

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Wildhorse Road Two-Parcel Minor Subdivision
County File #CDMS20-00011
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Contact Person and Phone Number:** Adrian Veliz, Senior Planner – (925) 655-2879
4. **Project Location:** 0 Sellers Ave., Oakley, CA 94561
APN: 020-010-023
5. **Project Sponsor's Name and Address:** Cristobal Hernandez Cruz (Owner)
3777 Willow Pass Rd. #22
Bay Point, CA 94565

Milani & Associates (Applicant)
2655 Stanwell Drive Ste. #105
Concord, CA 94520
6. **General Plan Designation:** Agricultural Lands (AL)
7. **Zoning:** General Agricultural (A-2)
8. **Description of Project:** The applicant is seeking approval of a vesting tentative map to subdivide a ten-acre property into two parcels. Proposed parcels “A” & “B” would each consist of five acres of gross land area. Building envelopes for the future single-family residential development is specified in southerly portions of both proposed parcels, adjacent to the project sites Wildhorse Road frontage. The vesting tentative map includes proposed locations for freshwater wells, septic system, and detention basin improvements on Parcels A & B.
9. **Surrounding Land Uses and Setting:** The project site and surrounding parcels are zoned for agricultural land uses. The City of Oakley is located approximately 0.1 miles west and north of the subject property. Urbanized residential development exists nearby within City of Oakley. Unincorporated County lands east and south of the subject property consist of agricultural lands. The project vicinity consists of parcels within General Agricultural (A-2) and Heavy Agricultural (A-3) zoning districts. Parcels in this area range from five to twenty acres in area, with a few one acre ranchette parcels also existing in the area. Existing land uses in the immediate vicinity include crop cultivation, equine uses, and single-family residential development.

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

Contra Costa County Department of Public Works
Contra Costa Health Services, Environmental Health Division
East Contra Costa County Fire Protection District

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

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent to the California Native American tribes that have requested notification of proposed projects - the Wilton Rancheria and the Confederated Villages of Lisjan Nation - on June 8, 2022 and October 24, 2022 respectively. Pursuant to section 21080.3.1(d), there is a 30 day time period for the Tribes to either request or decline consultation in writing for this project in response to the notice. Staff did not received a request for consultation or comments in response to these notices. However, the project includes mitigations (Cultural Resources section) to stop work and notify applicable authorities in the event that previously undocumented cultural resources or remains are uncovered by ground disturbing activities.

Environmental Factors Potentially Affected

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

- | | | |
|----------------------------------------------------------|-------------------------------------------------------------|---------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" 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 checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Services Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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

 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) **No Impact:** The subject property is not located near any scenic route, scenic ridges, or scenic waterways, as identified within the Contra Costa County General Plan. Therefore, the project would have no impact resulting in substantial adverse effects on a scenic vista within the County.

- b) **No Impact:** The subject property is devoid of trees, substantial vegetation, rock outcroppings, and buildings. Therefore, the project will have no impact in this respect.

- c) **Less Than Significant Impact:** The project consists of a subdivision of land located in agricultural eastern Contra Costa County, resulting in Parcels A & B, each of which would expectedly be developed with a single-family residence and/or other uses permitted within the A-2 General Agricultural Zoning district in which the subject property is located. Since the project would result in the potential future development of the parcel with land uses consistent with existing zoning on and surrounding the subject parcel, the project is consistent and compatible with the surrounding rural-agricultural area. Further, since access to the subject property is via private roadway, public views of the subject property are relatively distant and obstructed by development on adjacent parcels. Therefore, the project would result in less than significant impacts which degrade the existing visual character or quality of public views of the site and its surroundings.

- d) **Less Than Significant Impact:** If approved, the project is likely to result in the eventual construction of a new single-family residence, and associated improvements, on Parcels A & B. Such improvements typically include exterior lighting, however, the small scale and residential nature of the proposed project are not likely to result in substantial light or glare originating on the subject property. Additionally, the proposed project is consistent and compatible with allowed

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uses within the A-2 zoning district and with the land uses established on surrounding parcels. The enforcement of zoning ordinances, including permitted land uses and minimum structural setback standards, will ensure that the future development of the subject property will result in less than significant impacts in this respect.

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

SUMMARY:

- a) **No Impact:** According to the Contra Costa County Important Farmland Map (2016), the subject property, and the surrounding area are categorized as “Other Land”. Thus, the subject property does not consist of prime farmland, unique farmland, or farmland of statewide importance (Farmland). Additionally, no parcels in the vicinity of the project site are identified as Farmland. Further, the project does not propose to convert the subject property to nonagricultural use. Therefore, the project will have no impacts resulting in Farmland being converted to a nonagricultural use.
- b) **No Impact:** The subject property is not currently under a Williamson Act contract with Contra Costa County. The proposed parcel configurations are consistent with the minimum parcel area and dimensions required in the A-2 General Agricultural zoning district in which the subject property is located. The development of a single-family residence and accessory buildings is permitted by right in the A-2 district. The proposed residential building envelope for future residences on Parcels A & B conform to setback and yard requirements for the district. Therefore, the project has no potential to result in conflicts of this nature.
- c) **No Impact:** Neither the subject property, nor those in the vicinity are currently used for forest land, timberland, or timberland production. Further, the project does not propose to convert

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agricultural lands to nonagricultural use. Therefore, the project will have no impact resulting in lands within such zoning districts being converted to nonagricultural use.

- d) **No Impact:** Since no forest land is proximate to the subject property, the project could not result in the loss or conversion of such lands. Therefore, no impact with respect to forest land.
- e) **Less Than Significant Impact:** The proposed subdivision and residential building envelopes are compliant with the A-2 General Agricultural zoning district and the Agricultural Lands General Plan land use designation. No element of the project proposes a use that is incompatible with the parcels' agricultural designation. As previously mentioned, the project would expectedly result in the future construction of a single-family residence on both Parcels A & B. An existing private roadway and overhead utilities would serve the proposed parcels. The project does not involve the extension of roadways or utilities to serve the project. Considering that a relatively small percentage of parcel area would be devoted to residential improvements, such improvements would still allow for the continued use of both parcels for grazing or other agricultural purposes. Thus, the project would result in minor changes to the existing environment in a manner consistent with its rural agricultural surroundings. Therefore, the project will have a less than significant impact which could result in the conversion of farmland to nonagricultural use.

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"/>

SUMMARY:

- a) **Less Than Significant Impact:** Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Bay Area 2017 Clean Air Plan*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and to protect the climate through the reduction of criteria pollutants and greenhouse gases. The potential air quality impacts for this project were evaluated using the BAAQMD 2017 CEQA guidelines screening criteria. Pursuant to these guidelines, if a project does not exceed the screening criteria size, it is expected to result in less than significant impacts to air quality. The BAAQMD screening criteria for the proposed use (single-family residential) are presented in the table below:

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

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

In 2015, Contra Costa County adopted a Climate Action Plan (CAP) as the County’s greenhouse gas (GHG) reduction strategy in order to address climate change locally in Contra Costa County. Although principally focused on policies for GHG reduction, the CAP acknowledges the close relationship between air quality and GHG emissions. As such, the CAP identifies criteria air pollutants, and the state and local framework regulating such pollutants; namely the BAAQMD’s Clean Air Plan. The project impacts leading to emissions of GHG or criteria air pollutants are considered less than significant, as determined using the BAAQMD 2017 CEQA guidelines. Therefore, the proposed project is consistent with the goals and policies for the CAP.

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

- c-d) **Less Than Significant Impact:** The type and scale of the project proposal is not typically associated with the generation of criteria pollutants in any significant quantity. If approved, the expected activities would include the future construction and occupancy of two additional dwelling units. The future development of Parcels A & B would be within an established rural-residential area, at a location and density that is compatible with its zoning and general plan designation. Land uses that involve processes, which could potentially result in the substantial concentration of air pollutants and/or malodors, are generally not allowed in the General Agricultural (A-2) zoning district in which the subject property is located. The application of pesticides, or other chemicals, may occur periodically on the subject property relating to agricultural activities, however, this is common for agriculturally zoned land. The use of such chemicals would not be increased relative to current usage (if any) as a result of this subdivision.

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Therefore, if approved, the project is not expected to cause significant localized emissions that could expose sensitive receptors to substantial pollutant concentrations or malodors.

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

4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) **Less Than Significant Impact:** The project site is approximately ten acres in area and consists of vacant land that has been continuously disturbed/cleared for agricultural/grazing purposes. Considering the disturbed nature of the subject property, and its lack of substantive vegetation, trees, and riparian areas, the potential for impacts to special status plant or animal species are relatively low. Additionally, the project does not propose substantial alteration of the subject property or its surroundings in a manner that would potentially result in habitat modifications on the subject property or in the surrounding area. Nevertheless, many squirrel burrows were observed throughout the subject property. Although the subject property is not in an identified

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ecologically sensitive area, the possibility remains that project construction activities could effect special status species known to occur in eastern Contra Costa County, including the Western Burrowing Owl and San Joaquin Kit Fox. These two species are known to utilize burrows abandoned by ground squirrels or other small rodents, thus their potential presence on the subject property cannot be dismissed absent field surveys prior to construction activities. The implementation of the below mitigation measures will ensure that project impacts to special status species will be less than significant.

Potential Impact (Burrowing Owl) BIO-1: *The proposed project’s construction activities could result in the destruction or abandonment of nests or wintering refugia of burrowing owl.*

Mitigation Measure BIO-1a: *Prior to construction, an agency approved biologist shall conduct a planning survey to identify potential burrowing owl breeding habitat within and in the immediate vicinity of the Project Area. If any identified habitat exists within the Project Area, preconstruction surveys to determine whether any identified habitats are occupied shall be conducted.*

Mitigation Measure BIO-1b: *Prior to any ground disturbance related to covered activities, an agency approved biologist shall conduct preconstruction (i.e., take avoidance) surveys in areas identified in the planning surveys as having potential burrowing owl habitat. Two site visits will be conducted: one within 14 days of construction start, and one within 48 hours of construction start. The surveys shall establish the presence or absence of western burrowing owl and/or habitat features and evaluate use by owls in accordance with California Department of Fish and Game (CDFG) survey guidelines (CDFG 1993). On the parcel where the activity is proposed, the biologist shall survey the proposed disturbance footprint and a 500-foot radius from the perimeter of the proposed footprint, as accessible, to identify burrows and owls. Adjacent parcels under different land ownership shall not be surveyed, but shall be assessed visually from within the Study Area. Surveys should take place near sunrise or sunset in accordance with CDFG guidelines. All burrows or burrowing owls shall be identified and mapped. During the breeding season (February 1– August 31), surveys shall document whether burrowing owls are nesting in or directly adjacent to disturbance areas. During the nonbreeding season (September 1–January 31), surveys shall document whether burrowing owls are using habitat in or directly adjacent to any disturbance area. Survey results shall be valid only for the season (breeding or nonbreeding) during which the survey is conducted.*

Potential Impact BIO-2 (San Joaquin Kit Fox): *The proposed project’s construction activities could result in the destruction of burrows occupied by San Joaquin kit fox.*

Mitigation Measure BIO-2: *A qualified biologist shall perform preconstruction surveys in accordance with the current USFWS-approved protocol for San Joaquin kit fox prior to ground- or vegetation-disturbing activities associated with pre-construction, geotechnical or soils investigations, construction, operations, or maintenance. Any potential or known dens identified during the survey shall require additional monitoring, exclusion zones, and construction site exclusion fencing.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) **No Impact:** The property contains no perennial or intermittent streams, creeks or other riparian habitat. The closest creek is Marsh Creek, which lies approximately 0.5 miles west of the subject property. Thus, the proposed project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service.
- c) **No Impact:** There are no wetlands identified on the subject property, therefore, no impact.
- d) **Less Than Significant Impact:** The project area does not consist of any waterways, wetlands, or riparian areas or established migratory wildlife corridors. The project vicinity is not located within an ecologically significant area, as identified within the General Plan (Figure 8-1 Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species Areas), where abundant suitable habit makes occurrences of special status plant/animal species more likely to occur. Considering the historical disturbance of the subject property for agricultural/grazing purposes, and the low ecological sensitivity of the parcel and surrounding area, the project would have less than significant impacts in this respect.
- e) **No Impact:** There are no trees on the subject property, thus, no tree removal or alteration of protected trees are proposed with this subdivision. The project does not otherwise conflict with policies protecting biological resources, including vegetation and wildlife policies enumerated within the Conservation Element of the General Plan.
- f) **No Impact:** The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (HCP/NCCP) was adopted by the County in October of 2006. The purpose of this plan is to provide a framework to protect natural resources while streamlining the environmental permitting process for impacts to covered special status species within unincorporated Contra Costa County. The project is located within the coverage area for the HCP/NCCP, and outside of the Urban Development Area (i.e. outside of the County Urban Limit Line). The HCP/NCCP is intended to cover all ground disturbing activity within the Urban Development Area, and only certain activities and specific projects located outside of the Urban Development Area that were well defined at the time when the HCP/NCCP was adopted. The proposed project is not one of the listed activities or projects, and thus, is not covered. Therefore, the project has no potential for conflicting with the provisions of the HCP/NCCP.

5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

a-c) **Less Than Significant With Mitigation:** The subject property is located in the unincorporated community of Knightsen in eastern Contra Costa County. The project vicinity is adjacent to the urban limit line, with urbanized development existing nearby to the west, north, southwest and southeast. There are no known archaeological resources on the subject property, which has been completely disturbed by agricultural/grazing activities. General Plan Open Space Element Figure 9-2 identifies archaeological resource areas within Contra Costa County. The project vicinity is not designated thereon as “Highly Sensitive” or “Extremely Sensitive”. While unlikely since the area of work is substantially disturbed by agricultural activity on site, subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources, or to uncover human remains. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damages previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measures (CUL-1 through CUL-4) would reduce the potential impact of ground-disturbance related to future construction activities to a less than significant level.

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

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

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

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

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

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

SUMMARY:

a-b) **Less Than Significant Impact:** The project may require temporary electrical power during construction. The General Contractor would be required to apply for a temporary power permit from the County and to comply with all applicable building standards for a temporary power connection. Therefore, the impact of construction on electrical energy resources is anticipated to be less than significant.

In December 2015, a Climate Action Plan (CAP) was adopted by the Contra Costa County Board of Supervisors in order to identify and achieve a reduction in greenhouse gas (GHG) emissions by the year 2020 as mandated by the State under AB32. The design and operation strategies set forth in the CAP for reducing GHG emissions include measures such as installing energy efficient finishing materials as well as roofing and lighting that would reduce the project’s consumption of energy resources. The project will be required to comply with all California Code Title 24 (CalGreen) building energy efficiency standards that are in effect at the time that building permit applications to develop Parcels A & B are submitted, including any standards regarding the

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provision of solar energy. If approved, the project will be reviewed under all current energy standards as part of the plan check process. Compliance with all applicable regulations will ensure this development will not have a significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy.

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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a)
- i) **Less Than Significant Impact:** The project is not within an Alquist-Priolo (A-P) fault zone. There are no active faults mapped in the eastern portion of Contra Costa County. The nearest active fault is the Greenville Fault. The Concord and Calaveras fault pass an estimated 16-20 miles to the west and southwest of the project site respectively. Since the subject property is not located on a known earthquake fault, the project has a relatively low potential to result in the rupture of an earthquake fault. Therefore, project impacts related to fault rupture are considered less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- ii) **Less Than Significant Impact:** Ground shaking is a complex concept related to velocity, amplitude, and duration of earthquake vibrations. As noted above, there are no known earthquake faults proximate to the project site. Nevertheless, known distant earthquake faults are considered capable of generating earthquakes of magnitude 6.5-7.0. The project does not propose immediate development of Parcel A nor Parcel B. Future construction activity on these parcels will be subject to verification of compliance with then-current California Building Code seismic design parameters as part of the plan check process for the issuance of building/grading permits. The property owner is responsible for obtaining building permits for future structural development of buildings designed for human occupancy. By complying with all applicable building codes and seismic design parameters applicable thereto, the development of the site would result in less than significant impacts relating to ground shaking.

- iii) **Less Than Significant With Mitigation:** According to official Seismic Hazard Zone (SHZ) maps issued by the California Geologic Survey, the project site is within a liquefaction hazard zone. Although no structural development is proposed with this subdivision, a preliminary investigation (*Geotechnical Investigation, Stevens Ferrone & Bailey Engineering Company, Inc., May 25, 2021*) has been performed for the site to evaluate geotechnical conditions at the site and provide recommendations regarding geotechnical engineering aspects of the project. The Stevens Ferrone & Bailey (SFB) investigation included six borings (SFB-1 through SFB-6) at various locations within the building envelopes identified on the vesting tentative map. Saturated and potentially liquefiable sands were encountered in four of these boring (SFB1-3 and SFB-5) at depths of 14 to 16 feet. These soils are characterized as having a high potential for liquefying when subjected to a Maximum Credible Earthquake (MCE) event of a magnitude 6.52. It is estimated that ground surface settlements ranging from about two to four inches could occur at the site with differential settlements of about one to two inches below the proposed structures.

To reduce the liquefaction effects, the consulting engineers recommend that buildings be designed with post-tensioned slab foundations designed to resist two inches of differential settlement of the supporting soils. The use of isolated foundations support (e.g. drilled piers or isolated footings) is not recommended since these types of foundations can lose side friction resistance and bearing support during a liquefaction event. The report concludes that the project site is suitable for the proposed project from a geotechnical standpoint, and provides recommendations to be incorporated into the design and construction of the project to reduce soil and foundation related issues. No immediate development is proposed with this application. The implementation of mitigation measure **GEO-1** ensures that the project would have less than significant impacts resulting in adverse effects from seismic related ground failure, including liquefaction.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impact GEO-1: The future development of Parcel A & B could expose people or property to hazards arising from seismic ground failure including liquefaction.

Mitigation Measure GEO-1: *Prior to CDD stamp approval of plans for the issuance of building or grading permits for the development of Parcel A or Parcel B, the applicant shall provide a geotechnical update report verifying that the recommendations presented in the project geotechnical report have been properly interpreted and implemented into the design, plans, and specifications presented on construction drawings for future development on Parcel A and/or Parcel B. The report shall be subject to review and approval by the County peer-review Geologist.*

- iv) **Less Than Significant Impact:** The subject property is not within a landslide seismic hazard zone, as mapped by the California Geologic Survey (CGS). Additionally, the subject property and surrounding area consists of flat agricultural land that is devoid of any significant topographical features. Therefore, the project will have less than significant potential to result in adverse impacts related to landslides.

- b) **Less Than Significant Impact:** Considering the flat topography that is characteristic of the subject property, and the fact that the project does not involve substantial grading and will preserve the existing drainage pattern on site, the project has relatively little potential to result in significant adverse impacts related to erosion. A stormwater pollution prevention plan (SWPPP) and Erosion Control Plan are routine requirements of construction projects requiring grading permits. The SWPPP identifies the “best management practices” that are most appropriate for the site, and the erosion control plan, which is required for the grading permit, provides the details of the erosion control measures to be applied on the site. A review of these plans by the Contra Costa County Department of Conservation and Development, Building Inspection Division, prior to the issuance of grading permits will ensure the project’s compliance with applicable erosion control standards. Therefore, by complying with provisions of the California Building Code, the potential for the project resulting in impacts from erosion is less than significant.

- c) **Less Than Significant With Mitigation:** The engineer of record, Stevens Ferrone & Bailey Engineering, has prepared a project geotechnical investigation providing technical data and engineering analysis pertinent to the potential building sites identified on Parcels A & B. The geotechnical investigation characterizes the site as having a very low potential for landslides given the level topography of the site and surrounding areas. Additionally, the report concludes that the potential for lateral spreading impacting the site is very low due to the lack of nearby unconfined spaces. Therefore, less than significant impacts are expected in these respects. As discussed above, the project site is located in a liquefaction hazard zone, however, impacts arising from liquefaction can be reduced to less than significant levels with the implementation of mitigation Measure GEO-1.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) **Less Than Significant Impact:** Expansive soils shrink and swell as a result of moisture changes that can cause heaving and cracking of slabs on grade, pavements and structures founded on shallow foundations. Building damage due to volume changes associated with expansive soils can be reduced by placing slab on select, granular fill, and by use of rigid mat or post tensioned slabs. Data on foundation conditions has been provided by Stevens Ferrone & Bailey Engineering, which considers the proposed building sites on Parcels A & B to be feasible, subject to conservative design and compliance with grading, drainage and foundation design. Further geotechnical analysis is needed when the specific approach to construction is known. It should be recognized that expansive soils are an engineering issue, and not a land use or feasibility issue. Any buildings on the site must give consideration to expansion potential and corrosivity, and building pads that are astride the cut/fill transition (as well as pads that are astride a geologic contact of expansive claystone/non expansive claystone) may require special foundation design measures. Therefore, with the implementation of geotechnical recommendations for construction on the subject property, the project will not result in significant risks associated with expansive soils.

- e) **Less Than Significant Impact:** The project identifies potential locations for private septic systems on Parcels A & B. According to the geotechnical investigation prepared for the project, the majority of the site is underlain by Holocene basin deposits (Qhb) that have been described as very fine silty to clay deposits burying older eroded sand dunes. There is no indication in the geotechnical report prepared for this project that the soil composition of the subject property would be unable to support the use of septic tanks or alternative wastewater disposal systems. Prior to submitting applications for the future development of Parcels A & B, the developer is required to submit to construction level plans and percolation testing for the proposed septic sites to County Environmental Health officials for review and approval. The developer’s compliance with all applicable septic system permitting requirements will ensure that the system has been designed for effective operation in the soil conditions on site. Therefore, the soils underlying the project site are expected to have less than significant impact on the use of septic systems or alternative wastewater disposal systems on the property.

- f) **Less Than Significant With Mitigation:** A geotechnical investigation has been performed in connection with this project, none of which identify any unique geologic features which would be directly or indirectly destroyed by the project. There are no known paleontological resources located on the project site that could be considered unique. Nevertheless, there is always the potential for ground disturbing activity to reveal previously undocumented features. The implementation of mitigations measures CUL-1 through CUL-4 will ensure that work stoppage and appropriate investigation will occur in order to ensure the project will not significantly impact any such resource that may be uncovered by construction activity at the project site.

8. GREENHOUSE GAS EMISSIONS – *Would the project:*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) **Less Than Significant Impact:** As discussed in the Air Quality section of this study, the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2017 Clean Air Plan* that addresses Greenhouse Gas (GHG) emissions at a regional scale. The anticipated construction and habitation of up to two additional single-family residence is likely to generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the 2017 BAAQMD CEQA Guidelines. The screening criteria are not thresholds of significance but were developed to provide a conservative indication of whether a proposed project could result in potentially significant air quality impacts. Pursuant to these guidelines, a single-family residential project involving fewer than 114 dwelling units would expectedly have less than significant environmental impacts relating to the generation of GHG. The project consists of a minor subdivision which would result in the creation of two new ranchette parcels that would expectedly be developed with one new dwelling unit each. Therefore, both the future construction and habitation of up to two new dwellings would have a less than significant impact with respect to the generation of GHG.
- b) **Less Than Significant Impact:** Within the *2017 Clean Air Plan* is an ambitious GHG reduction target to reduce Bay Area GHG emissions to 80% below 1990 levels by the year 2050. The 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO_x) – and reduce transport of ozone and its precursors to neighboring air basins. In addition, the plan builds upon and enhances the BAAQMD’s efforts to reduce emissions of fine particulate matter and toxic air contaminants. The BAAQMD’s approach to developing a threshold of significance for GHG emissions is to identify emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. For land use development projects, the threshold is 1,100 metric tons per year (MT/yr) of CO_{2e}. If a project would generate GHG levels above the threshold, it would be considered to contribute substantially to a cumulative impact, and would be considered significant. According to operational screening criteria published within the *BAAQMD 2017 CEQA Guidelines* residential developments involving fewer than 56 new dwelling units would not significantly contribute to GHG emissions. In 2015, the County adopted a Climate Action Plan (CAP), which identifies strategies and policies to reduce GHG levels in Contra Costa County. The CAP identifies how the County will achieve an emissions target of 15% below baseline levels by the year 2020. The CAP is a broad document, with macro policies for the County in general, more so than at the individual project level. However, the project will be consistent with such county wide strategies by the provision of solar energy and energy

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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efficient construction materials, as required under current residential building code. Additionally, the use of best management practices during future construction on Parcels A & B would ensure the project is consistent with the *2017 Clean Air Plan* as well as the CAP.

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

SUMMARY:

a-b) **Less Than Significant Impact:** A two-parcel minor subdivision and the associated residential development and habitation anticipated therefrom do not generally involve the routine transport or handling of hazardous materials. Although small quantities of commercially available hazardous materials may be used for cleaning, and potentially for landscape maintenance, these materials are unlikely to be used in sufficient quantities to pose a threat to human or environmental health. The application of pesticides, fungicides, or other agriculture-related chemicals may occur related to agricultural use of the property, however, the continued use of such chemicals would be attributable to property’s location in agricultural east County and the use of such chemicals would not be increased or intensified relative to present levels, as a result of this project. Therefore, the potential for impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

There would be associated use of fuels, lubricants, paints, and other construction materials when parcels A & B are ultimately developed. The use and handling of hazardous materials during construction would occur in accordance with applicable federal, state, and local laws, including California Occupational Health and Safety Administration (Cal/OSHA) requirements. With

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compliance to existing regulations, the project would result in less than significant construction impacts.

- c) **No Impact:** There are no schools located within a quarter mile of the project site. The nearest schools are Knightsen Elementary School, Gehringer Elementary School, and Iron Horse Elementary School, located between 1.1-1.4 miles southeast, west, and northwest of the project site respectively. Additionally, there is no anticipated use of significant quantities of hazardous materials for either the construction or operation of the project. Therefore, the project will have no impact in this respect.
- d) **No Impact:** The California Environmental Protection Agency maintains an updated list of Hazardous Waste and Substance Sites (Cortese List). The subject property is not listed on the Cortese List and is not categorized as a hazardous materials site. Therefore, the project will have no impact in this respect.
- e) **No Impact:** There are no airports in the vicinity of the project site, therefore, no impact.
- f) **Less Than Significant Impact:** The proposed project is a minor subdivision within a rural area of Knightsen in unincorporated east Contra Costa County. The proposed project is located entirely on private property that is accessible via a private roadway. Thus, no element of the project would occur in any public right of way which may be relied upon as an emergency evacuation route. The nearest public right-of-way is Sellers Avenue, ¼ mile west of the project site. Sellers Avenue runs north/south in the project vicinity and this road provides access to the Byron Highway and State Route 4 approximately 5 miles south of the project site. These routes will continue to provide access between the Knightsen area and surrounding bay area freeways if the minor subdivision is approved. Further, the proposed project will not affect any existing communication/utility structures such as power poles or telecommunications towers, which may be necessary for an existing emergency response or evacuation plan. In addition, project construction would occur onsite and would not require road closures, nor would it change the alignment of existing roads. Accordingly, the project would have a less than significant impact on emergency response and emergency evacuation plans.
- g) **Less Than Significant Impact:** The project site and surrounding area are classified as either a “Non-Wildland Non-Urban” or “Urban Unzoned” on the California Department of Forestry and Fire Protection’s Fire Hazard Severity Zone Map. There are no parcels in the project vicinity located within “high” or “very high” fire hazard zones. Therefore, considering the fire hazard classification of the project site and surroundings, the project will not result in a significant direct or indirect risk of exposing people to loss, injury, or death involving wildland fire.

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

SUMMARY:

a, e) **Less Than Significant Impact:** In the San Francisco Bay Region, the Regional Water Quality Control Board (RWQCB) includes permit requirements for stormwater runoff under the National Pollution Discharge Elimination System (NPDES) program. The RWQCB regulates stormwater runoff from construction activities under the NPDES permit from the State Water Resources Control Board (SWRCB). The Contra Costa County Clean Water Program administers the stormwater program for a project after it is constructed. No stormwater control plan is required for this project since the project does not propose 10,000 square feet or more of new impervious surface. However, the applicant is required to incorporate stormwater quality elements applicable to small land development projects on future construction plans in accordance with the Contra Costa County Clean Water program and all other provisions of the County Stormwater Management and Discharge Control Ordinance. Thus, the proposed project is anticipated to be in compliance with applicable water quality standards and/or discharge standards and will not significantly degrade water quality.

b) **Less Than Significant Impact:** The project proposes an on-site well on each parcel to provide freshwater for the subdivision. The project would result in one net new parcel which could

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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potentially be developed with a single-family residence and/or other uses that are permitted within the A-2 General Agricultural zoning district in which the subject property is located. The proposed subdivision will not result in additional demand on ground water supplies relating to irrigating the 10-acre subject property for agricultural purposes, however, it would increase the residential development potential on the subject acreage. Thus the expected increase in ground water demand would correspond to the increased residential density, allowing for one additional residence on the subject property. This increase in groundwater demand for one additional single-family residence is of a scale that is unlikely to substantially deplete groundwater supply in the project vicinity. The developer will be required to comply with the requirements of the Contra Costa County Environmental Health Division in terms of water quality and flow rate achieved from the on-site wells. The project does not propose a significant increase of impervious surfaces that would interfere with groundwater recharge on the subject property. By complying with the Environmental Health Division regulations for wells, the project should have less than significant impacts on groundwater supplies.

c) **Less Than Significant Impact:**

i-iv) The project proposal will not substantially alter the existing drainage pattern on the subject property, therefore, the project will have less than significant impact in this regard.

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

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

SUMMARY:

a) **No Impact:** The project is within the unincorporated community of Knightsen, which is characterized by active farming and grazing land, as well as low-density “ranchette” single-family residential development. The project is consistent and compatible with its rural-residential surroundings and would not divide an established community.

b) **No Impact:** The proposal is consistent with the allowed land uses for General Agricultural Zoning District and the Agricultural Lands General Plan land use designation. The project does not conflict with development standards for the A-2 district, or with any other policies or plans adopted for the purpose of mitigating environmental impacts. Therefore, no impacts arise from such conflicts.

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12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

a-b) **No Impact:** Neither the project site, nor its’ surroundings are mapped on General Plan Figure 8-4 (Mineral Resource Areas) as an area with mineral resources. Additionally, a geotechnical report prepared for this project did not note the existence of mineral resources on the project site. Consequently, the project is not expected to have impacts leading to the loss of availability of a known resource, or mineral resource recovery site.

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

SUMMARY:

a-b) **Less Than Significant with Mitigation:** The project involves the division of a 10-acre parcel into two new five-acre parcels. Ultimately, one new single-family residence could potentially be constructed on each. The noise element of the County General Plan specifies noise exposure levels between 50-70 dB as normally acceptable in Agricultural settings. According to Contra Costa County GIS mapping layers, ambient noise levels in the surrounding area are presently less than 60dB. The future habitation of one new single-family residence would not significantly increase ambient noise levels in the area. However, potentially significant noise impacts could arise temporarily during the future construction of new residences on each parcel. Such noise-related impacts are typical of routine residential construction, and impacts arising therefrom can be substantially mitigated with standard measures such as limiting construction hours, traffic flow,

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and the usage of certain heavy equipment. Incorporation of the following mitigation measures will ensure that the project, including anticipated future construction activity, will have less than significant noise-related impacts:

Potential Impacts – Temporary noise levels due to construction

Impact NOI-1 – NOI-6: When Parcels A & B are developed in the future, a temporary increase in ambient noise levels would occur, and there may be periods of time when there would be ground borne vibrations or loud noise from construction equipment, vehicles, and tools. The temporary activities during the construction phase of the project have the potential for generating noise levels in excess of standards described in the Noise Element of the County General Plan. Therefore, the applicant is required to implement the following noise mitigation measures throughout the construction phase to reduce impacts from ground borne vibrations and temporary increases in ambient noise levels to less than significant levels:

Mitigation Measure NOI-1 – NOI-6: *The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.*

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

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

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

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

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

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

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

- c) **No Impact:** The project site is not in the vicinity of a private airstrip or within 2 miles of a public airport. Therefore, the project would have no impact exposing people to excessive noise, either relating to, or exacerbated by aviation activity.

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

SUMMARY:

- a) **Less Than Significant Impact:** The project would increase the potential housing stock in Contra Costa County by one net dwelling unit, relative to the residential development potential of the property as it presently exists. Thus, the increase in population potentially resulting from this subdivision would be marginal. The project proposes to utilize an existing private roadway and above-ground utility connections within a private easement benefitting the subject property. No

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public infrastructure improvements are proposed for the subdivision project. Therefore, the project would not have impacts inducing significant population growth in the County, either directly or indirectly.

- b) **No Impact:** There are no existing dwellings on the subject property. Thus, the project would not displace existing housing or people dwelling therein. The project would increase the residential development potential of the subject property by one additional unit. Therefore, the project does not displace existing housing, and is likely to result in additional housing in Contra Costa County.

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

SUMMARY:

- a) **Less Than Significant Impact:** The project has been reviewed by the Contra Costa County Fire Protection District. The Public Facilities/Services Element of the County General Plan requires fire stations to be located within 1.5 miles of developments in urban areas. Since the project site is outside of the urban limit line, it is not subject to this requirement. The project was referred to the Contra Costa Fire Protection District, and no comments were received suggesting the project could have an adverse impact on fire protection services. Therefore, the project will have a less than significant impact on fire protection service for the area.
- b) **Less Than Significant Impact:** Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sheriff’s office. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. The proposed project, resulting in up to two additional dwelling units, would not substantially increase the population within this area of the County. Therefore, the project would not impact the County’s ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. Thus, the proposed project will have less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.
- c) **Less Than Significant Impact:** Since the project would not significantly increase the population in the Knightsen area, it would have a less than significant impact on enrollment at existing local schools.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) **Less Than Significant Impact:** The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of 3 acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population to increase in the Knightsen area. Since the project would only marginally increase population in the area, the project will not necessitate the provision of new park facilities.
- e) **Less Than Significant Impact:** The project would not significantly affect existing public facilities (e.g. Hospital, Library, etc.) because it is not expected to substantially induce population growth in the area.

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

SUMMARY:

- a) **Less Than Significant Impact:** Given the small scale of the project, potentially resulting in up to two new single-family dwellings, the project would not 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. Therefore, less than significant impacts are expected in this regard.
- b) **No Impact:** The project does not propose the construction of new recreational facilities, or the expansion of existing facilities. Therefore, the project will not result in impacts from such activity.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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17. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3(b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) **Less Than Significant Impact:** The subject site is located on Wildhorse Road, a private road ¼ mile east of Sellers Avenue, in the Knightsen area. According to General Plan Figure 5-3 – Transit Network Plan, the project site and surrounding areas are outside of major transit corridors within and through Contra Costa County. As such, the potential for project-related conflict with plans or policy addressing the circulation system is relatively low. The sites access via a private access easement intersecting Sellars Avenue would be unaffected by the project beyond driveway connections when the parcels are ultimately developed. Therefore, the project will have less than significant impacts on the transit circulation system in Contra Costa County.

- b) **Less Than Significant Impact:** The applicable CEQA Guidelines provide guidelines for analyzing transportation impacts relating to vehicle miles travelled (VMT) resulting from the project. The Governor’s Office of Planning and Research has provided the following guidance on evaluating such impacts for small projects: “Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact”. According to ITE trip generation rates for detached single family residential development, the project would result in 1.75 peak trips per day (0.75 daily AM trips, 1 daily PM trip) when per residence. Since there is no reasonable expectation that the combined peak trips per day from Parcel A & B could exceed 110 daily trips, the project is assumed to have a less than significant impact on traffic. Therefore, the project does not conflict with CEQA guidelines section 15064.3(b).

- c) **Less Than Significant Impact:** The project involves the creation of one new rural-residential parcel, consistent with surrounding parcels in this rural-residential area of unincorporated Contra Costa County. Thus, hazards from incompatible land uses are not expected. The project would utilize existing private roadway and utility improvements. The project does not require the alteration of the private roadway, or other existing improvement, in a manner that might result in a hazard from a geometric design of driveway improvements on Parcel A or Parcel B. Therefore, the project will have less than significant impacts in this regard.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) **Less Than Significant Impact:** The project was referred to the Contra Costa County Fire Protection district for agency comments. The County has not received comments from the district as of the writing of this report. Prior to obtaining building permits, all construction plans will be subject to the review of the fire protection district for consistency with applicable Fire Code that is in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that final development plans for the subject property will not result in a condition with inadequate emergency vehicle access.

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>				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a-b) **Less Than Significant With Mitigation:** As discussed in the Cultural Resources section of this study, there are no known existing structures located at the project site that would be listed or eligible to be designated as historical resources. Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site. The project site includes an existing single-family residence, that will remain at the site. Thus the project will not impact visible cultural resources.

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

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

SUMMARY:

- a) **Less Than Significant Impact:** The project does not involve the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage infrastructure. Since the project site is outside of the Urban Limit Line, the project would be served by well water and a private sewage disposal (septic) system. Stormwaters originating on or traversing the subject property are proposed be treated on site via detention basins. Water and sewage service will be via well water and private septic system. All final construction level plans for septic permits and well permits, are subject to Contra Costa Environmental Health (CCEH) Division staff review for compliance with applicable codes and regulations. Electrical service is available to the subdivision via existing overhead power lines. Thus, the project does not involve the use, extension or construction of public water, sewer, energy, or stormwater drainage infrastructure. Therefore, no significant impacts would result relating the extension of utility services to the subdivision.

- b) **Less Than Significant Impact:** The project would result in two parcels, each served by a private well. Prior to submitting building permit applications for the future development of Parcels A and/or B, the developer is required to obtain CCEH permit approval for the private wells to ensure that they are capable of providing adequate flow and water quality to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.

- c) **No Impact:** All wastewater originating from the project will be treated on site in a private sewage disposal system that was designed by a California licensed engineer for use on the subject

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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property. There is no potential for the subdivision to be affected by capacity, or lack thereof, at any public wastewater treatment provider.

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

The addition of one new single-family residence to the area is not expected to significantly increase solid waste generation relative to current levels. As such, the potential for the proposed project to exceed the capacity of the currently utilized landfill is minimal. Therefore, considering the type and scale of the project, the impact of the project-related waste would be considered less than significant.

- e) **Less Than Significant Impact:** California Assembly Bill 341 required California cities to put into place programs that help meet statewide goals to recycle 75% of tossed items, and a 50 percent reduction in the amount of organic materials in a landfill by 2020. Residential trash pickup service is available to the area via Mount Diablo Resource Recovery (MDRR). Residential pickup service includes the provision of separate bins for recyclable items and yard waste, in furtherance of the State’s solid waste reduction targets. MDRR will also begin to provide food composting service to residential customers in 2023. Based on the marginal increase in solid waste expected to originate from the project and the availability of residential trash, recycling and composting service, the project would not have any significant impacts that conflict with Federal, State, and Local requirements related to solid waste.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<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-d) **No Impact:** The subject property consists of land designated as “non-wildland non-urban”. There are no State Responsibility Areas mapped within the project vicinity. Additionally, there are no lands classified as very high fire hazard severity zones in the Knightsen area, or in the surrounding agricultural east Contra Costa County. Therefore, the project will have no impacts in this regard.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) **Less Than Significant With Mitigation:** The project would not substantially degrade the quality of the natural environment because the potentially significant impacts in the areas of geology, noise, cultural resources, and tribal resources identified throughout this initial study can be mitigated to less than significant levels. Incorporation of the mitigation measures would preserve the natural environment and protect the habitat of the sensitive wildlife that surrounds the project site.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) **Less Than Significant Impact:** The proposed minor subdivision would not involve any immediate construction except for site preparation on Parcels A & B, including driveway grading and the extension of utility connections from the existing abutting access/utility easement. In the future, construction of a new residence on Parcels A and/or B could occur with CDD approval of the residential design. However, such construction would be relatively minor in scale, and therefore, would not create substantial cumulative impacts. The future construction of a residence on Parcel A and Parcel B could increase the number of housing units in the Knightsen area by two dwelling units. The potential population increase associated with the project would be marginal as the project would result in a net increase of one buildable parcel which could support one additional household. Thus, the proposed project would be consistent with the existing surrounding agricultural land use and would have less than significant cumulative impacts.
- c) **Less Than Significant Impact:** The project would not expose human beings to hazards; however, mitigation measures identified for potential environmental impacts relating to Cultural Resources, Tribal Cultural Resources, Geology and Soils, and Noise would further ensure that adverse impacts on human beings will be reduced to less than significant levels.

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

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

2005-2020 Contra Costa County General Plan

Contra Costa County Zoning Ordinance – Title 8

Contra Costa County GIS Layers

Contra Costa County Climate Action Plan

CCC Important Farmland Map (2016)

Public Resources Code

Government Resources Code

Vesting Tentative Map by Milani & Associates (July 1, 2021)

Geotechnical Investigation (May 25, 2021), by Stevens, Ferrone & Bailey Engineering Company, Inc.

CalFire Hazard Severity Zone Viewer - <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>

Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines (2017)

BAAQMD Clean Air Plan (2017)

California Office of Planning and Research – Technical Advisory on Evaluating Transportation - Impacts in CEQA http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

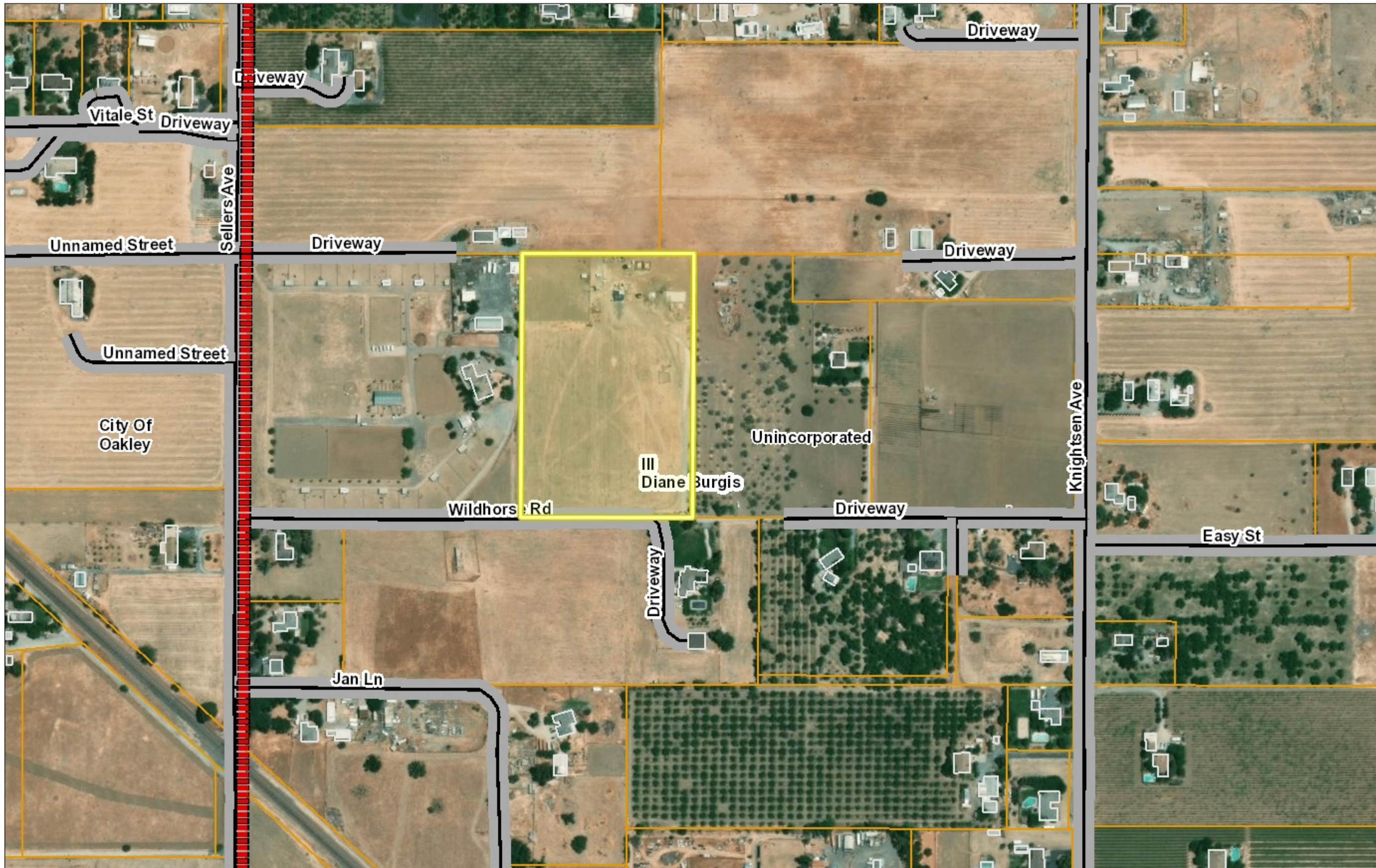
Contra Costa County Historical Resources Inventory

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






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

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



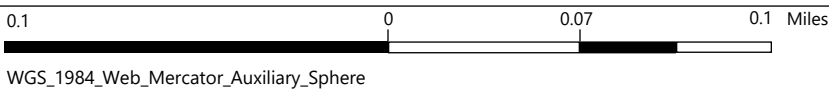
Legend

-  Board of Supervisors' Districts
-  City Limits
- Unincorporated
-  Streets
-  Building Footprints
-  Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

City Of Oakley

III
Diane Burgis

Unincorporated



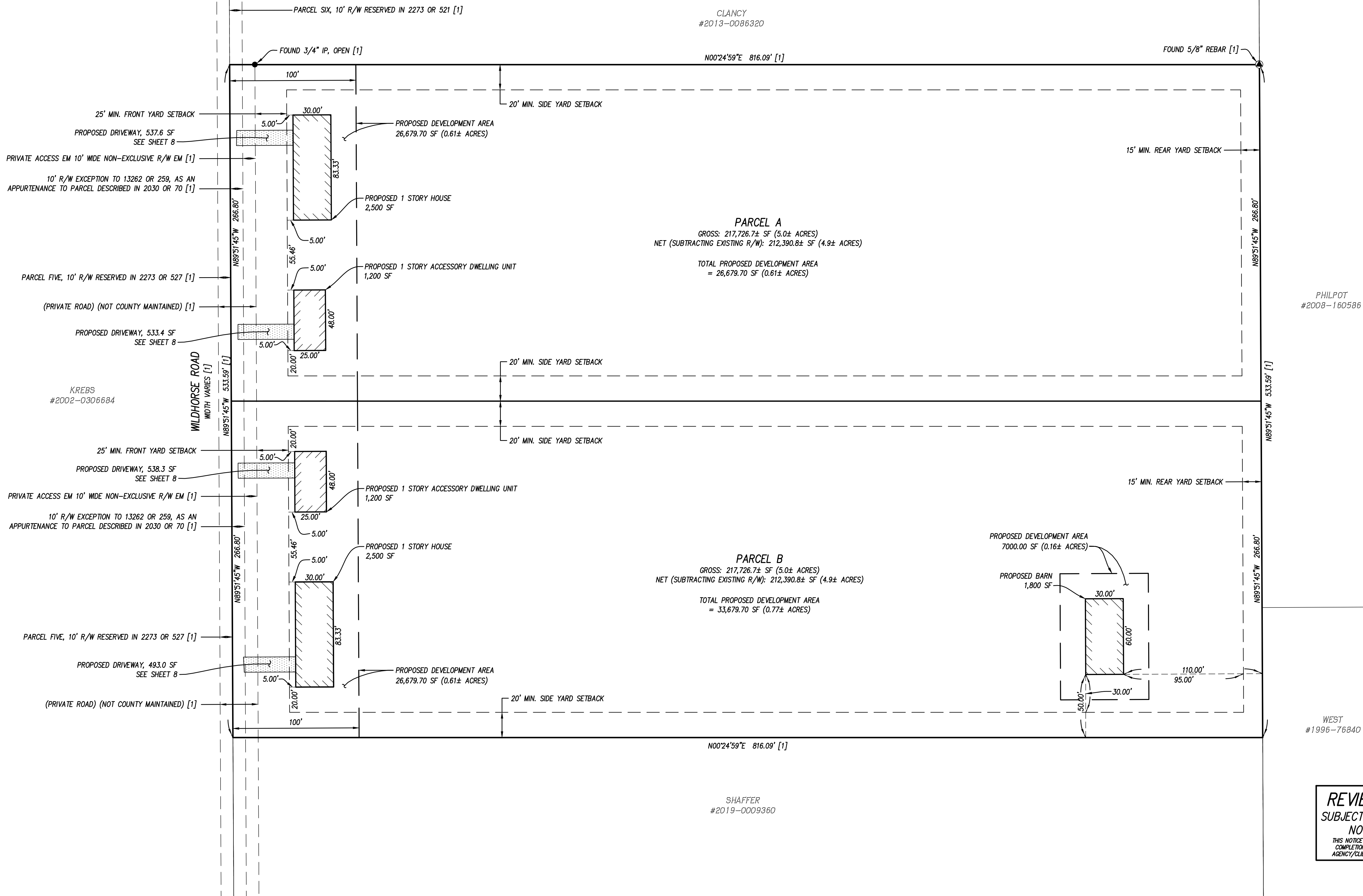
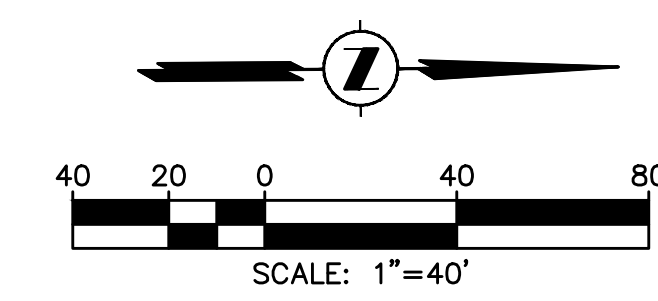
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Notes
Contra Costa County -DOIT GIS



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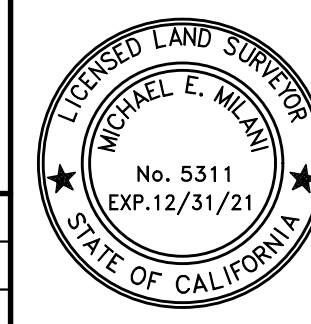


2655 Stanwell Drive, Suite 105
 Concord, CA 94520
 Phone: (925) 674-9082
 Fax: (925) 674-9279
 Web: www.milaniassociates.com

SELLERS AVENUE
MS20-0011
CRUZ SUBDIVISION
LOTING
UNINCORPORATED OAKLEY
CONTRA COSTA COUNTY
CALIFORNIA

APN 020-010-023-8

DESIGNED UNDER THE DIRECTION OF:
 MICHAEL E. MILANI
 L.S. No. 5311 REGISTRATION EXPIRES 12/31/21
 DATE: _____
 DESIGN: XXX
 JOB NO: 1786
 DRAWN: JMJ
 DATE: JUNE 2021
 CHECKED: KRA
 SCALE: AS SHOWN



NO.	REVISIONS	BY	APP	DATE

SHEET **5**
 OF **8** SHEETS