

## CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Castle Hill Ranch Road Two-Parcel Subdivision  
County File #CDMS22-00004
2. **Lead Agency Name and Address:** Contra Costa County  
Department of Conservation and Development  
30 Muir Rd.  
Martinez, CA 94553
3. **Contact Person and Phone Number:** Adrian Veliz, Senior Planner – (925) 655-2879  
[adrian.veliz@dcd.cccounty.us](mailto:adrian.veliz@dcd.cccounty.us)
4. **Project Location:** 109 Castle Hill Ranch Road, Walnut Creek, CA 94597  
APN: 188-141-004
5. **Project Sponsor's Name and Address:** Zach Vigar  
109 Castle Hill Ranch Road  
Walnut Creek, CA 94595
6. **General Plan Designation:** Single-Family Residential-Low Density (SL)
7. **Zoning:** Single-Family Residential (R-20)
8. **Description of Project:** The applicant requests approval of a Vesting Tentative Map to subdivide an approximately 50,032 square-foot lot into two (2) parcels ("Parcel A" and "Parcel B"). Parcel A would have an area of 23,220 square feet, while Parcel B would have an area of 26,812 square feet. An existing single-family residence in the area of proposed Parcel A would remain on that parcel. If approved, proposed Parcel B may be developed with a single-family residence, or other permitted uses within the R-20 Single-Family Residential Land Use District. In addition to the proposed subdivision, the project consists of the following elements:
  - Public Roadway Dedication: The project would dedicate frontage along Tice Valley Boulevard the accommodate the necessary ultimate half-width of Tice Valley Boulevard, which is planned to be a 64-foot-wide roadway within an 84-foot right-of-way.
  - Private Access Improvements: The subject property is bounded to the north by Tice Valley Boulevard, a publicly maintained roadway, and to the east by Castle Hill Ranch Road, a private roadway. Proposed Parcel A would continue to utilize existing access via a driveway fronting Tice Valley Boulevard at the northwest corner of the subject property. The project proposes a new driveway fronting Castle Hill Ranch Road to serve Parcel B.

- Storm Drain Improvements: The project includes approximately 132 linear feet of 18" storm drain along northerly portions of proposed Parcels A & B, extending offsite approximately 400 feet west within the Tice Valley Boulevard right-of-way and discharging within the Tice Creek Crossing. All proposed storm drain improvements would be located within the Tice Valley Boulevard right-of-way upon the County's acceptance of frontage dedicated in connection with this project.
- Service Connections for Utilities: The subject property is presently served by existing water and sanitary sewer mains located within the Tice Valley Boulevard and Castle Hill Ranch Road rights-of-way. The project proposes a 10-foot sanitary sewer easement across Parcel B for the existing sanitary sewer service connection presently serving an existing residence in the area of proposed Parcel A. The project proposes new water and sanitary sewer service connections for Parcel B located along the existing mains located within the Castle Hill Ranch Road private right-of-way.

Electrical service is available to the subject property via existing overhead utility poles along both frontages of the subject property. Electrical service for proposed parcel B would be extended underground from existing utility lines within the abutting rights-of-way. Additionally, the project would relocate existing overhead utility lines along the project frontage underground, with the exception of those utility poles at both ends of the parcels where there are intersections with perpendicular distribution lines – which would remain.

- Tree Impacts: Tree permit approval is requested for the removal of eight code protected trees that are in declining health. Additionally, the project proposes dripline encroachment for an additional ten code-protected trees in connection with the proposed access and storm drain improvements associated with this project.

**9. Surrounding Land Uses and Setting:** The subject property is located in an established residential neighborhood that is bounded by the City of Walnut Creek to the north east and west, and the unincorporated community of Alamo to the South. The immediate vicinity consists of low density single-family residential development on parcels generally 20,000 square feet in area or larger. The subject neighborhood has a semi-rural character defined by rolling hillsides connecting to open space areas in the greater project vicinity. The project vicinity generally lacks sidewalk and curb/gutter improvements along public and private roadways serving the area. Danville Boulevard and Interstate 680 are located approximately ½ mile east of the project site.

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

County Building Inspection Division  
Contra Costa County Fire Protection District  
Central Contra Costa Sanitary District  
County Department of Public Works  
East Bay Municipal Utility District

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

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on October 24, 2022 to the Villages of Lisjan Nation, and on November 9, 2022 to the Wilton Rancheria, the California Native American tribes that have requested notification of proposed projects within unincorporated Contra Costa County. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Wilton Rancheria to either request or decline consultation in writing for this project. Staff did not receive a request for consultation in response to these notices.

### Environmental Factors Potentially Affected

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

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

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

04/18/2023  
\_\_\_\_\_  
Date

## ENVIRONMENTAL CHECKLIST

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

**SUMMARY:**

- a) **No Impact:** The subject property is located in an urbanized area of the County. Surrounding parcels in each direction have been previously developed with single-family residential uses. There are no scenic ridgeways or scenic routes in the project vicinity. Therefore, the project would have less than significant impacts resulting in substantial adverse impacts on a scenic vista.
  
- b) **Less Than Significant Impact:** The project involves the removal of eight code-protected Walnut trees, and dripline encroachment of an additional ten code-protected trees. Considering that the project arborist has characterized all trees proposed for removal as in poor and declining health, and that restitution plantings are required per the County’s tree ordinance, their removal would have a relatively low impact on the site’s scenic value. There are no rock outcroppings or historic buildings present on the subject property. There are no scenic routes or highways from which the subject property can be viewed. Therefore, the project would have less than significant impact on scenic resources in the County.
  
- c) **No Impact:** The County does not have any applicable zoning or other regulations governing scenic quality in this urbanized area of the County. Therefore, the project will have no impact in this respect.
  
- d) **Less Than Significant Impact:** The project involves the creation of one new parcel which would ultimately be developed with a new single-family residence in the future. Typically, the construction of a single-family residence is not associated with the creation of substantial light or glare. Single-family homes generally include exterior light fixtures near garage, patio, and other outdoor yard areas. The use of such lighting for the proposed project would be consistent with the surrounding neighborhood and would not significantly affect nighttime views. Therefore,

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considering the nature and scale of the proposed project, it is not expected to have a significant adverse effect on daytime or nighttime views in the area.

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

**SUMMARY:**

a-e) **No Impact:** According to the California Department of Conservations 2016 *Contra Costa County Important Farmland* map, the subject property and its immediate surroundings consist of “Urbanized and Built-Up Land”. Neither the subject property, nor its surroundings, are within an agricultural zoning district. No Williamson Act contract exists for the subject property. There are no Forestlands, Timberlands, or Timberland Production zones which could be affected by the proposed project. Therefore, there is no reasonable expectation that the project would have any impact to Agricultural or Forest Resources.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

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

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

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

- b) **Less Than Significant Impact:** As discussed above, pursuant to BAAQMD screening criteria, the proposed project would not result in significant emissions of criteria air pollutants during the construction period or during project operation (i.e., occupancy of one additional dwelling unit). Although the proposed project would contribute incrementally to the level of criteria air pollutants in the atmosphere, the project would expectedly have a less than significant adverse environmental impact on the level of any criteria pollutant.
- c-d) **Less Than Significant Impact:** The type and scale of the project proposal is not typically associated with the generation of criteria pollutants in any significant quantity. If approved, the expected activities would include the construction and occupancy of one additional dwelling unit within an established single-family residential neighborhood. Land uses that involve processes, which could potentially result in the substantial concentration of air pollutants and/or malodors, are generally not allowed in the single-family residential (R-20) zoning district in which the subject property is located. Therefore, if approved, the project is not expected to cause significant

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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.

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

**SUMMARY:**

a-c) **Less Than Significant Impact:** The project site is within an urbanized area of unincorporated Walnut Creek, consisting of low-density single-family residential development. An existing single-family residence (SFR) is located at a westerly portion of the subject property. If approved, this existing residence would remain in the area of proposed Parcel “A”, while Parcel “B” could be developed with a new SFR. A rectangular potential building site for parcel B has been identified on the Vesting Tentative Map. According to the Conservation Element of the County General Plan, the project site is not identified as a significant ecological area or as a habitat for protected

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wildlife or plant species. Additionally, the proposed building envelope is at a location that will require minimal grading activity or other site alterations, thus minimizing potential impacts relating to ground disturbance. There are no riparian habitats, creeks, wetlands, or other waterways on or near the subject property. Thus, the nature of the project combined with the setting of the surrounding neighborhood are such that the project has less than significant potential for adverse impacts on special status plant/animal species or their habitat, including riparian areas, wetlands, waterways, or other sensitive natural communities.

- d) **Less Than Significant Impact:** The project does not involve substantial grading of the subject property and is located within a developed residential neighborhood within the Urban Limit Line in an unincorporated of Walnut Creek. There are no waterways, wildlife corridors, or wildlife nursery sites on the subject property or its' immediate vicinity. The project proposes work primarily along the properties frontages for site improvements and utility connections supporting the expected eventual development of a single-family residence on proposed Parcel B. Since the project does not involve substantial alterations to the subject property, it would expectedly have little potential for adverse impacts on wildlife species or native residents. When also considering the urbanized nature of the surrounding area, the project would result in less than significant impacts to wildlife.
  
- e) **No Impact:** The project includes a request to remove eight code-protected trees to accommodate the project. The tree removal permit is being evaluated concurrently with this tentative map, consistent with the provisions of the County's Tree Ordinance (County Code Chapter 816-6). In granting such tree-removal requests, the County routinely requires restitution tree plantings as a condition of approval. Thus, if approved, the applicant's compliance with applicable Conditions of Approval ensures the project's compliance with the County's Tree Ordinance. There are no additional ordinances or policies pertaining to biological resources applicable to the proposed subdivision in this urbanized area of the County. Therefore, the project will have no impact in this respect.
  
- f) **No Impact:** The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) was adopted by the County in October of 2006. The purpose of this plan is to provide a framework to protect natural resources while streamlining the environmental permitting process for impacts to covered special status species within the rapidly expanding region of Eastern Contra Costa. The proposed project site is not located within an area of Contra Costa County that is covered by the ECCC HCP/NCCP. Therefore, the project is exempt from HCP/NCCP Ordinance No. 2007-53.

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

**SUMMARY:**

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

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

The subject property is not within the boundaries of any designated historical district. The project site is not listed on the Contra Costa County Historic Resources Inventory, or the California Department of Conservation’s list of historical resources. The existing buildings on the subject property consist of a residence originally constructed in 1932. The existing residence and garage are of no known historical significance. Additionally, the project does not propose the demolition and/or alteration of the existing residence. Therefore, the project would not significantly impact any known historical or culturally significant resources.

The archaeological sensitivity map of the County’s General Plan (Figure 9-2), identifies the project area as “Largely Urbanized Area,” excluded from the archaeological sensitivity survey, but which may still contain significant archeological resources. While unlikely since the subject property and surrounding area have been substantially disturbed by residential development activity, 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.**

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following mitigation measures will ensure that, in the event cultural resources are discovered, the proper actions are taken to reduce the adverse environmental impacts to cultural resources to a less than significant level.

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

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

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

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

**SUMMARY:**

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

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

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<b>7. GEOLOGY AND SOILS – Would the project:</b>				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

a) *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:*

i) **Less Than Significant Impact:** The project is not within an Alquist-Priolo (A-P) fault zone. The nearest fault considered active by the California Division of Mines and Geology is the Concord fault located approximately 3.8 miles to the east. Since no active faults pass through the site, the potential for potential substantial adverse effects from fault rupture are relatively low. Therefore, less than significant impacts are expected to result from the project, which proposes the creation of one additional single-family residential parcel within an urbanized residential area of the County.

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

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

- iii)* **Less Than Significant Impact:** The project site is not within a Liquefaction Hazard Zone, as mapped by the California Department of Conservation. According to the County General Plan Safety Element (Figure 10-5 – Estimated Liquefaction Potential), the project vicinity has “generally moderate to low” liquefaction potential. Future residential development of Parcel “B” for building and/or grading permits will require subsurface investigation to provide site-specific engineering recommendations to ensure that building and foundations are designed with appropriate consideration of the site’s soil characteristics. With sound foundation design and adherence to current Residential Building Code requirements, the project will have less than significant impacts related to liquefaction.
- iv)* **Less Than Significant Impact:** The subject property is not mapped within a Landslide hazard area. Therefore, the project will result in less than significant impacts with respect to landslides.
- b)* **Less Than Significant Impact:** The project involves the division of a corner lot in a developed residential neighborhood. Considering that site improvements to the generally flat subject property will not substantially affect the existing site drainage pattern, the project has relatively low potential to result in substantial erosion or loss of topsoil. Site improvement plans will be subject review by County Building Inspection Division and Department of Public Works officials. A review of these plans by these County officials, prior to the issuance of building and/or grading permits will ensure the project’s compliance with applicable erosion control standards. Therefore, the potential for the project resulting in significant erosion or loss of topsoil is less than significant.
- c)* **Less Than Significant Impact:** As previously mentioned, the subject property is not located within an area with known geologic hazards. The surrounding area has been extensively developed with single family residential dwellings and associated access and utility infrastructure. There is no evidence in the record indicating that the project site or vicinity consist of an unstable geologic unit, or that the project could result in unstable conditions resulting in landslide, lateral spreading, subsidence, liquefaction or collapse. With appropriate foundation design, and adherence to requirements of applicable residential building codes in effect at the time when building permit applications are submitted, the project would have less than significant impacts in this regard.

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 subject property is characterized by Clear Lake Clay soils, as mapped by the *Web Soil Resource* by United States Dept. of Agriculture Natural Resource Conservation Service. The underlying clayey soil has relatively high shrink-swell potential, and thus, may be located on expansive soil. Nevertheless, less than ideal soil conditions can be overcome with sound engineering applied to individual building sites. With appropriate foundation design, and adherence to all applicable provisions of California residential building codes in effect at the time when building permit applications are submitted, the underlying soil conditions would not result in significant adverse effects relating to expansive soil.
  
- e) **No Impact:** The project does not propose the use of a septic system, or any other means of private wastewater disposal. The project site is within the service boundaries of the Central Contra Costa Sanitary District (CCCSD) and CCCSD staff comments indicate that capacity exists within the system to accommodate the project. Thus, the project would have no impacts arising from the use of a private wastewater disposal system.
  
- f) **Less Than Significant Impact:** There are no known paleontological resources on the subject property. The project site and its surroundings have been previously disturbed by residential development in the immediate vicinity. Considering the extensive previous disturbance of the urbanized project area and the relatively minor amount of grading required to implement the project, impacts to paleontological resources are expected at less than significant levels. With the implementation of Cultural Mitigation Measures CUL1-CUL4, previously identified within this study, the project ensures that the discovery of heretofore unknown paleontological resources on the project site will not result in significant impacts to such resources.

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

**SUMMARY:**

- a) **Less Than Significant Impact:** As discussed in the Air Quality section of this study, the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2017 Clean Air Plan* that addresses Greenhouse Gas (GHG) emissions at a regional scale. The construction and habitation of one additional single-family residence is likely to generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the 2017 BAAQMD CEQA Guidelines. The screening criteria are not thresholds of significance but were developed to provide a conservative indication of whether a proposed project could result in potentially

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant air quality impacts. Pursuant to these guidelines, a single-family residential project involving fewer than 114 dwelling units would expectedly have less than significant environmental impacts relating to the generation of GHG. The project consists of a minor subdivision which would result in the creation of one new parcel and the anticipated future development of one new dwelling unit. Therefore, based on these screening criteria, the future construction and habitation of one new dwelling would have a less than significant impact with respect to the generation of GHG.

- b) **Less Than Significant Impact:** Within the *2017 Clean Air Plan* is an ambitious GHG reduction target to reduce Bay Area GHG emissions to 80% below 1990 levels by the year 2050. The 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO<sub>x</sub>) – and reduce transport of ozone and its precursors to neighboring air basins. In addition, the plan builds upon and enhances the BAAQMD’s efforts to reduce emissions of fine particulate matter and toxic air contaminants. The BAAQMD’s approach to developing a threshold of significance for GHG emissions is to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. For land use development projects, the threshold is 1,100 metric tons per year (MT/yr) of CO<sub>2e</sub>. If a project would generate GHG levels above the threshold, it would be considered to contribute substantially to a cumulative impact, and would be considered significant. According to operational screening criteria published within the *BAAQMD 2017 CEQA Guidelines*, residential developments involving fewer than 56 new dwelling units would not exceed this threshold. Thus, it follows that the project resulting in a single new dwelling unit would not significantly contribute to GHG emissions.

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

<b>9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

a-b) **Less Than Significant Impact:** The proposed subdivision, the anticipated residential development, and eventual habitation of one single-family residence do not generally involve the routine transport or handling of hazardous materials. Although small quantities of commercially available hazardous materials may be used for cleaning, and potentially for landscape maintenance, these materials are unlikely to be used in sufficient quantities to pose a threat to human or environmental health. Therefore, the potential for impacts associated with handling, storing, and dispensing of hazardous materials from habitation would be less than significant.

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

c) **Less Than Significant Impact:** There are no schools located within a quarter mile of the project site. The nearest school is Muirwood Elementary, which is located at 2050 Vanderslice Drive in Walnut Creek, approximately ¾ mile northeast of the project site. Additionally, the project does not involve the use of significant quantities of hazardous materials either during the construction or eventual habitation of the residential project. Therefore, the project will have no significant impact in this respect.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) **No Impact:** The California Department of Toxic Substances Control maintains an updated list of Hazardous Waste and Substance Sites (Cortese List). The subject property is not listed on the Cortese List and is not categorized as a hazardous materials site. Therefore, the project will have no impact in this respect.
  
- e) **No Impact:** There are no airports in the vicinity of the project site, therefore, no impact.
  
- f) **Less Than Significant Impact:** The proposed project is a minor subdivision within a residential area of unincorporated Walnut Creek. The subject property is located on the southwest corner of the Tice Valley Boulevard intersection with Castle Hill Ranch Road. Tice Valley Boulevard is the route likely to be used in the event of an emergency requiring evacuation of the local neighborhood as it is the nearest public roadway that providing vehicular access into and out of the subject neighborhood. The project involves the construction of storm drain improvements within the Tice Valley Boulevard right-of-way. These activities within the public right of way are subject to the prior approval of an encroachment permit by the County’s Department of Public Works. By complying with all encroachment permit requirements, including the development of an approved traffic management plan for activities which may require temporary closure of a lane of travel on the public roadway, will ensure that these project elements do not substantially interfere with vehicular ingress or egress in the subject neighborhood. Additionally, 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. 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 immediate surroundings are classified as “High Fire Hazard Severity Zone”, according to local responsibility area (LRA) mapping by CALFire. or Non Very High Fire Hazard Severity Zone according to County GIS and California Department of Forestry maps. The surrounding neighborhood generally includes lands also having the “high” designation, with lands east, northeast, and southeast having either a “moderate” or “urban unzoned” fire hazard severity rating. Considering that the project is located in a developed residential neighborhood, the proposed subdivision possesses relatively low potential to result in impacts exposing people or structures to risks associated with wildfires. Any future construction activity on parcel B would be subject to then-current building code and fire code, including those requiring the installation of automatic fire sprinklers, fire hydrants, or other fire suppressive improvements. Therefore, the project will not result in a significant direct or indirect risk of exposing people to loss, injury, or death involving wildland fire.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>10. HYDROLOGY AND WATER QUALITY – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a, e) **Less Than Significant Impact:** In the San Francisco Bay Region, Regional Water Quality Control Board (RWQCB) includes permit requirements for stormwater runoff under the National Pollution Discharge Elimination System (NPDES) program. The RWQCB regulates stormwater runoff from construction activities under the NPDES permit from the State Water Resources Control Board (SWRCB). No stormwater control plan is required for this project, per an October 10, 2022, memo from County engineering staff with the Department of Public Works. However, the applicant is required to incorporate stormwater quality elements to the Maximum Extent Practicable (MEP) in accordance with all other provisions of the County Stormwater Management and Discharge Control Ordinance. Thus, the proposed project will be in compliance with applicable water quality standards and/or discharge standards and will not significantly degrade water quality.
- b) **Less Than Significant Impact:** The expected future construction of one new single-family residence within an established neighborhood will not result in a significant increase in the demand for water resources in this area. The subject property presently receives water service

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

c) **Less Than Significant Impact:**

i-iv) The subject property fronts the southern side of Tice Valley Boulevard and is surrounded by single-family residential development. Presently, runoff from the subject property flows generally north downhill towards Tice Valley Boulevard where the lowest parcel elevations are located. The project will not substantially alter the established drainage pattern in the area because the relatively flat property will not require significant grading to accommodate future residential development on Parcel B. Additionally, the project includes the proposed installation of two catch basins and an 18” storm drain along the property frontage that will drain the project site and outfall into Tice Creek, located approximately 400 feet west of the site. The subdivision, including access improvements and anticipated future single-family residential development, would result in approximately 9,900 square feet of new impervious surface. The project drainage plan has been reviewed and preliminarily approved by Engineering Services Division staff with the County Department of Public Works. If approved, site improvement plans are subject to additional review to ensure that the project is in compliance with applicable County drainage ordinance. Based on the forgoing, the nature and scale of the project are such that the project is unlikely to alter the project site/surroundings resulting in substantial erosion, siltation, increased runoff exceeding existing infrastructure capacity, or otherwise impeded or redirect flood flows. Therefore, the project will have less than significant impact in this regard.

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

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

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

- a) **No Impact:** The project is within an established single-family residential neighborhood located in an unincorporated area of Walnut Creek. The surrounding neighborhood is characterized by low-density single-family residential development and associated improvements. The eventual construction of one additional residence would be a continuation of the established development pattern in the area, and therefore, would not physically divide an established community.
  
- b) **No Impact:** The subject property is within a Single Family Residential Low Density (SL) General Plan land use designation, and within a Single Family Residential Zoning District (R-20). The proposed subdivision, and the eventual construction of a new single-family residence, is consistent with the allowed land uses for the respective R-20 district and SL General Plan designation. Proposed Parcels A & B each meet the 20,000 square-foot minimum parcel area and dimensional requirements for the R-20 district in which they are located. The subdivision also identifies a building envelope where future development can occur meeting all setback requirements for the R-20 district. Thus, the subdivision and anticipated residential development is consistent with development standards for the R-20 district and with the underlying general plan land use designation. There are no other land use policies applicable to this area of the County which conflict with the project. Therefore, no environmental impacts are anticipated to result from a land use perspective.

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

**SUMMARY:**

- a-b) **No Impact:** Neither the project site, nor its’ surroundings are mapped on General Plan Figure 8-4 (Mineral Resource Areas) as an area with mineral resources. Additionally, the project vicinity has been developed extensively and there are no known mineral resources on the project site. Consequently, the project is not expected to have impacts leading to the loss of availability of a known resource, or mineral resource recovery site.

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

**SUMMARY:**

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

**Potential Impacts – Temporary noise levels due to construction**

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

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

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

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

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

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

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

***Mitigation Measure NOI-6: Prior to the issuance of building permits, a preconstruction meeting shall be held with the job inspectors, designated construction noise coordinator, and the general contractor/onsite manager in attendance. The purpose of the meeting is to confirm that all noise***

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*mitigation measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed and in place prior to beginning grading or construction activities. The applicant shall provide written confirmation to CDD staff verifying the time and date that the meeting took place and identifying those in attendance.*

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

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

**SUMMARY:**

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

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

**SUMMARY:**

- a) **Less Than Significant Impact:** The Public Facilities/Services Element of the County General Plan requires fire stations to be located within 1.5 miles of developments in urban areas. The subject property is located approximately 0.75 miles east of Contra Costa Fire Protection District Station #3, located at 1520 Rossmoor Parkway in unincorporated Walnut Creek. The project was referred to the Contra Costa County Fire Protection District for comment, and did not respond with an indication that the project would adversely impact fire protection services. Therefore, given compliance with the applicable fire codes, the project will have a less than significant impact in this regard.
  
- b) **Less Than Significant Impact:** Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sheriff’s office. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. The proposed project, resulting in one new parcel which could be developed with one new single-family residence, would not substantially increase the population within this area of the County. Therefore, the project would not impact the County’s ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. Thus, the proposed project will have less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.
  
- c) **Less Than Significant Impact:** Since the project would not significantly increase the population in the Walnut Creek area, it would have a less than significant impact on enrollment at existing local schools.
  
- d) **Less Than Significant Impact:** The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of three acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population increase in the Walnut Creek area. Thus, the project would not result in a significant increase in the use of existing recreational public resources in the area. Since the project would only marginally increase population in the area, and has ample access to existing parks, the project will not necessitate the provision of new park facilities.

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

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

**SUMMARY:**

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

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

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

- a) **Less Than Significant Impact:** The subject site is located along the southern side of Tice Valley Boulevard,  $\pm 1/2$  mile west of Danville Boulevard. According to General Plan Figure 5-3 (Transit Network Plan), the project site and surrounding areas are located within the major north/south transit corridors traversing central Contra Costa County. Considering that the project would result in one new single-family residence, the potential for the project to substantially conflict with the regional circulation system within this corridor is relatively low. Vehicular access to the project site from Danville Boulevard is via Crest Road and Tice Valley Boulevard, local arterial roadways connecting the subject neighborhood to Danville Boulevard, a major road in this region of Contra Costa County. The subdivision project, including the construction of one new residence, will have minimal effect on public rights-of-way and is not expected to significantly affect circulation on surrounding public roadways.

The project site is near the Iron Horse Regional Trail (located  $\pm 1,500$  feet east of the project), a right-of-way that is exclusive to pedestrians, equestrians, and bicyclists, spanning much of the County from Concord to San Ramon. The Iron Horse trail provides a convenient opportunity for recreation as well as an alternative transportation route running parallel to the Interstate 680 Corridor in central Contra Costa County. Thus, the surrounding circulation system includes existing improvements dedicated for alternative modes of transportation. The implementation of the proposed project will not significantly affect the function or efficacy of the regional circulation system.

The project includes a request for an exception from County ordinance requirements for frontage improvements (e.g. curb, gutter, sidewalk) citing that such improvements are not characteristic of this area, amongst other challenges. Considering the fact that the exception request is consistent with the surrounding area, and that the project still proposes frontage dedication along Tice Valley Boulevard, granting the exception request will not significantly impact any publicly maintained roadways and thus, will not significantly affect the overall circulation in the area.

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

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

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

d) **Less Than Significant Impact:** The project has adequate access for fire safety via Tice Valley Boulevard and Castle Hill Ranch Road, which bound the site to the north and east respectively. The project was referred to the Contra Costa County Fire Protection District (CCCYPD) for agency comments and staff did not receive a response indicating any site access issues. Prior to occupancy of a new residence, construction plans will be subject to the CCCYPD review for consistency with applicable Fire Codes that are in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that final development plans for Parcel B will not result in a condition with inadequate emergency vehicle access.

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

**SUMMARY:**

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

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

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

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

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

**SUMMARY:**

- a) **Less Than Significant Impact:** The project does not involve the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage infrastructure. Water, gas, and sanitary sewer service would be extended into Parcel B from existing infrastructure within an existing private access and utility easement that currently provides such services to the subject property. Electricity service is available from existing above-ground lines adjacent to Tice Valley Boulevard. Therefore, no significant impacts relating to the extension of utility services to the subdivision is expected to result from the project.
  
- b) **Less Than Significant Impact:** The project has been referred to the East Bay Municipal Utility District (EBMUD) for comment. In a memo dated March 14, 2022, EBMUD staff advised that the project site is located entirely within the service boundary of EBMUD, and that service is available to the project site. Thus, a sufficient supply of water is available to the project now and for the foreseeable future. The project will marginally increase the systemwide demand for potable water within the EBMUD system and will have less than significant impacts on water supplies available to operate the system.
  
- c) **Less Than Significant Impact:** The project site is within the Central Contra Costa Sanitary District’s (CCCSD) service boundaries. In an email dated March 1, 2022, CCCSD staff advised that service is available to the project, and that the the project would not produce an unmanageable

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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added capacity demand on the wastewater system. Therefore, the project has less than significant impact in this regard.

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

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

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

<b>20. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b>				
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:**

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>21. MANDATORY FINDINGS OF SIGNIFICANCE</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUMMARY:**

- a) **Less Than Significant Impact:** The project would not substantially degrade the quality of the natural environment because it occurs in an urbanized area that is of relatively low habitat value for fish/wildlife species. There are no known endangered plant or animals occurring on the project site. Additionally, the fact that subject property and its surroundings have been extensively disturbed by development activity limits the potential for such occurrences on or around the project site. This study identifies potentially significant impacts in the areas of noise, cultural resources, and tribal resources – with mitigations proposed to ensure that such impacts occur at less than significant levels, if at all.
  
- b) **Less Than Significant Impact:** The County has not recently approved any major developments in the project vicinity. The proposed minor subdivision would involve the construction of one new single-family residence in the area of proposed Parcel B, including grading and the extension of driveway and utility connections from the abutting rights-of-way. All potentially significant environmental impacts identified within this report are related to the construction phase of the project. Projects of this type and scale are commonly exempt from CEQA review and are generally not expected to result in significant environmental impacts. Neither proposed Parcel A nor B will be further subdividable in the future, thus limiting future development potential for the subject property. The project would not result in a significant increase in population for the Walnut Creek area with the introduction of one new dwelling to the local housing stock. Considering the project results in a negligible increase in housing stock and population in Walnut Creek, its potential for cumulative impacts are less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) **Less Than Significant Impact:** The project involves routine residential development and minimal environmental disruption. The project does not involve the transportation and/or routine handling of hazardous materials in any significant quantities. The nature and scale of construction activities required to implement the proposed improvements do not typically result in adverse effects to human beings. With the mitigations identified for incorporation as part of the project, environmental impacts identified within this report would be reduced to a level that would not pose a significant hazard to human beings on or around the project site. Therefore, less than significant impacts are expected in this regard.

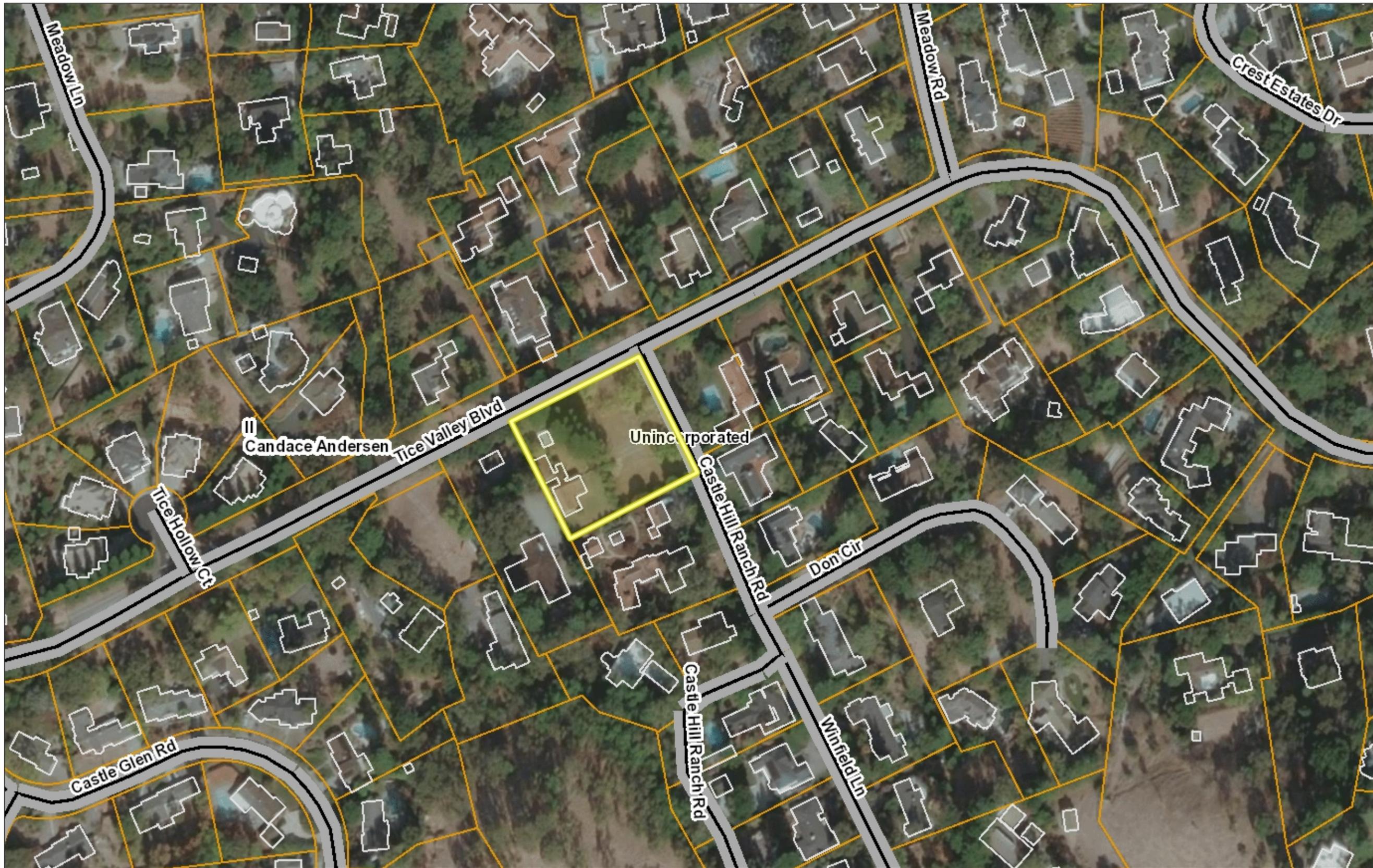
## REFERENCES

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

- Contra Costa County Geographic Information System Data
- Contra Costa County Zoning Ordinance (Title 8)
- Contra Costa County 2005-2020 General Plan
  - Figure 5-3 (*Transit Network Plan*)
  - Figure 5-4 (*Scenic Routes Plan*)
  - Figure 8-1 (*Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species*)
  - Figure 8-4 (*Mineral Resource Areas*)
  - Figure 9-1 (*Scenic Ridges and Waterways*)
  - Figure 9-2 (*Archaeological Sensitivity Map*)
- Public Resources Code
- Government Resources Code
- Vesting Tentative Map for 109 Castle Hill Ranch Road, by Debolt Civil Engineering
- Arborist Report prepared by Bob Peralta, (Certified Arborist #WE-7150A, ASCA Consulting Arborist #505)
- California Department of Conservation *Contra Costa County Important Farmland Map* (2016)
- BAAQMD 2017 CEQA Guidelines ([BAAQMD.GOV - 2017 CEQA Guidelines](#))
- BAAQMD Bay Area 2017 Clean Air Plan (2017) ([BAAQMD.GOV - 2017 Clean Air Plan](#))
- Contra Costa County Climate Action Plan (2015)
- United States Department of Agriculture Natural Resource Conservation Service [Web Soil Survey \(usda.gov\)](#)
- CA Dept. of Forestry Web Resource - [California Fire Hazard Severity Zones \(FHSZ\) | California State Geoportal](#)
- California Department of Toxic Substances Control list of Hazardous Waste and Substance Sites (Cortese List) [EnviroStor \(ca.gov\)](#)

## **ATTACHMENTS**

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



Legend

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

1: 2,257



0.1 0 0.04 0.1 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

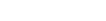
RECEIVED on 09/14/2022 CDMS22-00004  
By Contra Costa County  
Department of Conservation and Development

# VESTING TENTATIVE PARCEL MAP

## 109 CASTLE HILL RANCH ROAD

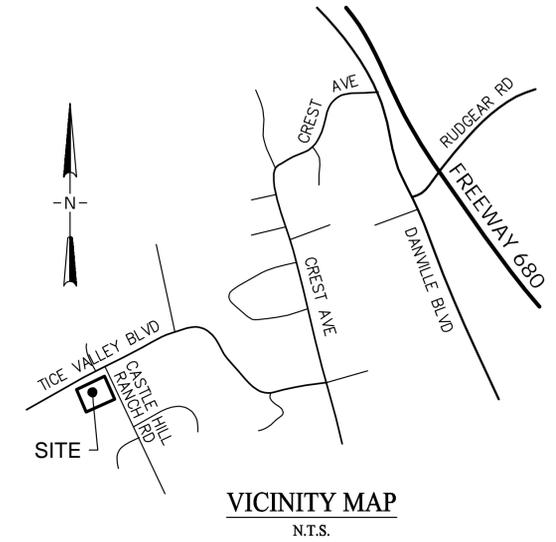
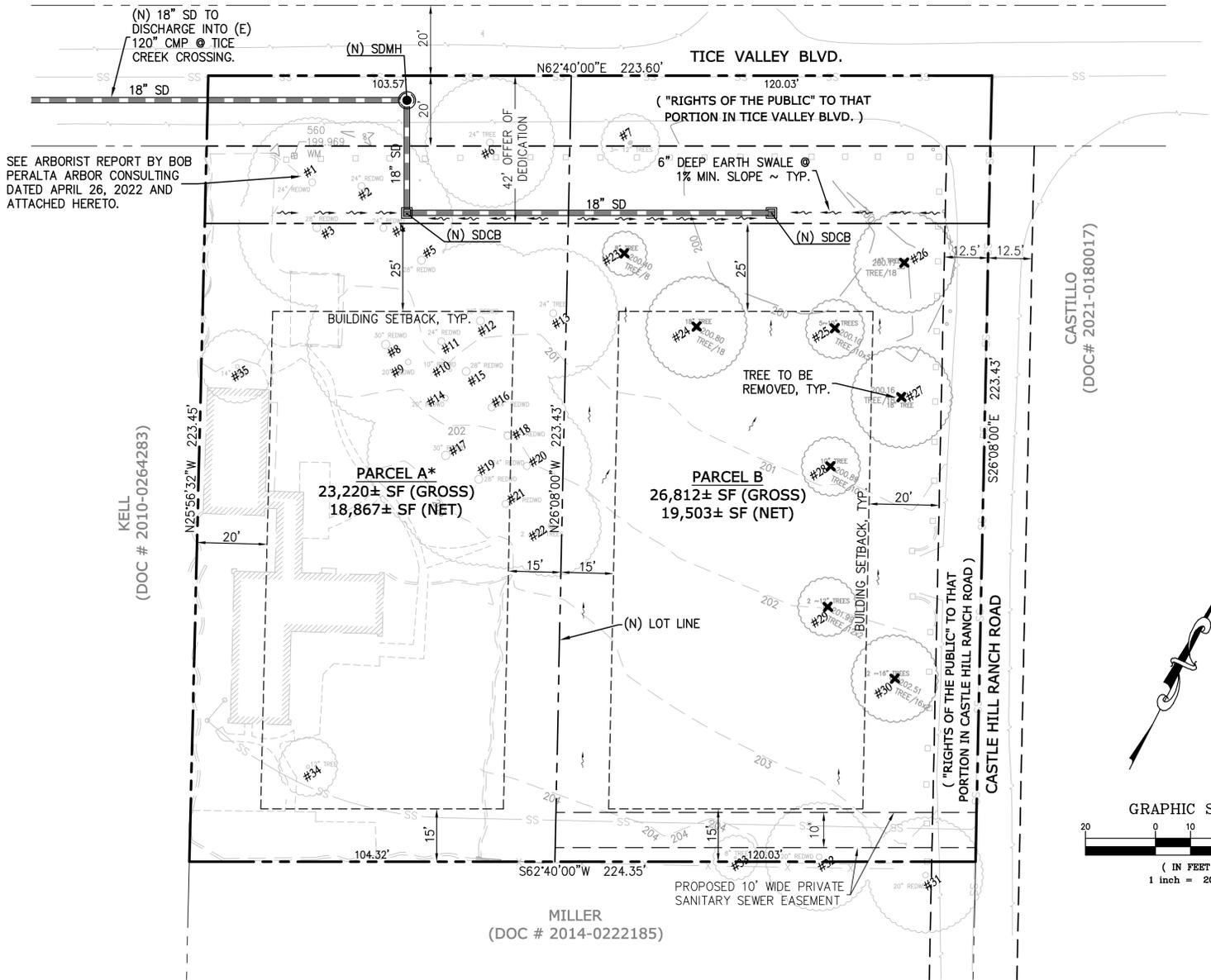
TOTAL UNITS: 2 RESIDENTIAL PARCELS  
UNINC. WALNUT CREEK, CONTRA COSTA COUNTY, CALIFORNIA  
SUBDIVISION CDMS22-00004

**LEGEND:**

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

**ABBREVIATIONS:**

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



**PROJECT SUMMARY**

- PROPERTY ADDRESS:** 109 CASTLE HILL RANCH RD  
WALNUT CREEK, CA 94595
- OWNER/DEVELOPER:** ZACHARY VIGAR  
109 CASTLE HILL RANCH RD  
WALNUT CREEK, CA 94595
- CIVIL ENGINEER:** DEBOLT CIVIL ENGINEERING, INC.  
811 SAN RAMON VALLEY BLVD #201  
DANVILLE, CALIFORNIA 94596  
(925) 837-3780
- SURVEYOR:** DEBOLT CIVIL ENGINEERING, INC.  
811 SAN RAMON VALLEY BLVD #201  
DANVILLE, CALIFORNIA 94596  
(925) 837-3780
- ASSESSOR'S PARCEL NO.:** 188-141-004
- TOTAL AREA:** 50,032± SQ.FT. / 1.15± AC
- EXISTING ZONING:** SINGLE-FAMILY RESIDENTIAL (R-20)
- EXISTING LAND USE:** RESIDENTIAL
- PROPOSED ZONING:** SINGLE-FAMILY RESIDENTIAL (R-20)
- PROPOSED LAND USE:** RESIDENTIAL
- UTILITIES:**
  - WATER SUPPLY:** EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)
  - FIRE PROTECTION:** CONTRA COSTA COUNTY FIRE PROTECTION DISTRICT
  - SEWAGE DISPOSAL:** CENTRAL CONTRA COSTA SANITATION DISTRICT
  - STORM DRAIN:** CONTRA COSTA COUNTY
  - GAS & ELECTRIC:** PACIFIC GAS & ELECTRIC
  - TELEPHONE:** AT&T
  - CABLE TELEVISION:** COMCAST

**SHEET INDEX**

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

**ENGINEER'S STATEMENT**

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

*Easton C. McAllister*

08/26/22

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



**BASIS OF BEARINGS**

THE LINE BETWEEN TWO FOUND 2" IRON PIPES ALONG THE SOUTHERN LINE OF TICE VALLEY BOULEVARD IS TAKEN AS NORTH 62°20'57" EAST, SAID IRON PIPES ARE SHOWN UPON THAT CERTAIN RECORD OF SURVEY RS 2373, FILED IN BOOK 118, OF LAND SURVEYORS MAPS, AT PAGE 07, CONTRA COSTA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**PROJECT BENCHMARK**

CONTRA COSTA COUNTY BENCH MARK #3017: CONTRA COSTA COUNTY B.M. DISK SET IN CONCRETE JUNCTION BOX NORTHWEST CORNER OF TICE VALLEY ROAD AND MEADOW ROAD.  
ELEVATION: 192.360 (NGVD29)

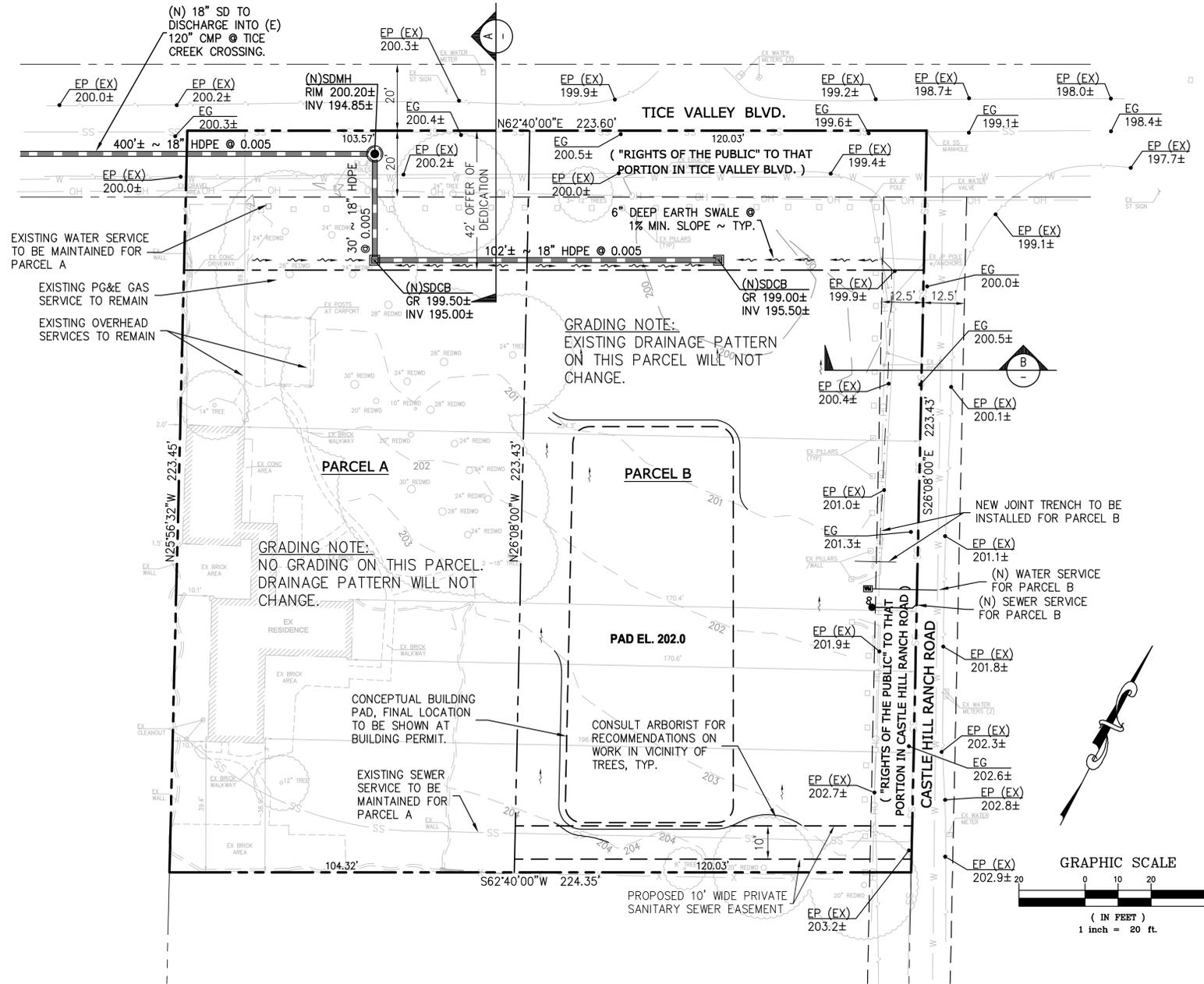
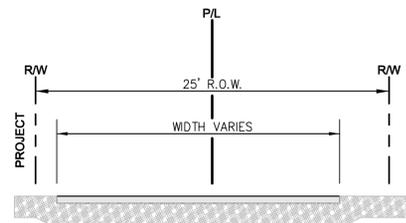
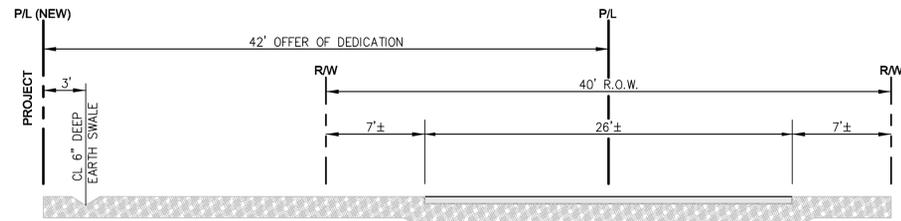
**FLOOD ZONE**

FEMA FLOOD INSURANCE RATE MAP NFIP COMMUNITY NAME & NUMBER: CONTRA COSTA COUNTY UNINCORPORATED AREAS 060025  
ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD  
COMMUNITY PANEL NO: 06013C0293G  
EFFECTIVE DATE: 03/21/2017

**EXISTING UTILITY NOTE:**

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

<h2 style="margin: 0;">VESTING TENTATIVE PARCEL MAP</h2>	<h2 style="margin: 0;">109 CASTLE HILL RANCH RD</h2> <h3 style="margin: 0;">CDMS22-00004</h3> <p style="margin: 0;">WALNUT CREEK (UNINC.)    CONTRA COSTA COUNTY    CALIFORNIA</p>	<p style="font-size: small;">EASTON C McAllister - PE 61148 / PLS 9583 RENEWAL DATE: 12/31/22 (PE) 03/31/23 (PLS)</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>#</th> <th>REVISIONS</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	#	REVISIONS	DATE										 <p style="font-size: small; margin: 0;"><b>DEBOLT CIVIL ENGINEERING</b> <b>45+</b> YEARS</p> <p style="font-size: x-small; margin: 0;">480 SAN RAMON VALLEY BLVD #L DANVILLE, CALIFORNIA 94526 (925) 837-3780   DEBOLTCIVIL.COM</p>	<p style="font-size: x-small; margin: 0;">Date: 08/26/2022 Scale: 1" = 20' By: EM Job No.: 21355</p>
#	REVISIONS	DATE															



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

# PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

## 109 CASTLE HILL RANCH RD CDMS22-00004

WALNUT CREEK (UNINC.)

CONTRA COSTA COUNTY

CALIFORNIA

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

#	REVISIONS	DATE



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

Date: 08/26/2022  
Scale: 1" = 20'  
By: EM  
Job No.: 21355

► **STEP 1: PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION**

Complete all fields.

Project Name/Number	109 Castle Hill Ranch Rd
Application Submittal Date <small>(to be verified by municipal staff)</small>	05/04/2022
Project Location <small>(Street Address if available, or intersection and/or APN)</small>	109 Castle Hill Ranch Rd Walnut Creek, CA
Name of Owner or Developer	Zachary Vigar
Project Type and Description <small>(Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking")</small>	Lot Split, Single Family Residence
Total Project Site Area (acres)	1.15 ac
Total New Impervious Surface Area (square feet) <small>(Sum of currently pervious areas that will be covered with new impervious surfaces)</small>	9,900 sf
Total Replaced Impervious Surface Area <small>(Sum of currently impervious areas that will be covered with new impervious surfaces)</small>	0 sf
Total Pre-Project Impervious Surface Area	4,950 sf
Total Post-Project Impervious Surface Area	14,850 sf
Runoff Reduction Measures Selected <small>(Check one or more)</small>	<input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area <input type="checkbox"/> 2. Pervious pavement <input type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

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

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

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

► **STEP 3: COMPLETE AND SUBMIT YOUR PLAN**

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

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

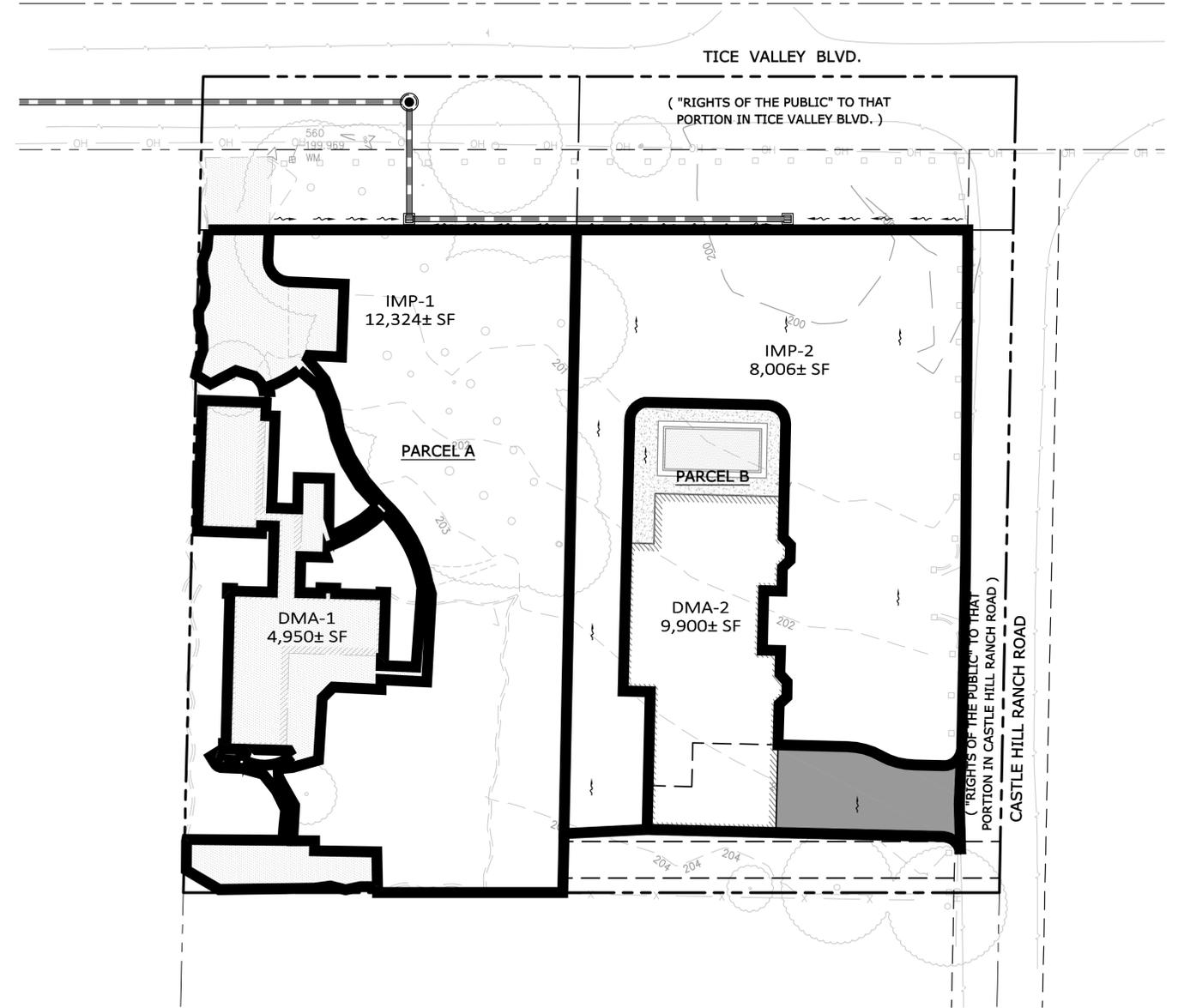
This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to reach vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

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

Confirm the following standard specifications are met:

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



DMA	AREA	SURFACE	DRAINS TO IMP	AREA	SURFACE
DMA-1	4,950± sf	(E)ROOF/CONCRETE	IMP-1	12,324± sf	VEGETATED AREA
DMA-2	9,900± sf	(N)ROOF/CONCRETE	IMP-2	8,006± sf	VEGETATED AREA
<b>TOTAL</b>	<b>14,850± sf</b>				

TOTAL PROPOSED IMPERVIOUS AREA IS LESS THAN 10,000 SF.  
RECEIVING VEGETATED IMPVS HAVE AREAS LARGER THAN HALF OF CORRESPONDING DMAS.

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

PRELIMINARY STORM  
WATER CONTROL PLAN

109 CASTLE HILL RANCH RD  
CDMS22-00004

WALNUT CREEK (UNINC.)

CONTRA COSTA COUNTY

CALIFORNIA

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

#	REVISIONS	DATE



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

Date: 08/26/2022  
Scale: 1" = 20'  
By: EM  
Job No.: 21355



Tree Evaluation

**Prepared For:**  
Zach Vigar  
109 Castle Hill Ranch Road  
Walnut Creek, California 94595

**Prepared By:**  
Bob Peralta  
Bob Peralta Arbor Consulting  
American Society of Consulting Arborists

237 Bema Avenue  
Napa, California 94559  
(925) 525-3795

April 26, 2022

Dear Zach,

Thank you for asking me to provide a Consulting Arborist Report for your Proposed Lot Split located at 109 Castle Hill Ranch Road in Walnut Creek, California. I visited the site on April 26, 2021, to review the Preliminary Grading, Drainage and Utility Plan provided to you by DeBolt Civil Engineering dated 04/22/2022 Job No: 21355 - Sheet VTPM-2. The purpose of my site visit is to evaluate the species, size, location, and health of each tree that are listed on the Grading Plan. I reviewed a total of 34 trees on the property - (21) Redwood trees (*Sequoia sempervirens*), (10) California Black Walnut Trees (*Juglans californica*), (2) Saucer Magnolia trees (*Magnolia x soulangeana*), and (1) California Privet (*Ligustrum ovalifolium*).

The site appears at one time to have been a Walnut orchard with 10 remaining trees in various stages of decline. These are old trees that over the years have lost limbs to decay and failure. I recommend have a Certified Arborist monitor these trees and continue to remove limbs as they start to decline. The privet is a volunteer that has developed several lower limbs to create the canopy. The 21 Redwood trees are all in fair health, because they were planted so close together the interior redwoods have no lower branches. The healthy branches are developing in the top 1/3 of the canopy where they can get sunlight. The two Saucer magnolia trees are both in poor health. Tree 22 is in the shadow of the Redwood trees and the tree 35 is growing too close to the home with little available sunlight.

The health and structure of the trees were assessed visually from the ground level. No drilling, root excavation, or aerial inspections were performed. Internal or non-detectable defects may exist and could lead to part of whole tree failures. Due to the dynamic nature of trees and their environment, it is not possible for Arborists to guarantee that trees will not fall in the future.

Please review the health rating below and tree protection measures.

Listed below is the Inventory and Health of each Protected tree.

Please note: tree tag 13 is not on the Grading Plan or in the total number of trees on site - a total of 34 trees were evaluated. Tree tag 35 represents the last tree inventoried minus tree tag 13 for a total of 34 trees evaluated.

Bob Peralta- I.S.A. Certified Arborist #WE7150A ASCA #505 2

**Tree Inventory and Health**

Note: Trees are measured using the DBH method - circumference, measured at 4.3 above the ground.

Map ID Tag	Species	Dbh	Health
1	Redwood Tree	24"	Fair
2	Redwood Tree	24"	Fair
3	Redwood Tree	24"	Fair
4	Redwood Tree	25"	Fair
5	Redwood Tree	25"	Fair
6	Walnut Tree	8/7/14"	Poor
7	Walnut Tree	18/16/16"	Poor
8	Redwood Tree	31"	Fair
9	Redwood Tree	20"	Fair
10	Redwood Tree	6"	Fair
11	Redwood Tree	17"	Fair
12	Redwood Tree	22"	Fair
14	Redwood Tree	22"	Fair
15	Redwood Tree	15"	Fair
16	Redwood Tree	16"	Fair
17	Redwood Tree	25"	Fair
18	Redwood Tree	20"	Fair
19	Redwood Tree	29"	Fair
20	Redwood Tree	29"	Fair
21	Redwood Tree	6"	Fair
22	Saucer Magnolia	18"	Poor
23	Walnut Tree	6/5/12"	Poor
24	Walnut Tree	17"	Poor
25	Walnut Tree	10/12/13/8/9"	Poor
26	Walnut Tree	8/10"	Poor
27	Walnut Tree	2/13"	Poor
28	Walnut Tree	5"	Poor
29	Walnut Tree	14/13"	Poor
30	Walnut Tree	14/17"	Poor
31	Redwood Tree	20.5"	Fair
32	Redwood Tree	20.5"	Fair
33	Privet Tree	19/24"	Poor
34	Redwood Tree	19"	Fair
35	Saucer Magnolia	17"	Poor

Please give me a call if you have any questions.

Sincerely,

Bob Peralta

Bob Peralta  
Certified Arborist WE-7150A  
ASCA Consulting Arborist #505

Bob Peralta- I.S.A. Certified Arborist #WE7150A ASCA #505 3



#	Species	Health	Objective
1	Sequoia sempervirens Coast Redwood	24" 60% - Fair	
2	Sequoia sempervirens Coast Redwood	24" 60% - Fair	
3	Sequoia sempervirens Coast Redwood	24" 60% - Fair	
4	Sequoia sempervirens Coast Redwood	25" 60% - Fair	
5	Sequoia sempervirens Coast Redwood	25" 60% - Fair	
6	Juglans californica California Black Walnut	8/7/14" 40% - Poor	
7	Juglans californica California Black Walnut	18/16/16" 40% - Poor	
8	Sequoia sempervirens Coast Redwood	31" 60% - Fair	
9	Sequoia sempervirens Coast Redwood	20" 60% - Fair	
10	Sequoia sempervirens Coast Redwood	6" 60% - Fair	
11	Sequoia sempervirens Coast Redwood	17" 60% - Fair	
12	Sequoia sempervirens Coast Redwood	22" 60% - Fair	
14	Sequoia sempervirens Coast Redwood	22" 60% - Fair	
15	Sequoia sempervirens Coast Redwood	24" 60% - Fair	
16	Sequoia sempervirens Coast Redwood	19" 60% - Fair	
17	Sequoia sempervirens Coast Redwood	25" 60% - Fair	
18	Sequoia sempervirens Coast Redwood	20" 60% - Fair	
19	Sequoia sempervirens Coast Redwood	29" 60% - Fair	
20	Sequoia sempervirens Coast Redwood	29" 60% - Fair	
21	Sequoia sempervirens Coast Redwood	17" 60% - Fair	



#	Species	Health	Objective
22	Magnolia x soulangeana Saucer Magnolia	18" 40% - Poor	
23	Juglans californica California Black Walnut	6/5/12" 40% - Poor	
24	Juglans californica California Black Walnut	17" 40% - Poor	
25	Juglans californica California Black Walnut	10/12/13/8/9" 40% - Poor	
26	Juglans californica California Black Walnut	8/10" 40% - Poor	
27	Juglans californica California Black Walnut	2/13" 40% - Poor	
28	Juglans californica California Black Walnut	5" 40% - Poor	
29	Juglans californica California Black Walnut	14/13" 40% - Poor	
30	Juglans californica California Black Walnut	14/17" 40% - Poor	
31	Sequoia sempervirens Coast Redwood	20.5" 60% - Fair	
32	Sequoia sempervirens Coast Redwood	20.5" 60% - Fair	
33	Ligustrum ovalifolium California Privet	19/24" 40% - Poor	
34	Sequoia sempervirens Coast Redwood	19" 60% - Fair	
35	Magnolia x soulangeana Saucer Magnolia	17" 40% - Poor	



TREE INVENTORY

109 CASTLE HILL RANCH RD  
CDMS22-00004

WALNUT CREEK (UNINC.) CONTRA COSTA COUNTY CALIFORNIA

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

#	REVISIONS	DATE

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Date: 08/26/2022  
Scale: N.T.S.  
By: EM  
Job No.: 21355

**Mitigation Monitoring and Reporting Program  
County File #CDMS22-00004  
Castle Hill Ranch Road Two-Parcel Minor Subdivision**

**109 Castle Hill Ranch Rod**

**Walnut Creek, CA 94595**

**April, 2023**

**SECTION 5 & SECTION 18: CULTURAL AND TRIBAL CULTURAL RESOURCES**

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

**Mitigation Measure(s):**

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

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

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

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

Abbreviations:

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

Mitigation Monitoring Program  
CDMS22-00004  
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phases shall be properly conserved, catalogued, evaluated, and curated, and a report shall be prepared documenting the methods, results, and recommendations. The report shall be submitted to the Northwest Information Center and appropriate Contra Costa County agencies.

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

**SECTION 13: NOISE**

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

**Mitigation Measure(s):**

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

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

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

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

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

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

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

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

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

Abbreviations:

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

Mitigation Monitoring Program  
CDMS22-00004  
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Compliance Verification:	Review of construction drawings; or other verification provided to CDD staff
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Abbreviations:

Condition of Approval (COA)  
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