

## CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Electronic Non-Accessory Sign  
(County File# CDLP22-02001)
2. **Lead Agency Name and Address:** Contra Costa County  
Department of Conservation and Development  
30 Muir Rd.  
Martinez, CA 94553
3. **Contact Person and Phone Number:** Everett Louie, Planner I  
(925) 655-2873
4. **Project Location:** 4587 Pacheco Blvd, Martinez, CA 94553  
(Assessor Parcel No. 380-260-004)
5. **Project Sponsor's Name and Address:** Alex Belenson (Applicant)  
1111 Broadway Suite 1515, Oakland, CA 94607
6. **General Plan Designation:** The subject property is located within a Light Industry (LI) General Plan Land Use Designation.
7. **Zoning:** The subject property is located within a Light Industrial District (L-I) zoning district.
8. **Description of Project:** The applicant seeks approval of a Land Use Permit to establish a non-accessory electronic billboard sign that will be used to advertise multiple businesses along Interstate 680. The sign is 14-feet tall by 48-foot wide-double-faced LED display and will be mounted on a single post centermount with a maximum overall height of 50 feet. The sign is proposed to be operated 24 hours a day, 7 days a week. There will be up to 8 messages displayed, with each message displayed for 8 seconds rotated on a 64-second loop. The billboard messages will be displayed for daytime and nighttime hours.
9. **Surrounding Land Uses and Setting:**

Surrounding Area: The subject property is located within the unincorporated Martinez area of Contra Costa County. The immediate surrounding area primary consists of industrial zoned parcels. Further northeast from the parcel are Heavy Industrial zoned parcels, further northwest and southeast are residential zoned parcels and further south are agricultural zoned parcels. Land within the City of Martinez jurisdiction is approximately 850 feet southwest. The surrounding parcels range in size from 1-acre to over 6-acres in size. To the south of the subject property are large warehouse uses including equipment suppliers, auto tire shop, and contractor yards. To the west is a commercial generator business, motorcycle shop and car wash facility. To the north is a kennel and roofing supply store and to the east is I-680. The area to the southeast of I-680 consists of single-family lots, with the majority of the lots in the R-7 zoning district.

Subject Property: The subject parcel (APN: 380-260-004) is a vacant, 6.58-acre parcel located along the western boundary of I-680, approximately 700 feet east of the Pacheco Blvd/I-680 entrance. The Martinez city limit is located approximately 850 feet south. The subject property has five existing trees. The parcel also contains numerous easements including a 10-foot sanitary sewer easement, a 30-foot federal engineering easement, a drainage easement, and a 100-foot P.G&E right of way easement. Additionally, Vine Hill Creek runs through the southern border of the property. The property is accessed from Pacheco Boulevard, through (APN: 380-042-001) with an existing access agreement with the property owner of 150 Nardi Lane, Martinez, CA.

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

- Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and Building Inspection Division (BID).
- Contra Costa County Public Works Department
- Caltrans District 4
- Contra Costa Water District
- Mountain View Sanitary District
- Contra Costa County Fire Protection District

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

The County contacted the Wilton Rancheria on May 10, 2022 and provided them with the project description and application materials for their determination of value of the site to local Native American tribes. The tribe was provided 30 days to request a consultation and on May 20, 2022, the Tribe submitted an email to County staff stating that the Tribe had no concerns.

### Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist in the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                 | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources       | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Energy                             |
| <input 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 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.

\_\_\_\_\_  
Everett Louie  
Planner I  
Contra Costa County  
Department of Conservation and Development

\_\_\_\_\_  
Date

## ENVIRONMENTAL CHECKLIST

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

### SUMMARY

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

The General Plan Open Space Element (Figure 9-1 “Scenic Ridges and Waterways”) identifies scenic ridges and waterways in the county. According to Figure 9-1, the project site is not located on a scenic ridgeline or near a scenic waterway, nor are there any scenic ridges in the vicinity of the project site. The nearest scenic ridgeway is Lime Ridge Open Space which is over 4.49 miles south of the project site. Therefore, the project will not have a substantial adverse effect on views from a scenic ridges and waterways.

The Transportation and Circulation Element of the General Plan (Figure 5-4 “Scenic Routes Plan”) identifies scenic routes in the county. It is a goal of the Transportation and Circulation Element to “identify, preserve, and enhance scenic routes in the County”. According to Figure 5-4, the section of Interstate 680 that borders the project parcel is not a scenic highway. The nearest scenic highway is Highway 4 that runs through Pacheco which is over a mile south of the project parcel. Therefore, the project will not have a substantial adverse effect on views from a scenic highway.

The subject property is located within a low-lying area of the County and is not on an elevated ridge or plateau where far reaching views of the surrounding area are available. Therefore, views from the project site are mainly of the surrounding commercial and industrial development and Interstate 680. The predominant land uses in the area surrounding the project site are commercial and industrial in nature. The commercial and industrial land uses in the area include, but are not limited to, automobile repair shops, contractor yards, generator shops, animal kennels and home renovation supply stores. Aside from the commercial and industrial uses listed above, the subject

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

property is directly adjacent (west, southwest) to Interstate 680 (I-680). The nearest residential neighborhood is approximately 800 feet south. Generally speaking, views of the surrounding commercial, industrial, and retail business land uses, and Interstate 680 would not be considered as scenic. Southbound motorists' views of the north-facing display will include mostly vacant land and large industrial/commercial buildings. Northbound motorist's views of the south-facing display include vacant land, some trees, a few large industrial/commercial buildings, and the Pacheco Blvd off-ramp. There are no scenic resources such as mountains, ridges (as viewed traveling in either direction on I-680 that will be impacted by the project. Based on the above, there will be a less-than-significant visual impact in the area and the project will not have an adverse effect on a scenic vista.

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

The proposed project consists of a new illuminated 50-foot-tall billboard located on a vacant parcel adjacent to I-680 and just south of the junction between Pacheco boulevard and I-680 on ramp. The project site is not situated within a state scenic highway and is located on an area of the lot that is relatively flat so there can be no impact to trees, rock outcroppings, or historic buildings within a state scenic highway. The nearest scenic route as identified in Figure 5-4 (Scenic Route Plan) of the County General Plan is Highway 4 over 1.11 miles south. At this distance, the billboard will not be visible from Highway 4. There are five trees located near the billboard site, however, the project will not remove or work within the dripline of any trees. The California Historical Resource Information System has reviewed the project and determined that there is a low possibility for the occurrence of unrecorded archeological resources at the site.

To determine visual impacts related to lighting and brightness of the sign, Watchfire signs, conducted an analysis of the brightness of the sign relative to Caltrans' Outdoor Advertising Act and Regulations and the California State Office of Outdoor Advertising. Because this sign is an LED sign, luminance, or intensity of visible light is measured in Nits. However, to be consistent with other billboards, the study has also reviewed the sign in foot-candle. One foot-candle is equivalent to 10.7639 Nits. According to the study, Watchfire's billboard displays are set to have a maximum daytime brightness level of 7,500 nits (696.7728 foot-candles) and a maximum nighttime brightness of 300 nits (27.870912 foot-candles). In comparison, the brightness of the daytime sky ranges from 190 foot-candles to 1,145 foot-candles. The proposed daytime brightness of the billboard falls within the range of the existing daytime sky ranges and as such, will not substantially contribute to daytime brightness.

The brightness of the sign will be set to the lower end of the existing ambient light during the nighttime hours. The Watchfire study evaluated the increase in foot-candles at night under normal operation at various viewing distances. A viewing distance of 100 feet from the billboard will have a 0.68 increase in foot-candles while a viewing distance of 500 feet from the billboard will have a 0.03 increase in foot-candles. The nearest residences are over 800 feet south and would

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

have a negligible increase in light due to their distance away from the sign. Therefore, the area will see an almost undetectable difference in ambient light after the installation of the digital led billboard. This sign will fall within the standards set forth in the CalTrans Outdoor Advertising Act and Regulations and the California State Office of Outdoor Advertising.

Since the proposed project will have no physical impact to existing scenic resources and will not increase the ambient lighting from what currently exists, the potential for the proposed project damaging scenic resources is less than significant.

- 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 subject property is located in an urbanized area as the area around is served by public services and is substantially built-up. Surrounding uses consist of industrial and commercial uses. While the sign may be slightly visible from surrounding residences over 800 feet away, the sign is oriented such that the sign faces are northwest and southeast, so they are visible to the highway. The project would not conflict with any applicable zoning and other regulations governing scenic quality as mentioned in section a, the site is not designated near a Scenic Route Plan nor located on Figure 5-4 of the County General Plan as a scenic route. The project site is not located in or near a scenic ridgeway or waterways.

As stated in section b above, the proposed 2-sided billboard displays are set to have a maximum daytime brightness level of 7,500 nits (696.7728 foot-candles) and a maximum nighttime brightness of 300 nits (27.870912 foot-candles). In comparison, the brightness of the daytime sky ranges from 190 foot-candles to 1,145 foot-candles. The proposed daytime brightness of the billboard falls within the range of the existing daytime sky ranges and as such, will not substantially contribute to daytime brightness. The nighttime illuminance from the billboard during normal operational hours will be minimal. At a viewing distance of 100 feet, the billboard will increase the areas illuminance by 0.68-foot candles and at 500 feet, the billboard will increase the areas illuminance by 0.03 foot-candles.

Therefore, the potential for the proposed project to substantially degrade the existing visual character or quality of the site and its surrounding is less than significant.

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

The project site is within an urbanized area that is mostly industrial and commercial, and although it may be visible to the adjacent residential areas (nearest is over 800 feet south), the sign is oriented such that the sign faces northwest and southeast so that it is visible to the highway. The

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
-----------------------------	---------------------------------------	---	-------------------------------------	------------------

location of the sign will be over 800 feet from the nearest residences located south, over 1,500 feet from the nearest residences located west, over 1,700 feet from the nearest residences located east and over 1,500 feet from the nearest residences located north. The distance between the sign and the nearest residences would buffer the illumination from the billboard.

As stated in section b above, the proposed billboard displays are set to have a maximum daytime brightness level of 7,500 nits (696.7728 foot-candles) and a maximum nighttime brightness of 300 nits (27.870912 foot-candles). In comparison, the brightness of the daytime sky ranges from 190 foot-candles to 1,145 foot-candles. The proposed daytime brightness of the billboard falls within the range of the existing daytime sky ranges and as such, will not substantially contribute to daytime brightness. Additionally, in the lighting study by Watchfire signs prepared on April 28, 2022, the study concluded that at a viewing distance of 500 feet from the sign, the increase in ambient light at night would be 0.03 foot-candles. In comparison, the brightness of the moon during nighttime hours is 232.35 foot-candles. Although the sign is proposed to operate 24 hours a day, the sign will be dimmed during nighttime hours. The brightness of the new sign will not substantially increase the existing ambient light in the area, and therefore the potential for the proposed project to create a new source of substantial light or glare in the area is less than significant.

**Sources of Information**

- Contra Costa County General Plan, 2005-2020. *Open Space Element*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*
- California Scenic Highway Mapping System Website.
- Watchfire Signs, 2022 *Lighting Study*, dated 4/28/2022
- California Historical Resource Information System, comment letter dated 2/18/2022.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

**SUMMARY**

- a) *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.)*

The subject site is designated Light Industry by the County’s General Plan. Figure 8-2 of the Conservation Element does not identify the property as an important agricultural area. Additionally, pursuant to the 2018 Contra Costa County Important Farmland Map, the subject property has been categorized as “Urban and Built-up” land. The project does not propose to convert prime farmland, unique farmland, or farmland of statewide importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use. Therefore, there is no potential for converting the subject property from farmland, as categorized by the California Resources Agency, to a non-agricultural use.

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

The subject property is not zoned for agriculture or farming; it is zoned a Light Industrial District (L-I). There are no existing agricultural uses taking place on the site, and there is no Williamson Act Contract associated with the property. Therefore, there is no potential for the proposed project to conflict with existing zoning for agricultural uses, or with a Williamson Act contract.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

- 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 site is not zoned for timberland production, nor is the site proposed to be rezoned in any way. There is no existing timberland or timber production occurring on the site. There are no forests on the project site and there are no areas designated as “Forest Lands” by the Department of Forestry. Lastly, there is no element of the proposed project that includes a request for or requires a zoning change on the site. Based on the above, there is no potential for the proposed project conflicting with or causing the rezoning of forest land, timberland, or timberland-zoned Timberland Production.

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

As stated in Section c) above, the project parcel is not zoned for timberland production not does the project parcel contain any lands that are designated as “Forest Lands.” Therefore, the project would not result in the loss of forest land.

- 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 project property is not designated as farmland, nor are there any existing agricultural uses occurring there. The project site is considered as “Urban and Built-Up” land due to the respective zoning and surrounding land uses. Therefore, there is no potential for the proposed project resulting in the conversion of farmland to a non-agricultural use.

**Sources of Information**

- California Department of Conservation and Development. 2018. *Contra Costa County Important Farmland Map*.
- Contra Costa County General Plan Conservation Element.
- Contra Costa County Accela GIS.
- Contra Costa County Code, Title 8—Zoning.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

<b>3. AIR QUALITY – Would the project:</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY**

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

The 2017 Clean Air Plan, prepared by the Bay Area Air Quality Management District (BAAQMD), is the most recent plan prepared to fulfill state and federal air pollution reduction requirements. The 2017 plan provides a regional strategy to protect public health and protect the climate, as well as describing how the air district will continue to progress toward attaining all state and federal air quality standards and eliminating health risk disparities from exposure to air pollution among Bay Area communities. To accomplish this, the 2017 plan describes a multi-pollutant strategy to simultaneously reduce emissions and ambient concentrations of ozone, fine particulate matter, toxic air contaminants, as well as greenhouse gases (GHG) that contribute to climate change. The proposed project consists of an electronic display billboard that is an unmanned static structure that does not result in the production or release of air pollutants as a result of its daily operation. The proposal does not include any elements or method of daily operation that would result in the emission of air pollutants that could potentially conflict with an applicable air quality plan or otherwise negatively impact air quality. Any air pollutants associated with the proposed project would be associated with the construction phase of the project and would primarily result from the use of equipment and tools with internal combustion engines. Due to the relatively short construction phase anticipated for this project, any air quality impacts as a result of pollutant release will be negligible and temporary in nature. Therefore, the potential for the project to conflict with an air quality plan, violate air quality standards, expose sensitive receptors to increased pollutant levels, or otherwise substantially increase pollutant levels is less than significant.

- 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.)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

The operation of an electronic billboard will not considerably increase any criteria pollutant because the project will have minimal construction and does not daily produce pollutants. An unmanned static structure does not result in the production or release of air pollutants as a result of its daily operation. Therefore, the project would not result in a cumulatively considerable net increase of any criteria pollutant.

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

The proposed project consists of an electronic display billboard that is an unmanned static structure that does not result in the production or release of air pollutants as a result of its daily operation. The proposal does not include any elements or method of daily operation that would result in the emission of air pollutants that could potentially impact any sensitive receptors such as schools. The closest schools to the project site are Las Juntas Elementary school located approximately 2,215 feet west of the site, Morello Park Elementary School located approximately 4,209 feet southwest of the site and Sunshine House Preschool located approximately 4,143 feet southeast. Any air pollutants associated with the proposed project would be associated with the construction phase of the project and would primarily result from the use of equipment and tools with internal combustion engines. Due to the relatively short construction phase anticipated for this project, any impacts as a result of pollutant release will be negligible and temporary in nature. Therefore, the potential for the project exposing sensitive receptors to substantial pollutant concentrations is less than significant.

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

The proposed billboard is a static structure that has no moving parts and does not involve the use or production of materials that will result in objectionable odors. Moreover, the closest residence is 887 feet south from the project site. There is a substantial buffer between the project site and surrounding residences. Common odor-generating land uses typically involve petroleum refining, natural gas production, manufacturing, fabrication, rendering of animal products, manure production or use, painting, agricultural uses, landfills, etc. Billboard signs are not uses that are normally subject to producing objectionable odors. Therefore, there is a less than significant impact for the proposed project to create objectionable odors that would affect a substantial number of people.

**Sources of Information**

- Contra Costa County Climate Action Plan.
- Bay Area Air Quality Management District website.
- Air Resources Board website.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

<b>4. BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY**

- a) *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.)*

Figure 8-1 of the Conservation Element of the General Plan indicates the project site is not located in a significant ecological area of biological importance. The project consists of the construction of a new electronic billboard structure that will require a small construction zone on a vacant parcel. Vine Hill Creek runs through the parcel, running parallel with the southern parcel boundary line. The proposed location of the project is outside of the creek structure setback (30 feet) and will not change the configuration of the creek. The project applicant has provided the creek structure setback to the Contra Costa County Public Works Department who reviewed the project and confirmed that the project would not be located within this setback. There are no biological resources within the immediate vicinity of the project, nor will there be any habitat modifications as a result of the proposed project. Therefore, the project will have a

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

less than significant impact to any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

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

Vine Hill Creek runs parallel to the southern boundary line of the parcel. However, the proposed billboard and trench line for the utilities is located well outside the required 30-foot creek structure setback. Moreover, the project site is not identified in the General Plan Conservation Element Table 8-1 as a significant ecological area within the County. Therefore, the project will not have an impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

- 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? (No impact.)*

The proposed project consists of the construction of a new electronic billboard structure. The project will require a substantially small construction zone on a vacant property. The construction zone will be located outside of the Vine Hill Creek structure setback zone. Additionally, the project does not require substantial cut and fill. Therefore, the project will have no impact on any state or federally protected wetlands through direct removal, filling, hydrological interruption, or other means.

- 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.)*

Since Figure 8-1 of the Conservation Element of the General Plan indicates the project site is not located in a significant ecological area of biological importance, it is reasonably inferred that the project will not substantially interfere 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, as no such features were identified on the project property. Additionally, the project will have a maximum overall height of 50 feet and the brightness of the sign will be reduced during nighttime hours to limit the amount of ambient light created by the sign. Therefore, the project will have a less than significant impact on 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.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No Impact)*

The Conservation Element of the General Plan has various vegetation and wildlife goals and policies intended to protect ecologically significant lands, wetlands, and plant and wildlife habitats. Figure 8-1 in the Conservation Element indicates that there are no significant ecological areas on or in the project vicinity. There are 5 trees located on the parcel, and they are considered code-protected by the County’s tree preservation and protection ordinance. The project does not require any trees to be removed nor will any work be done underneath the dripline of any tree as the project has been designed to avoid all trees on the site. Therefore, there are no biological resources on the project site or in the surrounding area that will be impacted as a result of the project that could potentially conflict with local policies or ordinances protecting biological resources.

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

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

**Sources of Information**

- California Department of Fish and Wildlife. Accessed 2022. <https://apps.wildlife.ca.gov/lands/>
- Contra Costa County General Plan Conservation Element.
- Contra Costa County Code, Title 8—Zoning.
- Contra Costa County Accela GIS.
- East Contra Costa County Habitat Conservancy. Accessed 2022. <https://cocohcp.org/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

**SUMMARY**

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

The California Historical Resource Information System, Northwest Information Center (NWIC) has reviewed the project and determined that there is low possibility for the occurrence of unrecorded archeological resources at the site. Figure 9-2 of the Open Space Element of the General Plan designates the site as “largely urbanized”, which generally means that there is a low probability for encountering archeological resources. The NWIC identified two studies performed (Banks 1981) and (Caltrans 1991) which covered the project area and identified no cultural resources within the proposed project area. The project site is vacant and as such, there are no existing buildings that would be more than 45 years old. The project consists of the construction of an electronic billboard structure. The need for trenching will be minimal. The project will include a standard condition of approval that will require all construction to stop should any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations and that the applicant shall notify the Community Development Department within 24-hours. Therefore, there is a less than significant impact for the proposed project to cause substantial adverse change to the significance of a historical resource as defined in CEQA Guidelines Section 15064.5.

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

The proposed project was reviewed by the NWIC and the Wilton Rancheria Cultural Preservation Department. Both departments provided comments of no concern to the proposed project in regard to any human remains on the site. Additionally, it is standard practice for the County to condition building, grading, and land use permits that consist of construction to stop work until the site has been assessed by a qualified archeologist/anthropologist in the event that archeological or anthropological resources, such as human remains, are found during construction or site preparation. If human remains are found, the County Coroner is also immediately notified and an archaeologist will be contacted. In the event that human remains are found that are associated with Native American origin, the County corner will notify the Native

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
-----------------------------	---------------------------------------	---	-------------------------------------	------------------

American Heritage commission within 23 hours of the identification. Therefore, by following standard County procedures for such contingencies, the project will have a less-than-significant impact on this analysis category.

**Sources of Information**

- Contra Costa County General Plan Open Space Element. Figure 9-2. *Archaeological Sensitivities Map*.
- California Historical Resource Information System, comment letter dated February 18, 2022.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

**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 on 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.

The project will use energy as it is an electronic billboard and will require short term energy for the construction of the proposed project. The proposed project’s energy demand would be typical for a development of this scope and nature and the project would be required to comply with current state and local codes concerning energy consumption, including Title 24 of the California Code of Regulations, enforced by the Building Inspection Division. Therefore, the project would have a less than significant impact due to energy consumption.

- b) *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? (Less than Significant Impact)*

Locally, Contra Costa County adopted its Climate Action Plan (CAP) on December 15, 2015. The CAP outlines the County’s strategy to address the challenges of climate change by reducing local greenhouse gas (GHG) emissions while improving community health. Additionally, the CAP meets the California Environmental Quality Act requirements for developing a qualified GHG reduction strategy, and is consistent with the Bay Area Air Quality Management District’s (BAAQMD) guidance on preparing a qualified GHG reduction strategy. The energy efficiency

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
-----------------------------	---------------------------------------	---	-------------------------------------	------------------

requirements of Title 24 are supportive of the goals and policies of the CAP and the project construction will comply with the requirements of Title 24; therefore, the project’s potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency would be less than significant.

**Sources of Information**

- Contra Costa County Climate Action Plan.
- California Code of Regulations, Title 24

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

<b>7. GEOLOGY AND SOILS – Would the project:</b>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY**

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving, i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides? (Less than significant.)*

The San Francisco Bay Region is considered one of the most seismically active regions of the United States, and it can be assumed that the project site will be subject to one or more major earthquakes. Earthquake intensities vary depending on numerous factors, including (i) earthquake magnitude, (ii) distance of the site from the causative fault, and (iii) the geology of the site. The USGS has stated that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the Bay Area region between the present and 2043. The project site is not located in an Alquist-Priolo Earthquake as designated by the State of California. The nearest fault of regional significance to the project site is the Concord Fault that is located

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

approximately 5,000 feet east. According to the Safety Element of the County General Plan (Figure 10-4), the site is in an area rated “moderately low damage susceptibility”. This designation is applied to sites that are underlain by of Pleistocene-age alluvium. The Safety Element recognized that local ground conditions are highly variable. Structures sited on competent foundation materials and stable slopes typically perform satisfactorily. Conversely, weakly consolidated soils that are water saturated at or near the ground surface, and steep, unstable slopes are considered to be potentially hazardous. The risk of structural damage from earthquake ground shaking is controlled by building codes and grading regulations. The California Building Code (CBC), and the County Grading Ordinance, mandate that for structures or buildings requiring building permits must take into account foundation conditions and the proximity of active faults and their associated ground shaking characteristics in their design. Design-level geotechnical reports must also include CBC seismic design parameters; these parameters are used by structural engineers in the design of civil engineering structures. It is the standard practice of the Building Inspection Division of the Department of Conservation and Development to verify that the seismic requirements of the CBC are incorporated into residential building permits; thus, compliance with building and grading regulations are anticipated to keep such risks within generally accepted limits. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally acceptable limits. For these reasons, the environmental impact from seismic ground shaking would be considered to be less than significant.

The Safety Element of the County General Plan (Figure 10-5), also rates the project site as having “generally moderate to low” liquefaction potential. This map divides Contra Costa County into three categories: “generally high,” “generally moderate to low,” and “generally low” liquefaction potentials. The map was prepared in consideration of available data on soil types, elevation of the water table, and limited review of available borehole logs for land development projects around the county. The Soil Survey of Contra Costa County (1977) indicates that the erosion hazard on the project site is low and there are no landslides indicated on published maps. Figure 10-5 is used as a “screening criteria” during the processing of land development applications and on a project-by-project basis. By intent, the map is conservative on the side of safety. The project site is entirely or chiefly in an area classified as generally moderate to low liquefaction potential. Therefore, the potential impact of liquefaction would be considered less than significant.

In 1975, the US Geological Survey (USGS) issued photo interpretive maps of Contra Costa County showing the distribution landslide and other surficial deposits. The USGS mapping is presented in Figure 10-6 of the Safety Element of the County General Plan. This map indicates no evidence of landslide deposits on or near the project site. Therefore, the potential impact of landslides would be considered less than significant.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

The project slopes very gently downward from the border of I-680 and then flattens out towards the middle of the parcel, so the erosion hazard on the project site is very low due to the flatness of the terrain. The project which consists of the construction of a new electronic billboard structure will require a substantially small construction zone. Due to the nature of the project, a billboard on a single post does not require substantial grading for the site. Additionally, the project will be required to comply with all applicable erosion control best management practices (BMPs) required for grading and building permits. Such BMPs will minimize and keep any construction-related erosion within acceptable levels. Therefore, the project will not result in substantial soil erosion or the loss of topsoil.

- 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.)*

According to Figure 10-6 of the Safety Element, the site is located in an area where no known landslide deposits have been identified and according to Figure 10-5 of the of the Safety Element, the project site is located in an area that has been characterized as having a “generally moderate to low” potential for liquefaction. Prior to the construction of the proposed billboard structure, the County Building Inspection Division will review the foundation and support column plans to ensure that they are accurately designed to meet the needs of the subject’s property’s soil characteristics. The Building Inspection staff will also review the plans to ensure that the foundation and support column designs remain consistent with building code and existing soil conditions. In addition, the subject site is entirely flat and doesn’t have any hill or slopes, so the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse is 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.)*

Prior to the construction of the proposed billboard structure at the site, the County Building Inspection Division will review the foundation and support column plans to ensure they are accurately designed to meet the needs of the subject property’s soil characteristics. The Building Inspection staff will also be required to ensure that the foundation and support column designs remain consistent with building code and existing soil conditions. In addition, the proposed project is an unmanned electronic billboard on a vacant lot. There is no other life or property out there. Therefore, the potential of the proposed project creating substantial risks to life or property as a result of expansive soils is less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

- 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 proposed project consists of the construction of a new unnamed, electronic billboard structure. The facility will not provide any living facilities and does not need a septic tank. The project was reviewed by the sanitary district who had no comments on the project. Therefore, there is no potential for adverse environmental impacts as a result of soils incapable of adequately supporting septic tanks or alternative wastewater disposal systems.

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

The entire property is flat with no visible geologic features. There are no rock outcroppings on the site, so the likelihood of destroying a unique geologic or paleontological feature is low. Additionally, the project will involve minimal construction and minimal trenching for the construction of the new electronic billboard structure. Based on the nature and scope of the construction activities needed to implement the proposed billboard and the minimal amount of ground disturbance activities, the potential for the proposed project to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature is less than significant.

**Sources of Information**

- Contra Costa County Accela GIS.
- Contra Costa County Grading Ordinance.
- Contra Costa County General Plan Safety Element.
- Contra Costa County General Plan Conservation Element.
- California Building Code.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

<b>8. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
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.)*

The billboard sign is a static structure that is unmanned and would not generate any greenhouse gas emissions as a result of its everyday operation. The only greenhouse gas emissions associated with the proposed project will be those associated with the use of equipment during the construction phase of the project. The anticipated greenhouse gas emissions level from the construction phase of the project is low due to the short construction period, and the relatively few pieces of equipment that will be required. Due to the short duration of the construction phase, the potential for the project having a significant impact on the environment because of greenhouse gas emissions is 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.)*

The proposed billboard will not result in greenhouse gas emissions as part of its daily operation, and the necessary construction period is short. Therefore, emissions resulting from the project will be temporary and not of a scale that has the potential for conflicting with any applicable plan. Therefore, the potential for the proposed project conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases is less than significant.

**Sources of Information**

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

<b>9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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-b)** *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? Or 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 billboard structure will only be used for advertisement purposes. The daily operation of a billboard does not emit or require the handling of hazardous materials. The construction of a billboard does not require the routine transport, use, or disposal of hazardous materials. Therefore, there a less than significant impact for the project to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials nor will there be potential for the proposed project creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

The billboard structure will only be used for advertisement purposes. While the project will require construction, the construction time will be minimal due to the scope of the project. The daily operation of a billboard does not emit or require handling of hazardous materials. The closest schools to the site are Las Juntas Elementary school located approximately 2,215 feet west of the site, Morello Park Elementary School located approximately 4,209 feet southwest of the site and Sunshine House Preschool located approximately 4,143 feet southeast. Therefore, it is highly unlikely for the proposed project to emit hazardous emissions, handling hazardous materials, or waste within one-quarter mile of a school.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Less than Significant Impact.)*

A review of the Cortese List database maintained by the California Department of Toxic Substances Control (DTSC) indicates that the property is not on the list of contaminated properties or toxic substance clean-up sites. The nearest sites listed on Department of Toxic Substances Control is 4501 Pacheco Blvd which has a status of closed. Therefore, the project site is not categorized as a hazardous materials site.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (Less than Significant Impact.)*

The project site is located farther than 1.36 miles from the nearest public use airport, which is the Buchanan Airport in Concord. The project is not located within the Airport Influence Area of Buchanan Field Airport and is not within the Contra Costa County Airport Land Use Compatibility Plan (ALUCP). The location of the billboard will be beyond the Safety Zones and the Airspace Protection Surface. Therefore, the project will have a less than significant impact.

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

The proposed project consists of the construction of a new electronic billboard structure. The proposal would not impede or otherwise alter traffic patterns along Interstate 680, Pacheco Boulevard, or any other roadway or waterway that may be a part of an emergency response or evacuation plan. In addition, the proposed project will not impact any existing utility structures such as power poles, telecommunication towers, or other mediums of communication which may

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

be part of an existing emergency response or evacuation plan. Therefore, there is no potential for the proposed project impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan.

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

According to Figure 10-10 (Fire Hazard Areas) of the Safety Element of the General Plan, the site is located in a Class 2 Critical Fire Weather Area, which means that the site could be subject to between 1 to 9.5 critical fire days per year. Figure 10-10 also indicates that the project site is located in a Urban zoned fire area as opposed to Moderate, or High, or Very high. The Contra Costa County Fire Protection District reviewed the project and had no comments. Therefore, the potential for the project exposing people or structures to a significant risk of loss, injury, or death involving wildfires is less than significant.

**Sources of Information**

- Contra Costa County General Plan, 2005-2020. *Safety Element.*
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element.*
- Contra Costa County Accela GIS.
- Google Maps.
- California EPA Cortese List ([www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm))
- Contra Costa County Airport Land Use Compatibility Plan.
- Contra Costa County Fire Protection District Project Comment, dated 2/8/2022

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

**SUMMARY**

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (Less than Significant Impact.)***

The proposed project consists of construction of a new unmanned billboard. The daily operation of the billboard does not require the use of water or the generation of wastewater. The potential for the use of water or the creation of wastewater during the construction phase of the project is negligible, if any at all. Therefore, the potential for the proposed project violating any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality is less than significant.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

The billboard structure will not require the use of water for its daily operation. Although drilling will be required to install the billboard support columns, it will only be during the construction phase of the project. Therefore, the potential for the proposed project to substantially decrease groundwater supplies or interfere substantially with groundwater recharge is less than significant.

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

- i) *Result in substantial erosion or siltation on- or off-site? (No Impact.)*

The site slopes gently from the edge of I-680 inwards and flattens out in the middle and where the proposed project will be, therefore, the prospect of siltation or erosion is very low. The project was reviewed by the Contra Costa County Public Works Department who provided comments stating that the proposed use would not have a significant impact on increasing runoff. There will be minimal ground disturbance for the conduit line and the construction of the billboard and there will be no increase in the amount of impervious surface arear on the property. Therefore, there is no potential for the proposed project substantially altering the existing drainage pattern of the site or area in a manner which would result in substantial erosion or siltation or flooding on- or off-site.

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

Division 914 of the county ordinance code requires that all stormwater entering and/or originating on the property will be collected and conveyed, without diversion and with an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys stormwaters to an adequate natural watercourse. The project drainage plans have been reviewed by the Public Works Department for compliance with Division 914 and concluded that the project use would not have a significant impact on increasing runoff. Therefore, there is a less than significant impact for the proposed project to increase the rate or amount of surface runoff on the site.

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

The Contra Costa County Public Works department reviewed the project and determined that the project will create less than 10,000 square feet of impervious surface and is below the threshold of the requirement for a Stormwater Control Plan. Additionally, the Public Works

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

department concluded that the proposed use would not have a significant impact on increasing runoff. Therefore, the project will have a less than significant impact on the creation of runoff.

*iv) Impede or redirect flood flows? (No Impact.)*

The proposed electronic billboard is located within the Special Flood Hazard Area (100-year flood boundary). However, the project will have minimal ground disturbance which will be required during the construction phase of the project, and there will be no increase in the amount of impervious surface area on the property. Therefore, there is no potential for the proposed project to impede or redirect flood flows.

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

The subject site is located within a 100-year flood hazard area as determined by the Federal Emergency Management Agency (FEMA). The subject parcel is located in an area designated as flood zone “A”. The project does not include a proposal to remove or modify an existing dam or levee, or other mechanism for controlling large volumes of water. There are no dams or levees on the subject property. During the building permit process, the applicant will be required to apply for a flood plain permit prior to the construction of the billboard. Therefore, the potential for the proposed project to release pollutants due to project inundation is less than significant.

**e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? (No impact.)***

The subject property is not located within a state-designated “critically over drafted” groundwater basin, and therefore it is not subject to the Sustainable Groundwater Management Act, and accordingly there are no regulations imposed by the County aside from General Plan policies to protect groundwater quality from pollution. The proposed billboard structure is located outside of any drainage easements on the property and will contribute a small amount of new impervious surface area. Therefore, there is no potential for the project to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

**Sources of Information**

- Contra Costa County General Plan, 2005-2020. *Conservation Element*.
- Contra Costa County General Plan, 2005-2020. *Safety Element*.
- Contra Costa County Accela GIS.
- California Department of Water Resources website, Groundwater Information Center. Interactive Map Application ([https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels /](https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels/)).
- Contra Costa County Public Works Department Letter, June 9, 2022

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>11. LAND USE AND PLANNING – Would the project:</b>				
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.)***

The project parcel is an undeveloped 6.58-acre parcel located adjacent to I-680. The project site is located within a commercial/industrial area and Interstate 680 and is therefore not within an established community. Furthermore, the proposed project does not consist of improvements that would physically divide any of the nearby communities, or even adversely impact the manner in which people enter or exit those communities as the billboard will not impair any existing roads or highways. Therefore, the project would not physically divide an established community.

**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.)***

As is required pursuant to Section 84-58.404 (Uses – Requiring Land Use Permit) of the County Ordinance, the proposed electronic billboard (a non-accessory sign) may be established in the respective Light Industrial Zoning District (L-I) after the County’s granting of a land use permit. As discussed throughout this study, the project consists of a new electronic billboard located on a vacant parcel. The County Ordinance limits the height of buildings or structures within the L-I zoning districts to a maximum of three stories high above the highest point of ground elevation. The proposed billboard does not have more than one story and will have a maximum height of 50 feet. Structures in the L-I district must be located at least ten feet from the boundary line of any existing public road or highway. The proposed project is outside of the 10-foot highway boundary setback. Structures in the L-I district must also have a side yard setback of at least 10 feet from each side. The proposed billboard is more than 10 feet from the side property line of the parcel. In addition, the County’s Outdoor Advertising Ordinance allows for illuminated signs and states, in part, that “the board of adjustment shall make conditions as to the time, intensity, direction and quality of illumination so that it shall not cause a nuisance.” Since the applicant has applied for a land use permit application that requires approval of a County decision-making body, there is less potential for the project conflicting with any applicable land use plan, policy, or other regulation adopted for the purpose of avoiding or mitigating an environmental effect.

**Sources of Information**

- Contra Costa County General Plan Land Use Element.
- Contra Costa County Code, Title 8—Zoning.
- Contra Costa County Accela GIS.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

Figure 8-4 of the Conservation Element of the General Plan identifies mineral resource areas. Goals, policies, and implementation measures aimed at protection of mineral resource areas are also presented in the Conservation Element. The site is not within a mineral resource area designated by the General Plan and has a very low potential for containing economic mineral deposits; therefore, there is no potential for the proposed project resulting in the loss of availability of a known mineral resource.

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

Figure 8-4 of the Conservation Element of the General Plan identifies mineral resource areas. The project parcel is not within a mineral resource area. Therefore, the project would not 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.

**Sources of Information**

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

**SUMMARY**

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

The Noise Element of the County General Plan contains the land use compatibility guidelines for community noise. The subject parcel is located within a 60 dBA area as identified in the Noise Element of the County General Plan. Due to the nature of the project and the surrounding uses, it will not substantially increase ambient noise levels in the area since the parcel is vacant and surrounding uses are industrial/commercial by nature. Billboards are not the type of structure that are typically associated with a risk for potential environmental impacts as a result of noise generation. Additionally, the project is adjacent to I-680 and 0.11 miles north from the Burlington Northern Santa Fe railroad line. These two transportation corridors create more ambient noise than a unmanned billboard would. The construction phase of the proposed project will require the use of construction equipment but will be relatively short lived. Noise impacts resulting from construction activities depend on the noise generated by various pieces of equipment, the timing and duration of noise generating activities, and the distance between construction noise sources and sensitive noise receptors. Some types of noise created during construction will be groundborne vibrations during drilling for the posts and for minor trenching of the electrical lines. Construction noise impacts primarily occur when activities occur during noise-sensitive hours of the day (early morning/late evening), in areas immediately adjacent to noise sensitive land uses, or when the durations last extended periods of time. The project will be conditioned to require that the project sponsor adhere to various construction phase standards that regulate elements such as the hours of construction, hours for transportation of heavy equipment, and construction material delivery. With a relatively short construction period and the project being conditioned to adhere to the standard construction-phase conditions, the potential for the proposed project generating or exposing people to substantial levels of noise is less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

Although the sign itself will not result in groundborne vibrations or noise during its daily operations, the installation of the sign will require drilling for the posts of the sign and minor trenching for electrical lines. The construction phase of the proposed project will be relatively short and is temporary. Additionally, residences are located over 800 feet away from the construction site. Therefore, the project resulting in the generation of excessive groundborne vibration or groundborne noise levels is 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? (Less than Significant Impact.)*

The subject property is located within 2 miles of the Buchanan Field Airport. However, as indicated on Figure 3B of the Buchanan Field Airport land use plan, the project site is located beyond the airport’s Composite Noise Contour areas, which indicate the areas surrounding the airport where noise exposure levels from airport activity are anticipated to exceed 55 decibels. Therefore, the project site’s distance from the airport and relatively short construction phase reduce the potential for the project exposing construction workers to excessive noise to a less than significant level.

**Sources of Information**

- Contra Costa County General Plan, 2005-2020. *Noise Element.*
- Contra Costa County Accela GIS.
- Contra Costa County Airport Land Use Compatibility Plan, dated 12/13/2000.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

**SUMMARY**

- a) *Would the project induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (No Impact.)*

The proposed project is a non-accessory electronic billboard structure. This structure is unnamed and does not require any housing units to be built with it nor require housing accommodations for daily operation. Therefore, the project not substantially induce unplanned population growth in an area as it does not propose new homes or businesses nor does it extend roads or necessary infrastructure.

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

The proposed project consists of a new electronic billboard structure. It is unnamed and is placed in a vacant lot that is not currently being used for housing nor has any proposed future housing plans. Therefore, the project will not displace a substantial number of existing people or housing.

**Sources of Information**

- Project Application and Plans for County File #CDLP22-02001

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

<b>15. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</b>				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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)**

The proposed billboard will be unnamed, uninhabitable structure that is used solely for the purpose of advertisement. The project will not induce substantial population growth, nor will it require more people to be on the site or the surrounding sites. Contra Costa County Fire Station 9 is located 1.81 miles south of the project site and Contra Costa County Fire Station 13 is located 2.38 miles west of the project site. Therefore, construction of the billboard as proposed has a less than significant impact on the demand for fire protection within the County.

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

The proposed billboard will be unnamed, uninhabitable structure that is used solely for the purpose of advertisement. The project will not induce substantial population growth, nor will it require more people to be on the site or the surrounding sites. Therefore, construction of the billboard as proposed has less than significant impact on the demand for police protection within the County.

**c) Schools? (No Impact.)**

The proposed billboard will be unnamed, uninhabitable structure that is used solely for the purpose of advertisement. The project will not induce substantial population growth, nor will it require more people to be on the site or the surrounding sites. Therefore, construction of the billboard as proposed has no potential for impacting the demand for schools within the County.

**d) Parks? (No Impact)**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

The proposed billboard will be unnamed, uninhabitable structure that is used solely for the purpose of advertisement. The project will not induce substantial population growth, nor will it require more people to be on the site or the surrounding sites. Therefore, construction of the billboard as proposed has no potential for impacting the demand for parks within the County.

e) *Other public facilities?* **(No Impact.)**

The proposed billboard will be unnamed, uninhabitable structure that is used solely for the purpose of advertisement. The project will not induce substantial population growth, nor will it require more people to be on the site or the surrounding sites. Therefore, construction of the billboard as proposed has no potential for impacting the demand for public services within the County.

**Sources of Information**

- Google Maps

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

**SUMMARY**

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (No Impact)*

The proposed billboard is an uninhabitable structure that will be used solely for the purpose of advertisement, and as a result will have no impact to the amount of people who live in the County and their uses with regional parks or recreational facilities. The closest park is Morello School Park located over 5,000 feet southwest of the project site. Additionally, the project parcel is not identified as a park or recreational space. Therefore, the construction of the structure as proposed would not increase the use of 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? (No Impact.)*

The proposed project consists of a new billboard structure. There is no element of the project that requires construction or expansion of a recreational facility. Therefore, there is no potential for the proposed project having an adverse physical effect on the environment because of a new or expanded recreational facility.

**Sources of Information**

- Google Maps

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

<b>17. TRANSPORTATION – Would the project:</b>				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY**

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

Implementation Measure 4-c of the Growth Management Element in the General Plan requires a traffic-impact analysis be conducted for any project that is estimated to generate 100 or more AM or PM peak-hour trips. The project is a proposed billboard that is unnamed and uninhabitable structure that is used solely for the purpose of advertisement. Although digitization of the billboard will allow for the advertisement of services, job opportunities, and recreational resources, advertising is not something that has the potential to substantially increase traffic to and/or within the County. A billboard that is unmanned and uninhabitable will not substantially increase traffic in the area. Therefore, the potential for the proposed project conflicting with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system will have a less than significant impact.

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

The proposed project will not yield 100 or more peak-hour trips, and therefore a traffic-impact analysis is not required. Furthermore, the project will not induce traffic changes as the billboard in nature is a static, unnamed and uninhabitable structure and is not expected to contribute to traffic congestion in the area. In light of these factors, the County considers this an appropriate qualitative analysis of traffic impacts consistent with CEQA guidelines.

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

The proposed project consists of the construction of a billboard structure on a vacant parcel. Therefore, due to the nature of the project, there is no potential for the billboard to substantially increase hazards due to geometric features or incompatible uses. The billboard meets the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

required setbacks and is located far enough away from the highway. During construction and maintenance, the applicant will utilize an existing access agreement that will go through 150 Nardi Lane. The agreement restricts access to the hours of 8:00am-4:30pm, Monday through Friday. Therefore, the project will have a less than significant impact.

**d) *Would the project result in inadequate emergency access? (No impact.)***

The Contra Costa County Fire Protection District has reviewed the project for conformance with Fire District standards (which includes emergency access), and the District had no comments indicating that the proposed project would not result in inadequate emergency access. Therefore, there is no potential for the proposed project resulting in inadequate emergency access.

**Sources of Information**

- Contra Costa County Fire Protection District Comment, February 8, 2022
- Contra Costa County General Plan, 2005-2020. Transportation and Circulation Element.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

<b>18. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</b>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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.)*

Pursuant to Section 21080.3.1 of the California Public Resources Code (PRC), correspondence detailing the proposed project was provided to the Wilton Rancheria Indian Tribe on May 10, 2022 and provided them with the project description and application materials for their determination of value of the site to local Native American tribes. The correspondence formally notified the Wilton Rancheria Indian Tribe of their opportunity to request consultation with the County regarding the potential for the project to impact tribal cultural resources, as defined in Section 21074 of PRC. Wilton Rancheria Indian Tribe was provided a 30-day period during which they could request or decline consultation. On May 20, 2022, the Tribe provided an email to the County stating that they had no concerns on this project. Furthermore, figure 9-2 of the Open Space Element of the General Plan identifies the project site to be situated in an urbanized area that is not archeologically sensitive. The California Historical Resource Information System (CHRIS) at Sonoma State University has reviewed the project and determined that there is low possibility for the occurrence of unrecorded archeological resources at the site. Therefore, the project causing a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 could be 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.)*

<b>Environmental Issues</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
-----------------------------	---------------------------------------	---	-------------------------------------	------------------

The project was reviewed by both the Northwest Information Center and the Wilton Rancheria Cultural Preservation Department. Wilton Rancheria provided a comment letter stating that they had no concerns on this project while the NWIC concluded that the project site has a low possibility of containing unrecorded archaeological sites. Therefore, the project will have a less than significant impact.

**Sources of Information**

- Contra Costa County General Plan, *Open Space Element*.
- Project Comment Letter from CHRIS dated 2/18/2022.
- Project Comment Letter from Cultural Preservation Department, Wilton Rancheria date received 5/20/2022.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

<b>19. UTILITIES AND SERVICE SYSTEMS – Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUMMARY**

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

The proposed billboard is an unmanned and uninhabitable structure that is used solely for the purpose of advertisement. Although the proposed billboard is illuminated, the power lines will be connected to an existing pole and pipeline easement that is located within the parcel. All electrical will be connected to existing electrical utility lines. There will be no need for new or expanded water, wastewater, or storm water drainage services, or electric power, natural gas or telecommunication facilities as part of the project, and thus the project will have a less than significant impact for environmental impacts as a result of relocation or construction of new facilities.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years? (No Impact).*

The proposed billboard is an unmanned and uninhabitable structure that is used solely for the purpose of advertisement. There will be no need for new or expanded water services. An electronic billboard will not use water. Therefore, there will be no impact to the water supply.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

- 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? (No Impact.)*

The proposed billboard is an unmanned and uninhabitable structure that is used solely for the purpose of advertisement. There will be no need for new or expanded wastewater treatment facilities. An electronic billboard will not require wastewater services. Therefore, there will be no impact to the current capacity of the wastewater treatment facility.

- 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? (No Impact.)*

The proposed project consists of the construction of a billboard structure. There is no element of the billboard’s daily operation that will result in the creation of solid waste. During construction, the project will be required to comply with Cal recycling through the building permit process. Therefore, there is no potential for the proposed project impair the attainment of solid waste reduction goals.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (No Impact.)*

The proposed project consists of the construction of a billboard structure. There is no element of the billboard’s daily operation that will result in the creation of solid waste. Therefore, there is no potential for the proposed project conflicting with federal, state, or local statutes and regulations related to solid waste.

**Sources of Information**

- Contra Costa County, *Conservation Element*.
- Contra Costa County, *Public Facilities/Services Element*.
- Contra Costa County Accela GIS.
- Contra Costa Clean Water Program, 2017. *Stormwater C.3 Guidebook*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

**SUMMARY**

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

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan? (No Impact).*

The project site is not located within a state responsibility area or lands classified as very high fire hazard severity. The nearest high fire hazard severity zone is located over 3 miles to the west. With regard to emergency access to the site, the Contra Costa County Fire Protection District reviewed the project and had no comments in regard to emergency access. The proposed billboard is an unmanned and uninhabitable structure that is used solely for the purpose of advertisement and is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The proposed billboard is located on a vacant parcel that is adjacent to Interstate 680. Therefore, there is no potential for the proposed project to substantially impair an adopted emergency response plan or emergency evacuation plan.

- b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (No Impact).*

The project parcel has a slight gently slope along the edges of the parcel. The interior of the parcel is generally flat. An electronic non-accessory billboard does not require people to be on-site during operation. Therefore, because of the minimal slope and scope of work. The project will not expose project occupants to pollutant concentrations from a wildfire.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

- 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? (No Impact.)*

A non-accessory billboard does not require the construction of a road, fuel break, emergency water source, or other utilities that may exacerbate fire risk because the project will be connecting to existing power line on the site, will be unmanned for the majority of the time and does not require water. Therefore, the project will not require installation or maintenance of infrastructure.

- 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? (No Impact.)*

The project site is almost entirely flat with no hills or steep topography, so there is no risk of land sliding on the property. While the property is in a 100-year flood boundary, the scope of the project is an unmanned and uninhabitable billboard structure that is used for advertisement. The project was reviewed by the Contra Costa County Public Works Department and they stated that the proposed use will not have a significant impact on increasing runoff on the site. There are no existing structures or habitable structures on the parcel that would be at risk. Therefore, there is no potential for the proposed project to 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.

**Sources of Information**

- Cal Fire California Fire Hazard Severity Zone Map.
- Contra Costa County, 2005-2020. *Conservation Element*.
- Contra Costa County, 2005-2020. *Safety Element*.
- Contra Costa County Public Works Department Letter, 6/9/2022
- Contra Costa County Fire Protection District Comment Letter, 2/8/2022

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

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

**SUMMARY**

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

The primary function of a billboard is to advertise services, products, and other information to pedestrians, bicyclists, and motorists. The structures are unmanned, uninhabitable, and static. The proposed billboard is located on a vacant parcel and is located outside of any environmentally sensitive habitat. As discussed in individual sections of this initial study, the project to construct an electronic billboard will have a less than significant impact on the environment.

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

Billboards are unique in that they are uninhabitable and static structures where the primary function is advertisement to pedestrians, bicyclists, and motorist. They require minimal resources (electricity) for their daily operation, have no impact on population or traffic levels, and have a negligible impact on business opportunities within the County. Therefore, billboards

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
----------------------	--------------------------------	--	------------------------------	-----------

have very little potential for impacting the environment even when considered cumulatively with other development projects with the County. Moreover, there are two approved billboards within the immediate vicinity, the closest is over 1.5 miles southeast. The sizable space between the proposed project and other projects of similar scope reduces the cumulative impact. Based on the above, the proposed project’s potential for having impacts when considered cumulatively is less than significant.

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

Based on the preceding analyses contained in this document, there are no substantial environmental effects of the project on neighboring parcels or to the neighboring residential developments. The project as proposed would not result in potentially significant environmental impacts as billboards do not under normal operation produce any byproducts or waste. Furthermore, no evidence has been found in the record that would indicate that the project, which is an unmanned, uninhabitable, static billboard, would have a potential to cause substantial adverse effects on human beings, whether directly or indirectly, so there will be a less than significant impact.

**Sources of Information**

- See attached reference list.

## REFERENCES

In the process of preparing the Initial Study Checklist and conduction of the evaluation, the following references (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted:

1. Project Application and Plans for County File# CDLP22-02001
2. California Department of Conservation and Development. 2018. *Contra Costa County Important Farmland Map*.
3. Contra Costa County General Plan (2005-2020)
4. Contra Costa County Accela GIS.
5. Contra Costa County Code, Title 8—Zoning.
6. Lighting Study by Watchfire Signs, April 28, 2022.
7. Contra Costa County Climate Action Plan.
8. Bay Area Air Quality Management District website.
9. Air Resources Board website.
10. California Department of Fish and Wildlife. Accessed 2022. <https://apps.wildlife.ca.gov/lands/>
11. East Contra Costa County Habitat Conservancy. Accessed 2022. <https://cocohcp.org/>
12. California Historical Resource Information System, comment letter dated February 18, 2022.
13. Contra Costa County Climate Action Plan.
14. California Code of Regulations, Title 24, Part 6.
15. Contra Costa County Grading Ordinance.
16. California Building Code.
17. Bay Area Quality Management District. 2017. *Bay Area 2017 Clean Air Plan*.
18. Bay Area Quality Management District. 2017. *Air Quality Guidelines*.
19. Contra Costa County. 2008. *Municipal Climate Action Plan*.
20. Contra Costa County. 2015. *Climate Action Plan*.
21. California EPA Cortese List ([www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm))
22. Contra Costa County Airport Land Use Compatibility Plan.

23. Contra Costa County Fire Protection District Project Comments dated February 8, 2022
24. California Department of Water Resources website, Groundwater Information Center.  
Interactive Map Application  
[\(https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels /\)](https://sgma.water.ca.gov/webgis/?appid=SGMADataViewer#gwlevels/).
25. Contra Costa County Airport Land Use Compatibility Plan, dated 12/13/2000.
26. Project Comment Letter from Cultural Preservation Department, Wilton Rancheria dated May 20, 2022
27. Contra Costa Clean Water Program, 2017. *Stormwater C.3 Guidebook*
28. Cal Fire California Fire Hazard Severity Zone Map.
29. Contra Costa County Public Works Department Letter, June 9, 2022

## **ATTACHMENTS**

- 1. Vicinity Map**
- 2. Project Plans**