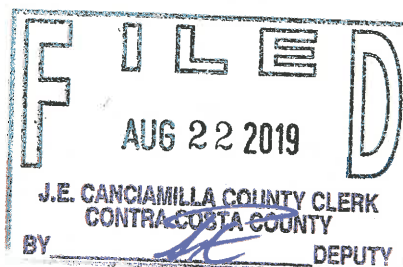


Applicant
**Department of
Conservation and
Development**
(Lead Agency)

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

August 22, 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:

1. **Project Title:** General Plan Amendment – Rodeo Senior Housing Successor Site
2. **County File Numbers:** General Plan Amendment, GP18-0007
3. **County Contact Person and Phone Number:** Jamar Stamps, AICP
(925) 674-7832
4. **Project Location:** 700 Block of Willow Avenue (Rodeo) in unincorporated Contra Costa County (Assessor's Parcel Number 357-120-074)
5. **Project Sponsor's Name and Address:** Contra Costa County Successor Agency
30 Muir Road
Martinez, CA 94553
6. **Project Description:** The Project Sponsor intends to amend the County General Plan to change the project site's current land use designation from "Commercial" to "Multiple-Family Residential Very High – Special" ("MS").
7. **Surrounding Land Uses and Setting:** The project site is located in unincorporated Rodeo, on the 700 block of Willow Avenue, approximately 350 feet southwest of the San Pablo Avenue/Willow Avenue intersection. A Redevelopment Agency-acquired site (senior apartments, built in 1996) is on

the immediately adjacent lot to the north. The project site is an approximately 0.98 acre, relatively flat triangular lot. The area consists of primarily residential land uses. The project site's west property line is also the City of Hercules' jurisdiction 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 23-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 **5:00 P.M., Thursday, September 19, 2019**. Any comments should be submitted in writing to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Jamar Stamps, 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, October 23, 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) 674-7832, fax at (925) 674-7258 or email at jamar.stamps@dcd.cccounty.us

Sincerely,



Jamar Stamps, AICP, Senior Planner
Department of Conservation & Development

CC: County Clerk's Office (2 copies)
Att: Project Vicinity Map



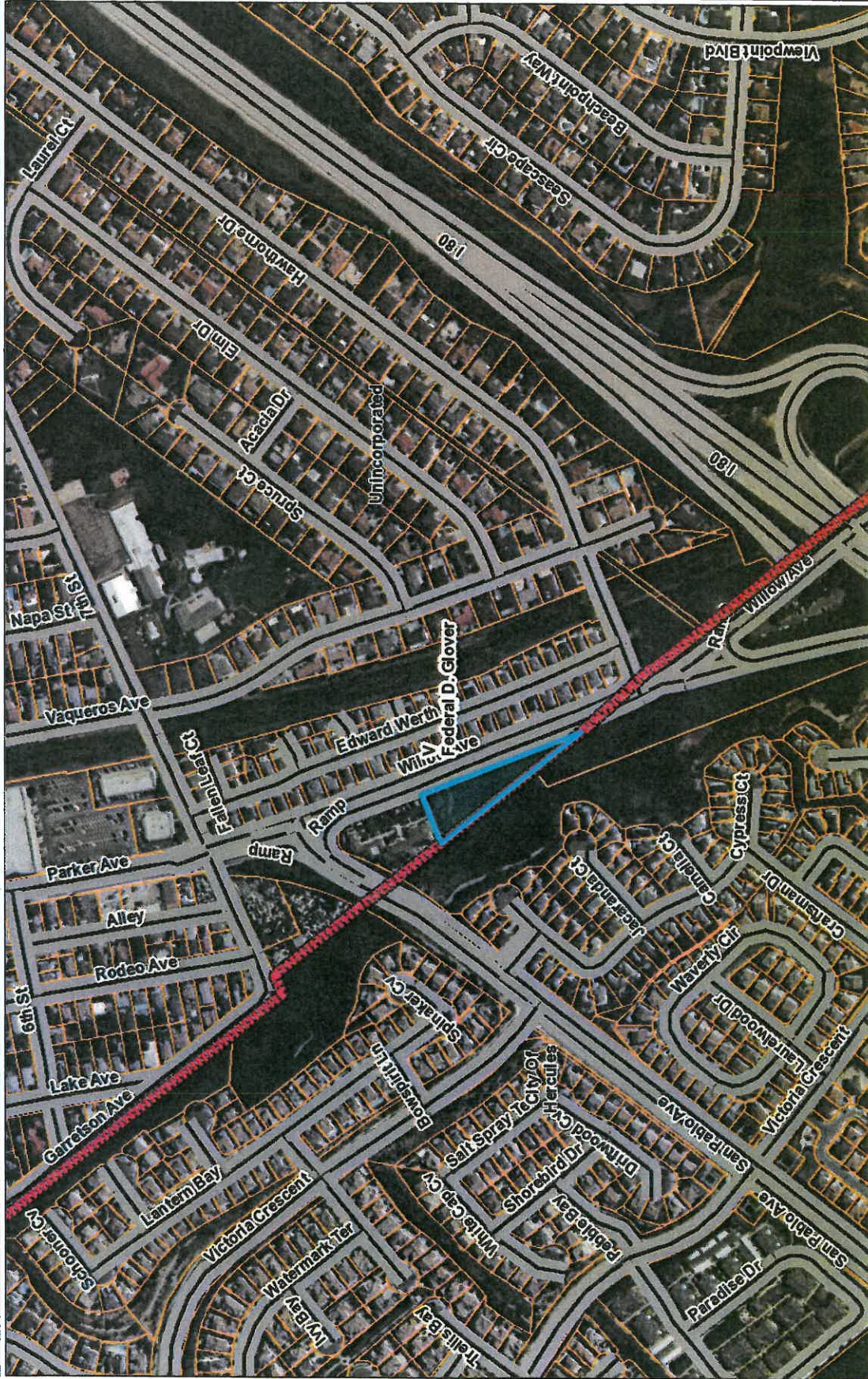
- Legend**
- Board of Supervisors' Districts
 - City Limits
 - Unincorporated
 - Streets
 - Assessment Parcels
 - World Imagery
 - Low Resolution 15m Imagery
 - High Resolution 60cm Imagery
 - High Resolution 30cm Imagery
 - Citations

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Notes

Contra Costa County - DOIT GIS

Rodeo GPA



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CEQA ENVIRONMENTAL CHECKLIST

1. **Project Title:** General Plan Amendment – Rodeo Senior Housing Successor Site
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:** Jamar Stamps, AICP, Senior Planner
(925) 674-7832
4. **Project Location:** 700 Block of Willow Avenue, Rodeo
Assessor's Parcel Number: 357-120-074
5. **Project Sponsor's Name and Address:** Contra Costa County Successor Agency
30 Muir Road, Martinez, CA 94553
6. **General Plan Designation:** Commercial ("CO")
7. **Zoning:** Planned Unit District ("P-1")
8. **Description of Project:** The Project Sponsor intends to amend the County General Plan to change the project site's current land use designation from "Commercial" to "Multiple-Family Residential Very High – Special" ("MS").
9. **Surrounding Land Uses and Setting:** The project site is located in unincorporated Rodeo, on the 700 block of Willow Avenue, approximately 350 feet southwest of the San Pablo Avenue/Willow Avenue intersection. A Redevelopment Agency-acquired site (senior apartments, built in 1996) is on the immediately adjacent lot to the north. The project site is an approximately 0.98 acre, relatively flat triangular lot. The area consists of primarily residential land uses. The project site's west property line is also the City of Hercules' jurisdiction 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, a Notice of Opportunity to Request Consultation was sent on Tuesday, April 23, 2019 to Wilton Rancheria, the California Native American tribe that has requested notification of proposed projects. Pursuant to Section 21080.3.1(d), Wednesday, April 24, 2019, Wilton Rancheria formally requested consultation for this project within the 30-day period afforded to them.

Environmental Factors Potentially Affected

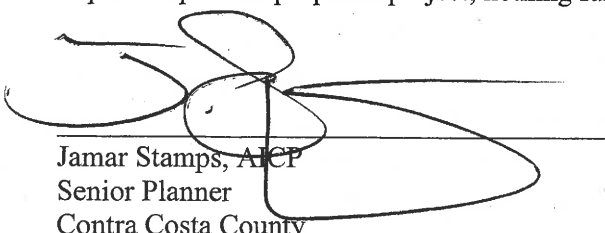
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" 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.


 Jamar Stamps, AICP
 Senior Planner
 Contra Costa County
 Department of Conservation & Development

8/22/19
 Date

ENVIRONMENTAL CHECKLIST

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

SUMMARY:

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

No Impact – According to the 2005-2020 County General Plan, the subject property is located in an urban area and not on a designated scenic route. Therefore, the proposed project would have no impact on a scenic vista.

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

No Impact – The subject property is not located near a scenic highway. Nor are ridge and rock outcroppings or historic buildings within the project area. Therefore, proposed project would have no impact on the aforementioned resources.

- 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 – The subject property is located in an urbanized area. The proposed General Plan Land Use designation (Multiple-Family Residential Very High – Special (“MS”)) provides for uses that are consistent with existing, surrounding land uses. Therefore, the proposed project would have no impact on regulations governing scenic quality.

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

Less Than Significant Impact – The subject property is located near Interstate 80 and surrounded by residential land uses. The site would potentially allow for multi-family housing, which is consistent with surrounding land uses with similar light emittance. Therefore, the proposed project would not adversely affect nighttime views.

Sources of Information

Contra Costa County General Plan 2005-2020

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 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-e) **No Impact** – The 2012 San Francisco Bay Area Important Farmland Map lists the project site as being “Urban and Built-Up Land.” The project will not affect prime, unique or any farmland of statewide importance. According to County records, no Williamson Act Contract is applicable to the subject parcel. The project site is currently zoned Planned Unit District (“P-1”) with a proposed General Plan designation of Multiple-Family Residential Very High – Special (“MS”). The project site is in an urbanized area with no forestland near the vicinity. Therefore, no impact to agricultural or forestland will occur.

Sources of Information

Contra Costa County Important Farmland Map 2008, prepared by the California Department of Conservation

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

SUMMARY:

- a-b) **Less Than Significant Impact** – Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (“BAAQMD”). BAAQMD’s 2017 Clean Air Plan (“Plan”) focuses on two closely-related goals: protecting public health and protecting 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. The Plan offers a long-range vision of how the Bay Area could look and function in a year 2050 post-carbon economy, and describes a comprehensive pollutant control strategy that the Air District will implement over the next three to five years to protect public health and protect the climate, while setting the region on a pathway to achieve the 2050 vision. Three control strategies consistent with the proposed project, transportation, buildings and energy, describe specific actions to reduce emissions of air and climate pollutants. The relatively small scale and scope of the proposed project, or any potential future development allowed at the site should the General Plan Land Use designation change, would not preclude implementation or reduce the effectiveness of these control strategies.
- c-d) **Less Than Significant Impact** – The Plan contains screening criteria (derived using the Urban Land Use Emissions Model or “URBEMIS”) to provide lead agencies and project applicants with a conservative indication of whether a proposed project could result in potentially significant air quality impacts. The proposed project would change the subject site’s General Plan Land Use Designation from “Commercial” to “Multiple-Family Residential Very High – Special,” and could potentially yield up to 90 multi-family dwelling units. This is well below the Plan’s operational (487 dwelling units) and construction-related (114 dwelling units) criteria air pollutant screening size. Therefore, this would be considered a less than significant impact.

Sources of Information

Bay Area Air Quality Management District – Clean Air Plan (2017)

Bay Area Air Quality Management District – California Environmental Quality Act (“CEQA”) Guidelines (2017)

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 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-f) **No Impact** – According to the 2005-2020 County General Plan, the subject property is located in an urban area and not located within any designated significant ecological/protected wildlife and plant species areas. The subject site is also not within the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (“HCP/NCCP” or “Plan”) boundary. Therefore, the proposed project would not impact biological resources.

Sources of Information

Contra Costa County General Plan 2005-2020 – Open Space Element

East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan

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

No Impact – The subject site is a vacant lot in an urban area; suitable for in-fill development. The subject site is not listed in the California Register of Historical Resources, nor is there any record of human remains at the site. The County General Plan – Open Space Element’s Figure 9-2 (Archaeological Sensitivity Map) indicates the subject site is in a “*largely urbanized area.*” The project site contains no cultural or historic resources, therefore the proposed project or any future development would result in no impact.

- b-c) **Less Than Significant With Mitigation** – According to the Archaeological Sensitivity map (Figure 9-2) of the County General Plan, the subject site is described as “*largely urbanized areas and publicly owned lands excluded from archaeological sensitivity survey. However, there are also significant archaeological resources within the area.*” Although unlikely, there is a possibility that buried archaeological or paleontological resources, or human remains, could be present and an accidental discovery could occur during any future site improvement activities (i.e. grading, other earthwork and future development) on the project site. The mitigation measures identified in this section will provide excavation crews with information needed to identify any potential undiscovered resources and reduce the potential impact of any find to less than significant levels. In addition, the proposed project was distributed to Wilton Rancheria (April, 23, 2019) of the Department of Environmental Resources. At their request (April 24, 2019), the Contra Costa County Department of Conservation and Development will remain in consultation with Wilton Rancheria regarding this project. **(CUL-1, CUL-2).**

Potential Impact: Potential future site improvement activities will result in ground disturbance at the subject property. This ground disturbance has the possibility for disturbing underground cultural resources that may not have been identified to date. Therefore, staff recommends that the following mitigations be incorporated at the project level to ensure that if cultural resources are discovered during future ground disturbance, that the proper actions are taken to ensure that any impacts to those resources are reduced 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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Cultural Resources 1 (CUL-1): If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, 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 Register of Professional Archeologists (“RPA”), and Wilton Rancheria, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.

Cultural Resources 2 (CUL-2): If human remains are encountered, work within 50 feet of the discovery should be redirected and the County Coroner notified immediately. At the same time, an archaeologist should be contacted to assess the situation. If the human remains are of a Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Most Likely Descendant (“MLD”) to inspect the property and provide recommendations for the proper treatment of the remains and associated grave goods.

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

Sources of Information

Contra Costa County General Plan 2005-2020 – Open Space Element

California Register of Historical Resources (Webpage): http://ohp.parks.ca.gov/?page_id=21238

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 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-b) **Less Than Significant Impact** – The subject site is within the service boundaries of energy (Pacific Gas & Electric or “PG&E”), water and wastewater utilities (East Bay Municipal Utility District or “EBMUD”). The proposed project is consistent with the land use context of the surrounding area. The project sponsor would be required to comply with conditions of approval regarding construction activity restrictions that outline best management practices to ensure that construction activities are conducted in the most efficient and least impactful way possible (e.g. limiting idling time for vehicles and equipment). The proposed project will be required to meet all energy efficiency standards outlined in the most recent California Building Code when designing any proposed buildings. Meeting or exceeding these energy efficiency requirements would ensure that the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Therefore, the proposed project would not significantly impact energy resources or conflict with state or local plans for renewable and/or efficient energy systems.

Sources of Information

Contra Costa County “CCMAP” Geographic Information System

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:*

i-iii) **Less Than Significant Impact** – According to the County General Plan – Safety Element, the subject site is not located along a mapped earthquake fault. Estimated seismic ground response (Figure 10-4) for the subject site rates at “*Moderate damage susceptibility. Local ground conditions vary. Sounds structures on firm, dry alluvium typically perform satisfactorily. Water saturated areas are potentially hazardous.*”

iv) *Landslides?*

Less Than Significant Impact – According to the County General Plan – Safety Element, the subject site is described as “Quaternary Alluvium” (Figure 10-1) which includes “*Consolidated and unconsolidated sediments. Localized problems for building include expansive clays, hillside earthflows and unstable cut slopes.*” The subject site has a

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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generally flat topography. Future site development would not require hillside manipulation or cut slopes. Building foundations will be designed in compliance with all required codes and standards to address the potential for expansive clays. Additionally, the General Plan maps geological hazards (Figure 10-6); the subject site is not located in a reclaimed or landslide deposit areas. Project impacts would be less than significant.

- b-e) **Less Than Significant Impact** – The County General Plan – Conservation Element, Figure 8-5 indicates the subject site is within “*Lowland Soil Associations, The Soil Conservation Service recognized six central lowland soil associations. Most of these soil associations are slowly to very slowly permeable, highly expansive and corrosive with slight erosion hazards.*” Conversion of agricultural lands to housing or other development typically temporarily renders exposed soil vulnerable to erosion. This condition improves and stabilizes following construction, if proper construction drainage and landscaping practices have been followed. However, given the subject site was not previously used for agricultural purposes, compromised soil stability is far less likely and impacts are considered less than significant.

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

Less Than Significant With Mitigation – With respect to paleontological resources, there is a possibility that buried archaeological resources could be present and accidental discovery could occur. Standard Contra Costa County Department of Conservation and Development practice is to require that work shall stop if such materials are uncovered during grading, trenching, or other onsite earthwork until a certified archaeologist has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation as deemed necessary. Nevertheless, the included mitigation measures (**CUL-1 and CUL-2**) will address any unexpected discovery or find which may occur during the construction phase of the project.

Sources of Information

Contra Costa County General Plan 2005-2020 – Conservation Element

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

The future construction and operation of multi-family residences on the subject site will generate some GHG emissions; 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 Bay Area Air Quality Management District’s BAAQMD California Environmental Quality Act (“CEQA”) Air Quality Guidelines (2017) as a guide, which specifies 94 dwelling units as the operational greenhouse gas screening size. If the project does not exceed the screening criteria, the project would not result in significant environmental impacts related to GHG emissions

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

Less Than Significant Impact – In December 2015, the County Board of Supervisors adopted the Contra Costa County Climate Action Plan. This Climate Action Plan (“CAP”) demonstrates Contra Costa County’s commitment to addressing the challenges of climate change by reducing local GHG emissions while improving community health. Additionally, this CAP meets the CEQA requirements for developing, and is consistent with the BAAQMD guidance on preparing, a qualified GHG reduction strategy. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing vehicle and transit-related emissions, and reducing waste disposal.

The proposed project, if approved, would institute a General Plan land use designation that could allow for the construction of up to 90 multi-family units. While this would generate some GHG emissions, it would not generate GHG emission levels that would result in a conflict with any

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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policy, plan, or regulation adopted for the purpose of reducing GHG emissions. Other than energy-efficient buildings, the Contra Costa County CAP does not include goals, policies or implementation strategies for residential development. Therefore, the project will not conflict with the County CAP and therefore have a less than significant impact.

Sources of Information

Bay Area Air Quality Management District – California Environmental Quality Act (“CEQA”) Guidelines (2017)

Bay Area Air Quality Management District CEQA Guidelines May 2017 Part I: Thresholds of Significance & Project Screening Section 3.1 SCREENING CRITERIA, Table 3-1			
Land Use Type	Operational Criteria Pollutant Screening Size	Operational GHG Screening Size	Construction-Related Screening Size
Retirement community	487 du (ROG)	94 du	114 du (ROG)

ROG = Reactive Organic Gasses

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 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?*

Less Than Significant Impact – The proposed project does not include the routine transport, use, or disposal of hazardous materials. Over the long term, it can be anticipated that the use of chemicals by future residents would be typical (e.g. cleaning and gardening products). Accordingly, the risks of creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials are considered to 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 Impact – As described above, the proposed project does not include the routine transport, use, or disposal of hazardous materials. Over the long term, it can be anticipated

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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that the use of chemicals by future occupants would be typical of residences (e.g. cleaning and gardening products). Additionally, a review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the subject property. Pursuant to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control (“DTSC”), the subject property is not identified as a hazardous materials site. Accordingly, the impact of a release of hazardous materials on the site 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 within one-quarter mile of the subject site. Therefore, there would be no impact from the proposed project.

- 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 subject property. Pursuant to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control (“DTSC”), the subject property is not identified as a hazardous materials site. Therefore, there would be no impact from the proposed project.

- 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 subject property is not located within the Airport Influence Area of the Contra Costa County Airport Land Use Compatibility Plan, as shown in Figure 5-5 of the County General Plan. As a result, the proposed project would not result in a change in air traffic patterns that would result in a substantial safety risk.

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

Less Than Significant Impact – The subject property is a vacant lot located on Willow Avenue in Rodeo, CA. Any buildings or improvements proposed for the site will be required to provide a fire safety and emergency evacuation plan, in accordance with the California Fire Code, for future occupants. Willow Avenue is directly accessible from Interstate Highway 80 (“I-80”). Future proposed improvements must comply with the Hercules-Rodeo Fire Projection District’s

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements for fire lane delineation, water supply and fire hydrants. While the proposed project has potential to increase the local population and induce demand on existing emergency services, the project is consistent with the County's General Plan – Growth Management Element standards for emergency services and would therefore have a less than significant impact on any adopted emergency response plans or emergency evacuation plans.

- 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 – The subject site is not located within or adjacent to wildland areas. Therefore, there would be no impact from the proposed project.

Sources of Information

California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List)

Contra Costa County Airport Land Use Compatibility Plan, Figure 5-5

Contra Costa County General Plan 2005-2020 – Growth Management Element

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 checked="" 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 the 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 checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 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?*

Less Than Significant Impact – The new impervious surface, grading and excavation that could occur with future development of the subject site would be regulated pursuant to the National Pollution Discharge Elimination System (“NPDES”) program. The State Water Resources Control Board has adopted a statewide General Permit that applies to most storm water discharges associated with construction activity. Pursuant to the General Permit, if the proposed construction activity would disturb more than one acre of land, an applicant would be required to develop and implement a Storm Water Pollution Prevention Plan (“SWPPP”) that includes Best Management Practices (“BMPs”) designed to reduce potential impacts to surface water quality through both construction and the life of the project.

In addition, the proposed project must comply with applicable Contra Costa County C.3 requirements. 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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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creating and/or redeveloping at least 10,000 square feet (5,000 square feet for projects that include parking lots, restaurants, automotive service facilities and gas stations) of impervious surface shall treat storm water runoff with permanent storm water management facilities, along with measures to control runoff rates and volumes.

Compliance with the aforementioned regional and local standards ensures that the water quality effects of future development at the subject site will be less than significant.

- 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 Impact – The subject site is within the East Bay Municipal Utility District (“EBMUD”) service area and water service for any future development would be authorized and regulated by the agency. Therefore, there would be a less than significant impact to the groundwater basin.

- c) *Would the project substantially alter the existing drainage pattern of the 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-iii) **Less Than Significant Impact** – The General Plan Growth Management Element requires major new development to finance the full costs of drainage improvements necessary to accommodate peak flows due to the project.

The property is generally level and slopes slightly toward Willow Avenue. Future site improvements should not substantially alter the drainage pattern of the site or area or result in substantial erosion or siltation. Future development plans will be submitted with a preliminary Storm Water Control Plan that provides the required storm drain systems and bioretention facilities for review and approval by the County Public Works Department (“PWD”).

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. A preliminary SWCP will be reviewed by the PWD for adequacy. Review of a final SWCP is required prior to construction of improvements. Conformance of future development with this requirement would ensure that there would not be any significant risk due to an increase in project-related volume of runoff that would result in onsite 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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- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?*

No Impact – The subject site is not located within a flood hazard, tsunami or seiche zone.

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

No Impact – The subject site is within the Contra Costa County Groundwater Sustainability Agency (“GSA”) service area. Future development at the subject site would be regulated by the Contra Costa County Water Agency. Future development of the subject site would have no impact on the implementation of the subbasin’s sustainable groundwater management plan.

Sources of Information

Contra Costa County Geographic Information System

Contra Costa County Code – Title 9

East Bay Municipal Utility District (Webpage): <https://www.ebmud.com/>

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

SUMMARY:

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

No Impact – The subject property is a less than 1-acre “in-fill” site set within an already established residential neighborhood. The potential uses for the subject site under the proposed General Plan land use designation (Multiple-Family Residential Very High – Special) would be consistent with the land use setting. Therefore, the proposed project nor future development of the subject site as a result of the proposed project would cause physical community division.

- 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 project includes changing the subject site’s General Plan land use designation from “Commercial” to “Multiple-Family Residential Very-High – Special.” Such a change is consistent with the Rodeo Specific Plan, existing zoning and area land use context. Therefore, the proposed project would not produce impacts as a result from conflicts with existing land use plans, policies or adopted regulations.

Sources of Information

Contra Costa County General Plan 2005-2020 – Land Use Element

Contra Costa County Geographic Information System

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-b) **No Impact** – According to the County General Plan – Conservation Element, Figure 8-4 the subject site is not within a significant mineral resource area.

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 – <i>Would the project result in:</i>				
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 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 With Mitigation – Future development at the subject site is not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan – Noise Element. Figure 11-6 shows that levels of 65 decibels (“dB”) or less are normally acceptable and 70 dB or less are conditionally acceptable. According to Figure 11-5A of the Noise Element, the property is not located within an area potentially exposed to day/night average sound level (“DNL”) and Community Noise Equivalent Level (“CNEL”) noise levels exceeding 60 A-weighted decibels (“dBA” or average sound levels). As noise levels at the property are not expected to exceed 60 dBA, the noise levels are considered “normally acceptable,” and the applicant would not be required to implement noise-reducing mitigations to reduce noise levels.

In addition, Policy 11-4 of the Noise Element and Title 24, Part 2, of the California Code of Regulations require that interior noise levels in new multi-family residences meet a DNL of 45 dBA. All new multi-family residences are required by the Contra Costa County Building Inspection Division to provide a Title 24 report that includes building materials that will satisfy the required interior noise levels at a DNL of 45 dBA. Therefore, no additional mitigations would be required for interior noise levels.

Finally, grading and construction activities related to future development of the site may induce periods of loud noise from construction equipment, vehicles, and tools. Although grading and construction activities would be temporary, such activities could have a potentially significant adverse environmental impact during project construction. Consequently, the applicant is required

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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to implement the noise mitigation measures to bring potential noise impacts to a less than significant level (**Noise-1**).

Potential Impact

Construction and grading-related activities for future development as a result of the proposed project has the potential to impose significant, albeit temporary (construction), noise-related impacts on the surrounding neighborhood if not mitigated.

Mitigation Measure

Noise-1: The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

- The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties. This shall be communicated to all project-related contractors.
- 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.
- 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.
- All construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday (certain low-impact, innocuous construction activities may be allowed during Saturdays after written approval by the Zoning Administrator), 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)
 - Columbus Day (State and Federal)
 - Veterans Day (State and Federal)
 - Thanksgiving 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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- Day after Thanksgiving (State)
- Christmas Day (State and Federal)

Implementation of these mitigation measures would reduce construction period noise impacts to a less than significant level.

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

Less Than Significant Impact – Future use (residential) of the project site would not generate significant ground borne vibration. Also, the proposed project does not include, nor would it yield potential for, any future site development with components (e.g., pile driving) that would generate excessive ground-borne vibration levels. Therefore, there would be a less than significant impact on ground-borne vibration or noise levels.

- 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 Airport Influence Area of the Contra Costa County Airport Land Use Compatibility Plan, as shown in Figure 5-5 of the County General Plan. There are no established private airstrips within two miles of the subject site.

Sources of Information

Contra Costa County General Plan 2005-2020 – Transportation and Circulation Element

Contra Costa County General Plan 2005-2020 – Noise Element

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 – <i>Would the project:</i>				
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 Impact – The proposed project would change the General Plan land use designation of the subject property from “Commercial” to “Multiple-Family Residential Very High – Special” (“MS”), which may increase the population (up to 257 residents using U.S. Census Bureau rate of 2.86 persons per household (2013-2017) in Contra Costa County) by implementing an estimated 90 units at the currently vacant site. The County General Plan’s Growth Management Plan standards generally consider an increase of 1,000 people as the threshold of significance. Therefore, the impact of adding 90 units to the 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 – The subject property is currently a vacant lot and surrounded by residential and public/semi-public uses. The proposed project would allow for multi-family residential development. Since the subject property is undeveloped, a reduction in the number of housing units in the area would not occur. Rather, with the proposed General Plan land use designation the site could yield up to an additional 90 new living units. Therefore, the project would not have a negative effect on existing housing.

Sources of Information

Contra Costa County General Plan 2005-2020 – Land Use Element

United States Census Bureau (Webpage):

<https://www.census.gov/quickfacts/contracostacountycalifornia>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Impact – Fire protection and emergency medical response services for the project site and area are provided by the Rodeo-Hercules Fire Protection District (“RHFPD”). The closest fire station to the subject property is Station #76 located approximately 2.1 miles south of the subject site at 1680 Refugio Valley Road in Hercules. Any proposed building plans would be reviewed and approved by the RHFPD to verify compliance with requirements for fire lane delineation, water supply, fire hydrants, amongst other items. As a result, potential impacts of the proposed project on fire protection services would be less than significant.

b) *Police Protection?*

Less Than Significant Impact – Police protection services in the project vicinity are provided by the Contra Costa County Sheriff’s Office (Martinez) located approximately 12.2 miles east of the project site. Public protection standards under Policy 4-c of the Growth Management Element (“GME”) of the County General Plan state a Sheriff facility standard of “155 square feet of station area and support facilities per 1,000 in population shall be maintained within the unincorporated area of the County.” The proposed project would not induce a significant population increase within the County that would equal or exceed 1,000 persons. The project would potentially allow up to 90 multi-family units to be constructed, which may increase the area population by an estimated 257 residents, based on the U.S. Census Bureau rate of 2.86 persons per household (2013-2017) in Contra Costa County. Therefore, the proposed project will not induce significant demand on existing Sheriff or support facilities such that expansion of said facilities would be required.

c) *Schools?*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less Than Significant Impact – Public education services for students from the area are provided by the John Swett Unified School District. For each new residential unit, the applicant would be required to pay the state-mandated school impact fees. Payment of the fees pursuant to State regulations for school services would reduce school impacts to less than significant levels.

d) *Parks?*

Less Than Significant Impact – Parks and recreation standards under the GME require three acres of neighborhood park area per 1,000 in population. The proposed project would not induce a significant population increase within the County that would equal or exceed 1,000 persons. Ninety multi-family residential units may be constructed under the proposed General Plan Land Use designation, which may directly increase the area population by an estimated 257 residents, based on the U.S. Census Bureau rate of 2.86 persons per household (2013-2017) in Contra Costa County. Furthermore, the applicant would be required to pay a Park Impact Fee for each new residence, which is used to acquire parkland and develop parks and recreation facilities to serve new residential development in the unincorporated areas of the County. Thus, there would be a less than significant impact from this project on the use of the local public parks and recreational facilities by residents of the Rodeo area.

e) *Other public facilities?*

Libraries: Less Than Significant Impact – Contra Costa Library operates 35 facilities in Contra Costa County. The closest facility is the Rodeo Library, which is approximately 0.8 miles north of the subject property. The Contra Costa Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources. Accordingly, there would be a less than significant impact created by proposed project or future development at the subject site to the public libraries utilized by Contra Costa residents.

Health Facilities: Less Than Significant Impact – Contra Costa County Health Services District (“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. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes. The proposed project may result in new residential development which would increase local tax revenues that support health care facilities. Thus, there would be a less than significant impact created by the proposed project or future development at the subject site to public health facilities utilized by Contra Costa residents.

Sources of Information

Contra Costa County General Plan 2005-2020 – Growth Management Element

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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United States Census Bureau (Webpage):

<https://www.census.gov/quickfacts/contracostacountycalifornia>

Contra Costa County Fire Protection District, Fire Stations (Webpage) <http://www.cccfpd.org/station-address.php>

Contra Costa County Sheriff, Patrol Division (Webpage) <http://www.co.contra-costa.ca.us/208/Patrol-Division>

Contra Costa Library (Webpage) <http://ccclib.org/locations/index.html>

Contra Costa Health Services (Webpage) <https://cchealth.org/centers-clinics/>

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 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 Impact – As discussed in the “Public Services” section of this Initial Study, parks and recreation standards under the General Plan Growth Management Element (“GME”) require three acres of neighborhood park area per 1,000 in population. Under the proposed General Plan land use designation, up to 90 multi-family units may be constructed at the subject site but would not induce a substantial population increase within the County. Thus, there would be a less than significant impact from the proposed project or future development to local public parks and recreational facilities utilized by Rodeo residents.

- 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 – Potential future multi-family development at the project site would not result in a substantial increase in residential population. Parks and recreation standards under the GME require three acres of neighborhood park area per 1,000 in population. Thus, there would be no impact as a result of the proposed project, or any future development, requiring the construction or expansion of recreational facilities

Sources of Information

Contra Costa County General Plan 2005-2020 – Growth Management Element

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

Less Than Significant Impact – The Contra Costa Transportation Authority (“CCTA” or “Authority”) is the County Congestion Management Agency (“CMA”). As the CMA, the Authority must, under State law, prepare a Congestion Management Program (“CMP”) and update it every two years. The CMP is meant to outline the CMA’s strategies for managing the performance of the regional transportation system within its county. Each CMP must contain several components, including: traffic level-of-service standards for State highways and principal arterials, and multi-modal performance measures to evaluate the current and future system.

In addition, CCTA develops the Countywide Transportation Plan, which contains the Subregional Action Plans for Routes of Regional Significance (“RRS”). A RRS includes all portions of an Interstate or State highway, as well as major arterial roadways, that serve one or more of the following functions: connects two or more “regions” of the County, crosses County boundaries, carries a significant amount of through traffic, or provides access to a regional highway or transit facility (e.g., a BART station or freeway interchange). The Action Plans are intended to reduce the impact of new development on freeways, arterials, transit and major trails through establishing multi-modal transportation service objectives (“MTSOs”).

Lastly, in collaboration with the cities and unincorporated County, CCTA develops the Countywide Bicycle and Pedestrian Plan (“CBPP”). The CBPP lays out the policies and actions to support and increase alternatives to driving alone like walking and bicycling in Contra Costa.

The nearest RRS to the subject site is San Pablo Avenue (370 feet to the north). The Level of Service (“LOS”) monitoring report for the CMP analyzes 65 intersection locations throughout the County. The LOS standard for San Pablo Avenue is LOS E. All CMP-monitored intersections on San Pablo Avenue operate at LOS E or better (closest intersection to project is San Pablo Avenue/John Muir Parkway, which operates at LOS C during both the AM and PM peak period). Willow Avenue (project site frontage) is a four-lane arterial with sidewalks and Class II (striped)

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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bicycle lanes. Future development of the subject property would provide similar frontage improvements. Potential future development at the site could yield up to 90 multi-family units under the proposed General Plan land use designation. However, the relatively small scale of such a project would not create traffic volumes that could conflict with the aforementioned programs and plans.

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

No Impact – The County nor CCTA currently have adopted thresholds of significance for vehicle miles traveled (“VMT”). Therefore, there would be no impact based on applicable VMT thresholds.

- 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 increased hazards due to a design feature such as curves or intersections. The ingress/egress to the subject property will be placed along Willow Avenue consistent with General Plan policy, and new sidewalks will be provided on the project frontage. The Rodeo-Hercules Fire Protection District will review future improvement plans for conformance with the applicable standards, which include emergency access.

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

No Impact – As previously mentioned, the Rodeo-Hercules Fire Protection District will review future improvement plans for conformance with the applicable standards, which include emergency access. In addition, the subject site is vacant/unimproved; future improvements can be designed precisely to standard.

Sources of Information

CCTA Congestion Management Program (2017)

CCTA Level of Service Monitoring Report (2015)

CCTA Countywide Bicycle and Pedestrian Plan (2018)

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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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 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 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)?*

No Impact – As discussed in “Cultural Resources” Section 5.a of this Initial Study, the California Public Resources code defines a historical resource as one that has been listed or is eligible for listing on the California Historical Register of Historical Resources, a resource included in a local register of historical resources, or identified as significant in a historical survey meeting the requirements of the Public Resources Code. As there are no buildings or structures on the vacant project site listed on Contra Costa County’s Historic Resources Inventory, on California’s Register of Historical Resources, or the National Register of Historic places, the project site would not be considered a historical resource. Therefore, there would be no impact from the proposed project, or future development, to tribal cultural resources resulting in an adverse change of said historical resource.

- 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 – The proposed project was distributed to Wilton Rancheria of the Department of Environmental Resources. As discussed in “Cultural Resources” Sections 5.b, and 5.c of this Initial Study, there is a possibility that buried archaeological resources, paleontological resources, or human remains could be present and accidental discovery could occur during future site development activities (e.g. grading and other earthwork), resulting in a

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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potentially significant adverse environmental impact on tribal cultural resources. As a result, the applicant is required to implement mitigation measures **CUL-1** and **CUL-2**. Implementation of these mitigation measures would reduce impacts from accidental discovery to less than significant levels.

Sources of Information

Contra Costa County General Plan 2005-2020 – Open Space Element

California Register of Historical Resources (Webpage): http://ohp.parks.ca.gov/?page_id=21238

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

No Impact – The subject property is a vacant 0.98-acre lot within in an existing urban (primarily residential) area. Approval of the proposed project could yield future development of up to 90 multi-family units. None of the project characteristics could cause a reasonably foreseeable relocation or construction of new utilities or municipal service infrastructure.

- 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 Impact – The project site is within the service area of the East Bay Municipal Utilities District (“EBMUD”). Future development plans shall be submitted to and reviewed by EBMUD and, by meeting the development standards of EBMUD, the proposed project would be expected to be accommodated by existing water facilities without expansion of the existing system. Accordingly, the impact of providing water service to future development would 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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- 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 Impact – The project site is within the Rodeo Sanitary District (“District”) service area. Future development plans shall be submitted to and reviewed by Rodeo Sanitary and, by meeting the development standards of the District, the proposed project would be expected to be accommodated by existing waste water treatment facilities without expansion of the existing system. Accordingly, the impact of serving future development would be less than significant.

- 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 Impact – The proposed project would generate construction solid waste and post-construction residential solid waste. Construction waste in Contra Costa County is diverted away from landfills and recycled through the three established transfer stations in the County. Construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the County Department of Conservation and Development at the time of application for a building permit. The Debris Recovery Program would eliminate the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities.

With respect to residential solid waste, the receiving landfill is the Keller Canyon Landfill, located at 901 Bailey Road in Bay Point. Keller Canyon is estimated to be at 15 percent of capacity. Residential waste from the proposed project 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.

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

No Impact – The proposed project would comply with applicable federal, state, and local laws related to solid waste. The project would institute the possibility of establishing multi-family residential land uses. However, this land use type would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Furthermore, compliance with CalGreen’s solid waste requirements, such as the Construction and Demolition Debris Recovery Program, will ensure the project complies with all applicable federal, state, and local laws related to solid waste

Sources of Information

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Contra Costa County Geographic Information System

East Bay Municipal Utility District (Webpage): <https://www.ebmud.com/>

CalGreen/Construction & Demolition Debris Recovery Program (Webpage): <http://www.co.contra-costa.ca.us/4746/CalGreen-Construction-Demolition-Debris->

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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-d) **No Impact** – The subject site is not within or near CAL FIRE’s Fire Hazard Severity Zones for State Responsibility Area lands.

Sources of Information

CAL FIRE (Webpage): <https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>

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 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 Impact – The proposed project includes a proposed General Plan amendment from “Commercial” to “Multi-Family Residential Very High – Special,” which could potentially yield a buildout on the subject site of up to 90 multi-family residential units. With incorporating the proposed mitigation measures, the proposed project (including the relatively small scale of the potential future “in-fill” development the proposed project could yield), location in an area that has been previously built-out, and the fact that the allowed land uses under the proposed project are consistent with existing improvements and environmental conditions, the potential for the proposed project to degrade the quality of the environment, reduce habitat, threaten wildlife, or eliminate examples of California history is less than significant. Proposed mitigation measures in this Initial Study will be conditions of approval and the applicant will be responsible for their implementation.

- 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.)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less Than Significant Impact – The proposed project would not create substantial cumulative impacts. The project site is located within the Urban Limit Line in an area that is primarily residential and public/semi-public land (e.g. schools, trails, parks, etc.). The proposed project would be consistent with the existing surrounding land use setting. In addition, there will be no significant increase in the demand for public services such as water, sewage disposal, or solid waste disposal that would require new or expanded infrastructure improvements that could impact the environment. In other words, the proposed project is of a nature and scale that has minimal impacts in areas such as population, traffic, public utilities, and aesthetics, which can often cause an impact to the environment when viewed cumulatively over various projects.

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

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

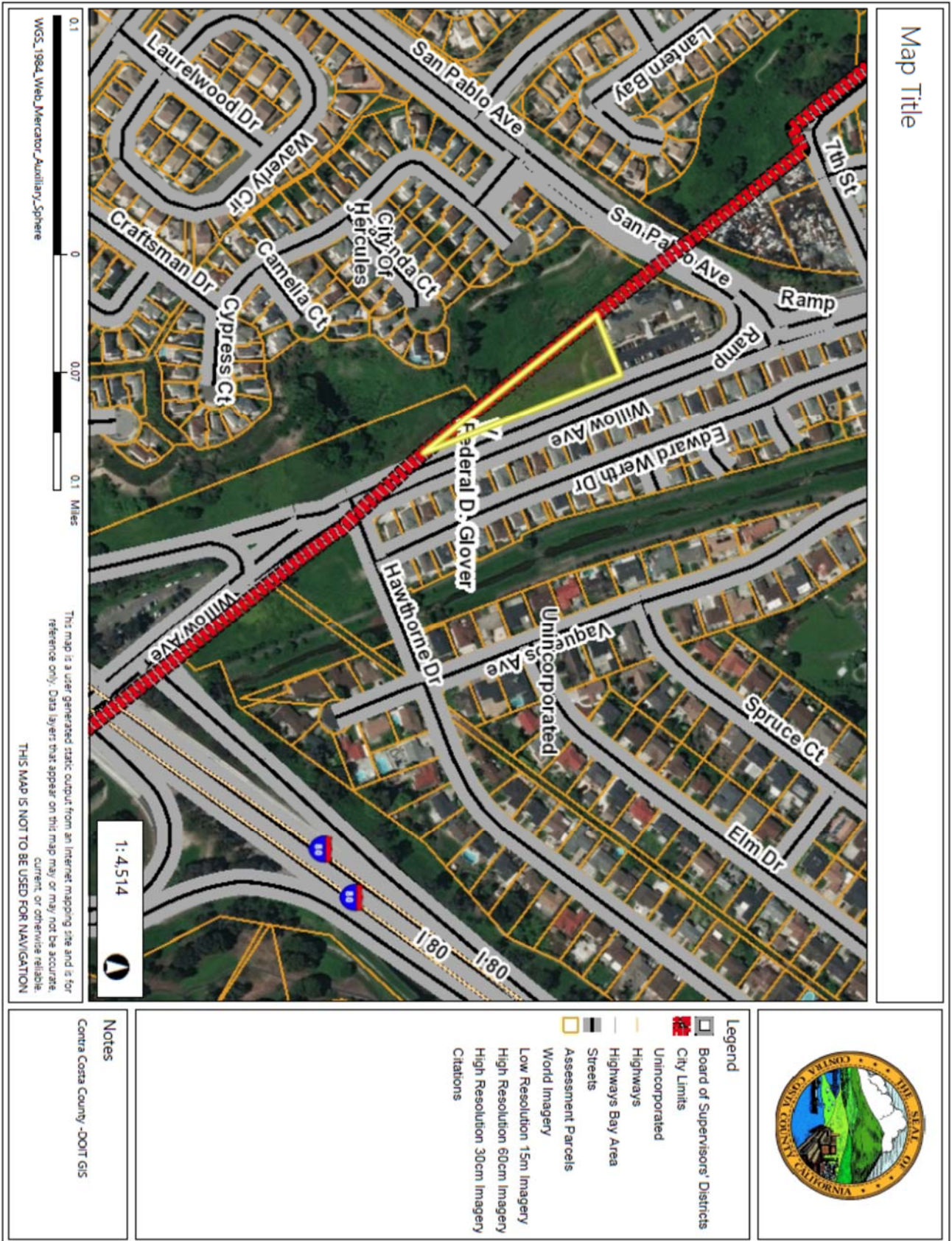
REFERENCES

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:

1. Contra Costa County General Plan 2005-2020
2. Contra Costa County Ordinance Code (Title 8)
3. Contra Costa County Code (Title 9)
4. Contra Costa County Important Farmland Map 2008
5. Bay Area Air Quality Management District – Clean Air Plan (2017)
6. East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan
7. Contra Costa County General Plan 2005-2020 – Open Space Element
8. California Register of Historical Resources (Webpage):
http://ohp.parks.ca.gov/?page_id=21238
9. Contra Costa County “CCMAP” Geographic Information System
10. Bay Area Air Quality Management District – California Environmental Quality Act (“CEQA”) Guidelines (2017)
11. Bay Area Air Quality Management District CEQA Guidelines May 2017
12. California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List)
13. Contra Costa County Airport Land Use Compatibility Plan
14. East Bay Municipal Utility District (Webpage): <https://www.ebmud.com/>
15. United States Census Bureau (Webpage):
<https://www.census.gov/quickfacts/contracostacountycalifornia>
16. Contra Costa County Fire Protection District, Fire Stations (Webpage)
<http://www.cccfpd.org/station-address.php>
17. Contra Costa County Sheriff, Patrol Division (Webpage) <http://www.co.contra-costa.ca.us/208/Patrol-Division>
18. Contra Costa Library (Webpage) <http://ccclib.org/locations/index.html>
19. Contra Costa Health Services (Webpage) <https://cchealth.org/centers-clinics/>
20. Contra Costa County General Plan 2005-2020 – Growth Management Element
21. Contra Costa Transportation Authority (“CCTA”) Congestion Management Program (2017)
22. CCTA Level of Service Monitoring Report (2015)
23. CCTA Countywide Bicycle and Pedestrian Plan (2018)
24. California Register of Historical Resources (Webpage):
http://ohp.parks.ca.gov/?page_id=21238
25. East Bay Municipal Utility District (Webpage): <https://www.ebmud.com/>
26. CalGreen/Construction & Demolition Debris Recovery Program (Webpage):
<http://www.co.contra-costa.ca.us/4746/CalGreen-Construction-Demolition-Debris->
27. CAL FIRE (Webpage): <https://osfm.fire.ca.gov/divisions/wildfire-prevention-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>

ATTACHMENTS

1. Vicinity Map





0 312.5 625 1,250 Feet

Map Created 11/26/2018
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Main Road, Martinez, CA 94553
37.58-41.791N 122.37-03.764W

This map was created by the Contra Costa County Department of General Services and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic inaccuracies.



- PS (Public/Semi-Public)
- PR (Parks and Recreation)
- OS (Open Space)