

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Two-lot minor subdivision of 43,560-square-foot parcel in El Sobrante
(County File #CDMS21-00003)
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
3. **Contact Person and Phone Number:** Grant Farrington, Project Planner
(925) 655-2868
4. **Project Location:** 1070 Balmore Court
El Sobrante, CA 94803
Assessor Parcel No. 426-030-001
5. **Project Sponsor's Name and Address:** Sam Saleh
1305 Franklin Street, Ste. 408
Oakland, CA 94612
6. **General Plan Designation:** Single-Family Residential-High (SH)
7. **Zoning:** Single-Family Residential (R-7)
8. **Description of Project:** The applicant is requesting approval of a tentative map for a two lot subdivision of a 43,560-square-foot parcel. Parcel "A" would have 21,826 square feet and Parcel "B" would be 21,734 square feet. The project also includes a request for a variance to allow a 64-foot average width for the proposed Parcel "B" where 70 feet is the minimum required and a tree permit for work within the dripline of up to four code-protected trees.

The proposed Parcel "A" includes the existing single-family residence on the lot and a proposed building location and accessory structures are identified for the proposed Parcel "B".

9. Surrounding Land Uses and Setting:

Surrounding Area: The subject property is located along the southeastern side of Balmore Court in the El Sobrante area of unincorporated Contra Costa County where land uses are primarily residential. The Pinole city limit is located along the eastern border of the subject property and the Richmond city limit is approximately 0.42 miles to the west. Parcels in the immediate vicinity have all been developed with residential uses. Beyond the immediate vicinity to the east is Appian Way which is a major retail and commercial corridor. To the north is Fitzgerald Drive which also primarily serves retail businesses.

Subject Property: The project site is a 43,560-square-foot lot that has been developed with an existing 3,762 square-foot single-family residence and associated accessory structures. The property fronts Balmore Court and has several mature trees and existing vegetation on the property. The lot has a slight elevation increase of approximately 15 feet predominantly on the portion of the lot where the proposed Parcel "B" is to be located.

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

- Contra Costa County Public Works Department
- Contra Costa County Building Inspection Division
- Contra Costa Fire Protection District
- East Bay Municipal Utilities District
- West County Wastewater

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.?

A “Notice of Opportunity to Request Consultation for New Minor Subdivision at 1070 Balmore Court” was sent to the Wilton Rancheria on November 18, 2021. Staff did not receive a request for consultation from the California Native American tribes in response to this notice.

Environmental Factors Potentially Affected		
Without mitigation, the environmental factors checked below would have been potentially affected by this project. Upon incorporation of the mitigation measures identified in the following pages it has been found that the project will not result in any impacts to the environment.		
<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 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 checked="" 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, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.



Grant Harrington
Planner II
Contra Costa County
Department of Conservation & Development

5/10/2023

Date

ENVIRONMENTAL CHECKLIST

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

SUMMARY:

- a) **No Impact:** The Open Space Element of the County General Plan identifies major scenic ridges and waterways within the County as shown in Figure 9-1. The project site is located approximately 1.28 miles to the west of the nearest scenic ridgeway, the Sobrante Ridge in the El Sobrante area. However, due to the natural topography of the area as well existing development, neither the subject parcel nor the surrounding area is visible from the scenic ridgeway. Any development proposed with this subdivision of land on the proposed Parcel “B” will have no adverse effects on the existing views of the scenic ridgeway. Thus, the proposed project would have no impact on scenic vistas.

- b) **Less Than Significant Impact:** There are no major rock outcroppings on the subject property and the project is not located within a state scenic highway that would impact a historic building. The site plan identifies several trees located near frontage of the lot along Balmore Court as well as in the vicinity of the existing residence. Although the project is for the subdivision of an existing property and the proposed Parcel “B” would be developed with a single-family residence, it is anticipated that the maximum number of trees potentially impacted on the subject property would be four for which a tree permit would be required. Thus, the proposed minor subdivision would have less than a significant impact on any scenic resources.

- c) **No Impact** The subject property is within a single-family residential (R-7) zoning district and the surrounding area is predominantly urban and developed with single-family residences as well as adjacent compatible land uses in the vicinity. The R-7 zoning district does not have any regulations or restrictions regarding scenic quality. Thus, there is no impact with regards to scenic quality.

- d) **Less Than Significant Impact:** The proposed project includes the subdivision of an existing lot into a Parcel “A” and a Parcel “B” as well as the subsequent development of Parcel “B” to include the construction of a single-family residence. The development of new residences and accessory buildings and structures would include some exterior lighting that is typical of residential lots in the vicinity however almost all lots in the surrounding area have already been developed with residences and any potential exterior lighting is not anticipated to increase the intensity of lighting or glare beyond the present existing conditions on the lot or the surrounding area. Thus, the project is not expected to negatively affect daytime or nighttime views.

Sources of Information

Contra Costa County General Plan. “Chapter 9: Open Space Element.” 2005-2020.

<https://www.contracosta.ca.gov/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=>

Tentative Parcel Map CDMS21-00003 prepared by SF Civil dated February 22, 2022.

Contra Costa County Ordinance Code. Division 816 – Trees.

https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO_DIV816TR

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
2. AGRICULTURAL AND FOREST RESOURCES – <i>Would the project:</i>				
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:** The project site as well as the surrounding properties are zoned for single-family residential uses (R-7). The proposed subdivision of land will not conflict with the existing single-family residential zoning designation on the property or the surrounding area. The project site is located in an area that is defined as Urban and Built-Up as shown on the California Department of Conservation’s *California Important Farmland 2016* map. The site is not under a Williamson Act contract with the County. Additionally, the project site is not considered forest land as defined by California Public Resources Code Section 12220(g) or timberland as defined by California Public Resources Code Section 4526. Therefore, the project will have no impact on agricultural or forest resources.

Sources of Information

California Department of Conservation, *California Important Farmland 2014*.
<https://maps.conservation.ca.gov/dlrp/ciff/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
3. AIR QUALITY – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

a) **Less Than Significant Impact:** Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Bay Area 2017 Clean Air Plan*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and to protect the climate through the reduction of criteria pollutants and greenhouse gases. The CEQA Guidelines support lead agencies in analyzing air quality impacts. If, after analysis, the project’s air quality impacts are found to be below the significant thresholds, then the air quality impacts may be considered less than significant. The potential air quality impacts for

this project were evaluated using the BAAQMD 2017 CEQA guidelines screening criteria. Pursuant to these guidelines, if a project does not exceed the screening criteria size it is expected to result in less than significant impacts to air quality.

The proposed project would result in the future construction of single-family residence on the proposed Parcel “B” as well as associated accessory structures and buildings. These developments would be well below the BAAQMD screening criteria for this type of project. Therefore, due to the relatively small scope and residential nature of the project, the subdivision of land and future development potential would not be in conflict with the Clean Air Plan or obstruct its implementation.

- b) Less Than Significant Impact: As discussed above, pursuant to BAAQMD screening criteria, the proposed project is not expected to exceed the threshold for screening criteria for new single-family residences. Although the proposed project could potentially contribute incrementally to the level of criteria air pollutants in the atmosphere with future development, 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: As proposed, the project would result in the development of a single-family residence on the proposed Parcel “B” upon approval of the project. Construction and grading activities could result in localized emissions typical of residential projects however the project has established development areas for proposed single-family residences to be located on the proposed lots. The locations of the development areas are not within the vicinity of other nearby existing residences or schools and the size of the project area means that any temporary construction related emissions are not expected to impact sensitive receptors.

Likewise, the construction of a single-family residence is not expected to produce any major sources of odor and the project is not located in an area with any existing odors. Consequently, the expected temporary impacts to air quality are also considered less than significant, pursuant to BAAQMD screening guidelines.

Sources of Information

Bay Area Air Quality Management District *CEQA Air Quality Guidelines*, 2017. https://www.baaqmd.gov/~/_media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
4. <i>BIOLOGICAL RESOURCES – Would the project:</i>				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) **No Impact:** The Conservation Element, Figure 8-1 indicates that the project site is not located in a significant ecological area and according to the California Fish and Wildlife Public Access Lands Map, the project site is not indicated to include an area of wildlife or ecological reserve. The project site is currently occupied with a single-family residence and is zoned for single-family residential land uses which would remain with the approval of this project. Upon approval of the proposed subdivision, a single-family residence is expected to be constructed on the new Parcel “B” specified on the project plans submitted by the applicant.
- b-c) **No Impact:** As discussed in the previous section, the project site is not located in a sensitive area shown on the California Fish and Wildlife Public Access Lands Map and the project will not alter the existing zoning and land uses of the subject property. There are no identified creeks, drainage or protected wetlands on the project lot. There are no riparian areas in the

vicinity and the proposed subdivision of land is not expected to have any impact on sensitive natural communities or wetlands.

- d) No Impact: The project site is located in an established residential area that limits the ability for migration of wildlife species. In addition, there are no nearby wildlife corridors or creeks which would foster future migratory movements of any wildlife species. Any potential future development would not impact existing conditions with respects to wildlife migratory movement, thus the project will have no impacts to wildlife corridors or nurseries.
- e) Less Than Significant Impact: The project site has several trees that are located adjacent to the existing single-family residence and are currently protected per Chapter 816-6, Tree Protection and Preservation Ordinance due to the availability to subdivide the lot. The project would result in the removal of two trees for the construction of the single-family residence for which a tree permit is required. Therefore, as conditioned, the project will have less than significant impact to tree resources in the County and does not conflict with tree preservation policies for Contra Costa County.
- 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 located outside of the HCP/NCCP urban development area and thus HCP ordinance no. 2007-53 does not apply to the project.

Sources of Information

Contra Costa County General Plan. “Chapter 8: Conservation Element.” 2005-2020.
<https://www.contracosta.ca.gov/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=>

California Department of Fish and Wildlife Lands. *Public Access Lands Map*. Accessed May 28,2021. <https://apps.wildlife.ca.gov/lands/>

Tentative Parcel Map CDMS21-00003 prepared by SF Civil dated February 22, 2022.

Contra Costa County Ordinance Code. Division 816 – Trees.
https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO_DIV816TR

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	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:** The Contra Costa County General Plan includes a map (Figure 9-2) that illustrates areas of varying archeological sensitivity within the County. According to this map, the project site and its surroundings are largely urbanized and do not contain known archaeological resources. Additionally, 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. Based on the above, there is no evidence in the record that indicates the presence of historic resources, cultural resources, or human remains at the project site. Nevertheless, there is the potential for previously unknown cultural resources to be uncovered during the construction phase of the project. Therefore, the implementation of the mitigations outlined below will ensure that project-related impacts to previously undiscovered cultural resources will be less than significant.

Potential Impact

Upon approval of the project, the future development of the site could include ground disturbance which has the potential for uncovering previously unknown cultural resources. 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 Measures

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 of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find, and, if deemed necessary, suggest appropriate mitigation(s).

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.

CUL-3: If human remains are encountered, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the Contra Costa County Coroner has been contacted, pursuant to Section 7050.5 of the California Health and Safety Code.

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.

Sources of Information

Contra Costa County General Plan. “Chapter 9: Open Space Element.” 2005-2020.
<https://www.contracosta.ca.gov/DocumentCenter/View/30919/Ch9-Open-Space-Element?bidId=>

California Department of Conservation. *California Historical Resources*. <https://ohp.parks.ca.gov/ListedResources/?view=county&criteria=7>

Contra Costa County *Historic Resources Inventory (2019)* - <https://www.contracosta.ca.gov/DocumentCenter/View/1116/Historic-Resources-Inventory-HRI?bidId>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
6. ENERGY – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

a-b) **No Impact:** The project is for the subdivision of a residential lot as well as the subsequent development of a single-family residence and as such does not propose to consume any energy resources that would potentially be inefficient or unnecessary.

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, roofing and lighting that would reduce the project’s

consumption of energy resources during operation. The project will not conflict with the CAP or the County’s goal of reducing GHG emissions. Any future development of the project site will require compliance with all applicable regulations to ensure the construction will not have a significant environmental impact due to wasteful, inefficient or unnecessary consumption of energy.

Sources of Information

California Air Resources Board, *Assembly Bill 32 Overview*
<https://www.arb.ca.gov/cc/ab32/ab32.htm>

California Energy Commission *2019 Building Energy Efficiency Standards*
<https://www.energy.ca.gov/title24/2019standards/>

Climate Action Plan, Contra Costa County, 2015

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
7. GEOLOGY AND SOILS – <i>Would the project:</i>				
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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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) i, iv) No Impact: The California Division of Mines and Geology’s Special Publication 42 indicates that the State Geologist is required to delineate “Earthquake Fault Zones” (EFZs) along known active faults in California. The project site is not mapped within an EFZ, nor within an Alquist-Priolo Special Studies Zone. The U.S. Geologic Survey of Contra Costa County prepared by the Department of the interior identifies the subject lot as being flat land with no potential for the formation of slumps, translational slides, or earth flows which could otherwise contribute to the possibility of landslides. Therefore the project is no impact with respects to rupture of earthquakes or the presence of landslides.

ii) Less Than Significant Impact: The U.S. Geological Survey (2016) indicates that there is a 72 percent chance of at least one magnitude 6.7 or greater earthquake striking the San Francisco Bay region between 2014 and 2043. With that, the County General Plan Safety Element identifies areas that are more or less susceptible to seismic damage as shown in Figure 10-4 Estimated seismic Ground Response. According to Figure 10-4, the subject property is located in an area of hard bedrock and Pliocene bedrock that has a moderately low damage susceptibility. Buildings in areas of Pliocene are anticipated to be somewhat less satisfactory than areas of hard bedrock however do not have the damage susceptibility of zones 3 and 4. Upon filing the Final Parcel Map, construction of a new single-family residence is expected to occur on Parcel “B” as shown on the Tentative Map prepared by Patrick McDonald. Provided any future structures and improvements are designed in accordance with the most recent California Building Code, there is expected to be less than signification impact with respects to strong seismic ground shaking.

iii) Less Than Significant Impact: The Safety Element (Figure 10-5 Estimated Liquefaction Potential) of the County General Plan divides lands within the County into three liquefaction potential categories: generally high, generally moderate to low, and generally low. It is used as a “screening criteria” during the processing of land development applications, on a project-by-project basis. By intent, the map is conservative on the side of safety. The project site is entirely or chiefly in an area of classified as generally low liquefaction potential. Therefore, the potential impact of liquefaction would be considered less than significant.

- b) Less Than Significant Impact: As stated above, the subject lot is located in an area identified as flat land and the property does not have any topographically significant areas that would be susceptible to soil erosion or the loss of topsoil should development occur on the proposed Parcel “B”. The proposed subdivision is not anticipated to result in further grading which would otherwise result in significant erosion or topsoil loss.
- c) Less Than Significant Impact: As stated in the section above, the subject lot is located in an area that has generally low presence of soil liquefaction consistent with the cities of west Contra Costa County. In addition, the proposed subdivision of land does not include any development however the construction of a single-family residence is expected for the proposed Parcel “B” upon filing of the final parcel map. The subject lot is not located on unstable soil and the construction of a single-family residence would not alter this designation and the project would be required to meet all applicable building codes. Therefore, the project impact is expected to be less than significant.
- d) Less Than Significant Impact: There is no evidence in the record indicating that the soils upon the subject property are unstable or would become unstable as a result of the project. According to the U.S. Department of Agriculture Natural Resources Conservation Service (USDA NRCS), the subject property is characterized by Diablo clay and sloped areas of 15 -30%. The project site is not located within a liquefaction zone and the portions of the subject lot with a slope greater than 15% are predominantly outside of the proposed building area as shown on the Tentative Parcel Map. Even though the proposed subdivision of the property will not have an impact on the presence of expansive soils with respect to risk of life or property, future development of the proposed parcel “B” is expected and if expansive soils are present then it is expected the applicant would submit additional geotechnical materials for the preparation of the proposed building site. Thus, the potential for future development of a single-family residence is expected to have less than significant impact.
- e) No Impact: The subject property is within an area served by the West County Wastewater District. There will not be installation of a septic system as result of this project.
- f) Less Than Significant Impact: The USDA NRCS soil survey for the area does not identify any unique geologic features which would be directly or indirectly destroyed by the project. The project site is relatively flat and consists of soils and other geologic features which are typical in the surrounding El Sobrante area. There are no known paleontological resources located at the project site that would be designated as unique.

Sources of Information

California Division of Mines and Geology - *Special Publication 42*.

https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Publications/SP_042.pdf

California Department of Conservation. *California Earthquake Hazards Zone Map*.

<https://maps.conservation.ca.gov/cgs/EQZApp/app/>

Contra Costa County General Plan. “Chapter 10: Safety Element.” 2005-2020.

<https://www.contracosta.ca.gov/DocumentCenter/View/30920/Ch10-Safety-Element?bidId=>

United States Geologic Survey. *Earthquake Outlook for the San Francisco Bay Region 2014-2043*. August, 2016. <https://pubs.usgs.gov/fs/2016/3020/fs20163020.pdf>

Tentative Parcel Map CDMS21-00003 prepared by SF Civil dated February 22, 2022.

United States Department of Agriculture, Natural Resources Conservation Service. *Web Soil Survey Map*. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

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

SUMMARY:

- a) **Less Than Significant Impact:** As discussed in the Air Quality section of this study, the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2017 Clean Air Plan* that, in addition to various criteria air pollutants, addresses GHG emissions at a regional scale. The project does not include any construction however any potential future development of the parcel “B” would have a potential to generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the 2017 BAAQMD CEQA Guidelines. The screening criteria are not thresholds of significance but were developed to provide a conservative indication of whether a proposed project could result in potentially significant air quality impacts. Pursuant to these guidelines, the potential for single-family development on the proposed parcel “B” would be significantly less than the 56-dwelling unit Operational GHG Screening Size, the potential future development is not expected to result in significant environmental impacts relating to the generation of GHG. Therefore, this project would expectedly have a less than significant impact with respect to the generation of GHG.
- b) **Less Than Significant Impact:** Within the *2017 Clean Air Plan* is an ambitious GHG reduction target to reduce Bay Area GHG emissions to 80% below 1990 levels by the year 2050. The 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO_x) – and reduce transport of ozone and its precursors to neighboring air basins. In addition, the plan builds upon and enhances BAAQMD’s efforts to reduce emissions of fine particulate matter and toxic air contaminants. BAAQMD’s approach to developing a threshold of significance for GHG emissions is to identify emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. For land use development projects, the threshold is 1,100 metric tons per year (MT/yr) of CO₂e. 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. There is no proposed development and future construction of a single-family residence would not exceed the 56-dwelling unit screening size of operating screening criteria. Therefore, the proposed minor subdivision would not substantially conflict with policies or regulations within the *2017 Clean Air Plan*.

Sources of Information

Bay Area Air Quality Management District *CEQA Air Quality Guidelines*, 2017.
[https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en](https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en)

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

SUMMARY:

- a-b) **Less Than Significant Impact:** The proposed subdivision of the 43,560-square-foot property does not include any development with this project and thus it is not expected to include any transport, use or disposal of hazardous materials however any potential future construction related projects may generate additional trips to and from the site for the purpose of delivering building materials. Any trips generated during the development of the proposed future Parcel “B” will not be routine beyond the construction phase and are not anticipated to include the use of hazardous materials.

One existing single-family residence is to remain as part of this project and County records indicate the residence was constructed in 1981. According to the California Department of Public Health, the use of asbestos in building materials for dwellings was banned in 1977, thus there is no potential for asbestos to be present in the existing residence, nor is there any alteration proposed to the existing residence included with this project. Thus, there is less than a significant potential to release hazardous materials into the environment.

- c) **No Impact:** There are no existing or proposed schools within 0.25 miles of the project site. Therefore, the project will have no impact in this respect.
- d) **No Impact:** The California Environmental Protection Agency maintains an updated list of Hazardous Waste and Substance Sites (Cortese List). The subject property is not listed on the Cortese List and is not categorized as a hazardous materials site. Therefore, the project will have no impact in this respect.
- e) **No Impact:** There are no airports in the vicinity of the project site, therefore, no impact.
- f) **Less Than Significant Impact:** The proposed project is a minor subdivision of a 43,560-square-foot parcel of land with access to Balmore Court. Accord to Figure 5-2 of the Transportation and Circulation Element of the General Plan, Balmore Court is not an arterial roadway that would be used in the event of an emergency requiring evacuation of the local neighborhood and the nearest identified arterial road is Appian Way which is linked to Balmore Court via Allview Avenue. The project would not interfere with the existing infrastructure of Appian Way and any potential future development would not be significant enough to require a transportation analysis for the purpose of emergency response and evacuation plans. The proposed project will not impact the minimum sight distances for vehicles entering and exiting the site. 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 is an urbanized developed residential area and the parcel as well as the surrounding area is characterized as a Non-Very High Fire Hazard Severity Zone within a Local Responsibility Area on the California Department of Forestry and Fire Protection Fire and Resource Assessment Program map for Contra Costa County. The area is served by the Contra Costa Fire Protection District. District staff has previously reviewed the project and provided no comments regarding the project as it relates to wildfire risk. The

SUMMARY:

- a) **Less Than Significant Impact:** The proposed project must comply with applicable Contra Costa County C.3 requirements. Contra Costa County, the Contra Costa County Flood Control and Water Conservation District, and 16 incorporated cities in the County have formed the Contra Costa County Clean Water Program. In October of 2009, the Regional Water Quality Control Board (RWQCB) adopted the National Pollutant Discharge Elimination System (NPDES) Municipal Regional Permit for the Program, which regulates discharges from municipal storm drains. Provision C.3 of the Municipal Regional Permit places requirements on site design to minimize creation of impervious surfaces and control stormwater runoff. The County has the authority to enforce compliance with its Municipal Regional Permit through the County's adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 square feet of impervious surface shall treat stormwater runoff with permanent stormwater management facilities, along with measures to control runoff rates and volumes. The project does not include any proposed development however it is expected that a single-family residence is to be constructed on the new Parcel "B". The Tentative Parcel Map submitted by the applicant identifies driveway and building improvements that would ultimately result in the addition of 1,872 square feet of new impervious surface which is well below the 10,000 square foot threshold. Therefore, the possibility of the project violating any water quality standards or waste discharge requirements or otherwise substantially degrading surface or ground water quality is less than significant.
- b, e) **Less Than Significant Impact:** The project does not include any construction however, upon approval of the minor subdivision of the 43,560-square-foot parcel, a single-family residence is expected to be constructed on the future Parcel "B". The subject property presently receives water service from the East Bay Municipal Utilities District (EBMUD). EBMUD staff has reviewed the project and did not provide any concerns with the any increased municipal water service to the subject property. Therefore, there is less than significant potential for the project to substantially decrease groundwater supplies, interfere with groundwater recharge, or impede sustainable groundwater management of the basin. Furthermore, there is no evidence in the record that the project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.
- c) **Less Than Significant Impact:** The proposed project is a 43,560-square-foot subdivision of land that does not include any development and any potential future development of the proposed Parcel "B" is not expected to impact any streams or rivers. Presently the site splits drainage with half going north east through neighboring properties and the proposed future development would continue to follow existing drainage patterns. Contra Costa Public Works has reviewed the proposed subdivision and has granted an exception to the collect and convey requirements of Chapter 926 of the County Ordinance code due to unusual conditions affecting the property. Thus, the project is anticipated to have less than a significant impact on drainage patterns.
- d) **No Impact:** The project site is not located within a 100-year or 500-year flood plain. The El Sobrante area is not included in tsunami inundation areas identified by the California Geological Survey (CGS) hazard maps. According to the Safety Element of the County General Plan, the project site is not located in a hazard zone for mudflows. A seiche is a water wave in a

standing body of water such as a large lake or reservoir that is caused by an earthquake, a major landslide, or strong winds. This hazard does not exist within the El Sobrante area as there are no large lakes or reservoirs in the area. As such, there would be no risk of pollutants being released from the site due to inundation through flooding, tsunamis, mudflows, or seiche, therefore, there would be no impact in this regard.

Sources of Information

Contra Costa Clean Water Program, *C3 Guidance: Development*, <https://www.cccleanwater.org/construction-business/development>

1070 Balmore Court Drainage Site Plan prepared by Eric Ochocki dated September 30, 2021.

Contra Costa County Public Works *CDMS21-00003 Staff Report & Recommended Conditions of Approval* dated October 26, 2022.

Contra Costa County Tsunami Hazard Areas, California Department of Conservation, 2021. <https://www.conservation.ca.gov/cgs/tsunami/maps/contra-costa>

Contra Costa County General Plan, 2005-2020. *Safety Element*. <https://www.contracosta.ca.gov/DocumentCenter/View/30920/Ch10-Safety-Element?bidId=>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
11. LAND USE AND PLANNING – <i>Would the project:</i>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) No Impact: The project site is an established single-family residential neighborhood. The proposed subdivision of land would not alter the existing land use and thus not divide the established community.
- b) Less Than Significant Impact: The proposed project would be to subdivide an approximately 43,560-square-foot parcel of land and is subject to the land use plans and policies below:

Land Use Element

The subject property is in a Single-Family Residential-High (SH) General Plan land use designation and the proposed subdivision of land will not alter or conflict with the land use by allowing the potential for more residential units than what is allowed for the area which is intended to remain predominantly residential in nature.

Zoning

The minor subdivision project proposes no development, and the project is consistent with the criteria for lot size and permitted land uses with the Single-Family Residential (R-7) zoning district. Any potential future development would subject to the provisions of the R-7 zoning district and will not impact the regulations with the purpose of avoiding an environmental effect.

Therefore, the project has less than significant potential for conflict with any applicable land use, policy, General Plan, Specific Plan, or zoning ordinance adopted for the purpose of avoiding or mitigating an environmental effect.

Sources of Information

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

<https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=>

Contra Costa County Municipal Code. *Title 8*. <https://library.municode.com>

[/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO](https://library.municode.com/ca/contra_costa_county/codes/ordinance_code?nodeId=TIT8ZO)

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
12. MINERAL RESOURCES – <i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

a-b) **Less Than Significant Impact:** Pursuant to Figure 8-4 (Mineral Resource Areas) of the County General Plan Conservation Element, the project site is not located within any area of the County identified as a significant mineral resource area. No known mineral resources have been identified in the project vicinity, and there is no reason to believe that they exist at the project site. Therefore, the proposed project would have a less than significant potential for impacts resulting in the loss of availability of any known mineral resource or impact any mineral recovery site.

Sources of Information

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

<https://www.contracosta.ca.gov/DocumentCenter/View/30918/Ch8-Conservation-Element?bidId=>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
13. NOISE – Would the project:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a-b) **Less Than Significant Impact:** The proposed minor subdivision of land does not include any development and thus no additional noise beyond existing levels is expected at the project site. However, potential future development of the proposed Parcel “B” is expected to include the introduction of work vehicles and power equipment for the duration of construction of a single-family residence as well as earthmoving equipment for the proposed grading. Any future development of a single-family residence would be subject to construction methods that comply with policies and restrictions of the Noise Element of the Contra Costa General Plan. Figure 11-6 of the Noise Element shows that levels of 60 dB or less are normally acceptable and noise levels between 60 dB to 70 dB are conditionally acceptable in residential areas. Types and levels of noise generated from a proposed residence on Parcel “B” would be similar to noise levels from the existing residential developments in the area. The project site is located within a noise contour area as shown on Figure 11-5 G. Any potential construction related activities are not expected to generate excessive groundborne vibrations or groundborne noise levels that would impact the project site or the surrounding area.
- c) **No Impact:** The project site is not located within two miles of a public airport or private airstrip, nor is it located within an area covered by the County’s Airport Land Use Compatibility Plan. The nearest airport facility is the Buchanan Field, approximately 12.7 miles east of the project site. Thus, the proposed project would not expose people to excessive noise levels from either Buchanan Field or a private airstrip and there is no impact.

Sources of Information

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

<https://www.contracosta.ca.gov/DocumentCenter/View/30921/Ch11-Noise-Element?bidId=>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
14. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) **Less Than Significant Impact:** The proposed minor subdivision of land does not involve any new development however the creation of a new vacant Parcel “B” will generate a potential for an additional single-family residence on the project site. If approved, the project would further limit substantially increasing the population of the area by limiting the ability of the parcel to be subdivided further. Thus, the project will have a less than significant impact on population growth in the area.
- b) **No Impact:** There is one existing single-family residence on the project site however the residence is to remain, and no alteration or disturbance is proposed for the residence. Therefore, the proposed minor subdivision of land would not displace any person or existing housing, nor necessitate the construction of replacement housing elsewhere.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
15. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) **Less Than Significant Impact:** The project site is located within a 1.5-mile driving distance of Contra Costa County Fire Station #69. The anticipated response time from Station 69 to the project site would be approximately 5 minutes which is adequate in a developed urban area. No portion of the project would require the provision of new or expanded facilities to serve the site or surrounding area. The project does not propose any new construction at this time however it

is anticipated that new single-family residences would be developed on the proposed parcel “B”, yet this would have a less than significant impact on existing fire protection facilities.

- b) Less Than Significant Impact: Police protection and patrol services in the El Sobrante area and 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. As discussed earlier in this study, the proposed project does not include any development however it is anticipated that the proposed parcel “B” will be developed with a single-family residence, yet the expected population increase is less than significant within this area of the County. Therefore, the proposed minor subdivision of a 43,560-acre parcel 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 El Sobrante, 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 3 acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population increase in the El Sobrante community. Thus, the project would have a less than significant impact on the existing ratio of parkland to residents in Contra Costa County.
- 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.

Sources of Information

Contra Costa County General Plan, 2005-2020. *Public Facilities/Services Element*.
https://www.contracosta.ca.gov/DocumentCenter/View/30917/Ch7-Public-Facilities_Services-Element?bidId=

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
16. RECREATION				

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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:** The proposed project is a minor subdivision of land and does not include any development which would increase the use of existing neighborhood and regional parks. However, it is expected that the proposed parcel “B” will be developed with single-family residences that will increase population by approximately two people. Accordingly, there is no expectation for the project to substantially increase the use of existing parks such that substantial physical deterioration of a facility would occur. Therefore, the project will have less than a significant impact in this regard.
- b) **No Impact:** The project does not include, nor require, the construction or expansion of recreational facilities. Therefore, no adverse physical effects on the environment resulting from such activity would occur in relation to this project.

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

SUMMARY:

- a) **Less Than Significant Impact:** Policy 4-c of the Growth Management Element of the General Plan, and Chapter 82-32 (Transportation Demand Management) require a traffic impact analysis of any project that is estimated to generate 100 or more AM or PM peak-hour trips. The proposed project does not include any new development and thus would not generate any

new AM or PM peak-hour trips, however potential development of the proposed Parcel “B” could increase peak hour AM and PM trips by approximately 2 per day, per trip generation rates generated by the Institute of Transportation Engineers (ITE) for detached single family residences (0.99 daily AM trips, 0.99 daily PM trips). Therefore, the project has less than significant potential to conflict with a program, plan, ordinance or policy addressing the circulation system.

- b) Less Than Significant Impact: Pursuant to CEQA Guidelines Section 15064.3(b), a lead agency has discretion to choose the most appropriate methodology to evaluate a project’s vehicle miles travelled (VMT) for the purpose of determining the significance of transportation impacts. 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.” As discussed in Section 17a above, the proposed minor subdivision of land does not include any development however the potential development of the proposed new parcels could increase peak trips per day. According to ITE trip generation rates this could result in approximately two peak trips per day if a single-family residence were to be constructed on each parcel. Since there is no reasonable expectation that a project of this 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 proposed project does not include any new construction and any potential future development would utilize the existing frontage along Balmore Court. The proposed subdivision of the subject lot would not alter the frontage along Balmore Court. Existing sight distances in either direction along Balmore Court are adequate and are consistent with other residential driveways in the immediate vicinity. Additionally, the project will not require any alterations to Balmore Court. Therefore, the project improvements would not present a significant design hazard or incompatible use.

- d) Less Than Significant Impact: The applicant is required to comply with the requirements and standards of the Contra Costa County Fire Protection District (CCCFPD). The proposed project includes retaining the existing access to Balmore Court for the proposed Parcel “B” as well as the existing access to Balmore Court for the proposed Parcel “A”. Other properties in the immediate vicinity have primary access on Balmore Court which is a 50-foot public right-of-way and thus is already able to accommodate emergency service vehicles. Compliance with all applicable fire safety measures ensure that the projects’ potential to result in inadequate emergency access or services is less than significant.

Sources of Information

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

<https://www.contracosta.ca.gov/DocumentCenter/View/30914/Ch4-Growth-Management-Element?bidId=>

Institute of Transportation Engineers. *Common Trip Generation Rates, Trip Generation Manual, 10th Edition*. https://www.troutdaleoregon.gov/sites/default/files/fileattachments/public_works/page/966/ite_land_use_list_10th_edition.pdf

Governor’s Office of Planning and Research, State of California. *Technical Advisory on Evaluating Transportation Impacts in CEQA*. December 2018. https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

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

SUMMARY:

a-b) Less than Significant Impact 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 designated as historical resources. Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site. On November 18, 2021, a Notice of Opportunity to Request Consultation for the proposed minor subdivision of a 43,560-square-foot parcel was sent to the Wilton Rancheria, a California Native American tribe that is traditionally and culturally affiliated with the geographic area. No requests for consultation or responses regarding tribal cultural resources have been received from California Native American tribes at the time of completion of this study.

However, as discussed previously in Section 5. the California Historical Resources Information System (CHRIS) has identified the site as potentially containing unrecorded archeological sites despite no known cultural resources present on the project site. Therefore, the implementation of mitigation measures *Cultural Resources 1, Cultural Resources 2, Cultural Resources 3, and Cultural Resources 4* will ensure that project-related impacts to previously undiscovered cultural resources will be less than significant.

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

SUMMARY:

- a) **Less Than Significant Impact:** The project does not propose any new development, however the Preliminary Grading and Drainage Plan prepared by Patrick Macdonald identifies a building pad and lot improvements on the proposed Parcel “B” that is expected to commence upon approval and recording of the final parcel map. The potential future development of a new single-family residence on a portion of the subject lot that is presently vacant would require the review and approval of the Environmental Health Division. Therefore, if and when future development is to occur on the proposed Parcel “B”, with appropriate review and approval of the proposed residence and lot improvements by the Environmental Health Division, the impacts of the project concerning these utilities and services would be less than significant.
- b) **Less Than Significant Impact:** The project site is presently served by municipal water supplies from the East Bay Municipal Utility District and the potential development of a single-family residence on the proposed Parcel “B” is not anticipated to limit the availability of water to the subject property or the surrounding area. Thus, the project is expected to have a less than significant impact on the existing demand for water resources during dry, or multiple dry years.
- c) **No Impact:** The project site is served by the West Count Wastewater District. As stated in previous sections, the subdivision of land does not include any development at this time however it is anticipated that a new single-family residence is to be constructed on the proposed Parcel “B” and that development is not anticipated to significantly impact the existing

wastewater facility capacity of the subject lot or the surrounding neighborhood. Therefore, there would be a less than significant impact to any wastewater treatment provider.

- d) Less Than Significant Impact: The proposed minor subdivision does not include construction, however, the proposed parcel “B” could be developed with single-family residences that would generate construction solid waste and post-construction solid waste. Any potential future construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise diverted to appropriate recycling facilities. Thus, although future development of the proposed parcels 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.

With regard to residential solid waste, household waste is ultimately destined for the Keller Canyon Landfill, located at 901 Bailey Road in Bay Point, which has enough approximate capacity to continue accepting waste for the next 50 years. Waste from potential future single-family residences would incrementally increase waste headed to the landfill. However, 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.

- e) Less Than Significant Impact: As mentioned above, any potential future 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. The project, as proposed does not include any new construction however the potential for future development would not result in the generation of unique types of solid waste that would conflict with the existing regulations applicable to solid waste. Therefore, the potential for conflict with Federal, State, and local management and reduction statutes and regulations related to solid waste is less than significant.

Sources of Information

Tentative Parcel Map CDMS21-00003 prepared by SF Civil dated February 22, 2022.

CalGreen / Construction & Demolition Debris Recovery Program <http://www.cccounty.us/4746/CalGreen-Construction-Demolition-Debris->

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	Less Than Significant No Impact
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Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
20. WILDFIRE – If located in or near the state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: The project site is located in an area classified as a *Non-Very High Fire Hazard Severity Zone* (Non-VHFHSZ) for the Local Responsibility Area on the California Department of Forestry and Fire Protection’s Very High Fire Hazard Severity Zone map, and is not located near any state responsibility lands classified as a *Very High Fire Hazard Severity Zone*. Therefore, it would have no impact on emergency response or evacuation plans or project occupants due to wildfire. Likewise, the proposed project does not include any construction and would not require the installation or maintenance of additional infrastructure such as roads or fuel breaks that may exacerbate fire risk, or expose people or structures to significant risks as a result of post-fire slope instability or runoff.

Sources of Information

California Department of Forestry and Fire Protection. *Contra Costa County Very High Fire Hazard Severity Zones in LRA*.

<https://www.contracosta.ca.gov/DocumentCenter/View/30913/Ch3-Land-Use-Element?bidId=>

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
21. MANDATORY FINDINGS OF SIGNIFICANCE				

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

SUMMARY:

- a) Less Than Significant Impact With Mitigation: Although the proposed project is to subdivide a 43,560-square-foot parcel and does not include any construction, it has the potential for significant impacts regarding cultural resources and geology/soils as identified throughout this initial study but can be mitigated to less than significant levels. Incorporation of the mitigation measures would preserve the natural environment and prevent the potential elimination of important examples of the major periods of California history or prehistory.
- b) Less Than Significant Impact: The project site is located in an urban area that has previously been developed with single-family residences and retail businesses. Any potential impacts related to the probable development of the proposed Parcel “B” would be related to single-family residential construction and temporary. No long-term adverse impacts are anticipated to occur, and as such, the incremental effects of the project would not be considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probably future projects. The County is not currently processing any discretionary applications for non-residential development for properties that are contiguous to the project site. In addition, there are no other applications for the subdivision of parcels currently being processed within the immediate vicinity of the subject property. With the implementation of the mitigations described in the sections above, the proposed project would not result in cumulatively considerable impacts on the environment.
- c) Less Than Significant Impact: This Initial Study has disclosed potential impacts on human beings that would be less than significant with the implementation of mitigation measures. All identified mitigation measures will be included as conditions of approval for the proposed project, and the applicant will be responsible for implementation of the measures. As a result,

there would not be any environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly.

ATTACHMENTS

- 1. Vicinity Map**
- 2. Tentative Map**