

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Ayers Estates Three-Lot Minor Subdivision

County File Number – CDMS21-00010
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:** Stanley Muraoka, Principal Planner
(925) 655-2876
4. **Project Location:** 1931 Ayers Road in the Concord area of unincorporated Contra Costa County (Assessor's Parcel Number 116-091-074)
5. **Project Sponsor's Name and Address:** Subhendu Datta
Livio Building Systems
329 S. San Antonio Road #8
Los Altos, CA 94022
6. **General Plan Designation:** SL, Single-Family Residential – Low Density
7. **Zoning:** R-20, Single-Family Residential District
8. **Description of Project:** The proposed project is approval of a Tentative Parcel Map for a three-lot *Minor Subdivision* application to subdivide a vacant 2.36-acre parcel located at 1931 Ayers Road into a 27,464 sq. ft. Parcel A, a 36,065 sq. ft. Parcel B, and a 38,029 sq. ft. Parcel C. Access to the parcels would be provided by a private access road that traverses the northerly portions of Parcels B and C and the northeastern corner of Parcel A. A hammerhead would be installed at the onsite western end of the private access road per Fire Code requirements.

Given the existing topography of the site, stormwater runoff flows generally towards the southwest away from Ayers Road. With the proposed project drainage improvements, storm runoff would flow towards the private access road or towards the southerly portion of the site to a bioretention basin to be installed in the southeastern portion of Parcel C. From here, stormwater would flow into a new 24-inch storm drain in Ayers Road that would connect to a 42-inch storm drain on Myrtle Drive. This diversion of runoff from the southwest to the southeast requires the granting of an *Exception* to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey).

Retaining walls would be installed as necessary along the western and southern boundaries of the property to contain runoff on the property and direct stormwater flow to the bioretention basin. Proper installation of the bioretention basin necessitates installation of a six-foot tall retaining wall adjacent to the southern property boundary at the edge of the basin, which would require the granting of a *Variance* for a structure within the side yard setback at this location.

In order to accommodate building envelopes on Parcels B and C, the installation of the private access road, and installation of drainage improvements, a total of 20 trees protected under the Contra Costa County Tree Protection and Preservation Ordinance would be removed and construction work would occur within the drip lines of four protected trees located off site to the north during installation of the private access road and within the drip line of one protected tree located to the south of the site during installation of the retaining wall and bioretention basin. Removal of the 20 trees and construction work within the drip lines of five trees would require the granting of a *Tree Permit*.

The project site is currently not served by a municipal sewer system. The applicant has stated an intent to tie into the City of Concord Sanitary Sewer System. This will require approval by the Contra Costa Local Agency Formation Commission (LAFCO) for out of agency service that is conditional on *Annexation* of the project site to the City of Concord. Either the project sponsor or the City can apply to LAFCO for annexation.

9. Surrounding Land Uses and Setting: The 2.36-acre project site at 1931 Ayers Road is located within the Concord area of unincorporated Contra Costa County roughly 500 feet southeast of the Concord Naval Weapons Station. The area around the site primarily consists of mid-size, residentially zoned parcels that range in size from approximately 0.26 acre to 3.12 acres. The majority of the surrounding parcels have been developed with single-family residences and associated accessory structures. Other land uses in the vicinity include the Kingdom Hall of Jehovah's Witnesses at 4941 Myrtle Drive, Myrtle Farm Montessori School at 4976 Myrtle Drive, and Ayers Elementary School at 5120 Myrtle Drive. The streets in the vicinity of the project site, including Ayers Road, Holly Drive, and Myrtle Drive have no curb, gutter, or sidewalk improvements.

The project site is located along the western edge of Ayers Road, just north of the intersection with Holly Drive. Up to 2007, there was a single-family residence located in the middle of the site. After 2007, the residence was no longer there; however, the outline of the concrete foundation for the former residence remains visible. The site is relatively flat with elevations that range from 287 feet in the middle and northern portions of the site to 285 feet at the southeast corner of the site and to 281 feet at the southwest corner of the site. There are no natural or man-made drainage channels on the site. Vegetation on the project site consists of ruderal grassland with a variety of trees such as oak, walnut, and ornamental trees located throughout the southeastern half of the site and along the edges of the site, both on the site and on neighboring parcels.

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

Department of Conservation and Development, Building Inspection Division

Public Works Department

Contra Costa County Fire Protection District

Contra Costa Local Agency Formation Commission

City of Concord

Contra Costa Water District

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

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was both mailed and sent via email on September 7, 2023 to the Confederated Villages of Lisjan and the Wilton Rancheria, the California Native American tribe that has 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 Confederated Villages of Lisjan and the Wilton Rancheria to either request or decline consultation in writing for this project. On September 8, 2023, the Confederated Villages of Lisjan submitted an email requesting copies of the environmental document. Confederated Villages also requested any cultural resource or archaeological reports, which are discussed in Environmental Checklist Section 5, Cultural Resources, and Environmental Checklist Section 18, Tribal Cultural Resources. On September 15, 2023, the Confederated Villages of Lisjan submitted an email stating that it wished to be contacted if any cultural resources or burial sites are encountered during ground disturbance. The mitigation measures included in Environmental Checklist Sections 5 and 18 respond to this request. To date, no response has been received from the Wilton Rancheria

Environmental Factors Potentially Affected

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology/Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Services Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

Environmental Determination

On the basis of this initial evaluation:

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



Stanley Muraoka
Principal Planner
Contra Costa County
Department of Conservation & Development

September 20, 2023

Date

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

SUMMARY:

a) *Would the project have a substantial adverse effect on a scenic vista? (No impact)*

Figure 9-1 (Scenic Ridges & Waterways) of the General Plan Open Space Element identifies the major scenic resources in the County. The project site is not located near any scenic ridgeways. Thus, the proposed project would not affect any views of any ridgeways.

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? (No impact)*

There is no state scenic highway in the project vicinity (Caltrans 2019). Figure 5-4 (Scenic Routes Map) of the General Plan Transportation and Circulation Element identifies scenic routes in the County, including both State Scenic Highways and County designated Scenic Routes. The project site is not located near any scenic highways or routes. Thus, the proposed project would not affect any scenic resources.

c) *In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are*

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experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? (Less than significant)

The surrounding neighborhood around the project site is comprised of predominantly one-story single-family homes and a few two-story single-family homes, of varying architectural styles. The project site formerly included a single-family residence that was demolished in 2007. The site is currently vacant.

Ayers Road is a paved County-maintained road that is approximately 18 feet wide within a 50-foot right-of-way that lacks curbs and sidewalks. The planned ultimate width of the road is 40 feet of pavement width within a 60-foot right-of-way. If the project is approved, the Contra Costa County Department of Public Works (PWD) will require the dedication of a 30-foot-wide portion of the frontage for the planned future widening of Ayers Road in this location, along with installation of a five-foot-wide sidewalk along the frontage. In addition, there would be a new paved driveway intersection that provides access to the three subdivision lots on the project site.

The 2.36-acre project site has a number of trees located near the location of the former residence and along the edges of the site towards Ayers Road. Other mature trees are located offsite but adjacent to the site. The onsite and adjacent trees were assessed in an Arborist Report (Kielty Arborist Services, LLC; October 14, 2021) received by the County on November 15, 2021. As evaluated in the Report, most of the trees are in poor or fair condition. A total of 27 trees are mature trees protected under the County’s Tree Protection and Preservation Ordinance. Accordingly, the project includes a *Tree Permit* for the removal of 20 trees on the project site and for allowing construction work within the driplines of five trees located offsite. If the project is approved, the applicant will be required to submit and implement a landscaping and irrigation plan for the replacement of the removed trees.

Although future views of the project site would change from a vacant lot with a number of unkempt trees to a subdivision with three single-family residences, the development would be required to include new landscaping, a sidewalk along the frontage of a widened section of Ayers Road and a new paved driveway, pursuant to the General Plan and the development standards of the R-20 Single-Family Residential District, and therefore, the new construction would be compatible with existing single-family homes in the project vicinity. As a result, the proposed project would have a less than significant adverse environmental impact on the existing visual character of the site and its surroundings.

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

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After construction, the three new single-family residences will introduce more light and glare in the Ayers Road area which may change the existing character of the area. Daytime views would be similar to views of other residences on Ayers Road. Lighting of the homes, including yard and exterior house lights, may affect nighttime views; however, the lighting would be similar to that of existing residences on Ayers Road. Accordingly, the impact on nighttime views would be less than significant.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Open Space Element*.
- Contra Costa County General Plan, 2005-2020. *Transportation and Circulation Element*.
- [Scenic Highways | Caltrans](#), 2023. *Scenic Highways Desig and Eligible AUG2019_a11y (1)*, California Department of Transportation.
- KIELTY Arborist Services, 2021. *Arborist Report - 1931 Ayers Road, Concord, CA*.
- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates*.
- Contra Costa County Department of Public Works, 2022. *Minor Subdivision MS21-0010 Staff Report and Recommended Conditions of Approval*.

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

SUMMARY:

- a) *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (No impact)*

As shown on the California Department of Conservation’s *Contra Costa County Important Farmland 2018* map, the project site does not contain farmland designated “Prime”, “Unique”, or of “Statewide Importance”. Construction of the project would therefore not result in any impacts related to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide importance to a non-agricultural use.

- b) *Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? (No impact)*

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The project site is with the R-20 Single-Family Residential District and is not under a Williamson Act contract.

- c) *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g) or conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g)?* **(No impact)**

The project site is not considered forest land as defined by California Public Resources Code Section 12220 (g) or timberland as defined by California Public Resources Code Section 4526. The project site is within the R-20 Single-Family Residential District and the proposed use of the lots created by the Minor Subdivision for single-family residences is allowed in the R-20 District. Construction of the project would not result in the conversion or loss of forest resources.

- d) *Would the project involve or result in the loss of forest land or conversion of forest land to non-forest use?* **(No impact)**

As discussed above, the project site is not considered forest land.

- e) *Would the project involve other changes in the existing environment, which due to their location or nature, could result in conversion of farmland, to non-agricultural use?* **(No impact)**

The project site is not currently used for agricultural production, and therefore, development of the project would not involve changes to the existing environment, which due to their location or nature would result in conversion of Farmland to non- agricultural use. Furthermore, the project site is completely surrounded by residential development. The site is roughly 500 feet southeast of the Concord Naval Weapons Station, which is a decommissioned military base. Thus, development of the project would not contribute to the conversion of adjacent farmland.

Sources of Information

- Contra Costa County Code, Title 8. Zoning Ordinance.
- Contra Costa County General Plan, 2005-2020. Land Use Element.
- California Department of Conservation, Division of Land Resource Protection, 2023. *Contra Costa County Important Farmland 2018*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) *Would the project conflict with or obstruct implementation of the applicable air quality plan? (No 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 *2017 Bay Area Clean Air Plan: Spare the Air, Cool the Climate*. 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 achieve greenhouse gas (GHG) reduction targets for 2030 and 2050.

The proposed project would result in the future construction of three single-family residences. This construction would take place in a single-family residential zoning district within the urbanized portion of the County, and therefore, the proposed project would be consistent with the Clean Air Plan goals, objectives, and control measures to decrease emissions of harmful air pollutants and super-GHGs.

- b) *Would the project 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? (Less than significant)*

The 2022 BAAQMD CEQA Guidelines provide guidance on evaluation of air quality impacts with adopted thresholds of significance for emissions of criteria air pollutants and pollutant pre-cursors during project construction and during project operation. Criteria air pollutants include carbon monoxide, nitrogen dioxide, airborne inhalable particulate matter (PM₁₀ and PM_{2.5}), sulfur dioxide, and ozone. The Air Quality Guidelines include construction and operational screening

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criteria. If the project does not exceed the screening criteria, the project would not result in the generation of criteria air pollutants that exceed the thresholds of significance for the criteria air pollutants.

In assessing the air quality impacts of the three single family homes that would be constructed on the project site, neither the construction screening criteria of 254 dwelling units or the operational screening criteria of 421 dwelling units would be exceeded, and therefore, the proposed project would not cause a violation of any air quality standard and would not contribute substantially to any existing or projected air quality violation. Thus, the impact of the proposed construction of three single-family residences would have a less than significant adverse environmental impact on any air quality standard.

c) *Would the project expose sensitive receptors to substantial pollutant concentrations? (Less than significant with mitigation)*

Sensitive receptors would be persons, who by either age (e.g., children and elderly persons), and/or pre-existing health conditions, and/or proximity to emission sources, and/or duration to exposure are considered to be more sensitive than others to air pollutants. Accordingly, schools, hospitals, convalescent homes, and residential areas are considered sensitive to air pollutants. In addition, persons who engage in rigorous outdoor physical activities are also considered sensitive due to the greater exposure to ambient air pollutants during activities involving exertion of the respiratory system.

Occupancy of the three single-family residences would not be expected to cause any localized emissions that could expose sensitive receptors to unhealthy long-term air pollutant levels. Construction activities, however, would result in localized emissions of dust and diesel exhaust that could result in temporary impacts at nearby single-family residences, the Myrtle Farm Montessori School, located 0.11 mile to the southwest on Myrtle Drive, and Ayers Elementary School, located 0.13 mile to the south on Myrtle Drive.

Construction and grading activities would produce combustion emissions from various sources, including heavy equipment engines, asphalt paving, and motor vehicles used by the construction workers. Dust would be generated during site clearing, grading, and construction activities, with the most dust occurring during grading activities. The amount of dust generated would be highly variable and would be dependent on the size of the area disturbed, amount of activity, soil conditions, and meteorological conditions. **Although grading and construction activities would be temporary, such activities could have a potentially significant adverse environmental impact during project construction.** Consequently, the applicant is required to implement BAAQMD-recommended mitigation measures to reduce construction dust impacts. Further, the applicant is required to implement additional mitigation measures to reduce construction emissions.

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Air Quality 1: The following Bay Area Air Quality Management District, Basic Best Management Practices for Construction-Related Fugitive Dust Emissions shall be implemented during project construction and shall be included on all construction plans.

- a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- c. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- e. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- f. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
- g. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
- h. Unpaved roads providing access to sites located 100 feet or further from a paved road shall be treated with a 6- to 12-inch layer of compacted layer of wood chips, mulch, or gravel.
- i. Publicly visible signs shall be posted with the telephone number and name of the person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District’s General Air Pollution Complaints number shall also be visible to ensure compliance with applicable regulations.

Air Quality 2: The following additional mitigation measures to reduce construction-related emissions shall be implemented during project construction and shall be included on all construction plans.

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- a. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- b. All construction equipment shall be maintained and properly tuned in accordance with manufacturer’s specifications. All equipment shall be checked by a certified visible emissions evaluator.

Implementation of these mitigation measures would reduce the impact on the sensitive receptors during project construction to a less than significant level.

- d) *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? (Less than significant with mitigation)*

The proposed project would not contain any major sources of odor and would not be located in an area with existing odors. Therefore, the operation of the project would have a less-than-significant impact in terms of odors.

During construction and grading, diesel powered vehicles and equipment used on the site could create localized odors. These odors would be temporary; however, **there could be a potentially significant adverse environmental impact during project construction due to the creation of objectionable odors. Consequently, the applicant is required to implement mitigation measures Air Quality 1 and Air Quality 2 above.**

Implementation of these mitigation measures would reduce the impact from the creation of objectionable odors to a less than significant level.

Sources of Information

- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*
- Bay Area Air Quality Management District, 2023. *Bay Area Clean Air Plan: Spare the Air, Cool the Climate, 2017.*
- Bay Area Air Quality Management District, 2023. *California Environmental Quality Act Air Quality Guidelines, 2022.*

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4. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Less than significant)*

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The Ayers Road area of unincorporated Concord is a single-family residential area that has historically been urbanized. The site has been in use as a single-family residential lot and surrounded on all sides by existing residences. Although the lot has been vacant since 2007 when the onsite residence was demolished, the lot remains in disturbed state with no natural habitat. Vegetation on the project site consists of ruderal grassland with a variety of trees such as oak, walnut, and ornamental trees located throughout the southeastern half of the site and along the edges of the site, both on the site and on neighboring parcels. Consequently, there is no natural habitat on the project site or in the immediate vicinity, and it is unlikely that there would be any plant or animal species of concern that would be affected by the proposed project.

- b) *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (No impact)*

The nearest riparian habitat area is a tributary of Mt. Diablo Creek, located south of Myrtle Drive, roughly 0.3 mile from the project site. If the project is approved, the PWD will require the applicant to install a new 24-inch storm drain in Ayers Road that would connect to a 42-inch storm drain on Myrtle Drive. Thus, all storm water runoff would be directed into this storm drain and the tributary of Mt. Diablo Creek would not be affected by the proposed project. Also, if the project is approved, a bioretention basin would be constructed onsite to treat the runoff generated from the project’s impervious areas before being conveyed to the offsite storm drain system.

- c) *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (No impact)*

The project site is a vacant residential lot surrounded by residential development on all sides. The project site does not have any connection to any creek banks or channels.

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

As discussed above, the 2.36-acre project site is a vacant residential lot surrounded by residential development on all sides. Therefore, the project site does not have any direct connection to an open space area and does include any established wildlife corridors.

Regarding wildlife nursery sites, the Migratory Bird Treaty Act of 1918 makes it illegal to kill, harm or otherwise “take” any migratory bird, including their nests, eggs, or young. Pursuant to Title 50

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of the Code of Federal Regulations, Section 10.13, migratory birds include geese, ducks, shorebirds, raptors, songbirds, wading birds, seabirds, and passerine birds. Similarly, California Fish and Game Code Sections 3503 and 3503.5 prohibit the taking of protected birds, their nests, or eggs.

Although the project site is currently vacant, the site is a former urbanized, disturbed site, with existing vegetation that includes a number of mature trees and other existing vegetation, consisting primarily of ruderal grassland. Due to the existing onsite vegetation, the site may provide nesting and foraging habitat for a variety of raptors and passerine bird species. Accordingly, **there would be a potentially significant adverse environmental impact on nesting birds during project construction.** Consequently, the applicant is required to implement the following mitigation measures.

Biology 1: If project grading or construction work is scheduled to take place between February 1 and August 31, a pre-construction nesting bird survey shall be conducted by a qualified biologist within 14 days of construction, covering a radius of 500 feet for non-listed raptors and 100 feet for non-listed passerines at all locations. Copies of the preconstruction survey shall be submitted to the Contra Costa County Department of Conservation and Development, Community Development Division (CDD) and the California Department of Fish and Wildlife.

If an active bird nest is found within the survey radii, species-specific measures shall be prepared by a qualified biologist and implemented to prevent abandonment of the active nest. If an active nest is present, a minimum exclusion buffer of 100 feet shall be maintained during construction, depending on the species and location. The perimeter of the nest setback zone shall be fenced or adequately demarcated with stakes and flagging at 20-foot intervals, and construction personnel and activities restricted from the area. A survey report by a qualified biologist verifying that no active nests are present, or that the young have fledged, shall be submitted prior to initiation of grading in the nest-setback zone. The qualified biologist shall serve as a biological monitor during those periods when construction activities occur near active nest areas to ensure that no inadvertent impacts on these nests occur. All buffers shall be shown on all sets of construction drawings.

Implementation of these mitigation measures would reduce the impact on the nesting birds to a less than significant level.

- e) *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (No impact)*

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The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. The Ordinance applies to any developable vacant lot, such as the project site. The Ordinance requires tree alteration or removal to be considered as part of the project application.

The proposed *Minor Subdivision* application would create three developable lots that would accommodate the future construction of three single-family residences, one on each lot. Accordingly, the onsite and adjacent trees were assessed in the November 2021 Arborist Report. As evaluated in the Report, most of the trees are in poor or fair condition.

To accommodate buildable areas on each lot, a total of 20 trees protected under the Tree Protection and Preservation Ordinance would be removed and construction work would occur within the drip lines of four protected trees located off site to the north during installation of the private access road and within the drip line of one protected tree located to the south of the site during installation of the retaining wall and bioretention basin. Thus, the application includes a request for a *Tree Permit* to remove the 20 protected trees and work within the drip lines of five protected trees. The proposed *Tree Permit* will be evaluated by CDD staff pursuant to the Tree Protection and Preservation Ordinance. Any tree permit approved for the proposed project would include conditions of approval for the restitution of any tree approved to be removed, protection of remaining trees where work may occur within the drip lines of the trees, and all of the tree protection measures from the Arborist Report. As a result of CDD staff applying the Tree Protection and Preservation Ordinance to the proposed project, there would be no conflict with the Ordinance.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (No impact)*

There is one adopted habitat conservation plan in Contra Costa County, the East Contra Costa County Habitat Conservation Plan / Natural Community Conservation Plan (HCP/NCCP), which was approved in May 2007 by the East Contra Costa County Habitat Conservancy (ECCCHC). The ECCCHC is a joint exercise of powers authority formed by the Cities of Brentwood, Clayton, Oakley, Pittsburg, and Contra Costa County to implement the HCP/NCCP. The HCP/NCCP establishes a coordinated process for permitting and mitigating the incidental take of endangered species in eastern Contra Costa County. The Ayers Road area is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

Sources of Information

- Kiely Arborist Services, 2021. *Arborist Report - 1931 Ayers Road, Concord, CA.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*
- Contra Costa County Department of Public Works, 2022. *Minor Subdivision MS21-0010 Staff Report and Recommended Conditions of Approval.*
- Contra Costa County Code, Title 8. Zoning Ordinance.
- <https://www.contracosta.ca.gov/depart/cd/water/HCP/>, 2020. *East Contra Costa County Habitat Conservancy.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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5. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input 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) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to California Environmental Quality Act Guidelines Section 15064.5? (No impact)*

The project site has been in use as a single-family residential lot but has been vacant since 2007 when the onsite residence was demolished. Currently, the lot includes a number of mature trees and other existing vegetation, consisting primarily of ruderal grassland. Neither the former residence nor the site is on the Contra Costa County Historic Resources Inventory or in the California Register of Historic Places.

- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to California Environmental Quality Act Guidelines Section 15064.5? (Less than significant with mitigation)*

The California Historical Resources Information System, Northwest Information Center (CHRIS – NWIC) conducted a records search of the project site. CHRIS-NWIC stated that it had no record of any previous cultural resource study for the project area and concluded that the project area has a low possibility of containing unrecorded archaeological sites. Nevertheless, the project would allow the construction of a private access road, drainage improvements, and three single-family residences, and therefore, **there is a possibility that buried archaeological resources could be present and accidental discovery could occur during grading and other earthwork on the project site, resulting in a potentially significant adverse environmental impact on archaeological resources.** Consequently, the applicant is required to implement the following mitigation measures.

Cultural Resources 1: The following Mitigation Measures shall be implemented during project construction.

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- a. A program of on-site education to instruct all construction personnel in the identification of archaeological deposits shall be conducted by a certified archaeologist prior to the start of any grading or construction activities.
- b. If archaeological materials are uncovered during grading, trenching, or other on-site excavation, all work within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society for California Archaeology (SCA) and/or the Society of Professional Archaeology (SOPA), and the Native American tribe(s) that has requested consultation and/or demonstrated interest in the project site, have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s) if deemed necessary.

Implementation of these mitigation measures would reduce the impact on archeological resources during project construction to a less than significant level.

- c) *Would the project disturb any human remains, including those interred outside of formal cemeteries? (Less than significant with mitigation)*

No human remains or cemeteries are known to exist within or near the project site: however, there is a possibility that human remains could be present on or near the project site and accidental discovery could occur. Consequently, **construction activities on the project site could result in a potentially significant impact due to disturbance of human remains.** Thus, the applicant is required to implement the following mitigation measure.

Cultural Resources 2: 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 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 landowner for treatment and disposition of the ancestor's remains. The landowner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

Implementation of this mitigation measure would reduce the impact on human remains during project construction to a less than significant level.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources of Information

- California Historical Resources Information System, Northwest Information Center, 2021. *CDMS21-00010 / APN 116-091-074 at 1931 Ayers Rd, Concord / Subhendu Datta Livio Building Systems, File No. 21-0452.*
- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*

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

SUMMARY:

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

The proposed project would use energy during project construction and project operation. With the recordation of the Parcel Map for the Minor Subdivision, construction of a new single-family residence would occur on each of the three subdivision parcels, along with installation of a private access road and drainage improvements. After construction, each home would be occupied for residential use.

Construction

During construction, there would be energy consumption through the combustion of fossil fuels in construction vehicles, worker commute vehicles, and construction equipment, and the use of electricity for building construction, lighting, and other construction uses. Fossil fuels to power construction vehicles and other energy-consuming equipment would be used during grading, paving, and building construction. The types of equipment could include gasoline- and diesel-powered construction and transportation equipment. Incorporation of the applicable Air Quality Mitigation Measures, as described in Environmental Checklist Section 3.c above would reduce energy use through limiting idling of vehicles and equipment and requiring equipment to be properly maintained. In addition, the applicant is required to implement the Department’s standard construction restrictions that include, but are not limited to, limiting all construction activities and use of large trucks and heavy equipment to daylight, non-holiday weekday hours. With incorporation of the applicable Air Quality measures and the Department’s standard construction restrictions into the proposed project, the impact from the construction-related energy use would be less than significant.

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Operation

During the operation of the project, energy would be consumed as part of the use of the single-family residences, which would involve energy consumption for the various household appliances and equipment, along with outdoor lighting. The future residences would be designed and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, while there would be an incremental increase in energy use with the proposed project, such increase would be considered to be less than significant.

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

The State of California has routinely adopted legislation to address climate change and clean energy production that has resulted in efforts to increase the efficiency of vehicles, buildings, and appliances and to provide energy from renewable sources. Locally, the Contra Costa County Board of Supervisors adopted the *Contra Costa County Climate Action Plan* in December 2015. The construction and operation of the new single-family businesses would be subject to the County’s All-Electric Building Ordinance, other measures promulgated by the *Climate Action Plan*, and Title 24 of the California Code of Regulations. Thus, the proposed project would be consistent with the goals, objectives, and policies of the adopted *Climate Action Plan*, and would not impede any State or local initiatives for increasing renewable energy or efficiency.

Sources of Information

- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*
- Contra Costa County, 2015. *Climate Action Plan.*
- Contra Costa County All-Electric Building Ordinance.
- California Code of Regulations, Title 24, 2022.

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7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

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- 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? (Less than significant)*

The California Geological Survey (CGS) has delineated Alquist-Priolo (A-P) zones along the known active faults in California. The nearest fault considered active by CGS is the Concord fault, which is mapped approximately 3.2 miles southwest of the project site; however, because the site is not within the Concord A-P zone, the risk of fault rupture is generally regarded as very low. Also, the U.S. Geological Survey (USGS) issued a color, digitized bedrock geology map of Contra Costa County in 1994. This map is based on the compilation of previously published maps, along with thousands of person-hours of field work, resolving geologic problems. As shown on the USGS map, two traces of the Clayton fault pass approximately ¼ mile and 1 mile northeast of the site. Additionally, an unnamed, generally north-south trending bedrock fault is mapped approximately 2,000 ft. west of the project site. None of the faults shown on the map are considered active by the USGS and CGS. Thus, the risk of surface fault rupture can be considered to be less-than-significant.

- ii) *Strong seismic ground shaking? (Less than significant)*

Figure 10-4 (Estimated Seismic Ground Response) of the Contra Costa County General Plan Safety Element identifies the project site to be in an area rated as “moderate” damage susceptibility. The risk of structural damage from ground shaking is regulated by the Building Code and the County Grading Ordinance. The Building Code requires use of seismic parameters which allow the structural engineer to design buildings to be based on soil profile types and proximity of faults deemed capable of generating strong/violent earthquake shaking. Quality construction, conservative design and compliance with building and grading regulations can be expected to keep risks within generally accepted limits. Thus, the environmental impact from seismic ground shaking would be considered to be less than significant.

- iii) *Seismic-related ground failure, including liquefaction? (Less than significant with mitigation)*

In 2021 the CGS issued a Seismic Hazard Zone (SHZ) map of the Clayton Quadrangle. The provisions of the SHZ Mapping Act can be found in the California Public Resources Code, Chapter 7.8, Sections 2690-2699.6. This law is similar in many respects to the Alquist-Priolo Earthquake Fault Zone Mapping Act, which has been implemented by the County for the past 40+ years. However, SHZ maps identify areas that are considered to be at risk of earthquake triggered landslides and liquefaction. The SHZ map identifies nearly 100% of the project site is within a liquefaction zone. Further, the County Peer Review Geologist has stated concerns related to the proposed project retaining walls and bioretention basin. Accordingly, there is a

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potentially significant impact due to liquefaction at the project site. Consequently, the applicant is required to implement the following mitigation measures.

Geology 1: At least 30 days prior to requesting recordation of the Parcel Map, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls. their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.

Geology 2: The geotechnical report required in Geology 1 shall be subject to review by the County Peer Review Geologist, and review and approval by the CDD. Improvement, grading, and building plans shall carry out the recommendations of the approved report.

Geology 3: The geotechnical report required in Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to (i) ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, (ii) allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and (iii) provide the opportunity for field modifications of geotechnical recommendations with Contra Costa County Department of Conservation and Development, Building Inspection Division (BID) approval, based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A hard hold shall be placed by the CDD on the "final" grading inspection for each residence, pending submittal of a report from the project geotechnical engineer that documents their observation and testing services during grading and drainage related improvements. Similarly, a hard hold shall be placed on the final building inspection for each residence by the CDD, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services

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associated with implementation of foundation-related geotechnical recommendations. The geotechnical monitoring shall include any pier hole drilling/ foundation preparation work/ installation of drainage improvements.

Geology 4: All grading, excavation and filling shall be conducted during the dry season (April 15 through October 15) only, and all areas of exposed soils shall be revegetated to minimize erosion and subsequent sedimentation. After October 15, only erosion control work shall be allowed by the grading permit. Any modification to the above schedule shall be subject to review and approval by the BID Grading Section.

Implementation of these mitigation measures would reduce the impact of liquefaction to a less than significant level.

iv) Landslides? (No impact)

In 1975 the U.S. Geological Survey (USGS) issued photointerpretive maps of Contra Costa County showing the distribution of landslide and other surficial deposits. The USGS mapping is presented on Figure 10-6 (Geologic (Landslide) Hazards) of the General Plan Safety Element. According to this map, which was prepared by an experienced USGS geologist, landsliding is not a potential hazard for this site.

b) Would the project result in substantial soil erosion or the loss of topsoil? (Less than significant)

The soil series that occur on the project site are the Perkins gravelly loam and Positas loam. The Perkins series is characterized by runoff that is slow to medium, and the hazard of erosion is slight to moderate. The Positas loam is characterized by slow runoff, the erosion hazard is slight, and soil permeability is very slow. As described in the project Stormwater Control Plan (SWCP), runoff on the project site would be directed to an onsite bioretention basin before being conveyed to the offsite storm drain system. As a result, there would be a less than significant adverse environmental impact related to substantial soil erosion or loss of topsoil.

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

As evaluated in Environmental Checklist Section 7.a.iii above, there is a **potentially significant impact due to liquefaction at the project site. Consequently, the applicant is required to implement mitigation measures Geology 1, Geology 2, Geology 3, and Geology 4.**

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Implementation of these mitigation measures would reduce the impact from liquefaction to a less than significant level.

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

As discussed in Environmental Checklist Section 7.b, the soil series that occurs on the project site are the Perkins gravelly loam and Positas loam. These soils occur on nearly level to gently sloping alluvial terraces (0 to 9% slopes). Regarding its engineering properties, the clay matrix of the Perkins gravelly loam is considered to be moderately expansive and moderately corrosive. The expansivity and corrosivity of the Positas loam soil series varies with depth. The A-horizon, which extends from the surface to a depth of 21 inches, is rated moderately expansive and low corrosivity. The B-horizon, which extends from 21 to 60 inches below the ground surface, is rated highly expansive and highly corrosive.

Expansive soils are soils that expand when water is added and shrink when they dry out. This continuous change in soils volume causes homes and other structures to move unevenly and crack. Regarding the corrosion hazard, testing is needed to determine if metal and/or concrete that is in contact with the ground is subject to damage associated with the long-term exposure to corrosive soils. The risks of damage associated with these adverse engineering properties of the soils can be avoided or minimized by proper site preparation work, in combination with foundation and drainage design that is sensitive to the prevailing soils conditions. Additionally, there is an unknown, but possibility significant, risk of undocumented fill on the site, including buried structures (e.g., septic tanks, utility lines). Existing fill, if present, may have adverse engineering properties and will warrant corrective grading and/or removal from the site. Thus, **expansive and corrosive soils on the project site could result in potentially significant impacts on the proposed project**, including construction of a private access road, drainage improvements, and three single-family residences. **Consequently, the applicant is required to implement mitigation measures Geology 1, Geology 2, Geology 3, and Geology 4.**

Implementation of these mitigation measures would reduce the impacts of expansive and corrosive soils to less than significant levels.

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

The project site is currently not served by a municipal sewer system. The applicant intends to tie into the City of Concord Sanitary Sewer System. This will require approval by the Contra Costa

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Local Agency Formation Commission (LAFCO) for out of agency service that is conditional on *Annexation* of the project site to the City of Concord. Either the project sponsor or the City can apply to LAFCO for annexation. If the project site is annexed into the City of Concord, the City would provide a connection of the proposed project to its Sanitary Sewer System and there will be no septic systems on the site.

As described previously, the soil series that occurs on the project site are the Perkins gravelly loam and Positas loam. The permeability of the soils are slow to very slow. Based on the soil properties, the Soil Survey of Contra Costa County concludes that the soils that occur on the site have severe limitation for use as a filter field for septic system. Thus, **if the project site is not annexed to the City of Concord, there would be a potentially significant impact on septic systems due to soil conditions on the project site.** Consequently, The applicant is required to implement the following mitigation measure.

Geology 5: Should an application be filed for a new septic system for residential development on the site, the project sponsor will have responsibility of identify a potential leach field site of adequate size that complies with regulations administered by the Environmental Health Division of the County Health Services Department. If a suitable site is not identified on the site, the project sponsor will need to request that the Environment Health Division consider a specialized design.

Implementation of this mitigation measure would reduce the impact of soil conditions on septic systems to a less than significant level.

f) *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (Less than significant with mitigation)*

Although there are no known unique paleontological resources or geologic features on the project site, there is a possibility that buried fossils and other paleontological resources or hidden geologic features could be present and **accidental discovery could occur during grading and other earthwork on the site, resulting in a potentially significant impact on unique paleontological resources and geologic features. Thus, the applicant is required to implement the mitigation measures of Cultural Resources 1.**

Implementation of these mitigation measures would reduce the adverse environmental impact on the unique paleontological resources or geologic features to a less than significant level.

Sources of Information

- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*

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- Bellecci & Associates, Inc., 2022. *Stormwater Control Plan for Ayers Estates.*
- Darwin Myers Associates, 2021. *Geologic Peer Review / 30 Day Comments, MS21-00010, DMA Project 3046.21.*
- Contra Costa County General Plan, 2005-2020. *Safety Element.*
- California Building Code, 2022.
- Contra Costa County Grading Ordinance.
- United States Department of Agriculture, Soil conservation Service, 1977. *Soil Survey of Contra Costa County, California.*
- Contra Costa Local Agency Formation Commission, 2021. *CDMS21-00010 Agency Comment Request.*

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

SUMMARY:

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

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

The installation of the private access road and drainage improvements, and the construction and operation of the three single-family residences on the project site will generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. The 2022 BAAQMD CEQA Guidelines state that for a project to have a less-than-significant impact related to operational GHG emissions, it must include, at a minimum, no natural gas appliances or natural gas plumbing in the residences, and no wasteful, inefficient, or unnecessary energy use. As discussed in Environmental Checklist Section 6 above, the future single-family residences would be operated and constructed in accordance with the California Buildings Codes, which includes specific requirements for residential construction to reduce the amount of energy required for lighting and heating, as well as to promote energy conservation. As a result, the project would result in the generation of less than significant amounts of GHG emissions.

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

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

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Within Contra Costa County, the Contra Costa County Board of Supervisors adopted the Contra Costa County Climate Action Plan in December 2015. The construction and operation of the new single-family businesses would be subject to the County’s All-Electric Building Ordinance, other measures promulgated by the *Climate Action Plan*, and Title 24 of the California Code of Regulations. Thus, the proposed project would be consistent with the goals, objectives, and policies of the adopted Climate Action Plan.

The proposed project, including the Minor Subdivision to create three developable lots, install a private access road and drainage improvements, and subsequent construct and operate three single-family homes, would generate some GHG emissions, but not at levels that would result in a conflict with any policy, plan, or regulation adopted for the purpose of reducing GHG emissions.

Sources of Information

- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*
- Bay Area Air Quality Management District, 2023. *Bay Area Clean Air Plan: Spare the Air, Cool the Climate, 2017.*
- Bay Area Air Quality Management District, 2023. *California Environmental Quality Act Air Quality Guidelines, 2022.*
- Contra Costa County, 2015. *Climate Action Plan.*
- Contra Costa County All-Electric Building Ordinance.
- California Code of Regulations, Title 24, 2022.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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9. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Less than significant)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Subsequent to recordation of the Parcel Map, a private access road and drainage improvement would be installed, and three single-family residences would be constructed. There would be associated use of fuels and lubricants, paints, and other construction materials during the construction period. 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 compliance with existing regulations, the project would have a less than significant impact from construction.

Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home’s occupants would be responsible for proper handling and disposal of household materials. For example, household hazardous substances can be dropped off for free at the Central Contra Costa Sanitary District Household Hazardous Waste Collection Facility, located approximately 6.3 miles northwest of the project site at 4797 Imhoff Place in Martinez. Because any hazardous materials used for household operations would be in small quantities, long-term impacts associated with handling, storing, and dispensing of hazardous materials from project operation would be less than significant.

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

The proposed residential use of the project site would not involve handling, use, or storage of substances that are acutely hazardous. The site has historically been in residential use; however, the former single-family residence was demolished in 2007 and the site is currently vacant. Thus, substantial concentrations of asbestos-containing materials, lead-based paint, or other hazardous materials would not be present on the site, and the risk of release of hazardous materials into the environment would be less than significant.

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

The Myrtle Farm Montessori School is located 0.11 mile to the southwest of the project site on Myrtle Drive, and Ayers Elementary School is located 0.13 mile to the south of the project site on Myrtle Drive. Due to the nature of the proposed residential land use of the site, impacts on the school due to hazardous substances at the site during project operation would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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With respect to construction-related impacts, as assessed in Environmental Checklist Sections 3.c and 3.d, although grading and construction activities would be temporary, there would be potentially significant air pollutant emissions and odors. Therefore, **there could also be a potentially significant adverse environmental impact during project construction due to the release of potentially hazardous emissions. Consequently, the applicant is required to implement mitigation measures Air Quality 1 and Air Quality 2.**

Implementation of these mitigation measures would reduce the impact from potentially hazardous emissions to a less than significant level.

- d) *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (No impact)*

The property is currently vacant and was formerly in residential use. A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the subject property. The site is not listed on the State of California Hazardous Waste and Substance Sites (Cortese) List. California Government Code Section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Department of Toxic Substance Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List. The Cortese List is a planning document used by the State, local agencies, and developers to comply with the California Environmental Quality Act. Thus, there would be no impact.

- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? (No impact)*

The project is not located within two miles of an airport. The nearest airport is Buchanan Field Airport, which is approximately 5.4 miles west of the project site. The airport influence area is delineated in the Contra Costa County Airport Land Use Compatibility Plan. The site is not within the Buchanan Field Airport influence area. Thus, the proposed project is not considered to be located within an area where airport operations present a potential hazard.

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

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The proposed project is a residential subdivision on Ayers Road approximately 375 feet north of the Ayers Road / Myrtle Drive intersection. Ayers Road south of Myrtle Drive connects to Concord Boulevard, which is a County-designated arterial. Myrtle Drive connects to Kirker Pass Road and Bailey Road, both of which are County-designated arterials. roads would be used in the event of an emergency requiring evacuation of the local neighborhood.

At the project frontage, Ayers Road is a County-maintained paved road that is approximately 18 feet wide within a 50-foot right-of-way that lacks curbs and sidewalks. The planned ultimate width of the road is 40 feet of pavement width within a 60-foot right-of-way. If the project is approved, the PWD will require the dedication of a 30-foot-wide portion of the frontage for the planned future widening of Ayers Road in this location, along with installation of a five-foot-wide sidewalk along the frontage.

Therefore, the proposed project would have a less than significant impact on emergency response and emergency evacuation plans.

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

The project site is County roughly 500 feet southeast of the Concord Naval Weapons Station. Residential areas that are south of the Naval Weapons Station, such as the site vicinity, are in a high fire hazard severity zone in a local responsibility area. Consequently, construction on the site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). As a result, the fire-related risks of the proposed project would be less than significant.

Sources of Information

- [EnviroStor \(ca.gov\)](https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/Environmental-Health-Topics/Pages/EnviroStor), California Department of Toxic Substances Control, 2023. *Hazardous Waste and Substances List (Cortese)*.
- Contra Costa County, 2000. *Contra Costa County Airport Land Use Compatibility Plan*.
- Contra Costa County Department of Public Works, 2022. *Minor Subdivision MS21-0010 Staff Report and Recommended Conditions of Approval*.
- [Map of CAL FIRE’s Fire Hazard Severity Zones in State Responsibility Areas –Contra Costa County](#), 2007. *Contra Costa County Draft Fire Hazard Severity Zones in LRA*.
- California Building Code, 2022.
- California Fire Code, Chapter 49, 2023. *Requirements for Wildland-Urban Interface Fire Areas*.

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- California Code of Regulations, Title 24, 2022.

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

SUMMARY:

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

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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 Clean Water Program. In October 2009, the Regional Water Quality Control Board for the San Francisco Bay Region (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 storm water runoff. The County has the authority to enforce compliance with its Municipal Regional Permit authority in its adopted C.3 requirements. The C.3 requirements stipulate that projects creating and/or redeveloping at least 10,000 sq. ft. of impervious surface shall treat storm water runoff with permanent storm water management facilities, along with measures to control runoff rates and volumes. The proposed project would add approximately 30,000 sq. ft. of new impervious surface area. Thus, the proposed project would be required to include storm water management facilities.

The C.3 requirements stipulate that projects that create or replace 2,500 sq. ft. or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. The SWCP prepared for the proposed project includes storm water controls as required by the Contra Costa Clean Water Program. The project storm water controls include dispersion to vegetated areas and an onsite bioretention basin. The SWCP has been deemed preliminarily complete by the PWD, who is requiring the submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the filing of the Parcel Map. With implementation of the SWCP, the project would have a less than significant impact on water quality.

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

The site would receive water service from the Contra Costa Water District (CCWD). After subdivision, water service to the three new parcels would be provided by CCWD. Since any future water service at the site will be provided by CCWD, no groundwater wells will be required. The proposed project would therefore have no effect on groundwater supplies.

The applicant has included a bioretention basin onsite for storm water control, which would facilitate groundwater recharge and help offset the increase in impervious surface on the project site created by installation of the private access road and construction on the three developable lots. Storm water on the project site would be directed to the bioretention basin that would allow for percolation into the ground, Areas around the future residences would be self-treating,

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allowing dispersion of storm water to vegetated areas. Accordingly, the proposed project would have a less than significant adverse environmental impact on groundwater recharge.

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

i) *Result in substantial erosion or siltation on- or off-site? (Less than significant)*

As discussed in Section 7.b, the Perkins gravelly loam and Positas loam soil series that occur on the project site are characterized by slight to moderate erosion hazard. As described in the SWCP, runoff on the project site would be directed to an onsite bioretention basin before being conveyed to the offsite storm drain system along with dispersion to vegetated areas around the new residences. Accordingly, during operation, the proposed project would not cause substantial erosion or siltation.

During installation of the private access road and drainage improvements, and construction of three single-family residences on the site, there would be surface grading and excavation. Also, given the existing topography of the site, stormwater runoff flows generally towards the southwest. With the proposed project drainage improvements, storm runoff would flow towards the private access road or towards the southerly portion of the site to an onsite bioretention basin. From here, stormwater would flow into a new 24-inch storm drain in Ayers Road that would connect to a 42-inch storm drain on Myrtle Drive. This diversion of runoff from the southwest to the southeast would require the granting of an *Exception* to the requirements and regulations of County Code Section 914-2.004 (Offsite Collect and Convey). PWD has stated that it is not adverse to granting the *Exception* as it believes the proposed project drainage system and the downstream drainage system to be adequate. Moreover, the BID requires that erosion control measures are implemented during construction. For these reasons, the impact of potential erosion during construction would be less than significant.

ii) *Substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? (Less than significant)*

A project hydrologic report was completed in 2022 and reviewed by PWD that evaluated the project's potential to substantially increase the rate or amount of surface runoff that could result in on or off-site flooding. This analysis examined the feasibility of the proposed onsite bioretention basin and self-treating vegetated areas around the new residences, and compared the proposed drainage improvements to existing conditions, where the project site is mostly self-treating, with some overland flow towards Ayers Road. As analyzed, the existing condition drainage flow rate would not be exceeded in the proposed condition. Also, as

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discussed above in Environmental Checklist Section 10.c.i, with the proposed project drainage improvements, storm runoff would flow towards the private access road or towards the southerly portion of the site to an onsite bioretention basin. From here, stormwater would flow into a new 24-inch storm drain in Ayers Road that would connect to a 42-inch storm drain on Myrtle Drive. Accordingly, there would be a less than significant impact on the existing drainage system and would not result in on or off-site flooding.

- 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? (Less than significant)*

As discussed in Environmental Checklist Section 10.c.ii above, there would be no substantial increase in the rate or amount of surface runoff in a manner that would result in on or off-site flooding. With the proposed project drainage improvements, which would consist of an onsite bioretention basin and self-treating vegetated areas around the new residences, storm runoff would flow towards the private access road or towards the southerly portion of the site to an onsite bioretention basin. From here, stormwater would flow into a new 24-inch storm drain in Ayers Road that would connect to a 42-inch storm drain on Myrtle Drive. As analyzed on the project hydrology report, there would be a less than substantial change in the amount of runoff from the project. Therefore, the proposed project would not have significant impacts on the operation of existing and planned stormwater drainage systems.

- iv) *Impede or redirect flood flows? (Less than significant)*

The project site is not within a 100-year flood hazard area. The project site is located FEMA (Federal Emergency Management Agency) Flood Map 06013C0302G. As shown on the FEMA Flood Map, land in the project vicinity is classified as being in Zone X, which is considered to be an area of minimal flood hazard. Thus, the proposed project would have a less than significant impact on flood flows.

- d) *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? (No impact)*

As discussed in Environmental Checklist Section 10.c.iv above, the project site is not within a 100-year flood hazard area. The project site is also not in an area that would be susceptible to inundation by seiche or tsunami. The California Geological Survey (2009) has projected and mapped the tsunami hazard posed by a tidal wave that passes through the Golden Gate and into San Francisco Bay, San Pablo Bay and Carquinez Strait. As mapped, the tsunami hazard in Contra Costa County is limited to the lowland areas immediately adjacent to these waterways. A seiche is a water wave in a standing body of water such as a large lake or reservoir that is caused by an

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earthquake, a major landslide, or strong winds. This hazard does not exist within the project vicinity as there are no large lakes or reservoirs in the area.

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

As discussed in Environmental Checklist Section 10.a above, the SWCP prepared for the proposed project includes storm water controls as required by the Contra Costa Clean Water Program. The project storm water controls include dispersion to vegetated areas and an onsite bioretention basin. The SWCP has been deemed preliminarily complete by the PWD, who is requiring the submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the filing of the Parcel Map. With implementation of the SWCP, the project would have a less than significant impact on water quality. Thus, the proposed project would not conflict with a water quality control plan or groundwater management plan.

Sources of Information

- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*
- Bellecci & Associates, Inc., 2022. *Stormwater Control Plan for Ayers Estates.*
- Bellecci & Associates, Inc., 2022. *Hydrology Report for Ayers Estates.*
- Contra Costa County Code, Title 10, Division 1014. *Stormwater Management and Discharge Control.*
- <https://msc.fema.gov/portal/>, 2023. *FEMA (Federal Emergency Management Agency), Flood Map 06013C0302G, effective 03/21/2017.*
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle.*
- Contra Costa County General Plan, 2005-2020. *Safety Element.*
- Contra Costa County Department of Public Works, 2022. *Minor Subdivision MS21-0010 Staff Report and Recommended Conditions of Approval.*

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

SUMMARY:

a) *Would the project physically divide an established community? (No impact)*

The 2.36-acre project site is located in the R-20 Single-Family Residential District, which has a minimum required lot size of 20,000 sq. ft. (0.46 acre). The area around the site primarily consists of mid-size parcels that range in size from approximately 0.26 acre to 3.12 acres. The majority of the surrounding parcels have been developed with single-family residences and associated accessory structures. The proposed project would have three lots that are 27,464 sq. ft. (0.63 acre), a 36,065 sq. ft. (0.83 acre), and a 38,029 sq. ft. (0.87 acre) in size. Therefore, the Minor Subdivision lots would be consistent with surrounding parcels. Also, the proposed private access road would provide access from all three lots to Ayers Road, the existing local street in this neighborhood. Thus, the proposed Minor Subdivision would not divide an established community.

b) *Would the project cause a significant environmental impact due to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? (No impact)*

The proposed project is consistent with the R-20 Single-Family District and with the SL, Single-Family Residential – Low Density General Plan land use designation, which allows a residential density from 1.0 to 2.9 dwelling units per acre. Also, the site is located within the Urban Limit Line (ULL), which identifies the site as suitable for development with urban uses.

Given the existing topography of the site, stormwater runoff flows generally towards the southwest away from Ayers Road. The proposed project includes a request for an *Exception* to the County Code regulations for stormwater runoff to allow it to be directed towards the southerly portion of the site to a bioretention basin that would discharge flow into a new 24-inch storm drain in Ayers Road that would connect to a 42-inch storm drain on Myrtle Drive. Granting of the *Exception* would be allowed under the subdivision regulations of the County Code and would not be in conflict with the subdivision regulations.

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Installation of the bioretention basin necessitates installation of a six-foot tall retaining wall adjacent to the southern property boundary at the edge of the basin. The retaining wall would be within a required side yard setback of the R-20 Single Family Residential District and would require the granting of a *Variance*. Since the need for the *Variance* is due to the planned drainage improvements described above and is allowed under the regulations for the R-20 District, the placement of the retaining wall within the side yard setback would not be in conflict with the zoning district.

In order to accommodate the three single-family residences on the subdivision parcels, the installation of the private access road, and installation of drainage improvements, a *Tree Permit* would be required to remove 20 trees protected under the Tree Protection and Preservation Ordinance and allow construction work would occur within the drip lines of five protected trees. Granting of the *Tree Permit* is allowed under the Ordinance and would not be in conflict with the Ordinance.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Land Use Element*.
- Contra Costa County Code, Title 8, *Zoning Ordinance*.
- Contra Costa County Code, Title 9, *Subdivisions*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (No impact)*

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

- b) *Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (No impact)*

The project site is not within an area of known mineral importance according to the General Plan Conservation Element, and therefore, the project would not impact any mineral resource recovery site.

Sources of Information

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

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

SUMMARY:

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

Activities at the three single-family residences in the Minor Subdivision are not expected to expose persons to, or generate, noise levels in excess of the Community Noise Exposure Levels shown on Figure 11-6 of the General Plan Noise Element. Figure 11-6 shows that levels of 60 dB or less are normally acceptable and 70 dB or less are conditionally acceptable. Types and levels of noise generated from the residential uses associated with the proposed project would be similar to noise levels from the existing residential developments in the area.

During project grading and construction, there may be periods of time where there would be loud noise from construction equipment, vehicles, and tools. The maximum projected noise level of construction equipment operating on the project site could be up to 88 dBA at a distance of 50 feet. **Although the grading and construction activities would be temporary, the activities could have a potentially significant impact during project construction on adjacent residences.** Consequently, the applicant is required to implement the following noise mitigation measures.

Noise 1: The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a. The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.
- b. 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.
- c. A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.
- d. Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities 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)

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

Federal Holidays: [Federal Holidays \(opm.gov\)](https://www.opm.gov)

California Holidays: <https://www.calhr.ca.gov/employees/pages/state-holidays.aspx>

- e. Large trucks and heavy equipment are subject to the same restrictions that are imposed on construction activities, except that the hours are limited to 9:00 AM to 4:00 PM.

Implementation of these mitigation measures would reduce construction period noise impacts to a less than significant level.

- b) *Would the project result in generation of excessive groundborne vibration or groundborne noise levels? (No impact)*

Residential use of the project site would not generate significant ground borne vibration. Also, the project does not include any components (e.g., pile driving) that would generate excessive ground-borne vibration levels during construction activities.

- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (No impact)*

There is no currently operating private airstrip in the vicinity of the project site. Thus, the proposed project would not expose people to airstrip-related noise.

The nearest public use airport is the Buchanan Field Airport, which is approximately 5.4 miles west of the project site, and the nearest public airport is the Oakland International Airport, located approximately 22.3 miles to the southwest. Accordingly, the project site would not be located within an area where there would be excessive airport-related noise.

Sources of Information

- Contra Costa County General Plan, 2005-2020. *Noise Element*.
- Bolt, Beranek, and Newman, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*. U.S.E.P.A. Office of Noise Abatement and Control, Contract 68-04-0047.

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

SUMMARY:

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

The project would construct three single-family residences, which would directly increase the Concord area population by an estimated nine persons, based on the Census 2020 estimate of 2.84 people per household for Contra Costa County. The Census 2020 estimate for the population of Concord in 2022 is 122,625 persons, and therefore, the impact of adding nine persons to the Concord area would be less than significant.

- b) *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? (No impact)*

The project site is currently vacant, and there are no persons living on the project site. Therefore, the addition of three single-family residences onsite would not displace any person or housing.

Sources of Information

- [U.S. Census Bureau QuickFacts: United States](#), 2023. *Census 2020, QuickFacts, Contra Costa County, CA.*

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

SUMMARY:

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

a) ***Fire Protection? (Less than significant)***

Fire protection and emergency medical response services in the project vicinity are provided by the Contra Costa County Fire Protection District (CCCYPD). Fire protection at the project site would be provided by Fire Station 8 located at 4647 Clayton Road, approximately 1.9 miles driving distance to the southwest. If necessary, additional fire protection support would be provided by Fire Station 11 located at 6500 Center Street, approximately 3.0 miles driving distance to the southeast. The CCCYPD submitted comments on the project application detailing requirements for installation of an emergency apparatus access roadway and a fire hydrant on the project site, along with weed abatement. Prior to construction of the three single-family residences, private access road, and drainage improvements, the construction drawings would be reviewed and approved by the CCCYPD. As a result, potential impacts of the proposed project on fire protection services would be less than significant.

b) ***Police Protection? (Less than significant)***

Police protection services in the project vicinity are provided by the Contra Costa County Sheriff's Office, which provides patrol service to unincorporated Concord. In addition to regular patrol service, backup police protection services would be provided by the Bay Station of the Sheriff's Office, located approximately 19 miles driving distance to the west of the project site. The addition of three single-family residences from the proposed project to the existing single-family

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential neighborhood would not significantly affect the provision of police services to the Ayers Road neighborhood.

c) *Schools? (Less than significant)*

The Mt. Diablo Unified School District (MDUSD) provides public education services from kindergarten to 12th grade to the Ayers Road neighborhood. Students in this neighborhood would attend the Ayers Elementary School located at 5120 Myrtle Drive, approximately 0.2 miles driving distance to the south, Pine Hollow Middle School located at 5522 Pine Hollow Road, approximately 2.9 miles driving distance to the south, and College Park High School located at 201 Viking Drive, approximately 7.2 miles driving distance to the west. Ayers Elementary School has a current enrollment of 377 students from kindergarten to 5th grade. Pine Hollow Middle School has a current enrollment of 589 students from 6th to 8th grade. College Park High School has a current enrollment of 1,956 students from 9th to 12th grade.

Based on Census 2020 data, 21.7% of the population of Contra Costa County would be under 18 years old and 5.3% of the population would be under 5 years old. Therefore, of the projected nine persons living in the three single-family residences on the project site, two persons would be under 18 years old. Using a conservative estimate of two persons attending schools in the Mt. Diablo Unified School District, the project-related increase in enrollment at any school would be less than one percent. Also, the applicant would be required to pay the state-mandated school impact fee for the three new dwelling units. Accordingly, school impacts would be less than significant.

d) *Parks? (Less than significant)*

A number of parks in the City of Concord are within two miles of the project site, including Brazil Quarry Park located on Kent Way approximately 1.0 mile driving distance to the south, Newhall Community Park accessible from Turtle Creek Road approximately 1.7 miles driving distance to the south, and Dave Brubeck Park on Concord Boulevard approximately 1.9 miles driving distance to the west. In addition, some parks in the City of Clayton are within two miles of the project site, including Westwood Park located on Haviland Place approximately 1.6 miles driving distance to the southeast, and Lydia Lane Park located on North Lydia Lane approximately 2.0 miles driving distance to the southeast. Persons residing at the three single-family residences may use the nearby parks; however, given the number of parks within two miles of the project site, the increase in use of the parks by project residents would be less than significant.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) *Other public facilities? (Less than significant)*

Libraries: The Contra Costa Library operates 26 facilities in Contra Costa County, including the Concord Library located at 2900 Salvio Street, approximately 4.7 miles to the west, and the Clayton Library located at 6125 Clayton Road, approximately 2.8 miles to the southeast. The Contra Costa Library system is primarily funded by local property taxes, with additional revenue from intergovernmental sources. Accordingly, the impact of the use of the public libraries by residents of the three single-family residences would be less than significant.

Health Facilities: The Contra Costa County Health Services Department (CCCHSD) operates a regional medical center (hospital) and 10 health centers and clinics in the county. The closest public health facilities to the project site are the Concord Health Center located at 3052 Willow Pass Road, approximately 4.6 miles to the west, and the Concord Public Health Clinic located at 2355 Stanwell Circle, approximately 5.7 miles to the west. CCCHSD is primarily funded by federal and state funding programs, with additional revenue from local taxes. Thus, the impact of the use of public health facilities by residents of the three single-family residences would be less than significant.

Sources of Information

- <https://www.cccfpd.org/station-address>, 2023. *Fire Stations, Contra Costa County Fire Protection District.*
- Contra Costa County Fire Protection District, 2021. *3-Lot Subdivision, 1931 Ayers Rd. Concord, CCCFPD Project No.: P-2021-04809.*
- [Muir Station | Contra Costa Sheriff, CA \(cocosheriff.org\)](http://cocosheriff.org), 2023. *Contra Costa County office of the Sheriff, Muir Station.*
- [Mt. Diablo Unified School District \(schoolsitelocator.com\)](http://schoolsitelocator.com), 2023. *Mt. Diablo Unified School District, School Site Locator.*
- [Enrollment by Grade - Mt. Diablo Unified \(CA Dept of Education\)](http://education.ca.gov), 2023. *California Department of Education, 2022-2023 Enrollment by Grade, Mt. Diablo Unified Report (07-61754).*
- [Facilities • Concord, CA • CivicEngage \(cityofconcord.org\)](http://cityofconcord.org), 2023. *City of Concord, Park Facilities.*
- [Parks and Recreation – City of Clayton \(claytonca.gov\)](http://claytonca.gov), 2023. *Parks and Recreation, City of Clayton.*
- <http://ccclib.org/>, 2023. *Contra Costa County Library.*
- <https://cchealth.org/#Centers>, 2023. *Health Centers & Clinics, Contra Costa Health Services.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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16. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

As described in Environmental Checklist Section 15.d, there are a number of neighborhood parks located within two miles of the project site, including Brazil Quarry Park, Newhall Community Park, and Dave Brubeck Park in the City of Concord, and Westwood Park and Lydia Lane Park in the City of Clayton. In addition to neighborhood parks, the Bay Point Regional Shoreline is located on McAvoy Road approximately 6.9 miles driving distance to the north and the Castle Rock Regional Recreation Area is located at 1700 Castle Rock Road approximately 7.4 miles driving distance to the south. Both of these regional parks are part of the East Bay Regional Park District (EBRPD). The regional parks and trailheads are further from the project site than the neighborhood parks, and therefore, project residents would be less likely to use these facilities. Nevertheless, there could be an incremental increase in use of the regional facilities. In addition, Thurgood Marshall Regional Park, located at 1951 Bailey Road approximately 1.1 miles driving distance to the north, is an EBRPD facility that is part of the former Concord Naval Weapons Station. This facility is not open to the public but is open for occasional scheduled public tour events such as the Winter Bird Count event on December 16, 2033. Overall, the impact of the proposed project on neighborhood parks and regional facilities would be less than significant.

- 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? (Less than significant)*

The proposed project is the subdivision of a 2.36-acre lot in the R-20 Single-Family Residential District, and the subsequent construction of a single-family residence on each lot. There are no

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plans to construct any substantial recreational facility; however, the residents of the homes may choose to construct small, personal recreational facilities, such as swimming pools and sports courts. Impacts from the construction of small, personal recreation facilities would be less than significant.

Sources of Information

- [Parks | East Bay Parks \(ebparks.org\)](http://ebparks.org), 2023. *East Bay Regional Park District, Parks.*
- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*

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

SUMMARY:

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

Implementation Measure 4-c of the Growth Management Element of the General Plan requires a transportation impact analysis of any project that is estimated to generate 100 or more AM or PM peak-hour trips. Based on the Institute of Transportation Engineers peak period trip generation rate of 0.99 trips per dwelling unit for single-family residences, the future single-family residences on the project site would generate 3 AM and 3 PM peak period trips. Accordingly, a project-specific traffic impact analysis is not required. Since the project would yield less than 100 peak hour AM or PM trips, the proposed project would not conflict with the circulation system in the Ayers Road area.

Following are assessments of possible effects on public transit, bicycle facilities, and pedestrian facilities.

Public Transit: There is no public transit service along Ayers Road. Existing transit stops are the County Connection bus stops along Clayton Road, with the nearest transit stop on Clayton Road at Ayers Road located approximately 1.0 mile driving distance to the southwest. The terrain in this area is relatively flat, and it is estimated to take approximately 22 minutes to walk to the transit stop from the project site. Given the distance to the transit stop, significant project demand for transit service is not expected, and the project would not impede any existing transit service.

Bicycle Facilities: There are no existing bicycle facilities in the project vicinity. The Contra Costa Transportation Authority, Countywide Bicycle and Pedestrian Plan does not include any proposed

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bicycle facilities along Ayers Road or Myrtle Drive or other nearby roadways. As discussed in Environmental Checklist Section 1.c, at the project frontage, Ayers Road is a currently a paved road that is approximately 18 feet wide within a 50-foot right-of-way without any curbs and sidewalks. The planned ultimate width of the road is 40 feet of pavement width within a 60-foot right-of-way, and If the project is approved, the PWD will require road width dedication and the installation of a sidewalk along the project frontage. If a substantial portion of Ayers Road has a 60-foot wide right of way, bicycle facilities could be installed at some point in the future without affecting the project site.

Pedestrian Facilities: There are no pedestrian facilities along Ayers Road. The nearest sidewalks are on Myrtle Drive east of Ayers Road. Due to the semi-rural character of the Ayers Road area, pedestrian activity is largely non-existent. As described above, If the project is approved, the PWD will require road width dedication and the installation of a sidewalk along the project frontage. Thus, the project would not cause a significant impact on pedestrian facilities.

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

The Contra Costa County Board of Supervisors adopted the *Contra Costa County Transportation Analysis Guidelines* in June 2020. The *Transportation Analysis Guidelines* include the following screening criteria. If a proposed project meets the screening criteria, the project would be expected to have a less than significant impact and would not require VMT (Vehicle Miles Traveled) analysis.

- i. Projects that:
 - a. Generate or attract fewer than 110 daily vehicle trips; or,
 - b. Projects of 10,000 square feet or less of non-residential space or 20 residential units or less, or otherwise generating less than 836 VMT per day.
- ii. Residential, retail, office projects, or mixed-use projects proposed within ½ mile of an existing major transit stop or an existing stop along a high-quality transit corridor.
- iii. Residential projects (home-based VMT) at 15% or below the baseline County-wide home-based average VMT per capita, or employment projects (employee VMT) at 15% or below the baseline Bay Area average commute VMT per employee in areas with low VMT that incorporate similar VMT reducing features (i.e., density, mix of uses, transit accessibility).
- iv. Public facilities (e.g. emergency services, passive parks (low-intensity recreation, open space), libraries, community centers, public utilities) and government buildings.

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The proposed project would be below the thresholds of 110 daily vehicle trips and 20 residential units, and therefore, a VMT analysis is not required. Accordingly, the proposed project would have a less than significant transportation impact and would be consistent with CEQA Guidelines Section 15064.3(b).

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

At the project frontage, Ayers Road is a paved County-maintained road that is approximately 18 feet wide within a 50-foot right-of-way that lacks curbs and sidewalks. If the project is approved, the PWD will require the dedication of a 30-foot-wide portion of the frontage for the planned future widening of Ayers Road in this location, along with installation of a five-foot-wide sidewalk along the frontage. In addition, there would be a new paved driveway intersection that provides access to the three subdivision lots on the project site. Thus, the proposed project would not increase hazards due to design features and it would have a less than significant impact.

- d) *Would the project result in inadequate emergency access? (Less than significant)*

As discussed above, if the project is approved, the PWD will require the dedication of a 30-foot-wide portion of the frontage for the planned future widening of Ayers Road in this location. In addition, there would be a new paved driveway intersection that provides access to the three subdivision lots on the project site. Furthermore, if the project is approved, the CCCFPD will require the installation of an emergency apparatus access roadway. Accordingly, the project would have a less than significant impact on emergency access.

Sources of Information

- Contra Costa County General Plan 2005-2020. *Growth Management Element*.
- Contra Costa County General Plan 2005-2020. *Transportation and Circulation Element*.
- Contra Costa County, 2020. *Contra Costa County Transportation Analysis Guidelines*.
- Institute of Transportation Engineers, 2017. *Common Trip Generation Rates (PM Peak Hour), Trip Generation Manual, 10th Edition*.
- [Routes – County Connection](#), 2023. *County Connection Routes*.
- [Countywide Bicycle and Pedestrian Plan - Contra Costa Transportation Authority \(ccta.net\)](#), 2023. *Countywide Bicycle and Pedestrian Plan, 2018*.

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- Contra Costa County Department of Public Works, 2022. *Minor Subdivision MS21-0010 Staff Report and Recommended Conditions of Approval.*
- Contra Costa County Fire Protection District, 2021. *3-Lot Subdivision, 1931 Ayers Rd. Concord, CCCFPD Project No.: P-2021-04809.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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18. TRIBAL CULTURAL RESOURCES – <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 type="checkbox"/>	<input checked="" 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:

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

- a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)? (Less than significant)*

As discussed in Environmental Checklist Section 5.a above, no historical resources are on the project site. The site has been in use as a single-family residential lot but has been vacant since 2007 when the onsite residence was demolished. Neither the former residence nor the site is on the Contra Costa County Historic Resources Inventory or in the California Register of Historic Places. With the recordation of the Parcel Map, each Minor Subdivision parcel would have one single-family residence. Thus, the proposed project would have a less than significant impact on visible tribal cultural resources.

- 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? (Less than significant with mitigation)*

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As discussed in Environmental Checklist Sections 5.b, and 5.c above, grading and other earthwork associated with project construction could encounter previously undiscovered archaeological resources and human remains. **Damage or destruction of archaeological resources and disturbance of human remains during project construction would be potentially significant impacts. Implementation of Cultural Resources 1 and Cultural Resources 2 would reduce the impacts to less than significant levels.**

Regarding paleontological resources, as discussed in Environmental Checklist Section 7.f, there is a possibility that buried fossils and other paleontological resources or hidden geologic features could be present and encountered during grading and other earthwork. **Damage or destruction of paleontological resources during project construction would be a potentially significant impact. Implementation of Cultural Resources 1 would reduce this impact to a less than significant level.**

Sources of Information

- California Historical Resources Information System, Northwest Information Center, 2021. *CDMS21-00010 / APN 116-091-074 at 1931 Ayers Rd, Concord / Subhendu Datta Livio Building Systems, File No. 21-0452.*
- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*

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

SUMMARY:

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

Wastewater generated by the proposed project would originate from the three single-family residences that would be constructed on the project site. As described in Environmental Checklist Section 7.e, the project site is currently not served by a municipal sewer system, and therefore, the applicant intends to annex the project site into the City of Concord and tie into the City of Concord Sanitary Sewer System (CCSSS). If served by the CCSSS, sewer line laterals would be installed to connect the three residences to CCSSS facilities. The wastewater generated by the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project would incrementally increase wastewater flows in the CCSSS system; however, no changes to any CCSSS facilities would be required to treat the increased flows. CCCSD would review the construction drawings for building permits for the residences to ensure that the development would be accommodated by CCCSD facilities. On the other hand, if the project site is not annexed into the City of Concord, the project would rely on a new septic system to serve the onsite residences. The septic system would be required to meet the regulations of the Environmental Health Division of the County Health Services Department pursuant to mitigation measure **Geology 5**. Thus, no significant impacts related to the wastewater treatment requirements of the Regional Water Quality Control Board for the San Francisco Bay Region would be expected.

As described in Environmental Checklist Section 10.a, the applicant has submitted a SWCP for the proposed project includes storm water controls such as dispersion to vegetated areas and an onsite bioretention basin. The SWCP has been deemed preliminarily complete by the PWD, who is requiring the submittal of a final SWCP and a Stormwater Control Operation and Maintenance Plan prior to the filing of the Parcel Map. Therefore, no significant impacts related to storm drainage would be expected.

Other utilities and service systems would require minor modification to meet design and construction code requirements to serve the three single-family residences. There would be no requirements for new or expanded utilities or other systems related to electric power, water supply, or telecommunication facilities.

The installation and operation of the three single-family residences on the project site would have less than significant effects on utilities and service systems.

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

After subdivision, water service to the three single-family residences would be provided by the CCWD. The CCWD submitted comments on the project application detailing requirements for water service connections. The CCWD did not indicate any issues related to the project causing an insufficient water supply. Accordingly, the impact of providing water service to the proposed project would be less than significant.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in Environmental Checklist Section 19.a above, if the proposed project is annexed into the City of Concord, the applicant will coordinate with CCSSS for new wastewater connections to serve the three single-family residences. The wastewater generated by the proposed project would incrementally increase wastewater flows in the CCSSS system; however, no changes to any CCSSS facilities would be required to treat the increased flows. If the project is not annexed into the City of Concord, the project would rely on a new septic system to serve the onsite residences. The septic system would be required to meet the regulations of the Environmental Health Division of the County Health Services Department pursuant to mitigation measure **Geology 5**. Therefore, the proposed project would have a less than significant impact on wastewater treatment facilities.

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

Construction of three single-family residences on the project site would generate construction solid waste. Construction waste would be hauled to the Acme Landfill, located at 890 Waterbird Way in Martinez. Future construction on the three Minor Subdivision parcels would incrementally add to the construction waste headed to the landfill; however, the impact of the project-related incremental increase is considered to be less than significant. Further, 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 at the time of application for a building permit. The Debris Recovery Program would reduce the construction debris headed to the landfill by diverting materials that can be recycled to appropriate recycling facilities.

With respect to residential waste, the receiving landfill for operational waste is Keller Canyon, located at 901 Bailey Road in Bay Point. Residential waste from the three single-family residences would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related residential waste is considered to be less than significant. As is the case with construction debris, a portion of the residential waste is expected to be recycled and would thereby reduce the residential waste headed to the landfill.

- e) *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? (No impact)*

The proposed project would comply with applicable federal, state, and local laws related to solid waste. The project includes residential land uses that would not result in the generation of unique types of solid waste that would conflict with existing regulations applicable to solid waste.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources of Information

- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates.*
- Contra Costa County Department of Public Works, 2022. *Minor Subdivision MS21-0010 Staff Report and Recommended Conditions of Approval.*
- Contra Costa Water District, 2021. *Comment Letter Regarding County File CDMS21-00010, Comments on Proposed Minor Subdivision at 1931 Ayers Road, Concord, CA.*
- [Acme Landfill – Contra Costa County's Pioneer Sanitary Landfill](#), 2023. *Acme Landfill.*
- [CalGreen / Construction & Demolition \(C&D\) Debris Recovery Program | Contra Costa County, CA Official Website](#), 2023. *Contra Costa County, Conservation and Development Department, CalGreen / Construction & Demolition (C&D) Debris Recovery Program.*
- [Keller Canyon Landfill | Contra Costa County, CA Official Website](#), 2023. *Contra Costa County, Conservation and Development Department, Keller Canyon Landfill.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. WILDFIRE – <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

- a) ***Substantially impair an adopted emergency response plan or emergency evacuation plan? (Less than significant)***

The project site is roughly 1.13 miles west of an adopted high fire hazard severity zone in a state responsibility area. The site is also in the high fire hazard severity zone in the local responsibility area that is generally south of the Concord Naval Weapons Station. However, the potential for wildfires originating from the project site are minimized as construction on the site would be required to conform to California Building Code Chapter 7A (Materials and Construction Methods for Exterior Wildfire Exposure), California Fire Code Chapter 49 (Requirements for Wildland-Urban Interface Fire Areas), and Title 24 of the California Code of Regulations (California Building Standards). These requirements would reduce the risk of loss, injury, or death from wildland fires.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in Environmental Checklist Section 15.a, fire protection and emergency medical response services in the project vicinity are provided by the CCCFPD. CCCFPD Fire Station 8 is located at 4647 Clayton Road, approximately 1.9 miles driving distance to the southwest. If necessary, additional fire protection support would be provided by CCCFPD Fire Station 11 located at 6500 Center Street, approximately 3.0 miles driving distance to the southeast. The CCCFPD submitted comments on the project application detailing requirements for installation of an emergency apparatus access roadway and a fire hydrant on the project site, along with weed abatement. Prior to construction of the three single-family residences, private access road, and drainage improvements, the construction drawings would be reviewed and approved by the CCCFPD. Compliance with CCCFPD requirements would ensure that project impacts on emergency response and evacuation would be less than significant.

- 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? (Less than significant)*

The project site is on the west side of Ayers Road, just north of the intersection with Holly Drive. The site is relatively flat with elevations that range from 287 feet in the middle and northern portions of the site to 285 feet at the southeast corner of the site and to 281 feet at the southwest corner of the site. The CCCFPD has submitted comments on the project application detailing requirements for installation of an emergency apparatus access roadway and a fire hydrant on the project site, along with weed abatement. Prior to construction of the three single-family residences, private access road, and drainage improvements, the construction drawings would be reviewed and approved by the CCCFPD. Accordingly, access to and from the residences would be reviewed and approved by the CCCFPD and would not be substantially encumbered due to a wildfire and persons on the project site would be able to readily evacuate if necessary. Furthermore, a Tree Permit is included as part of the *Minor Subdivision* application, to remove 20 trees on the project site order to accommodate future construction of single-family residences, and installation of the private access road and drainage improvements. Along with the CCCFPD review of the project plans and the CCCFPD-required weed abatement, the tree removal would reduce risks posed by fires on the site and in the Ayers Road neighborhood. Therefore, wildfire risk to the occupants of the single-family residences on the project site would be less than significant.

- 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? (Less than significant)*

As discussed in Environmental Checklist Section 20.b above, construction plans for the proposed project would be reviewed and approved by the CCCFPD, and compliance with all Fire Protection

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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District requirements and the tree removal under a Tree Permit would ensure that temporary or ongoing impacts to the environment due to wildfires would be less than significant.

- 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? (**Less than significant with mitigation**)*

In Environmental Checklist Sections 7.a.iii and 7.c, the proposed project would have **potentially significant impacts due to liquefaction**. Accordingly, the applicant is required to implement mitigation measures **Geology 1, Geology 2, Geology 3, and Geology 4**.

Implementation of these mitigation measures would reduce the risks due to liquefaction to less than significant levels.

Sources of Information

- [Map of CAL FIRE’s Fire Hazard Severity Zones in State Responsibility Areas –Contra Costa County](#), 2007. *Contra Costa County Draft Fire Hazard Severity Zones in LRA*.
- California Building Code, 2022.
- California Fire Code, Chapter 49, 2023. *Requirements for Wildland-Urban Interface Fire Areas*.
- California Code of Regulations, Title 24, 2022.
- <https://www.cccfpd.org/station-address>, 2023. *Fire Stations, Contra Costa County Fire Protection District*.
- Contra Costa County Fire Protection District, 2021. *3-Lot Subdivision, 1931 Ayers Rd. Concord, CCCFPD Project No.: P-2021-04809*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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21. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

As assessed in Environmental Checklist Sections 4 (Biological Resources), 5 (Cultural Resources), and 18 (Tribal Cultural Resources), the proposed project would have **potentially significant construction impacts on nesting birds and due to accidental discovery of buried archaeological and paleontological resources and human remains**. Mitigation measures, including **Air Quality 1, Air Quality 2, Biology 1, Cultural Resources 1, and Cultural Resources 2** are proposed in this Initial Study that address these potentially significant impacts. If the proposed project is approved,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the mitigation measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

- 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.) (Less than significant)*

The proposed Minor Subdivision project would not create substantial cumulative impacts. Construction of the three single-family residences, private access road, and drainage improvements would be relatively minor in scale, and therefore, would not create substantial cumulative impacts. The three new single-family residences would increase the number of housing units in the Concord area. Based on Census 2020 estimates, the population of the Concord area could increase by nine persons, which would be less than one percent of the estimated 122,625 persons estimated for the Concord area in 2022. Thus, the proposed project would be consistent with the existing surrounding single-family residential land use and would have less than significant cumulative impacts.

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

This Initial Study has disclosed impacts that would be less than significant with the implementation of mitigation measures. These mitigation measures are required in the conditions of approval for the proposed project, and the applicant would be responsible for implementation of the mitigation measures. As a result, there would not be any environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

REFERENCES

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

- Bellecci & Associates, Inc., 2022. *Hydrology Report for Ayers Estates*.
- Bellecci & Associates, Inc., 2022. *Stormwater Control Plan for Ayers Estates*.
- Bellecci & Associates, Inc., 2022. *Tentative Parcel Map, Minor Subdivision MS 21-0010, Ayers Estates*.
- Bolt, Beranek, and Newman, 1971. *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*. U.S.E.P.A. Office of Noise Abatement and Control, Contract 68-04-0047.
- California Department of Conservation, Division of Land Resource Protection, 2023. *Contra Costa County Important Farmland 2018*.
- California Emergency Management Agency, 2009. *Tsunami Inundation Maps for Emergency Planning: Richmond Quadrangle/San Quentin Quadrangle, Mare Island Quadrangle, Benicia Quadrangle*.
- California Historical Resources Information System, Northwest Information Center, 2021. *CDMS21-00010 / APN 116-091-074 at 1931 Ayers Rd, Concord / Subhendu Datta Livio Building Systems, File No. 21-0452*.
- Contra Costa County Department of Public Works, 2022. *Minor Subdivision MS21-0010 Staff Report and Recommended Conditions of Approval*.
- Contra Costa County Fire Protection District, 2021. *3-Lot Subdivision, 1931 Ayers Rd. Concord, CCCFPD Project No.: P-2021-04809*.
- Contra Costa Local Agency Formation Commission, 2021. *CDMS21-00010 Agency Comment Request*.
- Contra Costa Water District, 2021. *Comment Letter Regarding County File CDMS21-00010, Comments on Proposed Minor Subdivision at 1931 Ayers Road, Concord, CA*.
- Darwin Myers Associates, 2021. *Geologic Peer Review / 30 Day Comments, MS21-00010, DMA Project 3046.21*.
- Institute of Transportation Engineers, 2017. *Common Trip Generation Rates (PM Peak Hour), Trip Generation Manual, 10th Edition*.
- Kielty Arborist Services, 2021. *Arborist Report - 1931 Ayers Road, Concord, CA*.
- United States Department of Agriculture, Soil conservation Service, 1977. *Soil Survey of Contra Costa County, California*.

ATTACHMENTS

ATTACHMENT 1: AERIAL MAP












ATTACHMENT 2: TENTATIVE PARCEL MAP

ATTACHMENT 1

AERIAL MAP



Legend

-  City Limits
- Unincorporated
-  Highways
-  Highways Bay Area
-  Streets
-  Water Bodies
-  County Boundary
-  Bay Area Counties
-  Assessment Parcels
- Aerials 2019
 -  Red: Band_1
 -  Green: Band_2
 -  Blue: Band_3
- 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

1931 Ayers Road and Vicinity

ATTACHMENT 2

TENTATIVE PARCEL MAP

TENTATIVE PARCEL MAP SITE PLAN

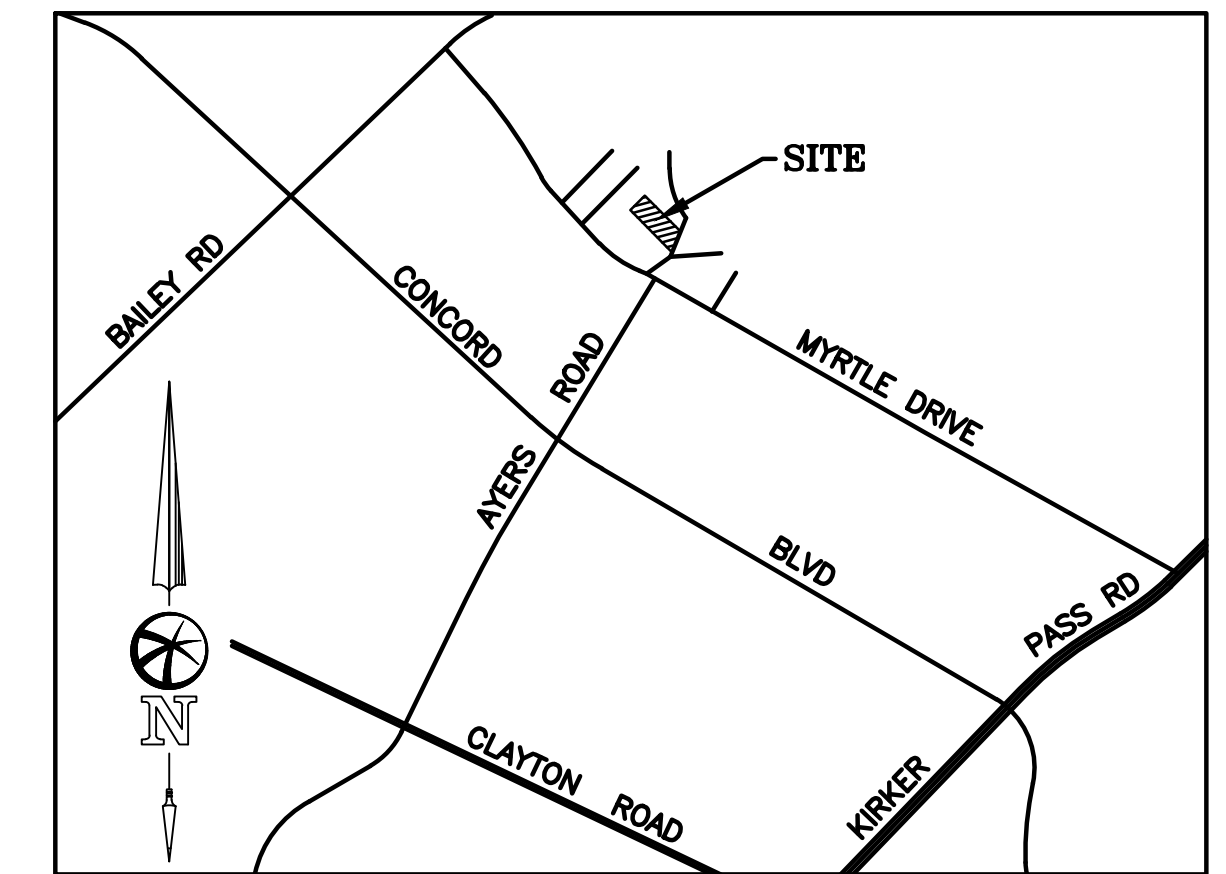
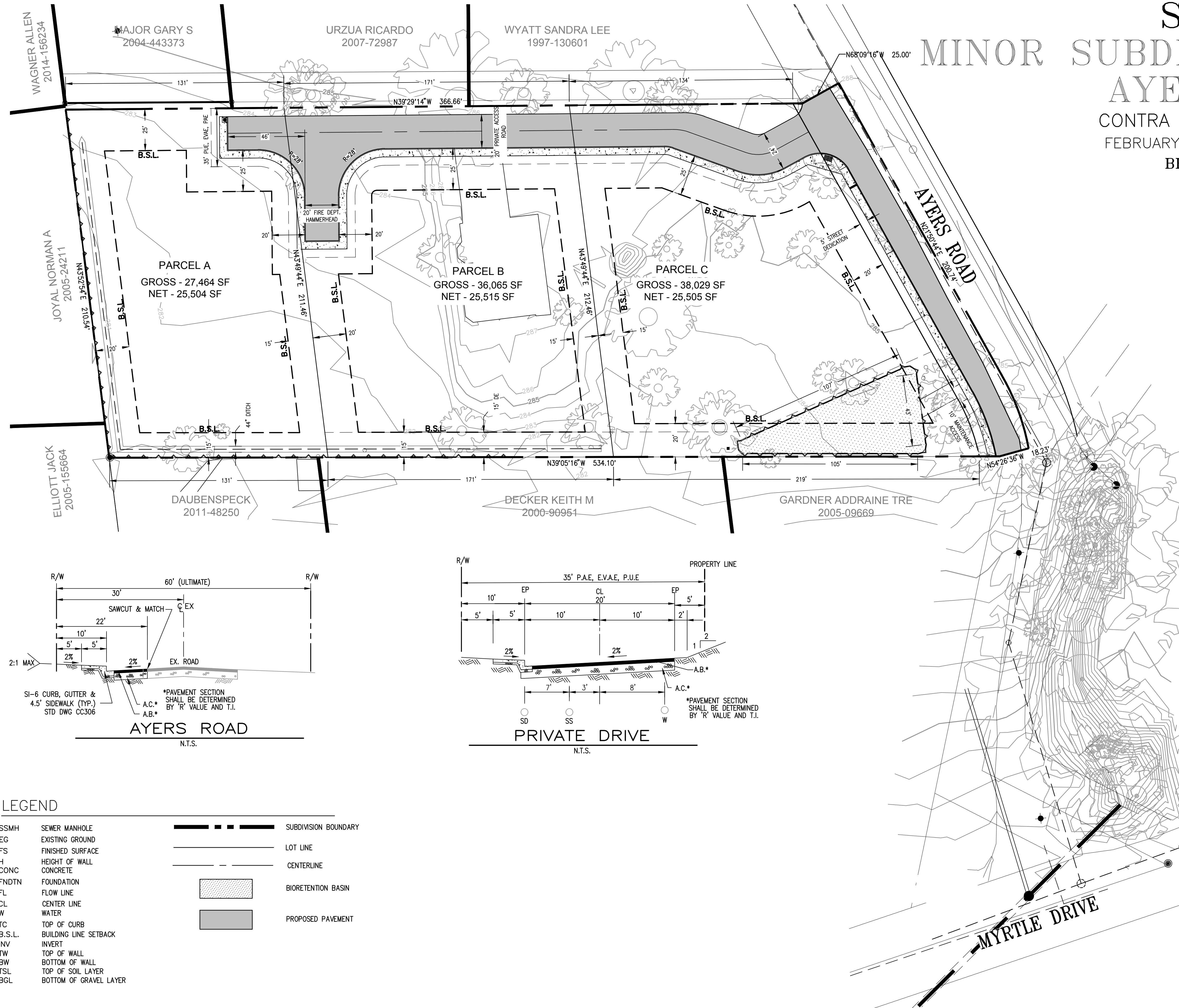
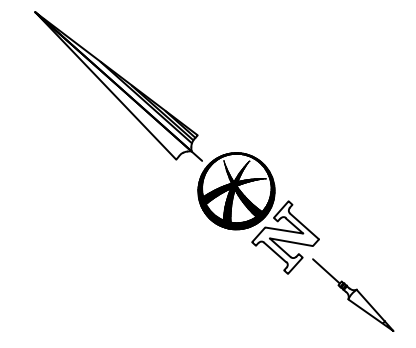
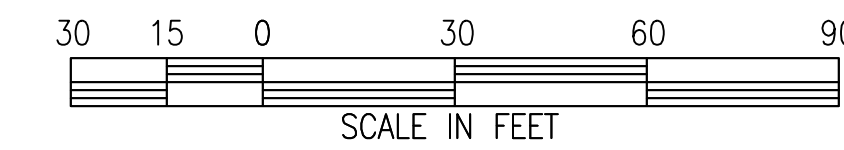
MINOR SUBDIVISION MS 21-0010 AYERS ESTATES

CONTRA COSTA COUNTY, CALIFORNIA

FEBRUARY 2022

SCALE: 1" = 30'

BELLECCI & ASSOCIATES, INC.



GENERAL NOTES

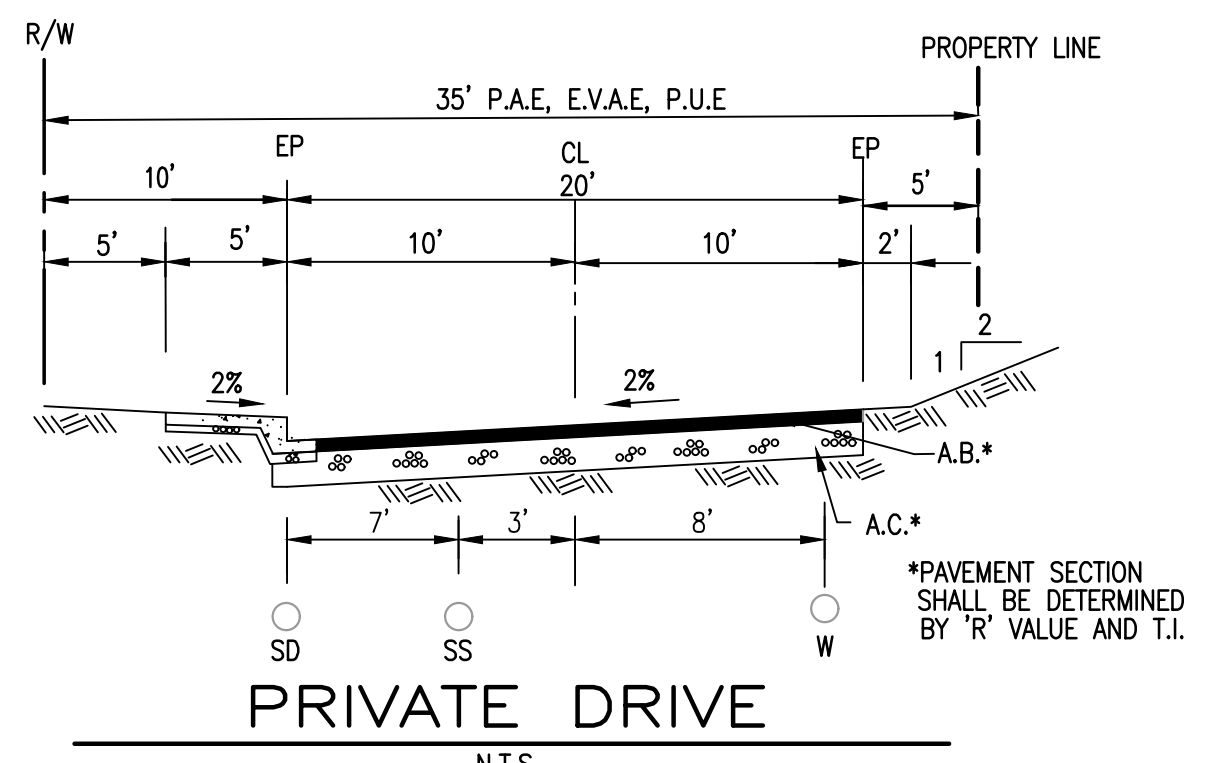
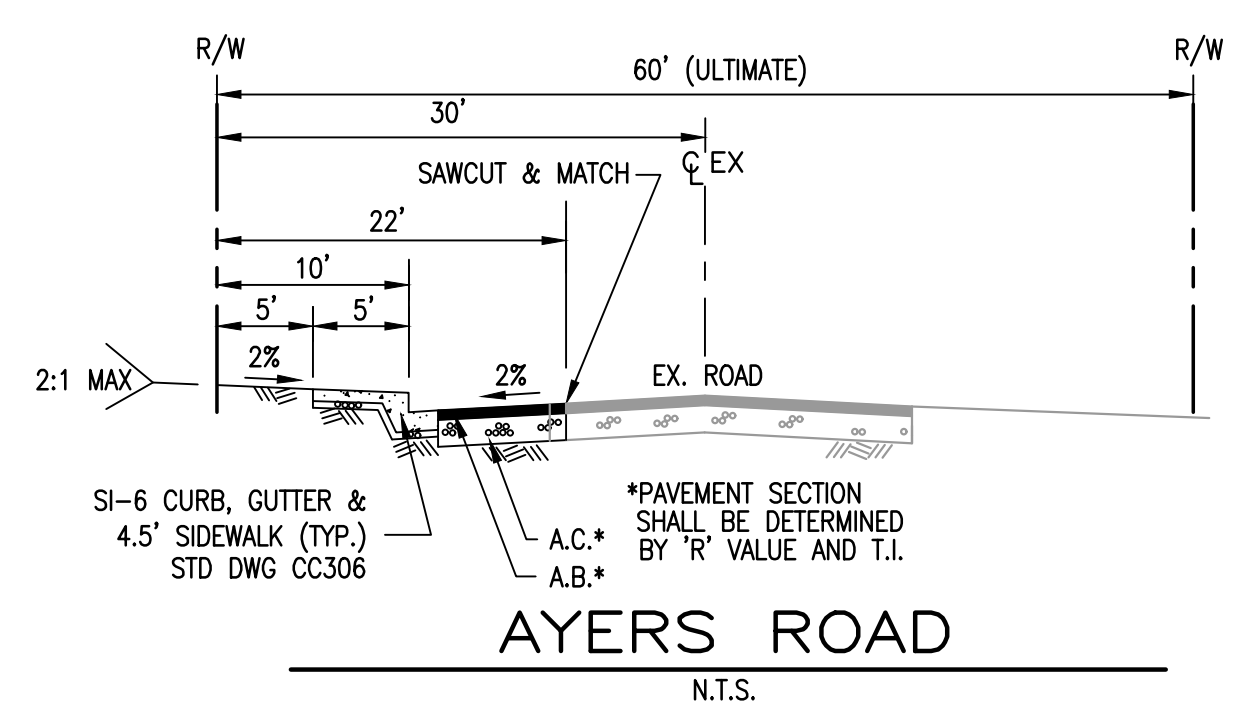
- OWNER/DEVELOPER: RAMASAMY LAKSHMANAN & SIVAKAMI ALAGAPPAN
2235 LYWOOD TERRACE
MILPITAS, CA 95035
- RAGHUVEER TARRA & PADMAJA SRIRAMANI TARRA
10512 PERALTA COURT
CUPERTINO, CA 95014
- SARIN CHANDRAN & MEGHNA SARIN CHANDRAN
882 SEPTEMBER DRIVE
CUPERTINO, CA 95014
- ENGINEER: BELLECCI & ASSOCIATES, INC.
2290 DIAMOND BLVD., SUITE 100
CONCORD, CA 94520
- APN: 116-091-074
- GENERAL PLAN: SL-SINGLE FAMILY RESIDENTIAL-LOW
- EXISTING ZONING: R-20
- PROPOSED ZONING: R-20
- EXISTING LAND USE: GRASS-LAND
- FLOOD ZONE: NOT IN FLOOD ZONE
- PROPOSED LAND USE: 3 PARCELS
- MIN. LOT SIZE: 27,464 SF
- MAX. LOT SIZE: 38,029 SF
- AVE. LOT SIZE: 33,853 SF
- WATER SUPPLY: CONTRA COSTA WATER DISTRICT (CCWD)
- SEWAGE: CITY OF CONCORD
- BOUNDARY: RECORD PER LOT LINE ADJUSTMENT PER DOCUMENT NUMBER 2015-015840200008, C.C.CO. RECORDS.
- TOPOGRAPHY: BASED ON A TERRESTRIAL FIELD SURVEY DONE UNDER THE DIRECTION OF ALEX FONG, DATED 5/25/2016.

BASIS OF ELEVATION

THE TOPOGRAPHIC SURVEY ELEVATIONS WERE DERIVED FROM A GPS SURVEY UTILIZING A GNSS NAVD 88 SOLUTION.

BASIS OF BEARINGS

THE PROJECT BASIS OF BEARING IS BASED ON THE CALIFORNIA COORDINATE SYSTEM, NAD 83, NAVD 88, ZONE III, EPOCH 2012 DERIVED FROM A GNSS



LEGEND

- | | | | |
|--------|------------------------|-------|----------------------|
| SSMH | SEWER MANHOLE | ----- | SUBDIVISION BOUNDARY |
| EG | EXISTING GROUND | ----- | LOT LINE |
| FS | FINISHED SURFACE | ----- | CENTERLINE |
| H | HEIGHT OF WALL | ----- | BIORETENTION BASIN |
| CONC | CONCRETE | ----- | PROPOSED PAVEMENT |
| FNDTN | FOUNDATION | ----- | |
| FL | FLOW LINE | ----- | |
| CL | CENTER LINE | ----- | |
| W | WATER | ----- | |
| TC | TOP OF CURB | ----- | |
| B.S.L. | BUILDING LINE SETBACK | ----- | |
| INV | INVERT | ----- | |
| TW | TOP OF WALL | ----- | |
| BW | BOTTOM OF WALL | ----- | |
| TSL | TOP OF SOIL LAYER | ----- | |
| BGL | BOTTOM OF GRAVEL LAYER | ----- | |

RECEIVED on 03/31/2022 CDMS21-00010
By Contra Costa County
Department of Conservation and Development