

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone:1-855-323-2626

**Contra
Costa
County**



John Kopchik
Director

Aruna Bhat
Deputy Director

Jason Crapo
Deputy Director

Maureen Toms
Deputy Director

Deidra Dingman
Deputy Director

March 6, 2023

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

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

- 1. Project Title:** Horse Boarding Facility "Trivisonno Ranch"
- 2. County File Number:** #CDLP22-02033
- 3. Lead Agency:** Contra Costa County
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Diana Lecca, Planner II
(925) 655-2869
- 5. Project Location:** 101 Willow Oak Place, Knightsen, CA 94548
APN: 020-040-018
- 6. Applicant's Name, Address, and Phone Number:** Deborah and Nicholas Trivisonno
101 Willow Oak Place
Knightsen, CA 94548
(925)408-0049

7. **Description of Project:** The applicant is requesting approval of a Land Use Permit application for a horse boarding facility for 12 horses, at 101 Willow Oak Place in the Knightsen area of unincorporated Contra Costa County. All buildings and structures are existing. No construction of new buildings or structures are proposed at this time.
8. **Surrounding Land Uses and Setting:** The project site is a 6.29-acre lot located at the end of Willow Oak Place, a privately maintained road in the Knightsen area of unincorporated Contra Costa County. Willow Oak Place gains access via Knightsen Avenue, a publicly maintained road. The visual character of the property will remain agricultural in appearance, which is compatible with the surrounding agricultural area. Surrounding properties have been developed with single-family homes, agricultural buildings, and agricultural uses, such as crop farming, nurseries, and equestrian facilities.

The subject property is rectangular in shape and flat. It is developed with a main riding arena (approximately 50,000 square feet), a circular riding arena (approximately 4,300 square feet), another rectangular riding arena (approximately 19,000 square feet), an agricultural building (1,680 square-feet), an existing barn of (approximately 5,000 square-feet), a tack room and outdoor bathroom (798 square-feet), pipe stalls (320 square-feet), a detached garage and a modular home located at the eastern side of the parcel. The main residence is located towards the northwestern area of the property.

9. **Determination:** Pursuant to the requirements of the California Environmental Quality Act (CEQA) Section 15071, the Initial Study/Negative Declaration (ND) describes the proposed project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed project. The Initial Study/Negative Declaration for the proposed project has determined that the project will not result in significant impacts to the environment. As a result, an IS/ND has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines. Prior to adoption of the Negative Declaration, the County will be accepting comments on the Initial Study/Negative Declaration during a 20-day public comment period.

A copy of the Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address:

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

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Monday, March 6, 2023**, and extends to **Monday, March 27, 2023 until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Diana Lecca
30 Muir Road
Martinez, CA 94553

or;

via email to Diana.Lecca@dcd.cccounty.us

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

For additional information on the Negative Declaration and the proposed project, you can contact me by telephone at (925) 655-2869, or email at Diana.Lecca@dcd.cccounty.us.

Sincerely,


Diana Lecca
Project Planner

cc: County Clerk's Office (2 copies)

attch: Project Vicinity Map and Plan

SITE PLAN AND AERIAL VIEW



*Trivisonno Ranch
101 Willow Oak Place, Knightsen, CA 94548*

SITE PLAN AND AERIAL VIEW
with dimensions



Trivisonno Ranch
101 Willow Oak Place, Knightsen, CA 94548

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** County File #CDLP22-02033
Horse Boarding Facility “Trivisonno Ranch” at 101 Willow Oak Place, Knightsen 94548
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:** Diana Lecca, Planner II
(925) 655-2869
4. **Project Location:** 101 Willow Oak Place, Knightsen, CA 94548
Assessor’s Parcel Number: 020-040-018
5. **Project Sponsor's Name and Address:** Deborah and Nicholas Trivisonno
101 Willow Oak Place
Knightsen, CA 94548
6. **General Plan Designation:** The subject property is located within an Agricultural Lands (AL) General Plan land use designation.
7. **Zoning:** The subject property is located within an A-2 General Agricultural District (A-2)
8. **Description of Project:** The applicant is requesting approval of a Land Use Permit application for a horse boarding facility for 12 horses, at 101 Willow Oak Place in the Knightsen area of unincorporated Contra Costa County. All buildings and structures are existing. No construction of new buildings or structures are proposed at this time.
9. **Surrounding Land Uses and Setting:** The project site is a 6.29-acre lot located at the end of Willow Oak Place, a privately maintained road in the Knightsen area of unincorporated Contra Costa County. Willow Oak Place gains access via Knightsen Avenue, a publicly maintained road. The visual character of the property will remain agricultural in appearance, which is compatible with the surrounding agricultural area. Surrounding properties have been developed with single-family homes, agricultural buildings, and agricultural uses, such as crop farming, nurseries, and equestrian facilities.

The subject property is rectangular in shape and flat. It is developed with a main riding arena (approximately 50,000 square feet), a circular riding arena (approximately 4,300 square feet), another rectangular riding arena (approximately 19,000 square feet), an agricultural building (1,680 square-feet), an existing barn of (approximately 5,000 square-feet), a tack room and outdoor bathroom (798 square-feet), pipe stalls (320 square-feet), a detached garage and a modular

home located at the eastern side of the parcel. The main residence is located towards the northwestern area of the property.

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

- Contra Costa County, Department of Conservation and Development, Building Inspection Division
- Contra Costa County, Public Works Department
- Contra Costa Environmental Health Department
- East Contra Costa Fire Protection District

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

A Notice of Opportunity to Request Consultation was sent on February 8, 2023, to Wilton Rancheria. No response has been received to date. Therefore, consultation with Native American tribes has not occurred in relation to this project. As a courtesy, the County will provide a copy of this environmental document for the Tribe's comments.

Environmental Factors Potentially Affected

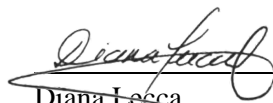
The environmental factors checked below would have been potentially affected by this project, but have been mitigated in a manner as to not result in a significant effect on the environment:

- | | | |
|---|---|---|
| <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.



Diana Lecca
Project Planner
Contra Costa County
Department of Conservation & Development

03 / 06 / 2023

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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

a) *Would the project have a substantial adverse effect on a scenic vista?*

No Impact: Figure 9-1 (Scenic Ridges & Waterways) of the Contra Costa County General Plan Open Space Element identifies the major scenic resources in the County, including major ridges and scenic waterways, which should be considered when evaluating nearby development proposals. Views of these identified scenic resources are considered scenic vistas. The subject property is not located near a major scenic resource and will therefore have no impact on a scenic vista.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

Less Than Significant Impact: Figure 5-4 (Scenic Routes Plan) of the Contra Costa County Transportation and Circulation Element identifies the roadways which form the Countywide scenic routes plan. The project site is located at the end of Willow Oaks Place, which intersects Knightsen Avenue. Willow Oak Place is a privately maintained road in the Knightsen area of unincorporated Contra Costa County, which is not identified as a scenic route. Since the subject property is not visible from a state scenic highway and no new construction is proposed, the project would not damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

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

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

Less Than Significant Impact: As previously mentioned, the subject property is not located near a major scenic resource and is not visible from a state scenic highway. No construction of new buildings or structures are proposed, and the visual character of the property will remain agricultural in appearance, which is compatible with the surrounding agricultural area. Therefore, the project is not expected to substantially degrade the existing visual character or quality of public views of the site and its surroundings.

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

Less Than Significant Impact: Approval of the project would allow the operation of a horse boarding facility at the project site. The maximum number of horses that can be boarded at the site is 12 horses, and no expansion is proposed at this time. Although headlamp light/glare can be expected from cars visiting the site, the proposed hours of operation for this site are Monday – Sunday between 8am – 7pm. Since no improvements are proposed that would create a new source of substantial light or glare, the project is not expected to adversely affect day or nighttime views in the area.

Sources of Information

Contra Costa County General Plan. “Chapter 5: Transportation and Circulation Element.” 2005-2020.
<http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=>

Contra Costa County General Plan. “Chapter 9: Open Space Element.” 2005-2020.
<http://www.co.contra-costa.ca.us/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=>

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"/>

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

SUMMARY:

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

No Impact: As shown on the California Department of Conservation’s *California Important Farmland Finder* map, the project site does not contain farmland designated “Prime”, “Unique”, or of “Statewide Importance”. Therefore, the project would not result in any impacts related to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide importance to a non-agricultural use.

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

No Impact: The project site is located within the A-2, General Agricultural District. Dude ranches, riding academies and stables may be allowed by issuance of a land use permit. Therefore, the project will not conflict with the existing zoning. In addition, the project site is not under a Williamson Act contract.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?*

No Impact: The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526. Therefore the project will not conflict with any properties zoned as forest land.

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

d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact: The project site is not considered forest land, as discussed above. Nevertheless, no trees are proposed to be removed with this proposal.

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

No Impact: As previously mentioned, the project site is located within the A-2, General Agricultural District. Dude ranches, riding academies and stables may be allowed by issuance of a land use permit. Since approval of the land use permit would allow the operation of a horse boarding facility at the subject site (no development proposed), the project would not result in changes to the existing environment, which due to their location or nature would result in conversion of Farmland to non-agricultural use.

Sources of Information

Contra Costa County Code. “Title 8 – Zoning.” Accessed in 2022.

https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

California Department of Conservation. “California Important Farmland Finder.” Accessed in 2022.

<https://maps.conservation.ca.gov/DLRP/CIFF/>.

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"/>
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"/>

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

SUMMARY:

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

Less Than Significant Impact (a-b): In April 2022, BAAQMD updated its Air Quality Guidelines, which included operational and construction-related emissions screening criteria. If the project does not exceed the screening criteria, the project would not result in the generation of criteria air pollutants that exceed the thresholds of significance for the criteria air pollutants.

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 Spare the Air, Cool the Climate Final 2017 Clean Air Plan. The purpose of the Clean Air Plan is to bring the air basin into compliance with the requirements of Federal and State air quality standards. BAAQMD has prepared CEQA Guidelines to assist lead agencies in air quality analysis, as well as to promote sustainable development in the region. The CEQA Guidelines support lead agencies in analyzing air quality impacts. If, after analysis, the project’s air quality impacts are found to be below the significance thresholds, then the air quality impacts may be considered less than significant. The Air District developed screening criteria to provide lead agencies and project applicants with a conservative indication of whether the proposed project could result in potentially significant air quality impacts. If all of the screening criteria are met by a proposed project, then the lead agency or applicant would not need to perform a detailed air quality assessment of their project’s air pollutant emissions. Since no construction of new buildings or structures is proposed as part of this project, and the land use permit would allow the operation of the horse boarding facility, it can be assumed that the project would not be in conflict with the Clean Air Plan or obstruct its implementation, and would not contribute substantially to any existing or projected air quality violation.

- c) *Would the project expose sensitive receptors to substantial pollutant concentrations?*
- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?*

Less Than Significant Impact (c-d): Equestrian-related odors (e.g.: manure) are anticipated to originate from the site. However, such odors are regulated as “agricultural odors”, which are exempt under Section 41705(a) of the California Health and Safety Code. In addition, the project site and vicinity are located within the A-2 zoning district, which allows all types of agriculture, including general farming, wholesale horticulture and floriculture, wholesale nurseries and greenhouses, mushroom rooms, dairying, livestock production, fur farms, poultry raising, animal breeding, aviaries, apiaries, forestry, and similar agricultural uses. Dude ranches, riding academies and stables may be allowed upon issuance of a land use permit. Thus, equestrian-related odors are

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

to be expected, and the project is not anticipated to expose sensitive receptors to substantial pollutant concentrations or result in emissions adversely affecting a substantial number of people.

Sources of Information

Bay Area Air Quality Management District. “California Environmental Quality Act, Air Quality Guidelines.” May 2017. http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en.

Bay Area Air Quality Management District. “Spare the Air, Cool the Climate Final, 2017 Clean Air Plan.” Adopted 19 April 2017. http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-proposed-final-cap-vol-1-1-pdf.pdf?la=en.

California Health and Safety Code. Accessed in 2022. https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=26.&title=&part=4.&chapter=3.&article=1.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

Less Than Significant Impact: It is unlikely that the project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status, due to the location of the project site (developed parcel within an agricultural zoning district) and lack of suitable habitat (there are no creeks, wetlands, or riparian habitats located on the subject parcel). Furthermore, no construction is proposed at this time, and approval of the land use permit would allow the operation of a horse boarding facility at the subject site.

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

No Impact: According to the California Department of Fish and Wildlife (CDFW) Public Access Lands map, the project site is not located in or adjacent to an area identified as a wildlife or ecological reserve by the CDFW. According to the Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas map (Figure 8-1) of the County General Plan, the project site is not located in or adjacent to a significant ecological resource area. In addition, the property contains no perennial or intermittent streams, creeks or other riparian habitat. Therefore, the project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.

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

No Impact: Wetlands are defined and identified under Section 404 of the Clean Water Act as “areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.” According to the U.S. Fish and Wildlife Service National Wetlands Inventory map, no wetlands are located at or adjacent to the project site. Therefore, no

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

substantial adverse effects on federally protected wetlands are expected to occur as a result of this project.

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

No Impact: There are no creeks, wetlands, or riparian habitats located on the subject parcel. As previously mentioned, the project site is disturbed, and all improvements are existing. In addition, surrounding parcels have been developed with single-family homes, agricultural buildings, and agricultural uses, such as crop farming, nurseries, and equestrian facilities. Therefore, the project is expected to have no impact on 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 nursery sites, based on existing site conditions and the surrounding land uses.

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

No Impact: The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. On any property proposed for development approval, the Ordinance requires tree alteration or removal to be considered as part of the project application. The proposed project would not require the removal of any protected trees. Therefore, no conflicts with local policies or ordinances protecting biological resources would occur.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact: There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy, comprised of the cities of Brentwood, Clayton, Oakley, and Pittsburg, and Contra Costa County. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in eastern Contra Costa County. Pursuant to a returned agency comment request form received from the HCP/NCCP, the project is exempt from review and HCP/NCCP Ordinance No. 2007-53 does not apply. Therefore, the project would not conflict with the provisions of the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan.

Sources of Information

California Department of Fish and Wildlife (CDFW). “CDFW Public Access Lands.” Interactive Map. Accessed in 2021. <https://apps.wildlife.ca.gov/lands/>.

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

Contra Costa County General Plan. “Chapter 8: Conservation Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=>.

East Contra Costa County Habitat Conservancy. “East Contra Costa County Habitat Conservancy Website.” Accessed in 2022. <https://www.contracosta.ca.gov/4343/East-Contra-Costa-County-Habitat-Conserv>

East Contra Costa County Habitat Conservancy. Returned Agency Comment Request Form. Date received on 15 June 2022.

United States Environmental Protection Agency (EPA). “Section 404 of the Clean Water Act.” Website. Accessed in 2022. <https://www.epa.gov/cwa-404/how-wetlands-are-defined-and-identified-under-cwa-section-404#:~:text=%22Wetlands%20are%20areas%20that%20are,life%20in%20saturated%20soil%20conditions>.

U.S. Fish & Wildlife Service. “National Wetlands Inventory.” Interactive Map. Accessed in 2022. <https://www.fws.gov/wetlands/Data/Mapper.html>.

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

SUMMARY:

a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?*

No Impact: The parcel is not a historical resource pursuant to Section 15064.5 of the CEQA Guidelines, because:

1. It is not a resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources;
2. It is not a resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in a historical

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

resource survey meeting the requirements section 5024.1(g) of the Public Resources Code; and

3. Has not been determined to be historically or culturally significant by a lead agency.

b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5?*

No Impact: Since no ground disturbance is proposed at this time, study for archaeological resources is not recommended at this time. Thus, the project is not expected to cause an adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5.

c) *Would the project disturb any human remains, including those interred outside of formal cemeteries?*

No Impact: As previously mentioned, no ground disturbance (e.g.: new construction) is proposed at this time. Therefore, the project is not expected to result in the disturbance of any human remains, including those interred outside of formal cemeteries.

Sources of Information

Contra Costa County. “Historic Resources Inventory.” Accessed in 2022.

<https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=>

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) *Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

Less Than Significant Impact: The California Building Standards Code (California Code of Regulations, Title 24) serves as the basis for the design and construction of buildings in California. Specifically, the California Energy Code (California Code of Regulations, Title 24, Part 6) was first adopted by the California Energy Commission in 1978 in response to a legislative mandate

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

to reduce energy consumption in California and contains energy conservation standards applicable to all residential and non-residential buildings throughout California. These standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods.

The California Building Standards Commission adopted the California Green Building Standards Code, also known as CALGreen, (California Code of Regulations, Title 24, Part 11) to improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices. Although the CALGreen Code was adopted as part of the State’s efforts to reduce GHG emissions, the standards have co-benefits of reducing energy consumption from residential and nonresidential buildings subject to this standard.

Since no construction is proposed at this time, and the operation of a horse boarding facility requires minimal energy consumption (given that activities take place outdoors), the project would not be expected to have a significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources, during project construction (no construction required) or operation.

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

Less Than Significant Impact: As previously mentioned, since no construction is proposed at this time, and the operation of a horse boarding facility requires minimal energy consumption (since activities take place outdoors), the project would not be expected to have a significant impact regarding wasteful, inefficient, or unnecessary consumption of energy resources, during project construction (no construction required) or operation. Therefore, the project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

Sources of Information

California Building Standards Commission. “2019 California Green Building Standards Code – CalGreen – California Code of Regulations, Title 24, Part 11.” Accessed in 2022. <https://codes.iccsafe.org/content/CAGBSC2019>.

Contra Costa County. “CalGreen / Construction & Demolition (C&D) Debris Recovery Program.” Accessed in 2022. <https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris->.

Contra Costa County. “Climate Action Plan.” Adopted by the Contra Costa County Board of Supervisors on 15 December 2015. <http://www.co.contra-costa.ca.us/DocumentCenter/View/39791/Contra-Costa-County-Climate-Action-Plan?bidId=>.

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

California Energy Commission. “2019 Building Energy Efficiency Standards For Residential and Nonresidential Buildings.” Accessed in 2022. <https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards/2019-building-energy-efficiency>.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*
 - i) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?*

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

Less Than Significant Impact: The California Geological Survey (CGS) has delineated Alquist-Priolo Earthquake Fault Zones along the known active faults in California. According to the California Earthquake Hazards Zone Application, implemented by the California Department of Conservation, the project site is not within an Earthquake Fault Zone. Because the site is not within an official Earthquake Fault Zone, the risk of fault rupture is generally regarded as very low.

ii) *Strong seismic ground shaking?*

Less Than Significant Impact: The risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The County has adopted the California Building Code (CBC), which requires use of seismic parameters in the design of all structures requiring building permits, including mixed use structures and most accessory structures. Seismic parameters are based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. No construction is proposed at this time. However, since any future construction (or replacement) of buildings and/or structures would be subject to the building code, the environmental impact from seismic ground shaking would be expected to be less than significant.

iii) *Seismic-related ground failure, including liquefaction?*

Less Than Significant Impact: According to the California Earthquake Hazards Zone Application, implemented by the California Department of Conservation, the project site is within a Liquefaction Zone. However, since no new construction is proposed at this time, and any future construction (or replacement) of buildings and/or structures would be subject to the building code, which contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance, the environmental impact from seismic-related ground failure, including liquefaction, would be expected to be less than significant.

iv) *Landslides?*

No Impact: According to the California Earthquake Hazards Zone Application, implemented by the California Department of Conservation, the project site is not within a Landslide Zone. Because the site is not within a Landslide Zone, it would be considered to have no impact.

b) *Would the project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact: According to the Soil Survey of Contra Costa County, the soil series mapped on the site is Delhi sand, 2 to 9 percent slopes, and Sorrento silty clay loam. The Delhi sand is described as somewhat excessively drained, and runoff is very low. Sorrento silty

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

clay loam is described as very deep, well drained soils that formed in alluvium mostly from sedimentary rocks. Since sandy and clay soils are less prone to erosion, soil erosion hazards can be considered less than significant.

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

Less Than Significant Impact: As previously mentioned, the site is not within a Landslide Zone. In addition, the risk of structural damage from ground shaking is regulated by the building code and the County Grading Ordinance. The County has adopted the California Building Code (CBC), which requires use of seismic parameters in the design of all structures requiring building permits, including mixed use structures and most accessory structures. Seismic parameters are based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. No construction is proposed at this time. However, since any future construction (or replacement) of buildings and/or structures would be subject to the building code, potential impacts would be considered less than significant.

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*

Less Than Significant Impact: According to the Soil Survey of Contra Costa County, the soil series mapped on the site is Delhi sand, 2 to 9 percent slopes, and Sorrento silty clay loam. Clay soils are generally classified as expansive (expansive soils expand when water is added and shrink when they dry out). However, no construction is proposed as part of this project. In addition, most activity takes place outdoors (and not within an enclosed building). Furthermore, any new structure related to the project will be reviewed for structural requirements based on site soil types as part of the building permit process. Therefore, potential impacts can be considered less than significant.

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

Less Than Significant Impact: The project site already relies on well water and a septic system that is permitted by the Contra Costa County Health Services Department, Environmental Health Division.

- f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

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

No Impact: There are no known paleontological resources located at the project site nor have any unique geological features been identified. No ground disturbance (e.g.: new construction) is proposed at this time. Therefore, the project is not expected to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

Sources of Information

California Department of Conservation. “EQ Zapp: California Earthquake Hazards Zone Application.” Accessed in 2022. <https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>

Contra Costa County General Plan. “Chapter 10: Safety Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30920/Ch10-Safety-Element?bidId=>.

United States Department of Agriculture. “Web Soil Survey.” Accessed in 2022. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

United States Department of Agriculture. “Web Soil Survey.” Accessed in 2022. https://soilseries.sc.egov.usda.gov/OSD_Docs/D/DELHI.html

United States Department of Agriculture. “Web Soil Survey.” Accessed in 2022. https://soilseries.sc.egov.usda.gov/OSD_Docs/S/SORRENTO.html

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

SUMMARY:

a) *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

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

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

Senate Bill 97 directed the Governor's Office of Planning and Research (OPR) to develop CEQA Guidelines for evaluation of GHG emissions impacts and recommend mitigation strategies. In response, OPR released the Technical Advisory: CEQA and Climate Change, and proposed revisions to the State CEQA guidelines (April 14, 2009) for consideration of GHG emissions. The California Natural Resources Agency adopted the proposed State CEQA Guidelines revisions on December 30, 2009 and the revisions were effective beginning March 18, 2010. In late 2018, the Agency finalized amendments to the CEQA Guidelines, including changes to CEQA Guidelines section 15064.4, which addresses the analysis of greenhouse gas emissions. The amendments became effective on December 28, 2018.

A bright-line numeric threshold of 1,100 MT CO₂/year is a numeric emissions level below which a project's contribution to global climate change would be less than "cumulatively considerable." This emissions rate is equivalent to a project size of approximately 60 single-family dwelling units. Since no construction is proposed at this time, and the land use permit would allow the continued operation of the horse boarding facility, it can be assumed that the project will have a less than significant impact on the environment regarding greenhouse gas emissions.

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

Less Than Significant Impact: At a regional scale, the BAAQMD adopted the *Bay Area 2017 Clean Air Plan* that addresses GHG emissions as well as various criteria air pollutants. The BAAQMD Plan included a number of pollutant reduction strategies for the San Francisco Bay air basin.

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

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

As previously mentioned, since no construction is proposed at this time, and the land use permit would allow the operation of the horse boarding facility, it can be assumed that the project will have a less than significant impact on the environment regarding greenhouse gas emissions. Although the project would generate some GHG emissions (horse manure), the project is not

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

expected conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Sources of Information

Bay Area Air Quality Management District. “California Environmental Quality Act, Air Quality Guidelines.” May 2017. http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en.

Bay Area Air Quality Management District. “Spare the Air, Cool the Climate Final, 2017 Clean Air Plan.” Adopted 19 April 2017. http://www.baaqmd.gov/~media/files/planning-and-research/plans/2017-clean-air-plan/attachment-a_-_proposed-final-cap-vol-1-1-pdf.pdf?la=en.

California Energy Commission. “2022 Building Energy Efficiency Standards For Residential and Nonresidential Buildings.” August 2022. https://www.energy.ca.gov/sites/default/files/2022-12/CEC-400-2022-010_CMF.pdf

Contra Costa County. “Climate Action Plan.” Adopted by the Contra Costa County Board of Supervisors on 15 December 2015. <http://www.co.contra-costa.ca.us/DocumentCenter/View/39791/Contra-Costa-County-Climate-Action-Plan?bidId=>.

Contra Costa County. “Municipal Climate Action Plan. Measures to Reduce Municipal Greenhouse Gas Emissions.” December 2008. <http://www.co.contra-costa.ca.us/DocumentCenter/View/2905/Municipal-Climate-Action-Plan-1208-Attachment-A?bidId=>.

9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Less Than Significant Impact: Project operation would involve the routine transport, use, and disposal of horse manure. A manure management plan will require that horse stalls are cleaned 6 days a week and the manure is subsequently stored away from the barn and people who visit the property. Weekly, the manure shall be turned to initiate and maintain the natural composting process and will be subsequently used as an all-natural soil amendment on the subject property. In the event that there is excess manure, the applicant shall reach out to garden clubs and landscape companies to schedule appointments to pick up manure compost for their own garden/soil use. To manage the fly population, the applicants shall subscribe to a monthly biological fly control (fly parasites), to eliminate flies before they become pests, without use of pesticides. Specifically, the fly parasites deposit eggs in the fly pupa, destroying the fly in its pupal stage, before it becomes an adult pest. In addition, the applicants shall use mosquito fish (provided by the Contra Costa Mosquito & Vector Control District) in the horse water troughs (standing water) to reduce / eliminate the growth of mosquitos.

Based on the management practices that are to be required of the applicant, long-term impacts associated with handling, storing, and dispensing of horse manure from project operation would be considered less than significant, especially since the project site is located within an agricultural zoning district.

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

Less Than Significant Impact: No evidence reviewed by staff suggests that the project would include foreseeable conditions involving the likely release of hazardous materials into the environment. The operation of a horse boarding facility would not involve the handling, use, or storage of substances that are acutely hazardous. In addition, prior to initiation of the use (if the

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

project is approved), the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval of the Public Works Department. The SWPPP shall document Best Management Practices (BMPs) that will be incorporated into the project to minimize the discharge of pollutants from the project. The SWPPP shall include BMPs related to manure management, horse washing, and other activities that have the potential to result in pollutant discharges related to the horse stable and boarding facility. Therefore, a less than significant impact is expected.

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

Less Than Significant Impact: As previously mentioned, no evidence reviewed by staff suggests that the project would include foreseeable conditions involving the likely release of hazardous materials into the environment. In addition, the closest school appears to be Knightsen Elementary School, which is approximately 1.1 driving miles away.

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

No Impact: The subject property is not identified as a hazardous materials site, according to the Hazardous Waste and Substances Site List (Cortese List) maintained by the California Department of Toxic Substances Control.

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

No Impact: The subject property is not located within an area covered by the Contra Costa County Airport Land Use Compatibility Plan, nor is the project located within two miles of an airport or private airstrip. Therefore, the proposed project is not considered to be located within an area where airport operations present a potential hazard.

- f) *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact: The site gains access via Willow Oaks Place, a privately maintained road, from Knightsen Avenue, a publicly maintained road. Willow Oaks Place is an unpaved gravel road and no additional frontage improvements or offers of dedications are required as part of this application. Since the project does not involve any roadway modifications, and work within a public right-of-way would be subject to review by the Contra Costa County Public Works Department (to ensure that such work will not disrupt vehicular travel on public roadways), the project is expected to have a less than significant impact on the implementation of an adopted emergency response plan or emergency evacuation plan.

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

It should also be noted that the project was referred to the East Contra Costa Fire Protection District (ECCFPD) for comments regarding compliance with applicable provisions of the California Fire Code pertaining to emergency access, fire suppression systems, and fire detection/warning systems. In an email received on June 22, 2022, the Fire Marshal indicated that the project site shall be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or the developer will provide an alternative funding mechanism acceptable to the East Contra Costa Fire Protection District for the provision of fire protection and emergency response services. Their response also requires that any proposed construction to be in accordance with the current edition of the California Building, Fire Code and the East Contra Costa Fire Protection District Ordinance. The project shall be conditioned to comply with all of the requirements set forth by the ECCFPD, and therefore, the project is not expected to interfere with an adopted emergency response plan or emergency evacuation plan.

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

Less Than Significant Impact: The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. In addition, as previously mentioned, the project shall be conditioned to comply with all of the requirements set forth by the Fire District. Therefore, a less than significant impact would be expected regarding the risk of loss, injury or death involving exposure of people or structures to wildland fires.

Sources of Information

Contra Costa County. “Airport Land Use Compatibility Plan.” 13 December 2000. [http://www.cccounty.us/DocumentCenter/View/851/Cover-Introduction-and-County-wide-Policies?bidId=.](http://www.cccounty.us/DocumentCenter/View/851/Cover-Introduction-and-County-wide-Policies?bidId=)

Contra Costa County General Plan. “Chapter 5: “Transportation and Circulation Element.” 2005-2020. [http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=.](http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=)

California Department of Toxic Substances Control. “Hazardous Waste and Substances Site List (Cortese).” Accessed in 2022. https://www.envirostor.dtsc.ca.gov/public/search?cmd=search&reporttype=CORTESE&site_type=CSITES,FUDS&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29.

California State Geoportal. “California Fire Hazard Severity Zone Viewer.” Accessed in 2022. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

East Contra Costa Fire Protection District. “RE: Contra Costa County File #CDLP22-02033.” Dated 22 June 2022. Email and attachment.

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

10. HYDROLOGY AND WATER QUALITY – <i>Would the project:</i>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

Less Than Significant Impact: The project is not expected to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality because the applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards Central Valley - Region IV. Compliance shall include developing long-term Best Management Practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage.

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

In addition, prior to initiation of the use (if the project is approved), the applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) for review and approval of the Public Works Department. The SWPPP shall document Best Management Practices (BMPs) that will be incorporated into the project to minimize the discharge of pollutants from the project. The SWPPP shall include BMPs related to manure management, horse washing, and other activities that have the potential to result in pollutant discharges related to the horse stable and boarding facility. Any permanent structural BMPs must be constructed and inspected prior to final inspection for building permits.

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

Less Than Significant Impact: The project site is not served by public water or by public sewer and instead relies on well water and a septic system. Prior to initiation of the use (if the project is approved) the applicant will need to obtain approval from CCEH to ensure adequate service can be provided to the project site. This request will be added as a condition of approval to the project to ensure that the potential impact of the project on groundwater supplies will be less than significant.

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

- i) *Result in substantial erosion or siltation on- or off-site?*
- ii) *Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site*
- iii) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?*
- iv) *Impede or redirect flood flows?*

Less Than Significant Impact (i-iv): Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. The applicant is not proposing to construct any new structures and will not significantly alter the existing drainage pattern onsite. Provided there are no existing drainage problems in the area, no concentrated runoff is being directed to adjacent parcels, and the existing drainage pattern is maintained, the project is not expected to substantially alter the existing drainage pattern of area.

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

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

No Impact: The project does not lie within the Special Flood Hazard Area (100-year flood boundary) as designated on the Federal Emergency Management Agency Flood Insurance Rate Maps. In addition, the project site is not located within a tsunami inundation zone, pursuant to the Contra Costa County Tsunami Inundation Maps produced collectively by tsunami modelers, geologic hazard mapping specialists, and emergency planning scientists from the California Geologic Survey (CGS), California Governor’s Office of Emergency Services (Cal OES), and The Tsunami Research Center at the University of Southern California. In addition, the project area is not located in close proximity to any waterbody (e.g.: no large lakes or reservoirs) capable of producing a sizable seiche. Thus, resulting in no expected impacts from these hazards.

- e) *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

Less Than Significant Impact: The project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan because the applicant shall be required to comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards Central Valley - Region IV. Compliance shall include developing long-term best management practices (BMPs) for the reduction or elimination of stormwater pollutants. The project design shall incorporate wherever feasible, long-term BMPs in accordance with the Contra Costa Clean Water Program for the site's stormwater drainage. Thus, project impacts are expected to be less than significant.

Sources of Information

California Department of Conservation. “Contra Costa County Tsunami Inundation Maps.” Accessed in 2022. <https://www.conservation.ca.gov/cgs/Pages/Tsunami/Maps/ContraCosta.aspx>.

Contra Costa County Public Works Department. “LP22-02033 – No Comments from PW” Dated 12 July 2022. Email.

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

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

SUMMARY:

- a) *Would the project physically divide an established community?*

No Impact: The project site is located at the end of Willow Oak Place, which intersects Knightsen Avenue. Willow Oak Place is a privately maintained road in the Knightsen area of unincorporated Contra Costa County. Surrounding properties have been developed with single-family homes, agricultural buildings, and agricultural uses, such as crop farming, nurseries, and equestrian facilities. Due to the agricultural zoning (A-2, General Agriculture District) of the project vicinity, the proposed development would not divide an established community because dude ranches and stables may be allowed by issuance of a land use permit, and would therefore be considered a compatible use within the community.

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

Less Than Significant Impact: The subject property has an Agricultural Lands General Plan land use designation. The purpose of the Agricultural Lands designation is to preserve and protect lands capable of and generally used for the production of food, fiber, and plant materials. Uses that are allowed in the Agricultural Lands designation include all land dependent and non-land dependent agricultural production and related activities. In addition, guest or dude ranches, horse training and boarding ranches may be allowed by issuance of a land use permit. A land use permit includes conditions of approval that mitigate the impacts of the use upon nearby properties. For example, off-site parking could be restricted as a condition of approval for the project (in an attempt to address concerns regarding the use of the private road). Furthermore, land use permits are subject to a public hearing process, ensuring that any concerns regarding a project are voiced and addressed, prior to approval or denial of a project. Therefore, the project is not expected to have 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.

Sources of Information

Contra Costa County Code. “Title 8 – Zoning.” Accessed in 2022. https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

Contra Costa County General Plan. “Chapter 3: Land Use Element.” 2005 – 2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=>.

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"/>

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

SUMMARY:

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?*

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

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact: The project site is not within an area of known mineral importance according to the Conservation Element of the General Plan, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

Contra Costa County General Plan. “Chapter 8: Conservation Element.” 2005-2020.
[http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=.](http://www.co.contra-costa.ca.us/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=)

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

SUMMARY:

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

Less Than Significant Impact: Pursuant to Figure 11-6 in the Noise Element of the County’s General Plan, the normally acceptable standard for outdoor noise levels in agricultural areas is a DNL of 75 dB. In agricultural areas, noise from farm equipment (e.g.: tractors, plows, etc.) and farm animals is expected. Therefore, the daily operation of the horse boarding facility is not expected to generate ambient noise levels inconsistent with the surrounding agricultural area.

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

No Impact: Groundborne vibration or noise is most commonly associated with heavy construction and/or grading activities, and the operation of land uses such as railroads and airports. No construction is proposed at this time and the operation of the horse boarding would not result in the generation of excessive groundborne vibration or groundborne noise levels.

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

No Impact: The subject property is not located within an area covered by the Contra Costa County Airport Land Use Compatibility Plan, nor is the project located within two miles of an airport or private airstrip. Therefore, it is not expected that the project site would be impacted by flight operations in the project area.

Sources of Information

Contra Costa County Airport Land Use Commission. “Contra Costa County Airport Land Use Compatibility Plan.” 13 December 2000. <https://www.contracosta.ca.gov/DocumentCenter/View/851/Cover-Introduction-and-County-wide-Policies?bidId=>

Contra Costa County General Plan. “Chapter 11: Noise Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30921/Ch11-Noise-Element?bidId=>

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

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

Less Than Significant Impact: The project site includes an existing residence that is occupied by the property owners, and an accessory dwelling unit located towards the front of the property. The establishment of a commercial horse boarding facility is not expected to induce permanent population growth directly or indirectly through extension of roads or other infrastructure since the improvements are existing and most people who utilize or would utilize the business (e.g.: board horses) reside locally.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

No Impact: The project would not displace existing people or housing, nor necessitate the construction of replacement housing elsewhere because the property owners will continue to occupy the existing residence at the project site.

Sources of Information

Revised Project Plans, received on 20 December 2022.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

SUMMARY:

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

a) *Fire Protection?*

Less Than Significant Impact: Fire protection and emergency medical response services for the project vicinity are provided by the East Contra Costa Fire Protection District (ECCFPD). The project was referred to the ECCFPD for comments regarding compliance with applicable provisions of the California Fire Code pertaining to emergency access, fire suppression systems, and fire detection/warning systems. In an email received on June 22, 2022, the Fire Marshal indicated that the project site shall be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or the developer will provide an alternative funding mechanism acceptable to the East Contra Costa Fire Protection District for the provision of fire protection and emergency response services. Their response also requires that any proposed construction to be in accordance with the current edition of the California Building, Fire Code and the East Contra Costa Fire Protection District Ordinance. The project shall be conditioned to comply with all of the requirements set forth by the ECCFPD, and therefore, the project’s potential impacts on the Fire District’s ability to provide fire protection services would be less than significant.

b) *Police Protection?*

No Impact: Police protection services in the project vicinity are provided by the Contra Costa County Sheriff’s Department. Pursuant to the Growth Management Element of the County General Plan, a Sheriff facility standard of 155 square feet of station area and support facilities per 1,000 members of the population shall be maintained within the unincorporated area of the County. The project would not significantly affect the provision of police services to the unincorporated Knightsen area because the project would not increase the housing stock (population) in the County.

c) *Schools?*

No Impact: Impacts to schools are usually caused by increases in population. The establishment of a commercial horse boarding facility is not expected to induce permanent population growth and therefore potential impacts to existing school facilities would be less than significant.

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

d) *Parks?*

No Impact: Pursuant to the Growth Management Element of the County General Plan, the standard is to have a minimum of 3 acres of neighborhood parks for every 1,000 members of the population. The project would not warrant the need for new parks and/or recreational facilities because the project would not increase the housing stock (population) in the County.

e) *Other public facilities?*

Libraries:

No Impact: The Contra Costa County Library system operates 28 facilities in the County and is primarily funded by local property taxes, with additional revenue from intergovernmental sources. Impacts to public facilities, such as libraries, are usually caused by increases in population. Since the establishment of a commercial horse boarding facility is not expected to induce permanent population growth, there would be no potential impacts to public libraries.

Health Facilities:

No Impact: The Contra Costa County Health Services District (CCCHSD) operates a regional medical center (hospital) and 10 health centers and clinics in the County. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes. Impacts to public facilities, such as hospitals, are usually caused by increases in population. Since the establishment of a commercial horse boarding facility is not expected to induce permanent population growth, there would be no potential impacts to health facilities.

Sources of Information

Contra Costa County General Plan. “Chapter 4: Growth Management Element.” 2005-2020.
<https://www.contracosta.ca.gov/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>.

Contra Costa County Library. “Find a Location.” Accessed in 2021.
https://ccclib.bibliocommons.com/locations/?_ga=2.246442754.746011243.1597561901-2144760675.1597561901.

Contra Costa Health Services. “Health Centers & Clinics.” Accessed in 2022.
<https://cchealth.org/centers-clinics/>.

East Contra Costa Fire Protection District. “RE: Contra Costa County File #CDLP22-02033.” Dated 22 June 2022. Email and attachment.

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

No Impact: The deterioration, daily use, and demand for neighborhood parks are largely dependent on the number of people that reside in the surrounding area. Pursuant to the Growth Management Element of the County General Plan, the standard is to have a minimum of 3 acres of neighborhood parks for every 1,000 members of the population. The project would not warrant the need for a new park, or substantially accelerate the deterioration of any existing parks or other recreational facilities because the project would not increase the housing stock (population) in the County.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?*

No Impact: As previously stated, the project would not warrant the need for new recreational facilities because the project would not increase the housing stock (population) in the County.

Sources of Information

Contra Costa County Department of Conservation and Development. “Park Dedication and Park Impact Fees.” Accessed in 2022. <https://www.contracosta.ca.gov/DocumentCenter/View/42080/Park-Fees-Overview?bidId=>.

Contra Costa County General Plan. “Chapter 4: Growth Management Element.” 2005-2020. <https://www.contracosta.ca.gov/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>.

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"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Less Than Significant Impact: Policy 4-c of the Growth Management Element of the County’s General Plan requires a traffic impact analysis for any project that is estimated to generate 100 or more AM or PM peak-hour trips based upon the trip generation rates as presented in the Institute of Traffic Engineers (ITE). The ITE Trip Generation Manual, which is typically referenced to calculate the estimated daily and peak-hour trips generated for different types of land use projects, does not include trip generation calculations for a horse boarding land use. Therefore, trip generation data from similar equestrian facilities (located in four different jurisdictions) were referenced, and the most conservative trip generation rates were used to calculate the estimated daily trips generated from the subject project. On a response letter received on July 7, 2022, provided by the Transportation Planning Division, staff calculated that the project’s total peak-hour trip generation would be a maximum of 2.76/6.60 AM/PM peak-hour vehicle trips, which does not exceed the threshold that would require an LOS analysis. Furthermore, compliance with the County’s Transportation Demand Management (TDM) Ordinance would also ensure that the project does not conflict with any program, plan, ordinance, or policy addressing the circulation system in the County.

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

Less Than Significant Impact: The Governor’s Office of Planning and Research and the California Natural Resources Agency has certified and adopted changes to the CEQA Guidelines that identify Vehicle Miles Traveled (VMT) as the most appropriate metric to evaluate a project’s transportation impacts. However, absent substantial evidence indicating that a project would generate a potentially significant level of VMT, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact. In addition, residential, retail, office projects, or mixed-use projects proposed within ½ mile of an existing major transit stop, or an existing stop along a high-quality transit corridor, should be expected to cause a less than significant impact under CEQA and would not require further VMT analysis.

The ITE Trip Generation Manual, which is typically referenced to calculate the estimated daily and peak-hour trips generated for different types of land use projects, does not include trip

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

generation calculations for a horse boarding land use. Per staff’s analysis, the project would have an estimated daily trip generation of 2.76/6.60 AM/PM peak-hour vehicle trips). Thus, the project is assumed to have a less than significant impact on traffic and does not conflict with CEQA guidelines section 15064.3(b).

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

Less Than Significant Impact: The site gains access via Willow Oaks Place, a privately maintained road. Willow Oaks gains access via Knightsen Avenue a publicly maintained road. Willow Oaks Place is a paved road and no additional frontage improvements or offers of dedications are required as part of this application. Therefore, the project will not substantially increase hazards due to a geometric design feature. In addition, the project will not substantially increase hazards due to incompatible land uses because privately held land in the vicinity is located within the A-2 zoning district. Although the A-2 zoning district allows a detached single-family dwelling on each parcel, the intent of the A-2 zoning district is to allow all types of agriculture, including general farming, wholesale horticulture and floriculture, wholesale nurseries and greenhouses, mushroom rooms, dairying, livestock production, fur farms, poultry raising, animal breeding, aviaries, apiaries, forestry, and similar agricultural uses. Dude ranches, riding academies and stables may be allowed upon issuance of a land use permit. Thus, hazards from incompatible land uses are not expected.

- d) *Would the project result in inadequate emergency access?*

Less Than Significant Impact: The project was referred to the East Contra Costa Fire Protection District (ECCFPD) for comments regarding compliance with applicable provisions of the California Fire Code pertaining to emergency access, fire suppression systems, and fire detection/warning systems. In an email received on June 22, 2022, the Fire Marshal indicated that the project site shall be annexed into the most current Community Facilities District for fire protection and emergency response services (if applicable), or the developer will provide an alternative funding mechanism acceptable to the East Contra Costa Fire Protection District for the provision of fire protection and emergency response services. The project shall be conditioned to comply with all of the requirements set forth by the ECCFPD, ensuring that the project would not result in inadequate emergency access.

Sources of Information

Contra Costa County General Plan. “Chapter 4: Growth Management Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>.

Contra Costa County General Plan. “Chapter 5: “Transportation and Circulation Element.” 2005-2020. <http://www.co.contra-costa.ca.us/DocumentCenter/View/30915/Ch5-Transportation-and-Circulation-Element?bidId=>.

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

Contra Costa County Code. “Title 8 – Zoning.” Accessed in 2022. https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO.

Institute of Transportation Engineers (ITE). “Trip Generation Manual, 10th Edition.” September 2017. Book.

Contra Costa County, Department of Conservation & Development, Transportation Planning Section. “101 Willow Oak Place Horseboarding Facility (LP22-02033).” Dated 7 July 2022. Email and attachment.

18. TRIBAL CULTURAL RESOURCES – <i>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:</i>				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) 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 In applying the criteria set forth in subdivision (c) of Public Resources Code Section 50241, the lead agency shall consider significance of the resource to a California Naïve American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?*
- 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 In applying the criteria set forth in subdivision (c) of Public Resources Code Section 50241, the lead agency shall consider significance of the resource to a California Naïve American tribe?*

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

Less Than Significant Impact (a-b): As discussed in Section 5 (Cultural Resources), there are no buildings or structures at the project site listed on Contra Costa County’s Historic Resources Inventory, on California’s Register of Historical Resources, or the National Register of Historic places, nor is there any building or structure that qualifies to be listed. In addition, the project was routed to the Wilton Rancheria on February 8, 2023, for comments. However, no comments were received prior to the preparation of this report, and it can be assumed that the scope of the project is not of concern to California Native American tribes.

Sources of Information

Contra Costa County. “Historic Resources Inventory.” Accessed in 2022.

[https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=.](https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId=)

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

SUMMARY:

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

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

Less Than Significant Impact: The project site is not served by public water or by public sewer and instead relies on well water and a septic system. Since well water and septic service is already available, and based on the project’s size and scope, the project would not require or result in the relocation or construction of new or expanded water or wastewater treatment facilities.

Division 914 of the County Ordinance Code requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system, to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. Given that the applicant is not proposing to construct any new structures, this will not significantly alter the existing drainage pattern onsite. The applicant will be required to ensure no concentrated runoff is being directed to adjacent parcels, and the existing drainage pattern is maintained. Since the project is not expected to substantially alter the existing drainage pattern of area and the project would not result in the relocation or construction of storm water drainage facilities.

In addition to the information provided above, the project will not require construction of new off-site electric power, natural gas, or telecommunication facilities, thus resulting in a less than significant impact.

- b) *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*

Less Than Significant Impact: The applicant will need to obtain approval from the Contra Costa Environmental Health Department (CCEH) prior to initiation of the use (if the project is approved) to ensure adequate service can be provided to the project site. This request will be added as a condition of approval to the project to ensure that the project will have sufficient water supplies.

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

Less Than Significant Impact: The project site is in an agricultural area that is not served by any municipal water or wastewater system, and therefore, the project would have no effect on water or wastewater treatment facilities. As previously mentioned, the applicant will need to obtain approval from CCEH prior to initiation of the use (if the project is approved) to ensure adequate service (water and wastewater) can be provided to the project site.

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

- d) *Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

Less Than Significant Impact: Project operation would involve the routine transport, use, and disposal of horse manure. Staff’s recommendation will include that the horse stalls are cleaned 6 days a week and the manure is subsequently stored away from the barn and people who visit the property. Weekly, the manure should be turned to initiate and maintain the natural composting process and is subsequently used as an all-natural soil amendment on the subject property. The project is not expected to be a source of significant additional solid-waste generation that would impact any landfills that serve the area.

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

No Impact: No construction is proposed at this time, and compliance with the CalGreen Construction and Demolition Debris Recovery Program, is not applicable to this project. Project operation is not expected to result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste. Thus, the project would comply with applicable federal, state, and local laws related to solid waste.

Sources of Information

Contra Costa County Code. “Title 9 – Subdivisions - Division 914.” Accessed in 2022.
https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT9SU_DIV914DRO.

Contra Costa County, “CalGreen / Construction & Demolition (C&D) Debris Recovery Program”. Accessed in 2022. <https://www.contracosta.ca.gov/4746/CalGreen-Construction-Demolition-Debris->

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

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

- a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*
- 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?*
- 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?*
- d) *Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

No Impact (a-d): The project site is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones pursuant to the California Fire Hazard Severity Zone Viewer.

Sources of Information

California State Geoportal. "California Fire Hazard Severity Zone Viewer." Accessed in 2022. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>.

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

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

Less Than Significant Impact: It is unlikely that the project would have a substantial adverse effect on the environment, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status, due to the location of the project site (developed parcel within an agricultural zoning district) and lack of suitable habitat (there are no creeks, wetlands, or riparian habitats located on the subject parcel). Furthermore, no construction or demolition is proposed at this time, and approval of the land use permit would allow the operation of a horse boarding facility at the project site. Thus, approval of the project would not result in the elimination of important examples of the major periods of California history or prehistory.

- 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.)*

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

Less Than Significant Impact: No long-term adverse impacts are anticipated to occur, and as such, the incremental effects of the project would not be considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. Based on the analysis provided throughout the initial study, approval of a land use permit to allow a commercial horse boarding facility would not result in impacts that would be cumulatively considerable.

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

Less Than Significant Impact: Based on the analysis provided throughout the initial study, approval of a land use permit to allow a commercial horse boarding facility will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Furthermore, land use permits are subject to a public hearing process, ensuring that any concerns regarding a project are voiced and addressed, prior to approval or denial of a project.

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

REFERENCES

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

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

ATTACHMENTS

1. Vicinity Map
2. Project Plans

SITE PLAN AND AERIAL VIEW



*Trivisonno Ranch
101 Willow Oak Place, Knightsen, CA 94548*

SITE PLAN AND AERIAL VIEW
with dimensions



Trivisonno Ranch
101 Willow Oak Place, Knightsen, CA 94548

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Horse Boarding Facility Trivisonno Ranch - County File #CDLP22-02033

Lead Agency: Contra Costa County Department of Conservation and Development

Contact Name: Diana Lecca

Email: Diana.Lecca@dcd.cccounty.us Phone Number: (925) 655-2869

Project Location: Knightsen Contra Costa
City *County*

Project Description (Proposed actions, location, and/or consequences).

The applicant is requesting approval of a Land Use Permit application for a horse boarding facility for 12 horses, at 101 Willow Oak Place in the Knightsen area of unincorporated Contra Costa County. All buildings and structures are existing. No construction of new buildings or structures are proposed at this time.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No Mitigation Measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None Applicable.

Provide a list of the responsible or trustee agencies for the project.

Contra Costa County Building Inspection Division
Contra Costa County Transportation Planning Division
Contra Costa County Public Works Department
Contra Costa County Environmental Health Services
East Contra Costa County Fire Protection District
Knightsen Town Advisory Council