

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**

John Kopchik
Director

Aruna Bhat
Deputy Director

Deidra Dingman
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Gabriel Lemus
Assistant Deputy Director



March 24, 2023

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

County File No. CDS20-09531

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

PROJECT NAME: Grayson Road 10-Lot Subdivision (County File #CDS20-09531)

LOCATION: The property is located at 1024 and 1026 Grayson Rd, Pleasant Hill, CA 94523
Assessor's Parcel Numbers: 166-030-001 and 166-030-002

APPLICANT: Calibr Ventures c/o Andy Byde, 1908 Cambridge Place, Walnut Creek, CA 94598

LEAD AGENCY: Contra Costa County, Department of Conservation and Development (925)655-2872
30 Muir Road, Martinez, CA 94553

DESCRIPTION:

Project Description: The applicant is requesting approval of a vesting tentative map for a subdivision which proposes to subdivide the 3.05-acre project site into 10 lots ranging in size from 7,347 to 22,460 square feet. On each new lot, a 4- to 5-bedroom single-family residence ranging in size from approximately 2,900 to 3,500 square feet, is expected to be constructed. Two existing, vacant, residences would be demolished to accommodate the project. Implementation of the project could include more than 1,000 cubic yards of grading.

Associated access, drainage, and utility facilities would be constructed throughout the site. For access, a 28-foot roadway and 4.5-foot sidewalk would connect the lots to Grayson Road. Stormwater flows would be directed to a 2,021-square-foot bioretention basin located at the northeast corner of Lot 2. Treated stormwater will be discharged from the basin into a Contra Costa County maintained stormwater drainage system that currently exists under Grayson Road.

A riparian setback between the project's grading limits and Grayson Creek would be included as part of the project. To accommodate improvements, a tree permit would be included for the removal of 97 code-protected trees.

The home on Lot 1 would be restricted for-sale to a moderate-income household, therefore the project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions under the California Density Bonus Law, Gov. Code Section 65915. By providing one lot of the nine base units for sale to a moderate income household, the Project qualifies for a 7% density bonus, resulting in one additional unit. In addition to the increased density of one unit (10 units total), the project is seeking waivers of development standards pertaining to: (a) a reduction in minimum lot size for Lots 1 and 4-10; (b) a reduction in the minimum lot width for Lots 1-10 to allow lot average widths as low as 56 feet; (c) a reduction in minimum lot depth for Lot 1; and (d) reduced residential setback requirement to allow 14-foot front setbacks. The project is seeking these reductions and waivers because application of the required standard would physically preclude the development of the project at the proposed density with the proposed one moderate income unit. Finally, the project is seeking a concession to allow for alternative roadway improvements along Grayson Road, including bicycle lane striping, where curb, 5-foot-wide sidewalk, necessary longitudinal and transverse drainage are required.

Site and Area Description: The 3.05-gross-acre project site is located on the south side of Grayson Road, opposite the intersection of Grayson Road and Buttner Road in unincorporated Pleasant Hill. The roughly L-shaped project site is comprised of two parcels: a northern parcel that fronts on Grayson Road, and a southern parcel that is bound by Grayson Creek to the south and east. Grayson Creek runs roughly east-west along the southern boundary of the project site, then takes a northward bend forming the east boundary. Other private properties with single-family residences abut the property to the north and west.

The immediate surrounding area is representative of single-family residential development in central Contra Costa County. Properties along Grayson Road are predominantly developed with single-family residences. Within a half-mile radius, developed parcels range in size from 4,000 square feet to 68,700 square feet, with a median size of approximately 13,000 square feet. The larger vicinity includes a mix of neighborhood-residential uses including single-family residences, churches, schools, and parks.

ENVIRONMENTAL EFFECTS:

The initial study for the proposed project identified potentially significant impacts in the environmental areas of Air Quality, Biological Resources, Cultural Resources, Geological Resources, and Tribal Cultural Resources. Environmental analysis determined that measures were available to mitigate potential adverse impacts to insignificant levels. As a result, a Mitigated Negative Declaration (MND) has been prepared pursuant to Public Resources Code Section 21080(c), 21063.5, and Article 6 of the California Environmental Quality Act (CEQA) Guidelines.

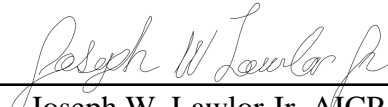
Pursuant to the requirements of CEQA (CEQA Guidelines Section 15071) the MND describes the proposed project; identifies, analyzes, and evaluates the potential significant environmental impacts, which may result from the proposed project; and identifies measures to mitigate adverse environmental impacts. The mitigations identified in this document and designed for the proposed project, will ensure that the project will not cause a significant impact on the environment.

A copy of the mitigated negative declaration and all documents referenced in the mitigated negative declaration may be reviewed on the Department of Conservation and Development webpage at the following address:

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

Public Comment Period - The period for accepting comments on the adequacy of the environmental documents extends to **Monday, April 24, 2023, at 5:00 P.M.** Following the close of the public comment period, the County will consider adopting the Mitigated Negative Declaration prior to consideration of the Vesting Tentative Map. Any comments should be in writing and submitted by email to joseph.lawlor@dcd.cccounty.us or by post to the following address:

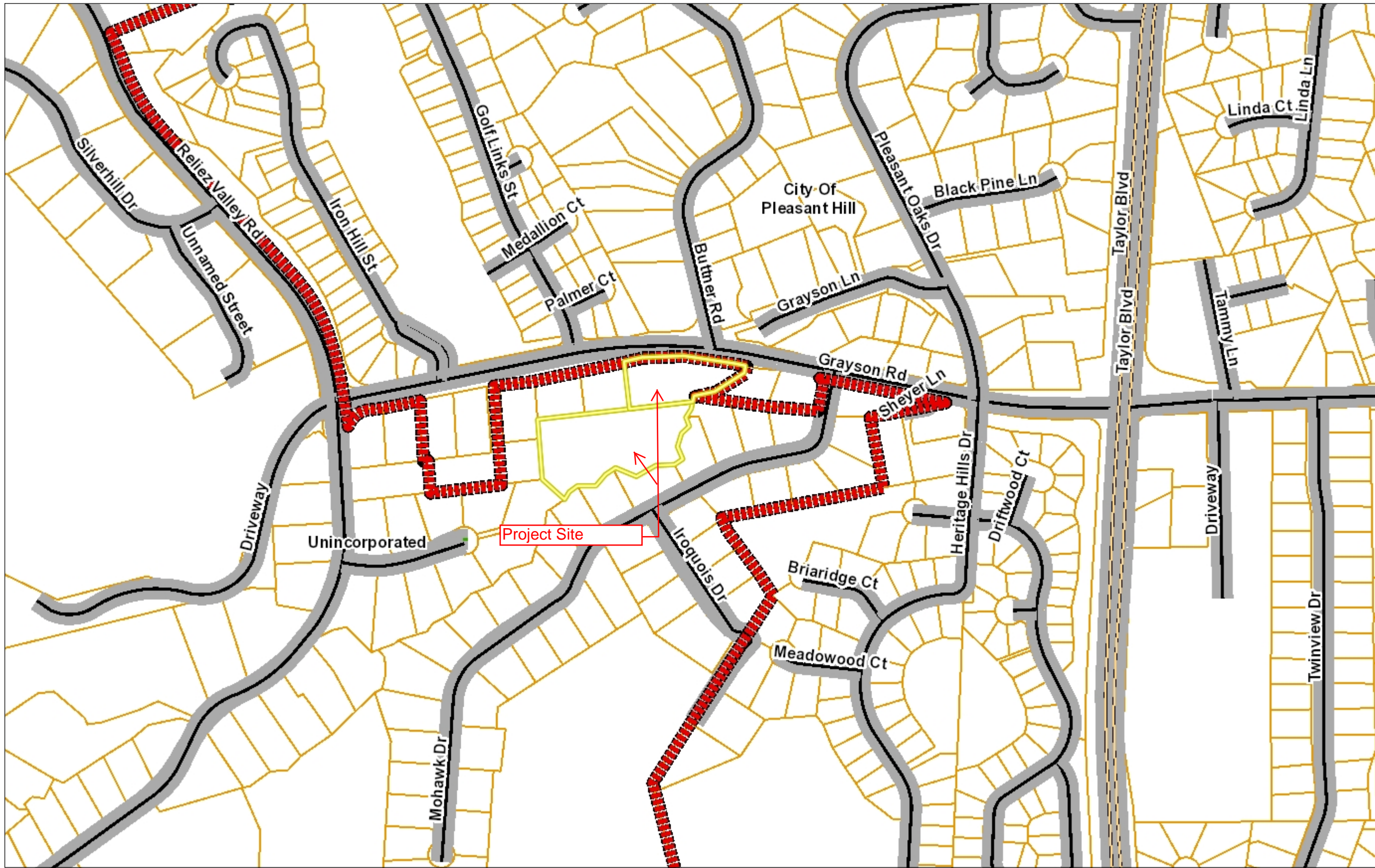
Name: Joseph W. Lawlor Jr, AICP; Project Planner; (925) 655-2872
Community Development Division
Contra Costa County, Department of Conservation and Development
30 Muir Road, Martinez, CA 94553



Joseph W. Lawlor Jr, AICP
Project Planner

cc: County Clerk's Office (2 copies)
Adjacent Occupants and Owners
Notification List
Attached: Vicinity Map

Vicinity Map



Legend

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

1: 4,514



0.1 0 0.07 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

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Grayson Road 10-Lot Subdivision
(County File #CDS20-09531)
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and
Development
30 Muir Road
Martinez, CA 94553
3. **Contact Person and Phone Number:** Joseph W. Lawlor Jr, AICP
(925) 655-2872
joseph.lawlor@dcd.cccounty.us
4. **Project Location:** 1024 and 1026 Grayson Road
Pleasant Hill, CA 94523
Assessor's Parcel Numbers: 166-030-001
and 166-030-002
5. **Project Sponsor's Name and Address:** Calibr Ventures c/o Andy Bye
1908 Cambridge Place
Walnut Creek, CA 94598
6. **General Plan Designation:** The project site is located within the Single-Family Residential – Low Density (SL) General Plan Land Use designation.
7. **Zoning:** The project site is located within the R-15 Single-Family Residential (R-15) District.
8. **Description of Project:** The applicant is requesting approval of a vesting tentative map for a subdivision which proposes to subdivide the 3.05 acre project site into 10 lots ranging in size from 7,347 to 22,460 square feet. On each new lot, a 4- to 5-bedroom single-family residence ranging in size from approximately 2,900 to 3,500 square feet, is expected to be constructed. Two existing, vacant, residences would be demolished to accommodate the project. Implementation of the project could include more than 1,000 cubic yards of grading.

Associated access, drainage, and utility facilities would be constructed throughout the site. For access, a 28-foot roadway and 4.5-foot sidewalk would connect the lots to Grayson Road. Stormwater flows would be directed to a 2,021-square-foot bioretention basin located at the northeast corner of Lot 2. Treated stormwater will be discharged from the basin into a Contra Costa County maintained stormwater drainage system that currently exists under Grayson Road.

Running southwest to northwest along the southern boundary of the project site is Grayson Creek, a perennial creek. The proposed project does not anticipate placing any development or infrastructure in Grayson Creek or the associated riparian corridor. A riparian setback between the project's grading limits and Grayson Creek would be included as part of the project. To accommodate improvements, a tree permit would be included for the removal of 97 code-protected trees.¹

The home on Lot 1 would be restricted for-sale to a moderate-income household, therefore the project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions under the California Density Bonus Law, Gov. Code Section 65915. By providing one lot of the nine base units for sale to a moderate income household, the Project qualifies for a 7% density bonus, resulting in one additional unit. In addition to the increased density of one unit (10 units total), the project is seeking waivers of development standards pertaining to: (a) a reduction in minimum lot size for Lots 1 and 4-10; (b) a reduction in the minimum lot width for Lots 1-10 to allow lot average widths as low as 56 feet; (c) a reduction in minimum lot depth for Lot 1; and (d) reduced residential setback requirement to allow 14-foot front setbacks. The project is seeking these reductions and waivers because application of the required standard would physically preclude the development of the project at the proposed density with the proposed one moderate income unit. Finally, the project is seeking a concession to allow the installation of the complete frontage improvements be omitted in lieu of a reconstructed asphalt-concrete curb along the edge of pavement of Grayson Road along the project frontage as well as bicycle lane striping.

- 9. Surrounding Land Uses and Setting:** The 3.05-gross-acre project site is located on the south side of Grayson Road, opposite the intersection of Grayson Road and Buttner Road in unincorporated Pleasant Hill. The roughly L-shaped project site is comprised of two parcels: a northern parcel that fronts on Grayson Road, and a southern parcel that is bound by Grayson Creek to the south and east. Grayson Creek runs roughly east-west along the southern boundary of the project site, then takes a northward bend forming the east boundary. Other private properties with single-family residences abut the property to the north and west.

The immediate surrounding area is representative of single-family residential development in central Contra Costa County. Properties along Grayson Road are predominantly developed with single-family residences. Within a half-mile radius, developed parcels range in size from 4,000 square feet to 68,700 square feet, with a median size of approximately 13,000 square feet. The larger vicinity includes a mix of neighborhood-residential uses including single-family residences, churches, schools, and parks.

Regional access to the site is provided via I-680 by way of Gregory Lane and Taylor Boulevard and is also provided via State Route (SR) 24 by way of Pleasant Hill Road/Taylor Boulevard. Local access to the project site would be provided via Grayson Road and a new private internal street.

¹ Tree #134 was authorized to be removed under an emergency tree removal by Contra Costa County on 10/28/21

- 10. Other Public Agencies Whose Approval is Required** (e.g., permits, financing approval, or participation agreement.)

Contra Costa County Public Works Department, City of Pleasant Hill, Contra Costa County Fire District, Contra Costa County Local Area Formation District (LAFCO), East Bay Municipal Utility District, and Central Contra Costa Sanitary 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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Services Systems | <input type="checkbox"/> Wildfire | <input 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, Senior Planner
Contra Costa County
Department of Conservation & Development

03/24/2023

Date

ENVIRONMENTAL CHECKLIST

EVALUATION OF ENVIRONMENTAL IMPACTS

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

SUMMARY: Less Than Significant

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, there are no designated scenic vista points in the area of the project site and therefore the project would not displace or obstruct views from a scenic vista. Furthermore, existing views of, and from the project site, would not be affected by the project because the proposed residential development would be built primarily at lower-lying elevations consistent with the existing surrounding residential neighborhood.

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. No scenic routes are located in the project vicinity. The nearest officially designated State Scenic Highway is a portion of State Route 24, located approximately 3.41 miles south of the project site. The second closest designated State Scenic Highway is a portion of Interstate 680, which is located approximately 3.9 miles south of the project site. The project site is not visible from

either State Route 24, Interstate 680, or any other more distant scenic highway. The site is surrounded by predominantly single-family residential development. The project is not located near any designated scenic highway and would not damage any scenic resources related to a scenic highway. The project would not impact trees, rock outcroppings or historic buildings considered to be significant scenic resources. Thus, no impact is expected on these resources.

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

The project is located in an urbanized area as designated by the U.S. Census Bureau Urban Area Reference Maps. The visual character of the site would change with the eventual development of the proposed 10 lots. However, the proposed development is consistent with the General Plan designation of Single-Family Residential – Low Density and the surrounding residential neighborhood. Though the project would include waivers from development standards for the R-15 zoning district, the residential project would be consistent with other residential development in the area, and thus the impact to the visual character of the area is expected to be less than significant. Additionally, the applicant would be required to submit a landscape plan prior to the issuance of the first building permit, ensuring adequate planting of trees and other landscaping on the site. Lastly, with approval of the requested concessions, the proposed project would not conflict with applicable zoning and other regulations governing scenic quality and impacts would be less than significant.

- d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (**Less Than Significant Impact with Mitigation**)*

Minimal glare would be introduced in the area. 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. The new sources of light associated with the proposed new 10 homes would illuminate the surrounding properties and Grayson Creek; thus, the project lighting could create a potentially significant adverse environmental impact due to substantial new light. Consequently, the applicant is required to implement the following mitigation measures to reduce impacts on nighttime views.

***Aesthetics 1:** Thirty days prior to application for a building permit for subdivision improvements, the applicant shall submit a Lighting Plan for review and approval by the CDD. At a minimum, the plan shall include the following measures:*

- 1. All outdoor lighting, including façade, yard, security, and street lights, shall be oriented down, onto the project site or road.*

2. *Back shields or functionally similar design elements shall be installed on every lighting pole to reduce lighting from spilling off site, and to ensure that lighting remains within the project site.*

Implementation of this mitigation measure would reduce the impact on nighttime views to a less than significant level.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Open Space Element.*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*
- U.S. Department Of Commerce, Economics & Statistics Administration, U.S. Census Bureau. *U.S. Census Bureau, TIGERweb., Accessed March 2023.*
- DeBolt Civil Engineering, March 2021. *Vesting Tentative Map, SD 20-9531. (Project Plans)*

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the*

Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (No Impact)

As shown on the California Department of Conservation's Contra Costa County Important Farmland 2016 map, the project site includes land classified as "Urban And Built-Up Land." "Urban And Built-Up Land" is occupied by structures with a building density of at least one unit to one and one half acres, or approximately 6 structures to a 10-acre parcel, and is not considered farmland. Thus, the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide importance to a non-agricultural use; therefore, no impact is expected.

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

The project site is within the R-15 Single-Family Residential district and has a Single-Family Low-Density General Plan Land Use designation. No agricultural uses are in the immediate vicinity of the project. Furthermore, the project site is not zoned for agricultural use, the project site is not included in a Williamson Act contract, and there is no reason to believe the project would conflict with any existing agricultural uses. Therefore, no 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 R-15 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? (No Impact)*

The proposed project would add 10 single-family residences to a residentially zoned property in a residential area. This improvement would not remove any land from potential agricultural production. Thus, the project would have no 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 July 19, 2021. *Contra Costa County Important Farmland 2016*.
- Contra Costa County Department of Conservation and Development. Accessed July 19, 2021. *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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 With Mitigation)*

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 ten single-family residences 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. In addition to the screening threshold, a project must also include BAAQMD Best Management Practices (BMPs) for construction to be consistent with the Clean Air Plan. Thus, the following Mitigation Measure *Air Quality 1* would be included as part of the project to ensure consistency with the plan.

***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.*

*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 With Mitigation**)*

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. Nevertheless, the applicant has provided the following emissions estimates for the project.

Construction Air Pollutant Emissions: ROG, NOX, PM10, and PM2.5

CalEEMod, Version 2020.4.0, was used to estimate the proposed project’s construction emissions. CalEEMod provides a consistent platform for estimating construction and operational emissions from a wide variety of land use projects and is the model recommended by the BAAQMD for estimating project emissions. Estimated construction emissions have been compared with the applicable thresholds of significance established by the BAAQMD to assess ROG, NOX, exhaust PM10, and exhaust PM2.5 construction emissions to determine significance for this criterion.

As shown in the table below, the proposed project would be constructed in an estimated total of 320 workdays. For a more detailed description of the construction parameters used in estimating air pollutant emissions modeling, please refer to Appendix A of the applicant provided supplemental Initial Study document.

Construction Activity	Start Date	End Date	Working Days per Week	Total Number of Working Days
Demolition	3/1/2023	3/14/2023	5	10
Site Preparation	3/15/2023	3/28/2023	5	10
Grading	3/29/2023	7/18/2023	5	80
Building Construction	7/19/2023	4/23/2024	5	200
Paving	4/24/2024	4/30/2024	5	5
Architectural Coating	5/1/2024	5/21/2024	5	15

Source: CalEEMod Output Files, Appendix A.

The following table presents the average daily construction emissions compared with the BAAQMD’s significance thresholds.

Construction Activity	Air Pollutants ¹ (tons/year)			
	ROG	NO _x	PM ₁₀ (Exhaust)	PM _{2.5} (Exhaust)
Demolition	0.01	0.11	<0.01	<0.01
Site Preparation	0.01	0.14	<0.01	<0.01
Grading	0.07	0.72	0.03	<0.01
Building Construction 2023	0.10	0.90	0.04	0.04
Building Construction 2024	0.07	0.59	0.03	0.02
Paving	<0.01	0.02	<0.01	<0.01
Architectural Coating	0.08	0.01	<0.01	<0.01
Total Emissions (tons)	0.34	2.49	0.11	0.08
Daily Average				
Total Emissions (lbs)	689.56	4,985.60	222.08	161.96

Construction Activity	Air Pollutants ¹ (tons/year)			
	ROG	NO _x	PM ₁₀ (Exhaust)	PM _{2.5} (Exhaust)
Average Daily Emissions (lbs/day) ²	2.15	15.58	0.69	0.51
Significance Threshold (lbs/day)	54	54	82	54
Exceeds Significance Threshold?	No	No	No	No
Notes: lbs = pounds NO _x = oxides of nitrogen PM ₁₀ = particulate matter 10 microns in diameter PM _{2.5} = particulate matter 2.5 microns in diameter ROG = reactive organic gases ¹ Totals may not add up due to rounding. Calculations use unrounded totals. ² Calculated by dividing the total lbs of emissions by the total number of nonoverlapping working days of construction (320 workdays). Source: CalEEMod Output (see Appendix A).				

As shown in the table, the construction emissions from all construction activities are below the recommended thresholds of significance; therefore, project construction would have less than significant impact related to emissions of ROG, NOX, exhaust PM10, and exhaust PM2.5. As previously discussed, the proposed project would implement Mitigation Measure *Air Quality 1* for dust control to reduce potential impacts related to fugitive dust emissions during project construction. Given the project is below the numeric threshold for number of units and screening threshold for individual emissions, project construction would have a less than significant impact with mitigation.

Operational Air Pollutant Emissions: ROG, NOX, PM10, and PM2.5

Operational emissions would include area, energy, and mobile sources. Area sources include emissions from architectural coatings, consumer products, and landscape equipment, while energy sources include emissions from the combustion of natural gas for water and space heating. Mobile sources include exhaust and road dust emissions from the vehicles that would travel to and from the project site. Pollutants of concern include ROG, NOX, PM10, and PM2.5.

The applicant analyzed project operations based on a 2024 starting date, the first calendar year of potential operation. The major sources for proposed operational emissions of ROG, NOX, PM10, and PM2.5 include motor vehicle traffic, use of natural gas, and the occasional repainting of buildings.

The average daily and annual emissions are presented in the following table. Operational emissions of the respective pollutants were calculated using CalEEMod, Version 2020.4.0. For detailed assumptions used to estimate emissions, see Appendix A of the applicant provided supplemental Initial Study document.

Emissions Source	Criteria Pollutants			
	ROG	NO _x	PM ₁₀ (Total)	PM _{2.5} (Total)
Annual Emissions Summary (tons/year)				
Area	0.22	0.00	0.01	0.01
Energy	0.00	0.02	0.00	0.00
Mobile (Motor Vehicles)	0.04	0.04	0.08	0.02
Total Project Emissions	0.26	0.06	0.09	0.04
Thresholds of Significance	10	10	15	10
Exceeds Significance Threshold?	No	No	No	No
Average Daily Emissions Summary (lbs/day)				
Project Emissions (lbs/year)	527	128	189	72
Average Daily Project Emissions (lbs/day)¹	1.44	0.35	0.52	0.20
Thresholds of Significance	54	54	82	54
Exceeds Significance Threshold?	No	No	No	No
Notes: NO _x = nitrous oxides. PM ₁₀ = particulate matter 10 microns or less in diameter PM _{2.5} = particulate matter 2.5 microns or less in diameter ROG = reactive organic gases ¹ For average daily emissions, the proposed project is assumed to operate 365 days per year. Therefore, the annual tonnage of emissions is multiplied by 2,000 pounds per ton to identify total pounds of emissions and divided by 365 days per year to identify average daily emissions. Source: CalEEMod Output (see Appendix A).				

As shown in the table, the proposed project would not exceed the BAAQMD's thresholds of significance during operation, indicating that ongoing project operations would not be considered to have the potential to generate a significant quantity of air pollutants. Therefore, long-term operational impacts associated with criteria pollutant emissions generated by the proposed project would be less than significant.

Operational Carbon Monoxide Hotspot

The CO emissions from traffic generated by the proposed project could be a concern at the local level. Congested intersections can result in the potential for high, localized concentrations of CO, known as a CO hotspot.

The BAAQMD recommends a screening analysis to determine whether a project has the potential to contribute to a CO hotspot. The screening criteria identify when site-specific CO dispersion modeling is necessary. The proposed project would result in a less than significant impact to air quality for local CO if all the following screening criteria are met:

1. The project is consistent with an applicable Congestion Management Program established by the county congestion management agency for designated roads or

highways, regional transportation plan, and local congestion management agency plans; and

2. The project traffic would not increase traffic volumes at affected intersections to more than 44,000 vehicles per hour; and
3. The project traffic would not increase traffic volumes at affected intersections to more than 24,000 vehicles per hour where vertical and/or horizontal mixing is substantially limited (e.g., tunnel, parking garage, bridge underpass, natural or urban street canyon, below-grade roadway).

As indicated by the Transportation Planning Division in the letter titled, “County File #SD20-9531 – 30-Day Comments,” the proposed project would not exceed the County adopted Transportation Analysis Guidelines VMT screening threshold. Per the Transportation Analysis Guidelines, projects of 20 residential units or less would be expected to have less than significant VMT impacts. As a result, since the proposed project would develop 10 residential units, the proposed project would be below the screening threshold. Therefore, the proposed project would be consistent with the Contra Costa County guidelines and the applicable congestion management agency.

As described previously, the proposed project would not meet the County Transportation Analysis Guidelines threshold and as such, no transportation impact analysis was required for the proposed project, because the project would be expected to result in less than significant impacts related to VMT. Thus, the proposed project’s anticipated trip generation would not be expected to result in a significant increase in traffic volumes on nearby intersections. Therefore, the addition of proposed project traffic volumes would not result in nearby intersections experiencing traffic volumes of 44,000 or more vehicles per hour.

CO hotspots can still occur when a transportation facility’s design or orientation prevents the adequate dispersion of CO emissions from vehicles, resulting in the accumulation of local CO concentrations. The design or orientation of a transportation facility that may prevent the dispersion of CO emissions include tunnels, parking garages, bridge underpasses, natural or urban canyons, below-grade roadways, or other features where vertical or horizontal atmospheric mixing is substantially limited. However, adjacent roadways that would receive new vehicle trips generated by the proposed project do not include transportation facilities where vertical or horizontal atmospheric mixing is substantially limited. Grayson Road would receive vehicle trips generated by the proposed project and is an exposed surface roadway with none of the design features discussed above that could prevent atmospheric mixing.

Therefore, the proposed project is considered consistent with the local Congestion Management Program. Based on the above criteria, the proposed project would not exceed the CO screening criteria and would have a less than significant impact related to CO.

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

Subdivision of the 3.05-acre Project Site, and future occupancy of the 10 single-family residences would not cause any localized emissions that could expose sensitive receptors (e.g., nearby residences, schools) to unhealthy long-term air pollutant levels. As detailed in section b) above, the emissions from construction of the project are expected to be below BAAQMD screening criteria pollutants. Construction activities, however, could result in localized emissions of dust and diesel exhaust that could result in temporary impacts to nearby single-family residences. The applicant has provided an air quality analysis for these impacts which provides the following information.

Air dispersion modeling was utilized to assess the project's potential health risks using American Meteorological Society/EPA Regulatory Model (AERMOD) Version 22112, which is the air dispersion model accepted by the EPA and the BAAQMD for preparing HRAs. As previously discussed, project construction is anticipated to start in March 2023 and conclude in May 2024. The following AERMOD modeling parameters were utilized to identify the DPM concentration at identified receptors.

1. Sensitive receptors (e.g., schools, daycare facilities, hospitals, care facilities, residences) in the immediate project vicinity are represented in the model with discrete Cartesian receptors at a flagpole height of 1.5 meters. No schools, daycares, or community centers, are located within 1,250 feet of the proposed project site. The closest sensitive receptors to the project site represented in the air dispersion modeling include the following:
 - a. Single-family residences immediately adjacent to the project site boundary to the north, east, south, and west.
2. AERMOD's default regulatory dispersion option was selected.
3. The Urban dispersion coefficient was used as greater than 50 percent of the land surrounding the project site is currently developed.
4. Emissions were characterized in the model using various area and volume sources to represent different activities. The following describes the emission sources utilized in the model for each model scenario.
 - a. On-site construction activities are represented with one polygon area source across the entire project site.
 - b. Off-site construction hauling and vendor truck operation for project construction is represented with line volume sources on Grayson Road and parts of Reliz Valley Road.

Off-site emissions were adjusted to account for off-site emissions that would occur within 1,000 feet of the project site (see Off-Site PM2.5 Exhaust Adjustment Sheet in Appendix A).

- Meteorological data from the Livermore Municipal Airport Air Monitoring Station was used in AERMOD. This station was selected as it resembles physical site characteristics and elevation generally representative of the project site. Data from the station was pre-processed by the BAAQMD. The model used the most recent six years of data (2012 to 2017).

The MIR during project construction were found at a residence immediately adjacent to the project site to the east of the northeast corner of the project site (located at 37°56'52.4"N 122°05'38.5"W). The following table presents a summary of the proposed project's construction cancer risk, chronic non-cancer hazard, and annual PM2.5 concentration impacts at each MIR. As discussed in b) above, Mitigation Measure *Air Quality 1* would be required to reduce fugitive dust emissions during construction.

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 recommended BAAQMD mitigation measures to reduce construction dust and exhaust impacts outlined in Mitigation Measure *Air Quality 1*.

Impact Scenario	Cancer Risk (risk per million)	Chronic Non-Cancer Hazard Index	Annual PM _{2.5} Concentration (µg/m ³)
Residential MIR ¹	44.45	0.04123	0.20616
BAAQMD Thresholds of Significance	10	1	0.3
Exceeds Individual Source Threshold?	Yes	No	No
Notes: µ/m ³ = micrograms per cubic meter BAAQMD = Bay Area Air Quality Management District MIR = Maximally Impacted Sensitive Receptor ¹ The Off-Site Residential MIR represents a residence immediately adjacent to the project site to the east of the northeast corner of the project site (located at 37°56'52.4"N 122°05'38.5"W). Source: Appendix A Applicant Supplemental Initial Study.			

As shown in the table, the proposed project could result in potentially significant health impacts to the maximally impacted receptor prior to the incorporation of cleaner than average on-site construction equipment. Therefore, Mitigation Measure *Air Quality 2*

would be required to reduce health risk impacts to sensitive receptors from construction of the proposed project.

Implementation of this mitigation measure would reduce the impact on the sensitive receptors during project construction to a less than significant level. The following table summarizes the health and hazard impacts at the maximum impacted sensitive receptor from construction of the project after the implementation of Mitigation Measure *Air Quality 2*, which would require the use of off-road construction equipment that meet emissions standards for Tier IV engines for all equipment with engines greater than 50 horsepower, as detailed below.

Impact Scenario	Cancer Risk (risk per million)	Chronic Non-Cancer Hazard Index	Annual PM _{2.5} Concentration (µg/m ³)
Residential MIR ¹	6.49	0.00602	0.03011
BAAQMD Thresholds of Significance	10	1	0.3
Exceeds Individual Source Threshold?	No	No	No
Notes: µ/m ³ = micrograms per cubic meter BAAQMD = Bay Area Air Quality Management District MIR = Maximally Impacted Sensitive Receptor ¹ The Off-Site Residential MIR represents a residence immediately adjacent to the project site to the east of the northeast corner of the project site (located at 37°56'52.4"N 122°05'38.5"W). Source: Appendix A.			

***Air Quality 2:** During construction activities, all off-road equipment with engines greater than 50 horsepower shall meet either United States Environmental Protection Agency (EPA) or California Air Resource Board (ARB) Tier IV off-road emission standards. The construction contractor shall maintain records documenting compliance with this requirement, including equipment lists. Off-road equipment descriptions and information may include but are not limited to equipment type, equipment manufacturer, equipment identification number, engine model year, engine certification (Tier rating), horsepower, and engine serial number.*

Though the project is under the screening threshold for an air quality analysis, the applicant performed a cumulative Health Risk Assessment that examined the cumulative impacts of the proposed project's construction emissions and sources of TAC emissions within 1,000 feet of the project site. As noted in the table below, the cumulative impacts from the project construction and existing sources of TACs would be less than the BAAQMD's cumulative thresholds of significance. Thus, the cumulative health risk impacts from project construction would be less than significant.

Source/Impact Scenario	Source Type	Distance from MIR ¹ (feet)	Cancer Risk (per million)	Chronic HI	PM _{2.5} Concentration (µg/m ³)
Project MIR					
Project Construction (Unmitigated)	Diesel Construction Equipment	30	44.45	0.04123	0.20616
Project Construction (Mitigated)	Diesel Construction Equipment	30	6.49	0.00602	0.03011
Existing Stationary Sources					
Not Applicable	—	—	—	—	—
Roadways					
Air Basin Existing Major Roadway Network		—	1.16075	ND	0.02043
Grayson Road		40	9.11	ND	0.170
Rail					
Air Basin Railways		—	0.22829	ND	0.00036
Freeways					
Air Basin Highways		—	2.59105	ND	0.05598
Cumulative Health Risks					
Cumulative Maximum with Project DPM Emissions (Unmitigated)			57.54	0.04	0.45
Cumulative Maximum with Project DPM Emissions (Mitigated)			19.58	0.01	0.28
BAAQMD's Cumulative Thresholds of Significance			100	10	0.8
Threshold Exceeded in Any Scenario?			No	No	No
Notes: BAAQMD = Bay Area Air Quality Management District HI = Hazard Index MIR = Maximally Impacted Sensitive Receptor ND = no data available µg/m ³ = micrograms per cubic meter ¹ The MIR above represents the greatest impacted MIR, which is the residence immediately adjacent to the east of the northeast corner for the project site (located at 37°56'52.4"N 122°05'38.5"W). Source: Appendix A.					

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*.
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*.

4. BIOLOGICAL RESOURCES – 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, 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: Potentially significant unless mitigation incorporated.

- 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)*

A Biological Resources Analysis Report (BRA) was prepared for the project by Olberding Environmental, Inc. (OBI) in May 2021, and subsequently updated in February 2022. A BRA Addendum was prepared by Johnson Marigot Consulting (JMC) LLC in November 2022, adding to and partially revising the BRA prepared by OBI in February 2022. As described in the BRA prepared by JMC, The project site supports four habitat types: mixed woodland (0.21 acre), riparian woodland (1.01 acres), Valley Oak woodland (1.18 acres), and developed land (0.21 acre). Grayson Creek flows along

the southern boundary of the project site from west to east through a riparian corridor. The project site currently contains 130 trees over 6 inches in diameter. A number of these trees are classified by the County as Protected Trees under the Contra Costa Tree Protection and Preservation Ordinance.

The Olberding BRA utilized the California Natural Diversity Database (CNBDD), maintained by the California Department of Fish and Wildlife (CDFW) and California Native Plant Society (CNPS) Inventory of Rare and Endangered Plants of California, to identify the likelihood that a plant or animal species would be present on the project site. According to the Olberding report, four special-status plant species have a potential to occur on the project site: Congdon's tarplant (*Centromadia parryi ssp. congdonii*), Diablo helianthella (*Helianthella castanea*), Mount Diablo fairy-lantern (*Calochortus pulchellus*), and bent-flowered fiddleneck (*Amsinckia lunaris*). The April 2021 survey of the project site coincided with the blooming period for three of these species (*Diablo helianthella*, *Mount Diablo fairy lantern*, *bent-flowered fiddleneck*) and these species were not observed.

However, as described in the JMC Addendum, consistent with CDFW comments on the previously circulated IS/MND, in the absence of protocol-level rare plant surveys for the remaining three species, the presence of Diablo helianthella, Mount Diablo fairy-lantern, and bent-flowered fiddleneck cannot be ruled out. Since the proposed project would require grading within suitable habitat for special-status plants, grading activities within suitable habitat could result in direct impacts to special-status plants through habitat loss or degradation. Thus, implementation of the following Mitigation Measure *Biology 1* would require rare plant surveys in advance of construction commencement. Pursuant to the surveys, if State or federally listed plants are discovered on-site, the CDFW and/or United States Fish and Wildlife Service (USFWS) compensatory mitigations and avoidance and minimization measures will be requirements to minimize special-status plant habitat loss. If rare plant species are found, the mitigation measure requires seed and root stock salvaging to be conducted to preserve the special-status plants. With implementation of Mitigation Measure *Biology 1*, impacts to special-status plant species will be minimized to less than significant.

Biology 1: *In the spring immediately prior to project implementation, protocol-level rare plant surveys shall be conducted on the project site. Rare plant surveys shall be conducted by a qualified botanist, in accordance with all applicable survey guidelines including those published by the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and the California Native Plant Society (CNPS). If determined to be necessary by the qualified Botanist, reference site surveys shall be conducted to confirm plant phenology (flowering periods).*

If State or federally listed plants are observed on-site during protocol-level rare plant surveys, all compensatory mitigation requirements and additional avoidance and minimization measures identified by CDFW and/or USFWS shall be implemented. If CNPS-Ranked species are observed on-site during protocol-level rare plant surveys, salvage of seed and/or root stock shall be conducted under the direction a qualified Botanist and in coordination with a qualified plant conservation institution or native nursery.

The JMC Addendum and Olberding BRA identified that the potential for wildlife to occur on the project site was based on the presence of suitable habitats and occurrences recorded by the CNDDDB within the Walnut Creek quadrangle and eight surrounding quadrangles. A total of five bird species were identified to have a moderate to high potential to occur on the project site in a nesting or foraging capacity. The red-shouldered hawk (*Buteo lineatus*), red-tailed hawk (*Buteo jamaicensis*), and Cooper's hawk (*Accipiter cooperii*) all have a high potential to occur in a nesting and foraging capacity. The sharp-shinned hawk (*Accipiter striatus*) and American kestrel (*Falco sparverius*) have a moderate potential to occur in a nesting and foraging capacity. Three of the birds listed above (red-tailed hawk, red-shouldered hawk, Cooper's hawk, sharp-skinned hawk, and destrel) were present, and observed foraging on the project site. Additionally, a Cooper's hawk was observed on the project site exhibiting nesting behaviors. Based on this information and comments from CDFW on the previously circulated initial study, the following Mitigation Measures *Biology 2* and *Biology 3* would be incorporated as part of the project.

Biology 2: All trees removed from the on-site riparian woodland shall be replaced in-kind and on-site to the greatest extent practicable at a 3:1 ratio for native trees, or out-of-kind at 1:1 ratio for non-native trees, to be replaced with native trees. A total of 18 native trees within the riparian woodland community are scheduled for removal – these trees would be replaced with approximately 54 native riparian woodland tree species including valley oak, coast live oak, California buckeye, and black walnut. A replacement tree planting plan shall be approved by the County along with landscape plans prior to issuance of building permits.

All trees removed from the onsite valley oak woodland shall be replaced in-kind and onsite at a 3:1 ratio for native trees, or out-of-kind at 1:1 ratio for non-native trees, to be replaced with native trees. A total of 32 native and 8 non-native trees within the valley oak woodland community are scheduled for removal – these trees shall be replaced, onsite, with approximately 104 native valley oak woodland tree species such as valley oak, coast live oak, blue oak, California black oak, interior live oak, California buckeye, and/or California bay laurel. Replacement trees shall be planted as 15-gallon trees, except that up to 50 percent of the required replacement trees may be planted as 5-gallon trees if it is determined based on an arborist report that long-term tree health and survival will be improved by starting with a smaller container size. Trees planted shall be spaced in a manner that promotes their long-term growth habits. All installed plant material shall meet the American Nurseryman's Association Standards. Welded-wire cages shall be constructed around all tree plantings to protect them from deer herbivory. A replacement tree planting plan shall be approved by the County along with landscape plans prior to issuance of building permits.

Biology 3: If vegetation removal, ground disturbance, or structure removal are scheduled to commence between February 1 and September 15, a preconstruction nesting bird survey of all suitable nesting habitat on the Project site and within the zone of influence (the area immediately surrounding the Project site that supports

suitable nesting habitat that could be impacted by the proposed Project due to visual or auditory disturbance associated with the removal of vegetation and construction activities scheduled to occur during the nesting season) shall be conducted by a qualified biologist within 5 days prior to commencement of vegetation removal or ground disturbance. If no nesting birds are observed during the survey, the vegetation removal and/or ground disturbance may commence as planned. If nesting birds are observed during the survey, a non-disturbance buffer based on species, nest stage, and site conditions shall be established.

This buffer shall remain in place until such a time as the young have been determined (by a qualified Biologist) to have fledged. Nests shall be monitored daily by a qualified Biologist during project-related activities to determine the sufficiency of the buffer and whether it should be expanded to protect the nest based on disruptions to an individual bird's natural nesting behaviors. If the buffer is determined to be sufficient, monitoring shall be reduced to twice a week until fledging occurs. If any change in bird behavior is detected, active nest buffers will increase as determined by a qualified Biologist. Nesting bird surveys shall be repeated if there is a lapse in project activities of seven days or more.

CNDDDB listed 5 occurrences of California red-legged frog (*Rana draytonii*) (CRLF) in the 5-mile radius of the project site. Additionally, during the April 2021 survey, the Project Biologist identified suitable habitat for the CRLF. Furthermore, USFWS designated CRLF critical habitat is located approximately 1.6 miles west of the project site. For these reasons, the Project Biologist stated that CRLF has a moderate potential to occur on the project site, and potential impacts to the species could occur. Amphibian and reptile special-status species such as the western pond turtle (*Emys marmorata*), Alameda whipsnake (*Masticophis lateralis euryxanthus*), and California red-legged frog (CRLF) (*Rana draytonii*) have the potential to disperse through the riparian corridor and upland areas. Thus, project grading could result in the disturbance or loss of special-status individuals. However, with the implementation of the following Mitigation Measures *Biology 4* and *Biology 5*, pre-construction surveys, exclusion fencing, Environmental Awareness training, and USFWS-approved capture and relocation if species are found would be implemented to minimize the impacts of project-related activities on special-status amphibians and reptiles within the riparian corridor to less than significant levels.

Biology 4: *A pre-construction survey for special-status reptile species shall be performed no more than 48 hours prior to ground disturbance or vegetation removal to determine presence/absence of Alameda whipsnake and western pond turtle. Worker Environmental Awareness training discussing the potential for these species shall be conducted by the qualified Biologist or Biological Monitor for all construction personnel working within the project site prior to construction.*

Biology 5: *Directed pre-construction surveys for the California red-legged frog (CRLF) shall be performed prior to construction activities. The creek channel and associated riparian woodland may serve as dispersal areas for CRLF. A qualified Biologist shall conduct a pre-construction survey of these habitats for CRLF preceding the commencement of construction activities to verify presence/absence of this species.*

In order to mitigate for potential impacts to California red-legged frog (CRLF) and western pond turtle, wildlife exclusion fencing (ERTEC fencing) shall be installed along the grading limit of the project site to prevent dispersal into the grading and work areas of the site from the creek channel and/or the riparian corridor. Fencing should be trenched into the ground but a minimum of 6 inches and a lip should be formed along the top of the fence line. A qualified Biologist or Biological Monitor shall be on-site during initial ground-disturbing activities to inspect the work area and fence lines daily for special-status amphibians and other wildlife. Worker Environmental Awareness training discussing the potential for these species should be conducted by the qualified Biologist or Biological Monitor for all construction personnel working within the project site. If any CRLF or other listed amphibians are found during construction activities, the United States Fish and Wildlife Service (USFWS) should be consulted to approve capture and relocation by a qualified Biologist.

Additionally, Grading and excavation activities could expose soil to increased rates of erosion during construction periods. During construction, runoff from the project site could adversely affect aquatic life within the adjacent water features. Surface water runoff could remove particles of fill or excavated soil from the site, or could erode soil down-gradient, if the flow were not controlled. Deposition of eroded material in adjacent water features could increase turbidity, thereby endangering aquatic life, and reducing wildlife habitat. Implementation of appropriate mitigation measures would ensure that impacts to aquatic organisms would be avoided or minimized.

Biology 6: *A Storm Water Pollution Prevention Plan (SWPPP) and a Storm Water Management Plan (SWMP) shall be designed to ensure that best management practices (BMPs) are implemented so there are no impacts to water quality in Grayson Creek resulting from project construction or postconstruction storm water run-off.*

In addition, the CDFW will determine adequate protection measures through the Streambed Alteration Agreement (SAA). Implementation of all measures and conditions defined by CDFW to protect Grayson Creek and its associated riparian habitat, in addition to implementation of the discussed mitigation measures above would reduce impacts to special-status species within Grayson Creek and its associated habitats to a level considered less than significant under CEQA.

Several special-status species have the potential to occur within the upland areas of the project site (i.e., non-riparian vegetation and habitats). These upland areas may be used by foraging and nesting raptors species specified above. The project plans to remove 32 native and eight non-native trees within the upland community. Removal of these trees would impact raptor foraging and nesting bird habitat. However, with implementation of Mitigation Measure *Biology 2*, *Biology 3*, and *Biology 7* described below, removed trees within the valley oak woodland will be replaced, native vegetation within landscaping will be prioritized, and nesting bird surveys and non-disturbance buffers will be implemented if nesting birds are discovered. These measures would remediate for habitat loss and would minimize impacts to raptor foraging and nesting bird habitat in the uplands to less than significant.

Biology 7: *Vegetation planted within on-site undeveloped areas shall be comprised of native valley oak woodland species to the greatest extent practicable. Landscape plans shall prioritize native vegetation and shall be approved by the County prior to issuance of building permits.*

Mammals, such as the western red bat (*Lasiurus blossevillii*), hoary bat (*Lasiurus cinereus*), and Yuma myotis (*Myotis yumanensis*) could use large trees and existing residential buildings for roosting opportunities and foraging habitat within the site. Implementation of the project would result in the demolition of the existing residences along with 40 trees. Tree removal partnered with any project-related construction lighting would result in the disturbance of roosting bats and the loss of roosting and foraging bat habitat. Implementation of Mitigation Measure *Biology 8* would include surveys to identify roosting bats with a Bat Mitigation and Monitoring Plan implemented if roosting bats are discovered. Implementation of this measure would reduce impacts to roosting bats to less than significant.

Biology 8: *For all project activities planned in or adjacent to potential bat roosting habitat, such as structures and/or involving woody vegetation modification or removal of any and all trees, a qualified Biologist shall conduct daytime and evening acoustic surveys in addition to extensive visual surveys of potential habitat for special-status bats at least 7 days prior to initiation of project activities. If bats are found on-site, a qualified Biologist shall identify the species, estimated quantity present, roost type, and roost status, but shall avoid disturbing bats during surveys. A qualified Biologist shall also create a Bat Mitigation and Monitoring Plan if special-status bat species are detected prior to the start of project activities. The Bat Mitigation and Monitoring Plan shall include: (1) an assessment of all project impacts to special-status bats, including noise disturbance during construction; (2) effective avoidance and minimization measures to protect special-status bats; (3) and compensatory mitigation for permanent impacts to special-status bats or their nesting/roosting habitat. If structures, trees, or other refugia equivalents are slated for limbing, removal, or modification, the Bat Mitigation and Monitoring Plan shall include the following measures:*

- *To ensure that special-status bats have left potential roosting refugia, work shall occur over the course of two days. On the first day, smaller limbs or items from the identified trees or structures shall be brushed back or modified in the late afternoon. This disturbance should cause any potential roosting bats to seek other roosts during their nighttime foraging. The remainder of the refugia item can then be further limbed or removed as needed on the second day as late in the afternoon as feasible. If bats are found injured, or if bat mortality occurs during the course of tree work, a qualified Biologist shall record the species impacted, and the number of individuals documented.*
- *Tree limbing, modification, removal, or work on structural refugia shall not be performed under any of the following conditions: during any precipitation events, when ambient temperatures are below 4.5 degrees Celsius, when windspeeds exceed 11 miles per hour, and/or any other condition which may lead to bats seeking refuge.*

- *If special-status bats are found utilizing a tree, structure, or equivalent for roosting, the Bat Mitigation and Monitoring Plan shall include permanent artificial roosting habitat installation that shall be adjacent to, and sufficient for, the species observed and associated ecology thereof. Effective buffer zones for the installation and monitoring of the artificial roosts shall be determined and established by a qualified Biologist. Artificial roosts shall follow the 2018 Acceptable Management Practices for Bat Species Inhabiting Transportation Infrastructure.*

The Alameda whipsnake could also disperse through the site's upland habitat, and project grading could result in the disturbance or loss of this species. However, with the implementation of Mitigation Measure *Biology 4*, pre-construction surveys and Environmental Awareness training would help to identify and avoid dispersing individuals, minimizing the impacts of project-related activities on the Alameda whipsnake to less than significant.

As described in the JMC BRA Addendum, with the implementation of all mitigation measures and conditions defined through the SAA, or other permits related to the California Endangered Species Act (CESA) compliance, if determined necessary by the trustee agencies, the proposed project would not 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 CDFW or USFWS. Impacts would be considered less than significant with mitigation.

- 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?*

As detailed in the JMC BRA Addendum, the project site contains two sensitive natural communities: Riparian Woodland and Valley Oak Woodland. Project implementation would require grading work within 0.21 acre of the riparian habitat located on the project site, resulting in habitat loss and disturbance. The mixture of oaks, bays, and buckeyes along with the dense cover of shrubby understory vegetation provide wildlife with many different food sources, nesting opportunities and cover from predators. Project implementation would result in removal of approximately 1.18 acres of valley oak woodland, which is considered a sensitive natural community and is an oak woodland protected under the Oak Woodland Conservation Act. Implementation of Mitigation Measure *Biology 2*, *Biology 6*, and *Biology 7* would include replacement of riparian trees removed from the project site, installation of erosion control measures, and implementation of post-construction measures for protection of the riparian corridor from site occupation. Impacts to riparian habitat would be reduced to a level considered less than significant pursuant to CEQA through avoidance and minimization of impacts to riparian habitat and/or compensatory mitigation for impacts to riparian trees.

In addition to the mitigations above, the CDFW would require a SAA. Implementation of all measures and conditions defined by CDFW to protect riparian habitats would reduce impacts to sensitive natural communities such as Grayson Creek and its associated habitat to a level considered less than significant under CEQA.

- 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)*

Grayson Creek is a perennial creek that flows along the southern boundary of the project site from west to east through an oak woodland riparian corridor and is a jurisdictional water regulated under the authority of the Army Corps of Engineers, RWQCB, and CDFW. As previously discussed, project implementation would result in impacts regulated under CDFW's Fish and Game Code Sections 1600-1607, requiring an SAA. Implementation of all measures and conditions defined by the CDFW to protect Grayson Creek and its associated riparian habitat, in addition to implementation of Mitigation measures *Biology 2* and *Biology 6* would reduce impacts to Grayson Creek and its associated habitats and fish and wildlife resources to a level considered less than significant under CEQA.

- 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)*

As detailed in the Olberding Biological Resources Analysis Report, and updated in the JMC Addendum, a riparian woodland corridor and upland non-riparian habitat are on the project site. The Grayson Creek corridor and its associated riparian habitat are presumed to act as a wildlife corridor and provides wildlife nursery sites. The Olberding BRA identifies the Grayson Creek corridor as providing potential suitable foraging and/or dispersal habitat for CRLF, Alameda whipsnake (*Masticophis lateralis euryxanthus*), and western pond turtle. Additionally, the Olberding BRA identifies suitable habitat for nesting birds and roosting bats within the Grayson Creek riparian corridor. It is presumed that the Grayson Creek riparian habitat would provide wildlife nursery sites due to the combination of presence of suitable nesting/roosting and aquatic habitats.

The project design incorporates a stream setback along the north side of the Grayson Creek corridor. While a majority of the Grayson Creek riparian corridor will be avoided by project activities, project implementation would require grading and the removal of trees within the Grayson Creek riparian wildlife corridor and nursery site. Grading activities within this wildlife corridor could result in direct impacts to terrestrial individuals using the corridor for dispersal. Tree removal would also result in the loss of nesting bird and roosting bat habitat.

The project design incorporates a stream setback along the north side of the Grayson Creek corridor. While a majority of the Grayson Creek riparian corridor will be avoided

by project activities, project implementation would require grading and the removal of trees within the Grayson Creek riparian wildlife corridor and nursery site. Grading activities within this wildlife corridor could result in direct impacts to terrestrial individuals using the corridor for dispersal. Tree removal would also result in the loss of nesting bird and roosting bat habitat.

Implementation of Mitigation Measures *Biology 2* through *Biology 6*, which require tree replacement for riparian trees removed from the project site, pre-construction surveys for dispersing, roosting, and/or nesting wildlife, and installation of wildlife exclusion fencing, and implementing post-construction measures for protection of the riparian corridor from site occupation would reduce impacts to wildlife corridors and nursery sites to less than significant through avoidance and minimization of impacts to species and habitat and/or compensatory mitigation for impacts to riparian trees.

Implementation of Mitigation Measure *Biology 2* through *Biology 6*, which requires tree replacement for riparian trees removed from the project site, pre-construction surveys for dispersing, roosting, and/or nesting wildlife, installation of wildlife exclusion fencing, and implementing post-construction measures for protection of the riparian corridor from site occupation would reduce impacts to wildlife corridors and nursery sites to less than significant through avoidance and minimization of impacts to species and habitat and/or compensatory mitigation for impacts to riparian trees.

Additionally, adequate protection of all fish and wildlife resources, including wildlife movement corridors and nursery sites will be defined by the CDFW through the SAA. The SAA program is designed to avoid, minimize, and mitigate any impacts on stream-related resources to a less than significant level under CEQA, and no additional mitigation measures would be necessary. With compliance with all measures defined by the CDFW through the SAA, potential project-related impacts on Grayson Creek and associated fish and wildlife resources, including wildlife movement corridors, nursery sites and other biological resources associated with the riparian habitat are considered less than significant under CEQA Guidelines.

- 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)*

Vegetation and wildlife policies, including the removal of mature trees, and water resource policies are regulated by Contra Costa County through the Contra Costa General Plan and the Contra Costa Ordinance Code, including the Contra Costa County Tree Ordinance and Creek Setback Ordinance. The following describes the project's compliance with General Plan policies that are applicable to the proposed project.

Policy 8-6: Significant trees, natural vegetation, and wildlife populations generally shall be preserved. Multiple trees on the property will be preserved and others will be replaced. Specifically, a majority of the riparian habitat would be avoided. As described in the JMC Addendum, understory plants on-site would not be considered natural vegetation meriting protection. Implementation of Mitigation Measure *Biology 3* would reduce impacts to special-status plants through avoidance and *Biology 2* through

Biology 6 would reduce impacts to wildlife populations through avoidance and minimization of impacts to species and habitat and/or compensatory mitigation for impacts to trees.

Policy 8-7: Important wildlife habitats which would be disturbed by major development shall be preserved, and corridors for wildlife migration between undeveloped lands shall be retained. Project-related impacts to nesting birds, roosting bats, and dispersing reptiles and amphibians would be reduced to less than significant as discussed above.

Policy 8-8: Significant ecological resource areas in the County shall be identified and designated for compatible low-intensity land uses. Setback zones shall be established around the resource areas to assist in their protection. Areas determined to contain significant ecological resources, particularly those containing endangered species, are maintained throughout the County. Implementation of the project would include the preservation of trees and dedication of the creek area to the County ensuring continued preservation of the most valuable habitat portions of the property.

Policy 8-9: Areas determined to contain significant ecological resources, particularly those containing endangered species, shall be maintained in their natural state and carefully regulated to the maximum legal extent. Acquisition of the most ecologically sensitive properties within the County by appropriate public agencies shall be encouraged. As discussed above, the most valuable creek portion of the property would be dedicated to the County. Additionally, mitigation measures would avoid sensitive species and restore habitat impacted by the property, providing consistency with the policy by protecting the species and habitat.

Policy 8-10: Any development located or proposed within significant ecological resource areas shall ensure that the resource is protected. The project site does not occur within or near any County-designated ecologically significant resource areas. Furthermore, habitat areas on the property would be preserved or avoided to the extent possible.

Policy 8-12: Natural woodlands shall be preserved to the maximum extent possible in the course of land development. Implementation of Mitigation Measure *Biology 2* and *Biology 7*, which would include replacement of trees removed from the project site would reduce impacts to valley oak woodland to less than significant.

Policy 8-15: Existing vegetation, both native and non-native, and wildlife habitat areas shall be retained in the major open space areas sufficient for the maintenance of a healthy balance of wildlife populations. Consistent with this policy, approximately 79 percent of the Grayson Creek riparian corridor would be avoided by project activities (0.80 acre of the 1.01 acres of riparian habitat occurring on-site).

Policy 8-21: The planting of native trees and shrubs shall be encouraged in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native wildlife, and ensure that a maximum number and variety of well-adapted plants are sustained in urban areas. Implementation of Mitigation Measure *Biology 2* and *Biology 7* would include replacement of trees removed from the project site with native

trees of the same species, if appropriate, landscape plans would prioritize native vegetation.

Policy 8-23: Runoff of pollutants and siltation into marsh and wetland areas from outfalls serving nearby urban development shall be discouraged. Where permitted, development plans shall be designed in such a manner that no such pollutants and siltation will significantly adversely affect the value or function of wetlands. In addition, berms, gutters, or other structures should be required at the outer boundary of the buffer zones to divert runoff to sewer systems for transport out of the area. The proposed project has been designed to treat and store stormwater on-site within a detention basin, with excess waters passing into the storm drainage system within Grayson Road. The project design likewise incorporates a 50-foot creek setback from the centerline of Grayson Creek to avoid impacts to Grayson Creek. Finally, Implementation of the Mitigation Measure *Biology 6* which would include installation of erosion control measures would further avoid project impacts to Grayson Creek.

Policy 8-78: Where feasible, existing natural waterways shall be protected and preserved in their natural state, and channels which already are modified shall be restored. A natural waterway is defined as a waterway which can support its own environment of vegetation, fowl, fish and reptiles, and which appears natural. The dedication of the creek area of the property to the County would ensure the preservation of the waterway in perpetuity.

Policy 8-86: Existing native riparian habitat shall be preserved and enhanced by new development unless public safety concerns require removal of habitat for flood control or other public purposes. The riparian corridor will be largely preserved with the dedication of the creek area to the County. Furthermore, implementation of the above biological mitigation measures and SAA conditions will ensure the riparian area that is impacted will be restored to preserve the habitat value of the riparian area.

Policy 8-87: On-site water control shall be required of major new developments so that no increase in peak flows occurs relative to the site's pre-development condition, unless the Planning Agency determines that off-site measures can be employed which are equally effective in preventing adverse downstream impacts. The proposed project has been designed to treat and store stormwater on-site within a retention basin, with excess waters passing into the storm drainage system within Grayson Road.

The proposed project plans on the removal of approximately 97 code-protected trees including native species such as coast live oak, valley oak, black walnut, and buckeye. Native trees and all trees greater than 6.5 inches in diameter at breast height (dbh) are considered to be protected under the Contra Costa County Tree Protection and Preservation Ordinance (Chapter 816-6, Ordinances 94-59, 94-22, Contra Costa County Code).

With implementation of mitigation measures, the Project is not expected to conflict with local policies and ordinances protecting biological resources, including the Contra Costa County tree protection and setback ordinances:

Biological 9: During project implementation, the applicant shall implement the following Tree Preservation Guidelines, as detailed in the Revised Arborist Report Dated May 6, 2020 prepared by Traverso Tree Service, specially:

Pre- Grading Phase

- a. *Mulch from tree removals may be spread out under the driplines of trees that will be retained, keeping at least 12" away from the trunks.*
- b. *Prior to construction or grading, contractor shall install protection fencing to construct a temporary Tree Protection Zone (TPZ) around each tree or grove of trees to be saved.*
- c. *TPZ fencing shall encompass the driplines and be approved by the project arborist.*
- d. *TPZ fencing shall remain in an upright sturdy manner from the start of grading until the completion of construction. Fencing shall not be adjusted or removed without consulting the project arborist.*

Grading and Construction Phase

- a. *The project arborist shall be on-site during excavation/grading within driplines, especially trees: #'s 102, 137, 138, 154, 157, 159, 160, 160b, 162, 163, 173, 173c, 182, 183, 185, 186, 189.*
- b. *Should roots > 2" be encountered, arborist shall cleanly prune roots with a handsaw or sawzall, and immediately re-cover. Irrigate as necessary.*
- c. *If needed, canopy pruning shall be performed by personnel certified by the International Society of Arboriculture (ISA). All pruning shall adhere to ISA and American National Standards Institute (ANSI) Standards and Best Management Practices.*
- d. *Project arborist to set guidelines prior to pruning.*
- e. *Should Tree Protection Zone (TPZ) encroachment be necessary, the contractor shall contact the project arborist for consultation and recommendations.*
- f. *Contractor shall keep TPZs free of all construction-related materials, debris, fill soil, equipment, etc. The only acceptable material is mulch spread out beneath the trees.*
- g. *Should any damage to the trees occur, the contractor shall promptly notify the project Arborist to appropriately mitigate the damage.*

Landscaping Phase

- a. *The Tree Protection Zone (TPZ) fencing shall remain in place with the same restrictions until landscape contractor notifies and meets with the project arborist.*
- b. *Avoid all fill work, grade changes, and trenching within driplines unless it is performed by hand, and approved by the project arborist.*
- c. *Pipes shall be threaded under or through large roots without damaging them.*
- d. *Contractor shall avoid trenching and grade changes within driplines.*
- e. *All planting and irrigation shall be kept a minimum of 10' away from native oaks. All irrigation within the driplines shall be targeted at specific plants, such as drip emitters or bubblers. No overhead irrigation shall occur within the driplines of native oaks.*

- f. *All planting within oak driplines shall be compatible with oaks, consisting of plant material that requires little to no water after two years' establishment. A list of oak compatible plants can be found in a publication from the California Oak Foundation, available at:*
[http://californiaoaks.org/wpcontent-
/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf](http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf)

When implemented, the prescribed mitigations would reduce potentially significant adverse impacts to protected trees to a level considered less than significant pursuant to CEQA.

- 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

- California Department of Fish and Wildlife. <https://map.dfg.ca.gov/lands/>.
- Department of Conservation and Development, Site Visit Conducted by County Staff.
- Olberding Environmental, Inc., May 2021. *Biological Resources Analysis*
- DeBolt Civil Engineering, March 2021. *Vesting Tentative Map, SD 20-9531*. (Project Plans)
- Traverso Tree Service, May 6, 2020. *Revised Arborist Report for the Development of 1024-1026 Grayson Road*.
- Johnson Marigot Consulting (JMC) LLC. November 2022. *Biological Resources Addendum*.
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*.

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 type="checkbox"/>	<input checked="" 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: Potentially significant unless mitigation incorporated.

- 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)*

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.

The archaeological sensitivity map of the County’s General Plan (Figure 9-2), identifies the project area as “Largely Urbanized Area,” which may contain significant archeological resources. While unlikely since the site is fully disturbed, subsurface construction activities always 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.

An Archaeological Survey Report and Historic Resources Evaluation Report, dated February 8, 2007, was prepared for the Project by Suzanne Baker of Archaeological/Historical Consultants. The following are excerpts from the Archaeological Survey and Historic Resources Evaluation Report.

On February 5, 2007, Suzanne Baker of Archaeological/Historical Consultants conducted an on-foot archaeological reconnaissance of the project site. The ground was covered in systematic transects two to four meters apart. The ground surface was inspected for evidence of cultural occupation, including midden soil, shell, bone, modified lithic materials, fire-cracked rock, and historic debris and features. Soil was friable, medium brown clay silt containing only a little rock, principally angular pebbles. The two houses occupy much of the project site's high ground. These and accompanying landscaping, driveways and outbuildings, such as sheds; were the principal impediments to surface observation. Vegetation also obscured the banks of the creek. This included trees, shrubs, and especially, dense groundcover like ivy, vincula, and berry vines. In the rest of the project site, ground visibility was somewhat obscured by a light spring grass cover. Grass was, however, kicked aside at intervals and there were numerous ground squirrel burrows that provided open surfaces for soil observation. Ground visibility in general ranged from fair to good in the open areas of much of the project site. Aside from introduced plants adjacent to the houses and some oleander shrubs and a line of small oak trees parallel and adjacent to Grayson Road, most vegetation occurred along the creek. This was a mix of native riparian species, including live oak, buckeye, blackberry, and introduced species, such as eucalyptus and pine trees, ivy and vincula. A few live oaks stand in the field at the west end of the project area. There are also several redwood trees near the creek, but it is unclear if these are native or were planted by the residents. There are redwoods in some of the drainages in the interior valleys of Contra Costa County.

Findings

No prehistoric or historic (over 50 years of age) archaeological sites or materials were found during the course of reconnaissance. Two residential structures over 50 years of age exist on the project site. The residence at 1024 Grayson Road was built about 1948 and that at 1026 Grayson Road in 1955. These were recorded on DPR 523 forms, photographed, and evaluated (refer to Appendix 1 in the report).

Significance Criteria

The significance criteria for the California Register of Historic Places and the National Register of Historic Places are essentially the same. Section 101 of the Historic Preservation Act of 1966 authorizes the Secretary of the Interior to "expand and maintain a national register of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, and culture..." Part 60.4 of Chapter 1 of Title 36 of the Code of Federal Regulations outlines the criteria for evaluation of properties for nomination to the National Register of Historic Places (NRHP). The quality of significance in American history, architecture, archaeology, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, including:

- a) That are associated with events that have made a significant contribution to the broad patterns of our history; or
- b) That are associated with the lives of persons significant in our past; or

- c) That embody the distinctive characteristics of a type, period, or method of construction, or that possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d) That have yielded, or maybe likely to yield information important in prehistory or history (36 CFR 60. 4).

Integrity involves the authenticity of a given property and its ability to convey its significance. The seven aspects of integrity location, setting, design, workmanship, materials, feeling and association are used to measure and property' s integrity.

Neither structures at 1024 and 1026 Grayson Road is considered eligible for the California or National Registers of Historic Places. Although both have relatively good historic integrity, they are not associated with events or persons significant in local history (Criteria A and B) and are not architecturally significant (Criterion C).

An updated record search and literature review for the project site and its 0.5-mile radius were conducted on September 21, 2022, at the NWIC, located at Sonoma a State University in Rohnert Park, California. The purpose of this review was to access existing cultural resource survey reports, archaeological site records, historic aerial photographs, and historic maps to evaluate whether any previously documented prehistoric or historic archaeological sites, architectural resources, cultural landscapes, or other resources exist within or near the project site.

The results of the NWIC indicated that there is one recorded historic-era resource within the project site (the two existing residences) and two prehistoric resources within a 0.5-mile radius of the project site. In addition, there is one area-specific survey report within the project site and 10 reports within a 0.5-mile search radius. However, as discussed above, No prehistoric or historic (over 50 years of age) archaeological sites or materials were found during the course of reconnaissance.

On September 22, 2022, the applicant's consultant First Carbon Solutions (FCS) contacted the NAHC to determine whether any sacred sites were located within the project site or its vicinity. A response was received on October 17, 2022, indicating that the Sacred Lands File search failed to locate the presence of Native American cultural resources within the project site. The NAHC included a list of 15 tribal representatives available for consultation. To ensure that all Native American knowledge and concerns over potential Tribal Cultural Resources (TCRs) that may be affected by the proposed project are addressed, a letter containing proposed project information was sent to each tribal representative on December 5, 2022. No responses have been received to date. NAHC correspondence and copies of the NAHC letters can be found in Appendix C of the FCS draft report.

On June 10, 2021, the County, pursuant to Public Resources Code 21080.3.1 and AB 52, sent notification letters to the Wilton Rancheria Tribe. The County did not receive a response.

- 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 historic archaeological 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.

With the implementation of Cultural Resources 1 impacts will be less than significant.

Cultural Resources 1: All project-related ground disturbance shall be monitored by an archaeologist who meets the Secretary of the Interior's professional qualification standards for archaeology. In the event that significant cultural resources are discovered during construction activities, the applicant/project owner or sponsor shall ensure that operations within a 100-foot radius of the find shall cease and the archaeologist will be consulted to determine whether the resource requires further study. The standard inadvertent discovery clause shall be included on the grading plans submitted to the City to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations to the City concerning appropriate measures, which shall be implemented by the applicant/project owner or sponsor to protect the discovered resources, including but not limited to recordation on appropriate California Department of Parks and Recreation (DPR) forms, evaluation, or excavation of the finds in accordance with CEQA Guidelines, Section 15064.5.

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

The discovery of human remains is always a possibility during ground-disturbing activities. With adherence to existing regulations and with the incorporation of Mitigation Measure *Cultural Resources 2* impacts will be less than significant.

Cultural Resources 2: In the event of accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and 5097.98 shall be followed. If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. *There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD)*

of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98.

2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:

- The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.*
- The descendant identified fails to make a recommendation.*
- The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.*

With the implementation of Mitigation Measure *Cultural Resources 2* impacts will be less than significant.

Sources of Information

- Contra Costa County General Plan 2005-2020. *Open Space Element*.
- Archaeological/Historical Consultants, February 2007. *Archaeological Survey and Historic Resources Evaluation Report*.
- DeBolt Civil Engineering, 2021. *Vesting Tentative Map, SD 20-9531*. (Project Plans)
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*.

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.

The project is located in a urban residential neighborhood, within walking distance of a commercial district, and within biking distance of the Pleasant Hill Bart Station. The close proximity to these amenities could reduce the automobile trip generation from the project; thus, reducing energy consumption.

Other measures that are included in the project that demonstrate the projects efficiency include a photovoltaic (PV) system as required by Title 24 (Energy Code). In addition 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.

The anticipated construction schedule for the proposed project is estimated to last approximately 14 months. Dependent on which years the project is constructed, construction energy demand would likely decrease because of improvements in technology and more stringent regulatory requirements as older, less efficient equipment is replaced by newer and cleaner equipment. The proposed project would require demolition, site preparation, grading, building construction, architectural coating, and paving activities. Project construction would require energy for the manufacture and transportation of building materials, preparation of the site (e.g., site clearing, and grading), and the actual construction of the building. Petroleum-based fuels such as diesel fuel and gasoline would be the primary sources of energy for these tasks.

The types of on-site equipment used during construction of the proposed project could include gasoline- and diesel-powered construction and transportation equipment, including trucks, bulldozers, frontend loaders, forklifts, and cranes. Construction equipment is estimated to consume a total of 38,214 gallons of diesel fuel over the entire construction duration.

Fuel use associated with construction vehicle trips generated by the proposed project was also estimated; trips include construction worker trips, haul truck trips for material transport, and vendor trips for construction material deliveries. Fuel use from these vehicles traveling to the project site was based on (1) the projected number of trips the proposed project would generate during construction, (2) average trip distances by trip type, and (3) fuel efficiencies estimated in the ARB Emissions Factors model (EMFAC) mobile source emission model. In total, the proposed project is estimated to generate 156,684 VMT and a combined 7,516 gallons of gasoline and diesel for vehicle travel during construction.

Other equipment could include construction lighting, field services (office trailers), and electrically driven equipment such as pumps and other tools. Singlewide mobile office

trailers, which are commonly used in construction staging areas, generally range in size from 160 square feet to 720 square feet. A typical 720-square-foot office trailer would consume approximately 10,616 kilowatt-hours (kWh) during the 14-month construction.

The proposed project’s construction is not anticipated to result in unusually high energy use. Limitations on idling of vehicles and equipment and requirements that equipment be properly maintained would result in fuel savings. Similarly, compliance with State regulations would limit idling from both on-road and off-road diesel-powered equipment and are enforced by the ARB. Additionally, the overall construction schedule and process is already designed to be efficient to avoid excess monetary costs. For example, equipment and fuel are not typically used wastefully due to the added expense associated with renting the equipment, maintaining it, and fueling it. Therefore, the opportunities for future efficiency gains during construction are limited.

The proposed 10 single-family homes would consume energy as part of building operations, such as building heating and cooling, and transportation activities from residents’ personal vehicles. Although the BAAQMD 2022 GHG thresholds prohibit natural gas in new development, the proposed project applicant received a notice of completeness for their application on December 17, 2020, which demonstrates the proposed project was designed prior to the new thresholds. As such, natural gas appliances would be included in the proposed project design. Energy consumption of the proposed project is summarized in following table.

Annual Project Energy Consumption

Energy Consumption Activity	Annual Consumption
Electricity Consumption	78,105 kWh/year
Natural Gas Consumption	385,911 kBTU/year
Total Fuel Consumption	7,341 gallons/year
Notes: kBTU = kilo-British Thermal Unit kWh = kilowatt-hour Source: Appendix A of FCS Draft IS/MND Report	

Operation of the proposed project is estimated to consume 78,105 kWh of electricity and 385,911 kBTU of natural gas on an annual basis. The proposed project would be considered to result in a potentially significant impact if it would result in wasteful, inefficient, or unnecessary consumption of energy resources. The proposed project would not exceed the County adopted Transportation Analysis Guidelines VMT screening threshold. Per the Transportation Analysis Guidelines, projects of 20 residential units or less would be expected to have less than significant VMT impacts. As a result, since the proposed project would develop 10 residential units, the proposed project would be below the screening threshold. Therefore, the proposed project’s

operational fuel consumption would not be significant because the proposed project would be consistent with County screening thresholds. Furthermore, the proposed project would include rooftop photovoltaic (PV) solar systems on each of the 10 homes, which would further reduce electricity demand. Considering the above analysis, the proposed project would not result in the wasteful, inefficiency, or unnecessary consumption of energy resources. This impact would be less than significant.

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 a number of 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.

The proposed project would be served with electricity provided by PG&E or MCE. As MCE is an optional provider PG&E has been described below. In 2021, PG&E obtained 48 percent of its electricity from renewable energy sources, while the remaining electricity was sourced from nuclear (39 percent), large hydroelectric (4 percent), and natural gas (9 percent). PG&E also offers a Solar Choice 50 percent option that sources 71 percent of its power mix from eligible renewable energy sources, and a Solar Choice 100 percent option that sources 94 percent of its power mix from eligible renewable energy sources. Therefore, the proposed project's electricity provider meets the State's current objective of 33 percent. The proposed project's electricity provider would also be required to meet the State's future objective of 60 percent of in-State electricity sales being generated from renewable energy sources by 2030. As stated above, the buildings would be designed in accordance with California Code of Regulations Title 24, California's Energy Efficiency Standards for Residential Buildings as applicable. These standards include minimum energy efficiency requirements related to building envelope, mechanical systems (e.g., heating, ventilation, and air conditioning [HVAC] and water heating systems), and indoor and outdoor lighting. For example, the proposed project would install solar PV systems capable of generating on-site renewable

electricity per year and low-flow plumbing fixtures and irrigation heads that are compliant with Title 24 Standards.

Sources of Information

- Contra Costa County, 2015. *Municipal Climate Action Plan*.
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input 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 nearest fault considered active by CGS is the Concord fault, which is mapped approximately 4.5 miles east of the project site. However, because the site is not within the Concord 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 With Mitigation)*

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. In addition, Mitigation Measure *Geology 1* would require that all recommendations in the Geotechnical Exploration regarding site grading, demolition, foundation design, and construction are incorporated into project plans. Implementation of Mitigation Measure *Geology 1* would ensure project design and construction plans take into consideration the unique site-specific seismic conditions to ensure the proposed structures can withstand seismic activities. Therefore, with implementation of Mitigation Measure *Geology 1* and compliance with CBC requirements, the project impacts would be considered less than significant.

***Geology 1:** Prior to issuance of grading permits, the project applicant shall incorporate all recommendations provided in the project-Geotechnical Exploration into project plans, which shall be subject to review and approval by the County Geologist, or designee, prior to permit issuance. The geotechnical recommendations shall be implemented including general earthwork recommendations for site preparation, conditioning of expansive soils, removal of buried structures, removal of fill and disturbed soil, surface and subsurface drainage, biofiltration facilities, foundations, concrete flatwork, retaining walls, spread and pier footings, pavement areas, utility trenches, project review, and construction monitoring. Additionally, these include recommendations related to structural design, foundation design, foundation systems, slabs, moisture barriers, seismic design, walls, footings, slabs and walkways, concrete design, corrosion, pavement design, as well as lot maintenance, and future plan reviews.*

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

Soil liquefaction results from loss of strength during cyclic loading, such as imposed by earthquakes. The soil considered most susceptible to liquefaction is clean, loose, saturated, uniformly graded fine sands below the groundwater

table; however, low-plasticity silt and clay can also experience liquefaction (or cyclic-softening) under certain conditions. When seismic ground shaking occurs, the soil is subjected to cyclic shear stresses that can cause excess hydrostatic pressures to develop and liquefaction of susceptible soil to occur.

According to the US Geological Survey (USGS) seismic hazard map (Figure 6), the site is mostly included in the “very low” liquefaction risk area. However, the south and southeast boundary of the site is mapped as “moderate” liquefaction risk area. In our explorations, we encountered relatively low-blow-count loose material at a depth between approximately 15 to 20 feet below the ground surface at the location of Boring 1-B1 (ENGEO 2019, pg. 25). Therefore, ENGEO performed liquefaction and cyclic softening analysis to evaluate the potential for these seismic hazards and potential effects at the project site.

Boulanger and Idriss (2008) found that for practical purposes, soil can be divided into either “sand-like” or “clay-like” behavior. Where sand-like soil can experience “liquefaction” and clay-like soil can experience “cyclic failure or softening”. In general, sand-like soil tends to be gravel, sand, and very low-plasticity silt, whereas clay-like soil comprises clay and plastic silt.

In order to evaluate the clay-like, intermediate, and sand-like behavior of the fined-grained soil at the site, ENGEO plotted PI and liquid limit (LL) of the tested soil relative to the soil behavior limits. Based on site-specific study of the liquefaction hazard, ENGEO concluded that the magnitude of the liquefaction/cyclic softening settlement is limited and can be accommodated by the proposed shallow foundation system, such as post tension slab foundations. Additionally, the site specific design required by Mitigation Measure *Geology I* would require implementation of measures to address any liquefaction concerns. Thus, the environmental impact from seismic-related ground failure would be considered to be less than significant.

iv) Landslides? (Less Than Significant Impact)

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 are no suspected landslides in proximity of the proposed project. Within the site area being considered for development no landslides were identified. Four “definite or probable” landslides are mapped within 1,000 feet of the project site but none poses a hazard to the property. Detailed analysis of the site by Purcell, Rhoades & Associates confirms there are no slides on the parcel. In addition ENGEO conducted a subsequent geotechnical exploration, including borings of the site and determined that no slides occurred on the project site. Thus, a less than significant impact can be expected regarding landslide hazards.

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

During construction, the proposed project would include grading and excavation that would expose a substantial amount of soil. Because the proposed project would disturb more than one acre of land, it would be required to obtain a Construction General Permit from the California State Water Resources Control Board (State Water Board) and to comply with its conditions and requirements, which are designed to minimize potential erosion issues. The proposed project would comply with the terms of the County's National Pollutant Discharge Elimination System (NPDES) permit and the County Ordinance Code Chapter 1014-4, which requires the preparation and implementation of a SWPPP. The SWPPP includes Best Management Plans (BMPs) to ensure reduction of pollutants from construction activities potentially entering surface waters. Additionally, implementation of the SWPPP would also prevent pollutants from entering surrounding water courses in the project vicinity by preventing pollutants from moving off-site.

Furthermore, the proposed project would be consistent with Ordinance Code Division 716, Grading. Division 716 of the Ordinance Code provides regulations to ensure that soil would not be stripped and removed from lands, which can create hazards related to subsidence and faulty drainage. It also ensures grading is regulated to control erosion and sedimentation to protect water quality of water courses and water bodies. For example, Article 716-8.8 of the Ordinance Code would require that all erodible cut slopes more than 5 feet in height and fill slopes more than 3 feet in height be protected against erosion by planting with grass or ground cover plants, subject to review and recommendations provided by a County building official. Furthermore, the proposed project would be landscaped and would not leave disturbed soils exposed. Therefore, impacts would be less than significant.

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

As discussed in a) iii above, the project site is in an area that has "moderate to low" liquefaction potential. Building and grading regulations can be expected to keep risks within generally acceptable limits. Furthermore, the site specific recommendations from the Geotechnical report required by Mitigation Measure Geology 1, would ensure any potential geological impacts are mitigated to a less than significant level. 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 surficial clayey soil which potentially indicates high expansion potential. Expansive soil can shrink and swell as a result of moisture changes. This shrinking and swelling can cause heaving and cracking of slabs-on-grade, pavements, and structures founded on shallow foundations. Therefore, construction of at-grade improvements will need to consider the potential impacts of expansive soil.

Successful construction on expansive soil requires special attention during grading. It is imperative to keep exposed soil moist by occasional sprinkling. If the soil is dry, it is extremely difficult to remoisturize the soil (because of their clayey nature) without excavation, moisture conditioning, and recompaction. Building damage due to volume changes associated with expansive soil can be reduced by: (1) using a rigid mat foundation that is designed to resist the settlement and heave of expansive soil, (2) deepening the foundations to below the zone of moisture fluctuation, i.e. by using deep footings or drilled piers, and/or (3) using footings at normal shallow depths but bottomed on a layer of select fill having a low expansive potential. Conventional grading operations, incorporating fill placement specifications tailored to the expansive characteristics of the soil, and use of a mat foundation such as a post-tensioned are common, generally cost-effective measures to address the expansive potential of the foundation soils. Detailed foundation design criteria are provided by the project geotechnical report (ENGEO). It should be recognized that expansive soils are an engineering issue, and not a land use or feasibility issue.

Thus, the environmental impact from a moderately expansive soil would be considered to be less than significant with incorporation of Mitigation Measure *Geology 1*.

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

The project does not require a septic or wastewater-disposal system; the site receives waste water and sanitary service from the Central Contra Costa Sanitary District, who have reviewed the project and stated that sufficient capacity exists to accommodate the project, therefore, no impact is expected.

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

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 and Geology 2*

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.

Geology 2: *The project applicant shall retain a qualified Paleontologist to conduct paleontological monitoring during all earth-disturbing construction activities. Should any significant fossils (I.e., bones, teeth, or unusually abundant and well-preserved invertebrates or plants) be unearthed, the construction crew shall not attempt to remove them, as they could be extremely fragile and prone to crumbling, and to ensure their occurrence is properly recorded; instead, all work in the immediate vicinity of the discovery shall be diverted at least 15 feet until a professional paleontologist assesses the find and, if deemed appropriate, salvages it in a timely manner. All recovered fossils shall be deposited in an appropriate repository, such as the University of California Museum of Paleontology (UCMP), where they would be properly curated and made accessible for future study.*

Sources of Information

- ENGEO, October 4, 2019. *Preliminary Geotechnical Investigation 1024 and 1026 Grayson Road.*
- Geologic Peer Review dated October 27, 2006. prepared by Darwin Myers Associates
- Geologic Peer Review dated February 10, 2020. prepared by Darwin Myers Associates
- Purcell and Rhodes, 2006. *Geotechnical Reconnaissance*
- 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>
- DeBolt Civil Engineering, 2021. *Vesting Tentative Map, SD 20-9531.* (Project Plans)
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California.*

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 10 new residences (8 net new residences as 2 existing homes will be demolished) 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.

Furthermore, the applicant has provided the following GHG emissions analysis for the project. The proposed project would emit GHG emissions during construction from the

off-road equipment, worker vehicles, and any hauling that may occur. The BAAQMD does not presently provide a construction GHG emission threshold but recommends that construction GHG emissions be quantified and disclosed. The BAAQMD also recommends that lead agencies (in this case, Contra Costa County) determine the level of significance of construction GHG emissions.

Construction GHG Emissions

Construction Phase	MT CO ₂ e per year
Demolition	18
Site Preparation	17
Grading	111
Building Construction 2023	179
Building Construction 2024	124
Paving	4
Architectural Coating	2
Total Construction Emissions	456
Construction Thresholds¹	1,100
Exceed Threshold?	No
Notes: MT CO ₂ e = metric tons of carbon dioxide equivalent Totals may not add up due to rounding. ¹ Construction-related threshold was obtained from SMAQMD's CEQA Guidelines. Source: CalEEMod Output (Appendix A) of the FCS Draft IS/MND Report.	

As shown in the above Table, the proposed project is expected to emit approximately 456 MT CO₂e during construction, which would result in approximately 380 MT CO₂e per year (456 divided by 1.2 years). Because the annual average and the total construction emissions would be less than the applied threshold of significance, the project's construction-related GHG impacts would be less than significant.

In order to determine the efficiency thresholds, first FCS determined the 2024 and 2030 CAP reduction target. As shown in Table 3.8 of the Contra Costa County CAP, the County set a 2020 reduction target of 1,193,070 MT CO₂e and in 2035 of 596,540 MT CO₂e. In order to determine the 2024 and 2030 reduction targets, FCS calculated the yearly GHG reductions that the County would need to make to reach their 2035 calculated reduction target of 596,540 MT CO₂e. This calculation showed that the County would need to reduce annual GHG emissions by 36,939 MT CO₂e per year. By 2024, after 4 years of projected reduction at a rate of 36,939 MT CO₂e, the County would need to emit no more than 1,045,314 MT CO₂e and by 2030 after 10 years of reductions, the County would need to emit no more than 751,133 MT CO₂e to meet SB 32 goals of GHG emissions 40 percent below the 1990 levels. Next, the County's GHG reduction target of 1,045,314 MT CO₂e in 2024 and 751,133 MT CO₂e in 2030 is divided by the estimated 2024 and 2030 unincorporated Contra Costa County service

population. According to the Contra Costa County CAP Table 3.4, in 2024 unincorporated Contra Costa County would contain 168,072 residents and 48,378 jobs and 173,500 residents and 50,330 jobs in 2030. As a result, the 2024 efficiency threshold of 4.8 MT CO₂e/service population/year and 2030 efficiency threshold of 3.4 MT CO₂e/service population/year demonstrates the necessary County per capita GHG emissions needed to be consistent with SB 32 GHG reduction goals.

Operational GHG emissions by source are shown in the below Table. The proposed project was analyzed assuming full buildout in the year 2024 immediately following construction.

Operational GHG Emissions

Emission Source	Year 2024 Total Emissions (MT CO ₂ e per year) ¹	Year 2030 Total Emissions (MT CO ₂ e per year) ¹
Area	2	2
Energy	24	24
Mobile (Vehicles)	70	59
Waste	6	6
Water	1	1
Total Project Emissions	103	92
Service Population ²	28	28
SB 32 Efficiency Threshold	4.8 MT CO₂e/service population/year	3.4 MT CO₂e/service population/year
Project Emission Generation (MT CO₂e/service population/year)	3.7³	3.3⁴
Exceeds Threshold?	No	No
Notes: MT CO ₂ e=metric tons of carbon dioxide equivalent ¹ Emission totals may not sum exactly due to rounding. ² Calculation: 2.78 persons per household x 10 dwelling units = 27.8 service population ³ Calculation: 103 MT CO ₂ e per year/28 residents = 3.7 MT CO ₂ e/service population/year ⁴ Calculation: 91 MT CO ₂ e per year/28 residents = 3.3 MT CO ₂ e/service population/year Source: CalEEMod Output (Appendix A) of the FCS Draft IS/MND Report California Department of Finance. E-5 City/County Population and Housing Estimates, 1/1/2022. Website: https://dof.ca.gov/forecasting/demographics/estimates/ . Accessed November 7, 2022.		

As shown in the table, the proposed project would result in operational GHG Emissions of 103 MT CO₂e in 2024 and 92 MT CO₂e in 2030, which when divided by the service population of 28 residents, would result in 3.7 MT CO₂e/service population/year in 2024 and 3.3 MT CO₂e/service population/year. Consequently, the proposed project would not exceed the efficiency thresholds and demonstrates that the proposed project would contribute toward meeting the County’s CAP GHG reduction targets and SB 32 GHG emission reduction goals. Therefore, the proposed project would not generate significant amounts of greenhouse gas emissions, and impacts would be less than significant.

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

The 2017 Climate Change Scoping Plan Update addressing the SB 32 targets was adopted on December 14, 2017. The table below provides an analysis of the proposed project’s consistency with the 2017 Scoping Plan Update measures. As shown in the table, many of the measures are not applicable to the proposed project, and the proposed project is consistent with strategies that are applicable.

Consistency with SB 32 2017 Scoping Plan Update

2017 Scoping Plan Update Reduction Measure	Project Consistency
<p>SB 350: 50 Percent Renewable Mandate. Utilities subject to the legislation will be required to increase their renewable energy mix from 33 percent in 2020 to 50 percent in 2030.</p>	<p>Not applicable. This measure would apply to utilities and not to individual development projects. The proposed project would purchase electricity from PG&E subject to the SB 350 Renewable Mandate.</p>
<p>SB 350: Double Building Energy Efficiency by 2030. This is equivalent to a 20 percent reduction from 2014 building energy usage compared to current projected 2030 levels.</p>	<p>Not applicable. This measure applies to existing buildings. New structures are required to comply with Title 24 Energy Efficiency Standards that are expected to increase in stringency over time. The proposed project would comply with the applicable Title 24 Energy Efficiency Standards in effect at the time building permits are received.</p>
<p>Low Carbon Fuel Standard. This measure requires fuel providers to meet an 18 percent reduction in carbon content by 2030.</p>	<p>Not applicable. This is a statewide measure that cannot be implemented by a project applicant or lead agency. However, vehicles used by future residents at the project site would benefit from the standards.</p>
<p>Mobile Source Strategy (Cleaner Technology and Fuels Scenario). Vehicle manufacturers will be required to meet existing regulations mandated by the LEV III and Heavy-Duty Vehicle programs. The strategy includes a goal of having 4.2 million Zero-Emission Vehicles (ZEVs) on the road by 2030 and increasing numbers of ZEV trucks and buses.</p>	<p>Not applicable. This measure is not applicable to the proposed project; however, vehicles accessing the project site would benefit from the increased availability of cleaner technology and fuels. In addition, as stipulated by the most recently adopted California Building Code, Title 24, new one-family dwellings, such as the proposed project, would be required to implement the applicable provisions of Title 24, California Building Code to support future electric vehicle supply equipment (EVSE).</p>
<p>Sustainable Freight Action Plan. The plan's target is to improve freight system efficiency 25 percent by increasing the value of goods and services produced from the freight sector, relative to the amount of carbon that it produces by 2030. This would be achieved by deploying over 100,000 freight vehicles and equipment capable of zero-emission operation and maximize near zero-emission freight vehicles and equipment powered by renewable energy by 2030.</p>	<p>Not Applicable. The proposed project is residential in nature and would not have any major freight vehicles operational.</p>
<p>Short-Lived Climate Pollutant (SLCP) Reduction Strategy. The strategy requires the reduction of SLCPs by 40 percent from 2013 levels by 2030 and the reduction of black carbon by 50 percent from 2013 levels by 2030.</p>	<p>Consistent. Consistent with BAAQMD Regulation 6, Rule 3, no wood-burning devices are proposed as part of the proposed project. Therefore, the proposed project would not include major sources of black carbon.</p>

2017 Scoping Plan Update Reduction Measure	Project Consistency
<p>SB 375 Sustainable Communities Strategies. Requires Regional Transportation Plans to include a Sustainable Communities Strategy for reduction of per capita VMT.</p>	<p>Not applicable. The proposed project does not include the development of a Regional Transportation Plan.</p>
<p>Post-2020 Cap-and-Trade Program. The Post 2020 Cap-and-Trade Program continues the existing program for another 10 years. The Cap-and-Trade Program applies to large industrial sources such as power plants, refineries, and cement manufacturers.</p>	<p>Not applicable. The proposed project is not one targeted by the cap-and-trade system regulations, and, therefore, this measure does not apply to the proposed project. However, the post-2020 Cap-and-Trade Program indirectly affects people and entities who use the products and services produced by the regulated industrial sources when increased cost of products or services (such as electricity and fuel) are transferred to the consumers.</p>
<p>Natural and Working Lands Action Plan. The ARB is working in coordination with several other agencies at the federal, State, and local levels, stakeholders, and with the public, to develop measures as outlined in the Scoping Plan Update and the governor’s Executive Order B-30-15 to reduce GHG emissions and to cultivate net carbon sequestration potential for California’s natural and working land.</p>	<p>Not applicable. The proposed project is in a built-up urban area and would not be considered natural or working lands.</p>
<p>Source of ARB 2017 Scoping Plan Update Reduction Measures: California Air Resource Board (ARB). 2017. California’s 2017 Climate Change Scoping Plan. November. Website: https://ww3.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf. Accessed October 25, 2022.</p>	

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*.
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Subsequent to approval of the Tentative Vesting Parcel Map, it is expected that two existing single-family residence would be demolished and 10 new single family homes constructed on Lots 1-10. 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.

The lot currently hosts two single family residences. 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. Historic aerials of the project site dated 1939 through 2018 show that the project site was used for agricultural purposes between 1939 and the 1940s. The houses, which would be demolished as part of the proposed project, were constructed in 1948 and 1959, respectively. Because of the age of the on-site structures, asbestos containing material (ACM) or lead-based paint (LBP) could be present. Because of the potential for ACMs and lead-based paints, the applicant would be required to retain a qualified hazardous materials contractor to remove and dispose of ACMs and LBPs in accordance with federal and State regulations.

During project demolition and construction activities, there is always a limited risk of the accidental release of hazardous materials such as gasoline, oil, or fluids from construction equipment. However, use of these materials would be conducted in compliance with applicable federal, State, and local regulations, policies, and ordinances set forth by the EPA, State Water Board, DTSC, Cal/OSHA, Caltrans, RCRA, Contra Costa Environmental Health Department, and the CCCFPD. These include, but are not limited to, the following:

- California Health and Safety Code Sections 25270.7, 25270.8, and 25507;
- California Vehicle Code Section 23112.5;
- California Public Utilities Code Section 7673 (PUC General Orders #22-B, 161);
- California Government Code Sections 51018 and 8670.25.5(a);

- California Water Code Sections 13271 and 13272;
- California Labor Code Section 6409.1(b)10; and
- NPDES Construction General Permit requirements.

Compliance with the provisions of these regulations would help minimize the risk of accidental release of hazardous materials into the environment and that appropriate remediation measures are implemented in the event of an accidental release. As such, impacts related to the release of hazardous materials into the environment would be less than significant.

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

The nearest school is the private school, Pleasant Hill Adventist Academy, located approximately a quarter mile east 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. In addition, while construction of the proposed project could create hazardous emissions during construction, these emissions would be temporary, and the project applicant is required to comply with all safe transport, handling, and disposal requirements and regulations. Operation of the proposed single-family homes would not result in the emission or handling of large quantities of hazardous materials, substances, or waste.

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

The project site currently contains two single-family residences. A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the project site. 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. Because the project is not located on a listed hazardous materials site the project will not 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 Grayson Road or the project site. Thus, project impacts on emergency response would be a less than significant.

The proposed access road off of Grayson Road and the additional 10 single-family residences (8 net new single-family residences) located on the proposed private access road is not expected to have any significant impact on emergency evacuation plans within the area. As described in the Public Services section, the project site is in close proximity to both the Office of the Sheriff and CCCFPD stations. The CCCFPD would review project plans prior to project approval to ensure that adequate emergency access to the proposed buildings would be adequate. Construction and operation of the proposed project would not interfere with access to Grayson Road, which would be the project area's most likely evacuation route. Therefore, adjacent neighborhoods would not be impeded by the proposed project's construction. Impacts would be less than significant.

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

The project site is currently in a developed area within the urbanized community of Contra Costa County, which is designated as an "urban unzoned" area by the California Department of Forestry and Fire Protection (DFFP). The DFFP's Very High Fire Hazard Severity Zone Map's, adopted in 2007, characterize this area as a Non-Very High Fire Hazard Severity Zone area. The recently updated draft 2022 maps from the DFFP now characterize the site as in a High Fire Hazard Severity Zone. While the project is located in an High Fire Hazard Severity Zone, the project site is located in an area that is mostly surrounded by other residential development, which reduces wildfire risks. Additionally, the proposed project would result in the removal of vegetation across the vacant site, further reducing the risk of wildfires.

The proposed project would be designed and managed according to regulations provided in the County Ordinance 2019-37, the CCCFPD Ordinance, which would include design standards and management regulations, such as weed abatement and brush clearance regulations, subject to review by the CCCFPD Engineering Unit. Compliance with these regulations, as well as the proposed project design and vegetation removal, the proposed project would have not result in the exposure of people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Impacts would be less than significant.

Sources of Information

- California Department of Forestry and Fire Protection (CalFire). 2009. *Very High Fire Hazard Severity Zones in LRA Map*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- DeBolt Civil Engineering, 2021. *Vesting Tentative Map, SD 20-9531*. (Project Plans)
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*.

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 2015, the Regional Water Quality Control Board for the San Francisco Bay Region (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit (MRP Order No. R2-2015-0049) for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The County

has the authority to enforce compliance with its Municipal Regional Permit through the County's adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 5,000 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 an estimated 50,825 square feet of new impervious surface area. The C.3 requirements stipulate that projects that create or replace 5,000 square feet or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. Implementation of these measures would be required as a condition of approval.

Design of the new project will include the installation of a single C3 compliant low impact development (LID) flowthrough treatment planter to act as a source control, treating all replaced impervious surfaces prior to connecting to the public storm drain system. No direct storm water discharge would be placed within Grayson Creek. All storm water would be metered and cleaned by the C3 compliant LID flowthrough treatment planter.

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

- b) *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (Less Than Significant Impact)*

The site is in the water service area from the East Bay Municipal Utility District (EBMUD). After construction of the new residence, water service to the building would be provided by EBMUD. Since any future water service at the site will be provided by EBMUD, no groundwater wells will be required.

The design of the C3 compliant LID flowthrough treatment planter would maintain existing ground water recharging that currently occurs on the site resulting in a less than significant impact.

- 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 proposed project would not substantially alter the drainage pattern of the area or change the course of Grayson Creek. In the preliminary stormwater review, the grading pattern of the property will follow the existing drainage pattern and will ultimately connect to an existing drainage located along the northeast side of the project site after the water is detained and treated in a C3

compliant LID flowthrough treatment planter. Accordingly, the proposed project would not substantially alter the drainage pattern of the site or area or result in substantial erosion or siltation. The additional impervious surface flows will be directed to a single C3 compliant LID flowthrough treatment planter to act as a source control, treating all replaced impervious surfaces prior to connecting to the public storm drain system. No direct storm water discharge would be placed within Grayson Creek. All storm water would be metered and cleaned by the C3 compliant LID flowthrough treatment planter, prior to the indirect discharge into Grayson Creek.

With implementation of the practicable stormwater controls, the project would not result in substantial erosion or siltation, resulting in a less than significant impact.

- 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)*

As described previously, the proposed project would not substantially alter the existing drainage pattern of the site or area nor would it substantially increase the rate or amount of surface runoff. Thus, the project would not result in any significant impacts associated with an increase in the 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 project site includes 3.05 acres of gently sloping terrain adjacent to an existing creek (Grayson Creek). Higher elevations along the westerly boundary are at approximate elevation of 116 feet (local datum) and 110 along Grayson Road. The site slopes southeasterly to Grayson Creek with top of bank elevations at approximately 90 feet, with creek waterlines around elevation 80. Grayson Creek drains northeasterly along the project's boundary. An existing 24" reinforced concrete pipe within Grayson Road currently collects stormwater runoff from upstream properties. The 24" storm drain pipe connects to 2 6x6 concrete boxes under Grayson Creek and discharges water directly to Grayson Creek.

The project will connect into the existing 24" storm drain pipe within Grayson Road, just to the east of storm drain man hole (SDMH) #32. The existing 24" storm drain pipe will remain undisturbed by development of the site. According to the Hydrology and Stormwater Detention Report, the 24-inch pipe has adequate capacity to capture this amount of stormwater runoff. This would ensure that project runoff would not exceed existing conditions. Therefore, impacts would be less than significant, and no mitigation would be necessary.

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

As described above, Grayson Creek, which runs through portions of the project site, is in a FEMA Flood Zone A, meaning it is an area subject to inundation by a 1 percent annual-chance flood event. With construction of the proposed project, the runoff rate at the project site would increase by 41.2 percent without stormwater detention. Given this volume of stormwater, a 555-cubic-foot detention basin would be required by the County. However, most runoff on the project site would be directed to a 674-cubic-foot bioretention basin located adjacent to Lot 2 for treatment. Once treated, runoff would be directed to the public storm drainpipe beneath Grayson Road. A portion of the runoff would bypass this treatment system and instead enter the existing 24-inch pipe in Grayson Road. According to the Hydrology and Stormwater Detention Report, the 24-inch pipe has adequate capacity to capture this amount of stormwater runoff, even in a 100-year storm event. This would put the proposed project in compliance with the CCCWP, which requires that runoff be reduced to at or below existing conditions. Therefore, impacts would be less than significant.

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) 06013C0280G, all of the proposed improvements from the project are located in area that is outside of the Special Flood Hazard Area. Additionally, as discussed above, the proposed project would utilize a bioretention basin with capacity beyond what is required, as well as the existing 24-inch pipe in Grayson Road to treat storm waters. The proposed stormwater treatment system would have adequate capacity for a 100-year storm event. 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 and will not install or utilize any groundwater wells on the Project site. 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 San Ramon Valley and Ygnacio Valley Basins, both of which are Very Low Priority groundwater basins based on the Groundwater Basin Prioritization by the State Department of Water Resources (DWR). No sustainable groundwater management plan has been prepared for the basins due to their 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>.
- DeBolt Civil Engineering. 2021. *Preliminary Hydrology and Storm Water Detention Report for 1024 and 1026 Grayson Road SD 20-9531*
- DeBolt Civil Engineering. 2021. *Preliminary Storm Water Control Plan for 1024 and 1026 Grayson Road SD 20-9531*
- DeBolt Civil Engineering, 2021. *Vesting Tentative Map, SD 20-9531*. (Project Plans)
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*.

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 a developed parcel within a residential portion of unincorporated Pleasant Hill.

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 of SL, Single-Family Low Density, 1.0-2.9 units per acre. The project proposes to utilize a Density Bonus pursuant to the State Density Bonus Law, under Government Code Section 65915.

Conservatively calculating the Project's density based on the net project site acreage of approximately 2.76 acres ($2.76 \text{ acres} \times 2.9 \text{ du/ac} = 8.004 \text{ du}$), each fractional unit rounds to the next whole unit, or 9 base units pursuant to Government Code Section 65915(5).

The home on Lot 1 would be restricted for-sale to a moderate-income household (12% of 9 base lots), therefore the project is eligible for a Density Bonus, waivers or reductions in development standards, incentives and concessions, and parking reductions under the California Density Bonus Law, Gov. Code Section 65915, subdivision (b)(1)(D). By providing one lot of the nine base units for sale to a moderate income household, the Project qualifies for a 7% density bonus, resulting in one additional unit ($9 \text{ du} \times .07 = 9.63$, which rounds up to 10). (Gov. Code, § 65915(f)(4), (5).)

The density of the proposed project would be 3.62 dwelling units per net acre, which would be deemed consistent with the SL Land Use designation density range of 1 to 2.9 dwelling units per acre as a result of the utilization of a Density Bonus.

Government Code Sections 65915(j)(1) and 65915(C)(5) state that either granting a density bonus, concession, incentive, or waiver, "Shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval." This language means that the applicant's requests made pursuant to the Density Bonus Law do not require a General Plan Amendment to accommodate the additional density in the proposed project.

Category	Totals
Total Area =	3.05 Acres
Private Right-of-way =	0.29 Acres
Net Area=	2.76 acres
2.76 Net Acres X 2.9 = base units	9 base units
1 moderate unit / base units=	11.11% (rounds up to 12%) ²
10% moderate income density bonus=	7%
Density Bonus Calculation 9 (base units) x .07= (9.63) Bonus	10 units

² Government Code section 65915(f)(5).

The County's land use compatibility standards contained in Figure 11-6 of the Noise Element, ambient noise environments are considered normally acceptable for new single-family residential land use development with noise levels ranging up to 60 A-weighted decibel (dBA) Community Noise Equivalent Level (CNEL)/day/night average sound level (Ldn). Environments with noise levels from 55 dBA to 70 dBA CNEL/Ldn are considered conditionally acceptable for new single-family land use development; and such development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Environments with noise levels from 70 dBA to 75 dBA CNEL/Ldn are considered normally unacceptable for new single-family land use development, and clearly unacceptable for levels above 75 dBA CNEL/Ldn.

Two noise measurement surveys were taken to determine existing noise levels at the project site. The dominant noise source in the project vicinity was found to be traffic noise on adjacent roadways and lawnmowing. The noise survey documented that existing ambient noise levels on the project site range from 61 dBA equivalent continuous sound level (Leq), as measured at approximately 20 feet from the edge of Grayson Road, to 47 dBA Leq at the project boundary adjoining 2043 Mohawk Drive property. The noise measurement survey files are included in the FCS Draft IS/MND report. These noise measurements were taken during the peak noise hours of the day, and represent the expected highest hourly average noise levels that are experienced on the project site. Resulting 24-hour average noise levels would be even lower when averaged with quieter hours of the day. Therefore, the existing ambient noise environment of the project site is within the conditionally acceptable range for new residential land use development. For conditionally acceptable noise environments, new construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems, will normally suffice.

Based on the EPA's Protective Noise Levels, with a combination of walls, doors, and windows, standard construction in accordance with building code requirements for multi-family residential developments would provide 25 dBA in exterior-to-interior noise reduction with windows closed and 15 dBA or more with windows open. The proposed project will include alternative ventilation systems such as mechanical air conditioning which will allow windows to remain closed for prolonged periods of time, sufficiently reducing traffic noise levels to meet the interior noise level standard of 45 dBA CNEL (i.e., 61 dBA - 25 dBA = 36 dBA).

Zoning

The project would be considered consistent with the R-15 Single-family zoning district as a result of the utilization of the Density Bonus, pursuant to Government Code sections 65915(j)(1) and 65915(C)(5) and County Ordinance Code Section 822-2. The State Density Bonus Law provides for unlimited number of waivers of development standards in order to construct the project at the proposed density. (See Gov. Code, § 65915(b)(1), (e)(1).) Where a development standard would physically prevent the project from being

built at the permitted density and with the granted concessions/incentives, the developer may propose to have those standards waived or reduced.

The applicant is seeking waivers of development standards pertaining to:

- (a) a reduction in minimum lot size for Lots 1 and 4-10;
- (b) a reduction in the minimum lot width for Lots 1-10 (instead of 100 feet);
- (c) a reduction in minimum lot depth for Lot 1;
- (d) a reduction in minimum front yard and side yard setback and
- (e) a waiver of the setback requirement for retaining walls.

The proposed lot sizes, lot width, depth, and setbacks, are shown in **Table 1** on the following page. The project is seeking these reductions and waivers as application of the required standard would physically preclude the development of the project at the proposed density with the proposed one moderate income unit and with the application of the available incentives, concessions, and density bonus.

Finally, the project is seeking a concession to allow the installation of the complete frontage improvements be omitted in lieu of a reconstructed asphalt-concrete curb along the edge of pavement of Grayson Road along the project frontage as well as bicycle lane striping.

The project would be considered consistent with the General Plan and the R-15 Single-family zoning district as a result of the utilization of the Density Bonus, pursuant to Government Code sections 65915(j)(1) and 65915(C)(5), accordingly there is no significant impact resulting from the project.

Sources of Information

- Contra Costa County Code, Title 8, Zoning Ordinance.
- DeBolt Civil Engineering, 2022. *Vesting Tentative Map, SD 20-9531*. (Project Plans)
- Contra Costa County General Plan 2005-2020. *Land Use Element*.
- California Government Code Section 65915
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*

Table 1

1024 & 1026 Grayson Rd. Proposed Alternative Development Standards (R-15 Standards)						
Lot #	Area (15,000 Sq. Ft.)	Depth (100 Ft. Min.)	Average Width (100 Ft. Min.)	Front Yard Setback (20 feet)	Side Yard Setback (25 feet aggregate, no yard less than 10 feet)	Retaining Walls 6' or less
Lot 1	7,347	87.45	84.01	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'
Lot 2	22,460	331	67.85	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'
Lot 3	15,236	270	56.43	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'
Lot 4	14,257	144	99.01	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'
Lot 5	14,713	195	75.45	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'
Lot 6	11,261	163	69.09	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'
Lot 7	11,360	166	68.43	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'
Lot 8	13,388	185	72.37	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'
Lot 9	13,655	173	78.93	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'
Lot 10	14,013	220	63.70	20' feet to face of garage; 14' Feet to living area	15 feet aggregate, (no yard less than 5 feet)	0'

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

SUMMARY:

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

Activities at the future 10-lot subdivision 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.

Furthermore, the Noise Element of the General Plan establishes the following noise policies that may be applicable to the project.

Policy 11-1 New projects shall be required to meet acceptable exterior noise level standards as established in the Noise and Land Use Compatibility Guidelines contained in Figure 11-6 [of the Noise Element]. These guidelines, along with the future noise levels shown in the future noise contours maps, should be used by the County as a guide for evaluating the compatibility of “noise-sensitive” projects in potentially noisy areas.

Policy 11-2 The standard for outdoor noise levels in residential areas is an Ldn of 60 dB. However, an Ldn of 60 dB or less may not be achievable in all residential areas due to economic or aesthetic constraints. One example is small balconies associated with multi-family housing. In this case, second and third story balconies may be difficult to control to the goal. A common outdoor use area that meets the goal can be provided as an alternative.

Policy 11-8 Construction activities shall be concentrated during the hours of the day that are not noise-sensitive for adjacent land uses and should be commissioned to occur during normal work hours of the day to provide relative quiet during the more sensitive evening and early morning periods.

Construction of the proposed project is expected to require the use of scrapers, dozers, water trucks, haul trucks, and pickup trucks. The maximum noise level generated by each scraper is assumed to be 85 dBA L_{max} at 50 feet from this equipment. Each dozer would also generate 85 dBA L_{max} at 50 feet. The maximum noise level generated by graders is approximately 85 dBA L_{max} at 50 feet. A characteristic of sound is that each doubling of sound sources with equal strength increases a sound level by 3 dBA. Assuming that each piece of construction equipment operates at some distance from the other equipment, a reasonable worst-case combined noise level during this phase of construction would be 90 dBA L_{max} at a distance of 50 feet from the acoustic center of a construction area. The effect on sensitive receptors is evaluated below.

The closest noise-sensitive receptors to the proposed project site are single-family residences located directly east of the project site. The calculated reasonable worst-case noise levels could result in hourly average noise levels of up to 80 dBA Leq, at the façade of the nearest receiving residential land use when equipment operate at the nearest project boundary for a full hour. However, these reasonable worst-case construction noise levels would occur only periodically throughout the day as construction equipment operate along the nearest project boundaries. Additionally, these noise levels would drop off at a rate of 6 dBA per doubling of distance as the equipment moves over the project site.

Based on the EPA's Protective Noise Levels, with a combination of walls, doors, and windows, standard construction in accordance with building code requirements for residential developments would provide a minimum of 25 dBA in exterior-to-interior noise reduction with windows closed. During the calculated loudest phase of construction described above the interior noise levels of the nearest off-site residences would be reduced to below 55 dBA Leq, which would not be considered a substantial noise impact for daytime noise levels.

The County of Contra Costa restricts construction activities to the hours of the day that are not noise-sensitive for adjacent land uses and should be commissioned to occur during normal work hours of the day to provide relative quiet during the more sensitive evening and early morning periods. Therefore, restricting construction activity to

daytime hours, as well as implementing the best management noise reduction techniques and practices outlined in Mitigation Measure *Noise 1*, would ensure that construction noise would not result in a substantial temporary increase in ambient noise levels that would result in annoyance or sleep disturbance of nearby sensitive receptors. Therefore, with implementation of Mitigation Measure *Noise 1*, temporary construction noise impacts would be reduced to less than significant.

Noise 1: To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the proposed project:

- *The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.*
- *The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.*
- *The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where such market available technology exists.*
- *At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses.*
- *The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establish reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.*
- *The construction contractor shall limit noise producing construction activities to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 7:00 p.m. on Saturday. No such activities shall be permitted on Sundays or federal holidays.*

As shown in the analysis by FCS, the calculated reasonable worst-case operational noise levels from proposed mechanical ventilation equipment operations would not exceed existing measured ambient noise levels in the project area, and would therefore not result in a substantial permanent increase in noise levels in excess of established standards. Therefore, the impact of mechanical ventilation equipment operational noise levels on off-site sensitive receptors would be less than significant.

A significant impact would occur if implementation of the proposed project would result in a substantial increase in traffic noise levels compared with traffic noise levels existing without the project. As noted in the characteristics of noise discussion, audible increases in noise levels generally refer to a change of 3 dBA or more, as this level has been found to be barely perceptible to the human ear in outdoor environments. A change of 5 dBA is considered the minimum readily perceptible change to the human ear in outdoor

environments. Therefore, for purposes of this analysis, an increase of 5 dBA or greater above existing noise levels would be considered a substantial permanent increase in traffic noise levels. Another characteristic of noise is that a doubling of sound sources with equal strength is required to result in a perceptible increase (defined to be a 3 dBA or greater) in noise levels.

The Institute of Transportation Engineers (ITE) peak period trip generation rates for single-family dwelling residences estimate of 1.0 trip per dwelling unit. The proposed project would develop 10 single-family residences, meaning it would generate an additional 10 AM and 8 PM new peak period trips. These peak-hour trips would not double the existing peak-hour or daily average traffic volumes on Grayson Road adjacent to the project site. As a result, the proposed project would not result in even a 3 dBA increase in traffic noise levels along any roadway segment in the project vicinity, and any increase would be well below the 5 dBA increase that would be considered substantial. Therefore, impacts from project-related traffic noise levels would not result in a substantial permanent increase in traffic noise levels in excess of applicable standards, and the impact would be less than significant.

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

Project construction would not include any components (e.g. pile-driving) that would generate excessive groundborne vibration levels. Thus, project noise impacts associated with groundborne vibration would be less than significant.

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

As discussed in Section 9.e, the project site is 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*.
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*

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

SUMMARY:

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

According to the California Department of Finance (CDF), the County’s estimated population as of January 1, 2022 was approximately 1,156,555. The unincorporated area of the County had an estimated population of 176,941 as of January 1, 2022. The County has an average of 2.79 persons per household as of January 2022.

The proposed project would result in the development of eight additional single-family residences (net), which would directly increase the unincorporated Pleasant Hill area population by an estimated 28 persons, based on the Census 2010 estimate of 2.79 people per household for Contra Costa County. 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 .02% of the estimated annual population growth for the unincorporated 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? (Less Than Significant)*

The project site is currently occupied by two unoccupied single-family residences which would be demolished, and the proposed project is expected to result in the construction of ten new single family residences (eight net). Therefore, the project would have no impact on housing displacement.

Sources of Information

- Contra Costa County, Census 2010. Accessed June 6, 2019. <http://www.bayareacensus.ca.gov/counties/ContraCostaCounty.htm>

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:					
		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues					
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 services for the County are provided by the CCCFPD, which has 36 stations serving the County, including two stations within two miles of the project site. The nearest station to the project site is located at Station 5 at 205 Boyd Road in the City of Pleasant Hill, approximately 1.72 miles from the project site. The expected time of travel from Station 5 to the project site is approximately 4 to 5 minutes. Another fire station, Station 2, is located at 2012 Geary Road in the City of Pleasant Hill, approximately 1.74 miles south of the project site.

In 2018, the CCCFPD had an average response time of 5 minutes and 35 seconds, which is above the target total response time of 5 minutes set by the County’s General Plan. According to the General Plan Goal 7-Y, upgrades to facilities and staff are regularly reviewed for the CCCFPD to achieve the target response time.

As described in Section 2.14 Population and Housing, the proposed project is expected to generate approximately 28 new residents in the County. This is less than a 0.02 percent increase in population growth for unincorporated areas of the County. The proposed project would add less than 0.01 percent to the total population and would therefore have a negligible impact on the CCCFPD’s ability to provide adequate fire protection and emergency medical services to its service area. The proposed project

would also be reviewed by the County Fire Marshall for compliance with Title 7, Division 722 of the Ordinance Code, also known as the County's Fire Code. The proposed project would also submit applicable fire prevention fees required by CCCFPD Ordinance 2021-18. As such, impacts from the proposed project to fire protection services would be less than significant.

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

Law enforcement services are provided by the Contra Costa County Office of the Sheriff. The Office of the Sheriff serves over 1.1 million residents throughout the County, including the 164,000 residents from unincorporated areas. In 2021, the Office of the Sheriff received over 381,605 calls for service, of which nearly 78,223 were 911 calls. The Muir Station, which serves the project site is located at 1980 Muir Road in the City of Martinez, approximately 2.94 miles north of the project site. Muir Station is staffed by one Lieutenant, five Sergeants, 23 Deputies, one Community Service Officer, one Crime Prevention Specialist, and three volunteers.

The Office of the Sheriff aims to have a maximum response time goal for priority 1 or 2 calls of five minutes for 90 percent of all emergency responses in central business district, urban and suburban areas.

As described in Section 2.14 Population and Housing, the proposed project is expected to generate approximately 28 new residents in the County, which is less than a 0.003 percent increase above the 1.1 million people currently served by the Office of the Sheriff. Other General Plan Public Protection Policies 7-57 through to 7-61 would prevent future growth that exceeds the community capability to provide police services. For example, Policy 7-57 required a Sheriff facility standard of 155 square feet of station area per 1,000 population. Additionally, all future developments, including the proposed project, are required to pay Land Development Fees in relation to police protection services. As such impacts from the proposed project to police protection services would be less than significant.

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

The Mount Diablo Unified School District (MDUSD) currently serves the project area, in addition to the Cities of Clayton, Concord, Pleasant Hill, Pittsburg, Walnut Creek, portions of the City of Martinez and the unincorporated communities of Bay Point, Lafayette, and Pacheco. In 2021, the MDUSD enrolled 29,582 students. The County has approximately 22.2 percent of its population under the age of 18. The nearest schools to the project site include:

- Strandwood Elementary School, located approximately 1.05 miles east of the project site;
- Pleasant Hill Middle School, located approximately 1.68 miles southeast of the project site; and

- College Park High School located approximately 1.62 miles northeast of the project site.

As noted above, the proposed project includes the development of 10 single-family residential housing units, which would result in approximately 28 new residents to the County and a direct impact to the local school population. As described above, approximately 22.2 percent of the County is under the age of 18. Therefore, we can estimate that the proposed project would result in approximately six new students in the MDUSD, resulting in a negligible increase of approximately 0.02 percent in MDUSD's 29,582 student population. In addition, the MDUSD regularly reviews its capacity and staffing with the County Office of Education to meet the demands of the communities it services. Therefore, the proposed project would not generate a significant demand for new or expanded school facilities, and the impacts would be less than significant.

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

The nearest park facilities to the project site include Rodgers-Smith Park, Pinewood Park, Shannon Hills Park, Brookwood Park, and Dinosaur Hill Park, all of which are located within 1 mile of the project site and serviced by the Pleasant Hill Recreation and Park District. The Pleasant Hill Recreation and Park District served a population of approximately 41,241 as of 2019 and is expecting to observe an increased demand in parks to 46,688 people in 2032, a total increase of 5,447 people. In addition, portions of Briones Regional Park are within 1 mile of the project site. Briones Regional Park is serviced by the East Bay Regional Park District. The East Bay Regional Park District serves Alameda and Contra Costa counties, which represent a combined population of 2,809,969.

The proposed project would generate approximately 28 new residents to the unincorporated area around the project site. Parks in the surrounding area would be directly impacted by the additional demand generated by the proposed project's residents. As noted above, there are multiple parks within a 1-mile radius of the project site, served by the Pleasant Hill Recreation and Park District (Park District). As described above, the Park District served a population of approximately 41,241 in 2019 and is expecting to observe an increased demand in parks to 46,688 people in 2032, a total increase of 5,447 people. Therefore, the demand that would be generated by 28 residents from the proposed project would be accounted for by the Park District. The project site is also within a mile of Briones Regional Park, which is maintained by the East Bay Regional Park District (EBRPD).

The EBRPD serves Alameda and Contra Costa counties, which represents a combined population of 2,809,969. In addition, the EBRPD Master Plan recorded a growth in visitors of 4.6 percent in Alameda County and 10.6 percent in Contra Costa County from 2000 to 2010, and thus projected further park visitors as a management goal for the future. As such, existing park services would be able to serve the residents of the

proposed project and the proposed project would not result in the need for new park facilities. Therefore, impacts would be less than significant.

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 eight (net) 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. Other public facilities such as libraries would be marginally impacted by the proposed project's generation of approximately 28 new residents. Library services to the County are provided by the Contra Costa County Library, which provides services to the project site through the Pleasant Hill branch on 2 Monticello Avenue, approximately 1.7 miles from the project site. The library system currently has approximately 350,000 active users.

In addition, the proposed project is consistent with its SL–Low land use designation, and the population increase of 28 persons is considered planned growth per the County's General Plan Housing Element. The Contra Costa County Library Strategic Plan states its intent, under Goal 1, Objective D, to increase the number of active users in the library system by 10 percent annually, which given the current userbase of would be an increase of approximately 35,000 users. Therefore, the increase of potential users from the proposed project's 28 expected new residents would already be accounted for by the Contra Costa County Library. Therefore, impacts would be less than significant.

Sources of Information

- Contra Costa County Fire Protection District. January 30, 20202. *Agency Comment Letter*.

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)*

Major park facilities in the County are owned by the federal and State governments, along with an extensive system owned and operated by the EBRPD, as well as water district watershed recreation facilities. The General Plan Open Space Element Table 9-1, County Park Criteria, identifies a service standard of 2.50 acres per 1,000 population for neighborhood parks and 1.50 acres per 1,000 population for community parks. Though the project site is in the unincorporated County, it is within the Park District. The Park District is a Special District separate from the City of Pleasant Hill and other governments and governed under the Public Resources Code of the State of California and serves over 40,000 people. The Park District consists of 13 parks encompassing 126 acres as well as developed and undeveloped open space encompassing 115 acres. Park District facilities within 1 mile of the project site are listed below. The park nearest the project site is Rodgers-Smith Park, located approximately 0.41 mile to the east.

- Rodgers-Smith Park–730 Grayson Road, Pleasant Hill, CA
- Rodger’s Ranch Heritage Center–315 Cortsen Road, Pleasant Hill, CA
- Dinosaur Hill Park–901 Taylor Boulevard Pleasant Hill, CA
- Brookwood Park–3250 Withers Avenue Lafayette, CA
- Pinewood Park–Monti Circle, Pleasant Hill, CA
- Shannon Hills Park–202 Devon Avenue, Pleasant Hill, CA
- Winslow Center–2590 Pleasant Hill Rd, Pleasant Hill, CA

Additionally, the project site is located approximately 0.81 mile east of the eastern boundary of Briones Regional Park. Briones Regional Park is a 6,256-acre regional park offering hiking, biking, horseback riding trails as well as bird watching, picnicking, archery range, group camping and other recreational activities. Briones Regional Park is managed by the EBRPD.

The proposed project is anticipated to generate approximately 28 new residents to the County, which would only slightly increase demand for existing park and recreation facilities in the vicinity of the project site. However, the project applicant would be required to pay the required park dedication and park impact fees collected to fund the acquisition and development of parks in the County to serve unincorporated County residents. Thus, the proposed project would have a less than significant impact on existing neighborhood and regional parks or other recreational facilities.

- 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 new dwelling 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 Contra Costa County General Plan requires a traffic impact analysis of any project that is estimated to generate 100 or more AM or PM peak-hour trips. Based on the Institute of Transportation Engineers (ITE) peak period trip generation rates of 1.0 trip per dwelling unit for single-family residences, the proposed project consisting of the ten-lot subdivision, and the future construction of 10 single-family residence (8 net new units) would generate an additional eight AM and eight PM new peak period trips, and therefore, is not required to have a project-specific traffic impact analysis. Since the project would yield less than 100 peak-hour AM or PM trips, the proposed project would not conflict with the circulation system in the Pleasant Hill 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). Projects may seek exemptions from the policy based upon 4 potential exemptions outlined in Section C.1 of the policy. Specifically, this project has sought the exemption provided for in C.1(2): “inclusion of Complete Streets design principles would result in a disproportionate cost to the project.”

The proposed subdivision project includes a new 28-foot wide access road which would permit two 10-foot travel lanes and an 8-foot wide parking on one side of the street. Additionally a 5-foot wide, monolithic, elevated sidewalk would be constructed adjacent to the new road to provide access for pedestrians and persons with disabilities within the project. Along the project frontage, the project will provide a reconstructed asphalt-concrete curb along the edge of pavement of Grayson Road, as well as bicycle lane striping in-lieu of complete frontage improvements.

Improved frontage improvements are defined as curb, gutter pan, and a sidewalk. No complete frontage improvements exist along the southern portion of Grayson Road, from the intersection of Reliez Valley Road to the west and Heritage Hills Drive to the East (that road segment is in excess of 2,000 feet in length). Complete frontage improvements would be prohibitively expensive given the length of the project frontage (354 feet), the required grading, tree removal, and utility requirements. In addition, there is no sidewalk along the southern side of Grayson Road to connect with, in 1,000 feet in either direction. The adjacent properties that front along Grayson Road are not expected to develop in the future. Finally, existing Grayson Road has adequate width to support two travel lanes, parking, and a bike lane. Therefore the overall the surrounding circulation system is consistent with the Complete Streets policy and qualifies for an exemption as outlined in Section C.1(2) of the Policy.

Moreover, the Density Bonus law provides for regulatory incentives or concessions that result in identifiable and actual cost reductions to provide for affordable housing costs. (Gov. Code § 65915(d)(1)). The Density Bonus Law puts the burden of rejecting any proposed incentives or concessions on the County and requires the County to grant the concession or incentive requested by the applicant unless the County makes a written finding, based upon substantial evidence, of any of the following:

- (A) The concession or incentive does not result in identifiable and actual cost reductions;
- (B) The concession or incentive would have a specific, adverse impact upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households;
- (C) The concession or incentive would be contrary to state or federal law.

The Density Bonus application submitted to the County has requested that the installation of the complete frontage improvements be omitted in lieu of a reconstructed asphalt-concrete curb along the edge of pavement of Grayson Road along the project frontage as well as bicycle lane striping, as shown on the Tentative Map.

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

The California Environmental Quality Act (“CEQA”) Guidelines Section 15064.3(b) establishes criteria for determining the significance of transportation impacts. Vehicle Miles Traveled (“VMT”) is the metric for measuring transportation impacts. The County adopted Transportation Analysis Guidelines (2020) providing technical assistance, thresholds of significance and mitigation measures for land development projects. Per County guidelines, projects of 20 residential units or less should be expected to cause a less-than-significant impact under CEQA. The project proposes 10 (eight net) residential units which is under the County guidelines VMT screening criteria threshold. Therefore, the project should be considered to have a less-than-significant impact under CEQA and would not require a VMT analysis.

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

According to the project’s Civil Engineer, the center line of the proposed project’s access road from Grayson Road is located approximately 164 feet to the east of the existing Golf Links Street (located to the north) and 280-feet to the west of the existing Buttner road (located to the north east). Both of these roads are minor roads with low vehicle counts that have no through connections and serve only the single-family homes located directly on them. The proposed new access road is located in excess of 150 feet of either center line of Buttner and Golf Links roads, consistent with ITE (Institute of Transportation Engineers) recommendations for intersection separation on 35 MPH streets, such as Grayson Road. In addition, cars traveling either eastbound or westbound on Grayson road have over 500- feet of sight distance, which is more than adequate to provide for adequate stopping time on the 35 MPH designated Grayson road. 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 urban residential neighborhood with available emergency services provided by the County Sheriff’s Department and Contra Costa County Fire Protection District. Furthermore, prior to the County review of construction drawings for building permits, the Contra Costa County Fire Protection 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.

Sources of Information

- Contra Costa County Code, Title 8, Zoning Ordinance.
- Contra Costa County, July 12, 2016. *Complete Streets Policy*

- Contra Costa County, Department of Conservation and Development, Transportation Division, March 26 2021. Comment Letter
- DeBolt Civil Engineering, March 26 2021. *Vesting Tentative Map, SD 20-9531*. (Project Plans)
- DeBolt Civil Engineering, June 8, 2020. Response to Comments Letter to Joseph Lawlor
- Contra Costa County General Plan 2005-2020. *Land Use Element*.
- California Government Code Section 65915

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:

- 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 known to exist on the project site. On February 5, 2007, Suzanne Baker of Archaeological/Historical Consultants conducted an on-foot archaeological reconnaissance of the project area. No prehistoric or historic (over 50 years of age) archaeological sites or materials were found on-site during the course of reconnaissance. 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 "largely urbanized," and is generally not considered to be a location with significant archaeological resources. Given all of these factors, there is little potential for the project to impact tribal cultural resources on the site.

Pertaining to the significance of tribal cultural resources, there are no onsite historical resources, pursuant to Public Resources Code section 5020.1(k) that are included in a local register of historic resources.

Nevertheless, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigation Measures *Cultural Resources 1* and *Cultural Resources 2* would reduce the impact on tribal 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 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 "largely urbanized," and is not considered to be a location with significant archaeological resources. Thus, there is little potential for the project to impact tribal cultural resources on the site.

It is not likely that the project would cause a substantial adverse change in the significance of a tribal cultural resource that meets the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, for the reasons stated above.

Nevertheless, the expected construction and grading could cause ground disturbance which may impact heretofore undocumented cultural resources. Implementation of Mitigation Measure *Cultural Resources 1* and *Cultural Resources 2* would reduce the impact on tribal cultural resources during project related work to a less than significant level.

Sources of Information

- Contra Costa County General Plan 2005-2020. *Open Space Element*.
- Archaeological Survey and Historic Resources Evaluation Report prepared by Archaeological/Historical Consultants dated February 2007

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"/>

SUMMARY:

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

The project site has been previously developed and is currently connected to wastewater, electric, gas, and telecommunication facilities. Agency comment letter received by Central Contra Costa Sanitary District, East Bay Municipal Utility District (EBMUD), and the County Public Works Department have stated that adequate facilities would be available to accommodate the project. 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 project site would receive water service from EBMUD. EBMUD has reviewed the project application documents regarding the provision of new water service pursuant to EBMUD water service regulations and stated that adequate water service is available. Accordingly, the impact of providing water service to the proposed project would be less than significant.

- c) *Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Less Than Significant Impact)*

The project site is already serviced by Central Contra Costa Sanitary District. The district has provided comments stating that the project's addition of eight (net) new single family homes would not be expected to produce an unmanageable added capacity demand on the wastewater system. As proposed, the project would not result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities.

- 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 capacity. Residential waste from, the expected one new dwelling unit 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.

Sources of Information

- Contra Costa County General Plan 2005-2020. Public Facilities Element
- East Bay Municipal Utility District, February 10, 2020. Comment Letter
- Central Contra Costa Sanitary District February 6, 2020. Comment Letter
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*

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

SUMMARY:

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

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

As discussed in section 9.g above, the project site is in a developed area within the urbanized community of Contra Costa County, which is designated as an “urban unzoned” area by the California Department of Forestry and Fire Protection. Additionally, the Department of Forestry and Fire Protection’s Very High Fire Hazard Severity Zone Map characterizes this area as a Non-Very High Fire Hazard Severity Zone area. However, newly published draft maps identify the area as located in a High Fire Hazard Severity Zone.

As indicated in the Public Services Section above, the proposed project would be adequately served by police and fire services. Additionally, the proposed project would comply with County General Plan Policy 7-64, which requires new development to pay fair share costs for new fire protection facilities and services. Measure 7-au also provides fire protection agencies the opportunity to review projects and submit conditions of approval for consideration to determine whether road widths, road grades and turnaround radii are adequate for emergency equipment, among other

considerations. For these reasons, the proposed project would have a less than significant impact related to emergency response or emergency evacuation.

- 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**)*

As detailed previously, the project site is likely to be located within an High Fire Hazard Severity Zone. The General Plan identifies the project site as being in an area with slopes of less than 26 percent degrees. Project site elevations range from approximately Elevation 165 feet in the northeast corner of the site up to approximately Elevation 187 feet along the northwest boundary, sloping toward the east and south. Furthermore, the BAAQMD monitoring stations provide wind speed data from several monitoring stations in the eastern zone of the San Francisco Bay Area. The station nearest the project site is located in Concord, CA approximately 2.88 miles northeast of the project site. The average monthly wind speed recorded at this monitoring location in 2020 ranged from 7 mph to 16 mph. Therefore, the project site would not be exposed to high winds which could exacerbate wildfire risks.

Furthermore, the proposed project is surrounded by existing roads and residential development which would reduce risks associated with wildfire. The proposed project would also be required to adhere to all applicable requirements and regulations related to fire safety, including the California Fire Code and CBC. The proposed project would also be subject to the CCCFPD Ordinance, which would include design standards and management regulations, such as weed abatement and brush clearance regulations, subject to review by the CCCFPD Engineering Unit. Furthermore, General Plan Measure 7-au, as discussed above, would allow fire protection agencies to review the proposed project and submit conditions of approval for consideration to determine whether the proposed structures are built in compliance with the standards of the Uniform Building Code, the Uniform Fire Code, other State regulations, and local ordinances regarding the use of fire-retardant materials and detection, warning and extinguishment devices. With compliance to these aforementioned standards and regulations, the proposed project would have a less than significant impact in relation to the exposure of project occupants to pollutant concentrations from a wildfire or uncontrolled spread of wildfire.

- c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (**Less than Significant**)*

The proposed project would include the development of a new private road which would provide access to the project site from Grayson Road. As previously discussed, this new road would be approximately 28 feet wide with an 8-foot parking lane on one side and a 5-foot sidewalk along the northwest side and would comply with CCCFPD standards.

Electric and natural gas utilities would be provided by PG&E and new connections to the project site would be undergrounded, minimizing potential impacts to fire risk. In addition, the proposed project would follow standards and regulations published in the CCCFPD Ordinance Code, California Fire Code, CBC, and County General Plan, as discussed above. This would remove the need for the installation or maintenance of infrastructure that may exacerbate fire risk or result in impacts to the environment. Therefore, the proposed project would have a less than significant impact.

- 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)*

The General Plan identifies the project site as being in an area with slopes of less than 26 percent degrees. As noted above, the project site elevations range from approximately Elevation 165 feet in the northeast corner of the site up to approximately Elevation 187 feet along the northwest boundary, sloping toward the east and south. Grayson Creek, which runs through portions of the project site, is in FEMA Flood Zone A, meaning it is an area subject to inundation by a 1 percent annual-chance flood event. However, the proposed project would utilize a bioretention basin with capacity beyond what is required, as well as the existing 24-inch pipe in Grayson Road to treat flood waters such that the project site would not be subject to downslope or downstream flooding.

In addition, according to the Geologic Peer Review, the nearest landslide that has occurred near the project site is approximately 500 feet south of the project site, and another landslide is mapped 600 feet south of the project site. Because of the distance of the site from mapped landslides, and the moderate slope gradients on the site, the risk of landslides impacts the project site do not appear to present a potential hazard. Landslide risks would have a less than significant impact. Therefore, impacts related downslope flooding or landslides would be less than significant.

Sources of Information

- California Department of Forestry and Fire Protection (CalFire). 2018. *Very High Fire Hazard Severity Zones in LRA Map*.
- First Carbon Solutions. 2023. *Grayson Road Residential Project, Initial Study/Mitigated Negative Declaration, Contra Costa County, California*

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 proposes to create ten lots on the existing two-parcel on the project site and to construction 10 (eight net) new single family homes. Thus, the project may impact the quality of the environment (Air Quality, Biological Resources, Cultural Resources, Geological Resources, 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 within the Urban Limit Line in an area that has been designated for single-family residential development. The proposed project would be consistent with the existing surrounding single-family residential development.

- 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.

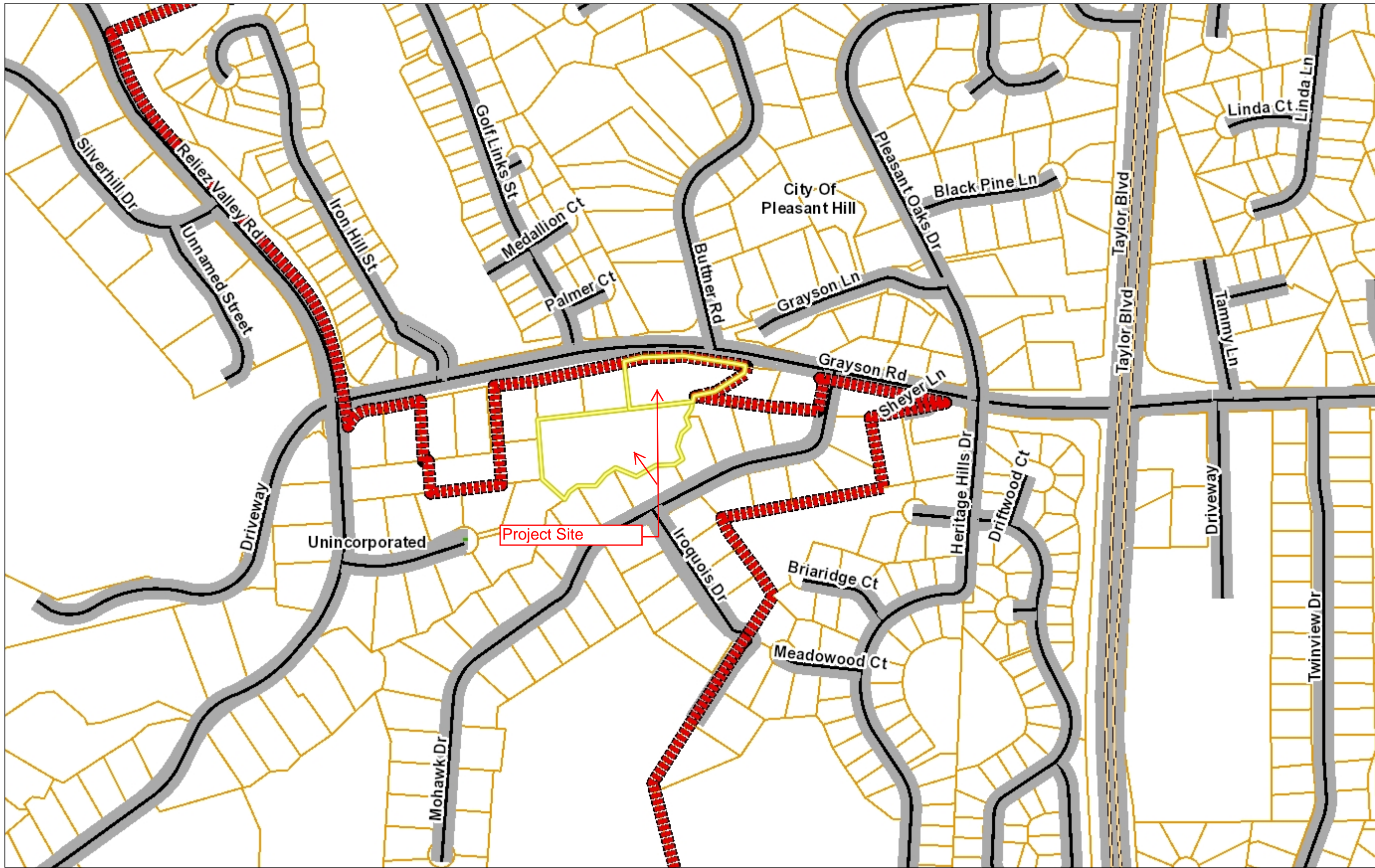
REFERENCES

References used in the process of preparing the Initial Study Checklist and conduction of the evaluation are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553.

ATTACHMENTS

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

Vicinity Map



Legend

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

1: 4,514



0.1 0 0.07 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

VESTING TENTATIVE MAP SUBDIVISION SD20-9531 1024 & 1026 GRAYSON ROAD

CITY OF PLEASANT HILL, CONTRA COSTA COUNTY, CALIFORNIA

TOTAL UNITS: 10 RESIDENTIAL

LEGEND:

BLDG	BUILDING
CONC	CONCRETE
(E)/EX	EXISTING
ESMT	EASEMENT
FNC	FENCE
INV.	INVERT
P.U.E	PRIVATE UTILITY EASEMENT
REBAR.	REBAR
()	RECORD DATA
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDDI	STORM DRAIN INLET
(T)	TOTAL
WM	WATER METER
WV	WATER VALVE
	SANITARY SEWER MANHOLE
	WATER VALVE
	FOUND MONUMENT AS NOTED
	STANDARD STREET MONUMENT
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	BOUNDARY LINE
	TIE LINE
	CENTERLINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN PIPE
	EXISTING ELECTRIC CABLE
	EXISTING SANITARY SEWER LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING
	EXISTING BRICK PATH
	EXISTING CONCRETE
	EXISTING AC PAVEMENT
	EXISTING TREE

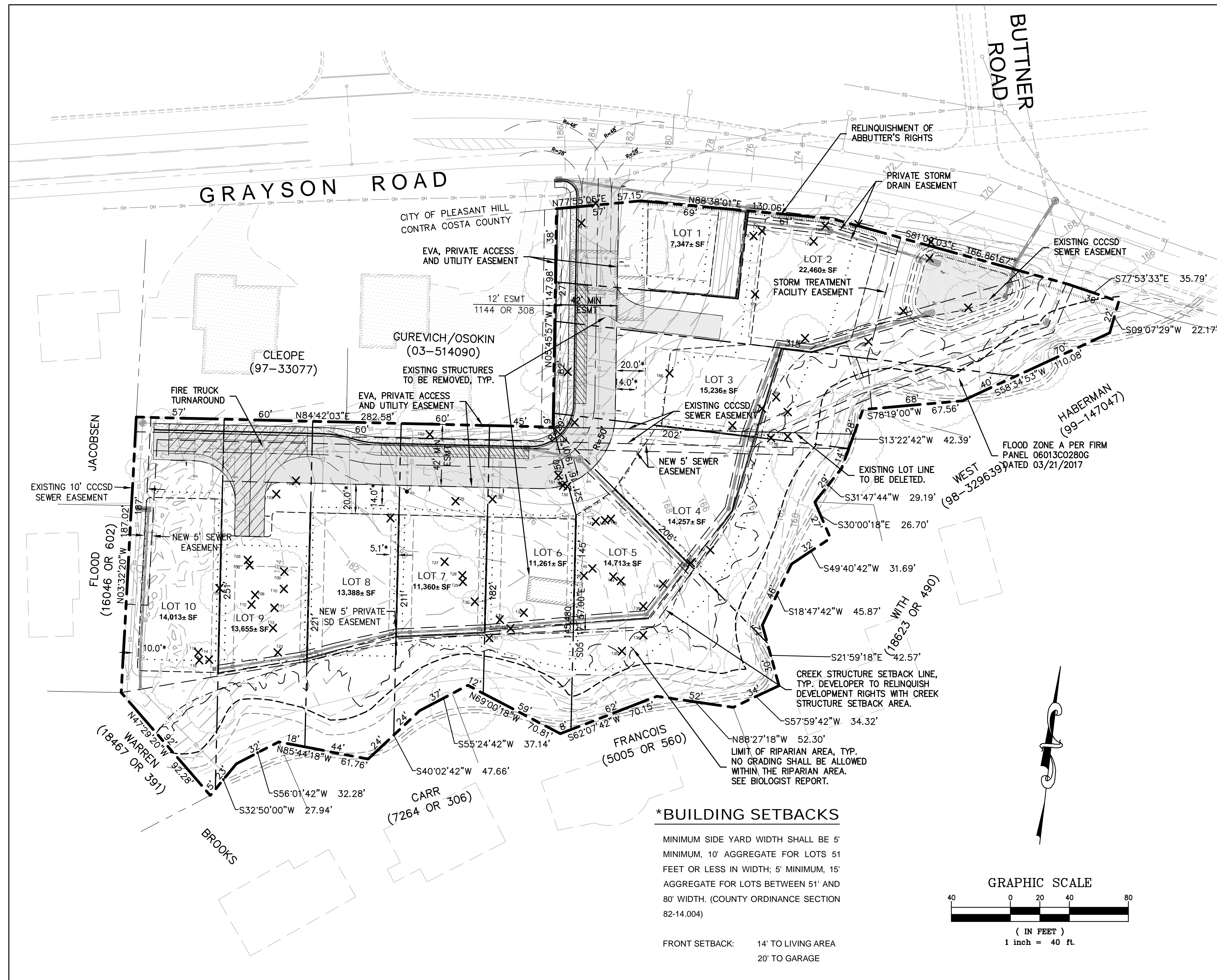
EXISTING UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS DRAWING ARE DERIVED FROM SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS DRAWING SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION.

FLOOD ZONE

ZONE A: SPECIAL FLOOD AREA WITHOUT BASE FLOOD ELEVATION (BFE)

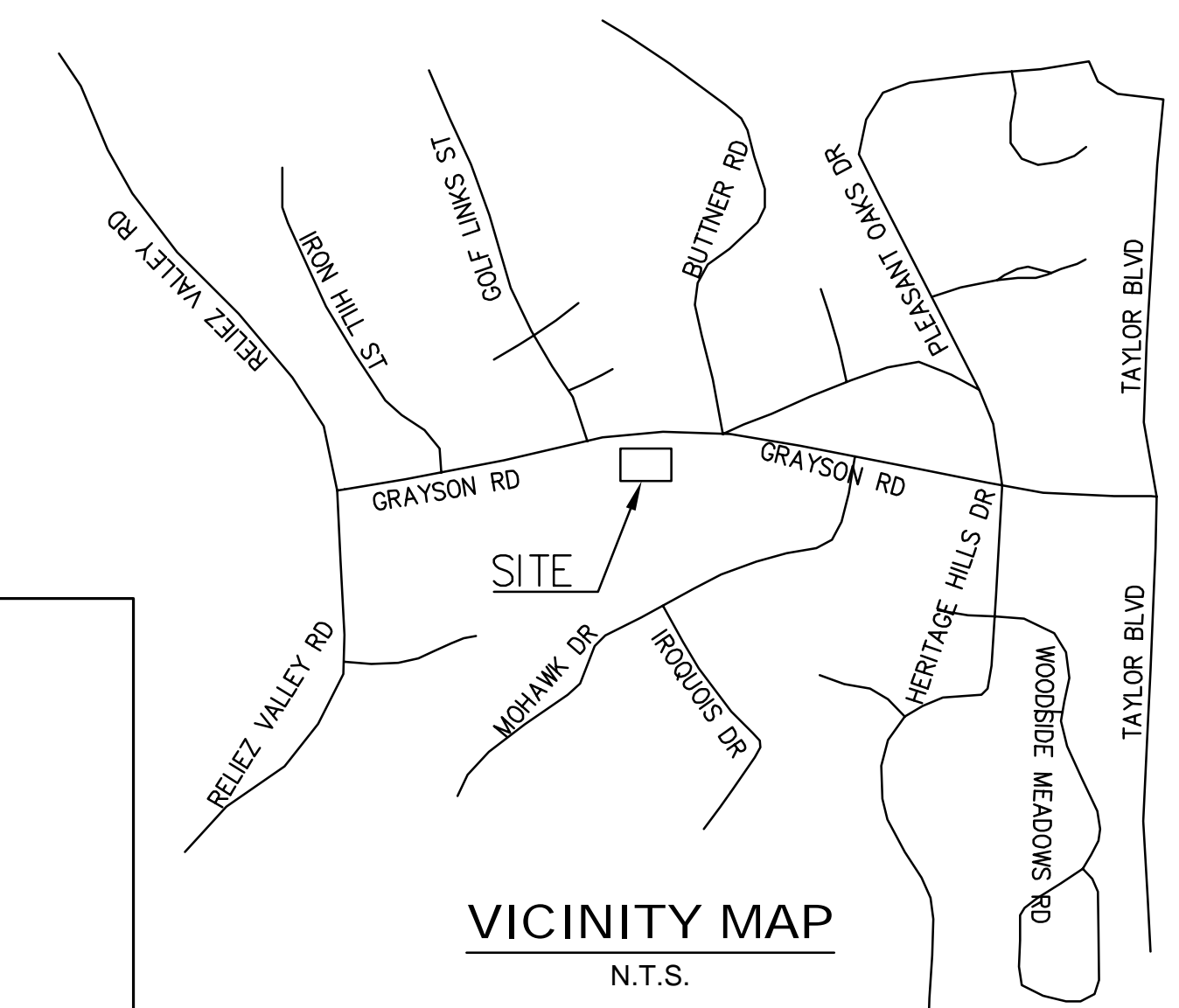
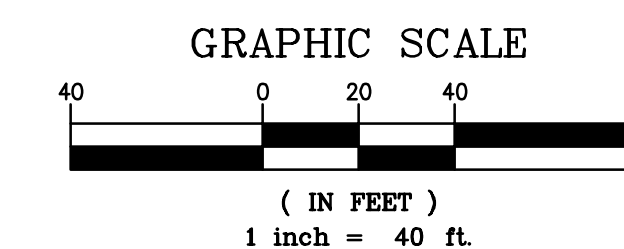
ZONE X: AREAS OF 0.2% CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% CHANCE FLOOD. FLOOD INSURANCE RATE MAP PANEL NUMBER 06013C0280G, DATED 03/21/2017.



***BUILDING SETBACKS**

MINIMUM SIDE YARD WIDTH SHALL BE 5' MINIMUM, 10' AGGREGATE FOR LOTS 51 FEET OR LESS IN WIDTH; 5' MINIMUM, 15' AGGREGATE FOR LOTS BETWEEN 51' AND 80' WIDTH. (COUNTY ORDINANCE SECTION 82-14.004)

FRONT SETBACK: 14' TO LIVING AREA
20' TO GARAGE



PROJECT SUMMARY

PROPERTY ADDRESS:	1024 & 1026 GRAYSON ROAD PLEASANT HILL, CA 94523
PROPERTY OWNER:	ANDY BYDE CALIBR VENTURES 925-683-5493
SUBDIVIDER:	ANDY BYDE CALIBR VENTURES 925-683-5493
CIVIL ENGINEER:	DEBOLT CIVIL ENGINEERING 811 SAN RAMON VALLEY BLVD DANVILLE, CA 94526 (925) 837-3780
SURVEYOR:	DEBOLT CIVIL ENGINEERING 811 SAN RAMON VALLEY BLVD DANVILLE, CA 94526 (925) 837-3780
ASSESSOR'S PARCEL NO.:	166-030-001 & 002
TOTAL AREA:	3.05± AC GROSS (2.76± AC NET)
EXISTING ZONING:	R-15
PROPOSED ZONING:	PLANNED DEVELOPMENT
EXISTING LAND USE:	SINGLE-FAMILY RESIDENTIAL
PROPOSED LAND USE:	SINGLE-FAMILY RESIDENTIAL
UTILITIES:	
WATER SUPPLY:	CONTRA COSTA WATER DISTRICT
FIRE PROTECTION:	CONTRA COSTA COUNTY FPD
SEWAGE DISPOSAL:	CENTRAL CONTRA COSTA SANITARY DISTRICT
STORM DRAIN:	CITY OF PLEASANT HILL
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

SHEET INDEX

NUMBER	DESCRIPTION
1	TENTATIVE PARCEL MAP
2	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN
3	HYDROLOGY AND STORM WATER CONTROL PLAN
4	CREEK STRUCTURE SETBACK EXHIBIT
5	TREE INVENTORY SHEET
6	TREE INVENTORY SHEET
7	CONCEPTUAL BUILDING LAYOUT

ENGINEER'S STATEMENT

CIVIL ENGINEERING WORK ON THIS TENTATIVE PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD CIVIL ENGINEERING PRACTICE.

Easton C. McAllister
EASTON C. MCALLISTER, PE
P.E. #61148 EXP 12/31/20

DATE
01/28/22

VESTING TENTATIVE MAP

1024 & 1026 GRAYSON ROAD
SUBDIVISION SD20-9531

VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY CALIFORNIA



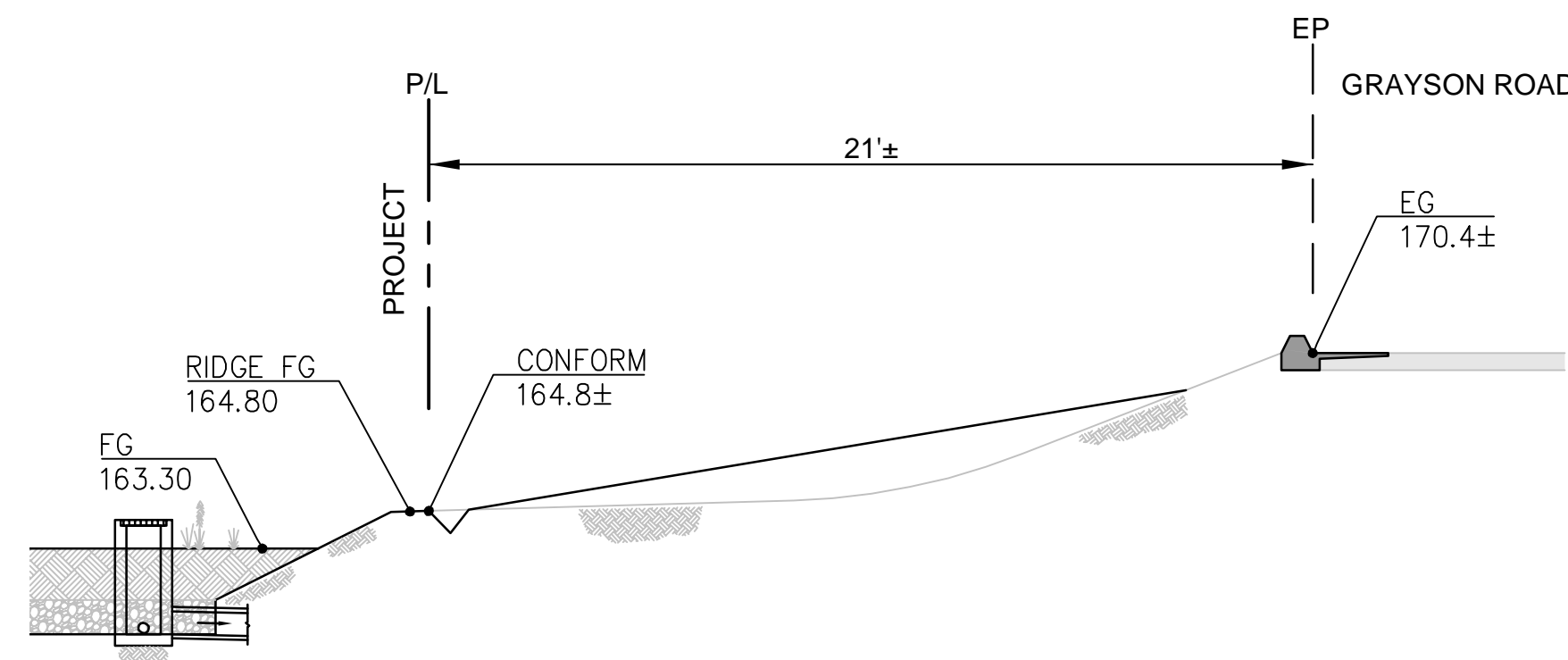
Easton C. McAllister
EASTON C. MCALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE

DEBOLT CIVIL ENGINEERING
45+
YEARS

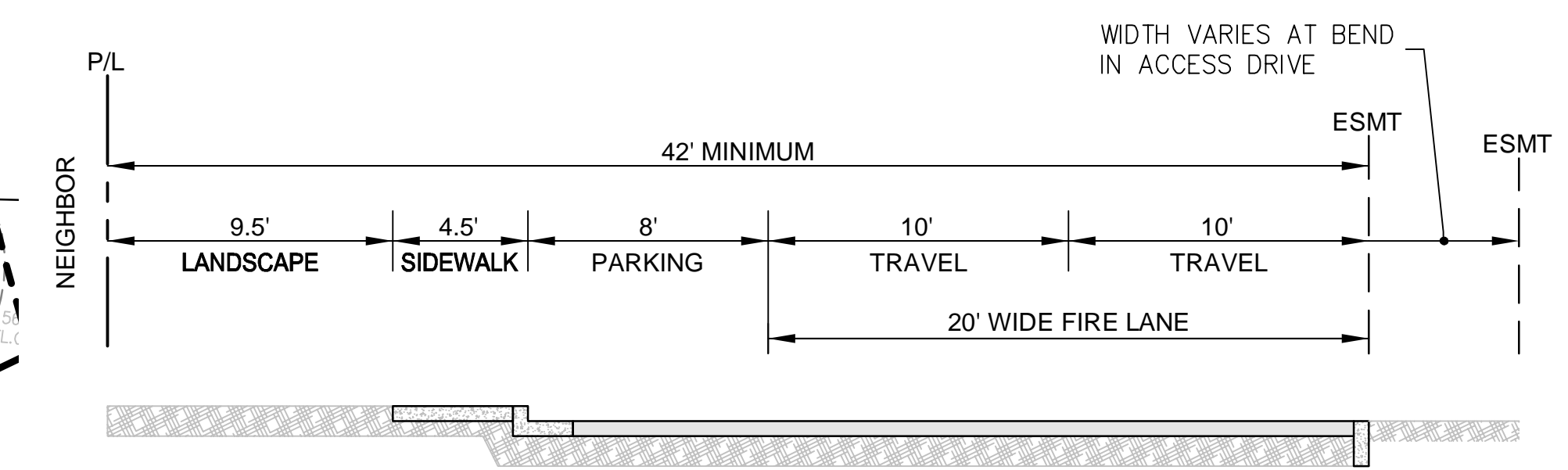
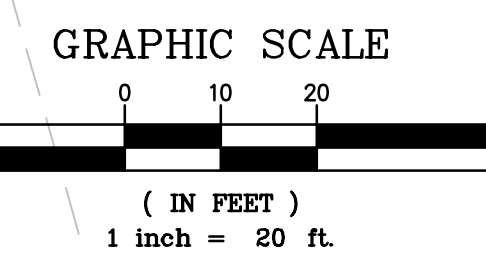
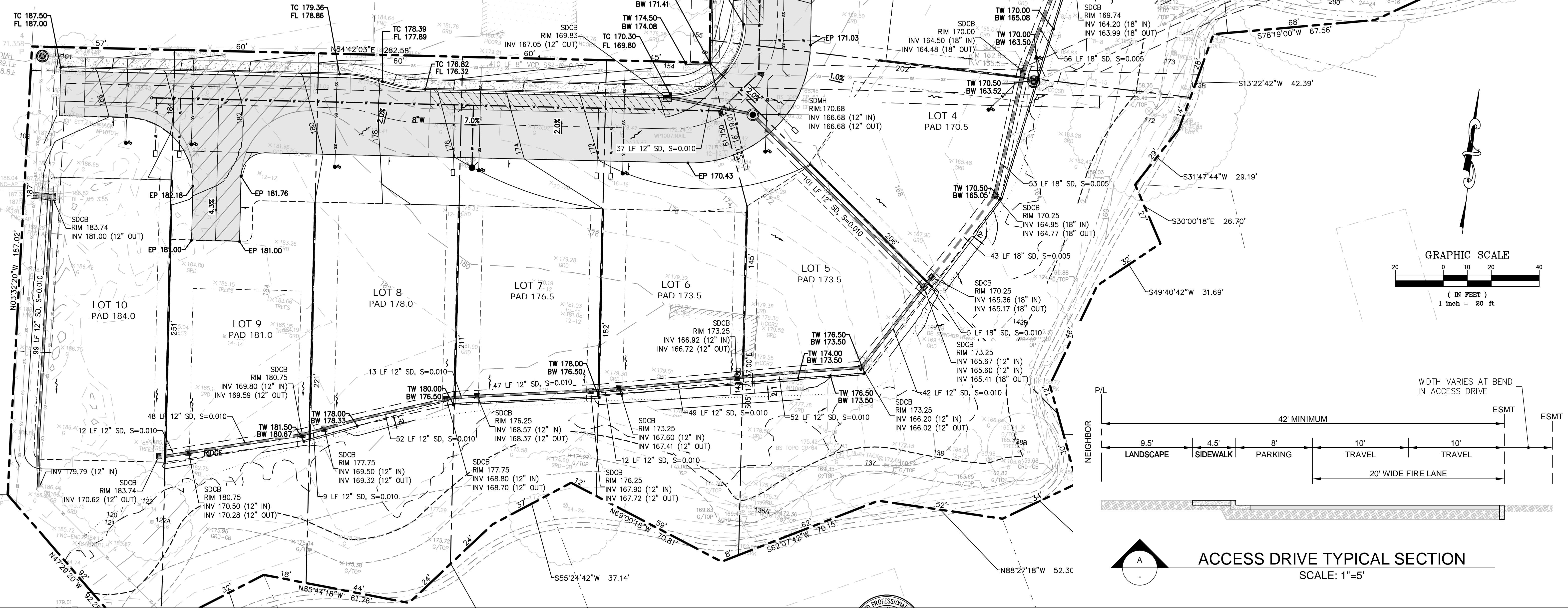
811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date: 01/28/22
Scale: 1" = 40'
By: EM/mm
Job No.: 19300



GRAYSON ROAD FRONTAGE

SCALE: 1"=5'



ACCESS DRIVE TYPICAL SECTION

SCALE: 1"=5'

**PRELIMINARY GRADING,
DRAINAGE AND UTILITY PLAN**

**1024 & 1026 GRAYSON ROAD
SUBDIVISION SD20-9531**

VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY



Easton C. McAllister
EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE

DEBOLT CIVIL ENGINEERING
45+
YEARS

811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date: 01/28/22
Scale: 1" = 20'
By: EM/mm
Job No.: 19300

Project Name: Grayson Road
 Project Type: Treatment Only
 APN:
 Drainage Area: 137,690
 Mean Annual Precipitation: 20.0

Self-Treating DMAs

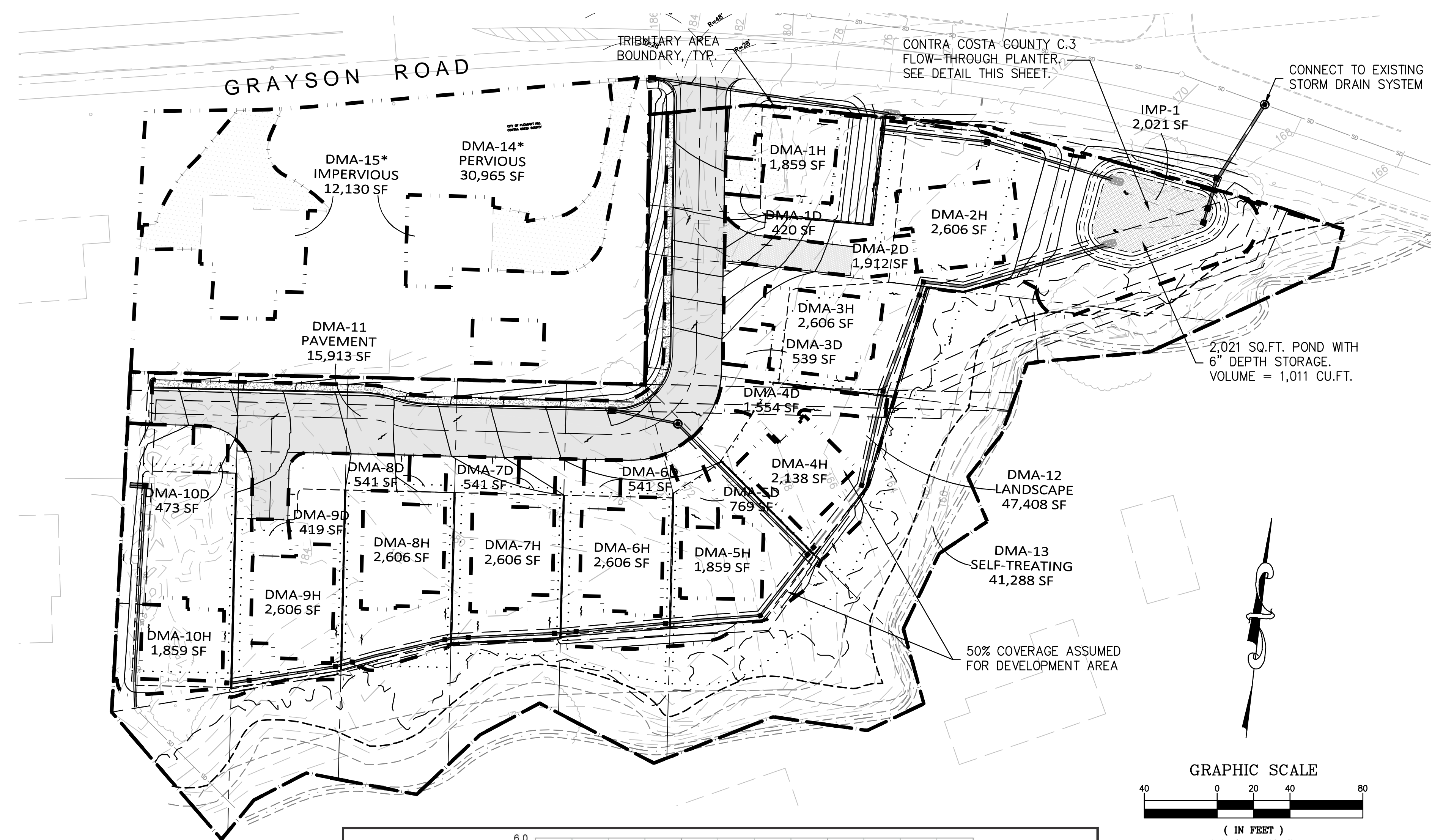
DMA Name	Area (sq ft)
DMA-13	41,288.0

IV. Areas Draining to IMPs

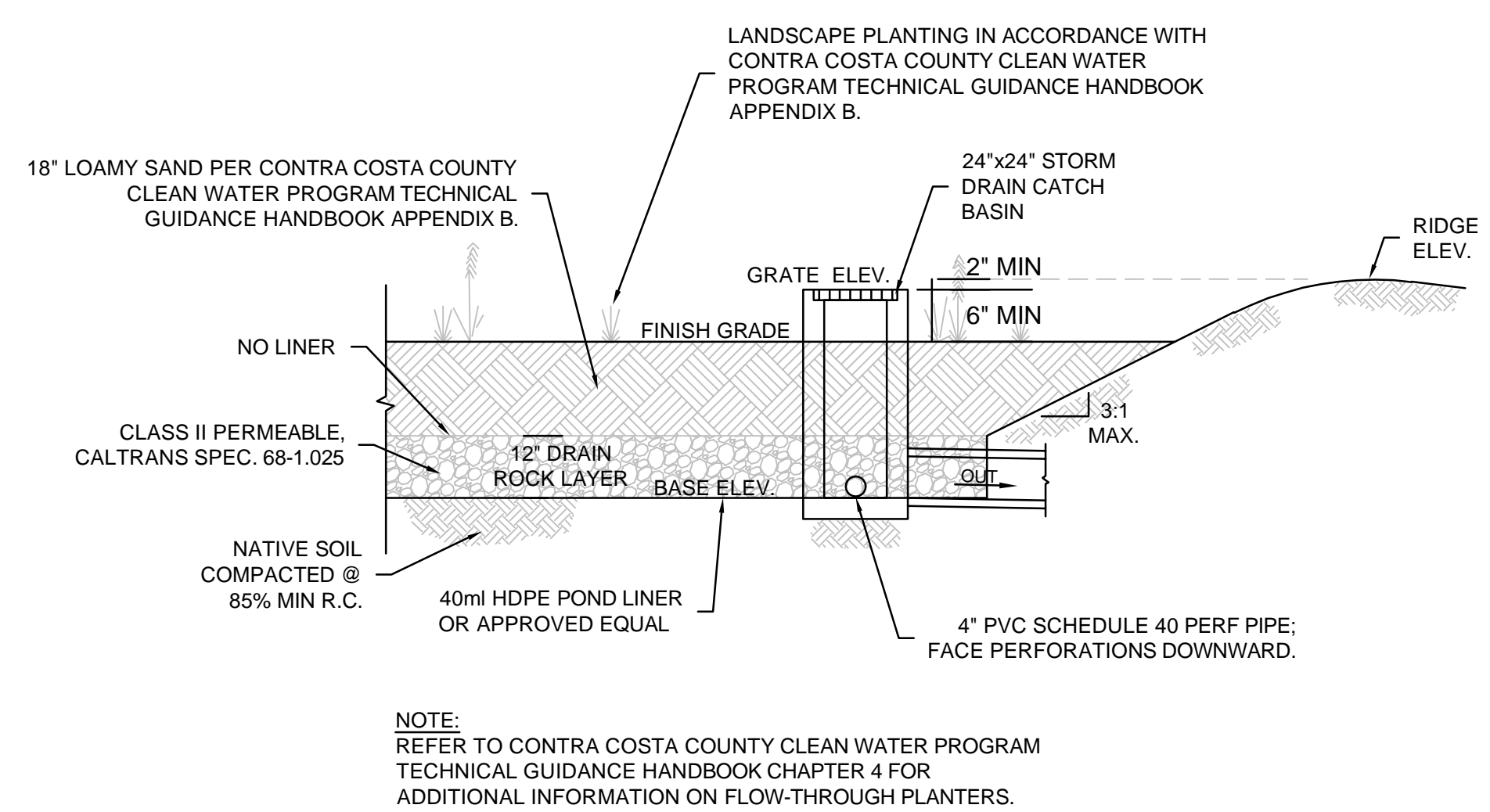
IMP Name: IMP1
 IMP Type: Flow-Through Planter
 Soil Group: IMP1

DMA Name	Area (sq ft)	Post Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	IMP Sizing Factor	Rain Adjustment Factor	Minimum Area or Volume	Proposed Area or Volume
DMA-1D	420	Pervious Concrete	0.10	42				
DMA-1H	1,859	Conventional Roof	1.00	1,859				
DMA-2D	1,912	Pervious Concrete	0.10	191				
DMA-2H	2,606	Conventional Roof	1.00	2,606				
DMA-3D	539	Pervious Concrete	0.10	54				
DMA-3H	2,606	Conventional Roof	1.00	2,606				
DMA-4D	1,554	Pervious Concrete	0.10	155				
DMA-4H	2,138	Conventional Roof	1.00	2,138				
DMA-5D	769	Pervious Concrete	0.10	77				
DMA-5H	1,859	Conventional Roof	1.00	1,859				
DMA-6D	541	Pervious Concrete	0.10	54				
DMA-6H	2,606	Conventional Roof	1.00	2,606				
DMA-7D	541	Pervious Concrete	0.10	54				
DMA-7H	2,606	Conventional Roof	1.00	2,606				
DMA-8D	541	Pervious Concrete	0.10	54				
DMA-8H	2,606	Conventional Roof	1.00	2,606				
DMA-9D	419	Pervious Concrete	0.10	42				
DMA-9H	2,606	Conventional Roof	1.00	2,606				
DMA-10D	473	Pervious Concrete	0.10	47				
DMA-10H	1,859	Conventional Roof	1.00	1,859				
DMA-11	15,913	Concrete or Asphalt	1.00	15,913				
DMA-12	47,408	Landscape	0.10	4,741				
Total	44,776			4,741				
Area					0.040	1.000	1.791	2.021

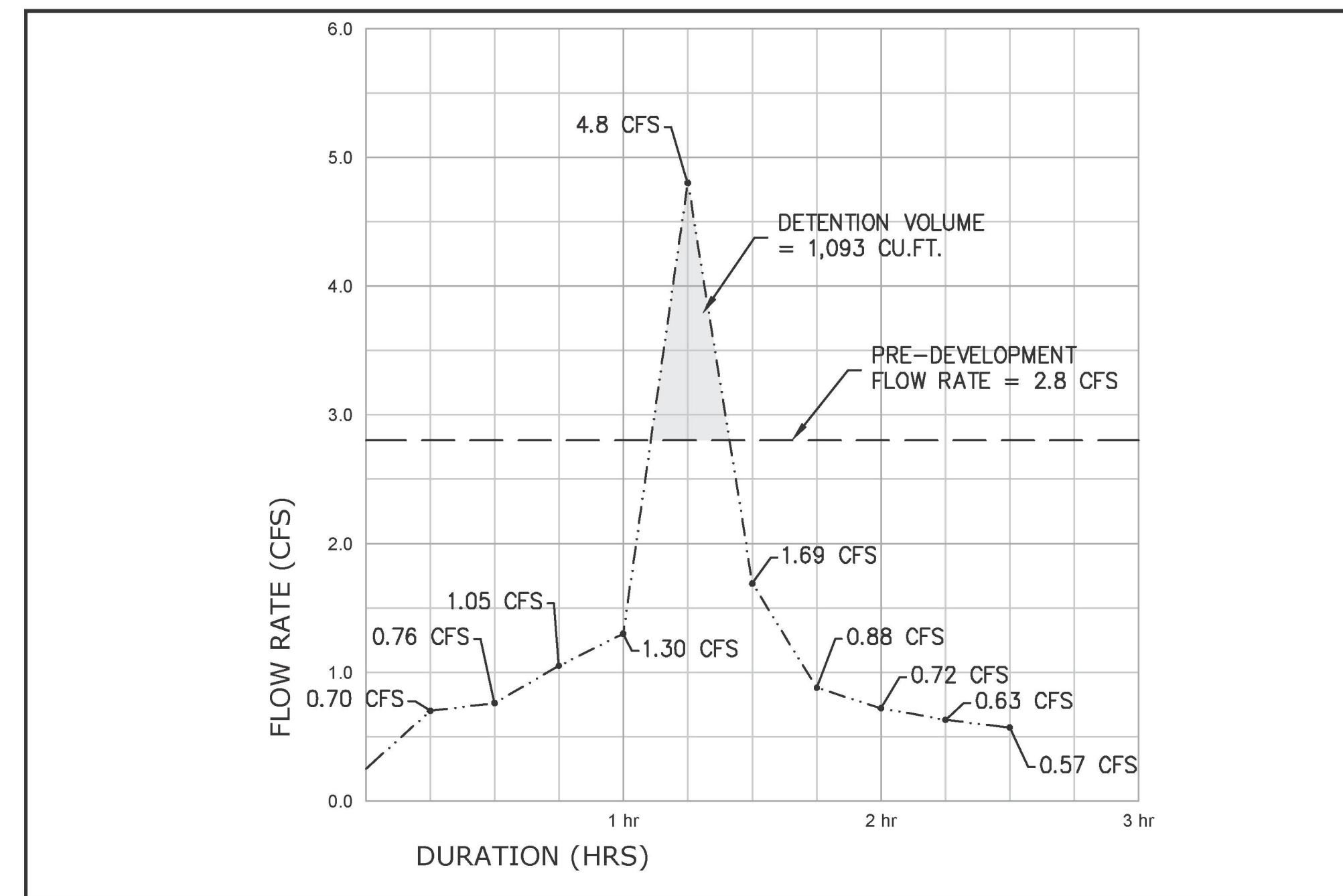
Report generated on 1/25/2022 12:00:00 AM by the Contra Costa Clean Water Program IMP Sizing Tool software (version 1.3.1.0).



C.3 TREATMENT SIZING CALCULATIONS



1 C.3 FLOW-THROUGH PLANTER
 N.T.S.



DEBOLT CIVIL ENGINEERING
 45+ YEARS
 811 SAN RAMON VALLEY BLVD #201
 DANVILLE, CALIFORNIA 94526
 (925) 837-3780 | DEBOLTCIVIL.COM

GRAYSON ROAD (SD 20-9531) HYDROLOGY STUDY
DETENTION SIZING HYDROGRAPH

Job No.: 19300 Date: 08/10/20 Sheet: 1 of 1

DETENTION SIZING CALCULATIONS

HYDROLOGY AND STORM WATER CONTROL PLAN

1024 & 1026 GRAYSON ROAD SUBDIVISION SD20-9531

VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY CALIFORNIA

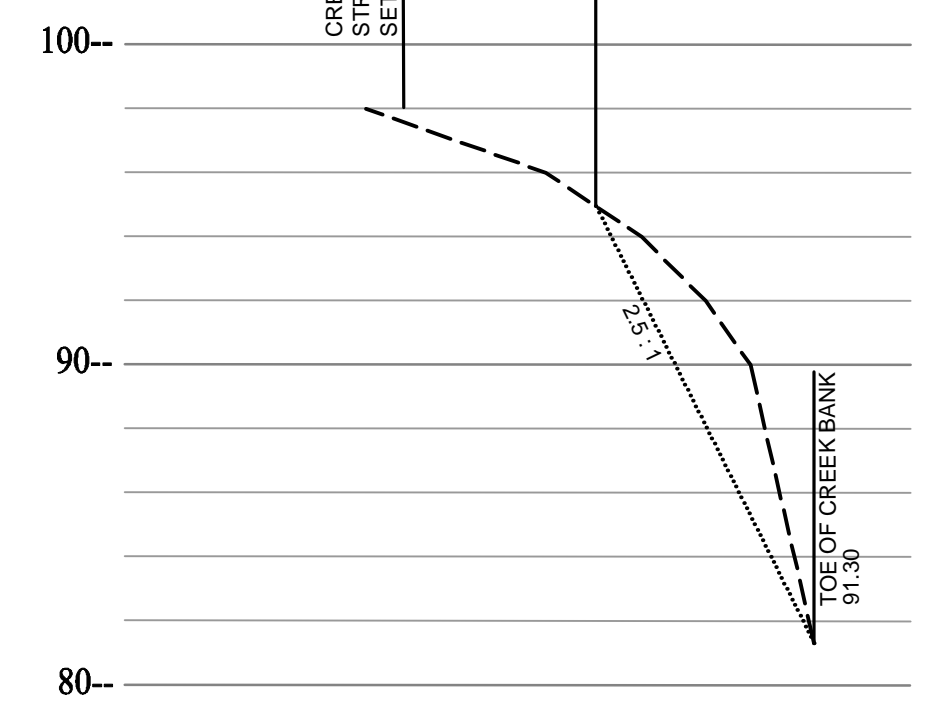
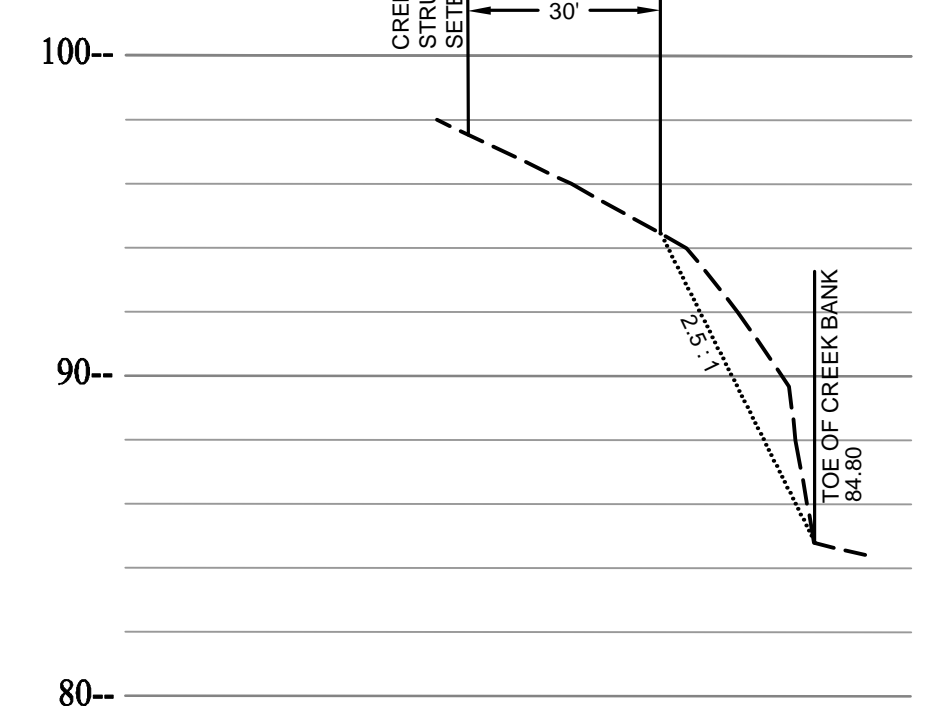
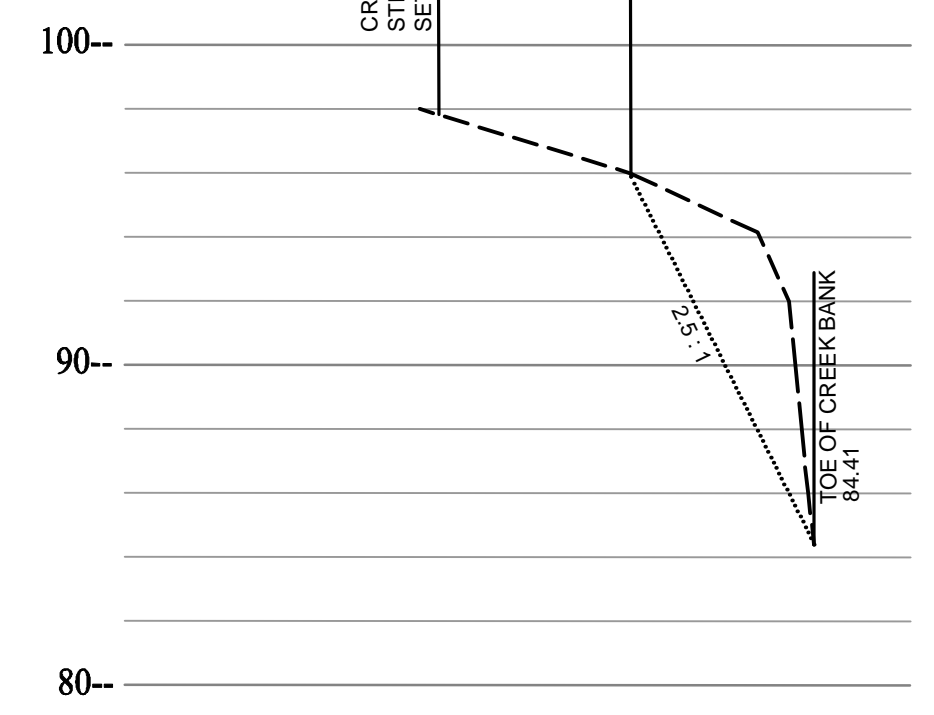
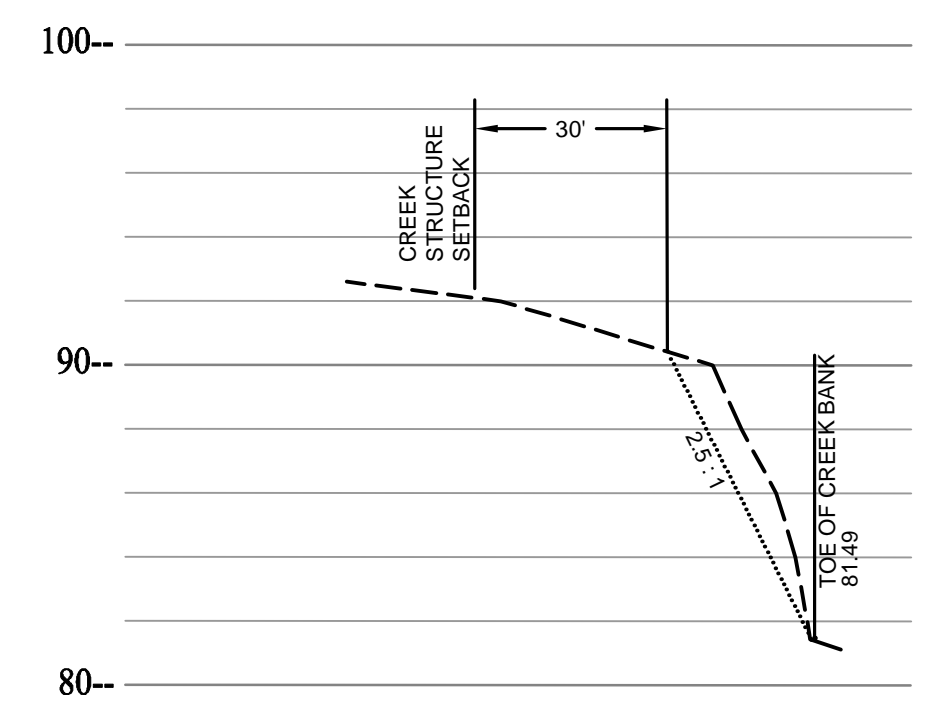
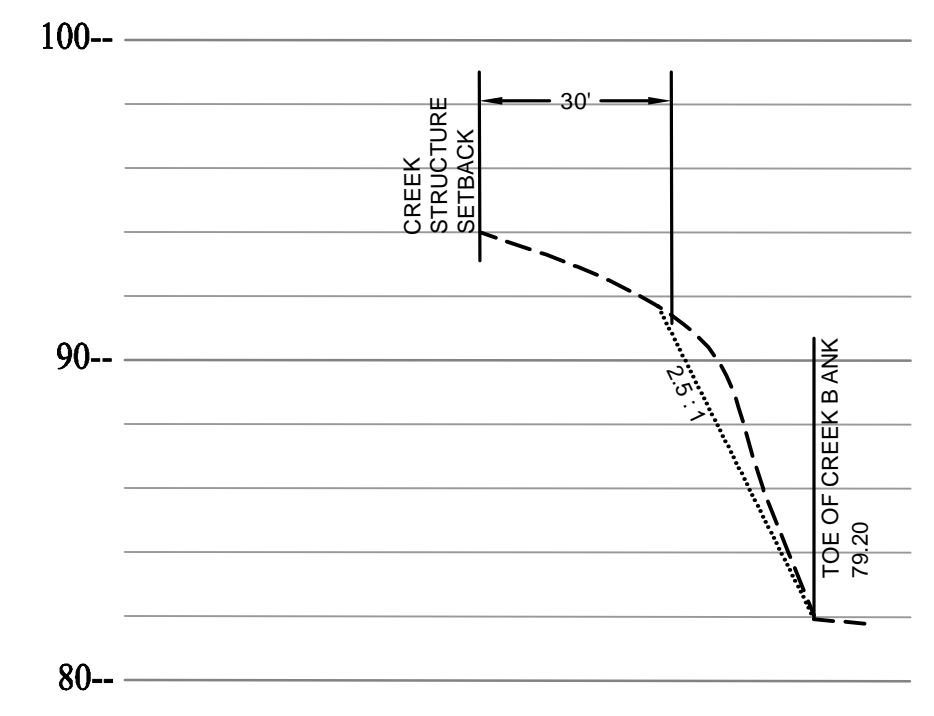
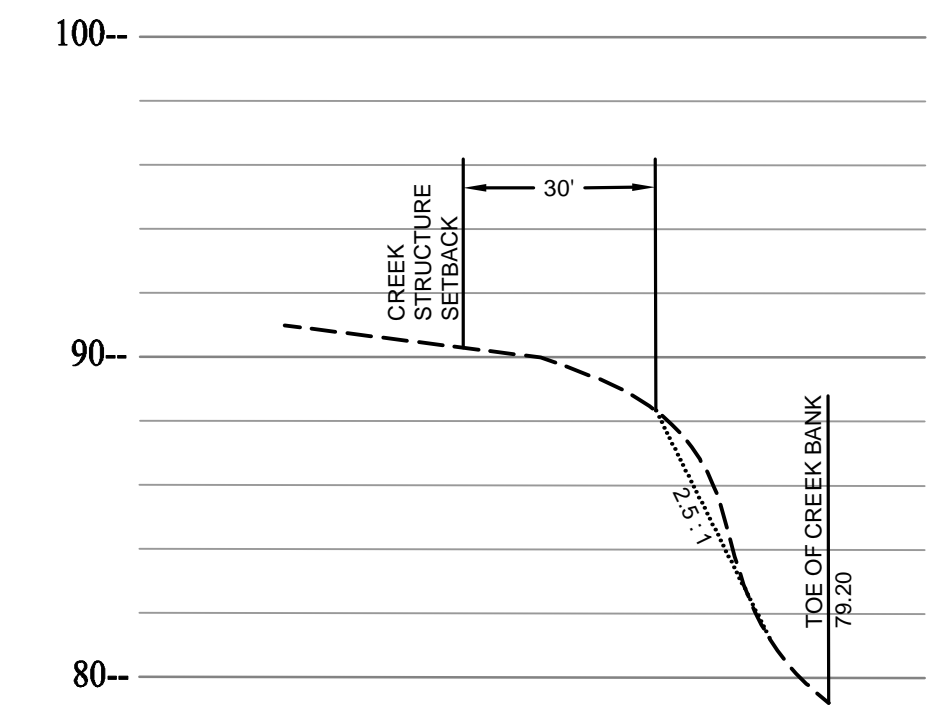
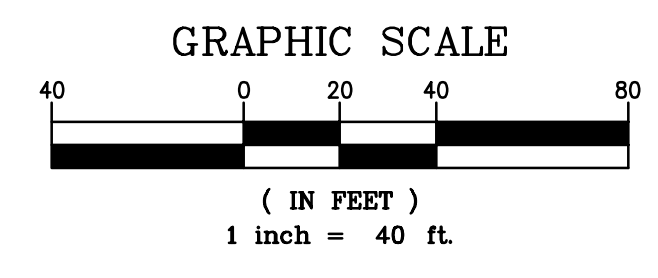
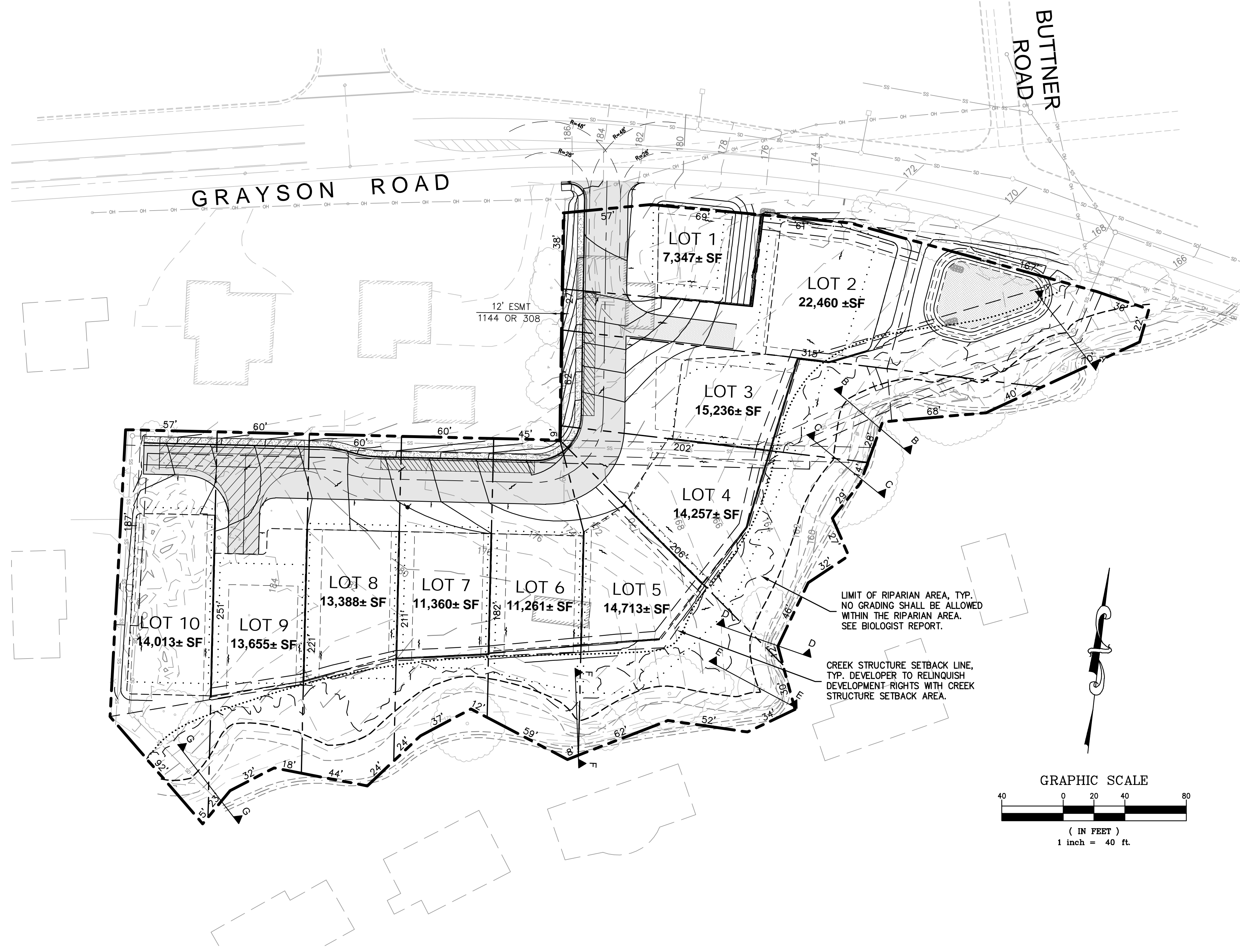


Easton C. McAllister
 EASTON C McALLISTER - PE 61148 / PLS 9583
 RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE

DEBOLT CIVIL ENGINEERING
 45+ YEARS
 811 SAN RAMON VALLEY BLVD #201
 DANVILLE, CALIFORNIA 94526
 (925) 837-3780 | DEBOLTCIVIL.COM

Date: 01/28/22
 Scale: 1" = 40'
 By: EM/mm
 Job No.: 19300

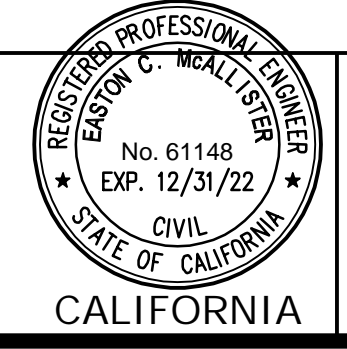


ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

CREEK STRUCTURE SETBACK EXHIBIT

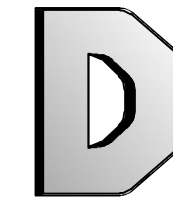
1024 & 1026 GRAYSON ROAD
SUBDIVISION SD20-9531

VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY



Easton C. McAllister
EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE



DEBOLT CIVIL ENGINEERING
45+
YEARS
811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date: 01/28/22
Scale: 1" = 40'
By: EM/mm
Job No.: 19300

Table with 11 columns: #, Species, DBH, Health, Structure, Dripline (N, E, S, W), Age, DE, CI, Comments, Action. Contains 10 rows of tree data.

Table with 11 columns: #, Species, DBH, Health, Structure, Dripline (N, E, S, W), Age, DE, CI, Comments, Action. Contains 12 rows of tree data.

Table with 11 columns: #, Species, DBH, Health, Structure, Dripline (N, E, S, W), Age, DE, CI, Comments, Action. Contains 14 rows of tree data.

Table with 11 columns: #, Species, DBH, Health, Structure, Dripline (N, E, S, W), Age, DE, CI, Comments, Action. Contains 16 rows of tree data.

Table with 11 columns: #, Species, DBH, Health, Structure, Dripline (N, E, S, W), Age, DE, CI, Comments, Action. Contains 16 rows of tree data.

Table with 11 columns: #, Species, DBH, Health, Structure, Dripline (N, E, S, W), Age, DE, CI, Comments, Action. Contains 16 rows of tree data.

ARBORIST REPORT TREE INVENTORY

1024 & 1026 GRAYSON ROAD SUBDIVISION SD20-9531

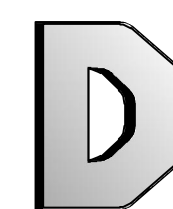
VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY CALIFORNIA



Signature of Easton C. McAllister

EASTON C McALLISTER - PE 61148 / PLS 9583 RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

Table with 2 columns: REVISIONS, DATE. Contains 3 rows.



DEBOLT CIVIL ENGINEERING 45+ YEARS 811 SAN RAMON VALLEY BLVD #201 DANVILLE, CALIFORNIA 94526 (925) 837-3780 | DEBOLTCIVIL.COM

Date: 01/28/22 Scale: N.T.S. By: EM/mm Job No.: 19300

#	Species	DBH	Health	Structure	Dripline				Age	DE	CI	Comments	Action
					N	E	S	W					
173 C	Coast live oak	8	F	P	25N				Y	X	L-M	Understory tree with heavy lean (trunk horizontal before correcting) to NW. Young tree with some dripline grading encroachment.	Save
174	Black walnut	23	F-P	F	20	20	20	25	M	X	H	Low branching, old mistletoe in canopy, dieback. Within grade limits.	Remove
175	Siberian elm	17, 17, 15	P	P	20	20	20	20	M	X	H	Tree in decline, poorly structured. Within grade limits.	Remove
176	Coast redwood	30	F/F-P	G	15	15	15	15	M	X	H	Drought-stressed. Within grade limits.	Remove
177	Coast redwood	26	F/F-P	G	15	15	15	15	M	X	H	Drought-stressed. Within grade limits.	Remove
177 B	Valley oak	11	G	G	8	8	8	8	Y	X	H	Not surveyed. Chain on trunk. Within grade limits.	Remove
178	Valley oak	14, 6	G	F	15	15	20	20	Y	X	H	Lean to SW. Within grade limits.	Remove
178 B	Valley oak	8	G	F	12	12	0	0	Y			Not surveyed. Within grade limits.	Remove
179	Calif. Buckeye	8, 7, 6	G	G	12	12	12	12	M	X	H	Within grade limits	Remove
180	Mulberry	18	P	P	0	10	10	0	OM	X	H	Previously topped. Within grade limits.	Remove
181	Valley oak	11	F	F	15NE-NW				Y		L	Grading just outside dripline.	Save
182	Valley oak	11	F	F	15S				Y	X	L-M	Grading at edge of dripline.	Save
183	Valley oak	13	F	F	20	15	0	0	Y	X	L-M	Grading at edge of dripline.	Save
184	Black walnut	8, 8, 7	P	P	8	8	8	8	M	X	H	Declining health. Within grade limits.	Remove
185	Valley oak	11	F	F	18	10	0	0	Y	X	L-M	S shaped trunk. Grading at edge of dripline.	Save

#	Species	DBH	Health	Structure	Dripline				Age	DE	CI	Comments	Action
					N	E	S	W					
186	Calif. Buckeye	7, 7, 6, 6, 5, 5, 5	G	G	18	18	18	18	M	X	M	Tangled with mulberry, and walnut. Grading within dripline.	Save Arborist on site during grading
187	Mulberry	18	P	P	15	15	15	15	M	X	H	Drought stressed, tangled with buckeye. Within grading limits.	Remove
188	Black walnut	9	F	F	20S				Y	X	H	Competing with buckeye, recommend removal. Within grade limits.	Remove
188 B	Coast live oak	11	F	G	12	12	12	12	Y	X	H	Not surveyed. Within storm treatment area.	Remove
188 C	Coast live oak	11	G	G	6	0	10	15	Y	X	H	Not surveyed. Within storm treatment area.	Remove
189	Calif. Buckeye	9, 9, 8, 7, 7, 5, 5, 5, 3, 3, 3	G	G	15	20	25	20	M	X	L-M	Grading limits at edge of dripline.	Save
190	Mulberry	16	Dead										Remove.
191	Coast live oak	14	G	G	10	10	10	10	Y	L		Grade limits just outside dripline.	Save
191 B	Coast live oak	11, 9	F	F	18NE-NW				M	L		Not surveyed. Lean over road.	Save
192	Mulberry	19	P	P	8	8	8	8	OM	X	H	Drought stressed. In decline. Within grade limits.	Remove
192 A	Coast live oak	17	G	F	18	10	10	18	M	L		In creek structure setback. Reduced by PG&E. By street, lifting asphalt curb.	Save
192 B	Willow	20, 20	P	P	15	0	0	0	OM		L	Outside northeast property corner along Grayson. Topped by PG&E, sparse canopy. Recommend removal	Remove
192 C	Willow	24	F	P	0	0	25	30	OM		L	Outside northeast property corner along Grayson. Uprooted to S. Fallen tree.	Remove
193	Siberian elm	12, 12, 10, 5, 5, 4	P	P	8	8	8	8	M	X	H	Dying tree. Within grading limits	Remove

#	Species	DBH	Health	Structure	Dripline				Age	DE	CI	Comments	Action
					N	E	S	W					
194	Siberian elm	12, 9, 4	P	P	0	15	15	15	M	X	H	Dying tree. Within grade limits.	Remove
194 B	Coast live oak	9	G	F	15N				Y	X	H	Not surveyed. Up against elm.	Remove
195	Siberian elm	13, 4	P	P	20N				M	X	H	Declining health. Within grade limits.	Remove
196	Coast live oak	19	G	F	20	N	W	0	20	M	L	Sweeping trunk	Save
197	Bush eucalyptus	10, 8, 8	Dead						M	L		Dead/failed. Fire hazard.	Remove
198	Bush eucalyptus	15, 15	P	P	10N				M	L		Dying, fire hazard.	Remove
199	Blue gum euc.	50	F	F-P	25	20	20	20	M	L		10" branch failure to N in 2006; minor sprouting from failure. Prune for safety if targets within 50ft.	Save
200	Bush eucalyptus	18, 5, 6	F	P	15S				M	L		Declining health. Recent failures. Prune for safety.	Save
201	Monterey pine	24	F	P	20	20	20	20	OM	L		Over mature tree, badly included co-dominant stems. Anticipate short life span, recommend removal.	Remove
202	Monterey pine	22	P	P	0	20	20	0	OM	L		Over mature tree, declining health. Recommend removal.	Remove
203	Monterey pine											Removed.	N/A
204	Monterey pine	18	F	P	25E				M	L		Poorly tapered trunk; lean to E. Recommend removal.	Remove
205	Monterey pine											Removed.	N/A
206	Calif. Buckeye	15, 15, 10, 10	G	G	25	25	25	25	M	L		Healthy tree.	Save

ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

ARBORIST REPORT TREE INVENTORY

1024 & 1026 GRAYSON ROAD SUBDIVISION SD20-9531

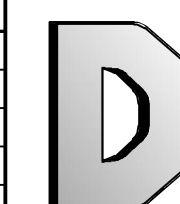
VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY CALIFORNIA



Easton C. McAllister

EASTON C McALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)

#	REVISIONS	DATE

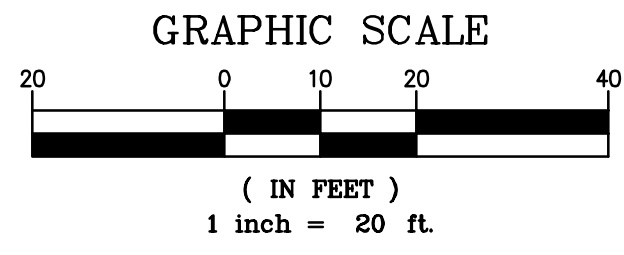


DEBOLT CIVIL ENGINEERING
45+
YEARS
811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date: 01/28/22
Scale: N.T.S.
By: EM/mm
Job No.: 19300



*-Affordable unit
for Moderate
Income Household



ALL PLANS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS SIGNED AND STAMPED BY THE ENGINEER AND REVIEWING AGENCY.

**CONCEPTUAL
BUILDING LAYOUT**

**1024 & 1026 GRAYSON ROAD
SUBDIVISION SD20-9531**

VICINITY OF PLEASANT HILL CONTRA COSTA COUNTY



Easton C. McAllister
EASTON C McALLISTER - R.C.E. 61148
RENEWAL DATE: 12/31/22

#	REVISIONS	DATE

DEBOLT CIVIL ENGINEERING
45+ YEARS
811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date: 03/25/22
Scale: 1" = 20'
By: EM
Job No.: 19300

Calibr Ventures c/o Andy Byde, (Applicant / Owner)

**Mitigation Monitoring and Reporting Program
County File #CDS20-09531**

**1024 and 1026 Grayson Rd
Pleasant Hill, CA 94523**

March 2023

SECTION 1: AESTHETICS

Potential Impact: 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. Project lighting could create a potentially significant adverse environmental impact due to substantial new light and glare on neighboring properties and Grayson Creek

Mitigation Measures:

Aesthetics 1: Thirty days prior to application for a building permit for subdivision improvements, the applicant shall submit a Lighting Plan for review and approval by the CDD. At a minimum, the plan shall include the following measures:

All outdoor lighting, including façade, yard, security, and street lights, shall be oriented down, onto the project site or road.

Back shields or functionally similar design elements shall be installed on every lighting pole to reduce lighting from spilling off site, and to ensure that lighting remains within the project site.

Implementing Action:

COA

Timing of Verification:

At least 30 days prior to applying for building permits for the new residence.

Responsible Department, Agency, or Party:

Project Proponent and CDD Staff.

Compliance Verification:

Review and approval of construction drawings (e.g., site plan, floor plans, elevations and grading plans) by Department of Conservation and Development, Community Development Division (CDD) staff, to verify compliance with all mitigations and conditions of approval.

SECTION 2: AIR QUALITY

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

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.

All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

Abbreviations:

Condition of Approval (COA)

Community Development Division (CDD)

Mitigation Monitoring and Reporting Program

CDSD20-09531

Page 2 of 14

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.

All vehicle speeds on unpaved roads shall be limited to 15 mph.

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.

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.

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.

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.

Potential Impact: Grading and construction activities using diesel powered vehicles and equipment on the site could have a potentially significant adverse environmental impact by creating localized odors.

Mitigation Measures:

The Bay Area Air Quality Management District, Basic Construction Mitigation Measures outlined in Mitigation Measure **Air Quality 1** would reduce the impact to a less than significant level.

SECTION 3: BIOLOGICAL RESOURCES

Potential Impact: suitable habitat for special-status plants, grading activities within suitable habitat could result in direct impacts to special-status plants through habitat loss or degradation.

Mitigation Measures:

Biology 1: In the spring immediately prior to project implementation, protocol-level rare plant surveys shall be conducted on the project site. Rare plant surveys shall be conducted by a qualified botanist, in accordance with all applicable survey guidelines including those published by the United States Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), and the California Native Plant Society (CNPS). If determined to be necessary by the qualified Botanist, reference site surveys shall be conducted to confirm plant phenology (flowering periods).

If State or federally listed plants are observed on-site during protocol-level rare plant surveys, all compensatory mitigation requirements and additional avoidance and minimization measures identified by CDFW and/or USFWS shall be implemented. If CNPS-Ranked species are observed on-site during protocol-level rare plant surveys, salvage of seed and/or root stock shall be conducted under the direction a qualified Botanist and in coordination with a qualified plant conservation institution or native nursery.

Implementing Action:	COA
Timing of Verification:	Prior to submittal of building permits and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.

Potential Impact: Three of the birds listed above (red-tailed hawk, red-shouldered hawk, Cooper’s hawk, sharp-skinned hawk, and destrel) were present, and observed foraging on the project site. Additionally, a Cooper’s hawk was observed on the project site exhibiting nesting behaviors.

Mitigation Measures:

Biology 2: All trees removed from the on-site riparian woodland shall be replaced in-kind and on-site to the greatest extent practicable at a 3:1 ratio for native trees, or out-of-kind at 1:1 ratio for non-native trees, to be replaced with native trees. A total of 18 native trees within the riparian woodland community are scheduled for removal – these trees would be replaced with approximately 54 native riparian woodland tree species including valley oak, coast live oak, California buckeye, and black walnut. A replacement tree planting plan shall be approved by the County along with landscape plans prior to issuance of building permits.

All trees removed from the onsite valley oak woodland shall be replaced in-kind and onsite at a 3:1 ratio for native trees, or out-of-kind at 1:1 ratio for non-native trees, to be replaced with native trees. A total of 32 native and 8 non-native trees within the valley oak woodland community are scheduled for removal – these trees shall be replaced, onsite, with approximately 104 native valley oak woodland tree species such as valley oak, coast live oak, blue oak, California black oak, interior live oak, California buckeye, and/or California bay laurel. Replacement trees shall be planted as 15-gallon trees, except that up to 50 percent of the required replacement trees may be planted as 5-gallon trees if it is determined based on an arborist report that long-term tree health and survival will be improved by starting with a smaller container size. Trees planted shall be spaced in a manner that promotes their long-term growth habits. All installed plant material shall meet the American Nurseryman’s Association Standards. Welded-wire cages shall be constructed around all tree plantings to

protect them from deer herbivory. A replacement tree planting plan shall be approved by the County along with landscape plans prior to issuance of building permits.

Biology 3: If vegetation removal, ground disturbance, or structure removal are scheduled to commence between February 1 and September 15, a preconstruction nesting bird survey of all suitable nesting habitat on the Project site and within the zone of influence (the area immediately surrounding the Project site that supports suitable nesting habitat that could be impacted by the proposed Project due to visual or auditory disturbance associated with the removal of vegetation and construction activities scheduled to occur during the nesting season) shall be conducted by a qualified biologist within 5 days prior to commencement of vegetation removal or ground disturbance. If no nesting birds are observed during the survey, the vegetation removal and/or ground disturbance may commence as planned. If nesting birds are observed during the survey, a non-disturbance buffer based on species, nest stage, and site conditions shall be established.

This buffer shall remain in place until such a time as the young have been determined (by a qualified Biologist) to have fledged. Nests shall be monitored daily by a qualified Biologist during project-related activities to determine the sufficiency of the buffer and whether it should be expanded to protect the nest based on disruptions to an individual bird’s natural nesting behaviors. If the buffer is determined to be sufficient, monitoring shall be reduced to twice a week until fledging occurs. If any change in bird behavior is detected, active nest buffers will increase as determined by a qualified Biologist. Nesting bird surveys shall be repeated if there is a lapse in project activities of seven days or more.

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:	CDD review.

Potential Impact: . CNDDDB listed 5 occurrences of California red-legged frog (*Rana draytonii*) (CRLF) in the 5-mile radius of the project site. Additionally, during the April 2021 survey, the Project Biologist identified suitable habitat for the CRLF

Mitigation Measures:

Biology 4: A pre-construction survey for special-status reptile species shall be performed no more than 48 hours prior to ground disturbance or vegetation removal to determine presence/absence of Alameda whipsnake and western pond turtle. Worker Environmental Awareness training discussing the potential for these species shall be conducted by the qualified Biologist or Biological Monitor for all construction personnel working within the project site prior to construction.

Biology 5: Directed pre-construction surveys for the California red-legged frog (CRLF) shall be performed prior to construction activities. The creek channel and associated riparian woodland may serve as dispersal areas for CRLF. A qualified Biologist shall conduct a pre-

construction survey of these habitats for CRLF preceding the commencement of construction activities to verify presence/absence of this species.

In order to mitigate for potential impacts to California red-legged frog (CRLF) and western pond turtle, wildlife exclusion fencing (ERTEC fencing) shall be installed along the grading limit of the project site to prevent dispersal into the grading and work areas of the site from the creek channel and/or the riparian corridor. Fencing should be trenched into the ground but a minimum of 6 inches and a lip should be formed along the top of the fence line. A qualified Biologist or Biological Monitor shall be on-site during initial ground-disturbing activities to inspect the work area and fence lines daily for special-status amphibians and other wildlife. Worker Environmental Awareness training discussing the potential for these species should be conducted by the qualified Biologist or Biological Monitor for all construction personnel working within the project site. If any CRLF or other listed amphibians are found during construction activities, the United States Fish and Wildlife Service (USFWS) should be consulted to approve capture and relocation by a qualified Biologist.

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:	CDD review.
Potential Impact: Five occurrences of western pond turtle (<i>Actinemys marmorata</i>) within the 5-mile radius of the project site. Water was present in Grayson Creek during the April 2021 survey. Therefore, western pond turtle could use the creek for foraging and aquatic dispersal.	
Mitigation Measures:	
Biology 4 and Biology 5	
Potential Impact: Runoff from the project site could adversely affect aquatic life within the adjacent water features.	
Mitigation Measures:	
Biology 6: A Storm Water Pollution Prevention Plan (SWPPP) and a Storm Water Management Plan (SWMP) shall be designed to ensure that best management practices (BMPs) are implemented so there are no impacts to water quality in Grayson Creek resulting from project construction or postconstruction storm water run-off.	
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.

Abbreviations:

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

Mitigation Monitoring and Reporting Program

CDS20-09531
Page 6 of 14

Compliance Verification:	CDD review.
Potential Impact: Removal of trees would impact raptor foraging and nesting bird habitat	
Mitigation Measures:	
Mitigation Measure Biology 2, Biology 3, and Biology 7	
Biology 7: Vegetation planted within on-site undeveloped areas shall be comprised of native valley oak woodland species to the greatest extent practicable. Landscape plans shall prioritize native vegetation and shall be approved by the County prior to issuance of building permits.	
Implementing Action:	COA
Timing of Verification:	During initial review of construction plan and landscaping plan sets and throughout project.
Responsible Department, Agency, or Party:	Project proponent and CDD.
Compliance Verification:	CDD review.
Potential Impact: Mammals, such as the western red bat (<i>Lasiurus blossevillii</i>), hoary bat (<i>Lasiurus cinereus</i>), and Yuma myotis (<i>Myotis yumanensis</i>) could use large trees and existing residential buildings for roosting opportunities and foraging habitat within the site. Implementation of the project would result in the demolition of the existing residences along with 40 trees. Tree removal partnered with any project-related construction lighting would result in the disturbance of roosting bats and the loss of roosting and foraging bat habitat.	
Mitigation Measures:	
Biology 8: For all project activities planned in or adjacent to potential bat roosting habitat, such as structures and/or involving woody vegetation modification or removal of any and all trees, a qualified Biologist shall conduct daytime and evening acoustic surveys in addition to extensive visual surveys of potential habitat for special-status bats at least 7 days prior to initiation of project activities. If bats are found on-site, a qualified Biologist shall identify the species, estimated quantity present, roost type, and roost status, but shall avoid disturbing bats during surveys. A qualified Biologist shall also create a Bat Mitigation and Monitoring Plan if special-status bat species are detected prior to the start of project activities. The Bat Mitigation and Monitoring Plan shall include: (1) an assessment of all project impacts to special-status bats, including noise disturbance during construction; (2) effective avoidance and minimization measures to protect special-status bats; (3) and compensatory mitigation for permanent impacts to special-status bats or their nesting/roosting habitat. If structures, trees, or other refugia equivalents are slated for limbing, removal, or modification, the Bat Mitigation and Monitoring Plan shall include the following measures:	
<ul style="list-style-type: none"> • To ensure that special-status bats have left potential roosting refugia, work shall occur over the course of two days. On the first day, smaller limbs or items from the identified trees or structures shall be brushed back or modified in the late afternoon. This disturbance should cause any potential roosting bats to seek other roosts during their nighttime foraging. The remainder of the refugia item can then be further limbed or removed as needed on the second day as late in the afternoon as feasible. If bats are found injured, or if bat mortality occurs during the course of tree 	

Abbreviations:

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

Mitigation Monitoring and Reporting Program

CDS20-09531

Page 7 of 14

work, a qualified Biologist shall record the species impacted, and the number of individuals documented.

- Tree limbing, modification, removal, or work on structural refugia shall not be performed under any of the following conditions: during any precipitation events, when ambient temperatures are below 4.5 degrees Celsius, when windspeeds exceed 11 miles per hour, and/or any other condition which may lead to bats seeking refuge.

- If special-status bats are found utilizing a tree, structure, or equivalent for roosting, the Bat Mitigation and Monitoring Plan shall include permanent artificial roosting habitat installation that shall be adjacent to, and sufficient for, the species observed and associated ecology thereof. Effective buffer zones for the installation and monitoring of the artificial roosts shall be determined and established by a qualified Biologist. Artificial roosts shall follow the 2018 Acceptable Management Practices for Bat Species Inhabiting Transportation Infrastructure.

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:	CDD review.

Potential Impact: Project implementation would result in removal of approximately 1.18 acres of valley oak woodland, which is considered a sensitive natural community and is an oak woodland protected under the Oak Woodland Conservation Act.

Mitigation Measures:

Mitigation Measure Biology 2, Biology 6, Biology 7 and Biology 9

Biology 9: During project implementation, the applicant shall implement the following Tree Preservation Guidelines, as detailed in the Revised Arborist Report Dated May 6, 2020 prepared by Traverso Tree Service, specially:

Pre- Grading Phase

- Mulch from tree removals may be spread out under the driplines of trees that will be retained, keeping at least 12” away from the trunks.
- Prior to construction or grading, contractor shall install protection fencing to construct a temporary Tree Protection Zone (TPZ) around each tree or grove of trees to be saved.
- TPZ fencing shall encompass the driplines and be approved by the project arborist.
- TPZ fencing shall remain in an upright sturdy manner from the start of grading until the completion of construction. Fencing shall not be adjusted or removed without consulting the project arborist.

Grading and Construction Phase

- The project arborist shall be on-site during excavation/grading within driplines, especially trees: #'s 102, 137, 138, 154, 157, 159, 160, 160b, 162, 163, 173, 173c, 182, 183, 185, 186, 189.

Abbreviations:

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

Mitigation Monitoring and Reporting Program

CDS20-09531

Page 8 of 14

- b. Should roots > 2” be encountered, arborist shall cleanly prune roots with a handsaw or sawzall, and immediately re-cover. Irrigate as necessary.
- c. If needed, canopy pruning shall be performed by personnel certified by the International Society of Arboriculture (ISA). All pruning shall adhere to ISA and American National Standards Institute (ANSI) Standards and Best Management Practices.
- d. Project arborist to set guidelines prior to pruning.
- e. Should Tree Protection Zone (TPZ) encroachment be necessary, the contractor shall contact the project arborist for consultation and recommendations.
- f. Contractor shall keep TPZs free of all construction-related materials, debris, fill soil, equipment, etc. The only acceptable material is mulch spread out beneath the trees.
- g. Should any damage to the trees occur, the contractor shall promptly notify the project Arborist to appropriately mitigate the damage.

Landscaping Phase

- a. The Tree Protection Zone (TPZ) fencing shall remain in place with the same restrictions until landscape contractor notifies and meets with the project arborist.
- b. Avoid all fill work, grade changes, and trenching within driplines unless it is performed by hand, and approved by the project arborist.
- c. Pipes shall be threaded under or through large roots without damaging them.
- d. Contractor shall avoid trenching and grade changes within driplines.
- e. All planting and irrigation shall be kept a minimum of 10’ away from native oaks. All irrigation within the driplines shall be targeted at specific plants, such as drip emitters or bubblers. No overhead irrigation shall occur within the driplines of native oaks.

Potential Impact: The proposed project plans on the removal of approximately 97 trees including native species such as coast live oak, valley oak, black walnut, and buckeye. Native trees and all trees greater than 6.5 inches in diameter at breast height (dbh) are considered to be protected under the Contra Costa County Tree Protection and Preservation Ordinance.

Mitigation Measures: Biology 2, Biology 3, and Biology 9.

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:	CDD review.

SECTION 4: CULTURAL RESOURCES

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.

Abbreviations:

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

Mitigation Monitoring and Reporting Program

CDS20-09531

Page 9 of 14

Mitigation Measures:

Cultural Resources 1: All project-related ground disturbance shall be monitored by an archaeologist who meets the Secretary of the Interior’s professional qualification standards for archaeology. In the event that significant cultural resources are discovered during construction activities, the applicant/project owner or sponsor shall ensure that operations within a 100-foot radius of the find shall cease and the archaeologist will be consulted to determine whether the resource requires further study. The standard inadvertent discovery clause shall be included on the grading plans submitted to the City to inform contractors of this requirement. Potentially significant cultural resources consist of but are not limited to stone, bone, fossils, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites. The archaeologist shall make recommendations to the City concerning appropriate measures, which shall be implemented by the applicant/project owner or sponsor to protect the discovered resources, including but not limited to recordation on appropriate California Department of Parks and Recreation (DPR) forms, evaluation, or excavation of the finds in accordance with CEQA Guidelines, Section 15064.5.

Cultural Resources 2: In the event of accidental discovery or recognition of any human remains, CEQA Guidelines Section 15064.5, Health and Safety Code Section 7050.5, and Public Resources Code Sections 5097.94 and 5097.98 shall be followed. If during the course of construction activities there is accidental discovery or recognition of any human remains, the following steps shall be taken:

1. There shall be no further excavation or disturbance within 100 feet of the remains until the County Coroner is contacted to determine if the remains are Native American and if an investigation of the cause of death is required. If the coroner determines the remains to be Native American, the coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours, and the NAHC shall identify the person or persons it believes to be the Most Likely Descendant (MLD) of the deceased Native American. The MLD may make recommendations to the landowner or the person responsible for the excavation work within 48 hours, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98.

2. Where the following conditions occur, the landowner or his or her authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity either in accordance with the recommendations of the most likely descendant or on the project site in a location not subject to further subsurface disturbance:

- The NAHC is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 48 hours after being notified by the commission.
- The descendant identified fails to make a recommendation.
- The landowner or his authorized representative rejects the recommendation of the descendant, and mediation by the NAHC fails to provide measures acceptable to the landowner.

Implementing Action:

COA

Abbreviations:

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

Mitigation Monitoring and Reporting Program

CDS20-09531

Page 10 of 14

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 could significantly impact the potential for increased exposure to adverse effects, including the risk of loss, injury or death from seismic-related ground failure, including liquefaction.

Mitigation Measures:

Geology 1: Prior to issuance of grading permits, the project applicant shall incorporate all recommendations provided in the project-Geotechnical Exploration into project plans, which shall be subject to review and approval by the County Geologist, or designee, prior to permit issuance. The geotechnical recommendations shall be implemented including general earthwork recommendations for site preparation, conditioning of expansive soils, removal of buried structures, removal of fill and disturbed soil, surface and subsurface drainage, biofiltration facilities, foundations, concrete flatwork, retaining walls, spread and pier footings, pavement areas, utility trenches, project review, and construction monitoring. Additionally, these include recommendations related to structural design, foundation design, foundation systems, slabs, moisture barriers, seismic design, walls, footings, slabs and walkways, concrete design, corrosion, pavement design, as well as lot maintenance, and future plan reviews.

Implementing Action:	COA
Timing of Verification:	Prior to issuance of a grading or building permit.
Responsible Department, Agency, or Party:	Project proponent, project geologist, peer review geologist, and CDD.
Compliance Verification:	CDD and peer review geologist review of investigation report by project geologist.

Potential Impact: There is a possibility that previously undiscovered buried fossils and other paleontological resources could be present and accidental discovery could occur.

Geology 2: The project applicant shall retain a qualified Paleontologist to conduct paleontological monitoring during all earth-disturbing construction activities. Should any significant fossils (I.e., bones, teeth, or unusually abundant and well-preserved invertebrates or plants) be unearthed, the construction crew shall not attempt to remove them, as they could be extremely fragile and prone to crumbling, and to ensure their occurrence is properly recorded; instead, all work in the immediate vicinity of the discovery shall be diverted at least 15 feet until a professional paleontologist assesses the find and, if

deemed appropriate, salvages it in a timely manner. All recovered fossils shall be deposited in an appropriate repository, such as the University of California Museum of Paleontology (UCMP), where they would be properly curated and made accessible for future study.

Implementing Action:	COA
Timing of Verification:	Project proponent and CDD.
Responsible Department, Agency, or Party:	CDD.
Compliance Verification:	Prior to recordation of the Final Parcel Map.

Potential Impact: The project could be located on 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

Mitigation Measures:

Mitigation Measures **Geology 1** would reduce the impacts of unstable soil to a less than significant level.

Section 13 NOISE

Potential Impact: Construction related noise could impact adjacent sensitive receptors.

Noise 1: To reduce potential construction noise impacts, the following multi-part mitigation measure shall be implemented for the proposed project:

- The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment.
- The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.
- The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where such market available technology exists.
- At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from the nearest residential land uses.
- The construction contractor shall designate a noise disturbance coordinator who would be responsible for responding to any local complaints about construction noise. The disturbance coordinator would determine the cause of the noise complaints (starting too early, bad muffler, etc.) and establish reasonable measures necessary to correct the problem. The construction contractor shall visibly post a telephone number for the disturbance coordinator at the construction site.
- The construction contractor shall limit noise producing construction activities to the hours between 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 8:00 a.m. and 7:00 p.m. on Saturday. No such activities shall be permitted on Sundays or federal holidays.

Implementing Action:	COA
Timing of Verification:	Project proponent and CDD.
Responsible Department, Agency, or Party:	CDD.
Compliance Verification:	Prior to recordation of the Final Parcel Map.

SECTION 18: 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 create two parcels from the site may impact the quality of the environment (Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geological Resources, Noise, 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.

Abbreviations:

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

Mitigation Monitoring and Reporting Program

CDSD20-09531

Page 14 of 14