

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** 65 Alhambra Creek Road Development Project
County File #CDTP19-00049
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Contact Person and Phone Number:** Joseph W. Lawlor Jr, AICP; (925) 655-2872
4. **Project Location:** 65 Alhambra Creek Road
Martinez, CA 94513
Assessor's Parcel Number: 365-050-009
5. **Project Sponsor's Name and Address:** Scott Kuehne, Kuehne Architecture
2412 14TH Avenue
San Francisco, CA 94618
6. **General Plan Designation:** The subject property is located within the Agricultural Lands (AL) and Open Space (OS) General Plan Land Use designations.
7. **Zoning:** The subject property is located within the A-2 General Agricultural District (A-2).
8. **Description of Project:** The applicant is requesting approval of a tree permit for the removal of 111 code-protected trees and work within the dripline of 17 code-protected trees in order to construct a new 5,846 sq. ft. single-family residence, a 1,071 sq. ft. Accessory Dwelling Unit (ADU), and 1,527 sq. ft. barn on a vacant agricultural lot.

With implementation of the geotechnical engineering study recommendations, the project could include more than 1,000 cubic yards of grading.

9. **Surrounding Land Uses and Setting:** The project site is comprised of approximately 11 acres located approximately 700 feet southwest of Alhambra Valley Road at 65 Alhambra Creek Road in unincorporated Martinez. The site is located within a narrow valley, which is formed by a ridge on the south side of the property, with Spring Water Creek at the bottom just north of the project site. Approximately 8 acres of the property (all areas above 475 feet in elevation) are protected from development by a scenic easement. The proposed building footprints are located between the easement and Alhambra Creek Road, which runs across the northern portion of the property.

The immediate surrounding area is representative of agricultural rural residential development in Contra Costa County. The adjacent properties surrounding the project site include large-lot ranch homes to the north, east and west, and undeveloped East Bay Regional Park property to the south.

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

Contra Costa County Public Works Department, Contra Costa County Department of Health Services, Contra Costa Consolidated Fire Protection District.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Notice of the proposed project was sent to Native American tribes, as applicable for consultation with Native American tribes under Public Resources Code Sections 21080.3.1. A Tribal Consultation List from the Native American Heritage Commission, dated October 28, 2015, was used to identify tribes traditionally and culturally affiliated with the project area. No requests for consultation were received.

Environmental Factors Potentially Affected

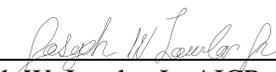
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input 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 checked="" 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 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.



 Joseph W. Lawlor Jr, AICP
 Project Planner
 Contra Costa County
 Department of Conservation & Development

_____ 5/2/2023
 Date

ENVIRONMENTAL CHECKLIST

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

SUMMARY:

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

Figure 9-1 of the Open Space Element of the County General Plan identifies major scenic ridges and scenic waterways in the County. According to this map, the project site is located adjacent to a scenic ridge. This portion of the property is protected by a scenic easement, which excludes development on the ridge. Thus, the proposed development would be located at the lower-elevation portion of the project sites and would not impact views of the ridge. Thus, the project is not expected to adversely impact scenic resources in the county.

- b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? (No Impact)*

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

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

The project is located in a non-urbanized area as designated by the U.S. Census Bureau Urban Area Reference Maps. The subject property is located within the AL and OS General Plan land use designation and within the A-2 Zoning District. The expected single-family residence on the site would be allowed in the zoning district following issuance of a Tree Permit, and thus would be consistent with the applicable zoning regulations. Thus, the project is not expected to degrade the existing visual character or quality of public views of the site and its surroundings.

- 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)*

Daytime views of the expected new single-family residence, barn, and ADU would be similar to the view of other developments in the area. Thus, a less than significant impact is expected.

The change in ambient nighttime light levels on the project site, and the extent to which project lighting would spill off the project site and affect adjacent light-sensitive areas, would determine whether the project could adversely affect nighttime views in the area. After construction, lighting of the expected new single-family residence, barn, ADU, and associated improvements would introduce more light and glare in the area than the existing undeveloped lot. Façade lights on the proposed buildings would create new onsite and offsite light sources. However, the property and surrounding area is covered in dense foliage and obscured from neighboring structures, which are also located over 400 feet from the proposed development area. Consequently, no light is expected to spill off the project site and affect adjacent light-sensitive areas.

Sources of Information

- Suarez-Kuehne Architecture. Steel House Plan Set. March 2023. (Project Plans)
- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- U.S. Department of Commerce, Economics & Statistics Administration, U.S. Census Bureau. 2023. *TIGERweb*.

2. AGRICULTURAL AND FOREST RESOURCES – Would the project:				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

As shown on the California Department of Conservation’s Important Farmland Finder map, the subject property includes land classified as “Other Land.” “Other Land” is land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land. Thus, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use; therefore, a less than significant impact is expected.

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

The project site is within the A-2 district and has AL and OS General Plan land use designations. Agricultural and recreation uses are located in the surrounding rural agricultural area. Though the property is zoned for agricultural use, the property is not included in a Williamson Act contract, and there is no reason to believe the project would conflict with any existing agricultural uses.

The new single-family residence and ADU would convert some of the marginally valuable land that could be used for agriculture to housing, however, the overall use of the 11-acre site would not be limited. Therefore, a less than significant impact is expected from a conflict with existing agricultural uses.

- 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 Government Code section 51104(g). Furthermore, the project site is within the A-2 zoning district and the proposed use is an allowed use within the zoning district. Thus, the project would not conflict with existing zoning for, or cause rezoning of forest land or timberland.

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

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

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

- d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use? (No Impact)*

The project site is not considered forest land, as discussed in “c” above.

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

The proposed project would add a single-family residence and ADU to an agriculturally zoned property in a rural residential and agricultural area. Given the small scale of the project, the proposal would have a less than significant impact on the conversion of farmland.

Sources of Information

- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County General Plan 2005-2020. *Land Use Element*.
- California Department of Conservation. Accessed April 25, 2023. *Important Farmlands Viewer*. <https://maps.conservation.ca.gov/DLRP/CIFF/>
- Contra Costa County Department of Conservation and Development. Accessed March 25, 2023. *2016 Agricultural Preserves Map*. <http://www.co.contra-costa.ca.us/DocumentCenter/View/882/Map-of-Properties-Under-Contract?bidId=>

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

SUMMARY:

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

Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the Bay Area 2017 Clean Air Plan. The purpose of the Clean Air Plan is to bring the air basin into compliance with the

requirements of Federal and State air quality standards. BAAQMD has prepared CEQA Guidelines to assist lead agencies in air quality analysis, as well as to promote sustainable development in the region. The CEQA Guidelines support lead agencies in analyzing air quality impacts. If, after proper analysis, the project's air quality impacts are found to be below the significance thresholds, then the air quality impacts may be considered less than significant. The Air District developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project's air pollutant emissions.

The proposed project could result in the future construction of one single-family residence, one ADU, one barn, and associated development on the project site. This would be well below the BAAQMD screening criteria threshold of 56 dwelling units. Therefore, a detailed air quality analysis is not necessary, and the project would not be in conflict with the Clean Air Plan or obstruct its implementation.

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

The region is in nonattainment for the federal and state ozone standards, the state PM10 standards, and the federal and state PM2.5 standards. As discussed above, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation. Although the proposed project would contribute small increments to the level of criteria air pollutants in the atmosphere, the project would have a less than significant adverse environmental impact on the level of any criteria pollutant, because it is below the screening threshold.

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

Construction and future occupancy of the proposed single-family residence and ADU would not cause any localized emissions that could expose sensitive receptors (e.g., nearby residences, schools) to unhealthy long-term air pollutant levels. Construction activities, however, could result in localized emissions of dust and diesel exhaust that could result in temporary impacts to nearby single-family residences.

Construction and grading activities would produce combustion emissions from various sources, including heavy equipment engines, paving, and motor vehicles used by the construction workers. Dust would be generated during site clearing, grading, and construction activities, with the most dust occurring during grading activities. The amount of dust generated would be highly variable and would be dependent on the size of the area disturbed, amount of activity, soil conditions, and meteorological conditions. Although grading and construction activities would be temporary, such activities could have a potentially significant adverse environmental impact during project

construction. Consequently, the applicant would be required to implement the following recommended BAAQMD mitigation measures to reduce construction dust and exhaust impacts.

***Air Quality 1:** The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans.*

- 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.*
- 2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.*
- 3. All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.*
- 4. All vehicle speeds on unpaved roads shall be limited to 15 mph.*
- 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.*
- 6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.*
- 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.*
- 8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.*

Implementation of these mitigation measures would reduce the impact on sensitive receptors during project construction to 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 with Mitigations**)*

The proposed project would not produce any major sources of odor and is not located in an area with existing issues (e.g., landfills, treatment plants). Therefore, the operation of the project would have a less than significant impact in terms of odors.

During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary; however, there could be a potentially significant adverse environmental impact during project construction due to the creation of

objectionable odors. Consequently, the applicant is required to implement Mitigation Measure *Air Quality 1* above.

Implementation of this mitigation would reduce the impact from the creation of objectionable odors to a less than significant level

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. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Game or U.S. Fish and Wildlife Service? (Less than Significant Impact with Mitigation)*

BioMaAS, Inc prepared a Biological Resources Analysis (BRA) for the property, which included a review the impacts from habitat modifications on the subject property. The analysis included a search of the California Natural Diversity Database (CNDDDB), United States Fish and Wildlife Information for Planning Consultation (IPaC), and other relevant databases. A reconnaissance-level field visit was completed on the project site on June 20, 2022. Based on the analysis, Four special-status plant species were ranked as having a moderate potential to occur on the site, including bent-flowered fiddleneck (*Amsinckia lunaris*), Mount Diablo fairy lantern (*Calochortus pulchellus*), western leatherwood (*Dirca occidentalis*), and Mount diablo helianthella (*Helianthella castanea*). Twenty-one special status wildlife species have some potential to occur on the site, including obscure bumble bee (*Bombus caliginosus*), Western bumble bee (*Bombus occidentalis*), Bridges' Coast Range Shoulderband (*Helminthoglypta nickliniana bridgesi*), California red-legged frog (*Rana draytonii*; CRLF), Alameda striped racer (*Masticophis lateralis euryxanthus*), Cooper's hawk (*Accipiter cooperii*), white-tailed kite (*Elanus leucurus*), long-eared owl (*Asiootus*), Lewis's woodpecker (*Melanerpes lewis*), loggerhead shrike (*Lanius ludovicianus*), yellow-billed magpie (*Pica nuttalli*), grasshopper sparrow (*Ammodramus savannarum*), yellow warbler (*Dendroica petechia brewsteri*), Lawrence's goldfinch (*Spinus lawrencei*), pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*), long-eared myotis (*Myotis evotis*), long-legged myotis (*Myotis volans*), San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) and ringtail cat (*Bassariscus astutus*).

The BioMaAS report describes the following potential impacts to the special status species. Special-status plants are potentially present within the bay-oak woodland habitat in the Study Area and could potentially be impacted by the proposed project. Four special-status plants have a moderate potential to occur in the Study Area based on an evaluation of special-status plants that occur in the vicinity of the Study Area. To avoid impacting special-status plants, surveys for special-status plants that are in accordance with the protocols established by CDFW (2018c), CNPS (2001), and USFWS (1996) would be required prior to construction activities. With implementation of Mitigation Measure *Biology 1*, impacts to these species would be reduced to a less than significant level. Thus, the project is expected to have a less than significant impact on special status plant species.

Biology 1: *Prior to issuance of a building or grading permit, surveys for special-status plants that are in accordance with the protocols established by CDFW (2018c), CNPS (2001), and USFWS (1996) shall be conducted. Protocol-level surveys shall be conducted throughout at least one full season at times when the four special status plants are identifiable during their blooming periods (March). Prior to and during the special-status plant surveys, activities that will disturb vegetation, such as mowing fire strips or spraying herbicides, shall be delayed until after the surveys.*

The proposed project has the potential to impact twenty-one special-status wildlife species. The following avoidance measures included in Mitigation Measures *Biology 2* through *Biology 7* would ensure impacts are reduce to less than significant levels.

Biology 2: Prior to submittal of a building or grading permit, the applicant shall submit a landscaping plan that incorporates Melilotus, Cirsium, Trifolium, Centaurea, Chrysothamnus, or Eriogonum to support obscure bumblebee, and Baccharis, Cirsium, Lupinus, Lotus, Grindelia and Phacelia Melilotus, Cirsium, Trifolium, Centaurea, Chrysothamnus, and Eriogonum.

Biology 3: During project implementation prior to initial ground disturbance and vegetation removal, the Project Biologist shall check under logs or debris and relocate any shoulderband snails to the nearest appropriate habitat outside of the construction area.

Biology 4: Wildlife exclusion fencing shall be erected around the limit of ground disturbance prior to the initiation of construction activities to prevent California red-legged frog (CRLF) and Alameda striped racer (ASR) from entering an active work area. The fence should be at least thirty-six inches high and should be entrenched three to six inches into the ground. The integrity of the fence must be maintained for the extent of the project. A Best Management Practice (BMP) silt fence of the appropriate qualities can be used in tandem as a wildlife exclusion fence. In addition, monofilament netting, which is commonly used in straw wattle and other erosion preventatives, should not be used in or adjacent to the Study Area in order to prevent possible entrapment of both common and special status wildlife species. A qualified biologist be present to perform a preconstruction survey, monitor fence installation and monitor initial ground disturbance and vegetation removal.

Biology 5: Generally, the removal of trees should take place between September 1 and January 31, outside of the avian breeding season. If construction activity begins between February 1 and August 31, the nesting season for raptors and most other birds, a qualified biologist shall survey the Study Area for the presence of active bird nests prior to the commencement of vegetation removal or disturbing activities. If active nests are found, consultation and coordination with the CDFW should be sought. To avoid the disturbance of active nests, buffers may need to be established at the discretion of the biologist, with certain activities restricted or forbidden within the buffer. Disturbing active nests must be avoided until young birds have fledged.

Biology 6: A qualified biologist shall survey the Study Area for the presence of bat maternity or hibernation roosts prior to tree removal. Disturbance of maternity roosts of special status bats must be avoided until young bats are mature enough to leave on their own. Consultation with the CDFW is required before any relocation of bats. Alternatively, trees and structures may be removed from September 1st through October 31st, after the maternity roost season but before winter hibernation (which may begin as early as November).

Biology 7: A preconstruction survey for San Francisco dusky-footed woodrat middens shall be conducted by a qualified biologist prior to vegetation and tree removal. Middens (nests) identified in the Study Area should be flagged as a sensitive resource and avoided during construction, if feasible. Should avoidance of woodrat middens not be feasible, such as if a midden is observed within the project footprint, the middens may be dismantled by hand under the supervision of a qualified biologist, with CDFW approval. If young are encountered

during dismantling of the nest, the material should be replaced, and the biologist should return within approximately 24 hours to see if the young have been relocated. If the young have not been relocated, the biologist will make an age determination and return when it is likely that the young have been weaned to determine occupancy. A no-disturbance buffer should be established around the active midden at the discretion of the Project Biologist. The buffer should remain in place until the young have matured enough to disperse on their own.

A survey for ringtail cat shall be done concurrently with woodrat and herpetofauna surveys. If a potential den is located, a camera trap may be used to determine occupancy, and appropriate avoidance measures shall be taken, as determined by the project biologist.

Thus, with implementation of the above mitigation measures, the project is not expected to have a significant 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. Thus, pursuant to CEQA, a less than significant impact is expected from implementation of the proposed project.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (**Less than Significant Impact with Mitigation**)*

As described in the BRA prepared by BioMaAS, the project site potentially includes riparian habitat along an ephemeral drainage in the Study Area. Thus, the Project Biologist has recommended the following mitigation measures to mitigate impacts from the project on the riparian habitat to a less than significant level.

Biological 8: *A jurisdictional delineation shall be conducted by a certified wetland scientist to determine potentially jurisdictional features within the Study Area. The delineation should meet the USACE protocols described in the USACE Wetland Delineation Manual (Environmental Laboratory 1987) and the USACE Arid West Regional Supplement (USACE 2008). To avoid impacts to this feature during construction, Best Management Practice measures to prevent discharges shall be taken including the following.*

- *If straw wattles are to be used as a Best Management Practice, wattles with no plastic filament (such as burlap or bio wattles) shall be used to prevent entrapment of sensitive herpetofauna.*
- *If invasive species are removed during construction activities, the debris should be hauled off site to prevent the spread of these species.*
- *Exclude weeds in the Study Area that are ranked by the California Invasive Plant Council (Cal-IPC 2017) as highly invasive: yellow star thistle.*
- *Exclude grasses, weeds in the Study Area that are ranked by the California Invasive Plant Council (Cal-IPC 2017) as moderately invasive: Italian thistle, bristly dog's tail grass, wild oat.*

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

As described in the BRA prepared by BioMaAS, the project may impact wetlands and/or jurisdictional waters of the United States/State, which may be present on the site. However, with implementation of Mitigation Measure **Biology 8**, the impacts from the project would be reduced to less than significant levels.

- d) *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites? (Less Than Significant Impact with Mitigation)*

Based on the BioMaAS BRA, the project site could potentially provide a movement corridor for wildlife species or provide nursery sites for special status species. Given the semi-rural nature of the project, impacts to wildlife species have potential to occur. However, with implementation of the Mitigation Measures *Biology 1* through *8*, a less than significant impact of these species is expected.

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

The Conservation Element of the County's General Plan addresses the County's policies regarding the identification, preservation and management of natural resources in the unincorporated County. Within the Conservation Element, the "Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas" (Figure 8-1) identifies significant resources throughout the County. The map shows no resources in the vicinity of the project site, though the Briones Hills area is just south of the project site. The ecological impacts from the project have been identified and associated Mitigation Measures would be incorporated to reduce impacts to less than significant levels. Additionally, the majority of the project site is already located within a scenic easement, which excludes development. With implementation of the mitigation measures identified above, the project is not expected to conflict with any local policies or ordinances protecting biological resources.

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. On any developable undeveloped property, the Ordinance requires tree alteration or removal to be considered as part of the project application. The project includes the removal of 111 code-protected trees and work within the dripline of 17 code-protected trees to accommodate the project. Consistent with the Tree Protection and Preservation Ordinance, the following requirements would be included as conditions of approval.

- A. Tree Restitution Planting and Irrigation Plan: Prior to the removal of trees or submittal of building permits (e.g. demolition, grading or building), whichever

occurs first, the applicant shall submit a tree planting and irrigation plan prepared by a licensed arborist or landscape architect for the review and approval of CDD. The plan shall provide for the planting of a reasonable number of trees that can healthy be accommodated on the site, as determined by the Department of Conservation and Development, with consultation from a certified arborist. The plan shall comply with the State's Model Water Efficient Landscape Ordinance or the County Ordinance, if one is adopted. Verification of compliance with the Ordinance shall accompany the plan. The plan shall also include an estimate prepared by a licensed landscape architect, arborist, or landscape contractor of the materials and labor costs to complete the improvements (accounting for supply, delivery, and installation of trees and irrigation).

- B. A security shall be provided to ensure that the approved planting and irrigation plan is implemented. Prior to removal of trees or submittal of permits (e.g. demolition, grading or building), whichever occurs first, the applicant shall submit a security that is acceptable to the CDD. The security shall be the amount of the approved cost estimate described in Section 3.A above, plus a 20% inflation surcharge.
- C. Initial Deposit for Processing of Security: The County ordinance requires that the applicant pay fees to cover all staff time and material costs for processing the required security. At the time of submittal of the security, the applicant shall pay an initial deposit of \$100.00.
- D. Duration of Security: When the replacement trees and irrigation have been installed, the applicant shall submit a letter to the Department of Conservation and Development, Community Development Division, composed by the landscape architect, arborist, or landscape contractor, verifying that the installation has been done in accordance with the approved planting and irrigation plan. The security shall be retained by the County for a minimum of 12 months up to 24 months beyond the date of receipt of this letter. A prerequisite of releasing the bond between 12 and 24 months shall be to have the applicant arrange for the consulting arborist to inspect the trees and to prepare a report on the trees' health. In the event that CDD determines that the tree(s) intended to be protected has been damaged by development activity, and CDD determines that the applicant has not been diligent in providing reasonable restitution of the damaged trees, then CDD may require that all part of the security be used to provide for mitigation of the damaged trees.

Implementation and enforcement of the condition of approval will ensure the project complies with the County's Tree Protection and Preservation Ordinance. Thus, the project would be consistent with local policies and ordinances protecting ecological resources and would have a less than significant impact.

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

There is one adopted habitat conservation plan in Contra Costa County: the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP). The plan was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in East Contra Costa County. The plan lists Covered activities that fall into three distinct categories: (1) all activities and projects associated with urban growth within the urban development area (UDA); (2) activities and projects that occur inside the HCP/NCCP preserves; and (3) specific projects and activities outside the UDA. As the project does not fall into any of these categories, the project is not covered by, or in conflict with the adopted HCP.

Sources of Information

- Suarez-Kuehne Architecture. Steel House Plan Set. March 2023. (Project Plans)
- East Contra Costa County Habitat Conservancy. <http://www.co.contra-costa.ca.us/depart/cd/water/HCP/>.
- BioMaAS, Inc. September 2022. *Biological Resources Assessment for 65 Alhambra Creek Road.*

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

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 Impact with Mitigations)*

Historical resources are defined in the California Environmental Quality Act Guidelines Section 15064.5 as 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.

There are no known existing structures on the project site; thus, the project would not impact any known historical or culturally significant resources.

The archaeological sensitivity map of the County's General Plan (Figure 9-2), identifies the project area as "Medium Sensitivity," and "Highly Sensitive" which has a potential to contain significant archeological resources. Subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measure would reduce the potentially significant impact to a less than significant level.

***Cultural Resources 1:** The following Mitigation Measures shall be implemented during project related ground disturbance, and shall be included 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, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies.*

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

- Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment*

and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementation of these mitigations would ensure a less than significant adverse environmental impact on historical resources.

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

As stated previously, the project site does not appear to host any historical resources. However, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. Mitigation Measure *Cultural Resources 1* would reduce the potentially significant 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 Impact with Mitigation)*

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

Sources of Information

- Contra Costa County General Plan 2005-2020. *Open Space Element*.

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

SUMMARY:

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

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

New energy consumption includes energy required for operation of the expected new residence and transportation system (private and commercial vehicles), as well as energy used for construction and maintenance of the proposed project. Issues related to energy use include the levels of consumption of non-renewable and renewable energy sources for the construction and operation of the proposed project.

The proposed project's energy demand would be typical for a development of this scope and nature and would 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. That the Legislature added the energy analysis requirement in CEQA at the same time that it created an Energy Commission authorized to impose building energy standards indicates that compliance with the building code is a necessary but not exclusive means of satisfying CEQA's independent requirement to analyze energy impacts broadly. Thus, this report also considers energy consumption related to transportation and efficiency measures not included in the building design.

Other measures that are included in the project that demonstrate the projects efficiency include the inclusion of permeable pavement and vegetated landscaping, which would reduce the contamination and quantity of stormwater discharge from the site. Furthermore, compliance with the State Model Water Efficient Landscape requirements indicates that water related energy use would not be considered wasteful, inefficient, or unnecessary.

Given the above considerations, 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 includes several Green House 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 project would not conflict with the policies outlined in the CAP. Furthermore, as the policies in the CAP are recommendations and not requirements, the project would not conflict with the CAP. Thus, the project would not be considered to have a significant impact. Furthermore, as previously stated, the proposed project's energy demand would be typical for a development of this scope and nature and would 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.

Sources of Information

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

7. GEOLOGY AND SOILS – Would the project:				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

i) *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**)*

The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The property is not located within an Alquist-Priolo Earthquake Fault Zone designated by the State of California. The nearest fault considered active by CGS is the Concord fault, which is mapped approximately 5.7 miles southwest of the project site. However, because the site is not within the Marsh Creek A-P zone, the risk of fault rupture is generally regarded as low. As a result, the potential impact from surface fault rupture would be less than significant.

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

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

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

According to the Figure 10-5 (Estimated Liquefaction Potential) of the County General Plan Safety Element, the site is located in an area of “Generally Low” liquefaction potential. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Alan Kropp & Associates, Inc. has prepared a Geotechnical Evaluation for the project including engineering recommendations and considerations for design and development of the site. Based on site specific conditions, the report also concluded that liquefaction potential is not a significant site hazard. Thus, the environmental impact from seismic-related ground failure would be considered to be less than significant.

iv) *Landslides? (**Less Than Significant Impact with Mitigation**)*

In 1975 the United States Geological Survey (USGS) issued photo-interpretation maps of landslide and other surficial deposits of Contra Costa County. This mapping is presented on page 10-24 of the Safety Element of the County General Plan. According to this USGS map, there may be suspected landslides in proximity of the proposed project. The Project Geologist confirmed that the property, the property is located within an area described as “Most Susceptible” to landsliding and “Most Susceptible” to debris flows. Recommendations to mitigate impacts are identified in the report and the following mitigation measure would ensure their implementation.

Geology 1: *Prior to issuance of a grading or building permit, the applicant shall submit a geotechnical report for approval by the Department of Conservation and Development, Peer Review Geologist. Prior to the issuance of building permits, the project geotechnical engineer shall certify that lot preparation work is in compliance with recommendations in the approved geotechnical report.*

Geology 2: *Prior to issuance of a building or grading permit, the applicant shall submit a draft deed disclosure statement advising prospective buyers and owners of the parcel of the risk of landslides, and reference to the Geotechnical Report prepared for the project. After CDD approval, the deed disclosure statement shall be recorded against the deed of the parcel.*

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

The applicant has submitted a Hydrology and Hydraulics Report for the proposed project prepared by Summit Engineering Inc. which evaluates storm water on the project site. Additionally, the Allan Kropp & Associates, Inc. Geotechnical Report provides recommendations related to erosion control on the project site. Both reports identify that erosion control would be necessary on the project site based on current steep slope site conditions and impacts from the proposed project. However, with implementation of the recommendations in the two reports, the impacts are expected to be mitigated to less than significant levels. Thus, a less than significant impact from soil erosion or topsoil loss is expected.

Geology 3: *Prior to issuance of a grading or building permit, the applicant shall submit a Hydrology Report for approval by Public Works Engineering Services. All recommendations from the approved report shall be incorporated into the proposed project and implemented throughout project development.*

- 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 with Mitigation)***

As discussed in a) iv above, the project site is in an area that has landslide risk. However, implementation of the recommendation in the approved Geotechnical Report can be expected to reduce impacts to less than significant levels. 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 Impact with Mitigation)*

With regard to its engineering properties, the underlying clay soil is considered expansive. The expansion and contraction of soils could cause cracking, tilting, and eventual collapse of structures. The project geotechnical engineer provided design recommendation to mitigate these impacts. Implementation of Mitigation Measure **Biology 1** would ensure appropriate soils would be used for foundations, roads, and other facilities that might be impacted by the expansive soil. Thus, the environmental impact from expansive soil would be considered to be less than significant.

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

The proposed project is located at a rural site, currently serviced by a private well. The applicant has worked with the Contra Costa Environmental Health Division (CCEHD) to identify a area on the site that would be suitable for a septic system for the proposed uses. The use of an on-site well and septic system must comply with the applicable standards, including, setback, sustained yield, water quality, and construction, as administered by the CCEHD. Given compliance with these standards, there will be a less than significant impact with respect to wastewater disposal as a result of the project.

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

Similar to archaeological resources, there is a possibility that previously undiscovered buried fossils and other paleontological resources could be present and accidental discovery could occur. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. Mitigation Measure *Cultural Resources 1* would reduce the potentially significant impact to a less than significant level. No unique geologic features exist on the site. Thus, a less than significant impact would be expected with the included mitigations.

Sources of Information

- California Geological Survey, 1992. *Earthquake Zones of Required Investigation*.
- Contra Costa County General Plan, 2005-2020. *Safety Element*.

- *United States Department of Agriculture, Natural Resources Conservation Service. 2019. Web Soil Survey. Accessed June 4, 2019.*
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey>
- Alan Kropp & Associates, Inc. 2018. *DESIGN-LEVEL GEOTECHNICAL INVESTIGATION STEELE RESIDENCE.*
- Alan Kropp & Associates, Inc. 2022. *Geotechnical Investigation Report Update and Plan Development Consultation/Review.*
- Summit Engineering, Inc. 2022. *HYDROLOGY AND HYDRAULIC CALCULATIONS Steele Residence.*

8. GREENHOUSE GAS EMISSIONS – Would the project:				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 CO₂/yr is a numeric emissions level below which a project’s contribution to global climate change would be less than “cumulatively considerable.” This emissions rate is equivalent to a project size of approximately 60 single-family dwelling units. Future construction and operation of the residence, barn, and ADU would generate some

GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. As the project does not exceed the screening criteria, the project would not result in the generation of GHG emissions that exceed the threshold of significance.

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

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

Within Contra Costa County, the Contra Costa County Board of Supervisors convened a Climate Change Working Group (CCWG) in May 2005, to identify existing County activities and policies that could reduce GHG emissions. In November 2005, the CCWG presented its Climate Protection Report to the Board of Supervisors, which included a list of existing and potential GHG reduction measures. This led to the quantification of relevant County information on GHGs in the December 2008 Municipal Climate Action Plan.

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

The project does not conflict with the policies outlined in the CAP. The project will incorporate Contra Costa County Climate Action Plan (CCC) emission reduction measures (as referenced in Appendix E “Developer Checklist” of the CCC). Implementation of these emission reduction measures is considered a Qualified GHG Reduction Strategy under the CCC and therefore meets the BAAQMD’s GHG threshold. Furthermore, as other measures identified in the CAP are recommendations and not requirements, the project would not conflict with the CAP and thus, 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 Code, *Title 8. Zoning Ordinance*.
- Contra Costa County, 2008. *Municipal Climate Action Plan*. Contra Costa County, 2015. *Climate Action Plan*.

9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)*

It is expected that one single-family residence, one barn, and one ADU would be constructed as part of the project. There would be associated use of fuels, lubricants, paints, and other construction materials during the construction period. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With compliance with existing regulations, the project would have a less than significant impact from construction.

Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home's occupants would be responsible for proper handling and disposal of household materials. For example, household hazardous substances can be dropped off for free at one of the Contra Costa County Household Hazardous Waste Drop-off Facilities, located throughout the County. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be considered 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)*

The proposed residential use of the site would not involve handling, use, or storage of substances that are acutely hazardous.

No evidence reviewed by staff suggests that the project would include foreseeable conditions involving the likely release of hazardous materials into the environment. Thus, with compliance with existing regulations, the project would have a less than significant impact.

- c) *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (No Impact)*

The nearest school is the John Swett Elementary School, located approximately two miles northeast of the project site. As the project would not be expected to release hazardous materials into the environment, no impact on the school is expected.

- 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? (Less Than Significant Impact)*

A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the subject property. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List. California Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Cortese List is a planning document with hazardous material contaminated site information, used by the State, local agencies and developers to comply with the California Environmental Quality Act. Thus, the project is not expected to result in a significant hazard to the public or the environment.

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

The project site is not within an airport influence area, not within an airport safety zone, and outside of the 55-60 dB CNEL airport noise contour. Thus, there would be no 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 proposed project would not impair implementation of or physically interfere with the County's adopted emergency response plan related to Alhambra Creek Road or the project site. Thus, project impacts on emergency response would be less than significant.

The project site is adjacent to Alhambra Creek Road approximately 700 feet southwest of Alhambra Valley Road in unincorporated Martinez. The new residence, ADU, and barn would be accessed from three improved driveways off of Alhambra Creek Road, which would improve existing dirt driveways. Improvements include additional pavement to allow for emergency vehicle access and vehicle turnouts on Alhambra Valley Road. These improvements would likely increase the safety for evacuation routes, thus, would not physically interfere with an adopted emergency response plan or emergency evacuation plan. The additional single-family residence, barn, ADU, and associated driveway on the street is not expected to have any significant impact on emergency evacuation plans.

With respect to proposed onsite improvements, the Contra Costa Consolidated Fire Protection District would review the project plans and be required to approve the improvements prior to construction. Furthermore, the Fire District would review the construction drawings for the project at the time of submittal of a building permit application, confirming all construction would comply with applicable Fire Code standards.

- 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**)*

Most of California is subject to some degree of fire hazard; however, there are specific features that make some areas more hazardous. The California Department of Forestry and Fire Protection (CAL FIRE) maps areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These designations, referred to as Fire Hazard Severity Zones (FHSZ), mandate how people construct buildings and protect property to reduce risk associated with wildland fires. The project site is in a semi-rural area in unincorporated Contra Costa County. Cal Fire's Very High Fire Hazard Severity Zone Map characterizes this area as a High Fire Hazard Severity Zone area. The California Building Code requires reducing the risk of burning embers fanned by wind-blown wildfires from igniting buildings. Roofing standards vary by the fire hazard zone rating of the site. The codes for siding, decking, windows, and vents apply throughout all state responsibility area regardless of the fire hazard severity ranking. With implementation of the building code requirements, a less than significant risk of loss, injury or death involving exposure of people or structures to wildland fires would be expected.

Sources of Information

- California Department of Forestry and Fire Protection (CalFire). *Fire Hazard Severity Zones Viewer*. <https://egis.fire.ca.gov/FHSZ/>
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.

10. HYDROLOGY AND WATER QUALITY – Would the project:				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of 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 those projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes.

The proposed project would add 27,233 square feet of impervious surface and would, thus, have to comply with the C.3 requirements. The Hydrology and Hydraulic Calculation report for the project has identified project components to address these C.3 requirements. With implementation of the stormwater controls, the project would be compliant with applicable water quality standards or waste discharge requirements, resulting in a less than significant impact. These components would be reviewed and approved by the Public Works Department prior to project implementation.

- 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 is located at a semi-rural site, currently serviced by a private well. Proposed uses on-site would include one residence, one barn, one ADU, and potentially irrigation of landscaped areas. The use of an on-site well must comply with the applicable standards, including, setback, sustained yield, water quality, and construction, as administered by the Contra Costa Environmental Health Division (CCEHD). Given compliance with these standards, there will be no negative impacts with respect to water resources as a result of the project.

The increased impermeable area on the property could cause a small reduction in groundwater supplies by redirecting water that was previously infiltrated into the basin. However, the small scope of the project and the fact that the runoff would be directed to a nearby water channel, suggests the project would have a less than significant impact on groundwater recharge.

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

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

The project site currently does not have drainage facilities. The Geotechnical Report and Hydrology and Hydraulic Calculation report provide design features to address any erosion or siltation associated with the project, ensuring impacts would be less than significant. These reports would be reviewed and approved by the County Geologist and Public Works

Department to for adequacy in addressing erosion. Thus, a less than significant impact from soil erosion on- or off-site.

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

Runoff from a majority of the new impervious surface will be routed to bioretention facilities 1- 5. Due to the natural topography of the site, runoff from some pervious landscaping will also end up in the proposed bioretention facilities. Each of the facilities will be designed and constructed to the criteria in the Stormwater C3 Guidebook. With the installation of the required bioretention facilities, additional stormwater generated from the new impervious surface is expected to be collected and discharged in a controlled manner. Thus, there would not be a significant risk due to an increase in the project-related volume of runoff that would result in onsite 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 construction of the new single-family residence, ADU, barn, and associated improvements are expected to generate additional stormwater discharge due to increased impervious surface. However, with implementation of the required Stormwater Control Plan facilities, the project would manage additional water consistent with County requirements. This includes containment of water in bioretention basins on site and other measures that would control the release of the new stormwater. The released water would drainage from the site to a nearby creek which is tributary to Arroyo del Hombre which is tributary to Alhambra Creek and eventually discharges to Carquinez Straight and on to the San Pablo Bay. Thus, given that the project would control and direct any new discharge into established natural watercourses, the proposed project would not exceed the capacity of the stormwater system.

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

According to Flood Insurance Rate Map (FIRM) 06013C0260G, 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.

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

According to Flood Insurance Rate Map (FIRM) 06013C0260G, the project is located in area that is outside of the Special Flood Hazard Area. The proposed project would not be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into

San Francisco Bay, San Pablo Bay and Carquinez Strait. The project site is not included in the inundation area on any tsunami hazard map.

- 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. Thus, the project would not conflict with or obstruct implementation of a water quality control plan.

The Sustainable Groundwater Management Act (SGMA), effective January 1, 2015, established a framework of priorities and requirements to facilitate sustainable groundwater management throughout the State. The intent of SGMA is for groundwater to be managed by local public agencies and newly-formed Groundwater Sustainability Agencies (GSAs) to ensure a groundwater basin is operated within its sustainable yield through the development and implementation of a Groundwater Sustainability Plans (GSP). The project is located near the Arroyo Del Hambre Valley Basin, which is designated as a Very Low Priority groundwater basin based on the Groundwater Basin Prioritization by the State Department of Water Resources (DWR). No sustainable groundwater management plan has been prepared for the basin due to the low priority status.

Sources of Information

- California Department of Water Resources. <https://water.ca.gov/Programs/Groundwater-Management>
- Federal Emergency Management Agency (FEMA). *National Flood Insurance Rate Map (FIRM)*. <https://www.fema.gov/national-flood-insurance-program-flood-hazard-mapping>.

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

SUMMARY:

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

Development of the proposed project would not physically divide an established community. The proposed project will occur on an undeveloped parcel within an agricultural and rural residential portion of unincorporated Martinez.

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

General Plan

The proposed project would conform to the applicable General Plan land use designation. The subject property has an Agricultural Lands (AL) General Plan land use designation. The AL designation allows for all land-dependent and non-land-dependent agricultural production and related activities. The proposed single-family residence, barn, and ADU are allowed land uses in the designation. The density of the proposed project would be 0.09 dwelling units per acre, which would be consistent with the AL Land Use designation maximum density of 1 unit per 5 acres.

Zoning

The project is located in the A-2 General Agricultural zoning district. The A-2 district allows for one single-family residence, barns, and an ADU by-right. All proposed structures would be subject to, and meet, applicable setback and height requirements for the district. No variances to the A-2 district requirements would be necessary for the project.

The project includes the removal of 111 code-protected trees and work within the dripline of 17 code-protected trees in order to construct the new 5,846 sq. ft. single-family residence, 1,071 sq. ft. ADU, and 1,526 sq. ft. barn and associated improvements on the vacant agricultural lot.

Given the projects conformance with the County General Plan and Ordinance Code, a less than significant impact is expected due to conflict with local land use regulations.

Sources of Information

- Contra Costa County Code, Title 8, Zoning Ordinance.
- Suarez-Kuehne Architecture. Steel House Plan Set. March 2023. (Project Plans)
- Contra Costa County General Plan 2005-2020. *Land Use Element*.

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

SUMMARY:

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

Known mineral resource areas in the County are shown on Figure 8-4 (Mineral Resource Areas) of the General Plan Conservation Element. No known mineral resources have been identified in the project vicinity, and therefore the proposed project would not result in the loss of availability of any known mineral resource.

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

The project site is not within an area of known mineral importance according to the Conservation Element of the General Plan, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

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

13. NOISE – Would the project result in:				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Activities associated with the future development are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 60 dB or less are normally acceptable and noise levels between 60 dB to 70 dB are conditionally acceptable in residential areas. Types and levels of noise generated from the residential uses associated with the future residence would be similar to noise levels from the existing residential developments in the area. Thus, project noise impacts to the existing surrounding land uses would be less than significant.

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

Project construction would not include any components (e.g. pile-driving) that would generate excessive groundborne vibration levels. Additionally, normal residential activities would not generate groundborne vibrations during project operations.

c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Less Than Significant Impact)*

As discussed in Section 9.e, the project site is not within an airport influence area, not within an airport safety zone, and outside of the 55-60 dB CNEL airport noise contour. Thus, the project would not expose people residing or working in the project area to excessive noise levels from an airport use.

Sources of Information

- Contra Costa County General Plan, 2005-2020, *Noise Element*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.

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

SUMMARY:

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

The proposed project would result in the development of one additional single-family residence and an ADU which would directly increase the unincorporated Martinez area population by an estimated three persons, based on the Census Bureau 2015 through 2019 estimate of 2.87 people per household for Contra Costa County. The project would include two new private driveway and other infrastructure to accommodate the new residence. The development is limited to the project site, and would not be expected to lead to indirect population growth. Further, due to its small scope and size (less than .01% of the estimated annual population growth for the County), the project would have a less than significant impact on population growth in the area.

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

The proposed project is expected to result in the construction of one new single-family residence and one ADU. No existing residences would be impacted on the undeveloped site. Therefore, the project would have no impact on housing displacement.

Sources of Information

- Contra Costa County, Census 2015-2019.
<https://www.census.gov/quickfacts/contracostacountycalifornia>

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

SUMMARY:

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities,

the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

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

Fire protection and emergency medical response services for the project vicinity are provided by the Contra Costa Consolidated Fire Protection District. The project is required to comply with the applicable provisions of the 2019 California Fire Code, the 2019 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 addition of one new single-family residence and ADU in the project area would not significantly affect the provision of police services to the area.

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

Prior to issuance of a building permit for the residence, the applicant would be required to pay the state-mandated school impact fees for the residential dwelling unit. Payment of the fees pursuant to State regulations for school services would reduce school impacts to less than significant levels.

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

The new residents of the new dwelling unit would be expected to increase use of the parks; however, given the amount of available park space compared to the project's small addition to the County's population, no significant impact on the park facilities would be expected. Additionally, prior to issuance of a building permit, the applicant for the future residence would be required to pay the County-mandated park impact fees, compensating for impacts on park facilities.

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

Impacts to other public facilities, such as hospitals and libraries are usually caused by substantial increases in population. Implementation of the proposed project is not anticipated to induce population growth since only one new residence would result from project approval. The project is not anticipated to create substantial additional service demands besides those which have been preliminarily reviewed by various agencies of Contra Costa County, or result in adverse physical impacts associated with the delivery of fire, police, schools, parks, or other public services. Therefore, the impact to hospitals, libraries or other public facilities is less than significant

16. RECREATION				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 new residents of the expected new single-family residence and ADU would incrementally increase use of parks and recreational facilities in the area. However, the modest increase in population is not expected to impact recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated. Thus, the impact of this 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)*

Given the proximity of nearby parks, the new residents would likely use these nearby facilities. As described above, use of these public recreational facilities by the residents of the units would incrementally increase use of the facilities, but would not be expected to result in the construction or expansion of recreational facilities.

17. TRANSPORTATION – Would the project:				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 General Plan requires a traffic impact analysis of any project that is estimated to generate 100 or more AM or PM peak-hour trips. Based on the Institute of Transportation Engineers peak period trip generation rates of 1.0 trip per dwelling unit for single-family residences, the proposed project consisting of the construction and occupation of one single-family residence and ADU would generate an additional two AM and two PM peak period trip, and therefore, is not required to have a project-specific traffic impact analysis. Since the project would yield less than 100 peak-hour AM or PM trips, the proposed project would not conflict with the circulation system in the unincorporated Martinez 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), except that specific infrastructure for a given category of users may be excluded if an exemption is approved via the process set forth in section C.1 of the policy. The policy applies to both publically owned roads/land and private developments (or redevelopment areas). Additionally, the County General Plan includes many policies promoting pedestrian and bicycle facilities.

The development would be consistent with the completes street policy due to the surrounding context for the project. The private road is a dead-end and has only one other residence beyond the project site. Very low-volume local roads are typically used by people who are familiar with these roads. The US Department of Transportation, Small Town and Rural Multimodal Networks publication guide states that on local streets with less than 400 vehicles per day, no separated pedestrian or bicycle infrastructure may be necessary, as pedestrians and bicyclists may be comfortable using the roadway with the occasional vehicle. Thus, overall, the surrounding circulation system is 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 proposed development is expected to result in the creation of two additional residential units. Based on the Institute of Transportation Engineers trip generation rates of 10 trips per dwelling unit for single-family residences, the proposed project consisting of the future construction of two

units would generate an additional 20 trips. As outlined in the Contra Costa County Transportation Analysis Guideline, projects resulting in fewer than 110 daily vehicle trips are expected to cause a less than significant transportation impact. Thus, the 20 expected trips generated would result in a less than significant impact.

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

The project is located in a rural agricultural area on a dead-end street. Two driveways would be added to accommodate the new residence, ADU, and barn. The design features for access are typical for residential projects and would not be considered hazardous. Thus, the project would result in a less than significant impact due to design features or incompatible uses.

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

The project is located in an agricultural and rural residential area with available emergency services provided by the County Sheriff’s Department and Contra Costa Consolidated Fire Protection District. Furthermore, prior to the County review of construction drawings for building permits, the Fire District would review the construction drawings and ensure that adequate emergency access to buildings on the project site could be provided. Thus, a less than significant impact is expected due to emergency access.

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:				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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: (**Less Than Significant Impact with Mitigations**)

- 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 Impact with Mitigations**)*

As discussed in Sections 5.a through 5.c above, no historical resources are likely 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 “Medium Sensitivity,” and “High Sensitivity” area which may be a location with significant archaeological resources. Thus, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigation Measure *Cultural Resources 1* would reduce the impact on cultural resources during project related work to a level that would be considered 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 Impact with Mitigations**)*

As discussed in Sections 5.a through 5.c above, no historical resources are known to exist on the project site. The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigation Measure *Cultural Resources 1* would reduce the impact on cultural resources during project related work to a less than significant level.

19. UTILITIES AND SERVICE SYSTEMS – Would the project:				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>
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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 undeveloped project site would require construction of on-site septic and drainage to accommodate the project. These facilities have been considered as part of the project. Other utilities are not expected to result in any significant environmental impact in the area. Thus, no significant environmental effects are expected from the construction of new facilities that would be required to provide services to the project.

- 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 proposed project is located at a rural site, currently serviced by a private well. Proposed uses on-site would include one new residence, one ADU, one barn, and associated irrigation of landscaped areas. The use of an on-site well must comply with the applicable standards, including, setback, sustained yield, water quality, and construction, as administered by the Contra Costa Environmental Health Division (CCEHD). Given compliance with these standards, there will be no negative impacts with respect to water resources as a result of the project.

- 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 would be served by an on-site septic system. The CCEHD reviewed the project and did not provide any concerns regarding the new septic system. Thus, a less than significant impact from wastewater treatment facilities is expected.

- 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 operational solid waste. Construction waste would be hauled to one of the recycling centers and/or transfer stations located in the area. The recycling center and/or transfer station would sort through the material and pull-out recyclable materials. Future construction of the proposed project would incrementally add to the construction waste headed to a landfill; however, the impact of the project-related incremental increase would be considered to be less than significant. Furthermore,

construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the CDD at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that could be recycled to appropriate recycling facilities.

With respect to residential waste, the receiving landfill for operational waste is Keller Canyon, located at 901 Bailey Road in Bay Point. Keller Canyon is estimated to be at 15 percent of its capacity. Residential waste from, the expected two new dwelling units would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related residential waste is considered to be less than significant. As is the case with construction debris, a portion of the residential waste is expected to be recycled, and would thereby reduce the residential waste headed to the landfill.

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

The proposed project would be required to comply with applicable federal, state, and local laws related to solid waste. The project includes residential land uses that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste.

20. WILDFIRE – 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
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 checked="" type="checkbox"/>	<input 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:

As discussed in section 9.g above, the Department of Forestry and Fire Protection's Very High Fire Hazard Severity Zone Map characterizes this area as a High Fire Hazard Severity Zone area within a State Responsibility Area.

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

As discussed 9.f above, the new single-family residence is not expected to impair any adopted emergency response plan.

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

As discussed in section 9 above, Cal Fire's Very High Fire Hazard Severity Zone Map characterizes this area as a High Fire Hazard Severity Zone area. The California Building Code requires reducing the risk of burning embers fanned by wind-blown wildfires from igniting buildings. Roofing standards vary by the fire hazard zone rating of the site. The codes for siding, decking, windows, and vents apply throughout all state responsibility area regardless of the fire hazard severity ranking. With implementation of the building code requirements, a less than significant risk of exposure of people to pollutant concentrations from a wildfire or spread of wildfire would be expected.

- 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 is not expected to require the extension of infrastructure for the subject project.

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

The project is located at the base of a steep slope. The Hydrology and Geotechnical reports for the project have identified impacts associated with hillside instability and provided measures that would be included as part of the project to reduce hazards associated with these hazards. Although a fire in the area may expose the area to slope instability, the added facilities and restrictions on development would mitigate impacts from these hazards on potential future people or structures. Thus, a less than significant impact is expected.

Sources of Information

- California Department of Forestry and Fire Protection (CalFire). *Fire Hazard Severity Zones Viewer*. <https://egis.fire.ca.gov/FHSZ/>

21. MANDATORY FINDINGS OF SIGNIFICANCE				
Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

As discussed in individual sections of this Initial Study, the project to establish a residence, ADU and barn on the site may impact the quality of the environment (Air Quality, Biological Resources, Cultural Resources, Geological Resources, Hydrology, and Tribal Cultural Resources) but the impact would be reduced to a less than significant level with the adoption of the recommended Mitigation Measures that are specified in the respective sections of this Initial Study. The project is not expected to threaten any wildlife population, impact endangered plants or animals, or affect state cultural resources with the already identified Mitigation Measures.

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

The proposed project would not create substantial cumulative impacts. The project site is located on an agricultural property that allows for the establishment of a single-family residence, ADU,

and barn. The proposed project would be consistent with the existing surrounding development and rural agricultural nature of the area.

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

This Initial Study has disclosed impacts that would be less than significant with the implementation of Mitigation Measures. All identified Mitigation Measures would be included in the conditions of approval for the proposed project, and the applicant would 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: See individual sections.

ATTACHMENTS

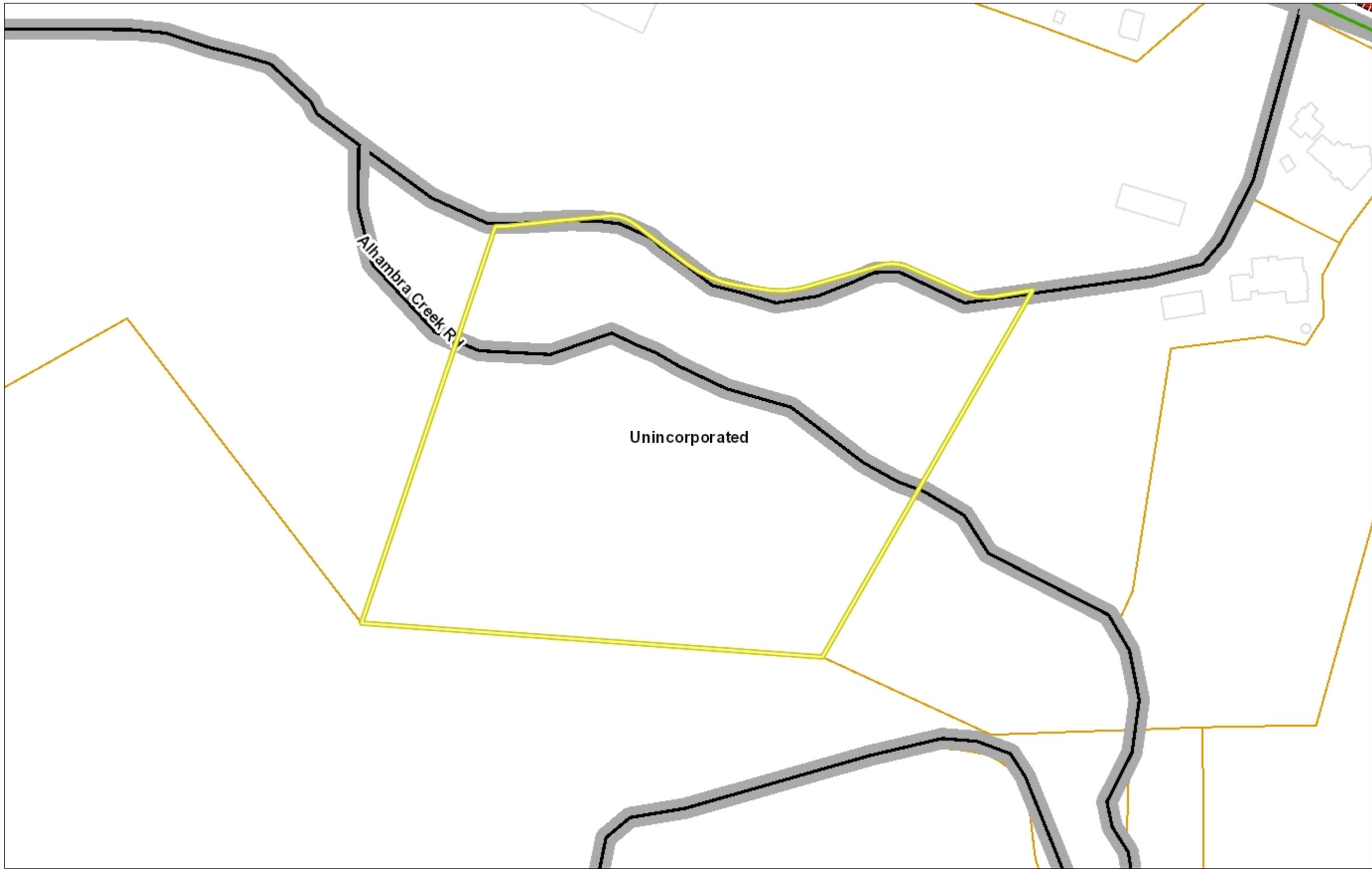
- 1. Vicinity Map**
- 2. Site Plan**
- 3. MMRP**

Vicinity Map



Legend

-  Building Outlines
-  Maintained Roads
-  City Limits
- Unincorporated
-  Highways
-  Highways Bay Area
-  Streets
-  Maintained Roads
-  Water Bodies
-  County Boundary
-  Bay Area Counties
-  Assessment Parcels



1: 2,257



0.1 0 0.04 0.1 Miles

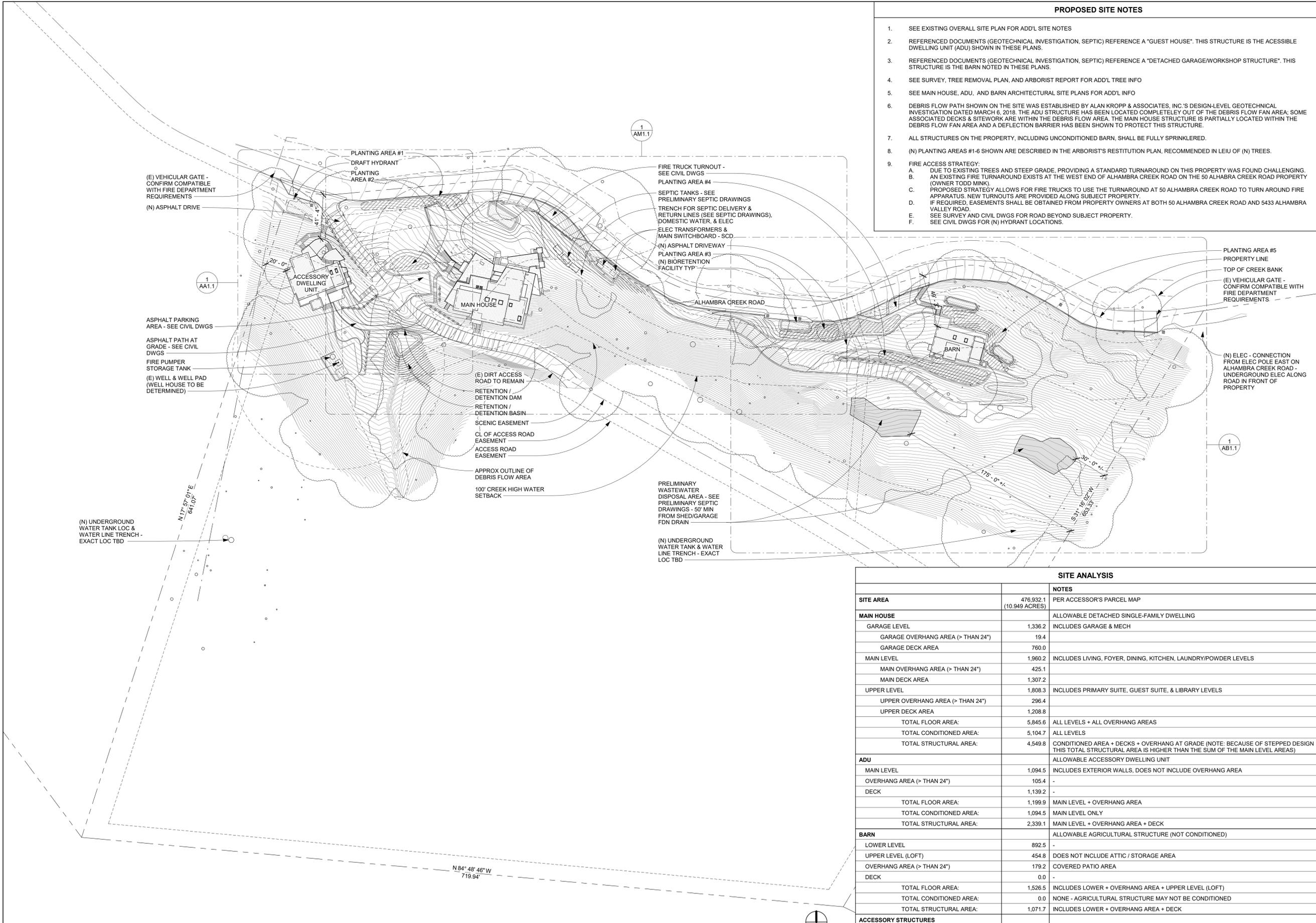
WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS



- PROPOSED SITE NOTES**
- SEE EXISTING OVERALL SITE PLAN FOR ADD'L SITE NOTES
 - REFERENCED DOCUMENTS (GEOTECHNICAL INVESTIGATION, SEPTIC) REFERENCE A "GUEST HOUSE". THIS STRUCTURE IS THE ACCESSIBLE DWELLING UNIT (ADU) SHOWN IN THESE PLANS.
 - REFERENCED DOCUMENTS (GEOTECHNICAL INVESTIGATION, SEPTIC) REFERENCE A "DETACHED GARAGE/WORKSHOP STRUCTURE". THIS STRUCTURE IS THE BARN NOTED IN THESE PLANS.
 - SEE SURVEY, TREE REMOVAL PLAN, AND ARBORIST REPORT FOR ADD'L TREE INFO
 - SEE MAIN HOUSE, ADU, AND BARN ARCHITECTURAL SITE PLANS FOR ADD'L INFO
 - DEBRIS FLOW PATH SHOWN ON THE SITE WAS ESTABLISHED BY ALAN KROPP & ASSOCIATES, INC.'S DESIGN-LEVEL GEOTECHNICAL INVESTIGATION DATED MARCH 6, 2018. THE ADU STRUCTURE HAS BEEN LOCATED COMPLETELY OUT OF THE DEBRIS FLOW FAN AREA; SOME ASSOCIATED DECKS & SITING ARE WITHIN THE DEBRIS FLOW AREA. THE MAIN HOUSE STRUCTURE IS PARTIALLY LOCATED WITHIN THE DEBRIS FLOW FAN AREA AND A DEFLECTION BARRIER HAS BEEN SHOWN TO PROTECT THIS STRUCTURE.
 - ALL STRUCTURES ON THE PROPERTY, INCLUDING UNCONDITIONED BARN, SHALL BE FULLY SPRINKLERED.
 - (N) PLANTING AREAS #1-6 SHOWN ARE DESCRIBED IN THE ARBORIST'S RESTITUTION PLAN, RECOMMENDED IN LEIU OF (N) TREES.
 - FIRE ACCESS STRATEGY:
 - DUE TO EXISTING TREES AND STEEP GRADE, PROVIDING A STANDARD TURNAROUND ON THIS PROPERTY WAS FOUND CHALLENGING.
 - AN EXISTING FIRE TURNAROUND EXISTS AT THE WEST END OF ALHAMBRA CREEK ROAD ON THE 50 ALHAMBRA CREEK ROAD PROPERTY (OWNER TODD MINK).
 - PROPOSED STRATEGY ALLOWS FOR FIRE TRUCKS TO USE THE TURNAROUND AT 50 ALHAMBRA CREEK ROAD TO TURN AROUND FIRE APPARATUS. NEW TURNAROUNDS ARE PROVIDED ALONG SUBJECT PROPERTY.
 - IF REQUIRED, EASEMENTS SHALL BE OBTAINED FROM PROPERTY OWNERS AT BOTH 50 ALHAMBRA CREEK ROAD AND 5433 ALHAMBRA VALLEY ROAD.
 - SEE SURVEY AND CIVIL DWGS FOR ROAD BEYOND SUBJECT PROPERTY.
 - SEE CIVIL DWGS FOR (N) HYDRANT LOCATIONS.

SUAREZ-KUEHNE ARCHITECTURE

2412 14th Avenue
San Francisco
California 94116
tel 415.242.1400

Owner: William F. Steele
834 Brown St.
Martinez, CA 94553

Architect: Suarez-Kuehne Architecture
2412 14th Avenue San Francisco, CA 94116
Attn: Scott Kuehne
(415) 242-1400

THIS DIMENSION SHOULD SCALE 3"
WHEN PLOTTED FULL SCALE

Steele House
65 Alhambra Creek Rd
Martinez, CA 94553
APN# 365-050-009-7

SITE ANALYSIS		NOTES
SITE AREA	476,932.1 (10.949 ACRES)	PER ACCESSOR'S PARCEL MAP
MAIN HOUSE		ALLOWABLE DETACHED SINGLE-FAMILY DWELLING
GARAGE LEVEL	1,336.2	INCLUDES GARAGE & MECH
GARAGE OVERHANG AREA (> THAN 24")	19.4	
GARAGE DECK AREA	760.0	
MAIN LEVEL	1,960.2	INCLUDES LIVING, FOYER, DINING, KITCHEN, LAUNDRY/POWDER LEVELS
MAIN OVERHANG AREA (> THAN 24")	425.1	
MAIN DECK AREA	1,307.2	
UPPER LEVEL	1,808.3	INCLUDES PRIMARY SUITE, GUEST SUITE, & LIBRARY LEVELS
UPPER OVERHANG AREA (> THAN 24")	296.4	
UPPER DECK AREA	1,208.8	
TOTAL FLOOR AREA:	5,845.6	ALL LEVELS + ALL OVERHANG AREAS
TOTAL CONDITIONED AREA:	5,104.7	ALL LEVELS
TOTAL STRUCTURAL AREA:	4,549.8	CONDITIONED AREA + DECKS + OVERHANG AT GRADE (NOTE: BECAUSE OF STEPPED DESIGN THIS TOTAL STRUCTURAL AREA IS HIGHER THAN THE SUM OF THE MAIN LEVEL AREAS)
ADU		ALLOWABLE ACCESSORY DWELLING UNIT
MAIN LEVEL	1,094.5	INCLUDES EXTERIOR WALLS, DOES NOT INCLUDE OVERHANG AREA
OVERHANG AREA (> THAN 24")	105.4	-
DECK	1,139.2	-
TOTAL FLOOR AREA:	1,199.9	MAIN LEVEL + OVERHANG AREA
TOTAL CONDITIONED AREA:	1,094.5	MAIN LEVEL ONLY
TOTAL STRUCTURAL AREA:	2,339.1	MAIN LEVEL + OVERHANG AREA + DECK
BARN		ALLOWABLE AGRICULTURAL STRUCTURE (NOT CONDITIONED)
LOWER LEVEL	892.5	-
UPPER LEVEL (LOFT)	454.8	DOES NOT INCLUDE ATTIC / STORAGE AREA
OVERHANG AREA (> THAN 24")	179.2	COVERED PATIO AREA
DECK	0.0	-
TOTAL FLOOR AREA:	1,526.5	INCLUDES LOWER + OVERHANG AREA + UPPER LEVEL (LOFT)
TOTAL CONDITIONED AREA:	0.0	NONE - AGRICULTURAL STRUCTURE MAY NOT BE CONDITIONED
TOTAL STRUCTURAL AREA:	1,071.7	INCLUDES LOWER + OVERHANG AREA + DECK
ACCESSORY STRUCTURES		
STORAGE SHED	64.3	
TOTAL AREA:	64.3	
TOTAL FLOOR AREA	8,572.0	MAIN HOUSE FLOOR AREA + ADU FLOOR AREA + BARN FLOOR AREA (DOES NOT INCLUDE ACCESSORY STRUCTURES)
TOTAL STRUCTURAL LOT COVERAGE	8,024.9 1.68%	MAIN HOUSE STRUCTURAL AREA + ADU STRUCTURAL AREA + BARN STRUCTURAL AREA + ACCESSORY STRUCTURE AREA (190,772.8 SF (40%) ALLOWABLE)

Seals/Approvals

Revisions

1 TREE PERMIT RESUBMITTAL 27 SEP 2022

Sheet Name

PROPOSED OVERALL SITE PLAN

Date 25 MARCH 2022

Owner #

Sheet Number

A1.2

SKA#

1 Overall Site Plan - Proposed
1" = 40'-0"



Scott Kuehne, Kuehne Architecture (Applicant)
William Steele (Owner)

Mitigation Monitoring and Reporting Program
County File #CDTP19-00049

65 Alhambra Creek Road
Martinez, CA 94513

May 2023

SECTION 3: AIR QUALITY

Potential Impact: Grading and construction activities could have a potentially significant adverse environmental impact by exposing sensitive receptors to substantial pollutant concentrations.

During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors that impact sensitive receptors.

Mitigation Measures:

Air Quality 1: The following Bay Area Air Quality Management District, Basic Construction Mitigation Measures shall be implemented during project construction and shall be included on all construction plans.

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, all construction plan sets shall include Basic Construction measures.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Plan Check review of plans prior to issuance of building or grading permit, and field verification by the Building Inspection Division.

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)

Mitigation Monitoring and Reporting Program
CDTP19-00049
Page 2 of 9

SECTION 4: BIOLOGICAL RESOURCES/AIR QUALITY

Potential Impact: Special-status plants are potentially present within the bay-oak woodland habitat in the Study Area and could potentially be impacted by the proposed project. Four special-status plants have a moderate potential to occur in the Study Area based on an evaluation of special-status plants that occur in the vicinity of the Study Area.

The project site could potentially provide a movement corridor for wildlife species or provide nursery sites for special status species.

Mitigation Measures:

Biology 1: Prior to issuance of a building or grading permit, surveys for special-status plants that are in accordance with the protocols established by CDFW (2018c), CNPS (2001), and USFWS (1996) shall be conducted. Protocol-level surveys shall be conducted throughout at least one full season at times when the four special status plants are identifiable during their blooming periods (March). Prior to and during the special-status plant surveys, activities that will disturb vegetation, such as mowing fire strips or spraying herbicides, shall be delayed until after the surveys.

Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, applicant shall provide confirmation of surveys and show mitigation on plans
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.

Potential Impact: The proposed project has the potential to impact twenty-one special-status wildlife species.

Mitigation Measures:

Biology 2: Prior to submittal of a building or grading permit, the applicant shall submit a landscaping plan that incorporates Melilotus, Cirsium, Trifolium, Centaurea, Chrysothamnus, or Eriogonum to support obscure bumblebee, and Baccharis, Cirsium, Lupinus, Lotus, Grindelia and Phacelia Melilotus, Cirsium, Trifolium, Centaurea, Chrysothamnus, and Eriogonum.

Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, applicant shall provide confirmation of surveys and show mitigation on plans
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)

Mitigation Monitoring and Reporting Program

CDTP19-00049

Page 3 of 9

Biology 3: During project implementation prior to initial ground disturbance and vegetation removal, the Project Biologist shall check under logs or debris and relocate any shoulderband snails to the nearest appropriate habitat outside of the construction area.	
Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, applicant shall provide confirmation of surveys and show mitigation on plans
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.
Biology 4: Wildlife exclusion fencing shall be erected around the limit of ground disturbance prior to the initiation of construction activities to prevent California red-legged frog (CRLF) and Alameda striped racer (ASR) from entering an active work area. The fence should be at least thirty-six inches high and should be entrenched three to six inches into the ground. The integrity of the fence must be maintained for the extent of the project. A Best Management Practice (BMP) silt fence of the appropriate qualities can be used in tandem as a wildlife exclusion fence. In addition, monofilament netting, which is commonly used in straw wattle and other erosion preventatives, should not be used in or adjacent to the Study Area in order to prevent possible entrapment of both common and special status wildlife species. A qualified biologist be present to perform a preconstruction survey, monitor fence installation and monitor initial ground disturbance and vegetation removal.	
Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, applicant submit to CDD for review and approval plans that show mitigation.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.
Biology 5: Generally, the removal of trees should take place between September 1 and January 31, outside of the avian breeding season. If construction activity begins between February 1 and August 31, the nesting season for raptors and most other birds, a qualified biologist shall survey the Study Area for the presence of active bird nests prior to the commencement of vegetation removal or disturbing activities. If active nests are found, consultation and coordination with the CDFW should be sought. To avoid the disturbance of active nests, buffers may need to be established at the discretion of the biologist, with certain activities restricted or forbidden within the buffer. Disturbing active nests must be avoided until young birds have fledged.	
Implementing Action:	COA
Timing Verification:	If in breeding season, prior to CDD issuance of a grading or building permit, applicant shall provide

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	confirmation of surveys and show mitigation on plans
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.
<p>Biology 6: A qualified biologist shall survey the Study Area for the presence of bat maternity or hibernation roosts prior to tree removal. Disturbance of maternity roosts of special status bats must be avoided until young bats are mature enough to leave on their own. Consultation with the CDFW is required before any relocation of bats. Alternatively, trees and structures may be removed from September 1st through October 31st, after the maternity roost season but before winter hibernation (which may begin as early as November).</p>	
Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, applicant shall provide confirmation of surveys and show mitigation on plans as necessary.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.
<p>Biology 7: A preconstruction survey for San Francisco dusky-footed woodrat middens shall be conducted by a qualified biologist prior to vegetation and tree removal. Middens (nests) identified in the Study Area should be flagged as a sensitive resource and avoided during construction, if feasible. Should avoidance of woodrat middens not be feasible, such as if a midden is observed within the project footprint, the middens may be dismantled by hand under the supervision of a qualified biologist, with CDFW approval. If young are encountered during dismantling of the nest, the material should be replaced, and the biologist should return within approximately 24 hours to see if the young have been relocated. If the young have not been relocated, the biologist will make an age determination and return when it is likely that the young have been weaned to determine occupancy. A no-disturbance buffer should be established around the active midden at the discretion of the Project Biologist. The buffer should remain in place until the young have matured enough to disperse on their own.</p> <p>A survey for ringtail cat shall be done concurrently with woodrat and herpetofauna surveys. If a potential den is located, a camera trap may be used to determine occupancy, and appropriate avoidance measures shall be taken, as determined by the project biologist.</p>	
Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, applicant shall provide confirmation of surveys and show mitigation on plans as necessary.
Responsible Department or Agency:	Project proponent and CDD.

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Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.
<p>Potential Impact: The project site potentially includes riparian habitat along an ephemeral drainage in the Study Area, which could be impacted by the project implementation.</p> <p>The project may impact wetlands and/or jurisdictional waters of the United States/State, which may be present on the site.</p>	
Mitigation Measures:	
<p>Biology 8: A jurisdictional delineation shall be conducted by a certified wetland scientist to determine potentially jurisdictional features within the Study Area. The delineation should meet the USACE protocols described in the USACE Wetland Delineation Manual (Environmental Laboratory 1987) and the USACE Arid West Regional Supplement (USACE 2008). To avoid impacts to this feature during construction, Best Management Practice measures to prevent discharges shall be taken including the following.</p> <ul style="list-style-type: none"> • If straw wattles are to be used as a Best Management Practice, wattles with no plastic filament (such as burlap or bio wattles) shall be used to prevent entrapment of sensitive herpetofauna. • If invasive species are removed during construction activities, the debris should be hauled off site to prevent the spread of these species. • Exclude weeds in the Study Area that are ranked by the California Invasive Plant Council (Cal-IPC 2017) as highly invasive: yellow star thistle. • Exclude grasses, weeds in the Study Area that are ranked by the California Invasive Plant Council (Cal-IPC 2017) as moderately invasive: Italian thistle, bristly dog's tail grass, wild oat. 	
Implementing Action:	COA
Timing Verification:	Prior to CDD issuance of a grading or building permit, applicant shall provide confirmation of mitigation on plans as necessary.
Responsible Department or Agency:	Project proponent and CDD.
Compliance Verification:	CDD Compliance Review of COAs prior to issuance of Building Permit.
SECTION 4: CULTURAL RESOURCES	
<p>Potential Impact: The project could cause a substantial adverse change in the significance of a historical resource as defined in California Environmental Quality Act Guidelines Section 15064.5. Subsurface construction activities have the potential to damage or destroy previously undiscovered historic and prehistoric resources. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damaged previously undiscovered historic and prehistoric resources, there could be a potentially significant impact.</p>	
Mitigation Measures:	
<p>Cultural Resources 1: The following mitigation measures shall be implemented during project-related ground disturbance, and shall be included on all construction plans:</p>	

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1. 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, certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), shall be contacted to evaluate the finds and, if necessary, develop appropriate treatment measures in consultation with the County and other appropriate agencies.

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

2. Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementing Action:	COA
Timing of Verification:	During initial review of construction plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.

SECTION 5: GEOLOGY AND SOILS

Potential Impact: The project is located on expansive soil, creating potential for substantial direct or indirect risks to life or property.

The project site is located within an area described as “Most Susceptible” to landsliding and “Most Susceptible” to debris flows, which could directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving landslides.

Mitigation Measures:

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Geology 1: Prior to issuance of a grading or building permit, the applicant shall submit a geotechnical report for approval by the Department of Conservation and Development, Peer Review Geologist. Prior to the issuance of building permits, the project geotechnical engineer shall certify that lot preparation work is in compliance with recommendations in the approved geotechnical report.	
Implementing Action:	COA
Timing of Verification:	During COA Compliance Review, prior to issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent, County Geologist, CDD
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.
Geology 2: Prior to issuance of a building or grading permit, the applicant shall submit a draft deed disclosure statement advising prospective buyers and owners of the parcel of the risk of landslides, and reference to the Geotechnical Report prepared for the project. After CDD approval, the deed disclosure statement shall be recorded against the deed of the parcel.	
Implementing Action:	COA
Timing of Verification:	During COA Compliance Review, prior to issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent, County Geologist, CDD
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.
Potential Impact: The project is located on a steep hillside and could result in substantial soil erosion or the loss of topsoil.	
Mitigation Measures:	
Implementation of Geology 1 described above.	
Geology 3: Prior to issuance of a grading or building permit, the applicant shall submit a Hydrology Report for approval by Public Works Engineering Services. All recommendations from the approved report shall be incorporated into the proposed project and implemented throughout project development.	
Implementing Action:	COA
Timing of Verification:	During COA Compliance Review, prior to issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent, Engineering Services, CDD
Compliance Verification:	Include on plan sets during plan check and submittal of archaeologist report in the event of a find, for CDD review.

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Potential Impact: The project could be located on previously undiscovered buried fossils and other paleontological resources could be present and accidental discovery could occur.

Mitigation Measures:

Mitigation Measure **Cultural Resources 1** would reduce the impacts on previously undiscovered paleontological resources to a less than significant level.

SECTION 9: TRIBAL CULTURAL RESOURCES

Potential Impact: 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.

Mitigation Measures:

Implementation of mitigations measure **Cultural Resources 1** would reduce the impact on archeological resources during project related work.

Potential Impact: 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 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. The expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources.

Mitigation Measures:

Implementation of mitigations measure **Cultural Resources 1** would reduce the impact on archeological resources during project related work.

SECTION 10: MANDATORY FINDINGS OF SIGNIFICANCE

Potential Impact: As discussed in individual sections of the Initial Study, the project to establish a second residence on the site may impact the quality of the environment (Air Quality, Biological Resources, Cultural Resources, Geology, Hydrology, 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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