newly constructed, or expanded utilities or public services is 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: Please refer to the discussion in subsection-a above.

- 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?*

Less Than Significant: Please refer to the discussion in subsection-a above.

- 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: Please refer to the discussion in subsection-a above.

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

Less Than Significant: Please refer to the discussion in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Pursuant to the California Fire Hazard Severity Zone Viewer maintained by the State of California, the project site is located within a state responsibility area (SRA). However, there are no new land uses nor any physical development proposed as part of the project that would be at risk. Furthermore, the range and intensity of land uses permitted at the site under the proposed P-1 district would be less than those allowed within the A-2 zoning district. Based on the above, the potential for the project impairing an emergency plan or otherwise increasing the risk for wildfires is 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: Please refer to the discussion in subsection-a above.

- 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??*

- 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: Please refer to the discussion in subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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: As explained throughout this Initial Study, implementation of the proposed project would not result in serious degradation of the quality of the environment because no physical changes to the site are proposed and the range and intensity of land uses that could be established under the proposed P-1 zoning are less than that of the uses that could be established under the existing A-2 agricultural zoning for those portions of the site. Based on the evidence in the record, the County finds that the project has a less than significant potential to degrade the quality of the environment, substantially reduce the habitat of a fish and wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal.

- b) *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: No cumulative environmental impacts would result from implementation of the proposed project. No physical development or other changes to the site are proposed, and because of the reduced range and intensity of uses that could be established under the proposed P-1 agricultural zoning, the potential impacts from land uses that may be established at the site in the future are reduced. Rezoning properties for increased consistency with the General Plan and to eliminate dual zoning across parcels is not uncommon. Furthermore, reconfiguring the subject parcels via a lot line adjustment will primarily benefit the site by allowing for improved access and developability. There is no evidence in the record suggesting that cumulatively considerable environmental effects would result from approval of the proposed rezoning and lot line adjustment project elements.

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

Less Than Significant: As explained throughout this Initial Study, the proposed project would result in very few potential impacts, and all of the impacts that were identified would be less than significant. Nothing in the record indicates that project has the potential to cause substantial adverse effects on humans, either directly or indirectly.

REFERENCES

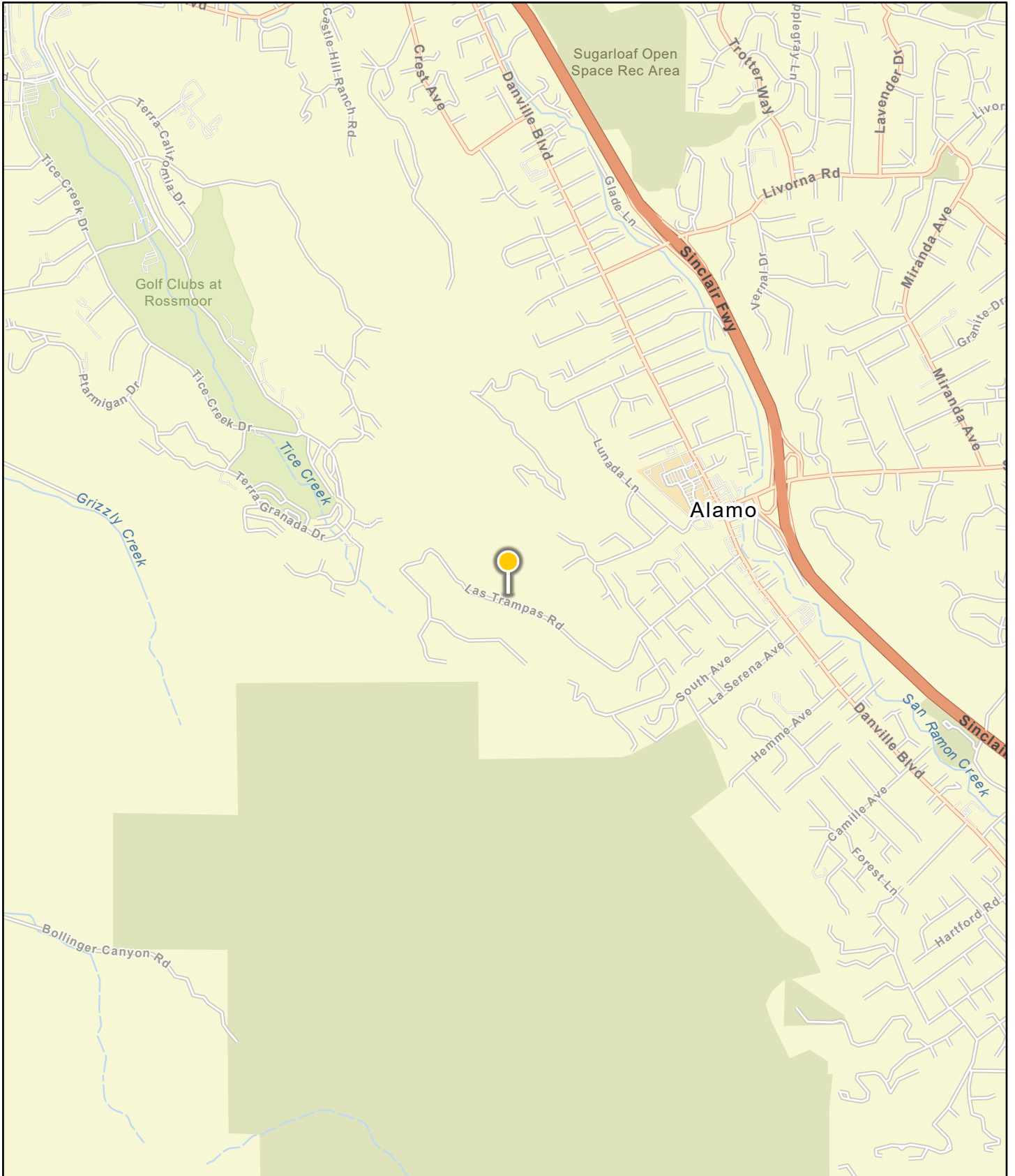
In the process of preparing the Initial Study Checklist and conduction of the evaluation, the following references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted:

1. Project Application and Plans
2. Contra Costa County Geographic Information System Layers
3. Contra Costa County Zoning Ordinance (Title-8)
4. Contra Costa County General Plan
5. California Important Farmland Finder (Webpage)
<https://gis.data.ca.gov/datasets/8ab78d6c403b402786cc231941d1b929>
6. Contra Costa County Airport Land Use Compatibility Plan (12/13/2000)
7. California Environmental Quality Act Guidelines
8. East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan
9. BAAQMD CEQA Guidelines (5/2017)
10. California Department of Toxic Substance Control Envirostor Webpage
<https://www.envirostor.dtsc.ca.gov/public/>
11. California Fire Hazard Severity Zone Viewer
<https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>
12. Email of Wilton Rancheria (2/11/2021)
13. Letter of California Historical Resources Information System (CHRIS, 8/17/2007)

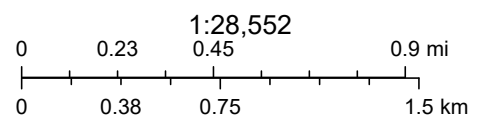
ATTACHMENTS

- 1. Vicinity Map**
- 2. Project Plans**

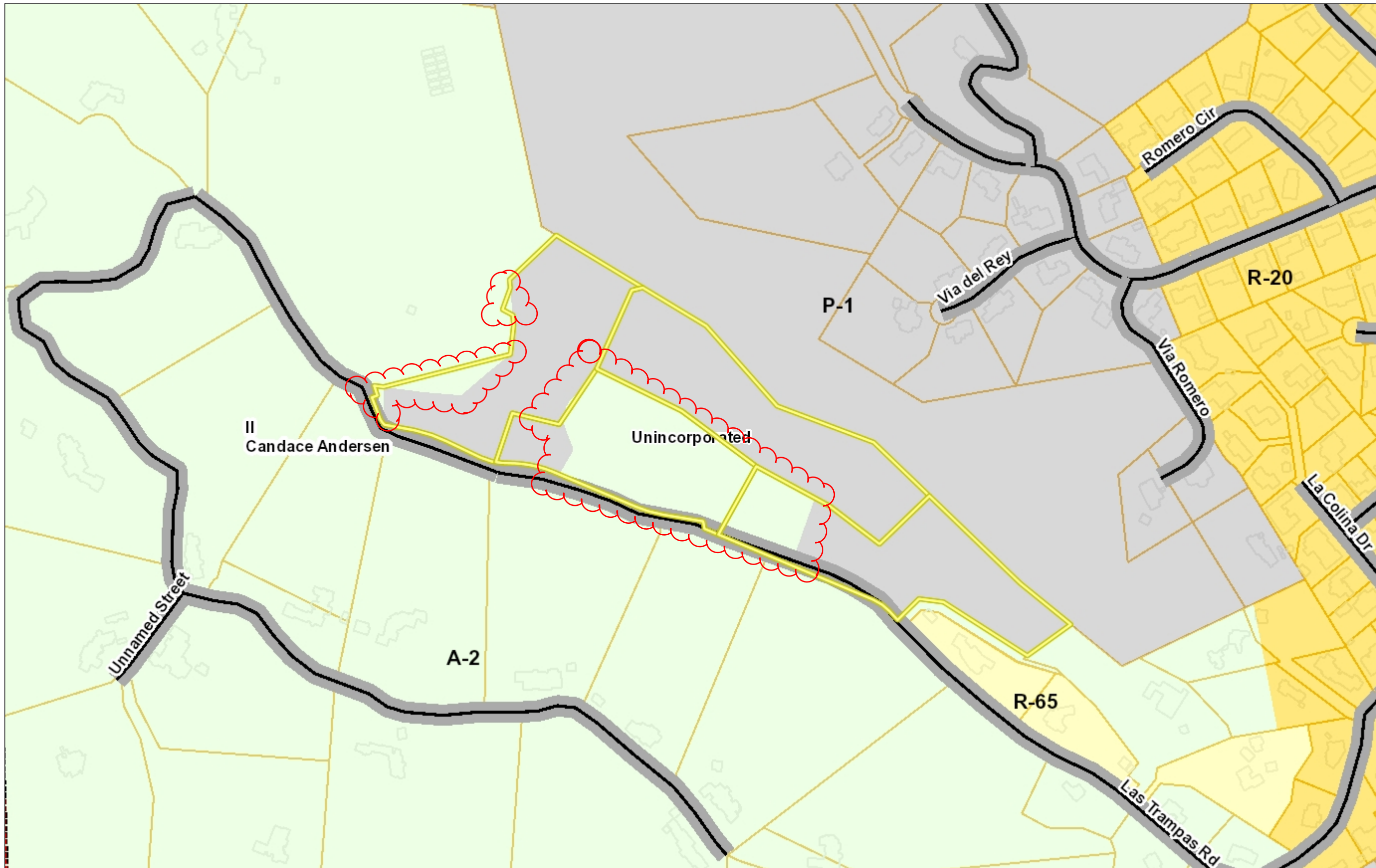
Project Vicinity



February 24, 2021



Areas to be Rezoned from A-2 to P-1



Legend

- City Limits
- Unincorporated
- Highways
- Highways Bay Area
- Streets
- Zoning**
- R-6 (Single Family Residential)
- R-6 -FH (Single Family Residential Combining District)
- R-6, -FH -UE (Single Family Resid Urban Farm Animal Exclusion Com
- R-6 -SD-1 (Single Family Resident Hillside Development Combining Di
- R-6 -TOV -K (Single Family Reside View Ordinance and Kensington Cc
- R-6, -UE (Single Family Residential Exclusion Combining District)
- R-6 -X (Single Family Residential - Combining District)
- R-7 (Single Family Residential)
- R-7 -X (Single Family Residential - Combining District)
- R-10 (Single Family Residential)
- R-10, -UE (Single Family Residenti Exclusion Combining District)
- R-12 (Single Family Residential)
- R-15 (Single Family Residential)
- R-20 (Single Family Residential)
- R-20, -UE (Single Family Residenti Exclusion Combining District)
- R-40 (Single Family Residential)
- R-40 -FH (Single Family Residenti Combining District)
- R-40, -FH -UE (Single Family Resic Urban Farm Animal Exclusion Com
- R-40, -UE (Single Family Residenti Exclusion Combining District)
- R-65 (Single Family Residential)
- R-100 (Single Family Residential)
- D-1 (Two Family Residential)
- D-1 -T (Two Family Residential - Tr District)
- D-1, -UE (Planned Unit - Urban Far Combining District)
- M-12 (Multiple Family Residential)
- M-12 -FH (Multiple Family Resident Combining District)
- M-17 (Multiple Family Residential)

1:4,514



0.1 0 0.07 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

Staff Study

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

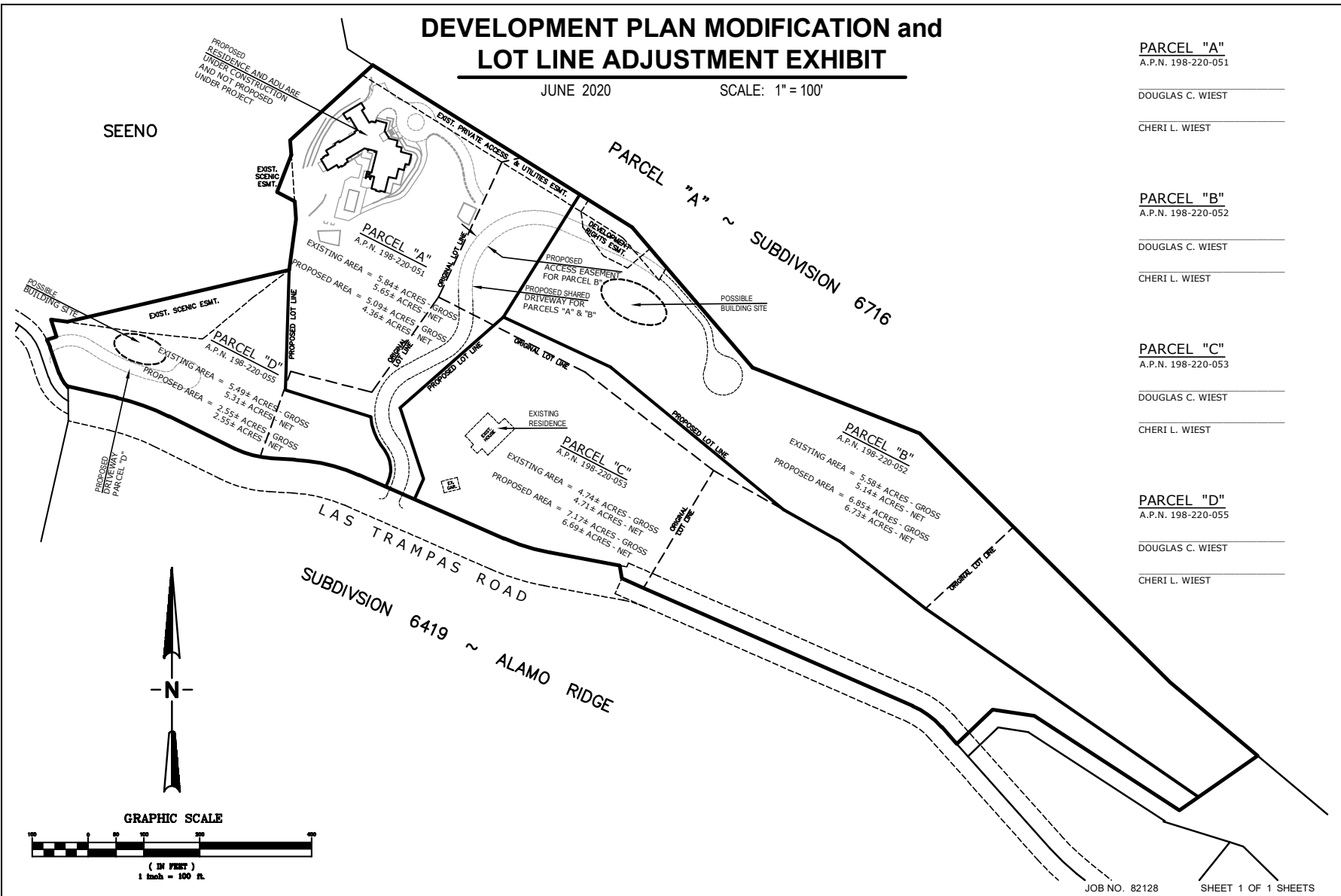
Notes

Contra Costa County -DOIT GIS

DEVELOPMENT PLAN MODIFICATION and LOT LINE ADJUSTMENT EXHIBIT

JUNE 2020

SCALE: 1" = 100'



PARCEL "A"
 A.P.N. 198-220-051

DOUGLAS C. WIEST

CHERI L. WIEST

PARCEL "B"
 A.P.N. 198-220-052

DOUGLAS C. WIEST

CHERI L. WIEST

PARCEL "C"
 A.P.N. 198-220-053

DOUGLAS C. WIEST

CHERI L. WIEST

PARCEL "D"
 A.P.N. 198-220-055

DOUGLAS C. WIEST

CHERI L. WIEST