

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Second Residence and Culvert Replacement
County File #CDLP15-02048
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:** Margaret Mitchell, Planner II, (925) 655-2875
4. **Project Location:** 6300 Old School Road, San Ramon, CA
APN: 204-050-028
5. **Project Sponsor's Name and Address:** John Lima and Marcela Luna (Owners)
6300 Old School Road
Pleasanton, CA 94588
6. **General Plan Designation:** The subject property is located within the Agricultural Lands (AL) General Plan land use designation.
7. **Zoning:** The subject property is located within the Exclusive Agricultural (A-80) zoning district.
8. **Description of Project:** The applicant seeks approval of a Land Use Permit for the construction of a 3,855-square-foot single-family second residence with a 923-square-foot attached garage. A new driveway will be constructed to provide access from Old School Road to the new residence, and approximately 140 feet of the existing Old School Road will be widened to 20 feet. The project also includes the replacement of an existing 25-foot long, 48-inch diameter metal culvert that is within a creek with a new 60-foot long 60-inch diameter High Density Polyethylene (HDPE) pipe. The bottom of the pipe will be buried approximately one foot below the creek's natural bed grade, allowing for the formation of a natural silt/sand/gravel floor to form throughout the culvert section. The road over the new culvert will be widened to 32 feet. Grading for the project includes approximately 750 cubic yards of cut earth and approximately 100 cubic yards of fill.

The land use permit application would include a tree permit for road grading and culvert replacement work that will occur within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree. The project also includes exceptions to the Public Works collect and convey requirements to allow stormwater discharge into a natural depression or swale, where runoff from the hillside naturally collects within the existing swale and is conveyed to an existing creek; and an exception to allow gravel paving for the widening of Old School Road where paved roads are required.

9. Surrounding Land Uses and Setting:

Surrounding Area: The subject property is located within a rural area of unincorporated San Ramon. The surrounding area primarily consists of agricultural parcels measuring up to approximately 650 acres in area. Most of the parcels to the north are large agricultural properties, some of which have residences. The adjacent parcels to the south have horse stables, and to the southwest are smaller agricultural properties that are primarily residential in nature.

Subject Property: The subject property is an 80-acre parcel located east of, and near the northern end of, Old School Road. Old School Road is within a 40-foot-wide utility easement at this location. The subject property is approximately one mile northeast of Camino Tassajara. The San Ramon city limit is approximately two miles to the southwest, Highway 680 is approximately seven miles to the west, and Highway 580 is approximately seven miles to the south. There is one existing single-family residence and one existing barn located near the west property line adjacent to Old School Road. A restricted development area is located along a creek that is east of the residence and barn that runs north-south and is a tributary to Tassajara Creek.

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

- US Army Corps of Engineers
- Regional Water Quality Control Board
- California Department of Fish and Wildlife
- Contra Costa County Building Inspection Division
- Contra Costa County Public Works Department
- Contra Costa County Health Services Department, Environmental Health Division
- San Ramon Valley Fire Protection District

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.?

Notification of an opportunity to request consultation was submitted to the Wilton Rancheria Indian Tribe on January 2, 2020. No request for consultation was received in response to the notice.

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.

- | | | |
|---|---|---|
| ☐ Aesthetics | ☐ Agriculture and Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities/Services Systems | ☐ Wildfire | ☐ 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.



Margaret Mitchell
Planner II
Contra Costa County
Department of Conservation & Development

4-23-2021

Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

SUMMARY:

- a) *Would the project have a substantial adverse effect on a scenic vista? (Less than Significant Impact)*

Figure 9-1 of the Open Space Element of the County General Plan identifies major scenic ridges and scenic waterways in the County. According to this map, the project site is located northeast of a scenic ridgeway. The project includes a new single-family residence and replacement of an existing culvert, which will not impact the view of the scenic ridgeway. Therefore, a less than significant impact on a scenic vista is expected.

- 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 Scenic Routes Map (Figure 5-4) of the County General Plan's Transportation and Circulation Element identifies scenic routes in the County, including both State Scenic Highways and County designated Scenic Routes. The project site is not located in the vicinity of a state scenic highway. Therefore, the project would have no impact on scenic resources within a state scenic highway.

- 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? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (Less than Significant Impact)*

The project is located in a non-urbanized area as designated by the U.S. Census Bureau Urban Area Reference Maps. The subject property is located within the Agricultural (AL) General Plan land use designation and within the Exclusive Agricultural (A-80) zoning district, and is not substandard in size or average width and therefore does not require a design review. The project

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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consists of the construction of a second residence and replacement of an existing culvert within a creek. Old School Road is a private road that is only accessed by the surrounding property owners. The new culvert and residence will not be visible from any public roadway or public park or trail. Therefore, the potential for the proposed project to substantially degrade the existing visual character or quality of the site and its surroundings is less than significant.

- 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 project is for the construction of a second residence and replacement of a culvert located in a creek. Although the residence will have lights that will potentially be on at night, the new residence is setback from the road and adjacent residences. The property is located along a private road that is only accessible to the neighboring properties and is not accessed by the public. Therefore, the proposed project will not create a new source of substantial light or glare, and will have a less than significant impact to day or nighttime views in the area.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- U.S. Department Of Commerce, Economics & Statistics Administration, U.S. Census Bureau. 2012. *2010 Census - Urbanized Area Reference Map: San Francisco--Oakland, CA*.

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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?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐
e) Involve other changes in the existing environment, which due to their location or nature, could result in the conversion of farmland to a non-agricultural use?	☐	☐	☒	☐

SUMMARY:

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (**Less than Significant Impact**)*

Pursuant to the 2016 Contra Costa County Important Farmland Map, the subject property has been categorized as a mix of “Farmland of Local Importance” and “Grazing Land.” The project is to construct a second single-family residence and replace an existing culvert. The majority of the subject property will remain open lands and remains designated as agricultural in use. Therefore, the potential for converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as categorized by the California Resources Agency, to a non-agricultural use is less than significant.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? (**No Impact**)*

The project site is located within an exclusive agricultural (A-80) zoning district and an Agricultural (AL) General Plan land use designation, which allows for a second residence with approval of a Land Use Permit. The majority of the subject property will remain open lands and remains designated as agricultural in use. The subject property does not currently have a Williamson Act contract. Therefore, there is no potential for the proposed project to conflict with existing zoning for agricultural uses, or with a Williamson Act contract.

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 conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)? (No Impact)*

The project site is not considered forest land as defined by California Public Resources Code Section 12220(g), timberland as defined by California Public Resources Code Section 4526, or zoned Timberland Production as defined by California Government Code section 51104(g). However, the project site is within the Exclusive Agricultural (A-80) zoning district and the proposed use is an allowed use within the zoning district with an approved Land Use Permit. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland.

California Public Resources Code Section 12220, under the Forest Legacy Program Act, defines "forest land" as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

Public Resources Code 4526, under the Forest Practice Act, defines "timberland" as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species are determined by the board on a district basis after consultation with the district committees and others.

California Government Code 51104, under the Timberland Productivity Act, defines "timberland" as privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre. "Timberland production zone" or "TPZ" means an area which has been zoned pursuant to Section 51112 or 51113 of the Government Code and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in Public Resources Code 4526 or 12220. With respect to the general plans of cities and counties, "timberland preserve zone" means "timberland production zone." As stated in the Contra Costa County General Plan, no land is used for timber harvesting.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although the project site is located within an agricultural area of the County where forest land could naturally occur, the project is to construct a second single-family residence and replace an existing culvert. There are no trees being removed as a result of the project. Work will occur within the dripline of six code-protected trees during the culvert replacement and road grading, which requires approval of a tree permit and is included in the project. Therefore, the project resulting in the loss of forest land or conversion of forest land to non-forest use is less than significant.

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

The project site is within an agriculturally zoned area of the County. The project is to construct a second residence and replace an existing culvert. A second residence is an allowed use within agricultural zoning districts with an approved Land Use Permit. The majority of the property is to remain open space for potential agricultural uses and is not residential in nature. Therefore, the proposed project resulting in the conversion of farmland to a non-agricultural use is less than significant.

Sources of Information

- Government Code section 51104(g)
- California Public Resources Code Section 12220(g)
- California Public Resources Code Section 4526
- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County General Plan, 2005-2020. *Land Use Element*.
- California Department of Conservation. *Contra Costa County Important Farmland 2016*.
- Contra Costa County Department of Conservation and Development. Accessed January 2020. *2016 Agricultural Preserves Map*.
<http://www.co.contra-costa.ca.us/DocumentCenter/View/882/Map-of-Properties-Under-Contract?bidId>

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3. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan? (No Impact)*

Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the Bay Area 2017 Clean Air Plan. The purpose of the Clean Air Plan is to bring the air basin into compliance with the requirements of Federal and State air quality standards. The proposed project includes construction of one single-family residence and replacement of an existing culvert. This would be well below the BAAQMD screening criteria threshold of 56 dwelling units. Therefore, the project would not be in conflict with the Clean Air Plan or obstruct its implementation.

- b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (No Impact)*

Please refer to the discussion and response for subsection-a above.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations? (No Impact)*

The project includes construction of one single-family residence and replacement of an existing culvert and is located on an agricultural property that is more than 80 acres in size. Therefore, there is no potential for the proposed project to expose sensitive receptors to substantial pollutant concentrations.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (No Impact)*

The project includes construction of one single-family residence and replacement of an existing culvert and is located on an agricultural property that is more than 80 acres in size. The closest

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residence to the project site is more than 1,200 feet from the project area, with the next closest residence located more than 2,500 feet from the project area. Therefore, there is no potential for the proposed project creating objectionable odors that would affect a substantial number of people.

Sources of Information

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation 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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

SUMMARY:

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

According to the California Department of Fish and Wildlife (CDFW) Public Access Lands map, the project site is not located in or adjacent to an area identified as a wildlife or ecological reserve by the CDFW. According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) of the County General Plan, the project site is not located in or adjacent to a significant ecological area.

Though the project site is not located in or adjacent to a significant ecological area, given that work will occur within an existing creek, a biological resources study was prepared for a Streambed and Alteration Agreement Application for the California Department of Fish and Wildlife by Olberding Environmental, Inc. in July 2019 and a supplemental biological assessment was prepared by Charles A. Patterson on July 8, 2020.

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Sensitive wildlife species identified by CDFW that are known to occur in the region include Alameda whipsnake, California tiger salamander, California red-legged frog, and Western pond turtle. However, the supplemental biological assessment by Patterson determined that, although endangered plants and wildlife species have been recorded within one to two miles of the project work area, the creek and culvert area lack suitable habitats, are a great distance to suitable habitats or known occurrences and are an area that is quite disturbed from the existing culvert and vehicles traveling across the area. A spring botanical survey was conducted in April 2020 and there were no rare, endangered, or otherwise sensitive plant species in the culvert project area. The culvert project area is also over 1,000 feet from the riparian area upstream and is over 3,000 feet from the nearest coastal scrub or chaparral. This area of the creek does not have any significant ponding or aquatic stream habitats, and there are no pools or ponded habitats for several hundred feet either upstream or downstream of the culvert replacement work area. Although impacts to these sensitive species is unlikely due to the lack of habitat within the project area, the following mitigation measures would reduce the potential impact to 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 Wildlife or U.S. Fish and Wildlife Service to a less than significant level.

Impact BIO-1: Ground-disturbing activities may impact California tiger salamander, California red-legged frog, and other sensitive species that have the potential to use the site for nesting and/or foraging.

Mitigation Measure BIO-1: The following mitigation measures to avoid and minimize take of individual red-legged frogs, tiger salamanders, and other sensitive species during construction would reduce such impacts to less than significant levels:

- i. Construction shall be limited to the dry season, such as summer or early fall, when water flow in the stream is not expected. If water is not present in the drainage channel during construction, no water diversion structure will be required.
 - ii. Pre-construction wildlife surveys shall be conducted by a qualified biologist no more than two weeks prior to construction.
 - iii. A qualified biologist shall serve as a construction monitor during any work that must be undertaken near higher quality habitat for any of these species.
- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? (Less than Significant Impact with Mitigation)*

According to the California Department of Fish and Wildlife (CDFW) Public Access Lands map, the project site is not located in or adjacent to an area identified as a wildlife or ecological reserve by the CDFW. According to the Significant Ecological Areas and Selected Locations of Protected

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Wildlife and Plant Species Areas map (Figure 8-1) of the County General Plan, the project site is not located in or adjacent to, a significant ecological area. According to the supplemental biological assessment by Patterson, a spring botanical survey was conducted in April 2020 and the only riparian vegetation in close proximity to the culvert work area is a decaying willow tree and a buckeye tree just below the project footprint. These trees, along with four oak trees (three located near the culvert project area and one located adjacent to road grading near the site of the proposed second residence), are protected under Contra Costa County Section 816-6. No trees will be removed as part of this project, but work will occur within the dripline of the trees. The closest true riparian habitat is located over 1,000 feet upstream from the culvert project area. Given the close proximity to the trees, construction activities may have an impact to a riparian habitat. Implementation of the following mitigation measures will reduce impacts on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service to a less than significant level.

Impact BIO-2: Work within the project area may have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Mitigation Measure BIO-2: The following mitigation measures would reduce such impacts to less than significant levels:

- i. Orange construction fencing shall be used to define the work area and provide a buffer for riparian vegetation and code-protected trees.
 - ii. Excavation shall be limited to 12 inches in depth in the area of code-protected trees affected by project activities to minimize impacts to the tree roots.
 - iii. Temporary impact areas shall be restored to pre-project conditions by re-seeding with a native and/or naturalized vegetation mix.
- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Less than Significant Impact with Mitigation)*

Section 404 of the Clean Water Act uses the Army Corps of Engineers definition of wetlands, which are defined as, “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.” A survey conducted by Olberding Environmental, Inc. determined that there are no isolated wetlands on the project site. Based on the supplemental biological assessment by Patterson, the project includes approximately 6.25 cubic yards of fill within 630 square feet (0.014 acre) of Waters of the State, which includes 199

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square feet (0.005 acres) of Waters of the U.S. Implementation of the following mitigation measures would reduce impacts to any Waters of the State and Waters of the U.S. to less than significant.

Impact BIO-3: There are approximately 0.014 acres of Waters of the State and 0.005 acres of Waters of the U.S. within the culvert replacement project area that would be potentially impacted by project activities.

Mitigation Measure BIO-3: The following mitigation measures would reduce impacts to any Waters of the State and Waters of the U.S. to less than significant:

- i. To prevent sediment from entering the on-site watercourse, erosion and siltation controls shall be used and maintained during and after construction to prevent exposed soil from entering the stream.
 - ii. Construction shall be limited to the dry season when water flow in the stream is not expected, such as during summer or early fall. If there is no water present in the drainage channel during construction, no water diversion structure will be required.
- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites? (Less than Significant Impact with Mitigation)*

The Migratory Bird Treaty Act of 1918 (16 U.S.C. §§ 703-712, July 3, 1918, as amended 1936, 1960, 1968, 1969, 1974, 1978, 1986 and 1989) makes it unlawful to “take” (kill, harm, harass, shoot, etc.) any migratory bird listed in Title 50 of the Code of Federal Regulations, Section 10.13, including their nests, eggs, or young. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds (such as warblers, flycatchers, swallows, etc.). Further, California Fish and Game Code §3503, 3503.5, 3511, and 3513 prohibit the “take, possession, or destruction of birds, their nests or eggs.” Disturbance that causes nest abandonment and/or loss of reproductive effort (killing or abandonment of eggs or young) is considered “take.” The culvert replacement work will occur near riparian habitat and within the dripline of code-protected trees and has the potential to impact migratory birds that may be nesting in the trees or within the project area. However, with implementation of the following mitigation measures, a less than significant impact on migratory wildlife would be expected.

Impact BIO-4: The culvert replacement work will occur near riparian habitat and within the dripline of code-protected trees and has the potential to impact migratory birds that may be nesting in the trees or within the project area.

Mitigation Measure BIO-4: The following mitigation measures shall be implemented prior to and during project construction and will reduce impacts to migratory birds to less than significant:

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i. If project work is to occur during bird nesting season (February 1 through August 31), a preconstruction nesting survey shall be conducted by a qualified biologist within 300 feet of the project area no more than five days prior to the start of project activities (vegetation removal, grading, or other initial ground disturbing activities).
 - ii. If nesting raptors are identified during the survey, the dripline of the nest tree shall be fenced with orange construction fencing, and a 300-foot radius around the nest tree must be staked with orange lath or other suitable staking, unless a qualified biologist conducts behavioral observations and determines the nesting raptors are well acclimated to disturbance. If this occurs, the qualified biologist may prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors. No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified biologist that the young have fledged and have attained sufficient flight skills to avoid project construction zones.
 - iii. If other nesting protected birds are identified nesting on or near the project site during the survey, a 75-foot radius around the nest must be demarcated with orange construction fencing. The size of the buffer may be altered if a qualified biologist conducts behavioral observations and determines the birds are well acclimated to disturbance or are otherwise geographically shielded from disturbance. If this occurs, the qualified biologist may prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting birds. No construction or earth-moving activity should occur within the fenced buffer until it is determined by a qualified ornithologist that the young have fledged and have attained sufficient flight skills to avoid project construction zones.
 - iv. Nesting buffers should be maintained until a qualified biologist determines that the young have fledged and are independent of their nests.
- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (**Less than Significant Impact**)*

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. On any area designated on the general plan for open space (including agricultural properties), the Ordinance requires tree alteration or removal to be considered as part of the project application. The project will include culvert replacement work and road grading within the dripline of six code-protected trees, including four oak trees ranging from 42-60 inches in diameter, a 42-inch diameter California buckeye tree, and a willow tree. A setback buffer shall be identified around the work area, and excavation within the area of the code-protected trees will be limited to approximately 12 inches in depth to minimize impacts to the tree roots. A Tree Permit is included as part of the project. Consistent with the ordinance, the applicant would be required to submit a bond as restitution for work within the dripline of code-protected trees prior to issuance

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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of a building permit. Therefore, the conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance will be less than significant.

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

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

Sources of Information

- California Department of Fish and Wildlife. Accessed January 2020. <https://map.dfg.ca.gov/lands/>
- Charles A. Patterson, Plant Ecologist. July 2020. *Supplemental Biological Assessment for 6300 Old School Road.*
- Douglas A. McQuillan, Architect. 2018. *Lima and Luna Residence.* (Project Plans)
- East Contra Costa County Habitat Conservancy. Accessed January 2020. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>.
- Humann Company Inc. 2018. *6300 Old School Road Grading Plans.*
- Olberding Environmental, Inc. July 2019. *California Department of Fish and Wildlife, Streambed Alteration Agreement Application for the Old School Drive Property Culvert Replacement Project, Contra Costa County, California.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

SUMMARY:

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

Historical resources are defined in the California Environmental Quality Act Guidelines Section 15064.5 as a resources that fit any of the following definitions:

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

As stated in the letter from the California Historical Information System, Northwest Information Center (NWIC), dated August 29, 2018, there is no record of previous cultural resource studies for the project area and therefore there is no information about the existence of historical resources on the site. Although the project includes replacement of an existing culvert, the project does not include the modification of the existing residence or barn, and therefore, the project is not expected to impact these structures. According to the Historic Properties Inventory prepared by William Roop on February 9, 2021, the cultural resource evaluation resulted in a negative finding in the area of the culvert replacement. The potential for discovery of historic or prehistoric resources in this area is very low.

Subsurface construction activities always have the potential to damage or destroy previously undiscovered historic or prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historical resources, there could be a potentially significant impact. Implementation of **Mitigation Measure CUL-1** would reduce the impact to undiscovered historical resources 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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Impact CUL-1: Subsurface construction activities have the potential to damage previously undiscovered historical resources.

Mitigation Measure CUL-1: If during the course of construction activities there is accidental discovery and/or recognition of human remains, the following steps shall be taken and included on all construction plans:

- i. All construction personnel, including operators of equipment involved in grading, or trenching activities will be advised of the need to immediately stop work if they observe any indications of the presence of an unanticipated cultural resource discovery (e.g. wood, stone, foundations, and other structural remains; debris-filled wells or privies; deposits of wood, glass, ceramics). If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery shall be redirected and a qualified archaeologist contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies.

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

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

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

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

Figure 9-2 of the Open Space Element of the County General Plan identifies archaeologically sensitive areas in the County. According to this map, the project site is located within a medium sensitivity area. Due to the potential of the site to contain unrecorded archaeological sites, the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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NWIC recommended that a cultural resources study be conducted prior to construction. As previously mentioned, the Historic Properties Inventory prepared by William Roop stated the cultural resource evaluation resulted in a negative finding in the area of the culvert replacement and the potential for discovery of historic or prehistoric resources in this area is very low. Subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. If during project construction, subsurface construction activities damaged previously undiscovered archaeological resources, there could be a potentially significant impact. Implementation of **Mitigation Measure CUL-1** would reduce the potentially significant impact to a less than significant level.

Impact CUL-2: Subsurface construction activities may have a significant impact to previously undiscovered archaeological resources. Implementation of **Mitigation Measure CUL-1** would reduce this impact to a less than significant level.

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

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

Impact CUL-3: Project activities have the potential to significantly impact previously undiscovered human remains. Implementation of **Mitigation Measure CUL-1** would reduce this impact to a less than significant level.

Sources of Information

- Contra Costa County General Plan 2005-2020. *Open Space Element*.
- California Historical Resources Information System, Northwest Information Center. August 29, 2018. *Agency comment letter*.
- William Roop, M.A., RPA, Archaeological Resources Service. February 9, 2021. *An Historic Properties Inventory for a Culvert Replacement, 6300 Old School Road, Tassajara, Contra Costa County, California*.

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?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

SUMMARY:

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

Environmental effects related to energy include the project's energy requirements and its energy use efficiencies by amount and fuel type during construction and operation; the effects of the project on local and regional energy supplies; the effects of the project on peak and base period demands for electricity and other forms of energy; the degree to which the project complies with existing energy standards; the effects of the project on energy resources; and the project's projected transportation energy use requirements and its overall use of efficient transportation alternatives, if applicable. The following factors demonstrate a project's significance in relation to these effects: (1) why certain measures were incorporated in the project and why other measures were dismissed; (2) The potential of siting, orientation, and design to minimize energy consumption, including transportation energy, increase water conservation and reduce solid-waste; (3) The potential for reducing peak energy demand; (4) Alternate fuels (particularly renewable ones) or energy systems; and (5) Energy conservation which could result from recycling efforts.

Energy consumption includes energy required for use of the single-family residence, as well as energy used for construction of the proposed project. The proposed project's energy demand would be typical for a development of this scope and nature and would be required to comply with current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations, enforced by the Building Inspection Division. Therefore, the project would have a less than significant impact due to energy consumption.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (No Impact)*

The Climate Action Plan (CAP) includes a number of greenhouse gas (GHG) emission reduction strategies. The strategies include measures such as implementing standards for green buildings and energy-efficient buildings, reducing parking requirements, and reducing waste disposal. Green building codes and debris recovery programs are among the strategies currently implemented by the County. The proposed project's energy demand would be typical for a development of this scope and nature and would be required to comply with current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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enforced by the Building Inspection Division. Therefore, the project's potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency would be less than significant.

Sources of Information

- Contra Costa County, 2008. *Municipal Climate Action Plan*.
- Contra Costa County, 2015. *Climate Action Plan*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation 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?	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☒	☐	☐
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?	☐	☒	☐	☐
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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

SUMMARY:

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*
- i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Less than Significant Impact)*

A geotechnical evaluation prepared by Nicholas Engineering Consultants, dated May 10, 2007, and an updated geotechnical evaluation prepared by Gray Geotech, dated October 11, 2017, were prepared for the project. The reports were peer reviewed by the County Geologist, who provided additional recommendations related to geological hazards. The project site is not located in a Alquist-Priolo zone. The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Greenville fault, which is mapped approximately 2 miles northeast of the project site. However, because the site is not within the Greenville A-P zone, the risk of fault rupture is generally regarded as low.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As noted in the peer review report by the County Geologist, though the area is not considered to have active faults, the San Francisco Bay Region is considered one of the most seismically active regions in the United States, and the project site will most likely be subject to major earthquakes. However, the project site is located in an outcrop of Pliocene age bedrock, and the bedrock faults in the Tassajara area are not considered to be active. Applicable building code requirements, such as those found in the California Building Code (CBC), include requirements that are intended to ensure the satisfactory performance of building materials under prescribed seismic conditions. As a result, the potential impact from surface fault rupture would be less than significant.

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

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

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

Figure 10-5 (Estimated Liquefaction Potential) of the General Plan Safety Element identifies the site in an area rated as having “generally low” liquefaction potential, with a portion along the creek channel approximately 1,000 feet south-southwest of the site rated as having “generally high” liquefaction potential. As stated in the geotechnical evaluation provided by Gray Geotech and in the peer review report by the County Geologist, the subsurface data gathered for the project site indicates that the risk of liquefaction is nil. Although Gray Geotech did not discuss the liquefaction potential of the creek crossing, the County Geologist determined that the risk of liquefaction in that area is so low that further evaluation is not required at this time, but technical data should be submitted prior to any construction. Therefore, implementation of **Mitigation Measure GEO-1** would reduce impacts expected from liquefaction hazards to less than significant.

Impact GEO-1: There is potential risk of liquefaction within the culvert replacement area.

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Mitigation Measure GEO-1: Supplemental Geotechnical Report

- i. At least 30 days prior to issuance of a grading or building permit, the project proponent shall submit an updated geotechnical report prepared by an engineering geologist licensed by the State of California, that references proposed grading, drainage and foundation plans, and provides updated design recommendations based on the approach to development of the site for the review and approval of the CDD and the County Peer Review Geologist. The report shall include additional subsurface exploration and laboratory needed to better characterize the engineering properties of soils and rock in the area of the bridge crossing (including assessment of liquefaction potential), proposed sites of the C.3 bio-retention basins, septic system leachfield, and in the area of the residential building site.

iv) Landslides? (Less than Significant Impact with Mitigation)

In 1975 the United States Geological Survey (USGS) issued photo-interpretation maps of landslide and other surficial deposits of Contra Costa County. This mapping is presented on page 10-24 of the Safety Element of the County General Plan. According to this USGS map, seven landslides are present on the site, but none of them threaten the proposed building site. The nearest landslide is on the west side of the creek, approximately 250 feet from the proposed building site. It should be recognized that the USGS landslides are mapped solely on the basis of geologic interpretation of stereo pairs of aerial photographs analyzed by an experienced USGS geologist. The mapping was done without the benefit of a site visit or any subsurface data. Furthermore, landslides mapped by the USGS are not classified on the basis of the (a) activity status (i.e. active or dormant), (b) depth of slide plane (shallow or deep seated), or (c) type of landslide deposit, and they do not show landslides that have formed since 1975. Consequently the USGS map is not a substitute for a detailed site-specific investigation. Nevertheless, the map fulfills its function, which is to flag sites that may be at risk of landslide damage, where detailed geologic and geotechnical investigations are required to evaluate risks and develop measures to reduce risks to a practical minimum.

Further investigation by Joe Gray of Gray Geotech confirmed the presence of large and small landslides near the project site. However, implementation of **Mitigation Measures GEO-1 and GEO-2** would reduce the risks regarding landslide hazards to a less than significant impact.

Impact GEO-2: There are potential landslide hazards within the project area.

Mitigation Measure GEO-2: Geotechnical Monitoring

- i. During grading, the geotechnical engineer shall observe and approve any keyway excavations; removal of any existing fill material down to stable bedrock or in-place material; and installation of all subdrains including their connections. Back filling of

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the keyway excavations, along with all fill placement in the project shall be observed and adequate testing shall be performed using an ASTM method to ensure that the compaction achieved is consistent with the standards specified in the geotechnical report that are the bases for issuance of construction permits, and that the subdrain installation meets the standards for the project. Cut slopes and any keyways shall be observed and mapped by the project geotechnical engineer/engineering geologist who will provide any required slope modification recommendations based on actual geologic condition encountered during grading. Written approval from the Grading Inspector shall be obtained prior to any modification to the approved grading plan.

- ii. Prior to issuance of the residential building permit, the applicant shall submit a geotechnical monitoring and testing report. That report shall include evidence of the observation and testing services provided during rough grading, including:
 - a. A map showing the as graded cut/fill contact, along with geologic mapping of all bedrock cut slopes and cut pad areas (or indicate the cut in the area of the building pad(s) was over-excavated and backfilled with engineered fill meeting the standards for the project.
 - b. The results of chemical testing of the building pad (performed after rough grading). The purpose of testing is to determine the level of corrosion protection, if any, required for steel and concrete materials used for construction.
 - c. The results of all compaction test data gathered during grading (identify dates, approximate locations and estimated depth).
 - d. A professional opinion of the geotechnical engineer on the consistency of the rough graded project with recommendations in the geotechnical report that was the basis for issuance of the grading permit.
- iii. The geotechnical engineer shall also provide observation services during foundation, final grading and drainage-related work. The intent of the monitoring during construction is to ensure that recommendations in the geotechnical report are properly interpreted and implemented by the contractor. The required monitoring is to include verifying the depth of piers, final grading, and installation of drainage facilities are consistent with geotechnical recommendations for the project.

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

The project site is sloped, but the required storm water control plan would ensure that stormwater on the property would be discharged in a controlled manner into adequate stormdrain facilities. Therefore, a less than significant impact can be expected in regards to soil erosion or topsoil loss.

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- c) *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (**Less than Significant with Mitigation**)*

As discussed in a) iii above, the project site is in an area that has “generally low” liquefaction potential, although the liquefaction potential of the creek crossing was not evaluated. However, implementation of **Mitigation Measures GEO-1 and GEO-2**, and building and grading regulations, can be expected to keep risks within generally accepted limits. Therefore, the environmental impact from an unstable geologic unit or soil would be considered to be less than significant with mitigation.

Impact GEO-3: The project is 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. Implementation of **Mitigation Measures GEO-1 and GEO-2** would reduce impacts to less than significant.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? (**Less than Significant with Mitigation**)*

With regard to its engineering properties, the underlying clayey soil is highly expansive. The expansion and contraction of soils could cause cracking, tilting, and eventual collapse of structures. Therefore, there is a potentially significant adverse environmental impact due to an expansive soil. As a result, the applicant is required to implement **Mitigation Measures GEO-1 and GEO-2**, outlined previously. Implementation of these Mitigation Measures would reduce the impacts of expansive soil to a less than significant level.

Impact GEO-4: The project is 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. Implementation of **Mitigation Measures GEO-1 and GEO-2** would reduce the impacts to less than significant.

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

As proposed, the project would be served by an on-site septic system for wastewater disposal. An existing septic system currently operates on the property. The new septic system would be permitted by the Contra Costa County Health Services Department, Environmental Health Division. In order to issue the permit, the Environmental Health Division would review and inspect design plans for septic tanks and ensure that the proposed septic system would not contaminate nearby surface and groundwater. As the project site currently hosts a septic system,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and ample space is available for an additional system, a less than significant impact is expected relating to the use of a septic system.

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

There is a possibility that buried fossils and other paleontological resources could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously undiscovered unique paleontological resources or sites or unique geologic features, there could be a potentially significant impact. Implementation of **Mitigation Measure GEO-3** would reduce the potentially significant impact to a less than significant level. No known unique geologic features exist on the site.

Impact GEO-5: Subsurface construction activities may damage previously undiscovered unique paleontological resources or sites or unique geologic features.

Mitigation Measure GEO-3: If paleontological resources or sites or unique geologic features are encountered during ground disturbing activities, all work within 50 feet of the discovery should be redirected and a qualified paleontologist contacted to evaluate the finds and make recommendations. Upon completion of the paleontological assessment, a report should be prepared documenting the methods, results, and recommendations, and submitted to DCD for review.

Sources of Information

- Gray Geotech. 2017. *Geotechnical Report, Proposed Single Family Residential Development, 6300 Old School Road, Pleasanton, CA*. October 11, 2017.
- Darwin Myers Associates, County Geologist. 2018. *Geologic Peer Review for County File #LP15-2048*. April 16, 2018.
- Contra Costa County General Plan, 2005-2020. *Safety Element*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

SUMMARY:

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

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

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

The bright-line numeric threshold of 1,100 MT CO₂/yr is a numeric emissions level below which a project’s contribution to global climate change would be less than “cumulatively considerable.” This emissions rate is equivalent to a project size of an approximately 541,000-square-foot industrial use. Future construction of the single-family residence and replacement of the existing culvert would create some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. As the project does not exceed the screening criteria, the project would not result in the generation of GHG emissions that exceed the threshold of significance.

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

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

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

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

The project does not conflict with the policies outlined in the CAP. The project will incorporate Contra Costa County Climate Action Plan (CCC) emission reduction measures (as referenced in Appendix E “Developer Checklist” of the CCC). The checklist will be submitted to the Community Development Division prior to issuance of a building permit. Implementation of these emission reduction measures is considered a Qualified GHG Reduction Strategy under the CCC and therefore meets the BAAQMD’s GHG threshold. The project would not conflict with the CAP and therefore would not be considered to have a significant impact.

Sources of Information

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation 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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

SUMMARY:

- a) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (No Impact)*

Construction of a single-family residence and replacement of the culvert will not emit or handle hazardous materials, nor will the daily use of the residence. Therefore, there is no potential for the proposed project creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment? (No Impact)*

The daily use of a single-family residence will not emit or handle hazardous materials. Therefore, there is no potential for the proposed project creating 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.

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 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 existing or proposed schools located within a quarter mile of the project site. The closest school to the site is Tassajara Elementary School, located at 4675 Camino Tassajara in Danville. This school is more than two miles to the west of the project site, and the proposed project will not emit or handle hazardous substances that would impact the school.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (No Impact)*

Pursuant to the Hazardous Waste and Substances Site List (Cortese) maintained by the California Department of Toxic Substances Control (DTSC), the project site is not categorized as a hazardous materials site.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (No Impact)*

The project site is not within an airport influence area, not within an airport safety zone, and outside of the 55-60 dB CNEL airport noise contour. Therefore, there would not be any hazard related to a public airport or public use airport.

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (No Impact)*

The project site is adjacent to Old School Road, with Finley Road to the west and Camino Tassajara to the west and south. In this location, Old School Road is a private road and utility easement. Improvements to the existing driveway and replacement of the existing culvert will allow for emergency vehicles to access both the existing residence and the new residence from Old School Road. These improvements would not interfere with emergency response or evacuation plans.

With respect to proposed onsite improvements, the San Ramon Valley Fire Protection District has reviewed the project plans and provided routine comments for the site. Furthermore, the Fire Protection District would review the construction drawings for the project at the time of submittal of a building permit application. Therefore, there is no potential for the proposed project impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is in a rural area, which California Department of Forestry and Fire Protection (Cal Fire) High Fire Hazard Severity Zone Map characterizes as a “High” Fire Hazard Severity Zone State Responsibility Area and is within a non-very high fire hazard severity zone in the Local Responsibility Area. The fire hazard severity zones reflect the degree of severity of fire hazard that is expected to prevail in the area. The construction of the new structures would be subject to building standards for Fire Hazard Severity Zones. These regulations apply to the perimeters and access of all residential, commercial, and industrial building construction within state responsibility areas. The building standard for the Fire Hazard Severity Zones would be enforced as the project goes through the plan checking process. As the project is required to abide by these standards, there would be a less than significant risk of loss, injury or death involving exposure of people or structures to wildland fires.

Sources of Information

- California Department of Forestry and Fire Protection (Cal Fire). 2007. *Fire Hazard Severity Zones in SRA Map*.
- California Department of Forestry and Fire Protection (Cal Fire). 2009. *Very High Fire Hazard Severity Zones in LRA Map*.
- Contra Costa County. 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Contra Costa County General Plan. 2005-2020. *Transportation and Circulation Element*.
- San Ramon Valley Fire Protection District. 2018. *Agency Comment Letter dated April 27, 2018*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
iv) Impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

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

Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The County has the authority to enforce compliance with its Municipal Regional Permit through the County's adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes. The proposed

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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project would add an estimated 21,620 square feet of new impervious surface area. Therefore, the proposed project would be required to include stormwater management facilities.

The C.3 requirements stipulate that projects that create or replace 2,500 sq. ft. or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. The Stormwater Control Plan (SWCP) prepared for the proposed project includes stormwater controls as required by the Contra Costa Clean Water Program. The applicant's proposed SWCP provides for bioretention facilities at the site which would satisfy the C.3 requirements.

With implementation of the practicable stormwater controls, the project would be compliant with applicable water quality standards or waste discharge requirements, resulting in a less than significant impact.

- 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 use of an onsite well must comply with the applicable standards, including, setback, sustained yield, water quality, and construction. The applicant would be required to consult with the Contra Costa Environmental Health Division regarding the water supply requirements prior to the issuance of a building permit for the new residence. Accordingly, the potential impact of the project on groundwater supplies would be less than significant.

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

- i) *Result in substantial erosion or siltation on- or off-site? (Less than Significant Impact)*

The applicant submitted a request for an exception from the collect and convey requirements to the Contra Costa County Public Works Department. Runoff from the hillside naturally collects within the existing swale, and allowing runoff to drain to the swale would maintain the current drainage pattern. In a staff report dated June 25, 2019, the County Public Works Department states that the granting of an exception will not be materially detrimental to the public welfare or injurious to other properties because it will allow the project to maintain the current drainage pattern. Potential erosion that may result from additional concentrated flow to the swale would be mitigated through the construction of riprap at the outfall to the swale, which would reduce impacts to less than significant.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project includes a SWCP with C.3 compliant storm water controls including pervious areas, bio-retention basins, and storm drains that would collect storm water, allow percolation into the ground, and convey excess runoff to existing swales. The C.3 measures would decrease the amount of surface runoff discharged from the site. The County Public Works Department has reviewed the applicant's preliminary SWCP and determined that drainage facilities in the area could accommodate the increased surface runoff without resulting in flooding. The new culvert to be located within the existing creek is also designed to withstand increased water flows during storm events. Accordingly, the proposed project would not result in flooding on- or off-site.

- iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Less than Significant Impact)*

The project includes a SWCP with C.3 compliant storm water controls including pervious areas, bio-retention basins, and storm drains that would collect storm water, allow percolation into the ground, and convey excess runoff to adequate existing municipal stormwater facilities. The County Public Works Department has reviewed the applicant's preliminary SWCP and determined that drainage facilities in the area could accommodate the increased surface runoff. Accordingly, the proposed project would not exceed the capacity of the stormwater system.

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

According to the Federal Emergency Management Agency (FEMA), the project is located in area that is outside of the Special Flood Hazard Area. Furthermore, the improvements on the site are not expected to create any barrier that would impede or redirect flood flows, should flooding occur. The replacement of the existing culvert with a larger culvert also allows for larger amounts of water flow during storm events.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? (Less than Significant Impact)*

The project is located outside of the Special Flood Hazard area and would not be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. The project site is not included in the inundation area on any tsunami hazard map. Compliance with all rules, regulations and procedures of the National Pollutant Discharge Elimination System will also be required. Therefore, the potential for the proposed project to release pollutants due to project inundation is less than significant.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As stated above, the proposed project would comply with applicable water quality and discharge requirements. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The Stormwater Control Plan (SWCP) prepared for the proposed project includes stormwater controls as required by the Contra Costa Clean Water Program and Municipal Regional Permit. Thus, the project would not conflict with or obstruct implementation of a water quality control plan.

The Sustainable Groundwater Management Act (SGMA), effective January 1, 2015, established a framework of priorities and requirements to facilitate sustainable groundwater management throughout the State. The intent of SGMA is for groundwater to be managed by local public agencies and newly-formed Groundwater Sustainability Agencies (GSAs) to ensure a groundwater basin is operated within its sustainable yield through the development and implementation of a Groundwater Sustainability Plans (GSP). The Clara Valley Groundwater Basin, East Bay Plain Subbasin, referred to as DWR Basin 2-009.04 East Bay Plain, is a Medium Priority groundwater basin based on the Groundwater Basin Prioritization by the State Department of Water Resources (DWR) and is located in western Contra Costa County as well as in Alameda County. No sustainable groundwater management plan has been prepared for the basin, though a plan for its preparation is underway.

Sources of Information

- Contra Costa County General Plan. 2005-2020. *Safety Element*.
- Contra Costa County Department of Public Works. 2019. *Staff Report and Conditions of Approval*.
- Humann Company, Inc. August 2016. *Storm Water Control Plan for Luna & Lima Residence, 6300 Old School Road, Pleasanton, California 94803*

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SUMMARY:

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

The project site is an 80-acre agricultural parcel with one existing single-family residence and a barn. The project site is also located in an agricultural area north and east of residential areas and east of Interstate 680. Furthermore, the proposed project does not consist of a new wall structure, roadway, or other improvement that would physically divide any of the nearby communities, or even adversely impact the manner in which people enter or exit those communities.

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)

As is required pursuant to Section 84-80.404 (Uses – Requiring Land Use Permit) of Title 8, the County’s Zoning Ordinance, the proposed second residence may be established in the respective Exclusive Agricultural (A-80) zoning district after the County’s granting of a land use permit. As discussed throughout this study, the project consists of the construction of one additional single-family residence and replacement of an existing culvert. Section 84-84.402 of Title 8 limits the height of residential structures or buildings to a maximum of 35 feet. In addition, the Ordinance allows for side yards that are a minimum of 50 feet and front yards that are a minimum of 25 feet. Since the applicant has proposed the project via a land use permit application that requires approval of a County decision-making body, there is less potential for the project conflicting with any applicable land use plan, policy, or other regulation adopted for the purpose of avoiding or mitigating an environmental effect.

Sources of Information

- Contra Costa County. *Title 8 – Zoning Ordinance*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

SUMMARY:

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (No Impact)*

Pursuant to Figure 8-4 (Mineral Resource Areas) of the County General Plan, the project site is not located within any area of the County identified as a significant mineral resource area. Therefore, there is no potential for the proposed project resulting in the loss of availability of a known mineral resource.

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (No Impact)*

Pursuant to Figure 8-4 (Mineral Resource Areas) of the County General Plan, the project site is not located within any area of the County identified as a significant mineral resource area. Therefore, there is no potential for the proposed project resulting in the loss of availability of a locally-important mineral resource recovery site.

Sources of Information

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne 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?	☐	☐	☐	☒

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 Impact**)*

Activities at the project site are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 60 dB or less are normally acceptable and noise levels between 55 dB to 70 dB are conditionally acceptable in single-family residential areas. Noise generated during construction will be temporary, and the project will be conditioned with construction hours to reduce any noise impacts to the surrounding properties. Types and levels of noise generated from the uses associated with the proposed single-family residence would be similar to noise levels from the existing uses in the area. Thus, project noise impacts to the existing surrounding land uses would be less than significant.

- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels? (**Less than Significant Impact**)*

Project construction includes grading at the location of the additional single-family residence, along the new driveway, and the removal and replacement of fill at the culvert replacement site, amounting to approximately 750 cubic yards of cut earth and approximately 100 cubic yards of fill. Although grading will occur temporarily at the site during construction, the amount of groundborne vibration or noise generated by the project will be less than significant.

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (**No Impact**)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in Section 9.e, the project site is not within an airport influence area, not within an airport safety zone, and outside of the 55-60 dB CNEL airport noise contour. Therefore, the project would not expose people residing or working in the project area to excessive noise levels.

Sources of Information

- Contra Costa County General Plan. 2005-2020. *Noise Element*.
- Humann Company, Inc. 2018. *Preliminary Site Improvement Plans*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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 result in the development of one additional single-family residence, allowing for a very minimal increase in the population. The subject property is located within an agricultural zoning district that allows for only one additional single-family residence with an approved land use permit. Therefore, the potential to induce a substantial unplanned population growth, either directly or indirectly, 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 proposed project consists of one additional single-family residence, providing additional housing at the subject property. There is no proposal to remove the existing single-family residence. Therefore, the project has no potential for displacing any existing housing or people.

Sources of Information

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?	☐	☐	☒	☐
b) Police Protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

SUMMARY:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) ***Fire Protection? (Less than Significant Impact)***

Fire protection and emergency medical response services for the project vicinity are provided by the San Ramon Valley Fire Protection District. Fire protection to the project site would be provided by the fire station located at 2001 Lusitano Street in Danville (approximately two and a half miles driving distance to the site). Using an average travel speed of 35 miles per hour, an engine responding from Station 36 would take approximately 10 to 15 minutes to reach the project site. This response time is typical for areas in the project vicinity. In addition, as detailed in the comment letter for the proposed project from the Fire District, the project is required to comply with the applicable provisions of the California Fire Code, the California Building Code, and applicable Contra Costa County Ordinances that pertain to emergency access, fire suppression systems, and fire detection/warning systems. Prior to the issuance of building permits, the construction drawings would be reviewed and approved by the fire district. As a result, potential impacts of the proposed project relating to fire protection would be less than significant.

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

Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to the unincorporated San Ramon area. The addition of one single-family residence to the project area would not significantly affect the provision of police services to the area.

c) ***Schools? (Less than Significant Impact)***

The project consists of one-additional single-family residence. The average size of a household in the U.S. is approximately 2.5 persons per household. Conservatively, an estimated 1 in 3 persons per household may be children between the ages of five to 19. The one school-age child

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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would have an indirect impact on the schools. The project is within the San Ramon Valley Unified School District. The increase of one student would not significantly impact the district.

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

As discussed in Section 14(a), the proposed project includes an additional single-family residence. Since the average size of a household in the U.S. is approximately 2.5 persons per household, the single-family residence could increase population in the project area by an estimated 2.5 persons. As a result, there could be an increase in use of parks in the surrounding area. These parks provide recreational facilities such as playgrounds, picnic and barbecue areas, and youth and adult recreational programs. A Park Impact Fee will also be paid by the applicant prior to issuance of a building permit. Given the project's relatively small indirect addition to the population, the impacts of the proposed project on parks would be less than significant.

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

Libraries:

The Contra Costa Library operates 28 facilities in Contra Costa County, including the Dougherty Station Library at 17017 Bollinger Canyon Road (approximately 8 miles driving distance to the west). The Contra Costa Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources. A portion of the property taxes on the project site goes to the Contra Costa Library system. Accordingly, the impact of the use of the public libraries by the family that would move into the single-family residence, would be less than significant.

Health Facilities:

The Contra Costa County Health Services Department (CCCHSD) operates a regional medical center (hospital) and 11 health centers and clinics in the County. County health facilities generally serve low income and uninsured patients. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes, including a portion of the taxes on the project site. Thus, the impact of the use of public health facilities by the family that would move into the single-family residence, would be less than significant.

Sources of Information

- San Ramon Valley Fire Protection District Agency Comments, April 27, 2018.
- United States Census Bureau. 2019. *Households by Size: 1960 to Present*.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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 Section 14(a), the proposed project would include an additional single-family residence. The residence could increase the population in the project area by an estimated 2.5 persons. This population growth could incrementally increase use of parks and recreational facilities in the area. However, the modest increase in population is not expected to impact recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The new single-family residence is also subject to a Park Impact Fee, paid by the applicant prior to issuance of a building permit. Therefore, the increase in use of the parks and recreational facilities would be less than significant.

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

As described above, use of public recreational facilities by potential new residents would incrementally increase use of existing facilities, but would not result in the construction or expansion of recreational facilities.

Sources of Information

- United States Census Bureau. 2019. *Households by Size: 1960 to Present*.

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?	☐	☐	☒	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

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)*

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

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

Based on the Institute of Transportation Engineers peak period trip generation rates of 1.0 trip per dwelling unit for single-family residences, the proposed project consisting of the construction of one single-family residence and associated improvements would generate an additional one AM and one PM peak period trip. Furthermore, the subject property is located in an agricultural zoned area that is only accessed by a private road. In light of these factors, the project would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b).

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

The project includes the construction of an additional single-family residence, replacement of an existing culvert, and associated improvements. The uses on the site would remain the same and no design features are expected to increase hazards. The project site is located on the west side of Old School Road, which is a private graveled road at this location. Approximately 140 feet of this

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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section of road will be widened to 20 feet. Vehicular and pedestrian access to the additional single-family residence would be from a new driveway that connects to Old School Road.

The applicant's plans include an exhibit showing proposed grading that would improve sight distance at the existing driveway. This improvement would improve sight distance at the intersection of Old School Road and the project site's driveway. Furthermore, both the County's Public Works Department and the San Ramon Valley Fire Protection District (SRVFPD) have reviewed the proposed access designs and have determined that they provide adequate access.

The project's onsite circulation would largely comply with applicable design standards (e.g. width, slope, line-of-site and fire apparatus turn-around). However, an exception to the County's Private Rural Road standards would be required. The exception would allow the existing road to remain unpaved as long as the applicant obtains written approval from the SRVFPD, the road does not exceed 10 percent grade, safety and access improvements are constructed on the existing private road, and that unpaved portions of the road are all-weather surfaced. This exception to the code is typical for projects located in rural areas of the County and the Public Works Department and SRVFPD have stated that the proposed improvements would be adequate for the project site. Moreover, as the exceptions are to allow existing conditions to remain along the property frontage, the project will not introduce any unacceptable design features to the site or area.

Given that the project use would remain largely the same and improvements would not increase hazards, the project would have a less than significant impact.

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

The applicant is required to comply with the requirements and standards of the SRVFPD. In a letter dated April 27, 2018, SRVFPD stated that an all-weather road/driveway that is rated for a 75,000 pound capacity with a 20% or less slope is required. Construction plans are subject to review and approval by the SRVFPD prior to building occupancy. The project's compliance with all applicable fire safety measures ensure that its potential to result in inadequate emergency access or services is less than significant.

Sources of Information

- Contra Costa County General Plan. 2005-2020. *Transportation and Circulation Element*.
- Contra Costa County Department of Public Works. June 25, 2019. *Staff Report and Conditions of Approval*.
- San Ramon Valley Fire Protection District. 2018. *Agency Comment Letter dated April 27, 2018*.
- Institute of Transportation Engineers. 2017. *Common Trip Generation Rates, Trip Generation Manual, 10th Edition*.

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)?	☐	☒	☐	☐
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?	☐	☒	☐	☐

SUMMARY:

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

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

As discussed in the Cultural Resources section of this Initial Study, no historical resources are known to exist on the project site. No existing building will be modified and no historical resources have been identified on the site. Further, according to the County's Archaeological Sensitivities map, Figure 9-2, of the County General Plan, the subject site is located in an area that is considered "medium sensitivity," and is not considered to be a location with significant archaeological resources. Given all of these factors, there is little potential for the project to impact cultural resources on the site. Nevertheless, the expected construction and grading would cause ground disturbance which may impact heretofore undocumented cultural resources. However, implementation of **Mitigation Measure CUL-1** would reduce the impact on archeological resources during project related work to a level that would be considered less than significant.

Pursuant to Section 21080.3.1 of the California Public Resources Code (PRC), correspondence detailing the proposed project was provided to the Wilton Rancheria Indian Tribe on January 2, 2020. The correspondence formally notified the Wilton Rancheria Indian Tribe of their opportunity to request consultation with the County regarding the potential for the project impacting tribal cultural resources, as defined in Section 21074 of PRC. Wilton Rancheria Indian Tribe was provided a 30-day period during which they could request or decline consultation, but no response was received. Therefore, the County has assumed that there is no response to provide and as a result a less than significant potential for the proposed project impacting tribal cultural resources.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impact TRIBAL CUL-1: The project could 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 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). The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of **Mitigation Measure CUL-1** would reduce the impact to tribal cultural resources to less than significant.

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

Please refer to the discussion and response to subsection-a above.

Sources of Information

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

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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

SUMMARY:

- a) *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects? (Less than Significant Impact)*

The project site has an existing single-family residence and is currently connected to an on-site septic system for wastewater disposal, an on-site water supply well, electric, gas, and telecommunication facilities. A proposed leach field for the additional residence will be located east of the project site. The proposed septic system for the additional residence will be permitted by the Contra Costa County Health Services Department, Environmental Health Division. The Environmental Health Division will review and inspect design plans for septic tanks to ensure that the proposed septic system would meet all applicable codes. Expanded service for the additional residence would not require construction of new off-site wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities.

- 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 would receive water from an onsite water supply well. The Contra Costa County Health Services Department, Environmental Health Division has reviewed the project application documents regarding the provision of new water service and stated that the onsite well must meet

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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current standards, including construction, yield, water quality, and setbacks, and that a hydrological study may be required to ensure adequate water supply as the project site is located in a water short area. The review and approval of Environmental Health would be required prior to issuance of a building permit.

- 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 in an agricultural area that is not served by any municipal wastewater system; therefore, the project would have no effect on wastewater treatment facilities. Similar to other land uses in the vicinity, the proposed project would use an on-site septic system for wastewater disposal. The septic system would be subject to review and approval by the Environmental Health Division.

- 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 would be hauled to one of the recycling center and/or transfer stations located in the area. The recycling center and/or transfer station would sort through the material and pull out recyclable materials. Future construction of the proposed project would incrementally add to the construction waste headed to a landfill; however, the impact of the project-related incremental increase would be considered to be less than significant. Furthermore, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Community Development Division (CDD) at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities.

With respect to residential waste, the receiving landfill for operational waste would be Republic Services in Martinez or Oakland. Waste from the single-family residence and agricultural operations would incrementally add to the operational waste headed to the landfill; nevertheless, the impact of the project-related 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? (**Less than Significant Impact**)*

Project plans will be reviewed and approved by the County Building Inspection Division prior to issuance of a building permit, and appropriate permits will be obtained from the Environmental Health Division prior to construction, to ensure that the proposed project complies with applicable federal, state, and local laws related to solid waste. The project includes residential and

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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agricultural land uses that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste.

Sources of Information

- Contra Costa County, Health Services Department, Environmental Health Division. 2018. *Agency Comment Letter dated September 26, 2018*.
- Contra Costa Clean Water Program. 2017. *Stormwater C.3 Guidebook*.

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

SUMMARY:

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

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

The project site is in a rural area, which Cal Fire's High Fire Hazard Severity Zone Map characterizes as a "High" Fire Hazard Severity Zone State Responsibility Area and is within a non-very high fire hazard severity zone in the Local Responsibility Area. The fire hazard severity zones reflect the degree of severity of fire hazard that is expected to prevail in the area. The construction of the new structures would be subject to building standards for Fire Hazard Severity Zones. These regulations apply to the perimeters and access of all residential, commercial, and industrial building construction within state responsibility areas. The building standard for the Fire Hazard Severity Zones would be enforced as the project goes through the plan checking process with the Building Inspection Division and the San Ramon Valley Fire Protection District. As the project is required to abide by these standards, the project substantially impairing an adopted emergency response plan or emergency evacuation plan or exacerbating wildfire risks would be less than significant.

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

Please refer to the discussion and response for subsection-a above.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (**Less than Significant Impact**)*

The project site contains an existing residence with existing power lines and other utilities, which will be expanded to accommodate the proposed second residence. The proposed project includes new water storage tanks, an existing road that will be widened, and a new driveway that has been designed to meet the San Ramon Valley Fire Protection District's standards. The project plans will be reviewed and approved by the Fire District prior to issuance of a building permit. Therefore, the installation or maintenance of associated infrastructure that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment is less than significant.

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

The project includes a SWCP with C.3 compliant storm water controls including pervious areas, bio-retention basins, and storm drains that would collect storm water, allow percolation into the ground, and convey excess runoff to existing swales. The C.3 measures would decrease the amount of surface runoff discharged from the site. The County Public Works Department has reviewed the applicant's preliminary SWCP and determined that drainage facilities in the area could accommodate the increased surface runoff without resulting in flooding. The new culvert to be located within the existing creek is also designed to withstand increased water flows during storm events.

In a geotechnical report prepared by Joe Gray, Gray Geotech confirmed the presence of large and small landslides near the project site. However, grading, drainage and foundation recommendations made by the geotechnical engineer would reduce the risks regarding landslide hazards to a less than significant impact.

Sources of Information

- California Department of Forestry and Fire Protection (Cal Fire). 2007. *Fire Hazard Severity Zones in SRA Map*.
- California Department of Forestry and Fire Protection (Cal Fire). 2009. *Very High Fire Hazard Severity Zones in LRA Map*.
- Contra Costa County General Plan, 2005-2020. *Conservation Element*.
- Contra Costa County General Plan, 2005-2020. *Safety Element*.
- Darwin Myers Associates, County Geologist. 2018. *Geologic Peer Review for County File #LP15-2048*. April 16, 2018.
- Gray Geotech. 2017. *Geotechnical Report, Proposed Single Family Residential Development, 6300 Old School Road, Pleasanton, CA*. October 11, 2017.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Contra Costa Clean Water Program. 2017. *Stormwater C.3 Guidebook*.
- San Ramon Valley Fire Protection District. 2018. *Agency Comment Letter dated April 27, 2018*.

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

SUMMARY:

- a) *Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? (**Less than Significant with Mitigation**)*

As discussed in individual sections of this initial study, the project to construct an additional single-family residence and replace an existing culvert may impact the quality of the environment (Biological Resources, Cultural Resources, Geology/Soils, and Tribal Cultural Resources) but the impact would be reduced to a less than significant level with the adoption of the recommended mitigation measures that are specified in the respective sections of this initial study. The project is not expected to threaten any wildlife population, impact endangered plants or animals, or affect state cultural resources with the already identified mitigation measures.

- b) *Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (**Less than Significant Impact**)*

The proposed project would not create substantial cumulative impacts. The project is consistent with the A-80 zoning designation. Furthermore, the proposed project would be consistent with the existing surrounding agricultural and single-family residential development.

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

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

REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the 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:

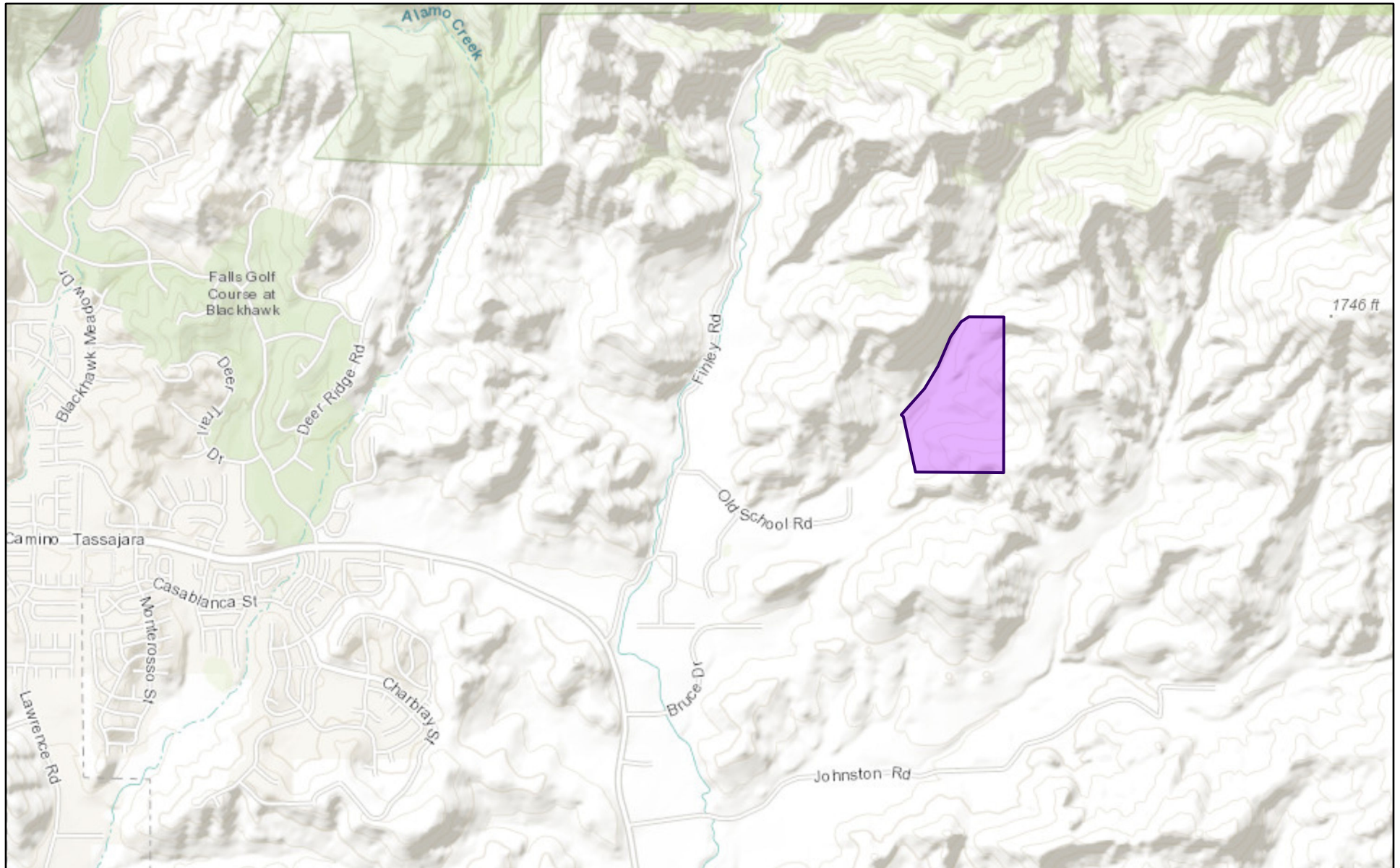
1. California Department of Fish and Wildlife. Accessed January 2020. <https://map.dfg.ca.gov/lands/>
2. California Environmental Quality Act Guidelines
3. Charles A. Patterson, Plant Ecologist. July 2020. *Supplemental Biological Assessment for 6300 Old School Road.*
4. Contra Costa County General Plan (2005 – 2020)
5. Contra Costa County Historic Resources Inventory (12/2010)
6. Contra Costa County Important Farmland Map (2016)
7. Contra Costa County Ordinance (Title 8)
8. Contra Costa County Department of Public Works. June 25, 2019. *Staff Report and Conditions of Approval.*
9. County Geographic Information System (GIS) Data Layers
10. East Contra Costa County Habitat Conservancy. Accessed January 2020. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>
11. Hazardous Waste and Substances Site List - “Cortese List” (Website)
12. Humann Company, Inc. August 2016. *Storm Water Control Plan for Luna & Lima Residence, 6300 Old School Road, Pleasanton, California 94803*
13. Humann Company, Inc. 2018. *6300 Old School Road Grading Plans.*
14. Olberding Environmental, Inc. July 2019. *California Department of Fish and Wildlife, Streambed Alteration Agreement Application for the Old School Drive Property Culvert Replacement Project, Contra Costa County, California.*
15. Project Application and Plans
16. Public Resources Code

17. U.S. Department Of Commerce, Economics & Statistics Administration, U.S. Census Bureau. 2012. *2010 Census - Urbanized Area Reference Map: San Francisco--Oakland, CA*
18. William Roop, M.A., RPA, Archaeological Resources Service. February 9, 2021. *An Historic Properties Inventory for a Culvert Replacement, 6300 Old School Road, Tassajara, Contra Costa County, California.*

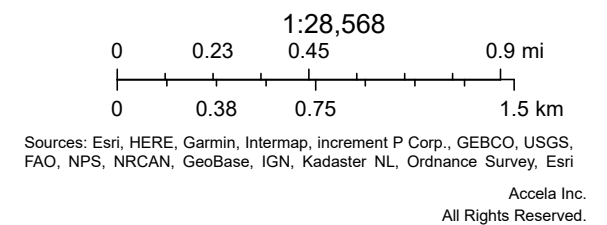
ATTACHMENTS

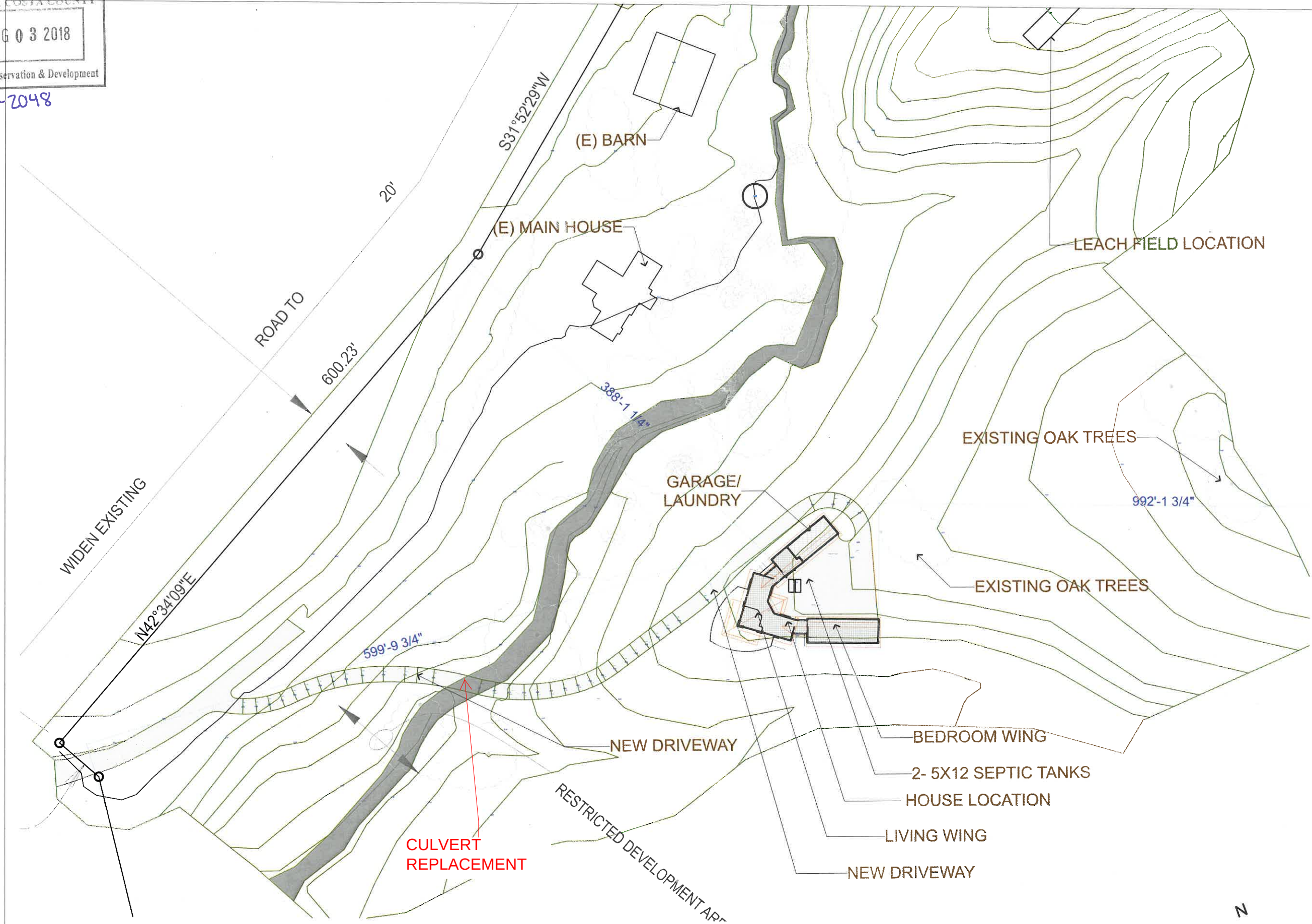
- 1. Vicinity Map**
- 2. Site Plan**
- 3. MMRP**

Vicinity Map



January 2, 2020





1 SITE PLAN - PROPOSED
SCALE: 1" = 40'



820 ORANGE
BLOSSOM WAY,
DANVILLE, CA 94526
(925) 314-9826

damcquillan.com

LIMA & LUNA RESIDENCE

6300 OLD SCHOOL ROAD
PLEASANTON CA



REVISION

JOB 1517
DATE 7/31/18
SHEET

A1-1

SHEET 3

**Mitigation Monitoring and Reporting Program
County File #CDLP15-02048**

**6300 Old School Road
Pleasanton, CA 94588**

April 23, 2021

SECTION 1: BIOLOGICAL RESOURCES

Impact BIO-1: Ground-disturbing activities may impact California tiger salamander, California red-legged frog, and other sensitive species that have the potential to use the site for nesting and/or foraging.

Mitigation Measure BIO-1: The following mitigation measures to avoid and minimize take of individual red-legged frogs, tiger salamanders, and other sensitive species during construction would reduce such impacts to less than significant levels:

- i. Construction shall be limited to the dry season, such as summer or early fall, when water flow in the stream is not expected. If water is not present in the drainage channel during construction, no water diversion structure will be required.
- ii. Pre-construction wildlife surveys shall be conducted by a qualified biologist no more than two weeks prior to construction.
- iii. A qualified biologist shall serve as a construction monitor during any work that must be undertaken near higher quality habitat for any of these species.

Implementing Action:	COA
Timing of Verification:	Prior to, during, and post construction.
Responsible Department, Agency, or Party:	Project proponent, qualified biologist, and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of survey report for CDD review.

Impact BIO-2: Work within the project area may have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

Mitigation Measure BIO-2: The following mitigation measures would reduce such impacts to less than significant levels:

- i. Orange construction fencing shall be used to define the work area and provide a buffer for riparian vegetation and code-protected trees.
- ii. Excavation shall be limited to 12 inches in depth in the area of code-protected trees affected by project activities to minimize impacts to the tree roots.
- iii. Temporary impact areas shall be restored to pre-project conditions by re-seeding with a native and/or naturalized vegetation mix.

Implementing Action:	COA
Timing of Verification:	Prior to, during, and post construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check for CDD review.

Abbreviations:

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Impact-BIO-3: There are approximately 0.014 acres of Waters of the State and 0.005 acres of Waters of the U.S. within the culvert replacement project area that would be potentially impacted by project activities.	
Mitigation Measure BIO-3: The following mitigation measures would reduce impacts to any Waters of the State and Waters of the U.S. to less than significant: i. To prevent sediment from entering the on-site watercourse, erosion and siltation controls shall be used and maintained during and after construction to prevent exposed soil from entering the stream. ii. Construction shall be limited to the dry season when water flow in the stream is not expected, such as during summer or early fall. If there is no water present in the drainage channel during construction, no water diversion structure will be required.	
Implementing Action:	COA
Timing of Verification:	Prior to and during construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check for CDD review.
Impact BIO-4: The culvert replacement work will occur near riparian habitat and within the dripline of code-protected trees and has the potential to impact migratory birds that may be nesting in the trees or within the project area.	
Mitigation Measure BIO-4: The following mitigation measures shall be implemented prior to and during project construction and will reduce impacts to migratory birds to less than significant: i. If project work is to occur during bird nesting season (February 1 through August 31), a preconstruction nesting survey shall be conducted by a qualified biologist within 300 feet of the project area no more than five days prior to the start of project activities (vegetation removal, grading, or other initial ground disturbing activities). ii. If nesting raptors are identified during the survey, the dripline of the nest tree shall be fenced with orange construction fencing, and a 300-foot radius around the nest tree must be staked with orange lath or other suitable staking, unless a qualified biologist conducts behavioral observations and determines the nesting raptor are well acclimated to disturbance. If this occurs, the qualified biologist may prescribe a modified buffer that allows sufficient room to prevent undue disturbance/harassment to the nesting raptors. No construction or earth-moving activity shall occur within the established buffer until it is determined by a qualified biologist that the young have fledged and have attained sufficient flight skills to avoid project construction zones. iii. If other nesting protected birds are identified nesting on or near the project site during the survey, a 75-foot radius around the nest must be demarcated with orange construction fencing. The size of the buffer may be altered if a qualified biologist conducts behavioral observations and determines the birds are well acclimated to disturbance or are otherwise geographically shielded from disturbance. If this occurs, the qualified biologist may prescribe a modified buffer that	

Abbreviations:

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allows sufficient room to prevent undue disturbance/harassment to the nesting birds. No construction or earth-moving activity should occur within the fenced buffer until it is determined by a qualified ornithologist that the young have fledged and have attained sufficient flight skills to avoid project construction zones. iv. Nesting buffers should be maintained until a qualified biologist determines that the young have fledged and are independent of their nests.	
Implementing Action:	COA
Timing of Verification:	No more than 14 days prior to the start of project activities and during construction.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check.
SECTION 2: CULTURAL RESOURCES	
Impact CUL-1: The project could cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5. Subsurface construction activities have the potential to damage previously undiscovered historical resources.	
Mitigation Measure CUL-1: If during the course of construction activities there is accidental discovery or recognition of human remains, the following steps shall be taken and included on all construction plans: i. If deposits of prehistoric or historical archaeological materials are encountered during ground disturbance activities, all work within 50 feet of the discovery should be redirected and a qualified archaeologist contacted to evaluate the finds and make recommendations. It is recommended that such deposits be avoided by further ground disturbance activities. If such deposits cannot be avoided, they should be evaluated for their significance in accordance with the California Register of Historical resources. If the deposits are not eligible, avoidance is not necessary. If eligible, deposits will need to be avoided by impacts or such impacts must be mitigated. Upon completion of the archaeological assessment, a report should be prepared documenting the methods, results, and recommendations. The report should be submitted to the Northwest Information Center and appropriate Contra Costa County agencies. ii. 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	

Abbreviations:

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Community Development Division (CDD)

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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 County agencies.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.
Impact CUL-2: The project could cause a substantial adverse change in the significance of an archaeological resource as defined in California Environmental Quality Act Guidelines Section 15064.5. Subsurface construction activities have the potential to damage previously undiscovered archaeological resources.	
See Mitigation Measure CUL-1.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.
Impact CUL-3: Project activities have the potential to significantly impact previously undiscovered human remains.	
See Mitigation Measure CUL-1.	
SECTION 3: GEOLOGY/SOILS	
Impact GEO-1: There is potential risk of liquefaction within the culvert replacement area.	
Mitigation Measure GEO-1: At least 30 days prior to issuance of a grading or building permit, the project proponent shall submit an updated geotechnical report prepared by an engineering geologist licensed by the State of California, that references proposed grading, drainage and foundation plans, and provides updated design recommendations based on the approach to development of the site to the CDD for review and approval of the County Peer Review Geologist. The report shall include additional	

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subsurface exploration and laboratory needed to better characterize the engineering properties of soils and rock in the area of the bridge crossing (including assessment of liquefaction potential), proposed sites of the C.3 bio-retention basins, septic system leachfield, and in the area of the residential building site.	
Implementing Action:	COA
Timing of Verification:	Prior to issuance of a Building or Grading Permit, Plan Check review of construction plan sets, and throughout project.
Responsible Department, Agency, or Party:	Project Geologist, County Geologist, and CDD.
Compliance Verification:	Submittal of updated Geotech report for CDD and County Geologist review. Plan Check prior to building or grading permit issuance.
Impact GEO-2: There are potential landslide hazards within the project area.	
Mitigation Measure GEO-2: i. During grading, the geotechnical engineer shall observe and approve any keyway excavations; removal of any existing fill material down to stable bedrock or in-place material; and installation of all subdrains including their connections. Back filling of the keyway excavations, along with all fill placement in the project shall be observed and adequate testing shall be performed using an ASTM method to ensure that the compaction achieved is consistent with the standards specified in the geotechnical report that are the bases for issuance of construction permits, and that the subdrain installation meets the standards for the project. Cut slopes and any keyways shall be observed and mapped by the project geotechnical engineer/engineering geologist who will provide any required slope modification recommendations based on actual geologic condition encountered during grading. Written approval from the Grading Inspector shall be obtained prior to any modification to the approved grading plan. ii. Prior to issuance of the residential building permit, the applicant shall submit a geotechnical monitoring and testing report. That report shall include evidence of the observation and testing services provided during rough grading, including: a. A map showing the as graded cut/fill contact, along with geologic mapping of all bedrock cut slopes and cut pad areas (or indicate the cut in the area of the building pad(s) was over-excavated and backfilled with engineered fill meeting the standards for the project. b. The results of chemical testing of the building pad (performed after rough grading). The purpose of testing is to determine the level of corrosion protection, if any, required for steel and concrete materials used for construction. c. The results of all compaction test data gathered during grading (identify dates, approximate locations and estimated depth).	

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d. A professional opinion of the geotechnical engineer on the consistency of the rough graded project with recommendations in the geotechnical report that was the basis for issuance of the grading permit.	
Implementing Action:	COA
Timing of Verification:	Prior to issuance of a Building or Grading Permit, Plan Check review of construction plan sets, and throughout project.
Responsible Department, Agency, or Party:	Project Geologist, County Geologist, and CDD.
Compliance Verification:	Submittal of monitoring and testing report for CDD and County Geologist review. Plan Check prior to building or grading permit issuance.
Impact GEO-3: The project is 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.	
See Mitigation Measures GEO-1 and GEO-2.	
Impact GEO-4: The project is 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.	
See Mitigation Measures GEO-1 and GEO-2.	
Impact GEO-5: Subsurface construction activities may damage previously undiscovered unique paleontological resources or sites or unique geologic features.	
Mitigation Measure GEO-3: If paleontological resources or sites or unique geologic features are encountered during ground disturbing activities, all work within 50 feet of the discovery should be redirected and a qualified paleontologist contacted to evaluate the finds and make recommendations. Upon completion of the paleontological assessment, a report should be prepared documenting the methods, results, and recommendations, and submitted to DCD for review.	
Implementing Action:	COA
Timing of Verification:	Prior to issuance of a Building or Grading Permit, Plan Check review of construction plan sets, and throughout project.
Responsible Department, Agency, or Party:	Qualified paleontologist and CDD.
Compliance Verification:	Submittal of assessment report for CDD review.
SECTION 4: TRIBAL CULTURAL RESOURCES	

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Impact TRIBAL CUL-1: The project could 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 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). The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.

See **Mitigation Measure CUL-1.**

SECTION 5: MANDATORY FINDINGS OF SIGNIFICANCE

Potential Impact: As discussed in individual sections of the Initial Study, the project to construct a single-family residence and replace an existing culvert may impact the quality of the environment (Biological Resources, Cultural Resources, Geology/Soils, and Tribal Cultural Resources).

Mitigation Measures: The impact would be reduced to a less than significant level with the adoption of the recommended Mitigation Measures that are specified in the respective sections of the Initial Study.

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