

**Department of  
Conservation and  
Development**

30 Muir Road  
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra  
Costa  
County**



**John Kopchik**  
Director

**Aruna Bhat**  
Deputy Director

**Jason Crapo**  
Deputy Director

**Maureen Toms**  
Deputy Director

**Amalia Cunningham**  
Assistant Deputy Director

November 19, 2021

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

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

- 1. Project Title:** Subdivision 9573, 7-lot Subdivision
- 2. County File Number:** #CDSD21-09573
- 3. Lead Agency:** Contra Costa County  
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Dominique Vogelpohl, Project Planner  
(925) 655-2880
- 5. Project Location:** 180 Midhill Road, Martinez, CA  
APNs: 161-280-005 and -034
- 6. Applicant's Name, Address, and Phone Number:** Kathryn Watt for DeNova Homes, Inc.  
1500 Willow Pass Court  
Concord, CA 94520  
(925) 605-9304
- 7. Description of Project:** The applicant seeks approval of a vesting tentative map to subdivide the approximately 1.98-acre project site into 7 residential lots and two common area parcels that will be bioretention basins for onsite drainage. The proposed 7 residential lots will range

in size from 10,366-12,641 square-feet, and the common area parcels will be 2,293 and 2,975 square-feet.

Lot 1 will be accessed from the east end of the project site off the portion of Midhill Road that runs North and South. The 6 other lots will be accessed from the southwest corner of the project site where there is an existing private road easement off the portion of Midhill Road that runs East and West. The existing private road easement is also located on neighboring properties: 120 and 130 Midhill Road, and 395 and 391 Marti Marie Drive.

The project site is currently vacant. This subdivision includes the construction of 7 residences and retaining walls, improvements to the existing portion of the private road easement, and the construction of the new portion of the private road, as well as sidewalk, curb and gutter, drainage improvements, and landscaping. There will be approximately 8,200 cubic yards of cut that will be redistributed throughout the project site as fill, as such there will be approximately 16,400 cubic yards of grading total, but no dirt will be imported or exported.

The project also includes a tree permit request to remove 40 code-protected trees, and to work within the dripline of 12 additional code-protected trees. 58 trees that are associated with the development of the project were inventoried by certified arborist Michael Baefsky (#WE-0222A). 41 of these trees are located on the project site, and the other 17 are located on neighboring properties: 190, 184, 130, and 120 Midhill Road. The trees proposed for removal are all located on the project site, and are requested to be removed due to grading, road and drainage improvements, and development of the 7 residential lots. According to the arborist, there are mitigation measures feasible to protect the trees to remain during construction. These mitigation measures will be required to be in place throughout the entire construction period.

- 8. Surrounding Land Uses and Setting:** The subject property is located in the unincorporated Martinez area of the County and is also surrounded by the boundaries of the City of Martinez. Interstate 680 is approximately 0.75 miles east of the property and Highway 4 is approximately 0.5 miles south of the property. The surrounding area primarily consists of single-family residences.

The approximately 1.98-acre site is located on Midhill Road in the unincorporated Martinez area of the County. The subject property connects to Midhill Road on the east and to Midhill Drive from the private road easement on the south. The project site is located in unincorporated Martinez, and undeveloped. The properties are bound by the City of Martinez to the west, east, and south. The project site is relatively steep, having about 50 feet of fall from the northeast corner to the southwest corner.

- 9. Determination:** The County has determined that without mitigation the project may result in significant impacts in the environmental areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources. Therefore, pursuant to California Code of Regulations Section 15070, a Mitigated Negative Declaration/Initial Study has been prepared which identifies mitigation measures to be incorporated into the project that will reduce the impacts to less than significant levels. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Mitigated Negative Declaration/Initial Study during a 30-day public comment period.

A copy of the Mitigated Negative Declaration/Initial Study and all documents referenced in the mitigated negative declaration may be reviewed on the Department of Conservation & Development webpage at the following address:

Weblink: <https://www.contracosta.ca.gov/4841/CEQA-Notifications>

***Public Comment Period*** – The period for accepting comments on the adequacy of the environmental document will begin on **Friday, November 19, 2021** and extend to **5:00 P.M., Monday, December 20, 2021**. Any comments should be submitted in writing to the following address:

Contra Costa County  
Department of Conservation & Development  
**Attn: Dominique Vogelpohl**  
30 Muir Road  
Martinez, CA 94553

or;

via email to [dominique.vogelpohl@dcd.cccounty.us](mailto:dominique.vogelpohl@dcd.cccounty.us)

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. The hearing will be held online, with public participation available via online access or via telephone. Hearing notices will be sent out prior to the finalized hearing date.

For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 655-2880, or email at [dominique.vogelpohl@dcd.cccounty.us](mailto:dominique.vogelpohl@dcd.cccounty.us).

Sincerely,



Dominique Vogelpohl  
Senior Planner

cc: County Clerk's Office (2 copies)

Attachments: Project Vicinity Map and Vesting Tentative Map

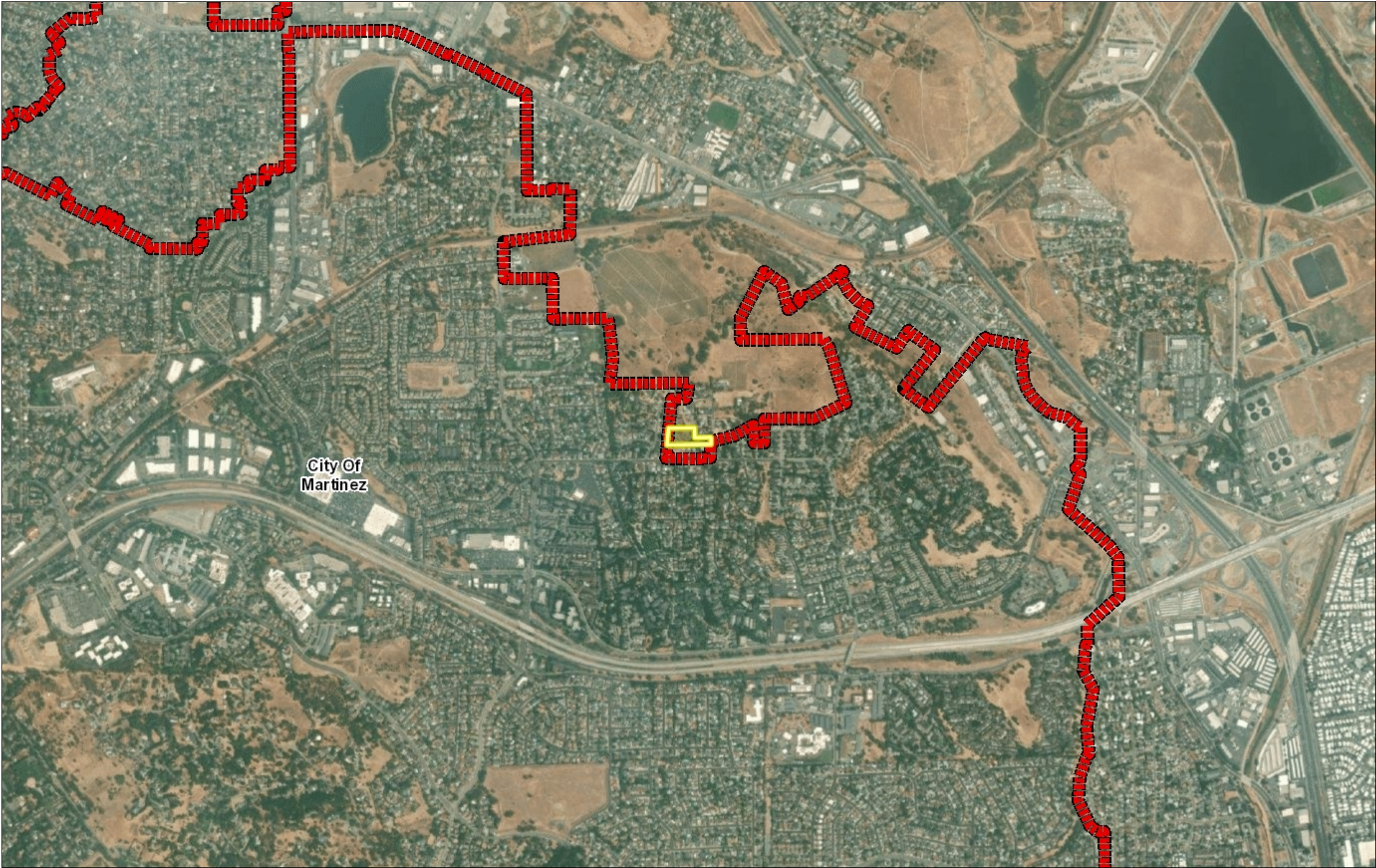


Vicinity Map



Legend

-  City Limits
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



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

1: 18,056



Notes  
CDS21-09573



VESTING TENTATIVE MAP  
FOR  
SUBDIVISION  
180 MIDHILL ROAD

MARTINEZ • CONTRA COSTA COUNTY • CALIFORNIA

NOTES AND SECTIONS

SCALE: AS SHOWN

AUGUST, 2021

GENERAL NOTES

- OWNER: MEADOW GREEK GROUP, LLC  
1500 WILLOW PASS COURT  
CONCORD, CA 94520
- DEVELOPER: DENOVA HOMES  
1500 WILLOW PASS COURT  
CONCORD, CA 94520  
CONTACT: TRENT SANSON
- CIVIL ENGINEER: MERIDIAN ASSOCIATES, INC.  
1300A WILLOW PASS COURT  
CONCORD, CA 94520  
CONTACT: HOMAYUN KARIM
- SOILS ENGINEER: STEVENS, FERRONE & BAILEY  
1600 WILLOW PASS COURT  
CONCORD, CA 94520  
(PROJECT NO. 155-99 DATED: OCTOBER 9, 2020)  
CONTACT: KEN FERRONE
- ASSESSOR'S PARCEL NUMBERS: 161-280-005 & 034
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SITE AREA: GROSS AREA FOR ALL PARCELS: 1.98 ACRES±  
NET DEVELOPABLE ACREAGE: 1.26 ACRES±
- NUMBER OF LOTS: 7 RESIDENTIAL LOTS & 2 PARCELS
- GENERAL PLAN: HIGH DENSITY RESIDENTIAL
- EXISTING ZONING: N/A  
PROPOSED ZONING: N/A
- DENSITY (ALLOWED): 5.0 - 7.2 UNITS/NET AC  
DENSITY PROPOSED: 5.56 UNITS/NET ACRE
- UTILITY PROVIDERS: CONTRA COSTA WATER DISTRICT (CCWD)  
WATER: PACIFIC GAS & ELECTRIC  
GAS: ELECTRIC  
SEWER: MT. VIEW SANITARY DISTRICT  
TELEPHONE: ATT  
CABLE: COMCAST CABLE  
ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO THE MINIMUM SIZES SLOPES, AND SPECIFICATIONS OF THE GOVERNING AGENCY'S STANDARDS.
- TOPOGRAPHY: EXISTING TOPOGRAPHY PROVIDED BY VERTICAL MAPPING RESOURCES AND A FIELD SURVEY BY MERIDIAN ASSOCIATES, INC. DATED SEPTEMBER 16, 2020. CONTOUR INTERVAL IS 1 FOOT.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON RECORD INFORMATION ONLY. FINAL BOUNDARY SHALL BE BASED ON A FIELD SURVEY.
- STREETS: ALL PROPOSED NEW STREETS ARE PRIVATE (PARCELS C)
- FLOOD ZONE: THE SITE IS DESIGNATED AS ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM MAP PANEL 277 OF 602 (MAP 06013C0277F) DATED JUNE 16, 2009.
- GRADING: GRADES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- DIMENSIONS: HOUSE FOOTPRINTS, LOT DIMENSIONS AND AREA(S) SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL DESIGN.



VICINITY MAP

SCALE: 1"=500'

BENCHMARK :

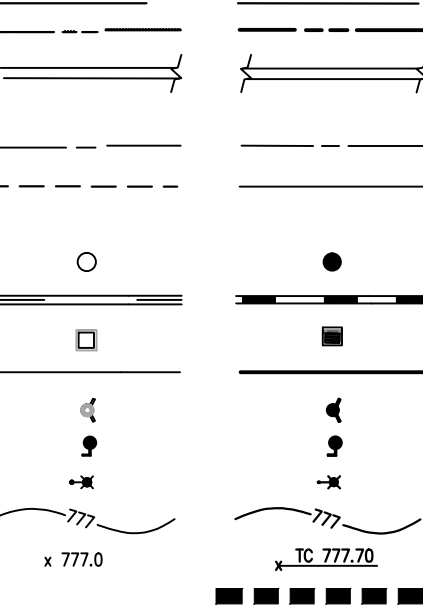
CONTRA COSTA COUNTY BENCHMARK 3334: A CONCRETE FASTENER AND BRASS DISC IN TOP OF CURB EAST CORNER OF CONCRETE D.I. ON SOUTH SIDE OF PALISADE DRIVE 200' WEST OF THE INTERSECTION OF PALISADE DRIVE AND MORELLO ROAD. ELEVATION 103.606 (BASED ON MEAN SEA LEVEL)

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE LINE BETWEEN FOUND MONUMENTS ON MIDHILL ROAD AS SHOWN ON SUBDIVISION 6959 - MIDHILL ROAD (332 M 4) AS "NORTH 0° 29' 52" EAST".

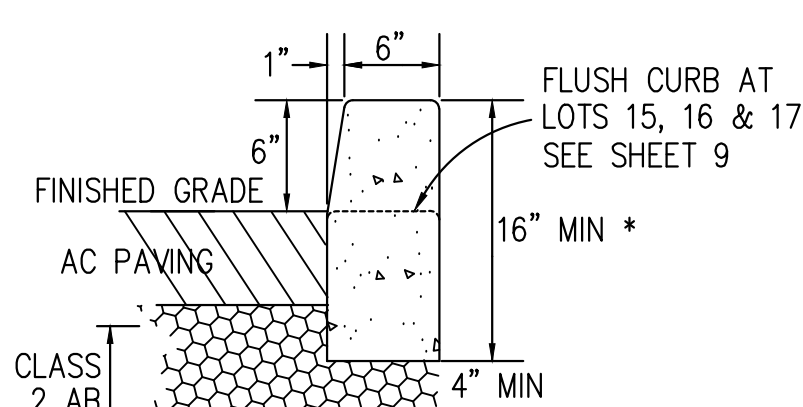
LEGEND

EXISTING PROPOSED



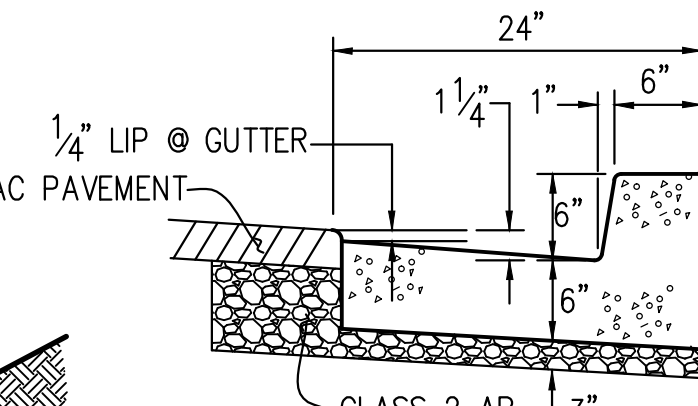
DESCRIPTION

PROPERTY LINE  
CURB AND GUTTER (TYPE AS NOTED)  
CENTERLINE  
UTILITY LINE (TYPE & SIZE AS NOTED)  
MANHOLE  
STORM DRAIN PIPE  
STORM DRAIN INLET  
WATER MAIN  
FIRE HYDRANT  
BLOW OFF  
ELECTROLINER  
CONTOURS  
SPOT ELEVATIONS  
COUNTY/CITY BOUNDARY



6" VERTICAL CURB & FLUSH CURB

NOT TO SCALE

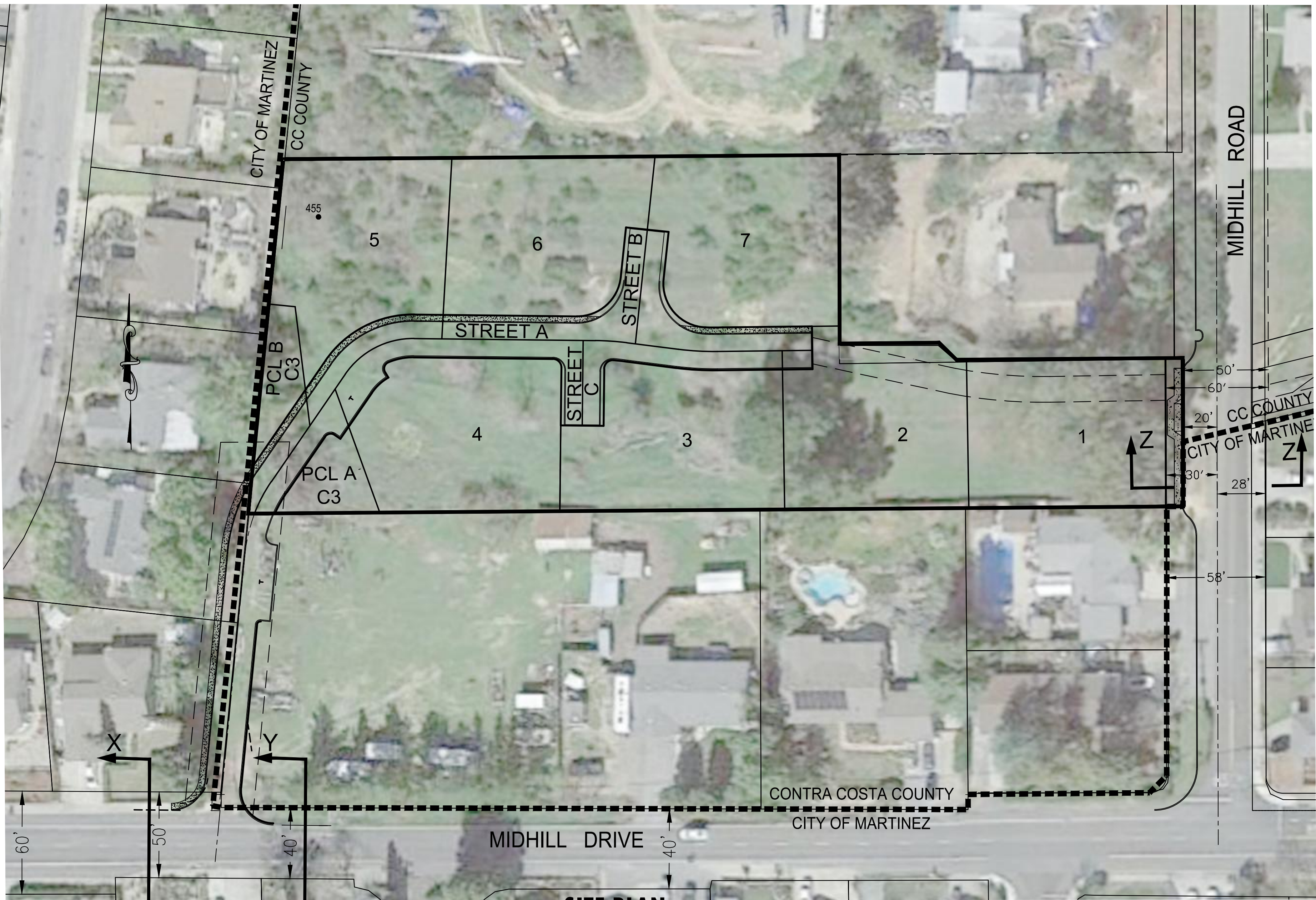


STANDARD CA71 CURB & GUTTER

NOT TO SCALE

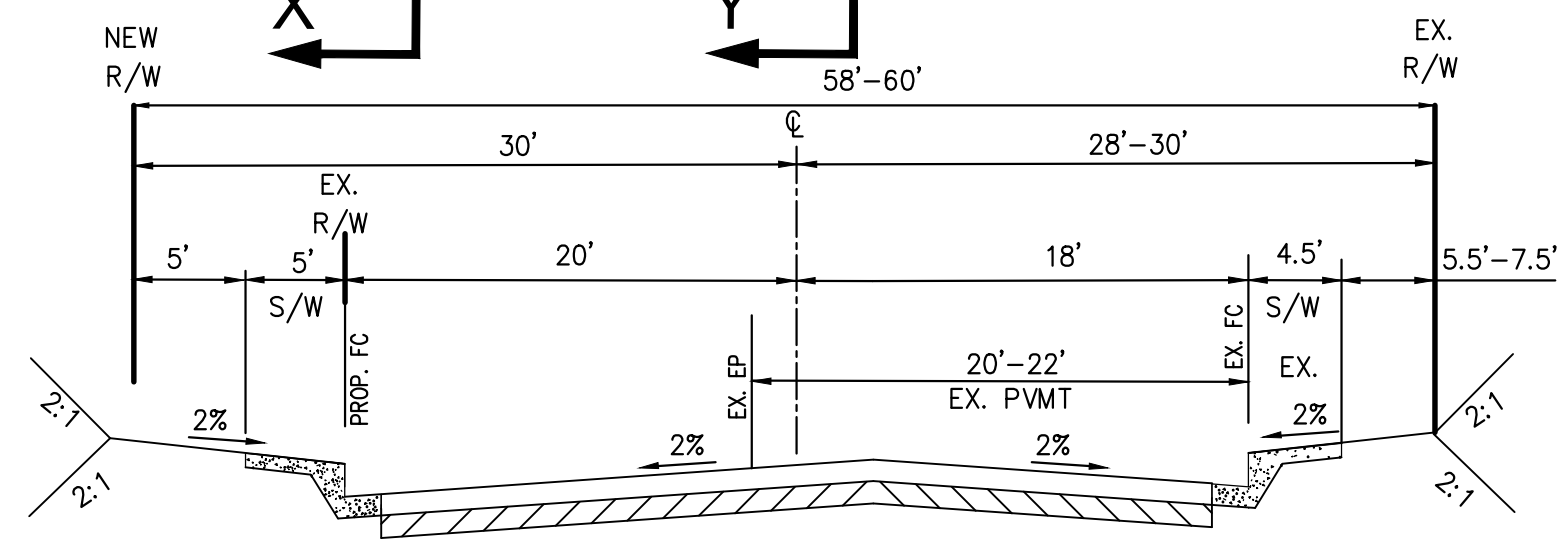
ABBREVIATIONS:

AB AGGREGATE BASE  
AC ASPHALT CONCRETE  
CL CENTER LINE  
CB CATCH BASIN  
CO CLEAN OUT  
EL ELEVATION  
EP EDGE OF PAVEMENT  
EX EXISTING  
FC FACE OF CURB  
FF FINISHED FLOOR  
FG FINISHED GRADE  
FH FIRE HYDRANT  
FL FLOW LINE  
GB GRADE BREAK  
GR GRATE ELEVATION  
HP HIGH POINT  
JT JOINT TRENCH  
MH MANHOLE  
PL PROPERTY LINE  
PP POWER POLE  
PUE PUBLIC UTILITY EASEMENT  
R RADIUS  
RIM RIM ELEVATION  
R/W RIGHT OF WAY  
SD STORM DRAIN  
SDMH STORM DRAIN MANHOLE  
SS SANITARY SEWER  
SSCO SANITARY SEWER CLEANOUT  
SSMH SANITARY SEWER MANHOLE  
TC TOP OF CURB  
TFC TOP OF FLUSH CURB  
TYP TYPICAL  
W WATER LINE



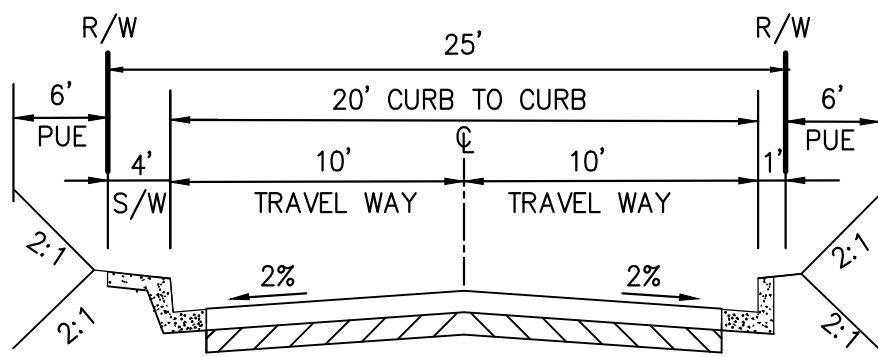
SITE PLAN

SCALE: 1"=40'



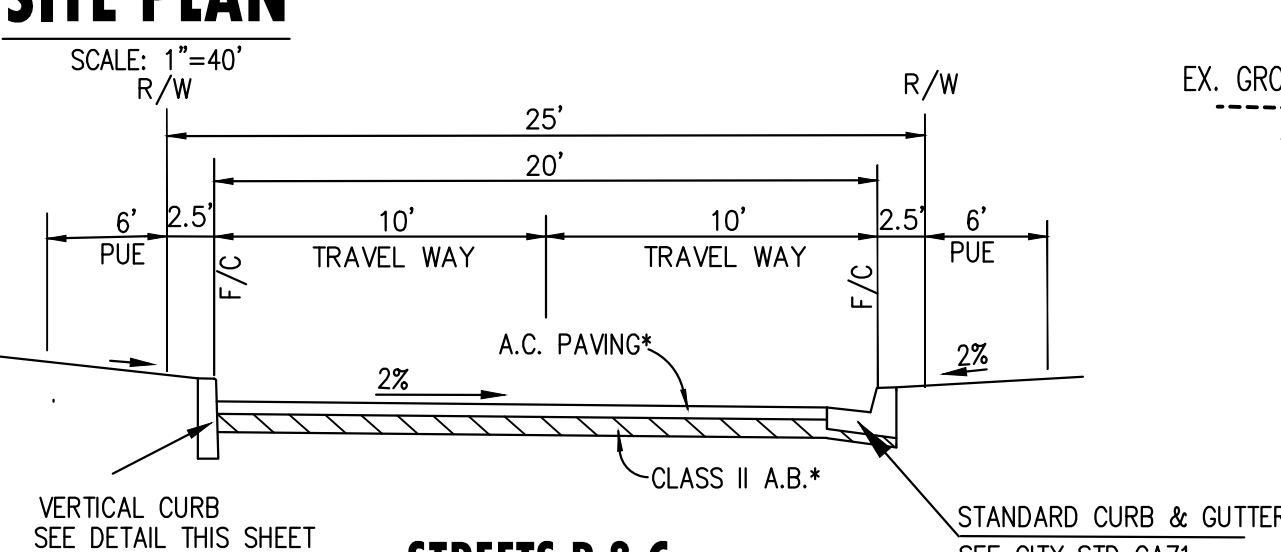
MIDHILL ROAD (EAST) (COUNTY/CITY)  
TYPICAL STREET SECTION Z-Z (PUBLIC)

NOT TO SCALE



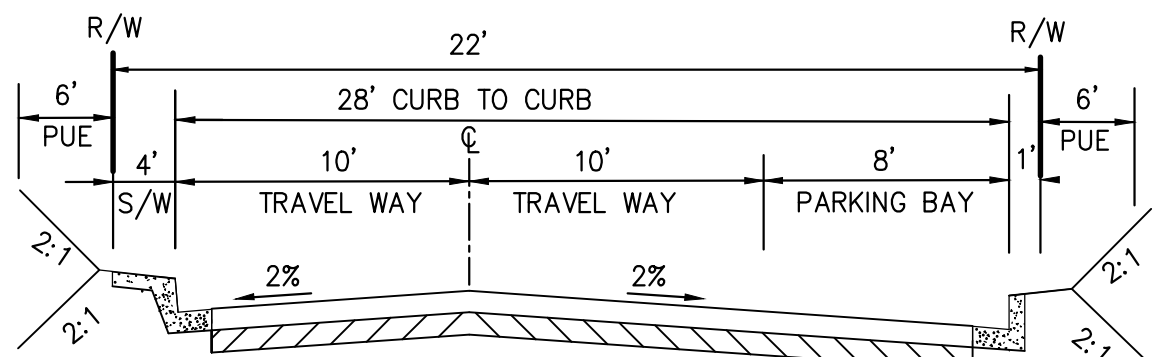
STREETS A  
TYPICAL STREET SECTION (PRIVATE)

NOT TO SCALE



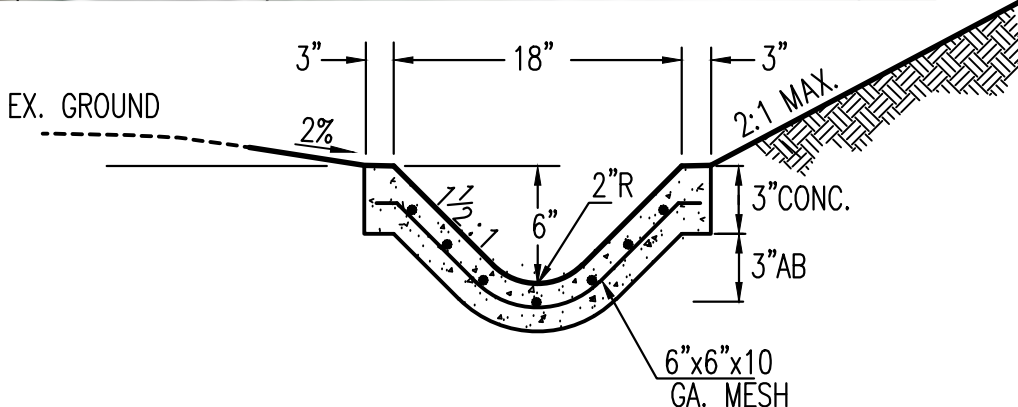
STREETS B & C  
TYPICAL STREET SECTION - 20' CURB TO CURB (NO CROWN)

NOT TO SCALE



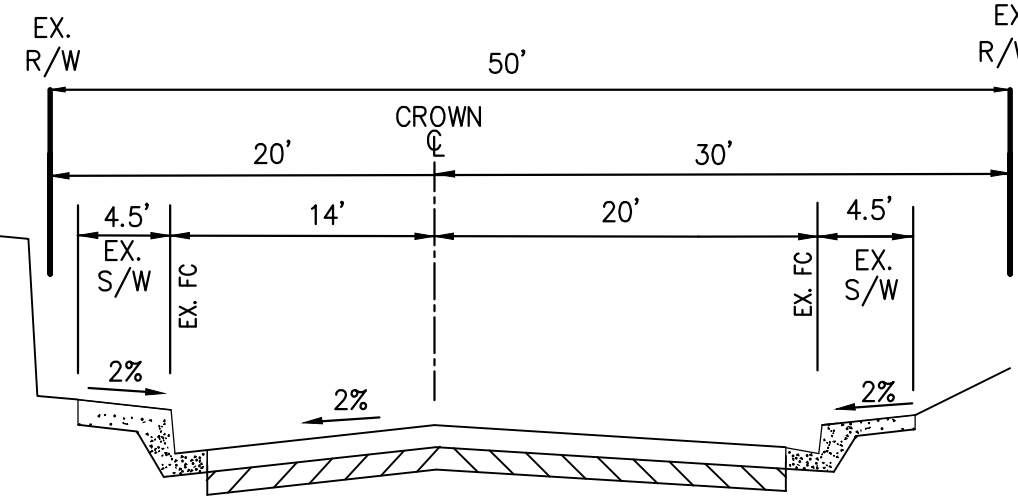
STREETS A  
MINOR ROADS 30' R/W (PRIVATE WITH PARKING BAY)

NOT TO SCALE



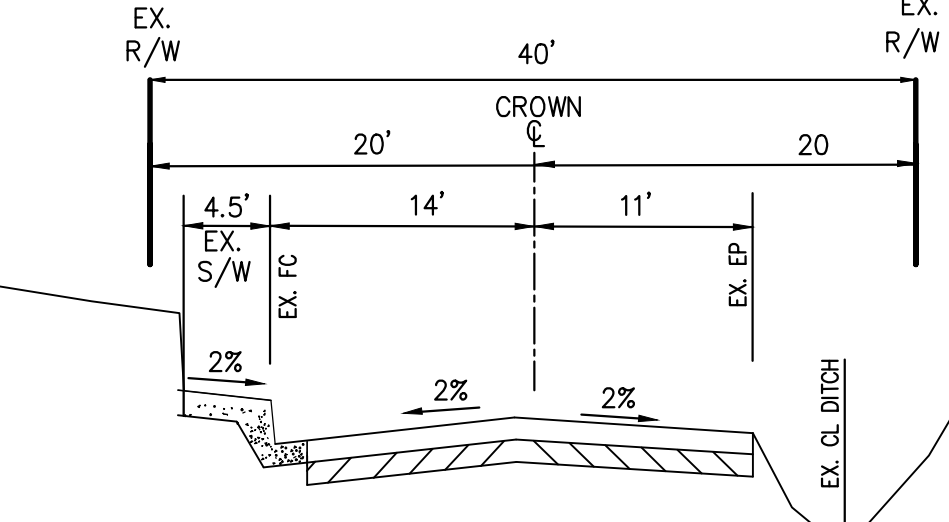
CONCRETE V-DITCH

NOT TO SCALE



EXISTING MIDHILL ROAD (SOUTH) (CITY OF MARTINEZ)  
TYPICAL STREET SECTION X-X (PUBLIC)

NOT TO SCALE



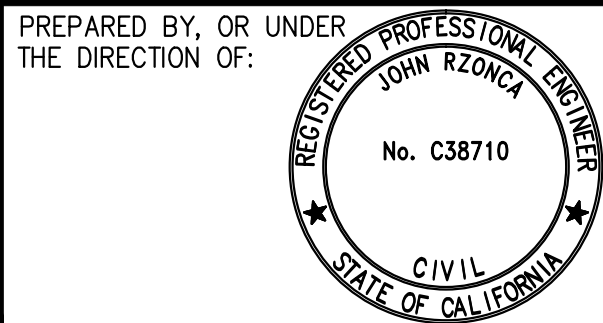
EXISTING MIDHILL ROAD (SOUTH) (CITY OF MARTINEZ)  
TYPICAL STREET SECTION Y-Y (PUBLIC)

NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
C-1	NOTES AND STREET SECTIONS
C-2	BOUNDARY AND EXISTING CONDITIONS
C-3	PRELIMINARY GRADING AND DRAINAGE PLAN
C-4	PRELIMINARY GRADING SECTIONS
C-5	PRELIMINARY UTILITY PLAN
C-6	FINAL DEVELOPMENT PLAN
C-7	CONCEPTUAL STORM WATER MANAGEMENT PLAN

DATE: AUGUST, 2021				
SCALE: AS SHOWN				
DRAWN: TJB/YPS				
DESIGNED: HK/TB				
ENGINEER: YS				
MANAGER: HK				
NO.	BY	DATE	REVISIONS	



**MERIDIAN ASSOCIATES, INC.**  
CIVIL ENGINEERING • PLANNING • SURVEYING  
1300A WILLOW PASS COURT  
CONCORD, CA 94520  
PHONE: 925-691-7300  
FAX: 925-691-7110

**DeNova Homes**  
1500 WILLOW PASS COURT, CONCORD, CA 94520  
PHONE 925-685-0110 FAX 925-685-0660

SUBDIVISION 9573 VESTING TENTATIVE MAP 180 MIDHILL ROAD  
**NOTES AND STREET SECTIONS**  
MARTINEZ CONTRA COSTA COUNTY CALIFORNIA

SHEET NO.  
**C-1**  
OF 7 SHEETS  
JOB NO.  
20-10-01



## CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Subdivision 9573, 7-lot Subdivision  
County File #CDSD21-09573
2. **Lead Agency Name and Address:** Contra Costa County  
Department of Conservation and Development  
Community Development Division (CDD)  
30 Muir Rd.  
Martinez, CA 94553
3. **Contact Person and Phone Number:** Dominique Vogelpohl Senior Planner, (925) 655-2880
4. **Project Location:** 180 Midhill Road, Martinez, CA  
APNs: 161-280-005 and -034
5. **Project Sponsor's Name and Address:** Kathryn Watt for DeNova Homes, Inc.  
1500 Willow Pass Court  
Concord, CA 94520
6. **General Plan Designation:** The subject property is located within the Single-Family Residential-High Density (SH) General Plan land use designation.
7. **Zoning:** The subject property is located within the Single-Family Residential (R-10) zoning district.
8. **Description of Project:** The applicant seeks approval of a vesting tentative map to subdivide the approximately 1.98-acre project site into 7 residential lots and two common area parcels that will be bioretention basins for onsite drainage. The proposed 7 residential lots will range in size from 10,366-12,641 square-feet, and the common area parcels will be 2,293 and 2,975 square-feet.

Lot 1 will be accessed from the east end of the project site off the portion of Midhill Road that runs North and South. The 6 other lots will be accessed from the southwest corner of the project site where there is an existing private road easement off the portion of Midhill Road that runs East and West. The existing private road easement is also located on neighboring properties: 120 and 130 Midhill Road, and 395 and 391 Marti Marie Drive.

The project site is currently vacant. This subdivision includes the construction of 7 residences and retaining walls, improvements to the existing portion of the private road easement, and the construction of the new portion of the private road, as well as sidewalk, curb and gutter, drainage improvements, and landscaping. There will be approximately 8,200 cubic yards of cut that will be

redistributed throughout the project site as fill, as such there will be approximately 16,400 cubic yards of grading total, but no dirt will be imported or exported.

The project also includes a tree permit request to remove 40 code-protected trees, and to work within the dripline of 12 additional code-protected trees. 58 trees that are associated with the development of the project were inventoried by certified arborist Michael Baefsky (#WE-0222A). 41 of these trees are located on the project site, and the other 17 are located on neighboring properties: 190, 184, 130, and 120 Midhill Road. The trees proposed for removal are all located on the project site, and are requested to be removed due to grading, road and drainage improvements, and development of the 7 residential lots. According to the arborist, there are mitigation measures feasible to protect the trees to remain during construction. These mitigation measures will be required to be in place throughout the entire construction period.

## **9. Surrounding Land Uses and Setting:**

Surrounding Area: The subject property is located in the unincorporated Martinez area of the County and is also surrounded by the boundaries of the City of Martinez. Interstate 680 is approximately 0.75 miles east of the property and Highway 4 is approximately 0.5 miles south of the property. The surrounding area primarily consists of single-family residences.

Subject Property: The approximately 1.98-acre site is located on Midhill Road in the unincorporated Martinez area of the County. The subject property connects to Midhill Road on the east and to Midhill Drive from the private road easement on the south. The project site is located in unincorporated Martinez, and undeveloped. The properties are bound by the City of Martinez to the west, east, and south. The project site is relatively steep, having about 50 feet of fall from the northeast corner to the southwest corner.

## **10. Other public agencies whose approval is required, including but not limited to: (e.g., permits, financing, approval, or participation agreement:**

- Contra Costa County Building Inspection Division
- Contra Costa County Public Works Department
- Contra Costa County Fire Protection District
- Contra Costa Water District
- Mountain View Sanitary District
- Regional Water Quality Control Board

## **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 July 28, 2021. There was no request for consultation received in response to the notice.



### Environmental Factors Potentially Affected

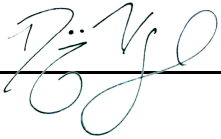
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

### Environmental Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

  
\_\_\_\_\_  
Dominique Vogelpohl  
Senior Planner  
Contra Costa County  
Department of Conservation & Development

November 19, 2021  
\_\_\_\_\_  
Date

## ENVIRONMENTAL CHECKLIST

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

### **SUMMARY:**

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

Figure 9-1 (Scenic Ridges and Waterways) 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 not located near a scenic ridgeway. Thus, as the proposed project is not visible from, and will not substantially change the visual character of the neighborhood in relation to scenic vistas, it is not expected to result in any substantial adverse effect on a scenic vista.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? (Less than Significant 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. Although the project site is not located in the vicinity of a state scenic highway as designed in the County's General Plan, Interstate 680 is approximately 0.75 miles east of the site. However, future development will not be visible from the Interstate. Therefore, the project would have a less than significant 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*



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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*the project conflict with applicable zoning and other regulations governing scenic quality? (**Less than Significant Impact**)*

The subject property is located within the Single-Family Residential-High Density (SH) General Plan land use designation and within the Single-Family Residential District (R-10) zoning district. The subject property is primarily surrounded by residential development. The project is to subdivide the subject property into 7 lots and common areas, and construct 7 new residences, remove existing trees on-site, and construction of the required improvements for the subdivision. Thus, the project would not conflict with the applicable zoning and other regulations governing scenic quality and would be 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 with Mitigation Incorporated**)*

Potential sources of light associated with the project would consist of typical sources of lighting associated with a residential development including lighting from new street lighting, the newly constructed residences, and vehicles traveling to and from the project site. Lampposts for private street lighting would be installed for the proposed development. This kind of development for the proposed subdivision on a currently undeveloped property could increase lighting above existing levels. However, **Mitigation Measure AES-1** would require exterior lighting to be directed downward and away from adjacent properties and public/private right-of-way to prevent excessive light spillover. With the implementation of **Mitigation Measure AES-1**, lighting impacts would be less than significant.

Glare resulting from the proposed residences' windows would be minimal and would be partially obscured by landscaping, depending on the time of day and the location of the reflecting light sources. Additionally, residential glass typically has a low reflectivity rate. Glare may also occur from on-site vehicles; however, such glare would be temporary, depending upon the time of day and location of the vehicle. Implementation of **Mitigation Measure AES-1** requires exterior lighting be directed downward and away from adjacent properties and public/private right-of-way to prevent glare. As such, glare impacts would be less than significant with mitigation.

**Impact AES-1: New exterior lighting from the project site could adversely affect nighttime views in the area.**

**Mitigation Measure AES-1: Proposed exterior lighting shall be directed downward and away from adjacent properties and public/private right-of-way to prevent glare or excessive light spillover. All lighting plans are subject to review and approval of the Community Development Division (CDD) to verify compliancy with this mitigation measure.**

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

- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- Contra Costa County Zoning Ordinance
- Meridian Associates, Inc. 2021. Vesting Tentative Map.

<b>2. AGRICULTURAL AND FOREST RESOURCES– Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in the conversion of farmland to a non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### SUMMARY:

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

Pursuant to the 2016 Contra Costa County Important Farmland Map, the subject property has been categorized as "other land." Figure 8-2 (Important Agricultural Land Map) of the Conservation Element of the County General Plan does not identify the property as important agricultural area. The property is zoned as Single-Family Residential, R-10 and has a General Plan land use designation of Single-Family Residential-High Density. The project is to subdivide the property into 7 lots and construct a residence on each lot, a use that is consistent with the zoning and general plan. Therefore, the potential for converting Prime Farmland, Unique Farmland, or



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 a Single-Family Residential (R-10) zoning district with a Single-Family Residential-High Density General Plan land use designation. 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.

- 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). The project site is zoned as Single-Family Residential (R-10) and has a General Plan land use designation of Single-Family Residential-High Density (SH). 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

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

The project site is a 1.98-acre undeveloped property. The project site is zoned for residential uses and has a General Plan land use designation for Single-Family Residential-High Density. The project to subdivide the site into 7 residential lots is consistent with the uses designated for the site. Therefore, this project does not result in the loss of forest land or conversion of forest land to non-forest use.

- 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 a residentially zoned area of the County. The project is to subdivide the site into 7 residential lots. Construction of a residence is an allowed use within the residential zoning district. The project site's history of agricultural use was a vineyard and horse grazing from 1930s-1970s. Then there was a single-family residence until 2004. Presently, since the property has been vacant it has not been in use, only routinely mowed and disced. 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, Conservation Element*
- California Department of Conservation. *Contra Costa County Important Farmland 2016.*

3. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

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

The 2017 Clean Air Plan, prepared by the Bay Area Air Quality Management District (BAAQMD), is the most recent plan prepared to fulfill state and federal air pollution reduction requirements. The 2017 plan provides a regional strategy to protect public health and protect the climate, as well as describing how the air district will continue to progress toward attaining all state and federal air quality standards and eliminating health risk disparities from exposure to air pollution among Bay Area communities. To accomplish this, the 2017 plan describes a multi-pollutant strategy to simultaneously reduce emissions and ambient concentrations of ozone, fine particulate matter, toxic air contaminants, as well as greenhouse gases (GHG) that contribute to climate change. The subdivision of land, or any other aspects of the proposed project, does not conflict with or obstruct implementation of any air quality plans for the region; therefore, the project will have a less than significant impact on this analysis category.

- b) *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? (**Less than Significant with Mitigation**)*

In developing thresholds of significance for criteria air pollutants, the BAAQMD considered the emission levels for a project's individual emission levels. As such, if a project exceeds the identified thresholds of significance, its emissions would be significant, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Thus, this impact analysis and discussion is related to the project-level effect of the project's regional criteria air pollutant emissions.

The region is non-attainment for the federal and State ozone standards, the State PM<sub>10</sub> standards, and the federal and State PM<sub>2.5</sub> standards. Potential impacts could result in exceedances of State or federal standards for NO<sub>x</sub> or particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). NO<sub>x</sub> emissions are of concern

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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because of potential health impacts from exposure to NO<sub>x</sub> emissions during both construction and operation and as a precursor in the formation of airborne ozone. PM<sub>10</sub> and PM<sub>2.5</sub> are of concern during construction, because of the potential to emit exhaust emissions from the operation of off-road construction equipment and fugitive dust during earth-disturbing activities (construction fugitive dust).

ROG emissions are also important, because of their participation in the formation of airborne ozone. Ozone is a respiratory irritant and an oxidant that increases susceptibility to respiratory infections and that can cause substantial damage to vegetation and other materials. Elevated ozone concentrations result in reduced lung function, particularly during vigorous physical activity. This health problem is particularly acute in sensitive receptors such as the sick, elderly, and young children.

Construction of the project would result in emissions of criteria pollutants from the use of heavy-duty construction equipment and vehicle trips generated from construction workers traveling to and from the site. In addition, fugitive dust PM<sub>10</sub> emissions would result from excavation, trenching, and other construction activities. Construction would occur over approximately 1-2 years total (site preparation and construction of homes). Approximately 16,400 cubic yards is proposed for grading, which will be balanced on-site.

Construction-related effects from fugitive dust from the proposed project would be greatest during the site preparation and grading phases due to the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions in the area of the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM<sub>10</sub> emissions would vary from day to day, depending on the nature and magnitude of construction activity (amount of equipment operating), local weather conditions (such as wind speed), and characteristics such as soil moisture and silt content of the soil. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site. For mitigation of fugitive dust emissions, the BAAQMD recommends implementing best management practices (BMPs), as a pragmatic and effective approach to controlling fugitive dust emissions (BAAQMD, 2017a). The BAAQMD notes that individual measures have been shown to reduce fugitive dust by anywhere from 30 percent to more than 90 percent. The BAAQMD considers any project's construction-related impacts to be less than significant if the required dust-control measures are implemented. Without these measures, the impact is generally considered to be significant, particularly if sensitive land uses are located in the project vicinity. There are a number of residences located along the southern and western border of the project site that would be impacted by fugitive dust generated by construction activities. Therefore, implementation of these BMPs would ensure the Project's fugitive dust emissions remained below a level of significance.



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Impact AIR-1:** Exhaust emissions and particulate matter produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants.

**Mitigation Measure AIR-1:** The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be stated on all construction plans:

- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- H. The applicant shall post a publicly visible sign with the developer/project manager's name and telephone number regarding dust and other construction related complaints (i.e. noise control, litter control, tree protection, construction traffic, and 24-hour emergency). This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. A copy of this sign shall be provided to the Community Development Division (CDD).

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

The project includes construction of 7 single-family residences and related improvements. The surrounding properties are primarily single-family residential and agricultural uses. The closest school is approximately 0.36 miles northwest of the project site. It is anticipated that sensitive receptors would not be exposed to pollutant concentrations due to the scale of the proposed

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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project, the temporary duration of construction, and the project site's proximity to potential sensitive receptors. Thus, the project potentially exposing sensitive receptors to substantial pollutant concentrations is at a less-than-significant level.

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

The project includes construction of 7 single-family residences and related improvements. During construction activities, construction equipment exhaust and application of asphalt and architectural coating would temporarily generate odors. Any construction-related odor emissions would be temporary and intermittent. It is anticipated that by the time such emissions reach any sensitive receptor sites, they would be diluted to well below any level of air quality or odor concern. Therefore, construction odors impacts would be less than significant.

The proposed project consisting of 7 new residences would not likely generate objectionable odors. The types of uses that are considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer station, fiberglass manufacturing facilities, paint/coating operations (e.g., auto body shops), or petroleum refineries. The proposed project is residential in nature, and it is not anticipated to generate objectionable odors which may affect a substantial number of people. Therefore, this impact would be less than significant.

#### 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*.

4. <b>BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

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

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. All immediate area surrounding the project site is developed or has previously been developed. Residential development has been present in the area for decades and surrounds with project site. There was a residence on the project site at one time (has since been demolished), and the project site has received periodic mowing and disking, thereby disturbing potential habitat. There are no vernal pools, seasonal wetlands, marshes, creeks, drainages or swales which could provide habitat for species dependent on them. Thus, the proposed project is not expected to have an adverse effect, either directly or through habitat modifications, of any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

However, the trees and grasses and shrubbery on the project site may be used by nesting birds protected by the Migratory Bird Treaty Act of 1918 and Fish and Game Code of California. If vegetation removal and/or project construction occurs between February 1 and August 31, a preconstruction nesting bird survey is required. If active nests are found within the survey area,



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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vegetation removal and/or project construction should be delayed until a qualified biologist determines nesting is complete. Implementation of **Mitigation Measure BIO-1**, which requires the applicant to conduct a pre-construction survey and to implement further avoidance and minimization measures (if necessary), would reduce potential impacts to nesting birds to a less than significant level.

**Impact BIO-1:** Construction activities, including tree removal and site clearance, may impact nesting birds that have the potential to use the site for nesting and/or foraging.

**Mitigation Measure BIO-1:** If project site grading, construction, tree removal, or site clearance will take place during the nesting season (February 1 through August 31), a nesting survey should be conducted on the project site and within a zone of influence around the project site within 5 days of the initiation of the activities listed above. The zone of influence includes those areas off the project site where birds could be disturbed by earth-moving vibrations or noise.

If nesting birds are found, then no work shall be initiated until nest-specific buffers have been established by the qualified biologist. The buffer area(s) shall be fenced off from work activities and avoided until the young have fledged, as determined by the qualified biologist. Active nests within or adjacent to the project site shall be monitored by the qualified biologist daily throughout the duration of project activities for changes in bird behavior or signs of distress related to project activities. If nesting birds are showing signs of distress or disruptions to nesting, then that nest shall have the buffer immediately increased by the qualified biologist until no further interruptions to breeding behavior are detectable.

- 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)*

According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) of the County General Plan, the project site is not located in or adjacent to, a significant ecological area. The areas that surround the project site have been replaced by streets, homes, and landscaped areas. The site has been subject to disturbance from residential uses, and periodic disking and/or mowing of the grass areas. Potential habitats on the project site are moderately to highly disturbed. Thus, the proposed project would have a less than significant impact 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.

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- 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**)*

Waters of the U.S., including wetlands, are broadly defined under 33 Code of Federal Regulations (CFR) 328 to include navigable waterways, their tributaries, and adjacent wetlands. State and federal agencies regulate these habitats and Section 404 of the Clean Water Act requires that a permit be secured prior to the discharge of dredged or fill materials into any waters of the U.S., including wetlands. Both California Department of Fish and Wildlife and U.S. Army Corp Of Engineers have jurisdiction over modifications to riverbanks, lakes, stream channels and other wetland features.

"Waters of the U.S.", as defined in 33 CFR 328.4, encompasses Territorial Seas, Tidal Waters, and Non-Tidal Waters; Non-Tidal Waters includes interstate and intrastate rivers and streams, as well as their tributaries. The limit of federal jurisdiction of Non-Tidal Waters of the U.S. extends to the "ordinary high water mark". The ordinary high water mark is established by physical characteristics such as a natural water line impressed on the bank, presence of shelves, destruction of terrestrial vegetation, or the presence of litter and debris.

Jurisdictional wetlands and Waters of the U.S. include, but are not limited to, perennial and intermittent creeks and drainages, lakes, seeps, and springs; emergent marshes; riparian wetlands; and seasonal wetlands. Wetlands and Waters of the U.S. provide critical habitat components, such as nest sites and a reliable source of water, for a wide variety of wildlife species.

No potentially jurisdictional Waters of the U.S. or wetlands were observed in the site. No vernal pools, seasonal wetlands, marshes, creeks, lakes, or any other areas meeting the technical and regulatory criteria of jurisdictional Waters of the U.S. or wetlands were observed in the site. As such, the proposed project would not have a substantial effect on state or federally protected wetlands and the project would result in a less than significant impact.

- 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**)*

The project would not interfere with the movement of migratory fish, migratory wildlife corridors, or the use of wildlife nursery sites. While the project proposes development of a relatively open site with previously developed areas, the project site is surrounded by urban development. As the proposed project site does not contain any wetlands or navigable waterways nor will the project result in temporary or permanent disruption to movement of wildlife species, and as the project site is not located on or near a wildlife nursery site, the project would result in a 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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- 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 with Mitigation**)*

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. The project Arborist Report provides an inventory and evaluation of all trees on and adjoining the project site that may be impacted by the proposed project. A total of 58 trees were surveyed, numbered, tagged, identified, measured, and evaluated. A total of approximately 40 code-protected trees would be removed, and work would occur within the dripline of 12 additional code-protected trees. Work will also take place under the dripline of another 6 trees, but they are not protected under the County Tree Ordinance as they are located within the City of Martinez and not unincorporated Contra Costa County. There were 15 tree species inventoried, but only 4 species are listed in the County Tree Ordinance under the indigenous species list: Coast Live Oak, Valley Oak, California Black Walnut, and Coastal Redwood. The other tree species include: Chinese Pistache, Italian Stone Pine, Monterey Pine, Poplar, Olive, Silver Dollar, Chinese Juniper, Lemon Bottle Brush, California Pepper, Cedar, Eucalyptus.

Tree removal and work under the dripline is due to grading, road and drainage improvements, and development of the 7 residential lots. The arborist report indicates these trees cannot be avoided and are not expected to survive, thus, requiring removal. As the construction of the project requires the removal of trees subject to the Contra Costa County Tree Protection and Preservation Ordinance, the applicant would be required to prepare and implement a tree replacement plan. Tree replanting will mitigate the potential impacts that may result from tree removal like soil instability, or loss of natural habitat for nesting birds and other creatures. In addition, remaining trees that are proposed for preservation on and adjacent to the project site would be preserved through the implementation of the tree mitigation measures described in the arborist report. These mitigation measures will be required to be in place throughout the entire construction period. Construction near trees to remain may result in root loss and crown damage that would result in health and structure instability. The arborist report indicates to preserve trees to remain, root preservation, pruning, and proper tree clearance from development activities will be necessary to have tree impacts be less than significant. Therefore, with the implementation of **Mitigation Measure BIO-2**, impacts related to consistency with local policies or ordinances that protect biological resources would be less than significant.

**Impact BIO-2:** Code-protected trees being removed and work within the dripline of additional trees will occur to allow for project grading and construction. Tree removal has the potential to reduce natural habitat or create soil instability and/or erosion. Work within the dripline has the potential to impact tree health.

**Mitigation Measure BIO-2a:** As a result of tree removal, approval of a Tree Permit under the provisions of the County Tree Ordinance shall be required. The Tree Permit shall include a



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Tree Replacement Plan.** The Tree Replacement Plan shall designate the approximate location, number, species and sizes of new trees to be planted. No tree shall be removed until a building permit is issued.

**Mitigation Measure BIO-2b:** To protect the trees to remain, approval of a Tree Permit under the provisions of the County Tree Ordinance shall be required. The Tree Permit shall include tree protection mitigation measures as described in the arborist report prepared by Michael Baefsky (#WE-0222A) of Trees, Bugs, Dirt Landscape Consulting & Training dated May 26, 2021, and these mitigation measures shall be implemented during construction through the clearing, grading, and construction phases, and stated on all construction plans.

- 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 Martinez area, which is not one of the areas of the County that is covered by the plan.

#### **Sources of Information**

- Contra Costa County General Plan, 2005-2020. *Land Use Element, Conservation Element*
- Trees, Bugs, Dirt Landscape Consulting & Training. 2021. *Arborist Report for 180 Midhill Road, Martinez, CA dated May 26, 2021.*
- East Contra Costa County Habitat Conservancy. Accessed September 2021. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>.

<b>5. CULTURAL RESOURCES– Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Agency Comments received from the California Historical Resources Information System (CHRIS) indicated there was no record of any previous cultural resource studies by a professional archaeologist or architectural historian for the proposed project area, but that the project site has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources was recommended.

While unlikely, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic resources such as wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse, if encountered. This would represent a potentially significant impact related to historic resources.

Implementation of **Mitigation Measure CUL-1** would reduce the impact to undiscovered historical resources to a less than significant level.

**Impact CUL-1:** Subsurface construction activities could have the potential to damage previously undiscovered historical resources.

**Mitigation Measure CUL-1:** If during the course of construction activities there is accidental discovery, the following steps shall be followed and stated on all construction plans:

**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**

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**necessary, develop appropriate treatment measures in consultation with the appropriate County and other 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 Northwest Information System (NWIC) and appropriate Contra Costa County 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 largely urbanized area. Agency Comments received from the California Historical Resources Information System (CHRIS) indicated the proposed project area has a low possibility of containing unrecorded archaeological site(s) and no further study for archaeological resources was recommended.

In the event that presently undocumented buried archaeological deposits are encountered during any project-associated construction activity, work must cease within a 50-foot radius of the discovery. A qualified archaeologist must be retained to document the discovery, assess its significance, and recommend treatment.

**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**)*

No human remains or cemeteries are known to exist within or near the project site. However, there is a possibility that human remains could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously human remains, there could be a potentially significant impact. If human remains or any associated funerary artifacts are discovered during construction, all work must cease within the immediate vicinity of the discovery. In accordance with the California Health and Safety Code (Section 7050.5), the Contra Costa County Sheriff/Coroner must be contacted immediately. If the Coroner determines the remains to be Native American, the Coroner will notify the Native American Heritage Commission, which will



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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in turn appoint a Most Likely Descendent (MLD) to act as a tribal representative and confirm next steps. Implementation of **Mitigation Measure CUL-3** 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.

**Mitigation Measure CUL-3:** If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be followed and stated on all construction plans:

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. The MLD will work with the Applicant and a qualified archaeologist to determine the proper treatment of the human remains and any associated funerary objects. Construction activities will not resume until either the human remains are exhumed, or the remains are avoided via project construction design change.

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.

#### **Sources of Information**

- Contra Costa County General Plan 2005-2020. *Open Space Element*.
- California Historical Resources Information System, Northwest Information Center. 2020. *Agency comment letter dated April 23, 2021*.

<b>6. ENERGY – Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 proposed 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 the construction of the proposed project and the operational use of the 7 single-family residences. 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? (**Less than Significant Impact**)*

The Contra Costa County 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, enforced by the County's 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.

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

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

<b>7. GEOLOGY AND SOILS – Would the project:</b>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### SUMMARY:

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



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- 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**)*

Stevens, Ferrone & Bailey (SFB), the project engineering geologists and geotechnical engineers, issued reports evaluating potential hazards and providing preliminary geotechnical recommendations. The geotechnical investigation of the project site included the logging of two (2) exploratory borings and three (3) test pits. The SFB report includes a map showing the location of the subsurface data points, and detailed descriptions of the materials encountered and field data, including blow counts (converted to SPT N-value), identifies intervals sampled, presents laboratory test data (i.e. moisture/ dry density, gradation test results, liquid limit, plastic limit), and depth of the water table.

The assessment of the risk of surface fault rupture focuses on the distance of the site from known active and potentially active faults. The California Geological Survey (CGS) has issued maps that identify faults considered to be active. The CGS considers a fault to be active is there is evidence of surface offset rupture within Holocene time (i.e. fault rupture within the last 11,000 years+/-). For faults that satisfy this requirement, the CGS issues an official Alquist-Priolo Earthquake Fault Zone map. According to the CGS, the nearest known active fault is the Concord fault, which passes approximately 1¾ miles northeast of the project site. On that basis SFB considers the risk of surface fault rupture to be less-than-significant, and no further evaluations of fault hazards is recommended.

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

The site is within the seismically active San Francisco Bay Region area, where a moderate to high magnitude earthquake is a foreseeable event. The risk of damage from ground shaking is controlled by using sound engineering judgement and compliance with the latest provisions of the California Building Code (CBC), as a minimum. The seismic design provisions of the CBC prescribe minimum lateral forces applied statistically to the structure(s), combined with the gravity forces and dead-and-live loads. The code-prescribed lateral forces are generally considered to be substantially smaller than the comparable forces that would be associated with a major earthquake. The intent of the code is to enable structures to (i) resist minor earthquakes without damage, (ii) resist moderate earthquakes without structural damage but with some non-structural damage, and (iii) resist major earthquakes without collapse but with some structural as well as non-structural damage. In summary, a conservatively designed and properly constructed structure that is compliant with the CBC, the County Grading Ordinance, and with the recommendations in the geotechnical report is expected to perform satisfactorily. SFB, the project geotechnical engineers, have provided seismic parameters for the proposed project that are based on

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the 2019 CBC. Therefore, adverse effects due to strong seismic shaking would be reduced to less-than-significant.

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

A liquefaction potential map is presented in the Safety Element of the General Plan (Figure 10-5). This hazard map divides lands in Contra Costa County into three categories based on liquefaction potential: "Generally High", "Generally Moderate to Low", and "Generally Low". According to this map, the project site is within the area designated "Generally Low" liquefaction potential. During the processing of land development applications, the County requires rigorous evaluation of liquefaction potential in areas of Generally High liquefaction potential, and less comprehensive investigations are demanded in the Generally Moderate to Low category.

Employing procedures utilized for project sites in the official Seismic Hazard Zones, SFB performed a screening investigation for liquefaction. The methodology and parameters employed in their analysis are presented in their October 9, 2020 report. Based on the results of their analysis, the sand layer analyzed was too well consolidated and too cohesive to be a candidate for liquefaction. Consequently, SFB concludes that the liquefaction potential of the site was "low", and no further evaluation of liquefaction was recommended.

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

A landslide potential map is presented in the Safety Element of the General Plan (Figure 10-6). This hazard map is based on landslide mapping of a well-qualified, experienced, United States Geological Survey (USGS) geologist. According to the USGS map, no landslides have been identified on the project site. the nearest USGS landslide is 400 feet north of the project site, and its direction of displacement is to the west. Based on the USGS map, along with SFB' report, landslide hazards are less than significant.

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

The erosion hazard can be controlled by implementation of effective drainage and erosion control measures (e.g. C-3 basin which will tend to trap sediment and litter) as well as a long-term commitment to monitoring and maintenance of drainage facilities and slopes. Additionally, a routine provision of grading plans is required for submittal of an Erosion Control Plan, which is subject to technical review by the inspectors of the County Building Inspection Division, Grading Section. These plans address measures for control of runoff, particularly on major slopes, and revegetation of all disturbed areas during the construction period, monitoring of the performance of erosion control measures after each major storm, and they address storage of erosion control

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supplies on-site that are intended to facilitate correction of any deficiencies are confirmed to be present. Therefore, project's impact on soil erosion during and post construction is less than significant.

- 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 Impact**)*

As discussed in a) iii above, the project site is in an area that has "moderate to low" liquefaction potential. Building and grading regulations can be expected to keep risks within generally acceptable limits. Thus, the environmental impact from an unstable geologic unit or soil would be considered to be 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**)*

Laboratory testing indicates existing more clayey soils, artificial fill and weathered claystone on the site can be considered highly expansive. The selection of foundation systems for such areas will need to take this adverse condition into account and satisfactory performance of structures built on expansive soils requires special attention during construction (i.e. geotechnical observation and testing services are essential to ensure that design recommendations are properly interpreted by contractors retained by the project proponent). To mitigate the hazard posed by expansive soils, SFB recommends use of a post-tensioned foundation system for the proposed residences and for exterior concrete slabs. In areas where highly expansive material is present in foundation areas, SFB recommends, over-excavation of the expansive clays and replacing with low expansion potential soils from other area of the project site or blending the expansive soils with sandy (less expansive) material derived elsewhere on the project site to create a select fill; and then placement of the select fill as engineered fill as directed by SFB.

**Impact GEO-1: The Soil Survey of Contra Costa County and the geotechnical report prepared by Stevens, Ferrone & Bailey (SFB) dated October 9, 2020, indicates that soils on the site are highly expansive and may cause damage to built structures if geotechnical recommendations are not fully evaluated and enforced.**

**Mitigation Measure GEO-1a: Prior to submittal of a building permit, a geotechnical update report prepared by the project registered geotechnical engineer and certified engineering geologist shall be submitted, and shall include the following:**

- A. Results of a detailed review of the most recent set of grading and drainage plans**
- B. A Geotechnical Improvement Plan that shall be based on the results of slope stability analyses of proposed grades and slopes and the recommendations of SFB's October 9,**

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2020 report including over-excavation grading at building pads. The plan shall include over-excavation elevations across the site, subdrain locations, and keyways where warranted. The plan shall take into account the need to protect off site lands and improvements.

- C. Corrosion potential testing of representative building pads to determine the level of corrosion protection required, if any, for steel and/or concrete that is in-contact with the ground. If any significant impacts are identified, the geotechnical engineer shall provide effective mitigation measures.
- D. An as-graded monitoring report that shall provide information on the location and depth of compaction tests, and an as-built plan of all slope stabilization repairs. Include geologic cross-sections of specific elements of the Geotechnical Improvement Plan, such as a major cut slope, buttress fill, and retaining walls. The monitoring report shall also include a subsurface drainage plan showing approximate depth and location of subdrains including cleanouts, pickup points and outfalls.

**Mitigation Measure GEO-1b:** The geotechnical update report and monitoring reports shall be subject to review of the County's Peer Review Geologist, and review and approval of the Community Development Division (CDD). Improvement, grading and building plans shall carry out the recommendations of the approved report.

- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (No Impact)*

The project site is to be served by the Mt. View Sanitary District. No septic systems are proposed for use.

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

The project engineering geologist and geotechnical engineers have performed a limited scope study of the potential for unique paleontological resources in their report dated October 9, 2020. Specifically, they accessed existing information systems which included the databases of the University of California's Museum of Paleontology and the California Academy of Science, along with examining the walls of backhoe test pits on the site for the occurrence of fossils, both vertebrate and invertebrate remains. The data gathered indicate that the occurrence of only one vertebrate fossil has been reported from the marine sedimentary rocks of Eocene age in the Martinez- Diablo Valley area. It is the rock formations of this age that outcrop of the project site. No evidence of fossil remains was observed during the logging of the on-site backhoe test pits. In summary, the data gathered by SFB supports the conclusion that the potential for unique paleontological resources is less-than-significant.



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### Sources of Information

- Stevens Ferrone & Bailey. 2020. *Geotechnical Investigation, 180 Midhill Road Development, Martinez, CA*. October 9, 2020.
- Darwin Myers Associates, County Geologist. 2021. *Geologic Peer Review for County File #SD20-9545*. August 24, 2021.
- Contra Costa County General Plan, 2005-2020. *Safety Element*.

8. GREENHOUSE GAS EMISSIONS– Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### SUMMARY:

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

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

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

The bright-line numeric threshold of 1,100 MT CO<sub>2</sub>/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 7 single-family residential lots and related improvements 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,

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

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 proposed 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 for each residence. 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*.

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- Contra Costa County. 2015. *Climate Action Plan*.

<b>9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### **SUMMARY:**

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

A *Phase I Environmental Site Assessment* prepared by Rebecca E. Natal, Advanced Geo. 2020. found no evidence of recognized environmental conditions (RECs) in connection with the property and has no recommendations for additional environmental investigations of the subject property.

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During construction, both within the project site and within the areas proposed for the off-site improvements, the proposed project would be expected to involve the transport, use, and disposal of hazardous materials, such as diesel fuels, aerosols, and paints. The proposed project would be subject to the Hazardous Materials Transportation Act, California Public Resources Code, and other State and local regulations that would reduce and limit the associated risks. Any handling, transporting, use, or disposal would comply with applicable laws, policies, and programs set forth by various federal, State, and local agencies and regulations.

During project operations, hazardous materials may be handled on the project site. Because of the nature of the project, hazardous materials used on-site may vary but would likely be limited to small quantities of fertilizers, herbicides, pesticides, solvents, cleaning agents, and similar materials used for daily residential operations and maintenance activities. These types of materials are common for residential developments such as the project and represent a low risk to people and the environment when used as intended. Further, compliance with applicable plans and regulations, including the Contra Costa County General Plan (General Plan) policies, would provide public protection from hazards associated with the use, transport, treatment, and disposal of hazardous substances. Therefore, operational impacts related to public hazard risk as a result of hazardous materials transport, use, or disposal would be less than significant.

- b) *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment? (**Less than Significant Impact**)*

Construction activity would be expected to involve the transport, use, and disposal of hazardous materials, such as diesel fuels, aerosols, and paints. The use of these materials would be subject to the Hazardous Materials Transportation Act, California Public Resources Code, and other State and local regulations that would limit the use of hazardous materials and reduce the associated risks of exposure. Any handling, transporting, use, or disposal would comply with applicable laws, policies, and programs set forth by various federal, State, and local agencies and regulations, including the EPA, RCRA, Caltrans, the Hazardous Materials Transportation Act, and the Contra Costa County HMP. Therefore, construction impacts related to hazardous materials upset risk would be less than significant.

The project proposes construction of 7 residences along with associated structures (e.g., retaining walls), landscaping, and road and drainage improvements. As such, the proposed project would not be expected to include industrial or retail development that involves hazardous materials such as gas stations, paint stores, or auto parts stores. Unlike industrial or retail facilities, residential development does not involve the type or quantity of hazardous materials that could pose a significant environmental accident.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Small quantities of hazardous materials would be used on-site during operation of the project, but not in sufficient quantities to create significant hazard in the unlikely event of upset or accident. These types of materials are common in such residential projects and represent a low risk to people and the environment when used as intended and would not be expected to result in the release of hazardous materials into the environment. As such, operational impacts related to hazardous materials upset risk would be less than significant.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (**Less than Significant Impact**)*

There are no existing or proposed schools located within a quarter mile of the project site. The closest school to the site is Morello Park Elementary School, located at 1200 Morello Park Drive in Martinez. This school is approximately 0.30 miles to the west of the project site. Therefore, construction and operational impacts related to hazardous emissions proximate to a school would be less than significant.

- 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 located approximately 2 miles northwest from the Buchanan Field Airport. However, 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? (**Less than Significant Impact**)*

The project site is accessed from Midhill Road in Martinez. Midhill Road is north of Highway 4 and west of Morello Avenue. The project will provide two access points from Midhill Road and Midhill Drive to serve the 7 lots. The Contra Costa County Fire Protection District has reviewed the project plans and provided routine comments for the site. The project site would be designed in



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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accordance with the County's standards to accommodate emergency vehicle access by providing two points of access that would be available to emergency vehicles and the Fire Protection District would review the construction drawings for the project at the time of submittal of a building permit application. Thus, project impacts related to emergency response and evacuation would be less than significant.

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

The project site is located within a "Non-Very High" Fire Hazard Severity Zone in a Local Responsibility Area under the California Department of Forestry and Fire Protection (Cal Fire) Zone Map. 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 residences would be subject to building standards for structures within a "non-very high" Fire Hazard Severity Zone. 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 Contra Costa County Fire Protection District. As the project will comply with 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). 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*.
- Contra Costa County Fire Protection District. 2021. *Agency Comment Letter dated April 22, 2021*.
- Rebecca E. Natal, Advanced Geo. 2020. *Phase I Environmental Site Assessment, Dora Dog Properties LLC, 180 Midhill Road, Martinez, California dated August 28, 2020*.

<b>10. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (**Less than Significant 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 project proposes approximately 24,810 square feet of new impervious surface. Therefore, preparation of a Stormwater Control Plan is required for the proposed project.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Stormwater Control Plan (SWCP) prepared for the proposed project identifies Low Impact Development (LID) design strategies that optimizes site layout, use of permeable pavements, dispersal of runoff to pervious areas, and bioretention or other Integrated Management Practices. A final SWCP is required to bring into full compliance with C.3 stormwater 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 proposed project would have new impervious surfaces of approximately 24,810 square feet. However, the proposed project would incorporate LID techniques as described in the SWCP. Additionally, the Contra Costa Water District (CCWD) services the area and will be providing treated potable water to the project site for the 7 future residential lots. The proposed project would not interfere substantially with groundwater supply, recharge, or groundwater management. Therefore, potential impacts related to the groundwater recharge and supply 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**)*

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. The project proposes run off from this development will be routed to the bioretention basins onsite, with the exception of self-treating areas. Based on the proposed grading plan, the project site will drain from the north to the south utilizing a series of drainage lines, concrete V-ditches, and integrated management practices (IMP) treatment facilities. The drainage is routed to a manhole for an existing 42-inch storm drain that will lie within the proposed private road. The 42-inch storm drain will connect to Line G of Drainage Area 57. As the County Public Works Department determined this proposed drainage system consistent with the Drainage Area 57 plan and doesn't appear that additional offsite drainage improvements will be necessary,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the potential impacts related to alteration of drainage pattern resulting in erosion or siltation would be 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)*

The proposed project will comply with regulations of the National Pollutant Discharge Elimination System (NPDES) Permit consistent with Division 1014 of the Ordinance Code. Since the roads will be private, the street section is reduced, with sidewalk on one side only, which will help to reduce the total impervious area. Runoff will be directed into gutter that convey it to the bioretention basins for detention and treatment. Filtered runoff will gather in a subdrain and be conveyed to the street storm drain system.

There will be ditches that will collect runoff from adjacent rear yards, and incidental run-on from adjacent properties. Runoff is conveyed to new inlets that connect to the storm drain system in Midhill Road. The bioretention basins are soil and plant-based filtration and retention areas intended to remove pollutants. They consist of a vegetated surface, sandy loam soil mix (BSM), ponding area, organic layer, mulch layer, storage layer, and subdrain system. Therefore, the project would not result in substantial on- or off-site flooding.

- 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 proposed project includes a SWCP which incorporates LID techniques to allow for stormwater infiltration and treatment in the biorientation areas before being discharged to the storm drain system. The County Public Works Department has reviewed the applicant's SWCP, but a final Storm Water Control Plan will be required prior to map recordation. 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)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The property does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Map. The project site is not located near the ocean, and as such would not be susceptible to inundation from a tsunami. The project site is not located near a large, enclosed body of water and as such would not be susceptible to inundation from a seiche. As a result, the project site would not be at risk for inundation from flooding, tsunami, or seiche. Therefore, impacts related to risk of pollutant release due to inundation would be 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)*

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.

CCWD would provide potable water to the project site and the project would not use groundwater as a water source. As a result, the project would not conflict with or obstruct a sustainable groundwater management plan.

#### Sources of Information

- Contra Costa County Department of Public Works. 2021. *Comment Letter dated July 22, 2021.*
- Meridian Associates, Inc. August, 2021. *Storm Water Control Plan for Subdivision 9573, 180 Midhill Road, Martinez, California 94553*

11. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### SUMMARY:

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

The project site is zoned Single-Family Residential (R-10), and the surrounding properties are primarily residential uses. The project itself is to allow 7 residential lots with two access points to



Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site from Midhill Road and Midhill Drive. Thus, the project would not 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)*

The project site has a General Plan land use designation of Single-Family Residential-High Density (SH). The SH designation allows for densities between 5.0 – 7.2 units per net acre. Primary land uses permitted in this designation include detached single-family homes and accessory buildings and structures. The project is consistent with the density allowance of this general plan designation.

The proposed project would result in 7 lots ranging in size from 10,393-12,857 square feet, and the common area parcels are 2,293 and 2,975 square-feet. The proposed size lots are consistent with the SH minimum and maximum lot areas. The applicant has submitted a request for Senate Bill (SB) 330 for the project. Under the Senate Bill, the project must comply with the objective general plan standards and criteria. The proposed residential lots and residences will also meet the required lot dimensions, setbacks and the maximum height allowed.

The project also proposes the removal of approximately 40 code-protected trees and additional work within the dripline of 12 code-protected trees. Replanting of trees will be required and implementing the protective measures outlined in the Arborist Report prepared for the project will be adhered to.

Overall, the project would not conflict with applicable land use plans, policies, or regulations of the Contra Costa County General Plan or the Contra Costa County Ordinance Code that were adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts would be less than significant.

#### **Sources of Information**

- Contra Costa County General Plan. 2005-2020. *Land Use Element*.
- Contra Costa County. *Title 8 – Zoning Ordinance*.
- Trees, Bugs, Dirt Landscape Consulting & Training. 2021. *Arborist Report for 180 Midhill Road, Martinez, CA dated May 26, 2021*.

<b>12. MINERAL RESOURCES – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY:**

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

Pursuant to Figure 8-4 (Mineral 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*.

<b>13. NOISE– Would the project result in:</b>				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

The Noise Element of the Contra Costa County General Plan discusses the County's goal to improve the overall environment in the County by reducing annoying and physically harmful levels of noise for existing and future residents, and for all land uses. According to the Land Use Compatibility for Community Noise Environments chart (Figure 11-6) in the County General Plan, environments with ambient noise levels of up to 60 dB (decibels) Ldn (day night average sound level) are considered "normally acceptable" and noise levels beyond this is considered "conditionally acceptable" in single-family residential areas. Noise generated during construction will be temporary but will most likely exceed 60dB and fall within the conditionally acceptable noise level range. As such, the project will be conditioned with construction hours and certain best management practices to reduce noise brought on by construction-related activities. After construction when the residences are inhabited, daily operation of 7 residential dwelling units will not generate ambient noise levels inconsistent with the already residential area and remain with the acceptable 60 dB noise levels.

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

Project construction includes demolition of the existing residence and accessory buildings, and grading of approximately 16,400 cubic yards of cut and fill. Although grading will occur temporarily at the site during construction, the amount of ground borne vibration or noise generated by the project will greatly be reduced with no dirt needing to be imported or exported offsite, and therefore 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**)*

As discussed in Section 9.e, the project site is located approximately 2 miles from the Buchanan Field Airport. However, 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.

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

- Contra Costa County General Plan. 2005-2020. *Noise Element*.

<b>14. POPULATION AND HOUSING – Would the project:</b>				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### SUMMARY:

- a) *Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (Less than Significant Impact)*

The proposed project would result in the development of 7 single-family residences, resulting in approximately 20 persons. This amount is a non-substantial increase in the population. The subject property is located within a single-family residential zoning district that allows for residential uses. 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? (Less than Significant Impact)*

The project site is undeveloped, but the project proposes to subdivide the project site into 7 single-family residential lots that will provide the much-needed housing to the area. Therefore, the project's potential for displacing any existing housing or people is less than significant.

#### Sources of Information

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

<b>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:</b>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

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

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

Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa County Fire Protection District. Fire protection to the project site would be provided by Station No. 12 located at 1240 Shell Avenue in Martinez (approximately two and 1/2 miles of driving distance to the site). Using an average travel speed of 35 miles per hour, an engine responding from Station No. 12 would take approximately 4 minutes 17 seconds to reach the project site, which is under the 5-minute response standard set by the County General Plan. 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 Martinez area. The County General Plan Policy 7-57 indicates a Sheriff facility standard of 155 square feet of Sheriff station space per 1,000 persons of population. The proposed project would increase the population of unincorporated Contra Costa County by approximately 20 persons, which is less than the facility standard and is a non-substantial increase. Additionally, prior to the construction of each new residence, the County-mandated police services fee will be required to be paid, compensating for impacts on police protection services. Thus, the addition of 7 single-family residences to the project area would not significantly affect the provision of police services to the area.

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



<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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The project site is within the Martinez Unified School District. The average size of a household in the Contra Costa County area is approximately 2.85 persons per household. The project consists of 7 single-family residences and would result in approximately 20 persons. Conservatively, an estimated 1 in 3 persons per household may be children between the ages of 5 to 19. The project would result in approximately 7 school-age children. This increase of 7 students would not significantly impact the district. Furthermore, the applicant would be required to pay development impact fees to the Martinez Unified School District, which would assist to expand facilities to address increased demand.

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

The average size of a household in the Contra Costa County area is approximately 2.85 persons per household. The proposed project would increase the population by approximately 20 persons. As a result, there would 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 negligible 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 Martinez Library at 740 Court Street in Martinez (approximately 3.5 miles driving distance). 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 residents of the 7 lots created 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 residents of the 7 lots created would be less than significant.

Sources of Information

- California Department of Finance 2021.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Contra Costa County Fire Protection District. 2021. *Comment Letter dated April 22, 2021.*

<b>16. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Less than Significant Impact)*

The proposed project involves a subdivision of a 1.98-acre project site into 7 residential lots. The population in the project area would be increased by approximately 20 persons. This population growth could incrementally increase use of parks and recreational facilities in the area. However, the negligible increase in population is not expected to impact recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. The 7 new single-family residences are 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**

- California Department of Finance 2021.

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

**SUMMARY:**

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

Policy 4-c of the Growth Management Element of the Contra Costa County 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 (ITE) peak period trip generation rates of 1.0 trip per dwelling unit for single-family residences, the proposed project consisting of the future construction of 7 single-family residences would generate an additional five AM and seven PM new peak period trips, 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 not conflict with the circulation system in the area.

The Complete Streets Policy, adopted by the Contra Costa County Board of Supervisors on July 12, 2016, requires Complete Streets infrastructure sufficient to enable reasonably safe travel along and across the right of way for each category of users be incorporated into all planning, funding, design, approval, and implementation processes for any construction, reconstruction, retrofit, maintenance, operations, alteration, or repair of streets (including streets, roads, highways, bridges, and other portions of the transportation system).

The proposed subdivision project includes a street easement that is 25-feet wide which consists of two 10-foot travel lanes from curb to curb, a 4-foot sidewalk on one side of the curb, and 8-foot-deep parallel parking bays in two places adjacent to the street. Additionally, a 4-foot wide, monolithic, elevated sidewalk would be constructed adjacent to the new road to provide access for pedestrians and persons with disabilities within the project. Along the project frontage, the project will provide a reconstructed asphalt-concrete curb along the edge of pavement of Midhill Road and Drive. Improved frontage improvements are defined as curb, gutter pan, and a sidewalk.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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No complete frontage improvements exist along west side of Midhill Road, and only at the end of the east side, across from the project site to the intersection of Midhill Road and Drive. The proposed project will be adding frontage improvements to the west side of Midhill Road and along the private road to connect to the existing sidewalk and improvements on Midhill Drive. Therefore, the overall the surrounding circulation system will be consistent with the Complete Streets policy.

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

The California Environmental Quality Act ("CEQA") Guidelines Section 15064.3(b) establishes criteria for determining the significance of transportation impacts. Vehicle Miles Traveled ("VMT") is the metric for measuring transportation impacts. The County adopted Transportation Analysis Guidelines (2020) providing technical assistance, thresholds of significance and mitigation measures for land development projects. Per County guidelines, projects of 20 residential units or less should be expected to cause a less-than-significant impact under CEQA. The project proposes 7 residential units which is under the County guidelines VMT screening criteria threshold. Therefore, the project should be considered to have a less-than-significant impact under CEQA and would not require a VMT analysis.

- 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 proposed project is for lot 1 to gain access from Midhill Road, and the other 6 lots will be accessed from the existing private road easement which will be improved from Midhill Drive. There are no increased hazards due to a design feature such as curves or intersections. The project's ingress/egress will be provided by a new private road within a 25-foot wide access and utility easement. Comments received from the Public Works Department stated that the design of the project conforms to applicable design standards. The Contra Costa Fire Protection District has also reviewed the project for conformance with the Fire District standards, which include emergency access, and no comments of concern were received. Therefore, the project will have a less than significant impact.

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

The site plan was reviewed by the Contra Costa County Fire Protection District (CCCYPD) in April 2021. As indicated in their letter dated April 22, 2021, the CCCYPD concluded that site access a turnaround area as shown on the site plan appear to comply with the Fire District's requirement. As such, impacts would be less than significant.

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

- Contra Costa County General Plan. 2005-2020. *Transportation and Circulation Element*.
- Contra Costa County Department of Public Works. 2021. *Comment Letter dated July 22, 2021*.
- Contra Costa County Fire Protection District. 2021. *Comment Letter dated April 22, 2021*.
- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County, July 12, 2016. *Complete Streets Policy*.
- Contra Costa County, Department of Conservation and Development, Transportation Division. 2021. *Comment Letter dated April 29, 2021*.
- Meridian Associates, Inc. August, 2021. *VTM for Subdivision 9573, 180 Midhill Road, Martinez, California 94553*
- Contra Costa County General Plan 2005-2020. *Land Use Element*
- California Government Code Section 65915

<b>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:</b>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### SUMMARY:

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

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

As discussed in the Cultural Resources section of this Initial Study, no historical resources are known to exist on the project 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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"largely urbanized area." 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 July 28, 2021. 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. The Tribe did not request consultation. Therefore, the proposed project would result a less than significant impact on tribal cultural resources.

**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. *Open Space Element*.
- Wilton Rancheria. 2021. *Tribal Consultation Letter dated July 28, 2021*.



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

**SUMMARY:**

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

The project site has been previously developed and has access to wastewater, electric, gas, and telecommunication facilities. The subdivision's sewer main will connect to the existing main running on Midhill Road, and the water line will connect to the existing line on Midhill Drive. All utilities and drainage facilities will either run underground within the road easement or easements within the residential lots, ensuring adequate access for maintenance purposes. As such, no significant environmental effects are expected from the construction of new facilities that would be required to provide services to the project. Therefore, expanded service for the proposed residences would not require construction of new off-site wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) *Would the project 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 subject area currently receives water service from the Contra Costa Water District (CCWD), and is able to extend services to the project site and provide water to the 7 future residences. CCWD will review the project application documents regarding the provision of new water service pursuant to CCWD water service regulations and verify proper installation and hook up during project construction. Accordingly, the impact of providing water service to the proposed project would be less than significant.

- 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 currently is served by MVSD and MVSD has reviewed and provided comments on the project as indicated in Section 19a above. MVSD did not indicate they are unable to serve the project. Thus, the applicant will be required to submit a will serve letter prior to final map recordation.

- 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 negligible. Furthermore, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development (DCD) 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 7 single-family residence operations would incrementally add to the operational waste headed to the landfill. However, the impact of the project-related waste is considered to be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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 to ensure compliance with the CalGreen Construction and Demolition Debris Recovery Program. The project includes residential uses that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, the project will comply with the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste and have a less-than-significant impact.

#### **Sources of Information**

- Meridian Associates, Inc. August, 2021. *Utility Plan for Subdivision 9573, 180 Midhill Road, Martinez, California 94553.*
- Contra Costa County Department of Public Works. 2021. *Comment Letter dated July 22, 2021.*

<b>20. WILDFIRE– If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

#### **SUMMARY:**

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan? (**Less than Significant Impact**)*

The project site is located within a "Non-Very High" Fire Hazard Severity Zone in a Local Responsibility Area under the California Department of Forestry and Fire Protection (Cal Fire) Zone Map. 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 residences would be subject to building standards for this "non very high" designation within the 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 Contra Costa County Fire Protection District. As the project will comply with these standards, the project substantially impairing an adopted emergency response plan or emergency evacuation plan or exacerbating wildlife 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.

- 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 has access to existing power lines and other utilities, which will be extended to accommodate the proposed residences. However, the new electrical power and natural gas lines on site and connecting to the project site would be installed underground, minimizing potential ignition and related fire risk above ground, at the project site according to the California Building Code, Uniform Fire Code, and the Contra Costa County General Plan Implementation Measure 7-au. The project plans will be reviewed and approved by the Fire District prior to issuance of a building permit. The proposed project would not require emergency water sources because potable water is currently provided by the Contra Costa Water District, which has adequate water supplies available to serve the project and future development. Lastly, off-site improvements, would not exacerbate fire risk. 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 with Mitigation**)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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A SWCP with C.3 compliant storm water controls including pervious areas, bio-retention basins, and storm drains that would collect storm water was prepared for the project. The C.3 measures would decrease the amount of surface runoff discharged from the site. The County Public Works Department has reviewed the preliminary SWCP and determined that drainage facilities in the area could accommodate the increased surface runoff without resulting in flooding. Furthermore, the project site is located within a "Non-Very High" Fire Hazard Severity Zone in a Local Responsibility Area under the California Department of Forestry and Fire Protection (Cal Fire) Zone Map. Therefore, any impacts would be less than significant.

#### Sources of Information

- California Department of Forestry and Fire Protection (Cal Fire). 2009. *Very High Fire Hazard Severity Zones in LRA Map*.
- Meridian Associates, Inc. August, 2021. *Storm Water Control Plan for Heritage View, 180 Midhill Road, Martinez, California 94553*.
- Contra Costa County General Plan, 2005-2020. Safety Element.
- Contra Costa County Fire Protection District. 2021. *Comment Letter dated April 22, 2021*.

<b>21. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 proposed project of a 7-lot subdivision for single-family residential development may impact the quality of the environment (Aesthetic, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Noise, 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, affect state cultural resources or the environment 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 to allow 7 residential lots and associated improvements would not create substantial cumulative impacts. The project is consistent with the Single-Family Residential-High Density (SH) General Plan and the R-10 zoning. Furthermore, the proposed project would be consistent with the existing single-family residential development.

- 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. Project Application and Plans
2. California Environmental Quality Act Guidelines
3. Contra Costa County General Plan (2005 – 2020)
4. Contra Costa County Historic Resources Inventory (12/2010)
5. Contra Costa County Important Farmland Map (2016)
6. Contra Costa County Ordinance (Title 8)
7. County Geographic Information System (GIS) Data Layers
8. East Contra Costa County Habitat Conservancy. Accessed September 2021. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>
9. Bay Area Air Quality Management District. 2017. *Bay Area 2017 Clean Air Plan*.
10. Bay Area Air Quality Management District. 2017. *Air Quality Guidelines*.
11. Hazardous Waste and Substances Site List - "Cortese List" (Website)
12. Contra Costa County, 2008. *Municipal Climate Action Plan*.
13. Contra Costa County, 2015. *Climate Action Plan*.
14. California Department of Finance 2021.
15. California Department of Forestry and Fire Protection (Cal Fire). 2009. *Very High Fire Hazard Severity Zones in LRA Map*.
16. Contra Costa County Department of Public Works. 2021. *Comment Letter dated July 22, 2021*.
17. Contra Costa County Fire Protection District. 2021. *Agency Comment Letter dated April 22, 2021*.



18. California Historical Resources Information System, Northwest Information Center. 2020. *Agency comment letter dated April 23, 2021.*
19. Wilton Rancheria. 2021. *Tribal Consultation Letter dated July 28, 2021.*
20. Darwin Myers Associates, County Geologist. 2021. *Geologic Peer Review for County File #SD21-9573.* August 4, 2021.
21. Contra Costa County, July 12, 2016. Complete Streets Policy
22. Contra Costa County, Department of Conservation and Development, Transportation Division. 2021. *Comment Letter dated April 29, 2021.*
23. Trees, Bugs, Dirt Landscape Consulting & Training. 2021. *Arborist Report for 180 Midhill Road, Martinez, CA dated May 26, 2021.*
24. Meridian Associates, Inc., 2021. *Project Plans for Subdivision 9573, 180 Midhill Road, Martinez, California 94553 received September 2, 2021.*
25. Stevens Ferrone & Bailey. 2020. *Supplemental Geological and Geotechnical Evaluation, 180 Midhill Road, Martinez, CA.* October 9, 2020.
26. Rebecca E. Natal, Advanced Geo. 2020. *Phase I Environmental Site Assessment, Dorma Dog Properties, 180 Midhill Road, Martinez, California dated August 28, 2020.*
27. Public Resources Code
28. California Government Code Section 65915

## **ATTACHMENTS**

- 1. Vicinity Map**
- 2. Vesting Tentative Map**
- 3. Mitigation Monitoring and Reporting Program**



Vicinity Map



Legend

-  City Limits
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



City Of  
Martinez



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

1: 18,056



Notes  
CDS21-09573



VESTING TENTATIVE MAP  
FOR  
SUBDIVISION  
180 MIDHILL ROAD

MARTINEZ • CONTRA COSTA COUNTY • CALIFORNIA

NOTES AND SECTIONS

SCALE: AS SHOWN

AUGUST, 2021

GENERAL NOTES

- OWNER: MEADOW GREEK GROUP, LLC  
1500 WILLOW PASS COURT  
CONCORD, CA 94520
- DEVELOPER: DENOVA HOMES  
1500 WILLOW PASS COURT  
CONCORD, CA 94520  
CONTACT: TRENT SANSON
- CIVIL ENGINEER: MERIDIAN ASSOCIATES, INC.  
1300A WILLOW PASS COURT  
CONCORD, CA 94520  
CONTACT: HOMAYUN KARIM
- SOILS ENGINEER: STEVENS, FERRONE & BAILEY  
1600 WILLOW PASS COURT  
CONCORD, CA 94520  
(PROJECT NO. 155-99 DATED: OCTOBER 9, 2020)  
CONTACT: KEN FERRONE
- ASSESSOR'S PARCEL NUMBERS: 161-280-005 & 034
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SITE AREA: GROSS AREA FOR ALL PARCELS: 1.98 ACRES±  
NET DEVELOPABLE ACREAGE: 1.26 ACRES±
- NUMBER OF LOTS: 7 RESIDENTIAL LOTS & 2 PARCELS
- GENERAL PLAN: HIGH DENSITY RESIDENTIAL
- EXISTING ZONING: N/A  
PROPOSED ZONING: N/A
- DENSITY (ALLOWED): 5.0 - 7.2 UNITS/NET AC  
DENSITY PROPOSED: 5.56 UNITS/NET ACRE
- UTILITY PROVIDERS: CONTRA COSTA WATER DISTRICT (CCWD)  
WATER: PACIFIC GAS & ELECTRIC  
GAS: ELECTRIC  
SEWER: MT. VIEW SANITARY DISTRICT  
TELEPHONE: ATT  
CABLE: COMCAST CABLE  
ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO THE MINIMUM SIZES, SLOPES, AND SPECIFICATIONS OF THE GOVERNING AGENCY'S STANDARDS.
- TOPOGRAPHY: EXISTING TOPOGRAPHY PROVIDED BY VERTICAL MAPPING RESOURCES AND A FIELD SURVEY BY MERIDIAN ASSOCIATES, INC. DATED SEPTEMBER 16, 2020. CONTOUR INTERVAL IS 1 FOOT.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON RECORD INFORMATION ONLY. FINAL BOUNDARY SHALL BE BASED ON A FIELD SURVEY.
- STREETS: ALL PROPOSED NEW STREETS ARE PRIVATE (PARCELS C)
- FLOOD ZONE: THE SITE IS DESIGNATED AS ZONE X (OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM MAP PANEL 277 OF 602 (MAP 06013C0277F) DATED JUNE 16, 2009.
- GRADING: GRADES SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- DIMENSIONS: HOUSE FOOTPRINTS, LOT DIMENSIONS AND AREA(S) SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL DESIGN.



VICINITY MAP

SCALE: 1"=500'

BENCHMARK :

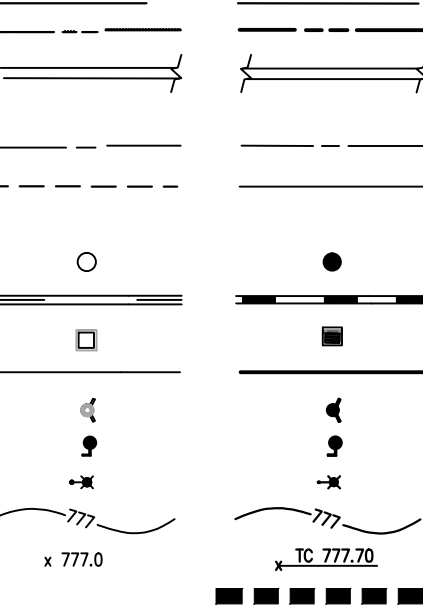
CONTRA COSTA COUNTY BENCHMARK 3334: A CONCRETE FASTENER AND BRASS DISC IN TOP OF CURB EAST CORNER OF CONCRETE D.I. ON SOUTH SIDE OF PALISADE DRIVE 200' WEST OF THE INTERSECTION OF PALISADE DRIVE AND MORELLO ROAD. ELEVATION 103.606 (BASED ON MEAN SEA LEVEL)

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE LINE BETWEEN FOUND MONUMENTS ON MIDHILL ROAD AS SHOWN ON SUBDIVISION 6959 - MIDHILL ROAD (332 M 4) AS "NORTH 0° 29' 52" EAST".

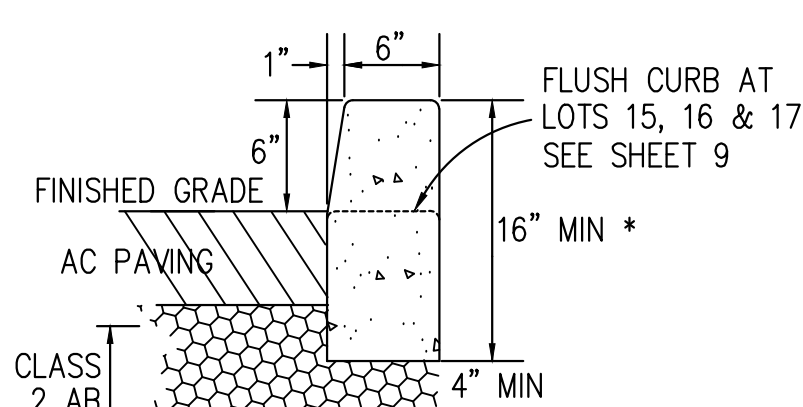
LEGEND

EXISTING PROPOSED



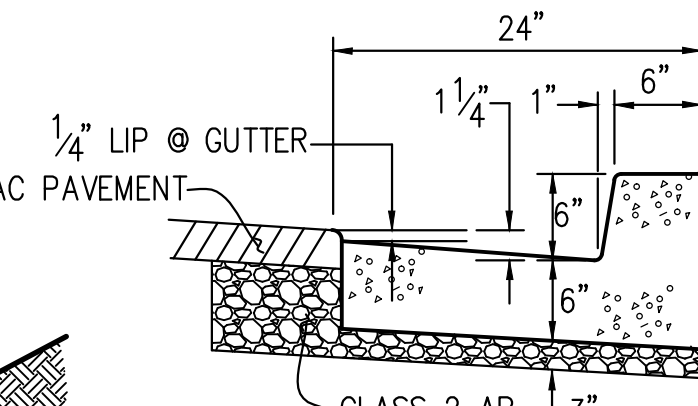
DESCRIPTION

PROPERTY LINE  
CURB AND GUTTER (TYPE AS NOTED)  
CENTERLINE  
UTILITY LINE (TYPE & SIZE AS NOTED)  
MANHOLE  
STORM DRAIN PIPE  
STORM DRAIN INLET  
WATER MAIN  
FIRE HYDRANT  
BLOW OFF  
ELECTROLINER  
CONTOURS  
SPOT ELEVATIONS  
COUNTY/CITY BOUNDARY



6" VERTICAL CURB & FLUSH CURB

NOT TO SCALE

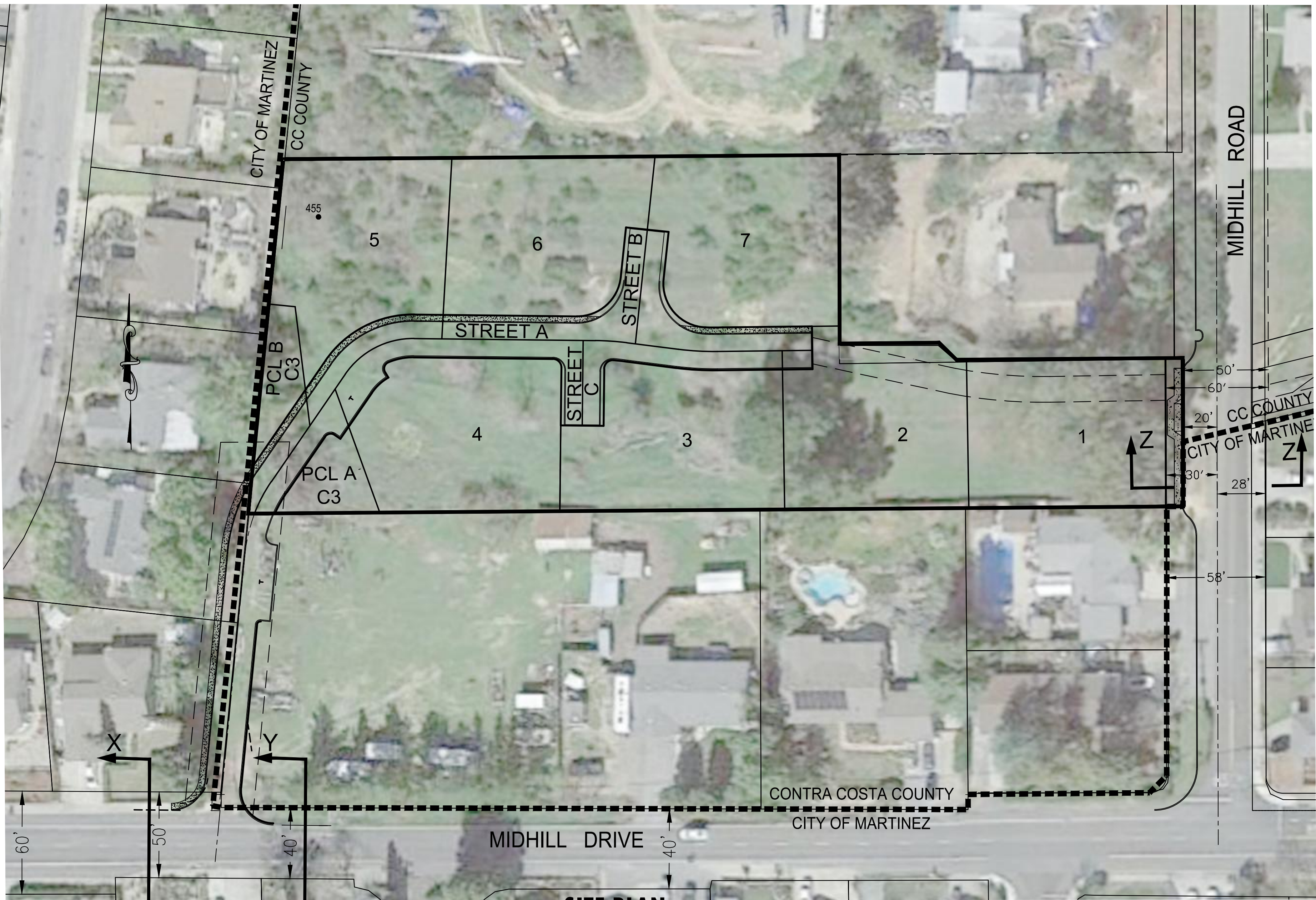


STANDARD CA71 CURB & GUTTER

NOT TO SCALE

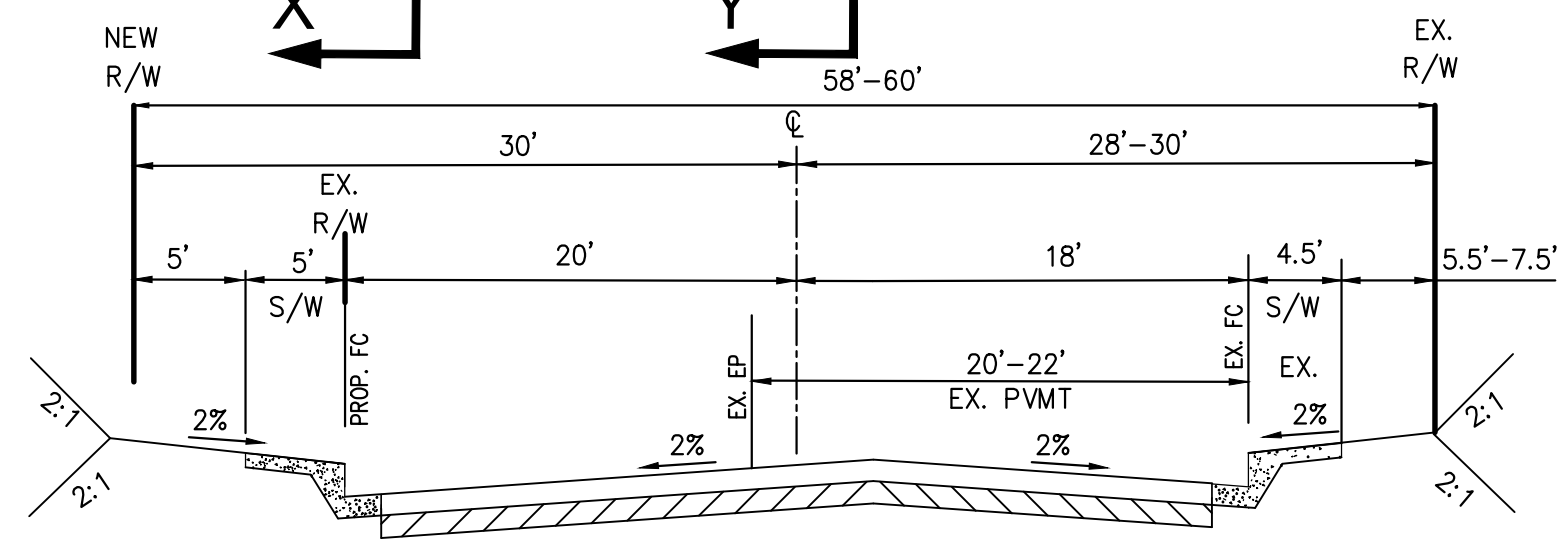
ABBREVIATIONS:

AB AGGREGATE BASE  
AC ASPHALT CONCRETE  
CL CENTER LINE  
CB CATCH BASIN  
CO CLEAN OUT  
EL ELEVATION  
EP EDGE OF PAVEMENT  
EX EXISTING  
FC FACE OF CURB  
FF FINISHED FLOOR  
FG FINISHED GRADE  
FH FIRE HYDRANT  
FL FLOW LINE  
GB GRADE BREAK  
GR GRATE ELEVATION  
HP HIGH POINT  
JT JOINT TRENCH  
MH MANHOLE  
PL PROPERTY LINE  
PP POWER POLE  
PUE PUBLIC UTILITY EASEMENT  
R RADIUS  
RIM RIM ELEVATION  
R/W RIGHT OF WAY  
SD STORM DRAIN  
SDMH STORM DRAIN MANHOLE  
SS SANITARY SEWER  
SSCO SANITARY SEWER CLEANOUT  
SSMH SANITARY SEWER MANHOLE  
TC TOP OF CURB  
TFC TOP OF FLUSH CURB  
TYP TYPICAL  
W WATER LINE



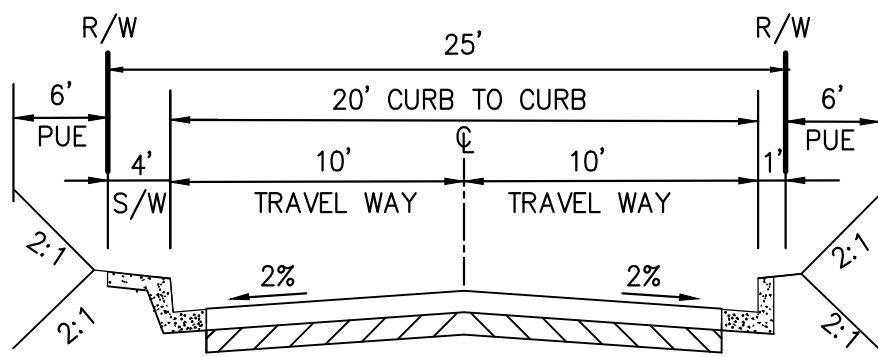
SITE PLAN

SCALE: 1"=40'



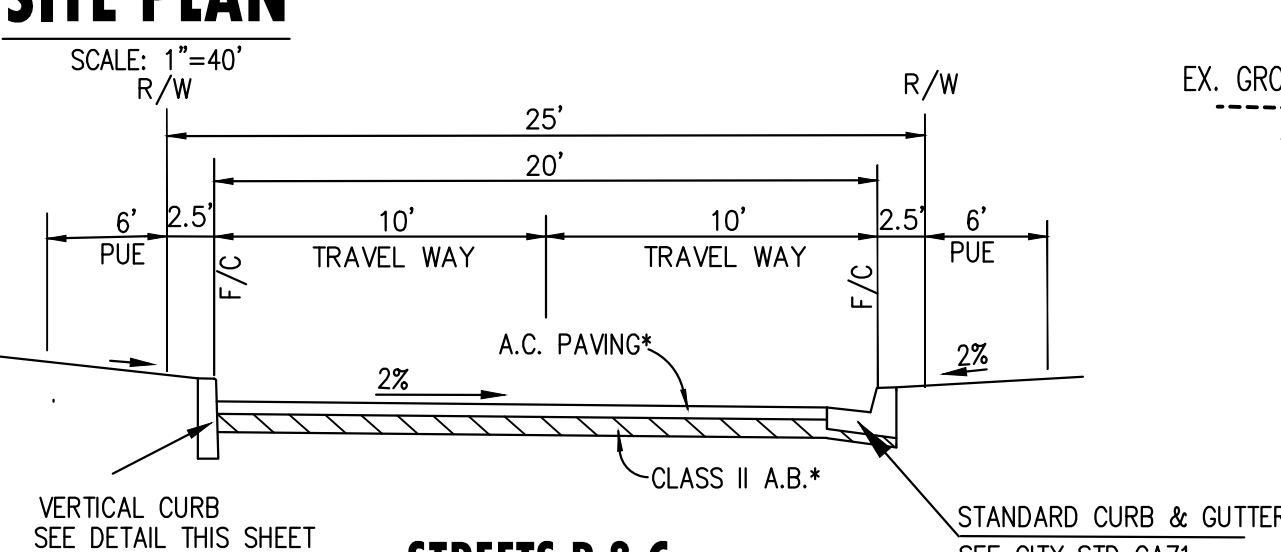
MIDHILL ROAD (EAST) (COUNTY/CITY)  
TYPICAL STREET SECTION Z-Z (PUBLIC)

NOT TO SCALE



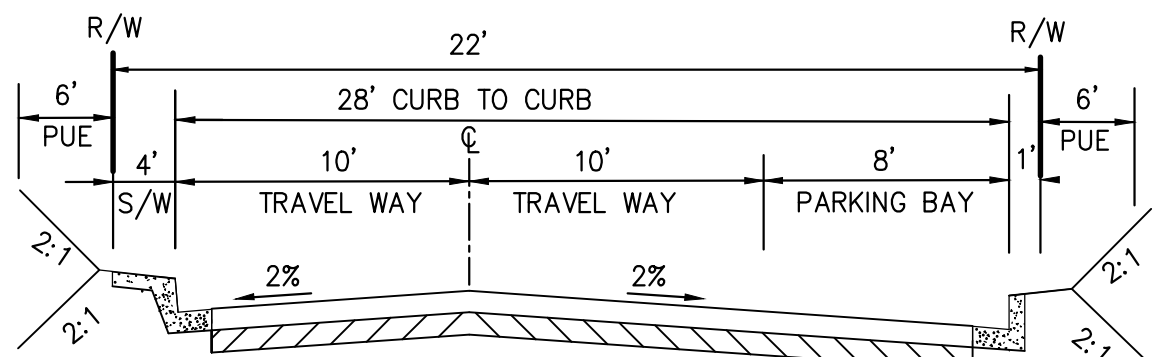
STREETS A  
TYPICAL STREET SECTION (PRIVATE)

NOT TO SCALE



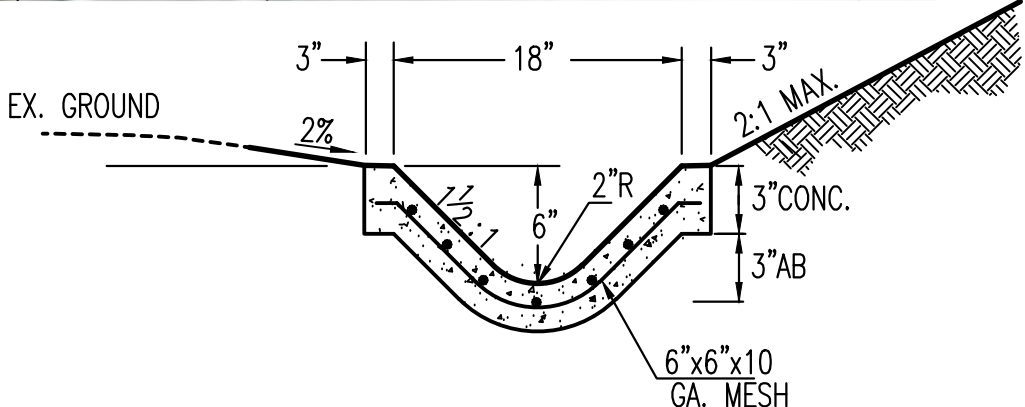
STREETS B & C  
TYPICAL STREET SECTION - 20' CURB TO CURB (NO CROWN)

NOT TO SCALE



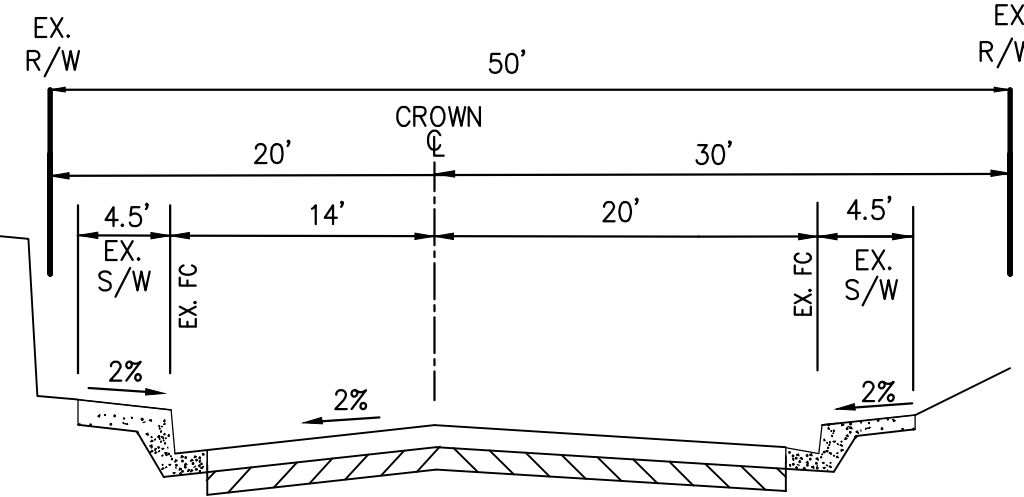
STREETS A  
MINOR ROADS 30' R/W (PRIVATE WITH PARKING BAY)

NOT TO SCALE



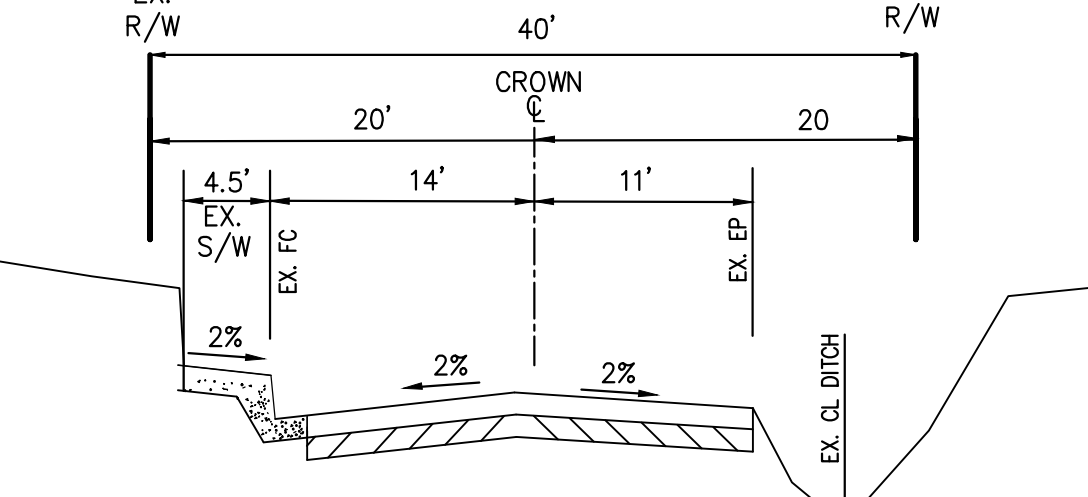
CONCRETE V-DITCH

NOT TO SCALE



EXISTING MIDHILL ROAD (SOUTH) (CITY OF MARTINEZ)  
TYPICAL STREET SECTION X-X (PUBLIC)

NOT TO SCALE



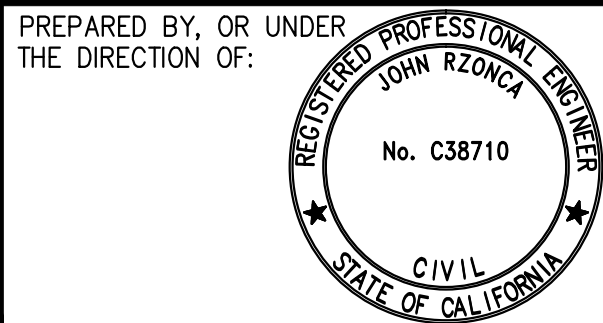
EXISTING MIDHILL ROAD (SOUTH) (CITY OF MARTINEZ)  
TYPICAL STREET SECTION Y-Y (PUBLIC)

NOT TO SCALE

SHEET INDEX

SHEET	DESCRIPTION
C-1	NOTES AND STREET SECTIONS
C-2	BOUNDARY AND EXISTING CONDITIONS
C-3	PRELIMINARY GRADING AND DRAINAGE PLAN
C-4	PRELIMINARY GRADING SECTIONS
C-5	PRELIMINARY UTILITY PLAN
C-6	FINAL DEVELOPMENT PLAN
C-7	CONCEPTUAL STORM WATER MANAGEMENT PLAN

DATE: AUGUST, 2021				
SCALE: AS SHOWN				
DRAWN: TJB/YPS				
DESIGNED: HK/TB				
ENGINEER: YS				
MANAGER: HK				
NO.	BY	DATE	REVISIONS	



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PHONE 925-685-0110 FAX 925-685-0660

SUBDIVISION 9573 VESTING TENTATIVE MAP 180 MIDHILL ROAD  
**NOTES AND STREET SECTIONS**  
MARTINEZ CONTRA COSTA COUNTY CALIFORNIA

SHEET NO.  
**C-1**  
OF 7 SHEETS  
JOB NO.  
20-10-01



**Mitigation Monitoring and Reporting Program  
County File #CDSD21-09573**

**180 Midhill Road  
Martinez, CA 94553**

## SECTION 1: AESTHETICS

**Impact AES-1:** New exterior lighting from the project site could adversely affect nighttime views in the area.

**Mitigation Measure AES-1:** Proposed exterior lighting shall be directed downward and away from adjacent properties and public/private right-of-way to prevent glare or excessive light spillover. All lighting plans are subject to review and approval of the Community Development Division (CDD) to verify compliancy with this mitigation measure.

Implementing Action:

COA

Timing of Verification:

Prior to submittal of a building permit;  
Prior to CDD approval of construction plans for a building permit; and  
Post installation and prior to final building inspection.

Responsible Department, Agency, or Party:

Project proponent, CDD, and Building Inspection.

Compliance Verification:

Submittal of lighting plan(s) for CDD review;  
Include CDD approved lighting plan(s) in construction plans for CDD review; and  
As-built photos of lighting prior to final building inspection.

## SECTION 2: AIR QUALITY

**Impact AIR-1:** Exhaust emissions and particulate matter produced by construction activities related to the project may cause exposure of the public or sensitive receptors to significant amounts of pollutants.

**Mitigation Measure AIR-1:** The following Bay Area Air Quality Management District, Basic Construction mitigation measures shall be implemented during project construction and shall be stated on all construction plans:

- A. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- B. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- C. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- D. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- E. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- F. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title

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<p>13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.</p> <p>G. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.</p> <p>H. The applicant shall post a publicly visible sign with the developer/project manager's name and telephone number regarding dust and other construction related complaints (i.e. noise control, litter control, tree protection, construction traffic, and 24-hour emergency). This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations. A copy of this sign shall be provided to the Community Development Division (CDD).</p>	
Implementing Action:	COA
Timing of Verification:	<p>Prior to submittal of a building permit;</p> <p>Prior to CDD approval of construction plans for a building permit; and</p> <p>During construction.</p>
Responsible Department, Agency, or Party:	Project proponent, CDD, and Building Inspection.
Compliance Verification:	<p>Provide a copy of Contact Sign required under MM AIR-1(H) for CDD review;</p> <p>Include MM AIR-1 language on construction plans for CDD review; and</p> <p>Implementation with oversight of Building Inspection during construction.</p>
<b>SECTION 3: BIOLOGICAL RESOURCES</b>	
<p><b>Impact BIO-1:</b> Construction activities, including tree removal and site clearance, may impact nesting birds that have the potential to use the site for nesting and/or foraging.</p>	
<p><b>Mitigation Measure BIO-1:</b> If project site grading, construction, tree removal, or site clearance will take place during the nesting season (February 1 through August 31), a nesting survey should be conducted on the project site and within a zone of influence around the project site within 5 days of the initiation of the activities listed above. The zone of influence includes those areas off the project site where birds could be disturbed by earth-moving vibrations or noise.</p> <p>If nesting birds are found, then no work shall be initiated until nest-specific buffers have been established by the qualified biologist. The buffer area(s) shall be fenced off from work activities and avoided until the young have fledged, as determined by the qualified biologist. Active nests within or adjacent to the project site shall be monitored by the qualified biologist daily throughout the duration of project</p>	

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activities for changes in bird behavior or signs of distress related to project activities. If nesting birds are showing signs of distress or disruptions to nesting, then that nest shall have the buffer immediately increased by the qualified biologist until no further interruptions to breeding behavior are detectable.	
Implementing Action:	COA
Timing of Verification:	If during the nesting season: Prior to any disturbance of the project site; Prior to issuance of a building permit; and During site clearing and construction.
Responsible Department, Agency, or Party:	Project proponent, project biologist (if applicable), CDD, and Building Inspection.
Compliance Verification:	Timing of building permit issuance; and If applicable, submittal of nesting survey for CDD review, and implementation of approved biologist mitigation measures with Building Inspection oversight during site clearing and construction activities.

<b>Impact BIO-2:</b> Code-protected trees being removed and work within the dripline of additional trees will occur to allow for project grading and construction. Tree removal has the potential to reduce natural habitat or create soil instability and/or erosion. Work within the dripline has the potential to impact tree health.	
<b>Mitigation Measure BIO-2a:</b> As a result of tree removal, approval of a Tree Permit under the provisions of the County Tree Ordinance shall be required. The Tree Permit shall include a Tree Replacement Plan. The Tree Replacement Plan shall designate the approximate location, number, species and sizes of new trees to be planted. No tree shall be removed until a building permit is issued.	
<b>Mitigation Measure BIO-2b:</b> To protect the trees to remain, approval of a Tree Permit under the provisions of the County Tree Ordinance shall be required. The Tree Permit shall include tree protection mitigation measures as described in the arborist report prepared by Michael Baefsky (#WE-0222A) of Trees, Bugs, Dirt Landscape Consulting & Training dated May 26, 2021, and these mitigation measures shall be implemented during construction through the clearing, grading, and construction phases, and stated on all construction plans.	
Implementing Action:	COA
Timing of Verification:	Prior to submittal of a building permit;

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	<p>Prior to CDD approval of construction plans for a building permit;</p> <p>During site clearing, tree removal, and construction activities;</p> <p>Post restitution tree planting and prior to final building inspection; and</p> <p>Prior to the release of tree bonds.</p>
Responsible Department, Agency, or Party:	Project proponent, project arborist, CDD, and Building Inspection.
Compliance Verification:	<p>Submittal of the required materials per the approved Tree Permit for CDD review;</p> <p>Include CDD approved tree plans and arborist tree mitigation measures in construction plans for CDD review;</p> <p>Implementation of approved arborist mitigation measures during site clearing, tree removal, and construction activities with Building Inspection and Project arborist oversight;</p> <p>As-built photos of planted restitution trees prior to final building inspection; and</p> <p>Verification by that restitution trees are still onsite and in good health prior to CDD release of tree bond(s).</p>

#### **SECTION 4: CULTURAL RESOURCES**

**Impact CUL-1:** Subsurface construction activities could have the potential to damage previously undiscovered historical resources.

**Mitigation Measure CUL-1:** If during the course of construction activities there is accidental discovery, the following steps shall be followed and stated on all construction plans:

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 appropriate County and other agencies.

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<p>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.</p>	
Implementing Action:	COA
Timing of Verification:	<p>Prior to CDD approval of construction plans for a building permit; and</p> <p>During construction.</p>
Responsible Department, Agency, or Party:	Project proponent, project archeologist (if applicable), CDD, and Building Inspection.
Compliance Verification:	<p>Include MM CUL-1 language on construction plans for CDD review;</p> <p>Implementation with oversight of Building Inspection during construction; and</p> <p>Submittal of archaeologist report, in the event of a find, for CDD review.</p>
<p><b>Impact CUL-2:</b> Subsurface construction activities may have a significant impact to previously undiscovered archaeological resources.</p>	
<p>See <b>Mitigation Measure CUL-1.</b></p>	
<p><b>Impact CUL-3:</b> Project activities have the potential to significantly impact previously undiscovered human remains.</p>	
<p><b>Mitigation Measure CULT-3:</b> If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be followed and stated on all construction plans:</p> <p>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. The MLD will work with the Applicant and a qualified archaeologist to determine the proper treatment of the human remains and any associated funerary objects. Construction activities will not resume until either the human remains are exhumed, or the remains are avoided via project construction design change.</p>	

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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.	
Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction plans for a building permit; and During construction.
Responsible Department, Agency, or Party:	Project proponent, project archeologist (if applicable), CDD, and Building Inspection.
Compliance Verification:	Include MM CUL-3 language on construction plans for CDD review; Implementation with oversight of Building Inspection during construction; and Submittal of archaeologist report, in the event of a find, for CDD review.
<b>SECTION 5: GEOLOGY/SOILS</b>	
<b>Impact GEO-1:</b> The Soil Survey of Contra Costa County and the geotechnical report prepared by Stevens, Ferrone & Bailey (SFB) dated October 9, 2020 indicates that soils on the site are highly expansive and may cause damage to built structures if geotechnical recommendations are not fully evaluated and enforced.	
<p><b>Mitigation Measure GEO-1a:</b> Prior to submittal of a building permit, a geotechnical update report prepared by the project registered geotechnical engineer and certified engineering geologist shall be submitted, and shall include the following:</p> <ul style="list-style-type: none"> <li>A. Results of a detailed review of the most recent set of grading and drainage plans</li> <li>B. A Geotechnical Improvement Plan that shall be based on the results of slope stability analyses of proposed grades and slopes and the recommendations of SFB's October 9, 2020 report including over-excavation grading at building pads. The plan shall include over-excavation elevations across the site, subdrain locations, and keyways where warranted. The plan shall take into account the need to protect off site lands and improvements.</li> <li>C. Corrosion potential testing of representative building pads to determine the level of corrosion protection required, if any, for steel and/or concrete that is in-contact with the ground. If any significant impacts are identified, the geotechnical engineer shall provide effective mitigation measures.</li> <li>D. An as-graded monitoring report that shall provide information on the location and depth of compaction tests, and an as-built plan of all slope stabilization repairs. Include geologic cross-sections of specific elements of the Geotechnical Improvement Plan, such as a major cut slope,</li> </ul>	

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buttress fill, and retaining walls. The monitoring report shall also include a subsurface drainage plan showing approximate depth and location of subdrains including cleanouts, pickup points and outfalls.

**Mitigation Measure GEO-1b:** The geotechnical update report and monitoring reports shall be subject to review of the County's Peer Review Geologist, and review and approval of the Community Development Division (CDD). Improvement, grading and building plans shall carry out the recommendations of the approved report.

Implementing Action:	COA
Timing of Verification:	Prior to submittal of a building permit; Prior to CDD approval of construction plans for a building permit; Structural review; and During Construction.
Responsible Department, Agency, or Party:	Project proponent, project geologist, County geologist, CDD, County structural engineers, and Building Inspection.
Compliance Verification:	Submittal of required materials per MM GEO-1 for County geologist and CDD review; Include CDD approved geotechnical report and any other pertinent materials/reports/plans in construction plans for CDD review; During structural review by County structural engineers, and During construction with Building Inspection approval.

## SECTION 6: TRIBAL CULTURAL RESOURCES

**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 7: MANDATORY FINDINGS OF SIGNIFICANCE

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**Potential Impact:** As discussed in individual sections of the Initial Study, the project to subdivide the property into 7 lots and construct 7 residences and associated improvements may impact the quality of the environment (Aesthetic, Air Quality, 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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