

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Century Oaks Court Three-Lot Minor Subdivision

County File Number – CDMS21-00014
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553
3. **Contact Person and Phone Number:** Grant Farrington, Project Planner
(925) 655-2868
4. **Project Location:** 30 – 32 Century Oaks Court in the San Ramon area of unincorporated Contra Costa County (Assessor Parcel Number 211-010-035)
5. **Project Sponsor's Name and Address:** Chuck McCallum
Kier + Wright
2850 Collier Canyon Road
Livermore, CA 94551
6. **General Plan Designation:** AL, Agricultural Lands
7. **Zoning:** A-2, General Agricultural District, and A-4, Agricultural Preserve District
8. **Description of Project:** The proposed project is approval of a Tentative Parcel Map (TPM) for a three-lot Minor Subdivision application to subdivide a 20.07-acre parcel located at 30 -32 Century Oaks Court into a 9.20-acre Parcel A, a 5.42-acre Parcel B, and a 5.45-acre Parcel C. Access to the parcels would be provided by Road A, a private road that is currently partially paved to provide access to Parcel A with the remainder an existing gravel roadway that would be paved to provide access to Parcel B.

Two existing single-family residences are located on Parcel A, including the original residence on the northeastern portion of the resultant parcel and a second residence permitted under Land Use Permit CDLP20-02054. The TPM shows building pads to accommodate future single-family residences, including a building pad on Parcel B south of Road A and a building pad north of Road A on Parcel C; however, development of residences on these resultant parcels is not part of the proposed project. The TPM indicates no future development on the remainder of the project site.
9. **Surrounding Land Uses and Setting:** The project site is located at the western terminus of Century Oaks Court, a road that is located within the City of San Ramon. The San Ramon city limit is located along the eastern property line of the project site and the Alameda County line is approximately 1.13

miles to the west. Parcels in the immediate vicinity to the east have all been developed with single-family residential uses and nearby lots to the north and south are predominantly underdeveloped or agricultural due to the topography in the area. Beyond the immediate vicinity, commercial and retail business areas are located adjacent to the single-family residential development.

The project site is a 20.07-acre agriculturally zoned lot that has been developed with two existing single-family residences located on the northernmost portion of the property north of Road A within the A-4 Agricultural Preserve District. The remainder of the site that is generally south of Road A is within the A-2 General Agricultural District and is undeveloped except for access roads, including the gravel Road A that traverses the site in an east-west direction just south of the existing residences and a dirt Road B that traverses the site in an east-west direction to the south of Road A. The project site is varying topography ranging from 660 feet near the southwest and northwest corners of the site, 640 feet along the western and northern portions of the site portions of the site, to 550 feet near the southeastern portion of the site, with a persistent slope that is typical of the surrounding area in the San Ramon hillside.

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

Health Services Department, Environmental Health Division

San Ramon Valley Fire Protection District

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

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was both mailed and sent via email on October 21, 2022 to the Confederated Villages of Lisjan and the Wilton Rancheria, the California Native American tribes 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. To date, no response has been received from either the Confederated Villages of Lisjan or the Wilton Rancheria.

Cultural resources are discussed in Environmental Checklist Section 5, Cultural Resources, and Environmental Checklist Section 18, Tribal Cultural Resources. As discussed in these sections, any discovery of cultural resources or burial sites will require notification of Native American tribes and the Native American Heritage Commission as appropriate.

Environmental Factors Potentially Affected

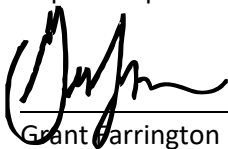
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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



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

11/8/2023

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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? (Less than significant)*

Figure 9-1 (Scenic Ridges & Waterways) of the General Plan Open Space Element identifies the major scenic ridges and waterways within the County. The nearest identified scenic ridgeway is located approximately one mile west of the project site. This ridgeway ranges in elevation from 1,300 to 1,700 feet. There is also a scenic ridgeway approximately 2.21 miles east of the site, on the opposing side of Interstate 680. The project would have a less than significant impact on views of these scenic resources as the proposed project does not include any development, and any future development on Parcels B and C would be similar to the existing single-family residences located on the lot and in nearby residential areas.

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

Interstate 680 is a scenic highway located approximately 0.40 mile east and San Ramon Valley Boulevard is a scenic route as designated on Figure 5-4 (Scenic Routes Map) of the General Plan Transportation and Circulation Element. Interstate 680 is also a Caltrans-designated state scenic

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highway. Interstate 680 and San Ramon Valley Road are both at lower elevations than the project site and all existing intervening vegetation and residential development in the surrounding residential areas obscure views of the site from these roads. Further, there are no major rock outcroppings or historic buildings on the project site. Future development of single-family residences on the identified building pads on Parcel B and Parcel C would not require removal or work within the driplines of any existing trees on the project site. Thus, the proposed project would have less than a significant impact on 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 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)*

Most of the project site is in the A-2 General Agricultural District and the northernmost portion of the site is in the A-4 Agricultural Preserve District. These agricultural zoning districts are considered to be non-urbanized; however, the site is adjacent to a single-family residential neighborhood in the City of San Ramon. The project site is located at the western upland terminus of Century Oaks Court and is at a higher elevation than the adjacent neighborhood to the east. The project site includes a publicly accessible hiking trail, the Grey Fox Trail, that traverses through the site in an east-west direction. This trail is identified on the TPM as Road A that is proposed to provide vehicular access to the Minor Subdivision parcels. Due to the presence of the hiking trail, the publicly available views from a variety of vantage points along the trail have been taken into consideration. Future development would result in a new single-family residence on Parcel B south of Road A and a new single-family residence on Parcel C north of Road A. These new residences would be comparable to the two existing single-family residences on Parcel A and would be compatible with other existing single-family residences 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)*

The proposed project does not include any development; however, in the future a new single-family residence could be constructed on Parcel B and a new single-family residence could be constructed on Parcel C. After construction, the new residences will introduce more light and glare along Road A which may change the existing character of the area. Daytime views would be similar to views of other residences in the project vicinity. Lighting of the residences, including yard and exterior house lights, may affect nighttime views; however, the lighting would be similar

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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to that of existing residences. 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.
- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014*.
- Contra Costa County Code, Title 8. Zoning Ordinance.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input 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 is in an area designated as “Grazing Land” and does not contain farmland designated “Prime”, “Unique”, or of “Statewide Importance”. Future construction of single-family residences on Parcels B and C would not result in any impacts related to the conversion of Prime Farmland, Unique Farmland or Farmland of Statewide importance to a non-agricultural use.

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

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Although a portion of the project site is in the A-4 Agricultural Preserve District, the site is not under a Williamson Act contract. Also, the proposed project does not create any conflicts with existing zoning, because Parcels B and C are in the A-2 General Agricultural District wherein a single-family residence is a permitted use.

- 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 shown on the *Contra Costa County Important Farmland 2018* map as grazing land and 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. Most of the project site is in the A-2 General Agricultural District and the future single-family residences on Parcels B and C are allowed in the A-2 District. Therefore, the proposed 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?* **(Less than significant)**

Although the project site is in the A-2 General Agricultural District and the A-4 Agricultural Preserve District, the site is not currently used for agricultural production. In the future, outside of the residential portions of the three resultant parcels of the Minor Subdivision, the potential for use of the parcels for agricultural purposes would not be affected. Thus, development of single-family residences on Parcels B and C would have less than a significant impact on the conversion of farmland to non-agricultural uses.

Sources of Information

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

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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 two new single-family residences. The residences would be permitted uses on the agriculturally zoned property adjacent to a single-family residential area 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 two single family residences that could 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 future construction of two 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.

The proposed project does not include any development. However, future construction of two single-family residences could occur on the two building pads shown on the TPM. Occupancy of the two 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.

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 future project construction.** Consequently, the applicant is required to implement BAAQMD-recommended mitigation measures to reduce construction dust impacts. Further, the

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applicant is required to implement additional mitigation measures to reduce construction emissions.

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.

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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.

- 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 future 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

- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014.*
- 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input type="checkbox"/>	<input 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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A Biological Analysis (Olberding Environmental, Inc., 2021. *Biological Resources Analysis Report for the Century Oaks Court Property*) was completed for a previous four-lot version of the Minor Subdivision project. The Biological Analysis identifies five existing habitats on the project site, including non-native annual grassland, mixed oak woodland, riparian woodland, intermittent creek, and ephemeral drainage. The Biological Analysis characterizes Road A and the area north of Road A that includes the two existing single-family residences as developed. Road A is currently partly paved and provides access to the two existing residences and is currently a gravel roadway that would be paved to provide access to Parcel B. The TPM for the current three-lot Minor Subdivision shows building pads for future residences on Parcel B south of Road A and on Parcel C north of Road A; however, development of residences on these resultant parcels is not part of the proposed project. The building pad on Parcel B is adjacent to Road A within the non-native annual grassland habitat. The building pad on Parcel C is adjacent to Road A within the developed area of the project site. Consequently, there is no substantial habitat on the project site in the vicinity of the proposed paving of Road A or the future development of single-family residences on the building pads on Parcels B and C. Therefore, it is unlikely that there would be any plant or animal species of concern that would be affected by the proposed project.

The TPM indicates no future development on the remainder of the site. Nevertheless, conditions of approval will be included in the Minor Subdivision approval that will require implementation of the recommendations of the Biological Analysis in the event development is proposed in areas of the site beyond Road A and the TPM building pads.

- 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? (Less than significant)*

The project site is located in an area of unincorporated Contra Costa County that is not known to have any riparian habitats identified in local plans or the California Fish and Wildlife Public Access Lands Map; however, the Biological Analysis identifies three riparian habitats on the project site, including the riparian woodland, intermittent creek, and ephemeral drainage. If the project is approved, the gravel portion of Road A would be paved to connect to the building pad on Parcel B. This action would avoid the three identified riparian habitats on the project site. Future development of single-family residences on the building pads on Parcels B and C would similarly avoid the riparian habitats. Therefore, the proposed project would have a less than significant impact on any riparian habitat or sensitive natural community.

As discussed above, conditions of approval will be included in the Minor Subdivision approval that will require implementation of the recommendations of the Biological Analysis in the event development is proposed in areas of the site beyond Road A and the TPM building pads.

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- 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? (Less than significant)*

The Biological Analysis identifies an intermittent creek and an ephemeral drainage on the project site that may fall under the jurisdiction of the Corps, the Regional Water Quality Control Board (RWQCB), or the California Department of Fish and Wildlife (CDFW). Proposed and future actions on the project including the paving of the gravel portion of Road A to connect to the building pad on Parcel B, and the future development of single-family residences on the building pads on Parcels B and C, avoid the intermittent creek and ephemeral drainage, and therefore the project would have a less than significant impact on state or federally protected wetlands.

As discussed previously, conditions of approval will be included in the Minor Subdivision approval that will require implementation of the recommendations of the Biological Analysis in the event development is proposed in areas of the site beyond Road A and the TPM building pads.

- 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)*

The proposed paving of the gravel portion of Road A to connect to the building pad on Parcel B and the future development of single-family residences on the building pads on Parcels B and C would occur either within the developed area of the project site or the non-native annual grassland adjacent to Road A. Therefore, the proposed project will have a less than significant impact on 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 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 birds, their nests, or eggs.

The non-native annual grassland habitat near Road A and the building pad on Parcel B 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

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

As discussed previously, conditions of approval will be included in the Minor Subdivision approval that will require implementation of the recommendations of the Biological Analysis in the event development is proposed in areas of the site beyond Road A and the TPM building pads.

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

The Contra Costa County Tree Protection and Preservation Ordinance provides for the protection of certain trees by regulating tree removal while allowing for reasonable development of private property. The Ordinance applies to any developable lot in an agricultural zoning district, including the A-2 General Agricultural District and the A-4 Agricultural Preserve District. The Ordinance requires tree alteration or removal to be considered as part of the project application.

An Arborist Report (Olberding Environmental, Inc., 2021. *Preliminary Arborist Report for the Century Oaks Court Property*) was completed for a previous four-lot version of the Minor Subdivision project. This report evaluated 169 trees on the project site, of which most qualify as protected trees under the County Ordinance. The current three-lot Minor Subdivision project does not propose any alteration of any protected tree, as the paving of the gravel portion of Road A would not require the removal of any identified protected tree or involve construction activity

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within the dripline of any protected tree, and no trees are located within the building pads on Parcels B and C that are included on the TPM.

It is possible that future construction activities may include work within the driplines of existing protected trees. Accordingly, a condition of approval will be included in the Minor Subdivision approval that will require approval of a Tree Permit In the event any construction activity on the project site requires the removal of any protected tree or involve construction activity within the dripline of any protected tree. 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 future construction activities on the project site, 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 project site is outside of the covered area for the HCP/NCCP, and therefore, the proposed project would not affect the HCP/NCCP.

Sources of Information

- Olberding Environmental, Inc., 2021. *Biological Resources Analysis Report for the Century Oaks Court Property.*
- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014.*
- [LandsViewer@Wildlife.CA.gov](https://landsviewer.wildlife.ca.gov), 2023. *CDFW Facilities and Public Access Lands.*
- Olberding Environmental, Inc., 2021. *Preliminary Arborist Report for the Century Oaks Court Property.*
- Contra Costa County Code, Title 8. Zoning Ordinance.
- <https://www.contracosta.ca.gov/depart/cd/water/HCP/>, 2023. *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 includes two single-family residences north of Road A that will remain and would not be affected by the current three-lot Minor Subdivision, as both residences would be within Parcel A. The remainder of the site is vacant and consists primarily of non-native annual grassland, with identified areas of mixed oak woodland, riparian woodland, intermittent creek, and ephemeral drainage habitats. Neither the residences nor the site are 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)*

No archaeological resources are known to exist within or near the project site. However, the gravel portion of Road A would be paved to provide access to Parcel A. Also, the TPM shows building pads for two future single-family residences, including a building pad on Parcel B south of Road A and a building pad north of Road A on Parcel C. Accordingly, **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 construction activities on the project site.

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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 construction on the project site 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 construction on the project site 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

- Contra Costa County, 2019. *Historic Resources Inventory*.
- Olberding Environmental, Inc., 2021. *Biological Resources Analysis Report for the Century Oaks Court Property*.
- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 the paving of the gravel portion of Road A. With the recordation of the Parcel Map for the Minor Subdivision, construction of a new single-family residence could occur on Parcel B and/or on Parcel C. 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 will be 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 future construction and operation of the new single-family residences 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 future residential construction and operation 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

- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014*.
- 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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7. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 Calaveras fault, which is mapped approximately 750 feet northeast of the project site; however, because the site is not within the Calaveras A-P zone, the risk of fault rupture is generally regarded as very low. 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 “moderately low” 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)*

Figure 10-5 (Estimated Liquefaction Potential) of the General Plan Safety Element of the General Plan divides land in the County into three liquefaction potential categories: “generally high,” “generally moderate to low,” and “generally low”. It is used as a “screening criteria” during the processing of land development applications, on a project-by-project basis. The project site is in an area that is in the “generally low” category. 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 liquefaction would be considered to be less than significant.

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

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.

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According to this map, which was prepared by an experienced USGS geologist, a large landslide complex is indicated on the central and southern portion of the project site. The USGS map is used as a screening tool to identify sites that are potentially at-risk of ground failure. Where lands are proposed for subdivision are within a suspected landslide area, site-specific studies are routinely required to evaluate landslide hazards. Accordingly, a Preliminary Assessment (Engeo, Inc., 2023. *Preliminary Geotechnical Exploration. 30-32 Century Oaks Court, San Ramon, California*) was completed for the proposed project and reviewed by Darwin Myers Associates, the County Peer Review Geologist. The Preliminary Assessment included gathering subsurface data at the building pad locations on Parcel B and Parcel C. and identified undocumented fill at the future building location of Parcel C. Thus, **there is a potentially significant impact due to landsliding at the project site.** Consequently, the applicant is required to implement the following mitigation measures.

Geology 1: At least 60 days prior to recording the Parcel Map or requesting issuance of any construction permits or installation of utility improvements, the applicant shall submit a design-level geotechnical report for the project, based on adequate subsurface exploration, laboratory testing and engineering analysis. The scope of the geotechnical investigation should include updating of the geotechnical engineer’s Preliminary Assessment of potential geologic/ geotechnical hazards, including corrosion potential testing. The report shall also provide a) recommendations and specifications pertaining to foundation design, including any proposed retaining walls, b) pavement design, c) evaluation of the drainage design, including any proposed bio-retention facilities and/or culvert outfalls. The report shall also address d) temporary shoring and support of excavations, e) updated California Building Code seismic parameters, and f) outline the recommended geotechnical monitoring, which shall include the monitoring of foundation related work as it pertains to geotechnical recommendations; g) monitoring reports shall be required for Parcel B improvements and another for Parcel C. These monitoring reports shall present all test data gathered as well as geologic mapping of exposures created during grading, and a map showing the location and estimated depth of any subdrains and the location of all cleanouts, and h) the geotechnical engineer’s opinion on the compliance of the as-graded and as-built project with the recommendations in the design level geotechnical report.

Geology 2: The design level geotechnical report shall be subject to review by the County Peer Review Geologist, and review/approval of the County Zoning Administrator. Improvement, grading and building plans shall carry out the recommendations of the approved report.

Geology 3: 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

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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 by the Grading Inspector.

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

The soil series that occur on the project site is the Los Osos clay loam (LhE, 15-30% slopes; LhF, 30-50% slopes). The Los Osos series is characterized by runoff that is medium to rapid, and the hazard of erosion is moderate to high. As a result, there would be a less than significant adverse environmental impact related to substantial soil erosion or loss of topsoil. Thus, **there is a potentially significant impact due to soil erosion at the project site. Consequently, the applicant is required to implement mitigation measures Geology 1, Geology 2, and Geology 3.**

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

- 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.iv above, there is a **potentially significant impact due to landsliding at the project site. Consequently, the applicant is required to implement mitigation measures Geology 1, Geology 2, and Geology 3.**

Implementation of these mitigation measures would reduce the impact from landsliding 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 is the Los Osos clay loam. Regarding its engineering properties, this soil series is considered to be 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

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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 soil on the project site could result in potentially significant impacts at the project site**, including construction of single-family residences on Parcels B and C. **Consequently, the applicant is required to implement mitigation measures Geology 1, Geology 2, and Geology 3.**

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 existing single-family residences on Parcel A are served by a septic tank. Future development of single-family residences on Parcels B and C would also be served by septic tanks.

As described previously, the soil series that occurs on the project site is the Los Osos clay loam. The permeability of the soil is slow. Based on the soil properties, the Soil Survey of Contra Costa County concludes that the soil that occurs on the site has severe limitation for use as a filter field for septic system. The TPM identifies locations for new septic tanks and leach fields to serve Parcels B and C. Nevertheless, **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 4: Should an application be filed for a new septic system for residential development on the site, the project sponsor will be responsible for identification of 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.

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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

- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014.*
- Darwin Myers Associates, 2023. *Geologic Peer Review – CDMS21-00014 / 2nd Ltr; DMA Project #3031.23.*
- Engeo, Inc., 2023. *Preliminary Geotechnical Exploration. 30-32 Century Oaks Court, San Ramon, California; Engeo Job #18698.000.002.*
- 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.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 paving of the gravel portion of Road A, and the construction and operation of the two new 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.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 lots, pave Road A to the building pad on Parcel B, and future construction and operation of two new single-family residences, 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

- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014*.
- 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, the gravel portion of Road A would be paved. At some point in the future, two new 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.

Operation of the two new single-family residences 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 18.7 miles north 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 project to subdivide the project site into three parcels and pave the gravel portion of Road A would not involve handling, use, or storage of substances that are acutely hazardous. The site has historically been in residential use; however, the two existing single-family residences are located on the northern portion of the site north of Road A, and the portion south of Road A is 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 project site is adjacent to a single-family residential neighborhood in the City of San Ramon. Due to the nature of the proposed future residential land use of the northern portion of the site, impacts on nearby residences 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)*

A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the project site. 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 public use airport is the Buchanan Field Airport, which is approximately 17.6 miles north of the project site, and the nearest public airport is the Oakland International Airport, located approximately 13.8 miles to the west. Also, the Buchanan Field 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)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located west of the current cul-de-sac end of Century Oaks Court, which is a local street in the City of San Ramon that connects via other local streets to the west to connect to San Ramon Valley Boulevard, which is the north-south arterial on the west side of Interstate 680. In turn San Ramon Valley Boulevard connects to east-west arterials, including Bollinger Canyon Road to the north and Alcosta Boulevard to the south. San Rmon Boulevard would be used in the event of an emergency requiring evacuation of the residential neighborhoods west of interstate 680.

At the project frontage, Century Oaks Court is City of San Ramon-maintained street that is a 32-foot-wide paved road within a 42-foot-wide right-of-way. Century Oaks Court has curb, gutter, and sidewalk constructed along the frontage. With the paving of Road A to the building pad of Parcel B and the future construction of two new single-family residences on the project site, the Minor Subdivision would increase the number of residences with vehicular access onto Century Oaks Court by approximately 13 percent. 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 in the adopted high fire hazard severity zone in a State 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.ca.gov), 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, 2023. *Minor Subdivision MS21-0014 Staff Report and Recommended Conditions of Approval*.
- [Fire Hazard Severity Zones in State Responsibility Area - Contra Costa County \(ca.gov\)](https://www.ca.gov), 2023. *Contra Costa County State Responsibility Area Fire Hazard Severity Zones*.
- California Building Code, 2022.
- California Fire Code, Chapter 49, 2023. *Requirements for Wildland-Urban Interface Fire Areas*.
- 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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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 checked="" type="checkbox"/>	<input 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)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 project does not include any proposed development; however, single-family residences could be constructed on Parcels B and C following recordation of the Parcel Map for the Minor Subdivision. The TPM identifies building pad locations on Parcels B and C. The maximum building pad area on Parcel B is 4,500-square feet and the maximum building pad area on Parcel C is 10,000 square feet. Therefore, the Public Works Department (PWD) is requiring the applicant to submit a Storm Water Control Plan (SWCP) and a Storm Water Control Operation and Maintenance (O+M) Plan for review and approval prior to the filing of the Parcel Map. The PWD will also review the improvement plans for compliance with C.3 requirements. With PWD review and approval and subsequent 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 project site presently has onsite wells to provide water to the existing single-family residences. The TMP identifies well locations on Parcels B and C to serve future single-family residences on these resultant parcels. The Environmental Health Division of the Health Services Department would require a permit for any new well boring and that any onsite private water wells must demonstrate that each lot has a water supply well meeting current standards, including construction, yield, water quality, and setbacks to the project site. 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:*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) *Result in substantial erosion or siltation on- or off-site? (Less than significant with mitigation)*

Future construction of new single-family residences on Parcels B and C could involve surface grading and excavation. However, such new construction would be ancillary to the primary open space use of the project site south of Road A, and therefore, would not have a significant effect on the overall drainage pattern of the site. Nevertheless, as discussed in Section 7.b, the soil series that occur on the project site is the Los Osos clay loam, that is characterized by runoff that is medium to rapid with a moderate to high hazard of erosion. During construction of the two new single-family residences on the project site, there would be surface grading and excavation. Thus, **there is a potentially significant impact due to soil erosion at the project site. Consequently, the applicant is required to implement mitigation measures Geology 1, Geology 2, and Geology 3.**

Implementation of these mitigation measures would reduce the impact from soil erosion to a less than significant level. Also, the Department of Conservation and Development, Building Inspection Division would require erosion control measures to be implemented during construction.

In addition, the required SWCP would include measures to control storm runoff such that the future operation of the single-family residences on Parcels B and C would not cause substantial erosion or siltation.

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)*

As described in Environmental Checklist Section 10.c.i above, the proposed project would not substantially alter the overall drainage pattern of the site. As discussed in Environmental Checklist Section 10.a above, the PWD is requiring the applicant to submit a SWCP and an O+M Plan for review and approval prior to the filing of the Parcel Map. Thus, there would not be any significant risk due to an increase in the project-related volume of runoff that would result in on-site 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 implementation of the PWD -approved SWCP and the approved C.3-compliant drainage improvements, there would be a less than substantial change in the

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 06013C0577F. 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 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 would be reviewed and approved by the PWD. Thus, the SWCP will include storm water controls as required by the Contra Costa Clean Water Program. 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

- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014.*
- 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 06013C0577F, effective 06/16/2009.*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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, 2023. *Minor Subdivision MS21-0014 Staff Report and Recommended Conditions of Approval.*

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

SUMMARY:

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

Approximately 18.97 acres of the 20.07-acre project site is in the A-2 General Agricultural District and approximately 1.10 acres of the site is located in the A-4 Agricultural Preserve District. The A-2 District has a minimum required lot size of 5 acres. The A-4 District does not have a required minimum lot size; however, land under a Williamson Act contract must be a minimum of 10 acres of prime farmland or 40 acres of non-prime farmland. The three-lot Minor Subdivision proposes no change to the portion of the project site in the A-4 District while the subdivision parcels would all be larger than the minimum lot size of the A-2 District. The project site is bordered by land in the A-2 District to the west and south and by land in the A-4 District to the north. A single-family residential neighborhood borders the site to the east. Given its location at the western edge of existing single-family residential development, 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? (Less than significant)*

The proposed project is consistent with the A-2 General Agricultural District and the AL Agricultural Lands General Plan land use designation, which allow a single-family residence as a permitted use on an agricultural parcel at a density of one residence per five acres. As discussed in Environmental Checklist Section 10.a, the PWD is requiring the applicant to submit a SWCP and an O+M Plan for review and approval prior to the filing of the Parcel Map. The PWD will also review the improvement plans for compliance with C.3 requirements. Thus, the project will be in compliance with the NPDES Municipal Regional Permit and the County C.3 requirements.

Sources of Information

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 future two single-family residences on Parcels B and C 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 for residential uses. 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 the paving of Road A and the grading and construction of the future residences, 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.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise 1: The following noise reduction measures shall be implemented during project construction and shall be included on all construction plans.

- 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 17.6 miles north of the project site, and the nearest public airport is the Oakland International Airport, located approximately 13.8 miles to the west. 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)*

In the future two single-family residences could be constructed on the project site, which would directly increase the San Ramon area population by an estimated six persons, based on the Census 2020 estimate of 2.94 people per household for the City of San Ramon, which is higher than the 2.84 people per household estimate for Contra Costa County. The Census 2020 estimate for the population of San Ramon in 2022 is 85,953 persons, and therefore, the impact of adding six persons to the San Ramon 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 currently includes two single-family residences on the portion of the site in the A-4 District. The remainder of the site is vacant, and there are no persons living on this portion of the site. Therefore, the addition of two 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 San Ramon Valley Fire Protection District (SRVFPD). Fire protection at the project site would be provided by Fire Station 34 located at 12599 Alcosta Boulevard, approximately 1.7 miles to the northeast, or by Fire Station 39 located at 9399 Fircrest Lane, approximately 2.1 miles to the southeast. The SRVFPD submitted comments on the project application detailing requirements for access roads, fire flow requirements, and requirements for construction in a high fire hazard severity zone in a State responsibility area. Prior to construction on the project site, the construction drawings would be reviewed and approved by the SRVFPD. 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 San Ramon. In addition to regular patrol service, backup police protection services would be provided by the Valley Station of the Sheriff's Office, located approximately 8.3 miles to the north of the project site. The addition of two single-family residences would not significantly affect the provision of police services to the project site.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) *Schools? (Less than significant)*

The San Ramon Valley Unified School District (SRVUSD) provides public education services from kindergarten to 12th grade to the Westside Drive neighborhood. Students in this neighborhood would attend the Neil A. Armstrong Elementary School located at 2849 Calais Drive, approximately 0.8 mile to the east, Pine Valley Middle School located at 3000 Pine Valley Road, approximately 1.2 miles to the southeast, and California High School located at 9870 Broadmoor Drive, approximately 1.0 mile to the east. Neil A. Armstrong Elementary School has a current enrollment of 489 students from kindergarten to 5th grade. Pine Valley Middle School has a current enrollment of 924 students from 6th to 8th grade. California High School has a current enrollment of 2,814 students from 9th to 12th grade.

Based on Census 2020 data, 28% of the population of San Ramon would be under 18 years old and 5.2% of the population would be under 5 years old. Therefore, of the projected six persons living in the two new 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 San Ramon Valley 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 two new residences. Accordingly, school impacts would be less than significant.

d) *Parks? (Less than significant)*

A number of parks in the City of San Ramon are within two miles of the project site, including Athan Downs Park located on Montevideo Drive at Davona Drive approximately 0.5 mile to the northeast, Inverness Park located at 13000 Broadmoor Drive approximately 1.0 mile to the northeast, Boone Acres Park located on Davona Drive at Yosemite Avenue approximately 1.1 mile to the southeast, and Centennial Park on Westside Drive at Foster Drive approximately 1.5 miles to the southwest. Persons residing at the two new 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 future project residents would be less than significant.

e) *Other public facilities? (Less than significant)*

Libraries: The Contra Costa Library operates 26 facilities in Contra Costa County, including the San Ramon Library located at 100 Montgomery Street, approximately 1.5 miles to the northeast. 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 two future single-family residences 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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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 16.4 miles to the north, and the Concord Public Health Clinic located at 2355 Stanwell Circle, approximately 17.0 miles to the north. 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 two new single-family residences would be less than significant.

Sources of Information

- [Stations & Facilities | San Ramon Valley Fire Protection District \(firedepartment.org\)](#), 2023. *Stations and Facilities, San Ramon Valley Fire Protection District.*
- San Ramon Valley Fire Protection District, 2023. *CP214441432 - Submitted Plan: Planning and site development review, PLANNING CDMS21-00014.*
- [Valley Station | Contra Costa Sheriff, CA \(cocosheriff.org\)](#), 2023. *Contra Costa County office of the Sheriff, Valley Station.*
- [San Ramon Valley USD \(schoolsitelocator.com\)](#), 2023. *San Ramon Valley USD, School Site Locator.*
- [Public Schools Within 5 miles of 32 Century Oaks Ct, San Ramon \(publicschoolreview.com\)](#), 2023. *Public School Review.*
- [Parks - City of San Ramon \(ca.gov\)](#), 2023. *City of San Ramon, Parks.*
- <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 Athan Downs Park, Inverness Park, Boone Acres Park, and Centennial Park. In addition to neighborhood parks, the Bishop Ranch Regional Open Space Preserve is located on Morgan Drive west of Hawkins Drive approximately 0.4 mile to the north. This regional park is part of the East Bay Regional Park District (EBRPD). The regional park and its trailhead is substantially closer to the project site than the neighborhood parks with the exception of Athan Downs, and therefore, project residents would be likely to use the Bishop Ranch Regional Open Space Preserve. Nevertheless, there would be an incremental increase in use of the regional facilities by the future residents of the two new single-family residences. 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 20.07-acre parcel and the paving of Road A to the building pad on Parcel B. Road A currently serves as a portion of the Gray Fox Trail leading from Century Oaks Court through the site. The Gray Fox Trail then traverses through other privately owned agricultural open space land to connect to the Bishop Ranch Regional Open space Preserve. There would be no other construction of recreational facilities on the project site. While Road A would be paved, it would continue to allow public access to Gray Fox Trail and to the Regional

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Open Space Preserve and would improve this access by providing an all-weather surface. Therefore, the impacts of the proposed project on regional facilities in the area would be less than significant.

Sources of Information

- [Parks | East Bay Parks \(ebparks.org\)](http://ebparks.org), 2023. *East Bay Regional Park District, Parks.*
- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014.*

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 2 AM and 2 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 Westside Drive neighborhood.

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

Public Transit: There is no public transit service in the vicinity of the project site. The closest existing transit stops are the County Connection bus stops along Bollinger Canyon Road, with the nearest transit stop on Bollinger Canyon Road at Talavera Drive approximately 1.1 miles to the north. There is no direct route to this transit stop from the project site and a person would have to walk to San Ramon Valley Boulevard, head north, then west on Bollinger Canyon Road. The one-way walking trip is estimated to take approximately 39 minutes for a walking distance of 1.7 miles. 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.

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Bicycle Facilities: There are no existing bicycle facilities on Century Oaks Court but there is a Class II bike lane along Westside Drive approximately 0.2 mile east of the project site. The bike lane is part of the *City of San Ramon Bicycle Master Plan*. Given the distance to the bike lane and the projected trip generation from the two future single-family residences on the site, the project would not conflict with the Westside Drive bike lane.

Pedestrian Facilities: There are sidewalks on both sides of Century Oaks Court leading to the project site. Other streets in the suburban Westside Drive area also have sidewalks on both sides of the streets. Given the private street designation of Road A, the PWD has not required the installation of sidewalks on Road. Overall, the project will not affect existing 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.

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

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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)*

Century Oaks Court is a 32-foot-wide paved road within a 42-foot-wide right-of-way. Century Oaks Court has curb, gutter, and sidewalk constructed along the subject property frontage. The PWD has stated that it does not appear that any additional frontage improvements or right-of-way will be required for the proposed project. The paved portion of Road A provides access to the two existing single-family residences on Parcel A and the building pad on Parcel C. PWD will require Road A from the Century Oaks Court frontage to Parcel B to meet County private road standards with a paved width of 20 feet within a 25-foot access easement. The PWD has also stated that any vehicular entrance gates should be located at least 20 feet from the edge of pavement of Century Oaks Court to allow vehicles to queue without obstructing traffic on Century Oaks Court. Given these requirements, 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 Road A to be constructed to County private road standards and locate any vehicular entrance gates at least 20 feet from the edge of pavement of Century Oaks Court. In addition, if the project is approved, the SRVFPD will require the installation of a Code-compliant 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*.
- [Fianl BMP.pdf \(civiclive.com\)](#), 2018. *City of San Ramon Bicycle Master Plan, 2018*.
- Contra Costa County Department of Public Works, 2023. *Minor Subdivision MS21-0014 Staff Report and Recommended Conditions of Approval*.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- San Ramon Valley Fire Protection District, 2023. *CP214441432 - Submitted Plan: Planning and site development review, PLANNING CDMS21-00014.*

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, the project site includes two single-family residences north of Road A that will remain and would not be affected by the current three-lot Minor Subdivision, as both residences would be within Parcel A. Neither the residences nor the site are on the Contra Costa County Historic Resources Inventory or in the California Register of Historic Places. The site has been in use as an agricultural lot with one single-family residence permitted by right and a second single-family residence permitted with a land use permit pursuant to Contra Costa County Code. Neither the residences nor the site are 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 could have one single-family residence. Thus, the proposed project would have a less than significant impact on visible tribal cultural resources.

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- 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)*

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

- Contra Costa County, 2019. *Historic Resources Inventory*.
- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014*.

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

New wastewater generated by the proposed project would originate from the two new single-family residences that could be constructed on Parcels B and C. As described in Environmental Checklist Section 7.e, the two existing residences are served by septic systems. The TPM identifies locations for new septic tanks and leach fields to serve Parcels B and C. The septic systems would be required to meet the regulations of the Environmental Health Division of the County Health Services Department pursuant to mitigation measure **Geology 4**. Thus, no significant impacts

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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 PWD would require the applicant to submit a SWCP and an O+M Plan for the proposed 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 two new single-family residences. There would be no requirements for new or expanded utilities or other systems related to electric power, natural gas, or telecommunication facilities.

The construction and operation of two new 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)*

The two existing single-family residences on Parcel A rely on well water. The two future single-family residences on Parcels B and C would also rely on well water, and the TPM identifies water tank storage and well construction locations on Parcel B and Parcel C. The well and water storage is expected to be sufficient for the operation of single-family residences on Parcels B and C. Thus, the project is expected to have a less than significant impact on future demand for water resources during dry, or multiple dry years.

- 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? (No impact)*

As discussed in Environmental Checklist Section 19.a above, the existing single-family residences on Parcel A and the future single-family residences on Parcels B and C would rely on septic systems. The future septic systems would be required to meet the current regulations of the Environmental Health Division of the County Health Services Department pursuant to mitigation measure **Geology 4**. Therefore, the proposed project would have a no impact on treatment facilities of a wastewater treatment provider.

- 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)*

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Construction of two new 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 two 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 two new 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.

- **Sources of Information**

- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014.*
- Contra Costa County Department of Public Works, 2023. *Minor Subdivision MS21-0014 Staff Report and Recommended Conditions of Approval.*
- [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.*

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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 located at the western edge of an adopted high fire hazard severity zone in a state responsibility area and adjacent to the suburban Westside Drive neighborhood that is in a high fire hazard severity zone in the local responsibility area. 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 SRVFPD. Fire protection at the project site would be provided by Fire Station 34 located at 12599 Alcosta Boulevard, approximately 1.7 miles to the northeast, or by Fire Station 39 located at 9399 Fircrest Lane, approximately 2.1 miles to the southeast. The SRVFPD submitted comments on the project application detailing requirements for access roads, fire flow requirements, and requirements for construction in a high fire hazard severity zone in a State responsibility area. Prior to construction on the project site, the construction drawings would be reviewed and approved by the SRVFPD. Compliance with SRVFPD 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 at the western terminus of Century Oaks Court, which is west of Westside Drive. The site slopes downward from the west to the east with elevations that range from 660 feet near the southwest and northwest corners of the site, 640 feet along the western and northern portions of the site, to 550 feet near the southeastern portion of the site. The SRVFPD has submitted comments on the project application detailing requirements for access roads, fire flow requirements, and requirements for construction in a high fire hazard severity zone in a State responsibility area. Prior to construction on the project site, the construction drawings would be reviewed and approved by the SRVFPD. Accordingly, access to and from the residences would be reviewed and approved by the SRVFPD and would not be substantially encumbered due to a wildfire and persons on the project site would be able to readily evacuate if necessary. 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 SRVFPD, and compliance with all Fire Protection District requirements 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)*

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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As identified in Environmental Checklist Sections 7.a.iv and 7.c, the proposed project would have **potentially significant impacts due to landsliding that could be exacerbated by a wildfire**. Accordingly, the applicant is required to implement mitigation measures ***Geology 1, Geology 2,*** and ***Geology 3.***

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

Sources of Information

- [Fire Hazard Severity Zones in State Responsibility Area - Contra Costa County \(ca.gov\)](#), 2023. *Contra Costa County State Responsibility Area Fire Hazard Severity Zones.*
- [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, 202-2.
- California Fire Code, Chapter 49, 2023. *Requirements for Wildland-Urban Interface Fire Areas.*
- California Code of Regulations, Title 24, 2022.
- [Stations & Facilities | San Ramon Valley Fire Protection District \(firedepartment.org\)](#), 2023. *Stations and Facilities, San Ramon Valley Fire Protection District.*
- San Ramon Valley Fire Protection District, 2023. *CP214441432 - Submitted Plan: Planning and site development review, PLANNING CDMS21-00014.*

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 **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, the mitigation measures

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Paving of the gravel portion of Road A, future construction of two new single-family residences, road, and drainage improvements would be relatively minor in scale, and therefore, would not create substantial cumulative impacts. The two new single-family residences would increase the number of housing units in the San Ramon area. Based on Census 2020 estimates, the population of the San Ramon area could increase by six persons, which would be less than one percent of the 85,953 persons estimated for the San Ramon area in 2022. Thus, the proposed project would be consistent with the adjacent single-family residential land use to the east of the project site 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:

- Kier + Wright, 2023. *Tentative Parcel Map, CDMS21-00014.*
- California Department of Conservation, Division of Land Resource Protection, 2023. *Contra Costa County Important Farmland 2018.*
- Olberding Environmental, Inc., 2021. *Biological Resources Analysis Report for the Century Oaks Court Property.*
- Olberding Environmental, Inc., 2021. *Preliminary Arborist Report for the Century Oaks Court Property.*
- Darwin Myers Associates, 2023. *Geologic Peer Review – CDMS21-00014 / 2nd Ltr; DMA Project #3031.23.*
- Engeo, Inc., 2023. *Preliminary Geotechnical Exploration. 30-32 Century Oaks Court, San Ramon, California; Engeo Job #18698.000.002.*
- United States Department of Agriculture, Soil conservation Service, 1977. *Soil Survey of Contra Costa County, California.*
- Contra Costa County Department of Public Works, 2023. *Minor Subdivision MS21-0014 Staff Report and Recommended Conditions of Approval.*
- 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.
- San Ramon Valley Fire Protection District, 2023. *CP214441432 - Submitted Plan: Planning and site development review, PLANNING CDMS21-00014.*
- Institute of Transportation Engineers, 2017. *Common Trip Generation Rates (PM Peak Hour), Trip Generation Manual, 10th Edition.*