

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Cherry Lane Two-Parcel Subdivision
County File #CDMS21-00013
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:** Adrian Veliz, Senior Planner – (925) 655-2879
adrian.veliz@dcd.cccounty.us
4. **Project Location:** 2966 Cherry Lane, Walnut Creek, CA 94597
APN: 148-160-030
5. **Project Sponsor's Name and Address:** Ron Carter
1431 Oakland Blvd. #215
Walnut Creek, CA 94596
6. **General Plan Designation:** Single-Family Residential-Low Density (SL)
7. **Zoning:** Single-Family Residential (R-15)
8. **Description of Project:** The applicant requests approval of a Vesting Tentative Map to subdivide approximately 1.1-acres into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would have an area of 19,009 square feet, while Parcel B would have an area of 28,884 square feet. In addition to the proposed subdivision, the project consists of the following elements:
 - Demolition of Existing Tennis Court: The project proposes the removal of an existing tennis court located in the area of proposed Parcel B to accommodate the proposed access improvements and the future development of a single-family residence on the parcel.
 - Private Access Improvements: The subject property and three additional parcels are accessible from Cherry Lane via an existing 25-foot-wide private access easement that extends 39.5 feet into the subject property. The project proposes extending the existing access easement along easterly portions of proposed Parcel A and terminating at its northern boundary with proposed Parcel B. An emergency vehicle access "hammerhead" easement is proposed at the access easement terminus, equally divided amongst both parcels along the proposed northern parcel boundary.
 - Storm Drain Improvements: The project includes a proposed five-foot private

Storm Drain Easement (S.D.E.) in easterly portions of proposed Parcel B, extending from the parcels' access along southern and eastern boundaries of the proposed building pad, terminating within an existing private S.D.E. at the northeastern corner of the subject property. Approximately 160 linear feet of new 8" diameter storm drain would be installed within the proposed S.D.E. to accommodate stormwaters originating on and traversing the subject property.

- Sanitary Sewer Connection: The subject property is presently served by the Central Contra Costa Sanitary District (CCCSD). An existing CCCSD easement traverses the subject property, generally from south to north. The project proposes the extension of one new sanitary sewer service connection from proposed Parcel B to the CCCSD infrastructure currently existing on the property.
- Tree Impacts: Tree permit approval is requested for the removal of five code protected trees, and dripline encroachment for an additional three code-protected trees in connection with the proposed access and storm drain improvements and demolition activity.

9. Surrounding Land Uses and Setting: The subject property is located in an established residential neighborhood in central Contra Costa County. The immediate vicinity consists of low to medium density single-family residential development on parcels generally 15,000 square feet in area or larger. The multi-family residential development exists immediately east of the project site, and mixed use (multi-family residential and commercial land uses) development exists within the Contra Costa Centre located adjacent to the Pleasant Hill BART station located approximately ¼ mile west of the project site. The Walnut Creek Flood Control channel abuts the subject property to the east. The Walnut Creek City limit borders the subject neighborhood to the east and north.

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

County Building Inspection Division
Contra Costa County Fire Protection District
Central Contra Costa Sanitary District
County Department of Public Works
Contra Costa Water 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.?

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on August 11, 2022 to the Wilton

Rancheria, the one California Native American tribe that has requested notification of proposed projects. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria to either request or decline consultation in writing for this project. Staff did not receive a request for consultation in response.

Environmental Factors Potentially Affected

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

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



Adrian Veliz
Senior Planner
Contra Costa County
Department of Conservation & Development

12/20/2022

Date

ENVIRONMENTAL CHECKLIST

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (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 type="checkbox"/>	<input checked="" 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) **No Impact:** The subject property is located in an urbanized area of the County. Surrounding parcels to the north, west and south have been previously developed with single-family residential uses. The Walnut Creek Flood Control Channel abuts the parcel to the east, with residential development within the City of Walnut Creek beyond. There are no scenic ridgeways or scenic routes in the project vicinity. Additionally, the project site is accessed via a private roadway and is not visible from any nearby public rights-of-way. Therefore, the project would have no impact resulting in substantial adverse impacts on a scenic vista.

- b) **Less Than Significant Impact:** The project involves the removal of five code-protected trees (Almond, Fig, Elderberry, Black Walnut, and dripline encroachment of an additional three code-protected Valley Oak trees. Considering that the project will preserve the numerous mature indigenous tree species occurring on the site, including five Valley Oak and four California Buckeye trees, and that the trees proposed for removal are generally in poor health and/or are not species native to the County, their removal would have a relatively low impact on the site’s scenic value. There are no rock outcroppings or historic buildings present on the subject property. There are no scenic routes or highways from which the subject property can be viewed. Therefore, the project would have less than significant impact on scenic resources in the County.

- c) **No Impact:** The County does not have any applicable zoning or other regulations governing scenic quality in this urbanized area of the County. Therefore, the project will have no impact in this respect.

- d) **Less Than Significant Impact:** The project involves the creation of one new parcel which would ultimately be developed with a new single-family residence in the future. Typically, the

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construction of a single-family residence is not associated with the creation of substantial light or glare. Single-family homes generally include exterior light fixtures near garage, patio, and other outdoor yard areas. The use of such lighting for the proposed project would be consistent with the surrounding neighborhood and would not significantly affect nighttime views. Additionally, the built-out neighborhood and vegetation surrounding the subject property substantially obstructs views of the project site from publicly accessible vantage points, limiting the project potential to impact views. Therefore, considering the nature and scale of the proposed project, it is not expected to have a significant adverse effect on daytime or nighttime views in the area.

2. AGRICULTURAL AND FOREST RESOURCES – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<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-e) **No Impact:** According to the California Department of Conservations 2016 *Contra Costa County Important Farmland* map, the subject property and its immediate surroundings consist of “Urbanized and Built-Up Land”. Neither the subject property, nor its surroundings, are within an agricultural zoning district. No Williamson Act contract exists for the subject property. There are no Forestlands, Timberlands, or Timberland Production zones which could be affected by the proposed project. Therefore, there is no reasonable expectation that the project would have any impact to Agricultural or Forest Resources.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input 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) **Less Than Significant Impact:** Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Bay Area 2017 Clean Air Plan*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and to protect the climate through the reduction of criteria pollutants and greenhouse gases. The potential air quality impacts for this project were evaluated using the BAAQMD 2017 CEQA guidelines screening criteria. Pursuant to these guidelines, if a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts to air quality. The BAAQMD screening criteria for the proposed use (single-family residential) are presented in the table below:

<u>Land Use Type</u>	<u>Operational Criteria Pollutant Screening Size</u>	<u>Construction-Related Screening Size</u>
Single-Family Residential	325 dwelling units	114 dwelling units

As demonstrated in the table above, the project proposal represents a small fraction of the screening threshold. Therefore, the project, resulting in up to one new dwelling unit, is not expected to produce criteria pollutants in significant quantities. Since the 2017 Clear Air Plan generally involves a multi-pollutant strategy to reduce ozone, particulate matter and toxic air contaminants, and BAAQMD screening criteria indicate that a development of this scale would not produce significant quantities of such criteria pollutants, the project would not conflict with BAAQMD’s implementation of the Clean Air Plan.

- b) **Less Than Significant Impact:** As discussed above, pursuant to BAAQMD screening criteria, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation (i.e., occupancy of one additional dwelling unit). Although the proposed project would contribute incrementally to the level of criteria air pollutants in the atmosphere, the project would expectedly have a less than significant adverse environmental impact on the level of any criteria pollutant.

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c-d) **Less Than Significant Impact:** The type and scale of the project proposal is not typically associated with the generation of criteria pollutants in any significant quantity. If approved, the expected activities would include the construction and occupancy of one additional dwelling unit within an established single-family residential neighborhood. Land uses that involve processes, which could potentially result in the substantial concentration of air pollutants and/or malodors, are generally not allowed in the single-family residential (R-15) zoning district in which the subject property is located. Therefore, if approved, the project is not expected to cause significant localized emissions that could expose sensitive receptors to substantial pollutant concentrations or malodors.

Likewise, the scale of the project represents a small fraction of the construction-related screening thresholds for criteria pollutants. Consequently, the expected temporary impacts to air quality are also considered less than significant, pursuant to BAAQMD screening guidelines.

4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input 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:

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- a-c) **Less Than Significant Impact:** The project site is within an urbanized area of unincorporated Walnut Creek, consisting of low-density single-family residential development. An existing single-family residence (SFR) is located at a southerly portion of the subject property. If approved, this existing residence would remain in the area of proposed Parcel “A”, while Parcel “B” could be developed with a new SFR. An existing tennis court in the area of proposed Parcel “B” would be demolished to accommodate site access and future single-family residential development. The tennis court removal would result in a large, relatively flat, clearing at a central location of proposed Parcel “B” where a residential building site is identified on the tentative map. According to the Conservation Element of the County General Plan, the project site is not identified as a significant ecological area or as a habitat for protected wildlife or plant species. Additionally, the proposed building envelope is at a location that will require minimal grading activity or other site alterations, thus minimizing potential impacts relating to ground disturbance. The project site is located adjacent to the Contra Costa County Flood Control and Water Conservation District’s Walnut Creek flood control channel to the east. Stormwater originating from the project site would be directed towards the flood control channel via an existing outfall located at the northeastern corner of the property. Considering the nature and scale of the project, the subdivision would marginally increase quantities of stormwater directed into the flood control channel, which presently receives outfall from numerous residential parcels in the vicinity. Since all proposed project activities are outside of the flood control channel and involves minimal site grading, project-related impacts on the adjacent Walnut Creek flood control channel would be minimal. Therefore, in cumulative consideration of the above, the project will not significantly impact sensitive or special status species, nor will it have a significant adverse effect on riparian habitats or wetlands.
- d) **Less Than Significant Impact:** The project site does not involve substantial grading of the subject property and is completely outside of the adjacent Walnut Creek flood control channel. The portion of Walnut Creek located adjacent to the project is within a concrete channel located entirely within an ±80 foot-wide right of way. No creek modification is proposed with this application. Since the creek channel has been previously disturbed by County Flood Control District Improvements, and since the project does not propose any modifications thereto, the project has little opportunity to interfere with the movement of any fish or wildlife which may be present in or around the creek. The project proposes work primarily in and around an existing tennis court for site improvements supporting the future development of a single-family residence. Since the proposed area of work is primarily on previously-disturbed land, and considering the urbanized nature of the surrounding area, the project is expected to result in less than significant impacts to wildlife.
- e) **No Impact:** The project includes a request to remove five code-protected trees to accommodate the project. The tree removal permit is being evaluated concurrently with this tentative map, consistent with the provisions of the County’s Tree Ordinance (County Code Chapter 816-6). In granting such tree-removal requests, the County routinely requires restitution tree plantings as a condition of approval. Thus, if approved, the applicant’s compliance with applicable Conditions

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of Approval ensures the project’s compliance with the County’s Tree Ordinance. There are no additional ordinances or policies pertaining to biological resources applicable to the proposed subdivision in this urbanized area of the County. Therefore, the project will have no impact in this respect.

- f) **No Impact:** The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) was adopted by the County in October of 2006. The purpose of this plan is to provide a framework to protect natural resources while streamlining the environmental permitting process for impacts to covered special status species within the rapidly expanding region of Eastern Contra Costa. The proposed project site is not located within an area of Contra Costa County that is covered by the ECCC HCP/NCCP. Therefore, the project is exempt from HCP/NCCP Ordinance No. 2007-53.

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

SUMMARY:

- a-c) **Less Than Significant With Mitigation:** Historical resources are defined in the California Environmental Quality Act Guidelines Section 15064.5 as a resource that fits any of the following definitions:

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

The subject property is not within the boundaries of any designated historical district. The project site is not listed on the Contra Costa County Historic Resources Inventory, or the California Department of Conservation’s list of historical resources. The existing buildings on the subject property consist of a residence originally constructed in 1970 and a detached garage. The existing residence and garage of no known historical significance. Additionally, the project does not

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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require the demolition and/or alteration of any existing building. Therefore, the project would not significantly impact any known historical or culturally significant resources.

The archaeological sensitivity map of the County’s General Plan (Figure 9-2), identifies the project area as “Largely Urbanized Area,” excluded from the archaeological sensitivity survey, but which may still contain significant archeological resources. While unlikely since the area of work is substantially disturbed, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources, or to uncover human remains. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damages previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measures (CUL-1 through CUL-4) would reduce the potential impact of ground-disturbance related to future construction activities to a less than significant level.

Impact CUL-1 – CUL-4: Construction activities requiring excavation or earth movement could uncover previously unrecorded significant cultural resources and/or human remains. The following mitigation measures will ensure that, in the event cultural resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to cultural resources to a less than significant level.

Mitigation Measure CUL-1: Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until a professional archeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) and any Native American tribe(s) that have requested consultation and/or demonstrated interest in the project site has had an opportunity to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

Mitigation Measure CUL-2: If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 10 feet of the find, the Community Development Division (CDD) shall be notified within 24 hours, and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, and historic features such as privies or walls and other structural remains.

Mitigation Measure CUL-3: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may be those of a Native American, the coroner is responsible for contacting the Native American

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Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Mitigation Measure CUL-4: Appropriate mitigation of any discovered cultural resources may include monitoring of further construction and/or systematic excavation of the resources. Any artifacts or samples collected as part of the initial discovery, monitoring, or mitigation phases shall be properly conserved, catalogued, evaluated, and curated, and a report shall be prepared documenting the methods, results, and recommendations. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

6. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<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-b) **Less Than Significant Impact:** The project may require temporary electrical power during construction. The General Contractor would be required to apply for a temporary power permit from the County and to comply with all applicable building standards for a temporary power connection. Therefore, the impact of construction on electrical energy resources is anticipated to be less than significant.

In December 2015, a Climate Action Plan (CAP) was adopted by the Contra Costa County Board of Supervisors in order to identify and achieve a reduction in greenhouse gas (GHG) emissions by the year 2020 as mandated by the State under AB32. The design and operation strategies set forth in the CAP for reducing GHG emissions include measures such as installing energy efficient finishing materials, insulation, roofing and lighting that would reduce the project’s consumption of energy resources. The project will be required to comply with all California Code Title 24 (CalGreen) building energy efficiency standards that are in effect at the time that building permit applications to develop Parcel B are submitted, including any standards regarding the provision of solar energy. If approved, the project will be reviewed under all current energy standards as part of the plan check process. Compliance with all applicable regulations will ensure this development will not have a significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<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) **Less Than Significant Impact:** The project is not within an Alquist-Priolo (A-P) fault zone. The nearest fault considered active by the California Division of Mines and Geology is the Concord fault located approximately 2 miles to the east. Since no active faults pass through the site, the potential for potential substantial adverse effects from fault rupture are relatively low. Therefore, less than significant impacts are expected to result from the project, which proposes the creation of one additional single-family residential parcel within an urbanized residential area of the County.

ii) **Less Than Significant Impact:** According to the General Plan Safety Element (Table 10-5) the maximum credible earthquake estimated for the Concord Fault would be magnitude 6.5. Table 10-4 indicates that such an event has intermediate to low probability to occur

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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within the next 50 years. Such earthquake events would be associated with very strong to severe intensity (VII – VIII on the Modified Mercalli Intensity Scale). Generally, earthquakes of this intensity can result in substantial damage in poorly designed structures. Site improvement plans for the future development Parcel “B” will be subject to review and approval by County Building and Grading officials under then-current code requirements. It is expected that the adherence to the California Residential Code for construction-level plans for future development on Parcel B will minimize future risks associated with ground shaking. Therefore, less than significant impacts are expected in this regard.

- iii)* **Less Than Significant Impact:** The project site is not within a Liquefaction Hazard Zone, as mapped by the California Department of Conservation. According to the County General Plan Safety Element (Figure 10-5 – Estimated Liquefaction Potential), the project vicinity has “generally moderate to low” liquefaction potential. Future residential development of Parcel “B” for building and/or grading permits will require subsurface investigation to provide site-specific engineering recommendations to ensure that building and foundations are designed with appropriate consideration of the site’s soil characteristics. With sound foundation design and adherence to current Residential Building Code requirements, the project will have less than significant impacts related to liquefaction.
- iv)* **Less Than Significant Impact:** The subject property is not mapped within a Landslide hazard area. Therefore, the project will result in less than significant impacts with respect to landslides.
- b)* **Less Than Significant Impact:** The project primarily involves the redevelopment of a level pad upon which a tennis court presently exists and involves minimal grading and net new impervious surface. Considering that the project will not substantially affect the existing site drainage pattern and proposes to improve upon private existing storm drain improvements conveying stormwater across the property, the project has relatively low potential to result in substantial erosion or loss of topsoil. Site improvement plans will be subject review by County Building Inspection Division and Department of Public Works officials. A review of these plans by these County officials, prior to the issuance of building and/or grading permits will ensure the project’s compliance with applicable erosion control standards. Therefore, the potential for the project resulting in significant erosion or loss of topsoil is less than significant.
- c)* **Less Than Significant Impact:** As previously mentioned, the subject property is not located within an area with known geologic hazards. The surrounding area has been extensively developed with single and multi-family residential dwellings. There is no evidence in the record indicating that the project site or vicinity consist of an unstable geologic unit, or that the project could result in unstable conditions resulting in landslide, lateral spreading, subsidence, liquefaction or collapse. If approved, the project will be conditioned to require geotechnical investigation of proposed Parcel B to ensure that the future development of this parcel will

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consider the underlying soil characteristics in the foundation design for a future residence. With appropriate foundation design, and adherence to requirements of applicable residential building codes in effect at the time when building permit applications are submitted, the project would have less than significant impacts in this regard.

- d) **Less Than Significant Impact:** The subject property is characterized by Conejo Clay Loam soils, as mapped by the *Web Soil Resource* by United States Dept. of Agriculture Natural Resource Conservation Service. According to the 1977 Soil Survey of Contra Costa County, the underlying clayey loam is characterized as having moderate shrink/swell potential. Thus, the soil characteristics of the project site are generally not associated with excessively expansive soils potentially posing hazards to people and/or property. The project will be conditioned to require a site-specific geotechnical analysis to be reviewed by the County peer review geologist to ensure that future construction activities associated with this project do not expose people or property to potential dangers related to expansive soils. Therefore, will have less than significant impacts relating to expansive soil.

- e) **No Impact:** The project does not propose the use of a septic system, or any other means of private wastewater disposal. The project site is within the service boundaries of the Central Contra Costa Sanitary District (CCCSD) and CCCSD staff comments indicate that capacity exists within the system to accommodate the project. Thus, the project would have no impacts arising from the use of a private wastewater disposal system.

- f) **Less Than Significant Impact:** There are no known paleontological resources on the subject property. The project site and its surroundings have been previously disturbed residential development and flood channel construction in the immediate vicinity. Considering the extensive previous disturbance of the urbanized surroundings and the relatively minor amount of grading required to implement the project, impacts to paleontological resources are expected at less than significant levels. With the implementation of Cultural Mitigation Measures CUL1-CUL4, previously identified within this study, the project ensures that the discovery of heretofore unknown paleontological resources on the project site will not result in significant impacts to such resources.

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8. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<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) **Less Than Significant Impact:** As discussed in the Air Quality section of this study, the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2017 Clean Air Plan* that addresses Greenhouse Gas (GHG) emissions at a regional scale. The construction and habitation of one additional single-family residence is likely to generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the 2017 BAAQMD CEQA Guidelines. The screening criteria are not thresholds of significance but were developed to provide a conservative indication of whether a proposed project could result in potentially significant air quality impacts. Pursuant to these guidelines, a single-family residential project involving fewer than 114 dwelling units would expectedly have less than significant environmental impacts relating to the generation of GHG. The project consists of a minor subdivision which would result in the creation of one new parcel and the anticipated future development of one new dwelling unit. Therefore, based on these screening criteria, the future construction and habitation of one new dwelling would have a less than significant impact with respect to the generation of GHG.
- b) **Less Than Significant Impact:** Within the *2017 Clean Air Plan* is an ambitious GHG reduction target to reduce Bay Area GHG emissions to 80% below 1990 levels by the year 2050. The 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO_x) – and reduce transport of ozone and its precursors to neighboring air basins. In addition, the plan builds upon and enhances the BAAQMD’s efforts to reduce emissions of fine particulate matter and toxic air contaminants. The BAAQMD’s approach to developing a threshold of significance for GHG emissions is to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. For land use development projects, the threshold is 1,100 metric tons per year (MT/yr) of CO_{2e}. If a project would generate GHG levels above the threshold, it would be considered to contribute substantially to a cumulative impact, and would be considered significant. According to operational screening criteria published within the *BAAQMD 2017 CEQA Guidelines*, residential developments involving fewer than 56 new dwelling units would not exceed this threshold. Thus, it follows that the project resulting in a single new dwelling unit would not significantly contribute to GHG emissions.

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In 2015, the County adopted a Climate Action Plan (CAP), which identifies strategies and policies to reduce GHG levels in Contra Costa County. The CAP is a broad document, with macro policies for the County in general, more so than at the individual project level. However, the project will be consistent with such county wide strategies by the provision of solar energy and energy efficient construction materials, as required under current residential building code. Additionally, the use of best management practices during future construction on Parcel B would ensure the project is consistent with the *2017 Clean Air Plan* as well as the CAP. The project will be conditioned to print best management practices on all building and grading plans associated with building permits applications the project.

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

SUMMARY:

a-b) **Less Than Significant Impact:** The proposed subdivision, the anticipated residential development, and eventual habitation of one single-family residence do not generally involve the routine transport or handling of hazardous materials. Although small quantities of commercially available hazardous materials may be used for cleaning, and potentially for landscape

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maintenance, these materials are unlikely to be used in sufficient quantities to pose a threat to human or environmental health. Therefore, the potential for impacts associated with handling, storing, and dispensing of hazardous materials from habitation would be less than significant.

There would be associated use of fuels, lubricants, paints, and other construction materials during the construction phase of the project. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With adherence to existing regulations, the project would result in less than significant construction impacts.

- c) **Less Than Significant Impact:** There are no schools located within a quarter mile of the project site. The nearest school is Bancroft Elementary, which is located at 2190 Parish Drive in Walnut Creek, approximately one-half mile east of the project site. Additionally, the project does not involve the use of significant quantities of hazardous materials either during the construction or eventual habitation of the residential project. Therefore, the project will have no significant impact in this respect.
- d) **No Impact:** The California Department of Toxic Substances Control maintains an updated list of Hazardous Waste and Substance Sites (Cortese List). The subject property is not listed on the Cortese List and is not categorized as a hazardous materials site. Therefore, the project will have no impact in this respect.
- e) **No Impact:** There are no airports in the vicinity of the project site, therefore, no impact.
- f) **Less Than Significant Impact:** The proposed project is a minor subdivision within a residential area of unincorporated Walnut Creek. The subject property is located at the end of a private drive accessed via Cherry Lane, which is a two-lane road providing access to this neighborhood from Treat Boulevard, located approximately 0.3 miles to the south. Treat Boulevard is the route likely to be used in the event of an emergency requiring evacuation of the local neighborhood as it is a major arterial serving the local area with convenient access to northbound and southbound Interstate 680 near the project site. The project does not involve any construction or grading activities within or near Treat Boulevard. The project involves the extension of private roadway and emergency vehicle access for proposed Parcel B. These activities, primarily on site and within existing private access/utility easements, are not expected to impact traffic on public roadways to any significant degree. Any necessary encroachment within the public right of way is subject to the prior approval of an encroachment permit by the County’s Department of Public Works. The proposed project will not affect any existing communication/utility structures such as power poles or telecommunications towers, which may be necessary for an existing emergency response or evacuation plan. In addition, project construction would occur onsite and would not require road closures, nor would it change the alignment of existing roads. Accordingly, the project would have a less than significant impact on emergency response and emergency evacuation plans.

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- g) **Less Than Significant Impact:** The project site and immediate surroundings are classified as “Urban Unzoned” or Non Very High Fire Hazard Severity Zone according to County GIS and California Department of Forestry maps. The nearest areas that are designated as “very high” fire hazard zones are located over 2 miles west of the project site near Taylor Road in unincorporated Lafayette. Considering that the project is centrally located in a heavily urbanized area of central County, the proposed subdivision possesses relatively low potential to result in impacts exposing people or structures to risks associated with wildfires. Any future construction activity on parcel B would be subject to then-current building code and fire code, including those requiring the installation of automatic fire sprinklers, fire hydrants, or other fire suppressive improvements. Therefore, the project will not result in a significant direct or indirect risk of exposing people to loss, injury, or death involving wildland fire.

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10. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a, e) **Less Than Significant Impact:** In the San Francisco Bay Region, Regional Water Quality Control Board (RWQCB) includes permit requirements for stormwater runoff under the National Pollution Discharge Elimination System (NPDES) program. The RWQCB regulates stormwater runoff from construction activities under the NPDES permit from the State Water Resources Control Board (SWRCB). No stormwater control plan is required for this project, per an April 28, 2022, memo from County engineering staff with the Department of Public Works. However, the applicant is required to incorporate stormwater quality elements to the Maximum Extent Practicable (MEP) in accordance with all other provisions of the County Stormwater Management and Discharge Control Ordinance. Thus, the proposed project will be in compliance with applicable water quality standards and/or discharge standards and will not significantly degrade water quality.
- b) **Less Than Significant Impact:** The expected future construction of one new single-family residence within an established neighborhood will not result in a significant increase in the demand for water resources in this area. The subject property presently receives water service

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from the East Bay Municipal Utility District (EBMUD). EBMUD staff have reviewed the project and provided comments indicating that additional water service is available to the subdivision. Given the lack of substantial development associated with this project, the project will not substantially interfere with groundwater recharge and will have less than significant impacts on groundwater management.

c) **Less Than Significant Impact:**

i-iv) The subject property is located at the terminus of a private roadway, bounded by the Walnut Creek Flood Control channel to the east, and single-family residential development to the north, west, and south. Presently, runoff from the subject property flows easterly to an existing outfall discharging to the flood control channel. The project will not substantially alter the established drainage pattern in the area because the proposed future residential site is primarily located on previously developed land. The subdivision, including access improvements and anticipated future single-family residential development, would redevelop approximately 8,000 square feet of existing impervious surface (tennis court and existing driveway) to be replaced with improvements combining for 9,100 square feet of impervious surface. Thus, the project amounts to an increase of approximately 1,100 square feet of net new impervious surface. The net new impervious surface represents a comparatively small portion of the overall project and is immediately adjacent to existing improvements to be replaced. Storm drain improvements, including a new 8” storm drain along the eastern parcel boundary are proposed within a proposed new private storm drain easement to convey stormwater runoff from the proposed residential site into an existing outfall to the adjacent flood control channel at the northeast corner of proposed Parcel B. The project drainage plan has been reviewed and preliminarily approved by Engineering Services Division staff with the County Department of Public Works. If approved, site improvement plans are subject to additional review to ensure that the project is in compliance with applicable County drainage ordinance. Based on the forgoing, the nature and scale of the project are such that the project is unlikely to alter the project site/surroundings resulting in substantial erosion, siltation, increased runoff exceeding existing infrastructure capacity, or otherwise impeded or redirect flood flows. Therefore, the project will have less than significant impact in this regard.

d) **Less Than Significant Impact:** The project is inland and well removed from coastal areas that would be inundated by seiche or tsunami events. The project is not within a special flood hazard zone. Therefore, the project would not result in such impacts to any significant degree.

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

SUMMARY:

- a) **No Impact:** The project is within an established single-family residential neighborhood located in an unincorporated area of Walnut Creek. The surrounding neighborhood is characterized by low-density single-family residential development and associated improvements. The eventual construction of one additional residence would be a continuation of the established development pattern in the area, and therefore, would not physically divide an established community.

- b) **No Impact:** The subject property is within a Single Family Residential Low Density (SL) General Plan land use designation, and within a Single Family Residential Zoning District (R-15). The proposed subdivision, and the eventual construction of a new single-family residence, is consistent with the allowed land uses for the respective R-15 district and SL General Plan designation. Proposed Parcels A & B each meet the 15,000 square-foot minimum parcel area and dimensional requirements for the R-15 district in which they are located. The subdivision also identifies a building envelope where future development can occur meeting all setback requirements for the R-15 district. Thus, the subdivision and anticipated residential development is consistent with development standards for the R-15 district and with the underlying general plan land use designation. There are no other land use policies applicable to this area of the County which conflict with the project. Therefore, no environmental impacts are anticipated to result from a land use perspective.

12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<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-b) **No Impact:** Neither the project site, nor its’ surroundings are mapped on General Plan Figure 8-4 (Mineral Resource Areas) as an area with mineral resources. Additionally, the project vicinity has been developed extensively and there are no known mineral resources on the project site.

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Consequently, the project is not expected to have impacts leading to the loss of availability of a known resource, or mineral resource recovery site.

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

SUMMARY:

a-b) **Less Than Significant with Mitigation:** The project consists of a subdivision resulting in one new developable parcel, identified on the VTM as Parcel B. The noise element of the County General Plan specifies noise exposure levels between 55-70 dB as conditionally acceptable in low density single-family residential settings. According to Contra Costa County GIS mapping layers, ambient noise levels in the surrounding area are presently below 60dB. The residential building code prohibits interior noise levels above 45 dB. The project will be required to utilize construction materials and techniques designed to reduce interior noise levels to 45 dB or below as required by the residential building code. The future habitation of one new single-family residence would not significantly increase ambient noise levels in the area. However, potentially significant temporary noise impacts could arise temporarily during the future construction of a new residence on Parcel B. Such noise-related impacts are typical of routine residential construction, and impacts arising therefrom can be substantially mitigated with standard measures such as limiting construction hours, traffic flow, and the usage of certain heavy equipment. Incorporation of the following mitigation measures will ensure that the project, including anticipated future construction activity, will have less than significant noise-related impacts:

Potential Impacts – Temporary noise levels due to construction

Impact NOI-1 – NOI-6: When Parcel B is developed, a temporary increase in ambient noise levels would occur, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan.

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Therefore, the developer is required to implement the following noise mitigation measures throughout the construction phase to reduce impacts from ground borne vibrations and temporary increases in ambient noise levels to less than significant levels:

Mitigation Measure NOI-1: All construction activities, including delivery of construction materials, shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below

- New Year's Day (State and Federal)*
- Birthday of Martin Luther King, Jr. (State and Federal)*
- Washington's Birthday (Federal)*
- Lincoln's Birthday (State)*
- President's Day (State)*
- Cesar Chavez Day (State)*
- Memorial Day (State and Federal)*
- Juneteenth National Independence Holiday (Federal)*
- Independence Day (State and Federal)*
- Labor Day (State and Federal)*
- Columbus Day (Federal)*
- Veterans Day (State and Federal)*
- Thanksgiving Day (State and Federal)*
- Day after Thanksgiving (State)*
- Christmas Day (State and Federal)*

Mitigation Measure NOI-2: Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.

Mitigation Measure NOI-3: The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

Mitigation Measure NOI-4: The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities.

Mitigation Measure NOI-5: The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and shall maintain a log of complaints, which shall be available for review by County staff upon request.

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Mitigation Measure NOI-6: Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.

- c) **No Impact:** The project site is not in the vicinity of a private airstrip or within two miles of a public airport. Therefore, the project would have no impact exposing people to excessive noise, either relating to, or exacerbated by aviation activity.

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

SUMMARY:

- a) **Less Than Significant Impact:** The project would potentially increase the housing stock in Contra Costa County by one dwelling unit, a change that would not amount to substantial population growth. The project proposes to utilize an existing private roadway and utility connections within a private easement benefitting the subject property. No public infrastructure improvements are proposed for the subdivision project. Therefore, the project would not have impacts inducing significant population growth in the County, either directly or indirectly.
- b) **No Impact:** A single-family residence exists on the subject property and would remain in the area of Parcel A if the project is approved. Therefore, the project does not displace existing housing, and in fact would result in additional housing in Contra Costa County through the creation of one additional developable residential parcel.

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

SUMMARY:

- a) **Less Than Significant Impact:** The Public Facilities/Services Element of the County General Plan requires fire stations to be located within 1.5 miles of developments in urban areas. The subject property is located approximately 1.25 miles west of from Contra Costa Fire Protection District Station #10, located at 2955 Treat Boulevard in Concord. The project was referred to the Contra Costa County Fire Protection District for comment, and their response gave no indication that the project would adversely impact fire protection services. Therefore, given compliance with the applicable fire codes, the project will have a less than significant impact in this regard.

- b) **Less Than Significant Impact:** Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sheriff’s office. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. The proposed project, resulting in one new parcel which could be developed with one new single-family residence, would not substantially increase the population within this area of the County. Therefore, the project would not impact the County’s ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. Thus, the proposed project will have less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.

- c) **Less Than Significant Impact:** Since the project would not significantly increase the population in the Walnut Creek area, it would have a less than significant impact on enrollment at existing local schools.

- d) **Less Than Significant Impact:** The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of three acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population increase in the Walnut Creek area. Thus, the project would not result in a significant increase in the use of existing recreational public resources in the area. Since the project would only marginally increase population in the area, and has ample access to existing parks, the project will not necessitate the provision of new park facilities.

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- e) **Less Than Significant Impact:** The project would not significantly affect existing public facilities (e.g. Hospital, Library, etc.) because it is not expected to substantially induce population growth in the area.

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

SUMMARY:

- a) **Less Than Significant Impact:** Given the relatively minor scale of the project, allowing for the eventual construction of one new single-family dwelling in an established neighborhood, the project would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity of the project site. Residential development in the area of proposed parcel B is subject to park impact and park dedication fees, which fund the acquisition and maintenance of parks and recreational facilities in Contra Costa County. That being the case, the project is not expected to result in substantial physical deterioration of nearby public facilities, nor would the project accelerate such deterioration. Therefore, less than significant impacts are expected in this regard.
- b) **No Impact:** The project does not propose the construction of new recreational facilities, or the expansion of existing facilities. Therefore, the project will have no impacts in this respect.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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SUMMARY:

- a) **Less Than Significant Impact:** The subject site is located just north of Treat Boulevard, approximately ½ mile east of Interstate 680. According to General Plan Figure 5-3 (Transit Network Plan), the project site and surrounding areas is located within the major north/south transit corridors traversing central Contra Costa County. Considering that the project would result in one new single-family residence, the potential for the project to substantially conflict with the regional circulation system within this corridor is relatively low. Vehicular access to the project site is via Cherry Lane, connecting the subject neighborhood to Treat Boulevard, a major road in this region of Contra Costa County. The subdivision project, including the construction of one new residence, will have minimal effect on public rights-of-way and is not expected to significantly affect circulation on surrounding public roadways.

The project site provides convenient access to the Iron Horse Regional Trail, a right-of-way that is exclusive to pedestrians, equestrians, and bicyclists, spanning much of the County from Concord to San Ramon. The Iron Horse trail provides a convenient opportunity for recreation as well as an alternative transportation route running parallel to the Interstate 680 Corridor in central Contra Costa County. Additionally, the Pleasant Hill / Contra Costa Centre BART station is located approximately 0.4 miles west of the project site. Thus, the surrounding circulation system includes existing improvements dedicated for alternative modes of transportation. The implementation of the proposed project will not significantly affect the function or efficacy of the regional circulation system.

The project includes a request for an exception from County ordinance requirements for widening an existing private road providing access to the project stie, citing that such improvements are not characteristic of this area, amongst other challenges. Considering the fact that the use of the existing private roadway is limited to a handful of parcels immediately adjacent to the project site, granting the exception request will not impact any publicly maintained roadways and will not significantly affect the overall circulation in the area.

- b) **Less Than Significant Impact:** The applicable CEQA Guidelines provide a framework for analyzing transportation impacts relating to vehicle miles travelled (VMT) resulting from the project. The Governor’s Office of Planning and Research has provided the following guidance on evaluating such impacts for small projects: “Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact”. According to ITE trip generation rates for detached single family residential development, the project would result in 1.75 peak trips per day (0.75 daily AM trips, 1 daily PM trip) when a residence is constructed on Parcel B. Since there is no reasonable expectation that a project of this

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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scale could exceed 110 daily trips, the project is assumed to have a less than significant impact on traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

- c) **Less Than Significant Impact:** The project involves the creation of one new residential parcel, within an established residential neighborhood. The proposed land use is identical to that on privately held land in the immediate vicinity. Thus, hazards from incompatible land uses are not expected. The project is accessed via an existing private roadway and does not involve construction activity within a County right-of-way. The project does not require the alteration of any roadway in a manner that might result in a public hazard from a geometric design. The intersection of the private roadway serving the subdivision with Cherry Lane will be subject to the requirements of County Department of Public Works design specifications in order to ensure it meets all applicable safety standards. Thus, no significant transportation impacts, whether due to a design feature or incompatible land uses, are expected to result from the project.

- d) **Less Than Significant Impact:** The project includes the extension of a private driveway and emergency vehicle access turnaround to accommodate the subdivision. The project was referred to the Contra Costa County Fire Protection District (CCCYPD) for agency comments. In a letter dated November 2, 2021, CCCYPD staff provided comments indicating dimensional requirements for emergency vehicle access. Prior to occupancy of a new residence, construction plans will be subject to the CCCYPD review for consistency with applicable Fire Codes that are in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that final development plans for Parcel B will not result in a condition with inadequate emergency vehicle access.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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18. TRIBAL CULTURAL RESOURCES – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

a-b) **Less Than Significant With Mitigation:** As discussed in the Cultural Resources section of this study, there are no known existing structures located at the project site that would be listed or eligible to be designated as historical resources. Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site. On August 11, 2022 and September 26, 2022, the County mailed a *Notice of Opportunity to Request Consultation*, pursuant to section 21080.3.1 of the California Public Resources Code, to Wilton Rancheria and Confederated Villages of Lisjan Nation respectively for their review of the project proposal. County staff did not receive a request for consultation in response to these notices.

Nevertheless, the possibility remains that buried archaeological resources and/or human remains could be present on the project site, and accidental discovery could occur during grading and other earthwork on the project site resulting in a potentially significant impacts. However, with the implementation of mitigation measures CUL-1 through CUL-4 (identified previously within the Cultural Resources section of this report), would reduce impacts from accidental discovery to less than significant levels.

Impact TRI-1: Construction activities requiring excavation or earth movement could uncover previously unrecorded significant tribal cultural resources and/or human remains. The following mitigation measures will ensure that, in the event tribal cultural resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to cultural resources to a less than significant level.

Mitigation Measure TRI-1: Implementation of mitigation measures CUL-1 – CUL-4

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

SUMMARY:

- a) **Less Than Significant Impact:** The project does not involve the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage infrastructure. Water, gas, and sanitary sewer service would be extended into Parcel B from existing infrastructure within an existing private access and utility easement that currently provides such services to the subject property. Electricity service is available from existing above-ground lines adjacent to Cherry Lane. Therefore, no significant impacts relating to the extension of utility services to the subdivision is expected to result from the project.

- b) **Less Than Significant Impact:** The project has been referred to the Contra Costa Water District (CCWD) for comment. In a letter dated October 28, 2021, EBMUD staff advised that the project site is located entirely within the service boundary of the CCWD, and that service is available to the project site. Thus, a sufficient supply of water is available to the project now and for the foreseeable future. The project will marginally increase the systemwide demand for potable water within the CCWD system and will have less than significant impacts on water supplies available to operate the system.

- c) **Less Than Significant Impact:** The project site is within the Central Contra Costa Sanitary District’s (CCCSD) service boundaries. In an email dated October 28, 2021, CCCSD staff advised that service is available to the project, and that the district does not object to the project. Thus, it

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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is assumed by staff that the project would not produce an unmanageable added capacity demand on the wastewater system. Therefore, the project has less than significant impact in this regard.

- d) **Less Than Significant Impact:** The proposed project would generate construction solid waste and post-construction commercial solid waste. Construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. Thus, although the construction of a single-family residence would incrementally increase construction waste in Contra Costa County, the administration of the CalGreen program ensures that the impact of the project-related increase would be less than significant.

Regular solid waste removal for households and businesses in the Walnut Creek area is provided by Republic Waste. The addition of one new single-family residence to the area is not expected to significantly increase the generation of residential solid waste relative to current local levels. As such, the potential for the proposed project to exceed the capacity of the currently utilized landfill is minimal. Therefore, the impact of the project-related waste would be considered less than significant.

- c) **Less Than Significant Impact:** The project would allow for the future construction of one new single-family residence within an established residential neighborhood. The project site and surrounding area receive residential waste disposal service from Republic Services. Republic Services provides weekly pickup service for solid waste, recyclables and green waste. The project does not conflict with any federal, state, or local regulations relating to solid waste. Therefore, no significant impacts are expected in this regard.

20. WILDFIRE – <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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SUMMARY:

- a-d) **No Impact:** Neither the project site, nor its surroundings are classified as Very High Fire Hazard Severity Zones, therefore no impact.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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21. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<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) **Less Than Significant Impact:** The project would not substantially degrade the quality of the natural environment because it occurs in an urbanized area that is of relatively low habitat value for fish/wildlife species. There are no known endangered plant or animals occurring on the project site. Additionally, the fact that subject property and its surroundings have been extensively disturbed by development activity limits the potential for such occurrences on or around the project site. This study identifies potentially significant impacts in the areas of noise, cultural resources, and tribal resources – with mitigations proposed to ensure that such impacts occur at less than significant levels, if at all.

- b) **Less Than Significant Impact:** There have been two recently approved major developments in the project vicinity, each located approximately ¼ mile west of the project site. One is the Habitat for Humanity 42 unit multi-family residential project located at 1250 Las Juntas Way within the City of Walnut Creek city limits. The City of Walnut Creek granted all entitlements for the Habitat for Humanity Project in August 2019, and construction is currently under way. The other is the Del Hambre 284-unit apartment project, located within County jurisdiction immediately south of the Habitat for Humanity project, opposite Las Juntas Way. The Del Hambre project was approved by the Contra County Board of Supervisors in August, 2020, and is currently under construction.

The proposed minor subdivision would involve the extension of an existing private access/utility easement and driveway across the subject property to the proposed interior boundary between the Parcel’s A & B. Eventually, one new single-family residence would be constructed in the area of

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed Parcel B. All potentially significant environmental impacts identified within this report are related to the construction phase of the project. Projects of this type and scale are commonly exempt from CEQA review and are generally not expected to result in significant environmental impacts. Neither proposed Parcel A nor B will be further subdividable in the future, thus limiting future development potential for the subject property. The potentially significant project impacts include noise impacts, and potential disturbance of previously unknown cultural or tribal resources. These impacts will not be cumulatively significant in connection with the past project as specified below:

- Noise:** Because the proposed project is currently in the entitlement phase, whereas the nearby major projects are in an advanced stage of construction, the construction phases of these projects are not likely to overlap with one another. Additionally, these nearby developments are approximately ¼ mile distant from the project site with several existing multi-story residential buildings and single-family homes in between. The existing dense residential development between the respective project areas, and numerous mature trees, act as a sound buffer which limits the potential for sound impacts from the project to combine with these distant noise sources to a degree that is cumulatively significant.
- Cultural/Tribal Resources:** There are no known cultural or tribal resources on the subject property. The major ground disturbing portions of the nearby projects have already been completed without encountering previously unknown cultural/tribal resources. The proposed project involves land that has been completely disturbed by previous development activity. As such, the project site has relatively low potential for impact to cultural/tribal resources. Since such resources do not exist on the Del Hambre / Habitat for Humanity sites, there isn't a clear nexus connecting the potential discovery of these on the project site with these projects. Therefore, the previously approved multi-family developments will not result in cumulatively considerable impacts to cultural/tribal resources.

Based on the U.S. Census Bureau American Fact Finder data, households within the same zip code as the subject property (94597), average 2.90 persons. Consequently, the population would expectedly increase by three persons with the introduction of one new dwelling in the area. Considering the project results in a negligible increase in housing stock and population in unincorporated Walnut Creek, its potential for cumulative impacts are considered less than significant.

- c) **Less Than Significant Impact:** The project involves routine residential development and minimal environmental disruption. The project does not involve the transportation and/or routine handling of hazardous materials in any significant quantities. The nature and scale of construction activities required to implement the proposed improvements do not typically result in adverse effects to human beings. With the mitigations identified for incorporation as part of the project,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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environmental impacts identified within this report would be reduced to a level that would not pose a significant hazard to human beings on or around the project site. Therefore, less than significant impacts are expected in this regard.

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:

- Contra Costa County Geographic Information System Data
- Contra Costa County Zoning Ordinance (Title 8)
- Contra Costa County 2005-2020 General Plan
 - Figure 5-3 (*Transit Network Plan*)
 - Figure 5-4 (*Scenic Routes Plan*)
 - Figure 8-1 (*Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species*)
 - Figure 8-4 (*Mineral Resource Areas*)
 - Figure 9-1 (*Scenic Ridges and Waterways*)
 - Figure 9-2 (*Archaeological Sensitivity Map*)
- Public Resources Code
- Government Resources Code
- Vesting Tentative Map for 2966 Cherry Lane by Debolt Civil Engineering
- Arborist Report prepared by Traverso Tree (BCMA Arborist #0206-BT)
- California Department of Conservation *Contra Costa County Important Farmland Map* (2016)
- BAAQMD 2017 CEQA Guidelines (BAAQMD.GOV - 2017 CEQA Guidelines)
- BAAQMD Bay Area 2017 Clean Air Plan (2017) (BAAQMD.GOV - 2017 Clean Air Plan)
- Contra Costa County Climate Action Plan (2015)
- United States Department of Agriculture Natural Resource Conservation Service [Web Soil Survey \(usda.gov\)](http://Web Soil Survey (usda.gov))
- CA Dept. of Forestry Web Resource - [California Fire Hazard Severity Zones \(FHSZ\) | California State Geportal](http://California Fire Hazard Severity Zones (FHSZ) | California State Geportal)
- California Department of Toxic Substances Control list of Hazardous Waste and Substance Sites (Cortese List) [EnviroStor \(ca.gov\)](http://EnviroStor (ca.gov))

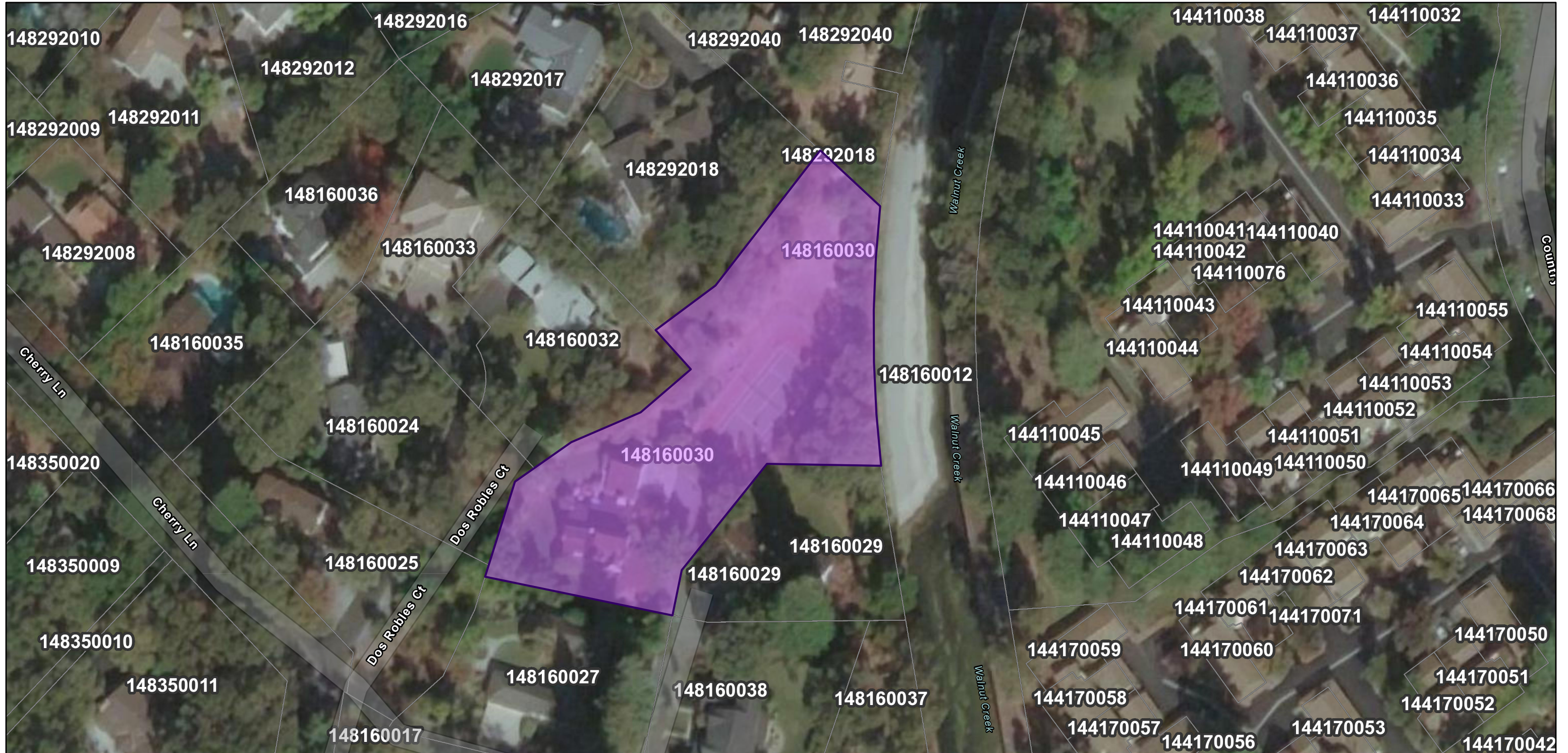
ATTACHMENTS

- 1. Vicinity Map**
- 2. Project Plans**
- 3. Mitigation Monitoring and Reporting Program**

Vicinity Map

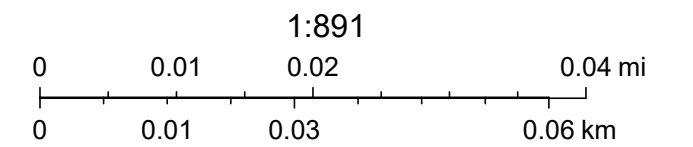
CDMS21-00013

Aerial View



October 25, 2021

□ Parcels



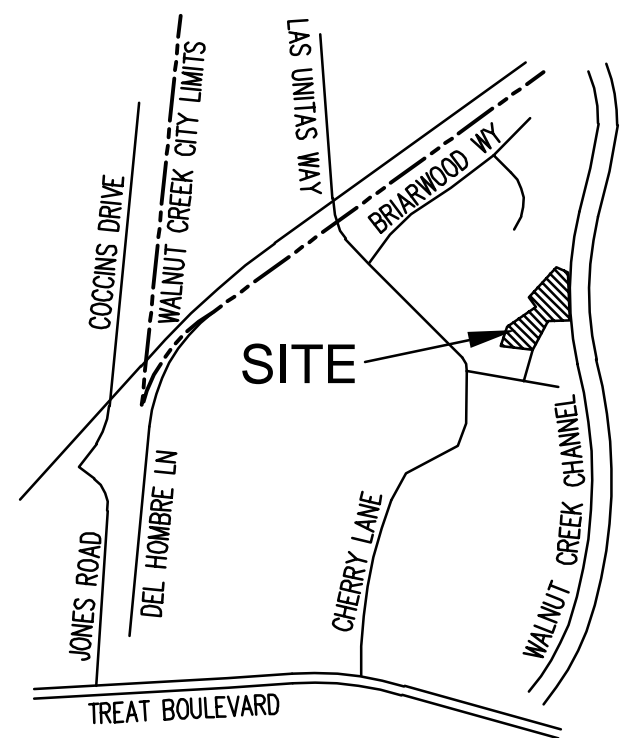
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Vesting Tentative Map

CDMS21-00013

VESTING TENTATIVE PARCEL MAP 2966 CHERRY LANE 21TPM-010883

TOTAL UNITS: 2 RESIDENTIAL
WALNUT CREEK (UNINC.), CONTRA COSTA COUNTY, CALIFORNIA
SUBDIVISION MS ___-



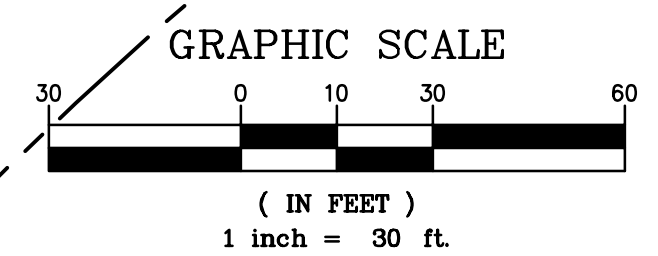
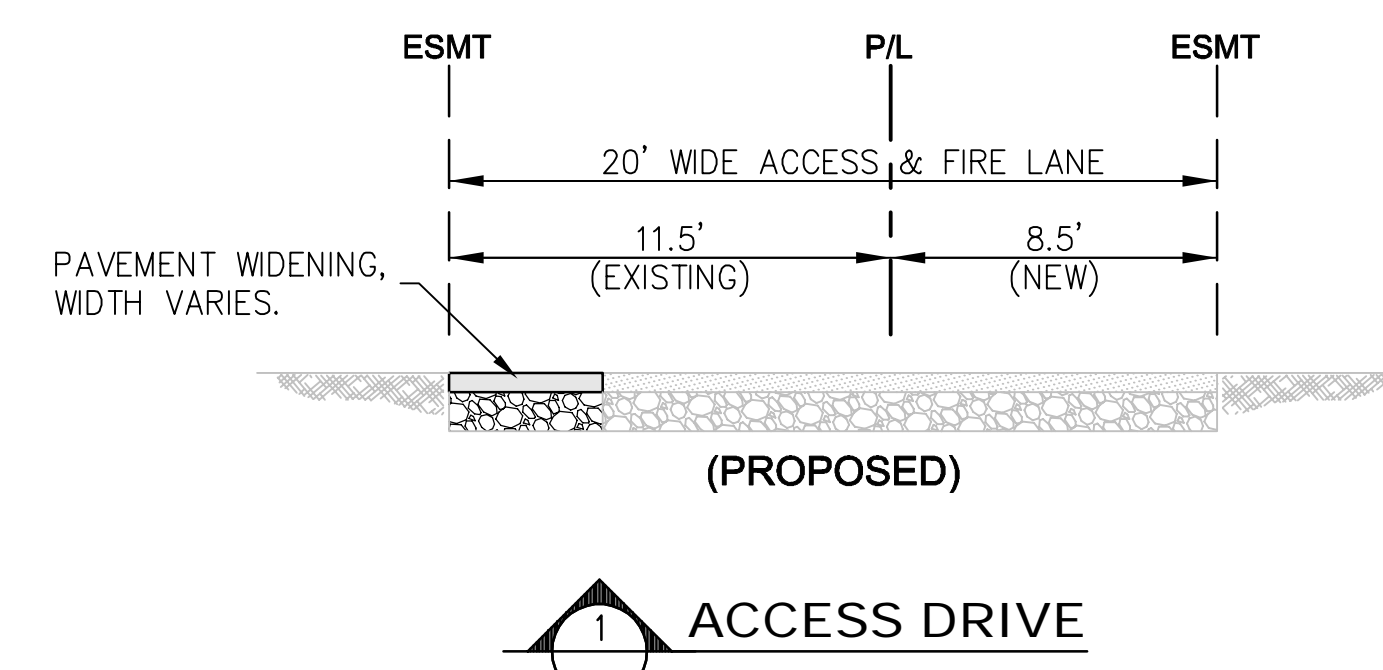
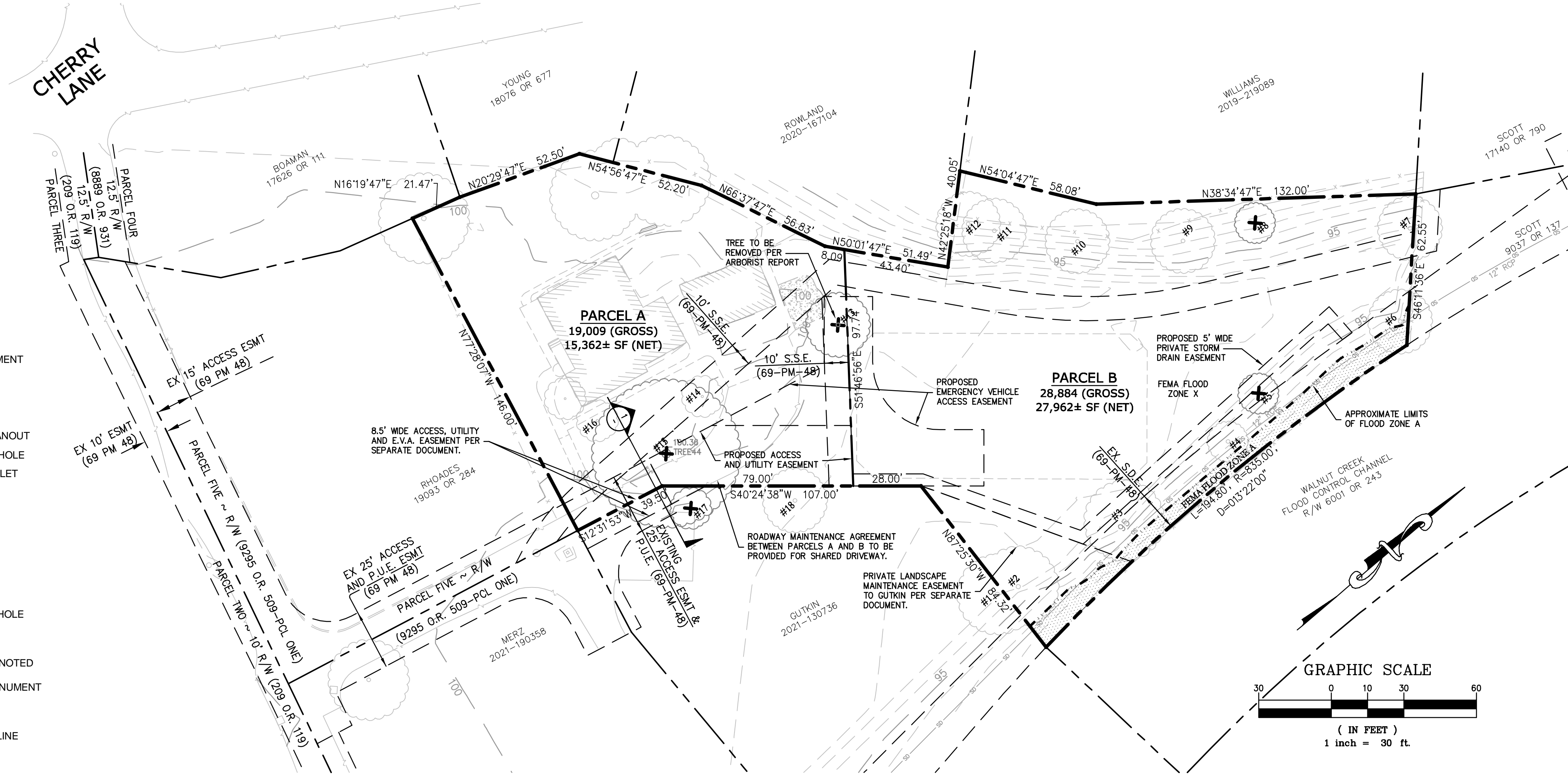
VICINITY MAP
N.T.S.

ABBREVIATIONS:

BLDG	BUILDING
CONC	CONCRETE
(E)/EX	EXISTING
ESMT	EASEMENT
FNC	FENCE
INV.	INVERT
P.U.E	PRIVATE UTILITY EASEMENT
REBAR.	REBAR
()	RECORD DATA
R/W	RIGHT OF WAY
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDDI	STORM DRAIN DRAIN INLET
(T)	TOTAL
WM	WATER METER
WV	WATER VALVE

LEGEND:

	SANITARY SEWER MANHOLE
	WATER VALVE
	FOUND MONUMENT AS NOTED
	STANDARD STREET MONUMENT
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	BOUNDARY LINE
	TIE LINE
	CENTERLINE
	EXISTING WATER LINE
	EXISTING STORM DRAIN PIPE
	EXISTING ELECTRIC CABLE
	EXISTING SANITARY SEWER LINE
	EXISTING EDGE OF PAVEMENT
	EXISTING BUILDING
	EXISTING CURB AND GUTTER
	EXISTING TREE



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS TAKEN FROM FOUND MONUMENTS AT THE CENTERLINE OF THE ACCESS DRIVE SHOWN ON PARCEL MAP BOOK 69 PAGE 48 (SUBDIVISION MS 339-77), CONTRA COSTA COUNTY RECORDS, TAKEN AS NORTH 12°31'53" EAST, DISTANT 135.31 FEET.

FLOOD ZONE

COMMUNITY PANEL NO: 06013C0462F
EFFECTIVE DATE: 06/16/2009
ZONE X - AREA OF MINIMAL FLOOD HAZARD
ZONE A - WITHOUT BASE FLOOD ELEVATION

EXISTING UTILITY NOTE:

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

PROJECT SUMMARY

PROPERTY ADDRESS:	2966 CHERRY LANE WALNUT CREEK, CA 94597
OWNER / DEVELOPER:	RON CARTER 2966 CHERRY LANE WALNUT CREEK, CA 94597
CIVIL ENGINEER:	DEBOLT CIVIL ENGINEERING, INC. 811 SAN RAMON VALLEY BLVD #201 DANVILLE, CALIFORNIA 94526 (925) 837-3780
SURVEYOR:	DEBOLT CIVIL ENGINEERING, INC. 811 SAN RAMON VALLEY BLVD #201 DANVILLE, CALIFORNIA 94526 (925) 837-3780
ASSESSOR'S PARCEL NO:	148-160-030
TOTAL AREA:	47,292± SQ.FT. / 1.09± AC
EXISTING ZONING:	R-15
EXISTING LAND USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	R-15
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
UTILITIES:	
WATER SUPPLY:	EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
FIRE PROTECTION:	CONTRA COSTA FIRE PROTECTION DISTRICT
SEWAGE DISPOSAL:	CENTRAL CONTRA COSTA SANITATION DISTRICT
STORM DRAIN:	CONTRA COSTA COUNTY FLOOD CONTROL
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	AT&T
CABLE TELEVISION:	COMCAST

ENGINEER'S STATEMENT

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

Easton C. McAllister

01/19/22

EASTON C. MCALLISTER, PE
P.E. #61148 EXP 12/31/22

SHEET INDEX

SHEET	DESCRIPTION
VTPM-1	VESTING TENTATIVE PARCEL MAP
VTPM-2	PRELIMINARY GRADING AND DRAINAGE PLAN
VTPM-3	PRELIMINARY STORM WATER CONTROL PLAN
VTPM-4	TREE INVENTORY SHEET

VESTING TENTATIVE
PARCEL MAP

2966 CHERRY LANE
21TMP-010883
UNINC. WALNUT CREEK
CONTRA COSTA COUNTY
CALIFORNIA

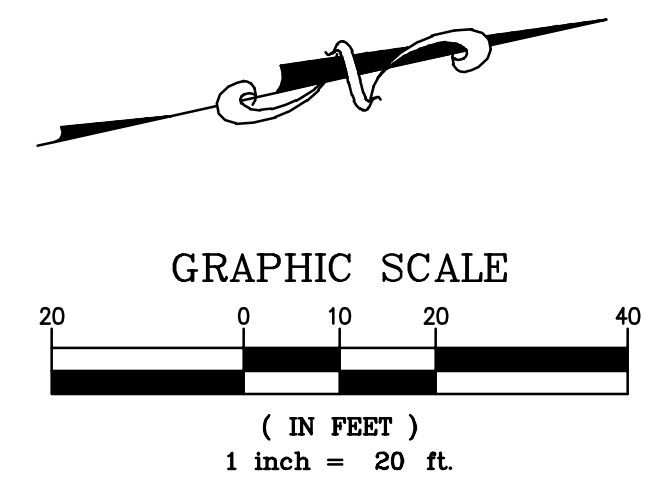


Easton C. McAllister
EASTON C. MCALLISTER - PE 61148 / PLS 9583
RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)


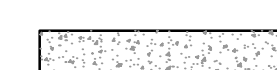

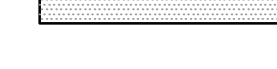
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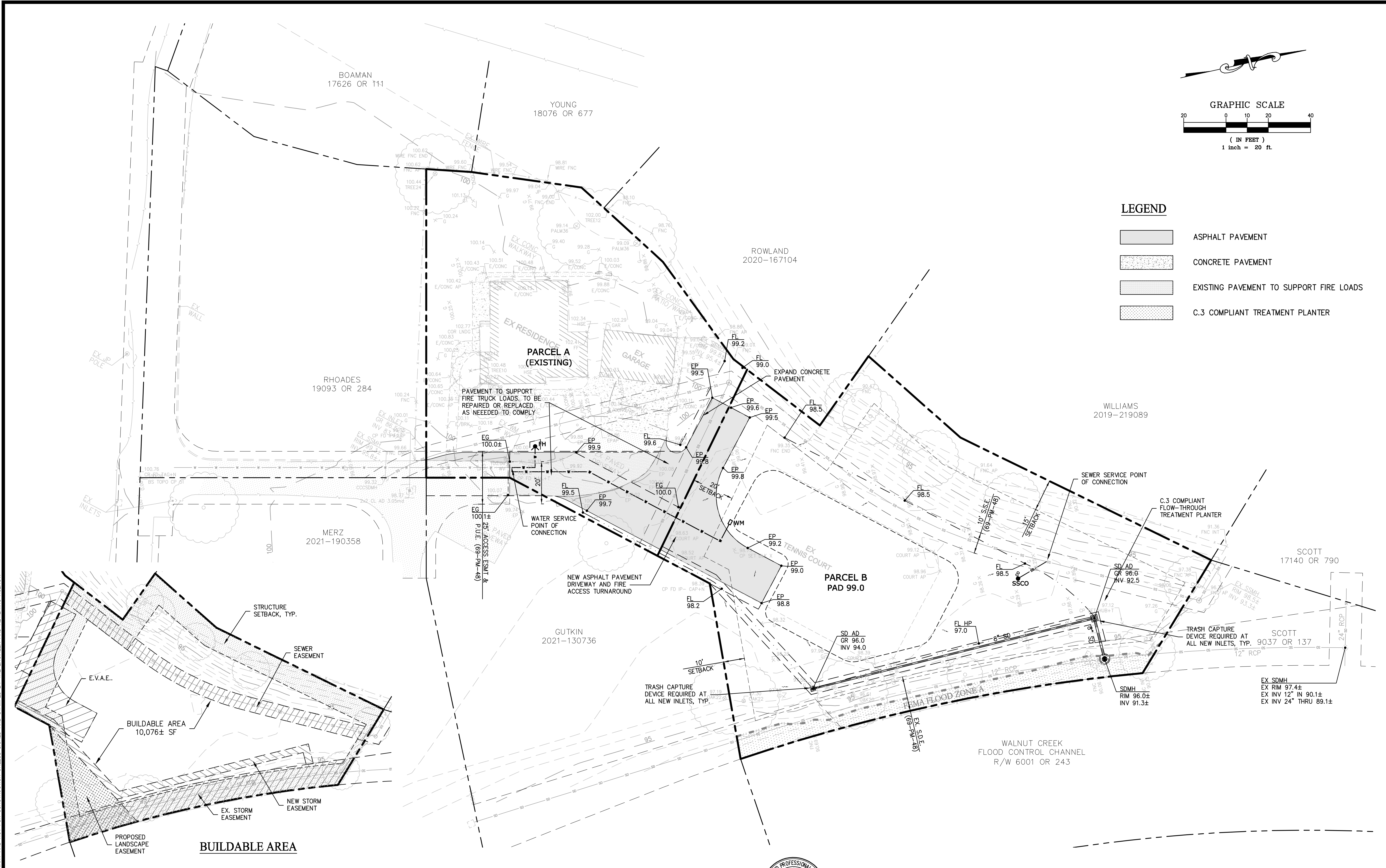
DEBOLT CIVIL ENGINEERING
45+
YEARS
811 SAN RAMON VALLEY BLVD #201
DANVILLE, CALIFORNIA 94526
(925) 837-3780 | DEBOLTCIVIL.COM

Date: 01/20/22
Scale: 1" = 30'
By: EM
Job No.: 21295



LEGEND

-  ASPHALT PAVEMENT
-  CONCRETE PAVEMENT
-  EXISTING PAVEMENT TO SUPPORT FIRE LOADS
-  C.3 COMPLIANT TREATMENT PLANTER



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

**PRELIMINARY GRADING,
DRAINAGE AND UTILITY PLAN**

2966 CHERRY LANE
21TMP-010883
UNINC. WALNUT CREEK CONTRA COSTA COUNTY



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

#	REVISIONS	DATE

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

Date: 01/20/22
Scale: 1" = 20'
By: EM
Job No.: 21295

STEP 1: PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION

Complete all fields.

Project Name/Number	M21TMP-010883
Application Submittal Date <small>(to be verified by municipal staff)</small>	01/19/2022
Project Location <small>(Street Address if available, or intersection and/or APN)</small>	Walnut Creek, CA
Name of Owner or Developer	Ron Carter
Project Type and Description <small>(Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking")</small>	Single Family Residential House
Total Project Site Area (acres)	1.1 ac
Total New Impervious Surface Area (square feet) <small>(Sum of currently pervious areas that will be covered with new impervious surfaces)</small>	9,305 sf
Total Replaced Impervious Surface Area <small>(Sum of currently impervious areas that will be covered with new impervious surfaces)</small>	0 sf
Total Pre-Project Impervious Surface Area	7,003 sf
Total Post-Project Impervious Surface Area	16,308 sf
Runoff Reduction Measures Selected <small>(Check one or more)</small>	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input checked="" type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

STEP 2: DELINEATE IMPERVIOUS AREAS AND LOCATIONS OF RUNOFF REDUCTION MEASURES

Delineate the impervious area. On a site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof edge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch is attached.

Indicate the location and kind of runoff reduction measure you've selected. At least one option, designed to manage runoff from some amount of impervious area—or to avoid creating runoff—is required. For each option selected, there is a brief checklist to confirm your design and your submittal meet minimum requirements.

STEP 3: COMPLETE AND SUBMIT YOUR PLAN

Consult with municipal staff about when and how to submit your Stormwater Control Plan for Small Projects.

December 1, 2012

Option 1: Disperse runoff from roofs or pavement to vegetated areas.

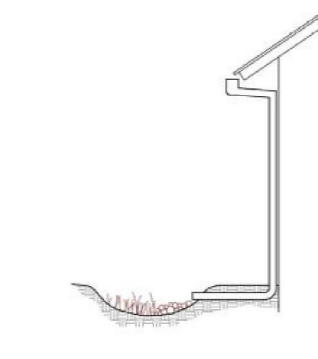
This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to each vegetated area further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

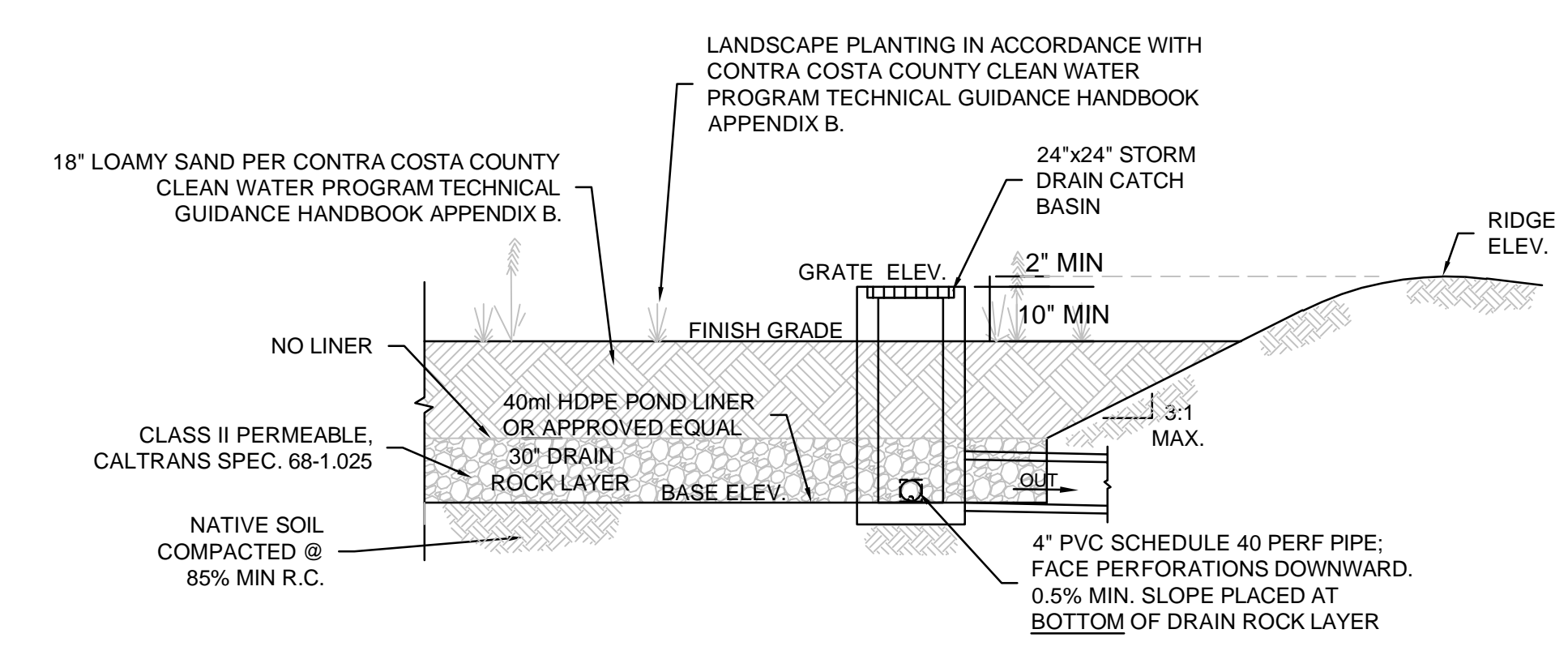
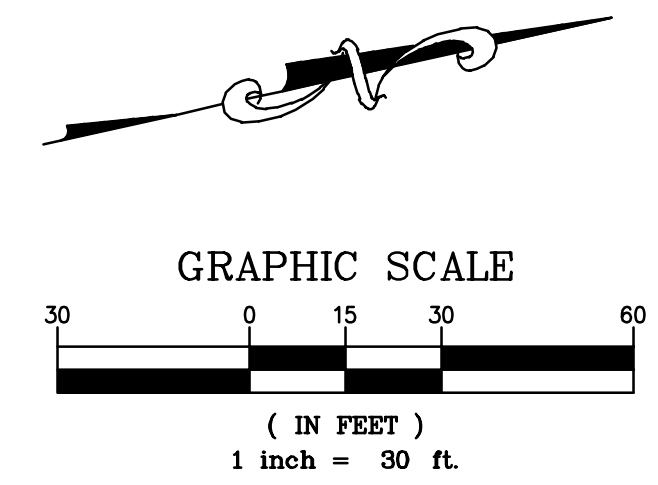
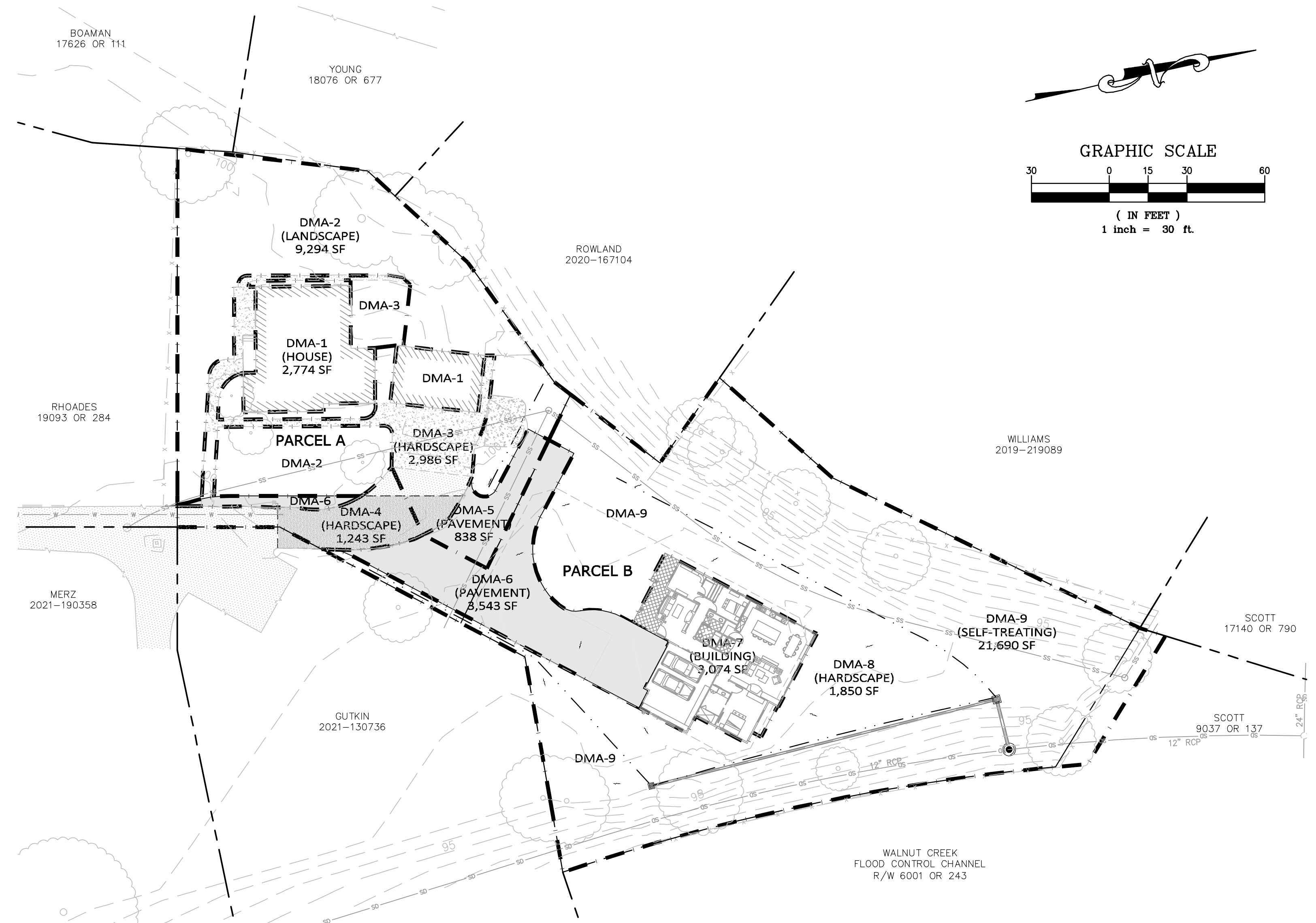
- Each impervious area from which runoff will be directed, and its square footage.
- The vegetated areas that will receive runoff, and the approximate square footage of each.
- If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.



December 1, 2012



NOTE:
REFER TO CONTRA COSTA COUNTY CLEAN WATER PROGRAM TECHNICAL GUIDANCE HANDBOOK CHAPTER 4 FOR ADDITIONAL INFORMATION ON FLOW-THROUGH PLANTERS.

1 FLOW-THROUGH PLANTER (IMP-1)
N.T.S.

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

PRELIMINARY STORM WATER CONTROL PLAN

UNINC. WALNUT CREEK

2966 CHERRY LANE
21TMP-010883
CONTRA COSTA COUNTY



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Date: 01/20/22
Scale: 1" = 30'
By: EM
Job No.: 21295

Tree Inventory and Observations Table

Tree #s: Each tree was given a numerical tag ranging from #1-#18. Note: trees 17 & 18 were on the neighbor's property so they were not given a physical tag and their diameters were estimated.
DBH (Diameter at Breast Height): Trunk diameters (in inches) were calculated from the circumference measured at 4.5' above grade.

Health & Structural Condition Rating

- 1= Dead or declining beyond chance of recovery.
- 2= Stunted or declining canopy, poor foliar color, possible disease or insect issues. Severe structural defects that may or may not be correctable. Usually not a reliable specimen for preservation.
- 3= Fair to moderate vigor. Minor structural defects that can be correctable. More susceptible to construction impacts than a tree in good condition.
- 4= Good vigor and color, with no obvious problems or defects. Generally more resilient to impacts.
- 5= Exceptional specimen with excellent vigor and structure. Unusually nice.

Age
Young (Y): 0 to 1/5 (20%) of expected life span. High resiliency to encroachment.
Mature (M): 1/5 to 4/5 (20%-80%) of expected life span. Moderate resiliency to encroachment.
Over Mature (OM): > 80% of expected life span. Low resiliency to encroachment.

CI = (Anticipated) Construction Impact (L = Low, M = Moderate, H = High)
DE = Dripline Encroachment (X indicates encroachment)
PA = Project Arborist

#	Species	DBH "	Health	Structure	Dripline N-E-S-W	DE	CI	Age	Comments	Action
1	Valley Oak <i>Quercus lobata</i> P/L Tree, Possibly Neighbor's	30"	4	4	20-30-40-30		L	M	Nice tree looks to be just outside of P/L. No improvements indicated within dripline.	Save Set tree protection zone at dripline.

#	Species	DBH "	Health	Structure	Dripline N-E-S-W	DE	CI	Age	Comments	Action
10	Buckeye <i>Aesculus californica</i>	15"	3	2	20-15-18-25		L	M	Several broken branches and scared trunk.	Save Needs Pruning. Set tree protection zone at dripline.
11	Buckeye <i>Aesculus californica</i>	14, 12	3	2	5-12-25-25		L	OM	Several broken branches.	Needs Pruning Set tree protection zone at dripline.
12	Buckeye <i>Aesculus californica</i>	10, 6, 7	3	3	0-10-18-15		L	M	Covered in ivy.	Set tree protection zone at dripline.
13	Fig <i>Ficus sp.</i>	12, 13, 11, 7	4	4	15-18-12-15	X	H	M	Proposed emergency vehicle access would require this tree to be removed.	Remove
14	Japanese Maple <i>Acer palmatum</i>	8, 6	4	4	15-8-6-15		L	M	Will have a change in exposure when the walnut is removed. On Parcel A	Save Set tree protection zone at dripline.
15	Black Walnut <i>Juglans hindsii</i>	36"	2-3	3	25-20-23-25	X	H	OM	Old tree with cavities at base of trunk on N & S sides. Stunted canopy with tip dieback. Low resiliency with emergency vehicle access lane prep up to base of tree. On Parcel A	Remove

#	Species	DBH "	Health	Structure	Dripline N-E-S-W	DE	CI	Age	Comments	Action
2	Valley Oak <i>Quercus lobata</i>	24"	4	4	30-25-10-25		L	M	Slight lean to the north due to competition with #1.	Save Set tree protection zone at dripline.
3	Valley Oak <i>Quercus lobata</i>	23"	4	4	25-25-25-20	X	L-M	M	A relatively small portion of the proposed building footprint indicated at edge of dripline.	Set tree protection zone at dripline.
4	Valley Oak <i>Quercus lobata</i>	10"	4	3	15-10-5-15		L	Y	Well clear of any const.	Save
5	Almond	6, 6, 4, 4, 3	1	1	8-8-8-8		L	OM	30% canopy dieback. Clear of construction, but not worth retention	Remove
6	Valley Oak <i>Quercus lobata</i>	16"	4	4	15-20-20-15	X	L-M	Y	Water treatment planter within dripline.	Save Set tree protection zone at dripline.
7	Valley Oak <i>Quercus lobata</i>	8"	4	3	15-15-3-10		L	Y	Well clear of any const. One-sided canopy	Save
8	Elderberry <i>Sambucus nigra</i>	8"	2	2	0-12-8-0		L	M	Top broke out at 8'. Not worthy of retention.	Remove
9	Buckeye <i>Aesculus californica</i>	15"	4	4	15-10-10-20		L	M	One 8" fractured scaffold branch on east side.	Save Prune Set tree protection zone at dripline.

#	Species	DBH "	Health	Structure	Dripline N-E-S-W	DE	CI	Age	Comments	Action
16	Crepe Myrtle <i>Lagerstroemia indica</i>	11, 8, 7,	3	4	10-10-15-10			M	Stunted canopy, appears drought stressed. On parcel A clear of const.	Save Water in summer
17	Flowering Plum <i>Prunus cerasifera</i> Neighbor's Tree	6, 7	4	4	10-10-10-10	X	H	M	Neighbor's tree appears to be within the proposed vehicle access lane. Not surveyed.	Remove
18	Valley Oak <i>Quercus lobata</i> Neighbor's Tree	18"	4	4	25-20-20-25	X	H	M	Neighbor's tree, appears to be within 5' of proposed emergency vehicle access lane. Not surveyed. Possible removal.	Save Would need to Move EV Access lane so 10' from trunk.

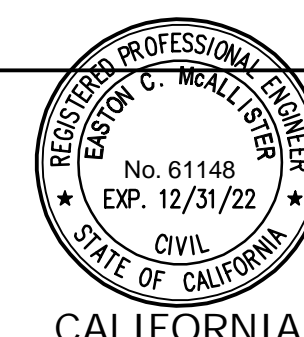
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TREE INVENTORY SHEET

UNINC. WALNUT CREEK

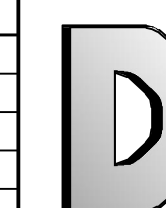
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Mitigation Monitoring and Reporting Program

**Mitigation Monitoring and Reporting Program
County File #CDMS21-00013
Cherry Lane Two-Lot Minor Subdivision**

**2966 Cherry Lane
Walnut Creek, CA 94507**

December 21, 2022

SECTION 5 & SECTION 18: CULTURAL AND TRIBAL CULTURAL RESOURCES

Potentially Significant Impacts: *Construction activities requiring excavation or earth movement could uncover previously unrecorded significant cultural resources and/or human remains.*

Mitigation Measure(s):

Mitigation Measure CUL-1: Should archaeological materials be uncovered during grading, trenching, or other on-site excavation(s), all earthwork within 30 yards of the materials shall be stopped until a professional archeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA) and any Native American tribe(s) that have requested consultation and/or demonstrated interest in the project site has had an opportunity to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

Mitigation Measure CUL-2: If any significant cultural materials such as artifacts, human burials, or the like are encountered during construction operations, such operations shall cease within 10 feet of the find, the Community Development Division (CDD) shall be notified within 24 hours, and a qualified archaeologist contacted and retained for further recommendations. Significant cultural materials include, but are not limited to, aboriginal human remains, chipped stone, groundstone, shell and bone artifacts, concentrations of fire cracked rock, ash, charcoal, and historic features such as privies or walls and other structural remains.

Mitigation Measure CUL-3: Should human remains be uncovered during grading, trenching, or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until the County coroner has had an opportunity to evaluate the significance of the human remains and determine the proper treatment and disposition of the remains. Pursuant to California Health and Safety Code Section 7050.5, if the coroner determines the remains may be those of a Native American, the coroner is responsible for contacting the Native American Heritage Commission (NAHC) by telephone within 24 hours. Pursuant to California Public Resources Code Section 5097.98, the NAHC will then determine a Most Likely Descendant (MLD) tribe and contact them. The MLD tribe has 48 hours from the time they are given access to the site to make recommendations to the land owner for treatment and disposition of the ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Mitigation Measure CUL-4: Appropriate mitigation of any discovered cultural resources may include monitoring of further construction and/or systematic excavation of the resources. Any artifacts or samples collected as part of the initial discovery, monitoring, or mitigation

Abbreviations:

Condition of Approval (COA)
Community Development Division (CDD)
Building Inspection Division (BID)

Mitigation Monitoring Program
CDMS21-00013
Page 2 of 5

phases shall be properly conserved, catalogued, evaluated, and curated, and a report shall be prepared documenting the methods, results, and recommendations. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials or human remains
Party Responsible for Verification:	Project proponent, CDD staff, consulting Archaeologist
Compliance Verification:	Review of archaeologist's report or other verification provided to CDD staff

SECTION 13: NOISE

Potentially Significant Impacts: *The project vicinity will experience a temporary increase in ambient noise associated with the eventual development of a single-family residence on Parcel B. The implementation of the following mitigations ensures such impacts occur at less than significant levels:*

Mitigation Measure(s):

Mitigation Measure NOI-1: All construction activities, including delivery of construction materials, shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below

- New Year's Day (State and Federal)*
- Birthday of Martin Luther King, Jr. (State and Federal)*
- Washington's Birthday (Federal)*
- Lincoln's Birthday (State)*
- President's Day (State)*
- Cesar Chavez Day (State)*
- Memorial Day (State and Federal)*
- Juneteenth National Independence Holiday (Federal)*
- Independence Day (State and Federal)*
- Labor Day (State and Federal)*
- Columbus Day (Federal)*
- Veterans Day (State and Federal)*
- Thanksgiving Day (State and Federal)*

*Day after Thanksgiving (State)
Christmas Day (State and Federal)*

Mitigation Measure NOI-2: Transportation of heavy equipment (e.g., graders, cranes, excavators, etc.) and trucks to and from the site shall be limited to weekdays between the hours of 9:00 AM and 4:00 PM and prohibited on Federal and State holidays. This restriction does not apply to typical material and equipment delivery or grading activities.

Mitigation Measure NOI-3: The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.

Mitigation Measure NOI-4: The applicant shall notify neighbors within 300 feet of the subject property at least one week in advance of grading and construction activities.

Mitigation Measure NOI-5: The applicant shall designate a construction noise coordinator who will be responsible for implementing the noise control measures and responding to complaints. This person's name and contact information shall be posted clearly on a sign at the project site and shall also be included in the notification to properties within 300 feet of the project site. The construction noise coordinator shall be available during all construction activities and shall maintain a log of complaints, which shall be available for review by County staff upon request.

Mitigation Measure NOI-6: Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents
Party Responsible for Verification:	Project proponent, CDD staff

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Mitigation Monitoring Program
CDMS21-00013
Page 4 of 5

Compliance Verification:	Review of construction drawings; or other verification provided to CDD staff
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