

**Department of
Conservation and
Development**

30 Muir Road
Martinez, CA 94553

Phone: 1-855-323-2626

**Contra
Costa
County**



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April 12, 2024

**NOTICE OF PUBLIC REVIEW AND INTENT TO ADOPT A
PROPOSED MITIGATED NEGATIVE DECLARATION**

Pursuant to the State of California Public Resources Code and the "Guidelines for Implementation of the California Environmental Quality Act of 1970" as amended to date, this is to advise you that the Contra Costa County Department of Conservation and Development, Community Development Division, has prepared an initial study evaluating the potential environmental impacts of the following project:

- 1. Project Title:** Sandmound Boulevard Three-Lot Minor Subdivision
- 2. County File Number:** #CDMS22-00008
- 3. Lead Agency:** Contra Costa County
Department of Conservation and Development
- 4. Lead Agency Contact Person and Phone Number:** Everett Louie, Planner II
(925) 655-2873 / Everett.Louie@dcd.cccounty.us
- 5. Project Location:** Directly South of 4150 Sandmound Boulevard, Oakley, CA 94561. APN: 032-311-003
- 6. Applicant's Name, Address, and Phone Number:** Mike Schalchi
1912 Paprika Drive
Brentwood, CA 94513
(925) 322-7473
- 7. Description of Project:** The applicant requests approval of a tentative map for a three-lot minor subdivision application to subdivide an approximately 42,140-square-foot vacant lot

into a 13,157-square-foot Parcel A, a 13,959-square-foot Parcel B and a 14,712-square-foot Parcel C. The existing parcel is vacant, and no development is proposed with the project. If approved, the three resultant vacant parcels may be developed with single-family residences, or other permitted uses within the Water Recreational District (F-1). The project is proposing future grading after the recordation of the map with approximately 2,000 cubic yards of fill on the three resultant parcels for future development. The project also includes the removal of a PG&E and PT&T easement that runs north to south through the parcel and is proposing to dedicate 5' of frontage along Sandmound Boulevard to Contra Costa County.

- 8. Surrounding Land Uses and Setting:** The subject property is a 0.97-acre site and is addressed as 0 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. The subject property has a frontage on Sandmound Boulevard to the west. The immediate vicinity consists of vacant parcels immediately to the north and south, and west. Immediately to the east, is Sandmound Slough. Approximately 396 feet west is the border for the City of Oakley jurisdiction. The property slopes downward to -5 feet below mean Sea level from Sandmound Boulevard to the middle of the parcel and then slopes upward steeply to 10 feet above mean sea level because there is a levee in the rear of the parcel. The project vicinity generally lacks sidewalk and curb/gutter improvements along public and private roadways serving the area.

The immediate surrounding properties are all zoned Water Recreational District (F-1) zoning district. Properties across the slough to the east are zoned General Agricultural District (A-2) and properties further south are zoned Planned Unit District (P-1). General Plan Policies of the surrounding parcels vary. The parcels north and south are designated Single-family Residential-High Density (SH), parcels to the west are designated Agricultural Lands (AL), and land to the east is designated as Watershed (WA).

- 9. Determination:** Pursuant to the requirements of the California Environmental Quality Act (CEQA) Section 15071, the Initial Study/Mitigated Negative Declaration (MND) describes the proposed project; identifies, analyzes, and evaluates the environmental impacts which may result from the proposed project. The Initial Study/Mitigated Negative Declaration for the proposed project identified that the project will not result in significant impacts to the environment. As a result, an IS/MND has been prepared pursuant to Public Resources Code Section 21080(c) of the California Environmental Quality Act (CEQA) Guidelines. Prior to adoption of the Mitigated Negative Declaration, the County will be accepting comments on the Initial Study/Mitigated Negative Declaration during a 20-day public comment period.

A copy of the Mitigated Negative Declaration/Initial Study may be reviewed on the Department of Conservation & Development webpage at the following address:

Weblink: <https://www.contracosta.ca.gov/4841/CEQA-Notifications>

Any documents referenced in the index can be provided upon request by contacting the project planner.

Public Comment Period – The period for accepting comments on the adequacy of the environmental document will begin on **Friday, April 12, 2024**, and extends to **Thursday, May 2, 2024, until 5:00 P.M.** Any comments should be in writing and submitted to the following address:

Contra Costa County
Department of Conservation & Development
Attn: Everett Louie
30 Muir Road
Martinez, CA 94553

or;

via email to Everett.Louie@dcd.cccounty.us

The proposed Mitigated Negative Declaration will be considered for adoption at a meeting of the County Zoning Administrator. The hearing date before the County Zoning Administrator has not yet been scheduled. To slow the spread of COVID-19, in lieu of a public gathering, the Zoning Administrator meeting will be accessible live online or by telephone to all members of the public as permitted by Government Code section 54953(e). The meeting will also be accessible in-person in the Zoning Administrator Hearing Room at 30 Muir Road, Martinez, CA 94553. Hearing notices will be sent out prior to the finalized hearing date.

For additional information on the Mitigated Negative Declaration and the proposed project, you can contact me by telephone at (925) 655-2873, or email at Everett.Louie@dcd.cccounty.us.

Sincerely,



Everett Louie
Planner II

cc: County Clerk's Office (2 copies)

attch: Vicinity Map



Legend

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

1: 2,257



0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Contra Costa County -DOIT GIS

CEQA ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** Sandmound Boulevard Three-Lot Minor Subdivision
County File #CDMS22-00008
2. **Lead Agency Name and Address:** Contra Costa County
Department of Conservation and Development
30 Muir Rd.
Martinez, CA 94553
3. **Contact Person and Phone Number:** Everett Louie, Planner II– (925) 655-2873
everett.louie@dcd.cccounty.us
4. **Project Location:** Directly South of 4150 Sandmound Blvd, Oakley. CA 94561
APN: 032-311-003
5. **Project Sponsor's Name and Address:** Mike Schalchi
1912 Paprika Drive
Brentwood, CA 94513
6. **General Plan Designation:** Single-Family Residential-High Density (SH)
7. **Zoning:** Water Recreational District (F-1)
8. **Description of Project:** The project requests approval of a tentative map for a three-lot minor subdivision application to subdivide an approximately 42,140-square-foot vacant parcel into a 13,157-square-foot Parcel A, a 13,959-square-foot Parcel B and a 14,712-square-foot Parcel C. The existing parcel is vacant and no development is proposed with the project. If approved, three resultant vacant parcels may be developed with single-family residences, or other permitted uses within the Water Recreational District (F-1). The project is proposing grading approximately 2,000 cubic yards of fill on the three resultant parcels for future development. The project also includes the removal of a PG&E and PT&T easement that runs north to south through the parcel and is proposing to dedicate 5' of frontage along Sandmound Boulevard to Contra Costa County.
9. **Surrounding Land Uses and Setting:** The subject property 0.97-acre site and is addressed as 0 Sandmound Boulevard in the Oakley area of unincorporated Contra Costa County. The subject property has a frontage on Sandmound Boulevard to the west. The immediate vicinity consists of vacant parcels immediately to the north and south, and west. Immediately to the east, is the Sandmound Slough. Approximately 396 feet west is the border for the City of Oakley jurisdiction. The property slopes downward to -5 feet below mean Sea level from Sandmound Boulevard to the middle of the parcel and then slopes upward steeply to 10 feet above mean sea level because there is a levee in the rear of the parcel. The project vicinity generally lacks sidewalk and curb/gutter improvements along public and private roadways serving the area.

The immediate surrounding properties are all zoned Water Recreational District (F-1) zoning district. Properties across the slough to the east are zoned General Agricultural District (A-2) and properties further south are zoned Planned Unit District (P-1). General Plan Policies of the surrounding parcels vary. The parcels north and south are designated Single-family Residential-High Density (SH), parcels to the west are designated Agricultural Lands (AL), and land to the east is designated as Watershed (WA).

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

County Building Inspection Division
Contra Costa County Fire Protection District
Ironhouse Sanitary District
County Department of Public Works
Contra Costa County Health Services Department, Environmental Health Division

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

In accordance with Section 21080.3.1 of the California Public Resources Code, a Notice of Opportunity to Request Consultation was sent on February 22, 2024, to the Confederated Villages of Lisjan Nation and the Wilton Rancheria, the two California Native American tribes that have requested notification of proposed projects. Pursuant to section 21080.3.1(d), there is a 30-day time period for the Confederated Villages of Lisjan and the Wilton Rancheria to either request or decline consultation in writing for this project. On March 1, 2024, Staff received a response from the Confederated Villages of Lisjan Nation stating that the “Tribe is not concerned with this project at this time.” Staff did not receive a request for consultation from the Wilton Rancheria. Therefore, consultation with Native American tribes has not occurred in relation to this project.

Environmental Factors Potentially Affected

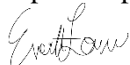
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

Environmental Determination

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that, although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, 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.



Everett Louie
Planner II
Contra Costa County
Department of Conservation & Development

April 12, 2024
Date

ENVIRONMENTAL CHECKLIST

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

SUMMARY:

- a) **No Impact:** Figure 9-1 of the Open Space Element of the County General Plan identifies major scenic ridges and waterways within the County. The subject property is not located near any scenic ridgeways or waterways. Additionally, the project does not propose any new development on the project site. Therefore, the project will have no impact on any scenic ridges and waterways within the County.

Figure 5-4 of the Transportation and Circulation Element of the County General Plan identifies scenic routes in the County. It is a goal of the Transportation and Circulation element to “identify, preserve, and enhance scenic routes in the County”. According to Figure 5-4, Bethel Island Road is a designated scenic route. Bethel Island Road is more than 5,000 feet west from the project site, and the project does not propose any development. Furthermore, any future development, if planned would be screened by existing residential and commercial development surrounding the project site.

Therefore, due to the distance between the project site from the scenic ridgeways and scenic routes and the lack of development, there will be no impact on scenic vistas.

- b) **No Impact:** The project is not located near any state scenic highways. The nearest state scenic highway is Highway 4, located in Knightsen and Brentwood. State Highway 4 is more than 6 miles south of the project site. Generally, a scenic highway corridor includes the land adjacent to the scenic highway and extends to the landscape visible from the scenic highway. The parcel is far enough way that it is not visible from the portion of Highway 4 that is designated as a state scenic highway. Likewise, no portion of Highway 4 is visible from the subject property or adjacent properties. Additionally, the project does not propose to remove any rock cropping’s, trees or

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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buildings as part of this project. The California Historical Resource Information System has reviewed the project and determined that there is a low possibility for the occurrence of unrecorded archeological resources at the site, which generally means that there is a low probability for encountering archeological resources. Therefore, the project will have no impact on scenic resources within a state scenic highway.

- c) **No Impact:** The subject property is considered urbanized since it is located within the Urban Limit Line and is serviced by utilities. The County does not have any applicable zoning or other regulations governing scenic quality in this urbanized area of the County. The project does not conflict with applicable zoning and other regulations governing scenic quality as the project does not propose any development and is located far enough away from scenic highways, scenic ridgeways and scenic waterways. Therefore, the project will have no impact.

- d) **Less Than Significant Impact:** The project involves the creation of three new parcels. Parcel A, B and C would expectedly be developed with a new single-family residence in the future. Typically, the construction of a single-family residence is not associated with the creation of substantial light or glare. Single-family homes generally include exterior light fixtures near garage, patio, and other outdoor yard areas. The use of such lighting for the proposed project would be consistent with other single-family uses in the neighborhood and would not significantly affect nighttime views. Therefore, considering the nature and scale of the proposed project, it is not expected to have a significant adverse effect on daytime or nighttime views in the area.

Sources of Information

- Contra Costa County General Plan Open Space Element.
- Contra Costa County General Plan Transportation and Circulation Element.
- Project Applicant Materials and Plans for County File #CDMS22-00008.
- California Scenic Highway Mapping System Website.
- Contra Costa County Accela GIS
- Contra Costa County Code, Title 8 – Zoning

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 type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

a-e) **No Impact:** The project site is designated Single-Family Residential – High Density (SH) by the General Plan and has a zoning of Water Recreational District (F-1) which is not associated with farmland or agricultural uses. According to the California Department of Conservations 2020 *Contra Costa County Important Farmland* map, the subject property and its immediate surroundings consist of “Other Land” which is described as “Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres”. Accordingly, Figure 8-2 of the Conservation Element of the Contra Costa County General Plan does not identify the property as an important agricultural area. Neither the subject property, nor its surroundings, are within an agricultural zoning district. No Williamson Act contract exists for the subject property and there are no existing agricultural uses taking place on this site. There are no Forestlands, Timberlands, or Timberland Production zones which could be affected by the proposed project because the area is not designated as “Forest Lands” by the Department of Forestry. Lastly, the project does not propose any development so there is no possibility that the project would convert existing farmland to non-agricultural use. The site currently contains an existing church and single-family residence and has been used as this use for many years. Therefore, there is no reasonable expectation that the project would have any impact to Agricultural or Forest Resources.

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 General Plan Conservation Element.
- Contra Costa County General Plan Land Use Element.
- Project Applicant Materials and Plans for County File #CDMS22-00008.
- California Department of Conservation. “California Important Farmland Finder.” Accessed in 2024. <https://maps.conservation.ca.gov/DLRP/CIFF/>

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

SUMMARY:

- a) **Less Than Significant Impact:** Contra Costa County is within the San Francisco Bay air basin, which is regulated by the Bay Area Air Quality Management District (BAAQMD) pursuant to the *Bay Area 2017 Clean Air Plan*. The purpose of the *Clean Air Plan* is to bring the air basin into compliance with the requirements of Federal and State air quality standards and to protect the climate through the reduction of criteria pollutants and greenhouse gases. The potential air quality impacts for this project were evaluated using the BAAQMD 2022 CEQA guidelines screening criteria. Pursuant to these guidelines, if a project does not exceed the screening criteria size it is generally expected to result in less than significant impacts to air quality. The BAAQMD screening criteria for the proposed use (single-family residential) are presented in the table below:

<u>Land Use Type</u>	<u>Operational Criteria Pollutant Screening Size</u>	<u>Construction-Related Screening Size</u>
Single-Family Residential	421 dwelling units	254 dwelling units

As demonstrated in the table above, the subdivision of land, or any other aspects of the proposed project including the proposed 2,000 cubic yards of grading, does not conflict with or obstruct implementation of any air quality plans for the region. The proposed three lot subdivision will result in up to three potentially new dwelling units, which is well below the criteria threshold for single-family residential as shown in the table above and is not expected to produce criteria pollutants in significant quantities. Since 2017 Clean Air Plan generally involves a multi-pollutant strategy to reduce ozone, particulate matter and toxic air contaminants, and BAAQMD screening criteria indicate that a development of this scale would not produce significant quantities of such criteria pollutants, the project would not conflict with BAAQMD’s implementation of the Clean Air Plan.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) **Less Than Significant Impact:** The 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 PM2.5) sulfur dioxide, and ozone. The Air Quality Guidelines include construction and operational screening 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.

As discussed above, pursuant to BAAQMD screening criteria, the proposed project would not significantly result in significant emissions of criteria air pollutants during the construction period (grading, building of houses) or during project operation (i.e., occupancy of three dwelling units). Neither the construction, grading, or operational criteria of 254 dwelling units and 421 dwelling units respectfully 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 project would have a less than significant adverse environmental impact on the level of any criteria pollutant.

- c-d) **Less Than Significant Impact:** The BAAQMD’s 2022 CEQA Guidelines describe the quantifiable thresholds for use in determining whether operational and construction-related activities would have significant environmental impacts, including those related to substantial pollutant concentrations. Table 2-1 of the CEQA Guidelines identifies the air quality thresholds of significance for project operations and construction. As mentioned above, the proposed three-lot subdivision is not expected to exceed the threshold for criteria pollutant screening size for new single-family residences as determined by the BAAQMD, and thus would not result in significant emissions of criteria air pollutants during project operation. If approved, the expected activities would include grading of 2,000 cubic yards of fill for the pads for the new lots, construction and occupancy of three dwelling units within an area that allows single-family uses. Land uses that involve processes, which could potentially result in the substantial concentration of air pollutants and/or process, which would potentially result in the substantial concentration of air pollutants and/or malodors, are generally not allowed in the Water Recreational District (F-1) zoning district in which the subject property is located. Therefore, if approved, the project is not expected to cause significant localized emissions that could expose sensitive receptors to substantial pollutant concentrations or malodors. Likewise, the scale of the project represents a small fraction of the construction-related screening thresholds for criteria pollutants. Consequently, the expected temporary impacts to air quality are also considered less than significant, pursuant to BAAQMD screening guidelines.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Contra Costa County Climate Action Plan.
- Bay Area Air Quality Management District website, 2023.
- Air Resources Board website.

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUMMARY:

- a) **Less Than Significant Impact:** The project site is located on a vacant parcel in the unincorporated Oakley area of Contra Costa County. The project would result in three-lot subdivision and there is no development proposed. However, the future uses of the project may result in three new single-family dwellings. According to the 2005-2020 Contra Costa County General Plan Conservation Element Figure 8-1, the project is not located in an area designated as Significant Ecological Areas and Selected Locations of Protected Wildlife and Plant Species area. The nearest location is the Sandmound Slough which is approximately 1.6 miles north of the project site. As mentioned, there is no proposed development at this time on either of the three parcels. Proposed future development could consist of grading for the three future lots and construction of three new single-family dwellings. These uses do not typically have a substantial adverse impact on habitat. Moreover, there are many homes along Sandmound Boulevard and just 400 feet to the west is a large residential development that includes an elementary school. The proposed project is only a minor subdivision to split land into three parts. Although the lot has been vacant, there are no

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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code-protected trees on the site and no natural habitat on the site. Therefore, in cumulative consideration of the above, the project will not significantly impact sensitive or special status species, nor will it have a significant adverse effect on riparian habitats or wetlands.

- b) **Less Than Significant Impact:** The proposed project is located within the Secondary Zone of the Delta Protection Acct with the Delta Protection Commission (DPC), and also within the jurisdiction of the Delta Stewardship Council’s (DSC) Delta Plan. Staff conducted the initial checklist to determine whether or not the proposed project is a “Covered Action” under the guidelines provided by the DSC. Staff has completed the initial covered actions checklist and according to the covered actions checklist created by the Delta Stewardship Council, staff has determined that this project is not a Covered Action under 85057.5(b)(7(A) – Covered action does not include the following: A project within the secondary zone, as defined pursuant to Section 29731 of the Public Resources Code as of January 1, 2009. Therefore, it will not be necessary to continue the process of determining compatibility with the DSC Delta Plan.

The project site does not contain any creeks or streams. However, the project does border the Sandmound Slough to the east. The slough however, is obstructed from entering the parcel due to the existing levee placed at the rear of the property. Moreover, Contra Costa County Code 84-34.1006 – Levee Setback requires any structure or building to be placed 50 feet from the centerline of the levee. This setback will protect any future development from potentially damaging the slough. Therefore, there is a less than significant impact on any riparian habitat or other sensitive natural community.

- c) **Less Than Significant Impact:** The U.S. Army Corp of Engineers (Corps) and the U.S. Environmental Protection Agency (EPA) are two of the primary Federal agencies which enforce the Clean Water Act and administer the associated permitting program. As such, these agencies define wetland as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. As discussed in subsection-b, the project site does not contain any creeks, rivers, lakes or any other bodies of water on the subject property. Field and GIS reconnaissance of the site confirms that there are no wetlands, marshes, vernal pools, coastal areas or aquatic features within the parcel boundaries. However, as mentioned above, the Sandmound Slough, which is a body of water, is directly east of the property. However, County Code section 84-34.1006 – Levee Setback requires a 50-foot setback from the centerline of the levee. This setback distance will prevent any future development from removing, filling or interrupting hydrological features. Therefore, there is a less than significant impact.
- d) **Less Than Significant Impact:** Figure 8-1 of the Conservation Element of the General Plan indicates that the project site is not located in a significant ecological area of biological importance and the subject property is not within a natural or manmade wildlife corridor. Moreover, the project does not propose any development that would interfere with the movement of wildlife. It

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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is reasonably inferred that the project will not substantially interfere 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, as no such features were identified on the project property.

- e) **Less Than Significant Impact:** The Conservation Element of the General Plan has various vegetation and wildlife goals and policies intended to protect ecologically significant lands, wetlands, and plant and wildlife habitats. Figure 8-1 in the Conservation Element indicates that there are no significant ecological areas on or in the project vicinity. Contra Costa County has a Tree Protection and Preservation Ordinance (Tree Ordinance) that provides for the protection of certain trees. The project would not conflict with this ordinance as there are no trees to be impacted on site as the project does not propose any development. In the event that there is development in the future, all proposed development will be reviewed with the Tree Protection and Preservation Ordinance. There are no additional ordinances or policies pertaining to biological resources applicable to the proposed subdivision in this urbanized area of the County. Therefore, the project will have a less than significant impact on any local policies or ordinances protecting biological resources.

- f) **No Impact:** The East Contra Costa County Habitat Conservation Plan/Natural Community Conservation Plan (ECCC HCP/NCCP) was adopted by the County in October of 2006. The purpose of this plan is to provide a framework to protect natural resources while streamlining the environmental permitting process for impacts to covered special status species within the rapidly expanding region of Eastern Contra Costa. The project was referred to the HCP/NCCP staff in an agency comment request packet and in a response dated July 5, 2022, the HCP/NCCP staff stated that the parcel is not subject to the Contra Costa County’s HCP/NCCP ordinance as the parcel is not located within the Plan Inventory Area. Therefore, there are no HCP/NCCP requirements and therefore, the project is exempt from HCP/NCCP Ordinance No. 2007-53.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Conservation Element.
- Contra Costa County HCP/NCCP Agency Comment Request Form Dated Jul 5, 2022.
- <https://www.contracosta.ca.gov/depart/cd/water/HCP/>, *East Contra Costa County Habitat Conservancy*, Accessed 2024.
- Contra Costa County Code, Title 8 – Zoning.
- Contra Costa County Accela, GIS.

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

SUMMARY:

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

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

The subject property is not within the boundaries of any designated historical district. The project site is not listed on the Contra Costa County Historic Resources Inventory, or the California Department of Conservation’s list of historical resources. The Northwest Information Center (NWIC) has reviewed the project and determined that there is low possibility for the occurrence of unrecorded archeological resources at the site. The parcel has have no known historical significance as it is vacant and has not had any buildings or structures built on it. Additionally, the project does not require the demolition and/or alteration of any existing building. Therefore, the project would not significantly impact any known historical or culturally significant resources.

The archaeological sensitivity map of the County’s General Plan (Figure 9-2) identifies the project area as “low sensitivity.” Areas of low sensitivity are considered special use sites that would not require an intense an archaeological reconnaissance. However, the project was referred to the Northwest Information Center (NWIC) for review of archeological sites and historical buildings and/or structures. In a letter dated July 8, 2022, the NWIC stated that “although the general vicinity has sensitivity for archaeological resources, the proposed project area has a low possibility of containing unrecorded archaeological site(s). Therefore, no further study for archaeological resources is recommended.” While the proposed project does not propose any development, it is reasonable to assume that future development could take place on the new lots and that residential

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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development activity or subsurface construction activities always have the potential to damage or destroy previously undiscovered historic and prehistoric resources, or to uncover human remains. Historic resources can include wood, stone, foundations, and other structural remains; debris-filled wells or privies; and deposits of wood, glass, ceramics, and other refuse. If during project construction, subsurface construction activities damage previously undiscovered historic and prehistoric resources, there could be a potentially significant impact. The following mitigation measures (CUL-1 through CUL-4) would reduce the potential impact of ground-disturbance related to future construction activities to a less than significant level.

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

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

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

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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ancestor's remains. The land owner shall follow the requirements of Public Resources Code Section 5097.98 for the remains.

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

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Open Space Element.
- California Historical Resource Information System, Northwest Information Center comment letter dated July 8, 2022.

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

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

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County. 2015, Climate Action Plan
- California Code of Regulations, Title 24, Part 6.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input 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:*

i) **Less Than Significant Impact:** The project is not within an Alquist-Priolo (A-P) fault zone. The nearest fault considered active by the California Division of Mines and Geology is the Marsh Creek Fault Seismic Hazard Zone which is located approximately 15.7 miles southwest from the project site. Because the project site is not within an A-P fault 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) **Less Than Significant Impact:** 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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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rated as “Highest Damage susceptibility.” While the project does not proposed any development currently, any future development will be required to be reviewed by the Building Code. The risk of structural damage from ground shaking is regulated by the Contra Costa Building Inspection Division, the California Building Code and the County Grading Ordinance. The Building Code requires use of seismic parameters which allows 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 impact.

iii) Less Than Significant Impact With Mitigation: The project site is located in a Generally High Liquefaction Hazard Zone, as mapped by the California Department of Conservation. According to the County General Plan Safety Element (Figure 10-5 – Estimated Liquefaction Potential). While development is not proposed now, it is reasonable to assume that the three lots could be developed in the future with single-family uses. Future residential development on the site will require a building and/or grading permits which will require subsurface investigation to provide site-specific engineering recommendations to ensure that building and foundations are designed with appropriate consideration of the site’s soil characteristics. However, because the Seismic Hazard Zone (SHZ) map identifies the entirety of the project site being within a liquefaction zone, there is a potentially significant impact due to liquefaction at the project site. Consequently, the applicant is required to implement the following mitigation measures.

Potential Impact GEO-1 – GEO-4: The project site is located in an area that is highly susceptible to liquefaction. The following mitigation measures will ensure that, any future development will take careful appraisal of the liquefaction potential and the possible consequences of such liquefaction to a less than significant level.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.

Mitigation Measure GEO-2: *The geotechnical report required in Mitigation Measure GEO-1 shall be subject to review by the County Geologist, and review and approval by the Community Development Division. Improvement, grading, and building plans shall carry out the recommendations of the approved report.*

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

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

- iv) **Less Than Significant Impact:** The subject property is not mapped within a Landslide hazard area. Therefore, the project will result in less than significant impacts with respect to landslides.

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- b) **Less Than Significant Impact:** The project involves the division of a lot into three separate parcels. The project does not propose any development. The site is identified in Figure 10-1 Generalized Geology of Contra Costa County as Quaternary Alluvium which is consolidated and unconsolidated sediments. Quaternary Alluvium is characterized as expansive clays, hillside earthflows and unstable cut slopes. According to the United States Department of Agriculture, Web Soil Survey, the project parcel is entirely Shima Muck with a slope of 0 to 2 percent. The project was reviewed by the Contra Costa County Public Works Department for compliance with stormwater management and discharge control. The project will be required to comply with recommended conditions of approval including the submittal of a final Stormwater Control Plan (SWCP) and an Operation and Maintenance Agreement and Plan that will be required prior to filing the Parcel Map. The applicant will be required to follow the SWCP. As a result, there would be less than significant adverse environmental impact related to substantial soil erosion or loss of topsoil.
- c) **Less Than Significant Impact With Mitigation:** As evaluated in Environmental Checklist Section 7.a.iii above, there is a **potentially significant impact due to liquefaction at the project site. Consequently, the applicant is required to implement mitigation measures GEO-1 through GEO-4.**
- d) **Less Than Significant Impact With Mitigation:** The subject property was plotted on the Soil Conservation Service Soil Survey of Contra Costa County, California (1977) as Se- Shima Muck. These soils are considered very poorly drained in the drainage class and has a very low runoff class. Expansive soils are soils that expand when water is added and shrink when they dry out. This continuous change in soils volume causes homes and other structures to move unevenly and crack. Regarding the corrosion hazard, testing is needed to determine if metal and/or concrete that is in contact with the ground is subject to damage associated with the long-term exposure to corrosive soils. The risks of damage associated with these adverse engineering properties of the soils can be avoided or minimized by proper site preparation work, in combination with foundation and drainage design that is sensitive to the prevailing soils conditions. Additionally, there is an unknown, but possibility significant, risk of undocumented fill on the site, including buried structures (e.g., septic tanks, utility lines). Existing fill, if present, may have adverse engineering properties and will warrant corrective grading and/or removal from the site. Thus, expansive and corrosive soils on the project site could result in potentially significant impacts on the proposed project, including construction of a private access road, drainage improvements, and three single-family residences. **Consequently, the applicant is required to implement mitigation measures GEO-1 through GEO-4.**

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

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- e) **Less Than Significant Impact With Mitigation:** The project site is currently not served by a municipal sewer system as it is vacant. The project parcel is within the Ironhorse Sanitary District jurisdiction for sanitary services. As described previously, the soil series that occurs on the project site is Shima Muck. Because of the soil properties, the applicant may have a significant impact if they were to build a septic sys

Potential Impact GEO-5: The project site is located in an area that is highly susceptible to liquefaction and is in an area where the soils that occur on the site have severe limitation for use as a filter field for septic system. If the applicant does not obtain service from the Ironhorse Sanitary District, there could be a potentially significant impact on septic systems due to soil conditions on the project site. If the applicant proposes a septic system, the applicant is required to implement the following mitigation measure.

***Mitigation Measure GEO-5:** An application filed for a new septic system for residential development on the site, will require the project sponsor to identify a potential leach field site of adequate size that complies with regulations administered by the Environmental Health Division of the County Health Services Division. 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.*

- f) **Less Than Significant Impact With Mitigation:** There are no known paleontological resources on the subject property. The site does not contain any visible geologic features as there are no rock outcroppings on the site. 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 CUL-1.**

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Safety Element
- Contra Costa County General Plan Conservation Element
- California Building Code, 2022.
- Contra Costa County Grading Ordinance.
- <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>, Web Soil Resource by the United States Dept. of Agriculture Natural Resource Conservation Service, accessed in February 2024.
- 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) **Less Than Significant Impact:** As discussed in the Air Quality section of this study, the Bay Area Air Quality Management District (BAAQMD) adopted the *Bay Area 2017 Clean Air Plan* that addresses Greenhouse Gas (GHG) emissions at a regional scale. The project does not include any construction however any potential future development of the three proposed lots would have a potential to generate some GHG emissions; however, the amount generated would not result in a significant adverse environmental impact. This determination has been made using the screening criteria provided in the 2017 BAAQMD CEQA Guidelines. The screening criteria are not thresholds of significance but were developed to provide a conservative indication of whether a proposed project could result in potentially significant air quality impacts. Pursuant to these guidelines, the potential for single-family development on the proposed parcels “A, B and C” would be significantly less than the 56-dwelling unit Operational GHG Screening Size, the potential future development (including grading and construction of proposed single-family homes) is not expected to result in significant environmental impacts relating to the generation of GHG. Future development of a single-family residence on Parcel A, Parcel B and Parcel C will be subject to Title 24 Energy Efficiency standards. The existing County Ordinance also requires the provision of solar energy and the installation of outlets suitable for electric vehicle charging within new single-family residences. Therefore, this project would expectedly have a less than significant impact with respect to the generation of GHG.
- b) **Less Than Significant Impact:** Within the *2017 Clean Air Plan* is an ambitious GHG reduction target to reduce Bay Area GHG emissions to 80% below 1990 levels by the year 2050. The 2017 control strategy includes all feasible measures to reduce emissions of ozone precursors – reactive organic gases (ROG) and nitrogen oxides (NO_x) – and reduce transport of ozone and its precursors to neighboring air basins. In addition, the plan builds upon and enhances the BAAQMD’s efforts to reduce emissions of fine particulate matter and toxic air contaminants. The BAAQMD’s approach to developing a threshold of significance for GHG emissions is to identify emissions levels for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. For land use development projects, the threshold is 1,100 metric tons per year (MT/yr) of CO_{2e}. If a project would generate GHG levels above the threshold, it would be considered to contribute substantially to a cumulative impact, and would be considered significant. According to operational screening criteria published within

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the *BAAQMD 2017 CEQA Guidelines*, residential developments involving fewer than 56 new dwelling units would not exceed this threshold. There is no proposed development with this project and any future construction on the three new parcels would not exceed the 56-dwelling unit screening size of operating screening criteria. Therefore, the proposed minor subdivision would not substantially conflict with policies or regulations within the *2017 Clean Air Plan*.

The Contra Costa County Board of Supervisors, in April 2012, directed the Department of Conservation and Development to prepare a Climate Action Plan (CAP) to address climate change impacts in the unincorporated area by reducing GHG emissions. The CAP was adopted by the Board of Supervisors on December 15, 2015. The CAP outlines the County’s strategy to address the challenges of climate change by reducing local GHG emissions while improving community health. Additionally, the CAP meets the California Environmental Quality Act requirements for developing a qualified GHG reduction strategy, and is consistent with the Bay Area Air Quality Management District’s (BAAQMD) guidance on preparing a qualified GHG reduction strategy. A qualified reduction strategy provides CEQA tiering, or streamlining, benefits to subsequent development projects that are consistent with the CAP. The CAP outlines the County’s efforts to address climate change, primarily by reducing local GHG emissions, while improving community health. This is accomplished by providing the scientific, regulatory, and public health framework for addressing climate change and GHGs at the local level. The CAP meets the California Environmental Quality Act requirements for developing a qualified GHG reduction strategy, and is consistent with the BAAQMD’s guidance on preparing a qualified GHG reduction strategy. As stated above, the project does not propose any development, rather it is a subdivision of land. The project will not create any short-term GHG emissions as there are no improvements required with this subdivision. Thus, the project will not conflict with any plans or policies, such as the Contra Costa County Climate Action Plan, adopted to reduce such emissions.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County Climate Action Plan
- Contra Cosa County General Plan Conservation Element.
- Bay Area Quality Management District website: www.baawmd.gov
- 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 – <i>Would the project:</i>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project operation would involve the routine transport, use, and disposal of hazardous materials in very small quantities as they relate to household use. Contra Costa County regulates household hazard disposal, and the home’s occupants would be responsible for proper handling and disposal of household materials. The site is vacant and there is no building permits or records the County has that indicate that the site ever had structures or buildings. Therefore, 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) **Less Than Significant Impact:** There is one school within a one-quarter mile of the proposed project. Approximately 394 feet (0.07 miles) west is the Summer Lake Elementary School. As stated above, a residential subdivision project does not normally emit hazardous materials. Any future development will comply with the California Building Code and other regulations regarding hazardous materials. Therefore, impacts on the school due to hazardous substances at the site during project operation would be less than significant.
- d) **No Impact:** The California Department of Toxic Substances Control maintains an updated list of Hazardous Waste and Substance Sites (Cortese List). The subject property is not listed on the Cortese List and is not categorized as a hazardous materials site. Therefore, the project will have no impact in this respect.
- e) **No Impact:** The project is not located within the vicinity of any public airport or public use airport and will not conflict with an airport land use plan. The nearest airport facility to the project is Byron Airport, which is more than 10 miles south of the project site. Thus, the proposed project would not present any safety hazard to airports or excessive noise for people residing or working in the project area.
- f) **Less Than Significant Impact:** The proposed project is a three lot minor subdivision on Sandmound Boulevard. In this area, Sandmound Boulevard is a privately maintained road. The nearest publicly maintained portion of Sandmound Boulevard is approximately 1,100 feet to the north. As a condition of approval from the Public Works Department, the applicant will be required to dedicate an additional five feet of the right-of-way necessary to provide the ultimate right-of-way half width of 30 feet. The existing street is to be widened such that the edge of pavement is located 10 feet from the widened right of way line, as delineated in the typical section shown on the tentative map attached to this initial study. Additionally, the project was reviewed by the Contra Costa County Fire Protection District for compliance with the California Fire Code, California Building Code and California Residential Code. Further review by the Fire District is required to ensure that the project meets any emergency requirements. The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Any future development would not be significant enough to require transportation analysis for the purpose of emergency response and evacuation plans as the site is

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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already developed. Therefore, the project would have a less than significant impact on emergency response and emergency evacuation plans.

- g) **Less Than Significant Impact:** The project site and immediate surroundings are classified as Local Responsibility Area “Urban Unzoned” or according to County GIS and California Department of Forestry maps. The nearest areas that are designated as “very high” fire hazard zones are located over 9 miles west of the project site. The project site is in the Contra Costa County Fire Protection District service area. The fire district has reviewed the proposed subdivision project and has provided appropriate comments that address any future proposed development. All development that requires a building permit will be required to comply with the Contra Costa Fire Protection District Requirements to ensure a less than significant risk of loss, injury, or death involving wildland fire.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Safety Element
- Contra Costa County Accela GIS.
- California EPA Cortese List (<https://calepa.ca.gov/sitecleanup/corteselist/>)
- Contra Costa County Airport Land Use Compatibility Plan.
- Public Works Department Project comments, dated January 4, 2024
- Contra Costa County Fire Protection District project comments, dated July 18, 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

a, e) **Less Than Significant Impact:** 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 19 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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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volumes. The proposed project would add approximately 30,000 sq. ft. of new impervious surface area. Thus, the proposed project would be required to include storm water management facilities.

The C.3 requirements stipulate that projects that create or replace 2,500 sq. ft. or more of impervious surface must incorporate specific measures to reduce runoff, such as dispersion of runoff to vegetated areas, use of pervious pavement, installation of cisterns, and installation of bioretention facilities or planter boxes. The applicant submitted plans to the Contra Costa Public Works Department showing that each parcel will have approximately 3,000 sq. ft. of impervious area which will be conveyed to individual self-treating area on each parcel. As a condition of approval from the Public Works Department, a final Storm Water Control Plan and a Stormwater Control Operation and Maintenance Plan will be required to be submitted for review and approval from the Public Works Department prior to filing of the Parcel Map. Implementation of the Stormwater Control Plan would result in a less than significant impact on water quality and any water quality control plan for the proposed project.

b) **Less Than Significant Impact:** The project is a three-lot minor subdivision with no proposed development at this time. However, it is reasonable to assume that future construction of three new single-family residences could be present. Three new single-family houses will not result in a significant increase in the demand for water resources in this area. Prior to issuance of any building permits, the developer of the site will have to demonstrate that adequate water supply is available for the site and to obtain any necessary permits from the Environmental Health Division. Moreover, the applicant has indicated that any storm water control features would facilitate groundwater recharge and help offset the increase in impervious surface on the project site by allowing the stormwater to discharge to the natural watercourse pending approval from the Reclamation District #799. Given that the project lacks substantial development with this project, the subdivision would not substantially interfere with groundwater recharge and will have less than significant impacts on groundwater management.

c) **Less Than Significant Impact:**

i-iv) As discussed in Section 7.b, the site contains soils that are characterized as moderate erosion hazard. The project will be required to submit a final Stormwater Control Plan and an Operation and Maintenance Agreement and Plan will be required to be completed prior to filing the Parcel Map. The Stormwater Control Plan will convey any erosion or siltation to the offsite storm drain system. Accordingly, during operation of any future development, the proposed project would not cause significant erosion or siltation.

The project will be required to comply with Division 914 of the County Ordinance Code which requires that all storm water entering and/or originating on this property to be collected and conveyed, without diversion and within an adequate storm drainage system,

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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to an adequate natural watercourse having a definable bed and banks or to an existing adequate public storm drainage system which conveys the storm water to an adequate natural watercourse. The parcel is located in an area where the Reclamation District #799 maintains drainage facilities. According to County elevation data, the existing project site drains in a westward direction towards storm drain inlets along Sandmound Boulevard. A Hydrology Report received by the Department of Conservation and Development on June 20, 2023, supports this claim. The Hydrology Report was reviewed by the Public Works Department and determined that any surface runoff from the proposed project would be directed to the existing storm drain inlet maintained by the Reclamation District #799. Therefore, there is a less than significant impact on any surface runoff or exceed the capacity of any existing stormwater drainage system.

The property lies within the Special Flood Hazard Area (100-year flood boundary), classified as being in Zone AE – which has a 1% chance of flooding annually, which is considered to be a High-Risk flood zone. The project will include conditions of approval that require the project to comply with the requirements of the National Flood Insurance Program and the County Floodplain Management Ordinance as they pertain to any future development and future construction of any structures on the property. Thus, the proposed project would have a less than significant impact on flood flows.

- d) **Less Than Significant Impact:** Based on the Federal Emergency Management Agency (FEMA) National Flood Hazard map, the entire subject property is located within a “Flood Zone AE,” which is an area that has a 1% change of flooding annually, which is considered to be a High-Risk Flood Zone. However, the project is a three-lot subdivision with no proposed development. The project will not remove any dams or large reservoirs used to manage flooding. 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. The project is not located near the San Francisco Bay, San Pablo Bay and Carquinez Strait. Moreover, there is already an existing levee that borders the rear of the property. Lastly, any future development will be required to comply with the National Flood Insurance Program and the County Floodplan Management Ordinance. Therefore, the project would result in a less than significant impact.
- e) **Less Than Significant Impact:** As discussed in Environmental Checklist Section 10.a above, the applicant will be required to submit a Final Stormwater Control Plan and an Operation and Maintenance Plan for review to the County Public Works Department prior to the filing of the Parcel Map. With implementation of the SWCP, the project would have a less than significant

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact on water quality. Thus, the proposed project would not conflict with a water quality control plan or groundwater management plan.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Safety Element.
- Contra Costa County Accela GIS.
- California Department of Water Resources website, Groundwater Information Center. Interactive Map Application (<https://water.ca.gov/groundwater/>) Accessed in 2024
- Public Works Dept. Staff Report & Conditions of Approval. Dated January 4, 2024.
- <https://msc.fema.gov/portal/>, 2023. FEMA (Federal Emergency Management Agency), Flood Map 06013C0302G, effective 03/21/2017.

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

SUMMARY:

a) **No Impact:** The 0.97-acre project site is located in the Water Recreational District (F-1), which has a minimum required lot size of 6,000 square feet, a lot width of 60 feet and a lot depth of 90 feet. The proposed minor subdivision will create Parcel A: 13,157 square feet, Parcel B: 13,959 square feet and Parcel C: 14,712 square feet. Moreover, the proposed average lot widths for all three parcels exceeds 60 feet and the lot depths exceed 196.17 feet. Therefore, the proposed subdivision parcels will be consistent with the zoning regulations of the F-1 Zoning and surrounding parcels. The surrounding neighborhood is characterized by very low-density single-family residential development and associated improvements. The eventual construction of three additional residences would be a continuation of the established development pattern in the area and the residences would be accessed from Sandmound Boulevard, the existing local street in this neighborhood. Therefore, the project, would not physically divide an established community.

b) **No Impact:**

Land Use Element: The subject property is within a Single-Family Residential-High Density (SH) General Plan land use designation. The project has a density of 3.125 units/acre with the drainage easement and 4.41 units/acre without the drainage easement. Currently, the SH has a 5.0 to 7.2 units/net acre density range. Policy 3-212 of the Land Use Element of the Current County General plan allows for a lower density of land within mapped flood hazard areas. Moreover, the draft General Plan for the County contains policies specifically allowing for a decreased density in mapped hazard area, including floodplains. The project as mentioned is located in a flood zone AE. This is a mapped hazard area and as such, the project qualifies for a reduced density in order to prevent dense development in a hazard area. Therefore, the project substantially conforms to the County’s policies that relate to development in flood hazard areas.

Zoning: The 0.97-acre project site is located in the Water Recreational District (F-1), which has a minimum required lot size of 6,000 square feet, a lot width of 60 feet and a lot depth of 90 feet. The proposed minor subdivision will create Parcel A: 13,157 square feet, Parcel B: 13,959 square feet and Parcel C: 14,712 square feet. Moreover, the proposed average lot widths for all three parcels exceed 60 feet and the proposed lot depths of all three parcels range from 196.17 to 232.00 feet. Therefore, the proposed subdivision parcels will be consistent with the zoning regulations of the F-1 Zoning. While there is no proposed development, it is reasonable to assume that the three

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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new lots will be developed with single-family residences. A single-family residence is permitted use in the F-1 Zoning District.

Therefore, the project does not have a potential for conflict with any applicable land use, policy, General Plan, Specific Plan, or zoning ordinance adopted for the purpose of avoiding or mitigating an environmental effect.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Land Use Element.
- Contra Costa County Code, Title 8 – Zoning
- Contra Costa County Accela GIS

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-b) **No Impact:** Neither the project site, nor its’ surroundings are mapped on General Plan Figure 8-4 (Mineral Resource Areas) as an area with mineral resources and staff is unaware of any prior studies done at the subject property that indicate the presence of mineral resources. 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 a known mineral resource or impact any mineral resource recovery site.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Conservation Element

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

SUMMARY:

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

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

Potential Impact NOI-1: The project may increase temporary noise levels due to construction and grading activities; the following mitigation measure will be implemented to reduce the noise levels to a less than significant level.

Mitigation Measure NOI-1: Noise 1: The following noise reduction measures shall be implemented during project construction (grading, construction of new buildings) and shall be included on all construction plans.

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- a. *The applicant shall make a good faith effort to minimize project-related disruptions to adjacent properties, and to uses on the site. This shall be communicated to all project-related contractors.*
- b. *The applicant shall require their contractors and subcontractors to fit all internal combustion engines with mufflers which are in good condition and shall locate stationary noise-generating equipment such as air compressors as far away from existing residences as possible.*
- c. *A publicly visible sign shall be posted on the property with the telephone number and person to contact regarding construction-related complaints. This person shall respond and take corrective action within 24 hours. The CDD phone number shall also be visible to ensure compliance with applicable regulations.*
- d. *Unless specifically approved otherwise via prior authorization from the Zoning Administrator, all construction activities shall be limited to the hours of 8:00 A.M. to 5:00 P.M., Monday through Friday, and are prohibited on State and Federal holidays on the calendar dates that these holidays are observed by the State or Federal government as listed below:*

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

For specific details on the actual date the State and Federal holidays occur, please visit the following websites:

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

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

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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.

b) **Less Than Significant Impact With Mitigation:** The project is a subdivision of land with no proposed development at this time. The applicant has indicated that grading for the proposed three lots would occur after the recordation of the map. Additionally, future uses may include construction of buildings and structures. Residential use of the project site would not generate significant groundborne vibration. While grading is reasonably expected to occur, grading activities would not include significant groundborne vibration activities (e.g., pile driving) that would generate excessive groundborne vibration levels during construction activities, noise levels may temporary rise during construction of any single-family uses. **Nevertheless, the applicant shall implement mitigation measure NOI-1 to reduce any groundborne vibration or groundborne noise to a less than significant impact.**

c) **No Impact:** The project site is not in the vicinity of a private airstrip, within two miles of a public airport and is not located within an area covered by the Contra Costa Airport Land Use Compatibility Plan. The nearest airport facility is the Byron Airport, approximately 10 miles south of the project site. Therefore, the project would have no impact exposing people to excessive noise, either relating to, or exacerbated by aviation activity.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Noise Element
- Contra Costa County Accela GIS
- Contra Costa County Airport Land Use Compatibility Plan, dated 12/13/2000

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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) **Less Than Significant Impact:** The project would potentially increase the housing stock in Contra Costa County by three dwelling units, a change that would not amount to substantial population growth. Based on the 2020 estimate of 3.3 persons per household in Oakley during the Contra Costa County Census 2020, the proposed project could increase the population of the area by 9.9 persons. In 2020, the total population was 43,357. The project would increase the population of Oakley by 0.02% if it is fully developed with three single-family residences. This is not a substantial population growth and as such, would have a less than significant impact on unplanned population growth.

- b) **No Impact:** The project site is currently vacant, and there are no persons living on the project site. Therefore, the minor subdivision will have no impact resulting in displacement of existing housing necessitating the construction of replacement housing elsewhere.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- U.S. Census Bureau QuickFacts: United States, Census 2020, QuickFacts, Contra Costa County, CA, Accessed 2024.

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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:

- a) **Less Than Significant Impact:** The Public Facilities/Services Element of the County General Plan requires fire stations to be located within 1.5 miles of developments in urban areas. The subject property is located approximately 1.1 driving miles east of Contra Costa County Fire Station 95 located at 3200 E Cypress Road in Oakley. The project was referred to the Contra Costa County Fire Protection District and their response gave no indication that the project would adversely impact fire protection services. All recommendations in the comments were related to any future proposal to build a single-family residence, which will apply if there is any development in the future. Therefore, there will be a less than significant impact on fire protection services.

- b) **Less Than Significant Impact:** Police protection and patrol services in the project vicinity are provided by the Contra Costa County Sheriff’s office. The Public Facilities/Services Element of the County General Plan requires 155 square feet of station area per 1,000 population in unincorporated Contra Costa County. The proposed project which is a three-lot minor subdivision does not propose any development, and therefore, would not substantially increase the population within this area of the County. As discussed earlier in this study, the proposed project does not include any development however it is anticipated that the proposed Parcel “A, B and C” will be improved, yet the expected population increase is less than significant within this area of the County. Therefore, the proposed minor subdivision would not impact the County’s ability to maintain the General Plan standard of having 155 square feet of station area and support facilities for every 1,000 members of the population. Moreover, the County implements a standard condition of approval that requires the applicant to contribute \$1,000.00 to the County for police services for future residents occupying each lot. Thus, the proposed project will have less than significant impact on police services and will not result in the need for expanded police protection facilities or services in the County.

- c) **Less Than Significant Impact:** The project is located directly east of the Summer Lake Elementary School which is in the Oakley Union School District. As stated before, the future development of the three new parcels would contribute approximately 9.9 new persons in the area.

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Based on Census 2020 Date, 21.7% of the population of Contra Costa County would be under 18 years old and 5.3% of the population would be under 5 years old. Therefore, of the projected 9.9 persons living in the three single-family residences on the project site, two persons would be under 18 years of age. This increase in population is not significantly enough to have a impact on enrollment at the existing local school. Therefore, there is a less than significant impact on schools.

- d) **Less Than Significant Impact:** The policy for Parks and Recreation in the Growth Management element of the County General Plan indicates that a standard of three acres of neighborhood parks per 1,000 persons should be maintained within the County. As stated previously, the project would not cause a significant population to increase in the Oakley area because there are no proposed single—family dwellings. If the parcels were developed with three single-family dwellings the population increase would not cause a significant population increase in the Oakley Area. Additionally, any future single-family dwelling development will be subject to the park dedication and park impact fees that are present at the time of building permit issuance.
- e) **Less Than Significant Impact:** The project would not significantly affect existing public facilities (e.g. Hospital, Library, etc.) because it is not expected to substantially induce population growth in the area.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Growth Management Element
- Contra Costa County Fire Protection District Agency Comment Response Letter, April 7, 2022.
- <https://www.cccfpd.org/station-address>, Fire Stations, Contra Costa County Fire Protection District. Accessed in 2024.

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) **Less Than Significant Impact:** The project is located within 5,000 feet of three parks, Summerlake Park, Catamaran Park and Lakeside Park. Given the relatively minor scale of the project, allowing for the eventual construction of three new single-family dwellings in an established neighborhood, the project would not significantly increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity of the project site. The new residences on proposed Parcels A, B & C will be subject to park impact and park dedication fees, which fund the acquisition and maintenance of parks and recreational facilities in Contra Costa County. Given the minor scale of the project and its contribution of the aforementioned park fees, it is not expected to result in substantial physical deterioration of nearby public facilities, nor would the project accelerate such deterioration. Therefore, less than significant impacts are expected in this regard.
- b) **Less Than Significant Impact:** The proposed project is the subdivision of land in a F-1 Water Recreational District. Uses allowed include single-family residences and those ancillary to residences including small, personal recreational facilities, such as swimming pools and sports courts. Impacts from the construction of small, personal recreational facilities would be less than significant.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Conservation Element.

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

SUMMARY:

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

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

Public Transit: There is no public transit service along Sandmound Blvd. The nearest existing transit stops are the Tri Delta Transit stop on Main Street in Oakley, approximately 4.9 driving miles to the west. Given the distance to the transit stop, significant project demand for transit service is not expected, and the project would not impeded any existing transit service.

Bicycle Facilities: There are no existing bicycle facilities in the project vicinity. The Contra Costa Transportation Authority, Countywide Bicycle and Pedestrian Plan does not include any proposed bicycle facilities along Sandmound Blvd. The nearest proposed low stress bikeway is more than 3,000 feet to the south. If the project is approved, the County Public Works Department will require road width dedication for the future width of 60 feet along the frontage of Sandmound Blvd. Therefore, the project will not impede any existing or proposed bicycle facilities.

Pedestrian Facilities: There are no pedestrian facilities along Sandmound Blvd. The character of this area is very rural and pedestrian activity is largely non-existent. As described above, if the project is approved, the County Public Works Department will require road width dedication but

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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is not required to install any pedestrian sidewalk facilities. Therefore, the project would not cause a significant impact on pedestrian facilities.

b) **Less Than Significant Impact:** 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 a less than significant transportation impact and would be consistent with CEQA Guidelines Section 15064.3(b).

c) **Less Than Significant Impact:** The project involves the creation of three new residential parcels. The proposed land use is identical to that on privately held land in the immediate vicinity. Thus, hazards from incompatible land uses are not expected. The project frontage, Sandmound Blvd., is a privately maintained road. Although it is not a public street in this area, it is publicly maintained approximately 1,100 feet to the north and can reasonable be expected to ultimately be improved and accepted as a public street in the future. Sandmound Blvd is a 23-foot road within a 50-foot-wide right-of-way and planned to be a 40-foot in a 60-foot right-of-way. If the project is approved, the County Public Works Department will require dedication of an addition five feet of the right-of-way necessary to provide the ultimate right-of-way half width of 30 feet. In addition, any future residence will have a new paved driveway that would provide access to each parcel on the project

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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site. Thus, the proposed project would not increase hazards due to design features and it would have a less than significant impact.

- d) **Less Than Significant Impact:** The project was referred to the Contra Costa County Fire Protection District for agency comments. As part of their response date July 18, 2022, the Fire District is requesting site improvement plans to be submitted for review and approval. Prior to occupancy of a new residence in the future, construction plans will be subject to the Contra Costa County Fire Protection District review for consistency with applicable Fire Codes that are in effect at the time when the application for a building permit is submitted. Therefore, the routine review of construction plans will ensure that final development plans for the resultant parcels will not result in a condition with inadequate emergency vehicle access.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County General Plan Growth Management Element
- Contra Costa County Accela GIS
- Contra Costa County Public Works Department “Minor Subdivision MS22-0008 Staff Report & Conditions of Approval,” January 4, 2024.
- Contra Costa County Fire Protection District Agency Comment Response Letter, July 18, 2022.
- Institute of Transportation Engineers. *Common Trip Generation Rates, Trip Generation Manual, 10th Edition*.
https://www.troutdaleoregon.gov/sites/default/files/fileattachments/public_works/page/966/ite_1_and_use_list_10th_edition.pdf
- Governor’s Office of Planning and Research, State of California, Technical Advisory on Evaluating Transportation Impacts in CEQA. December 2018. https://opr.ca.gov/docs/2010122-743_Technical_Advisor.pdf
- Contra Costa Countywide Bicycle and Pedestrian Plan, [2018_CBPP_final_CCTA_no_justify3.indd](#), Accessed 2024.

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

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) **Less Than Significant Impact:** As discussed in the Cultural Resources section of this study, there are no known existing structures located at the project site that would be listed or eligible to be designated as historical resources as the site is vacant and does not contain any notable landscape, sacred place or objects of cultural value to a California Native American Tribe. Additionally, there is no evidence in the record at the time of completion of this study that indicates the presence of human remains at the project site. The project was referred to the California Historical Resources Information System, Northwest Information Center and in an agency comment letter dated July 8, 2022, the California Historical Resources Information System stated that the proposed project area has a low possibility of containing unrecorded archaeological site(s) and that no further study for archaeological resources is recommended. The project would not cause a substantial adverse change to a tribal cultural resource because the site is not 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). While there is no proposed development with this application, the applicant has indicated that they would like to grade after recordation of the final map and the newly created parcels could in the future be developed further with one single-family residence on each lot. However, any future grading or construction would not substantially impact any California Historical resource or local historical resource as there is none identified there now. Thus, the proposed project would have a less than significant impact on tribal cultural resources.
- b) **Less Than Significant Impact With Mitigation:** On February 21, 2024 the County mailed a Notice of Opportunity to Request Consultation, pursuant to section 21080.3.1 of the California Public Resources Code, to Wilton Rancheria and the Confederated Villages of Lisjan Nation for their review of the project proposal. On March 1, 2024, the Confederated Villages of Lisjan Nation responded “the Tribe is not concerned with this project at this time.” After the 30 day consultation period ended, County Staff did not receive any request for consultation or responses regarding tribal cultural resources from Wilton Rancheria. As stated above, the project was referred to the California Historical Resources Information System, Northwest Information Center and in a July 8, 2022, agency comment letter, the California Historical Resources Information System stated that the proposed project area has a low possibility of containing unrecorded archaeological sites(s) and that no further study for archaeological resources is recommended. Nevertheless, the possibility remains that buried archaeological resources and/or human remains could be present on the project site, and accidental discovery could occur during grading and other earthwork on

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site resulting in potentially significant impacts. As discussed in Environmental Checklist Section 5.a, 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 paleontological resources and the disturbance of human remains during project construction would be potentially significant impacts. **Implementation of mitigation measures CUL-1 through CUL-4 would reduce the impacts to less than significant levels.**

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- California Historical Resources System (CHRIS). “CDMS22-00008) July 8, 2022

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

SUMMARY:

- a) **Less Than Significant Impact:** The project is located within the Ironhouse Sanitary District jurisdiction for wastewater services. The tentative map plans show a proposed sanitary sewer main that will be connected to an existing sewer system to serve the project. The project is not located in a water district area and is anticipated to gain water through a well system for each parcel. Any well system would be required to obtain a permit from the Contra Costa Environmental Health Division prior to obtaining building permits for the domestic well. PG&E will provide gas and electric with a joint trench line in the front of the parcel. A Stormwater Control Plan (SWCP) is required for applications that will create and/or redevelop impervious surface area exceeding 5,000 square feet in compliance with the County's Stormwater Management and Discharge Control Ordinance (§1014) and the County's Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit. Based on the information submitted, each parcel will have 3000 square feet of impervious area which is to be conveyed to individual self-treating area on each parcel. Regardless, a final SWCP will be required for the project as a whole and an Operation and Maintenance Agreement and Plan will be required prior to filing the Parcel Map. Thus, the project does not involve the relocation or construction of new or expanded facilities and any impacts relating to the extension of utility services to the subdivision will 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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- b) **Less Than Significant Impact:** The project is a minor subdivision of land for three new vacant parcels. Any future development will have to provide evidence that there is sufficient water on the site. It is anticipated that the site will gain water through a well system for each parcel. Any water well is regulated by the Contra Costa Environmental Health Division which requires the applicant to obtain a permit for any well required for the project. Thus, the applicants compliance with applicable Environmental Health requirements for established new water service will ensure a sufficient supply of water is available to the project now and for the foreseeable future. Accordingly, the impact of providing water service to the proposed project would be less than significant.

- c) **Less Than Significant Impact:** The project site is within the Ironhouse Sanitary District service boundaries. County Staff has forwarded the application to the Ironhouse Sanitary District and received no indication that the system lacks adequate capacity to accommodate the project in response. As mentioned above, the project will tie into existing sanitary sewer facilities along Sandmound Blvd. Therefore, the project would expectedly have a less than significant impact in this regard.

- d) **Less Than Significant Impact:** Construction of three single-family residences on the project site would generate construction solid waste. Construction waste would be hauled to the Acme Landfill, located at 890 Waterbird Way in Martinez. Future construction on the three Minor Subdivision parcels would incrementally add to the construction waste headed to the landfill; however, the impact of the project-related incremental increase is considered to be less than significant. Further, construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development at the time of obtaining 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, Waste Management provides residential waste pickups for this parcel. Residential waste from the three single-family residences would incrementally add to the operational waste headed to the landfill; however, the impact of the project-related residential waste is considered to be less than significant. As is the case with construction debris, a portion of the residential waste is expected to be recycled and would thereby reduce the residential waste headed to the landfill.

- e) **Less Than Significant Impact:** As mentioned above, any potential future construction on the project site would be subject to the CalGreen Construction and Demolition Debris Recovery Program administered by the Department of Conservation and Development. The Debris Recovery Program requires that at least 65% of construction job site debris (by weight) for most construction types, that would otherwise be sent to landfills, be recycled, reused, or otherwise

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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diverted to appropriate recycling facilities. The project would result in three (net) new parcels, each of which may be developed with a new single-family residence. 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. Therefore, a less than significant impact is expected in this regard.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- Contra Costa County Conservation Element
- Contra Costa County Public Facilities/Services Element.
- Contra Costa County Accela GIS.
- CalGreen / Construction & Demolition Debris Recovery Program
<http://www.cccounty.us/4746/CalGreen-Construction-Demolition-Debris->

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. WILDFIRE – <i>If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</i>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby, expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUMMARY:

- a) **Less Than Significant Impact:** The project site is located in an area classified as a “Urban Unzoned” on the California Department of Forestry and Fire Protection’s for local responsibly areas and thus would not be considered to have a high hazard risk due to wildfires. According to the California Department of Forestry and Fire protection’s Fire and Resource Assessment Program, the project site is not located in a Very High, High, or Moderate Hazard Severity Zone. The nearest High or Very High Fire Zone is located over 8 miles southwest. The project site is in the Contra Costa County Fire Protection District (CCCYPD) service area. Projects with the potential floor development are generally referred to the Fire District for review and comment to ensure that the proposal does not conflict with applicable fire codes. In a returned agency comment letter dated July 18, 2022, the Fire Protection District provided comments which apply to any future proposal to build a single-family residence. Any future development will be required to comply with CCCYPD requirements and with current building codes, including those requiring installation of automatic fire sprinklers in new single-family residences. The project parcel is approximately 1.1 miles driving miles distance to the southeast of Contra Costa County Fire Station No. 95. Therefore, the project would have a less than significant impact on emergency response or evacuation plans within that area.
- b) **Less Than Significant Impact:** As stated above, the project is not located in or near state responsibility areas or lands classified as very high fire hazard severity zones. The nearest High and Very High Fire Zone is over 8 miles southwest. The existing site has a gentle slope away from the frontage and then rises up in elevation where it reaches the levee. The project will create three parcels that could be developed with a single-family residence on each parcel. Any

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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future development on the resultant parcels will be subject to the then-current fire code, including requirements for the provision of emergency access roadway, fire hydrants, and sprinklers within new dwellings. Prior to construction of the three single-family residences, private access road, and drainage improvements, the construction drawings would be reviewed and approved by the Contra Costa County Fire Protection District (CCCFPD). Accordingly, access to and from the residences would be reviewed and approved by the CCFPD and would not be substantially encumbered due to a wildfire and persons on the project site would be able to readily evacuate if necessary. Along with the CCCFPD review of the project plans and the CCCFPD-required weed abatement, this will reduce risks posed by fires on the site and in the Sandmound Blvd. neighborhood. Therefore, wildfire risk to the occupants of the single-family residences on the project site would be less than significant.

- c) **Less Than Significant Impact:** As discussed in Environmental Checklist Section 20.b above, construction plans for any proposed residence would be reviewed and approved by the CCFPD, 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) **Less Than Significant Impact With Mitigation:** In Environmental Checklist Sections 7.a.iii and 7.c, the proposed project would have potentially significant impacts due to liquefaction. **Accordingly, the applicant is required to implement mitigation measures GEO-1 through GEO-4.** Implementation of these mitigation measures would reduce the risks due to liquefaction to less than significant levels.

Sources of Information

- Project Applicant Materials and Plans for County File #CDMS22-00008.
- <https://www.fire.ca.gov/osfm/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps-2022>, CalFire California Fire Hazard Severity Zone Map. Accessed 2024
- California Building Code, 2022
- Contra Costa County Conservation Element.
- Contra Costa County Safety Element.
- Contra Costa County Public Works Department Staff Report, dated July 4, 2024.
- Contra Costa County Fire Protection District project comments, dated July 18, 2022.

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) **Less Than Significant Impact With Mitigation:** As discussed in Environmental Checklist Section 5 (Biological Resources), the project would not substantially degrade the quality of the natural environment as development of similar scope surrounds the project site. This area of the County contains a rather large subdivision approximately 400 feet west of the project site and north and south of Sandmound Boulevard is development of single-family residences. There are no known endangered plants or animals occurring on the project site. Environmental Checklist Sections 5 (Cultural Resources) and 18 (Tribal Cultural Resources) have identified that the proposed project would have potentially significant construction impacts on the accidental discovery of buried archeological and paleontological resources and human remains. **Mitigation measures include CUL-1 through CUL-4 are proposed in this Initial Study that addresses these potentially significant impacts.** If the proposed project is approved, the mitigation measures will be conditions of approval of the proposed project and the applicant will be responsible for implementation of the measures. With implementation of the mitigation measures, project impacts will be less than significant.

- b) **Less Than Significant Impact:** The proposed Minor Subdivision project would not create substantial cumulative impacts. County Staff is not aware of any major development projects within the a one-mile vicinity of the project. Future construction of the three single-family residences and any associated improvements including access road, drainage improvements would be relatively minor in scale, and therefore, would not create substantial cumulative impacts. The

Environmental Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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future three new single-family residences would increase the number of housing units in the Oakley area. Based on the Census 2020 estimates, the population of the Oakley area could increase by 9.9 persons. This is an insignificant amount of population increase to the area. Moreover, all potentially significant environmental impacts identified within this report are related to the construction phase of the project. Projects of this type and scale are generally not expected to result in significant environmental impacts as a three-lot subdivision is below many significance thresholds. Considering the project results in a negligible increase in housing stock and population, its potential for cumulative impacts are less than significant.

- c) **Less Than Significant Impact With Mitigation:** The project is a three-lot minor subdivision. Future development of the site involves routine residential development and minimal environmental disruption. The project does not involve the transportation and/or routine handling of hazardous materials in any significant quantities. The nature and scale of construction activities required to implement the proposed improvements do not typically result in adverse effects to human beings. 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 Department of Conservation and Development 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 (which are available for review at the Contra Costa County Department of Conservation and Development, 30 Muir Rd., Martinez, CA 94553) were consulted:

- Contra Costa County General Plan
- California Building Code, 2022.
- California Code of Regulations, Title 24, 2022.
- Project Application and Plans for County File #CDMS22-00008
- California Scenic Highway Mapping System Website.
- Contra Costa County Accela GIS.
- Contra Costa County Code, Title 8 – Zoning.
- Contra Costa County Code, Title 9 – Subdivisions.
- Contra Costa County Fire Protection District project comments, dated July 18, 2022.
- Bay Area Quality Management District Website (www.baaqmd.gov).
- Air Resources Board website (www.arb.ca.gov).
- California Historical Resources Information System (CHRIS), project comments, dated July 8, 2022.
- Contra Costa County Climate Action Plan, adopted December 15, 2015.
- California Department of Conservation. “California Important Farmland Finder.” <https://maps.conservation.ca.gov/DLRP/CIFF/>
- United States Department of Agriculture, National Resources Conservation Service, Soils.
- California Department of Water Resources website, Groundwater Information Center Interactive Map Application (<https://gis.water.ca.gov/app/gicima/>)
- Public Works Department Staff Report & Conditions of Approval, dated January 4, 2024.
- Contra Costa County Airport Land Use Compatibility Plan, dated December 13, 2000.
- Cal Fire California Fire Hazard Severity Zone Map.
- Google Maps
- California EPA Cortese List (www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm).
- California Department of Water Resources Website.
- [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.](#)
- Institute of Transportation Engineers, 2017. Common Trip Generation Rates (PM Peak Hour), Trip Generation Manual, 10th Edition.
- [Countywide Bicycle and Pedestrian Plan - Contra Costa Transportation Authority \(ccta.net\).](#) *Countywide Bicycle and Pedestrian Plan, 2018.*
- [U.S. Census Bureau QuickFacts: United States](#) *Census 2020, Quick Facts, Contra Costa County, CA.*
- United States Department of Agriculture, Soil conservation Service, 1977. Soil Survey of Contra Costa County, California.
- <https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>, Web Soil Resource by the United States Dept. of Agriculture Natural Resource Conservation Service, accessed in February 2024.
- <https://www.contracosta.ca.gov/depart/cd/water/HCP/>, 2020. *East Contra Costa County Habitat Conservancy.*

ATTACHMENTS

- 1. Vicinity Map**
- 2. Project Plans**
- 3. MMRP**



Legend

- City Limits
- Streets
- Building Outlines
- Assessment Parcels
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 564



0.0 0 0.01 0.0 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CDMS22-00008

TENTATIVE PARCEL MAP

LOT 2, MAP OF SUBDIVISION 3561, FILED OCTOBER 25 1967
 AMP BOOK 117, PAGE 43, CONTRA COSTA COUNTY RECORDS
 STATE OF CALIFORNIA
 XXXX 2023

SURVEYOR'S STATEMENT:
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JEFFERY AND SUSANNE JONES ON APRIL 20, 2022 AND IS TRUE AND COMPLETE AS SHOWN.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED TENTATIVE MAP, IF ANY.
 DATED THIS _____ DAY OF _____ 2023.

 RALPH J. WALLER, P.L.S. 9384

COUNTY SURVEYOR'S STATEMENT:
 THIS MAP WAS EXAMINED BY ME AND IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH, AND I AM SATISFIED THAT THE SAME IS TECHNICALLY CORRECT.

BY: _____ DATE: _____
 DANA TREZISE
 INTERIM COUNTY SURVEYOR
 LS 7438

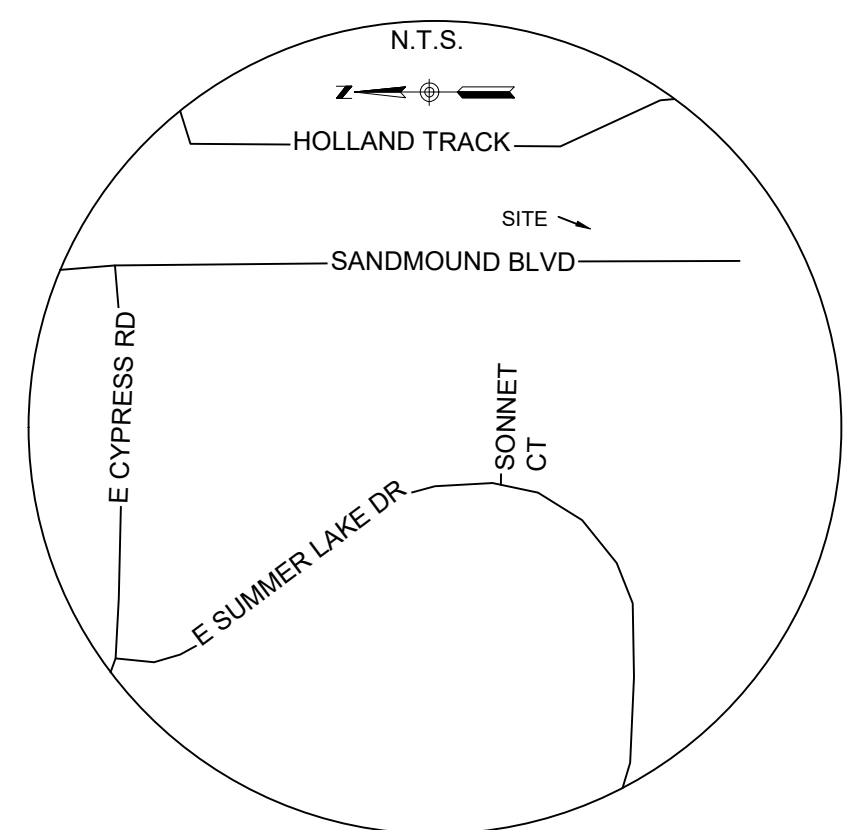
CLERK OF THE BOARD OF SUPERVISOR'S CERTIFICATE
 I HEREBY STATE, AS CHECKED BELOW, THAT:
 A TAX BOND ASSURING PAYMENT OF ALL TAXES WHICH ARE NOW A LIEN, BUT ARE NOT YET PAYABLE, HAS BEEN RECEIVED AND FILED WITH THE BOARD OF SUPERVISORS OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA.

ALL TAXES DUE HAVE BEEN PAID, AS CERTIFIED BY THE COUNTY REDEMPTION OFFICER.
 DATED: _____
 MONICA NIHO
 COUNTY ADMINISTRATOR
 COUNTY OF CONTRA COSTA
 STATE OF CALIFORNIA
 BY: _____
 DEPUTY CLERK

COUNTY RECORDER'S STATEMENT:
 FILED THIS _____ DAY OF _____, 20____ IN BOOK _____ OF MAPS AT PAGE _____, IN THE OFFICE OF THE COUNTY RECORDER OF CONTRA COSTA COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF RALPH J. WALLER.

DEBORAH COOPER
 COUNTY RECORDER
 COUNTY OF CONTRA COSTA
 STATE OF CALIFORNIA

BY: _____
 DEPUTY COUNTY RECORDER



OWNER'S STATEMENT:
 I HEREBY STATE THAT I AM THE OWNER OF, OR HAVE THE RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION AS SHOWN UPON THIS MAP, AND THAT AS EXCEPT AS SHOWN ON THIS MAP AND STATEMENTS MADE A PART HEREOF I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY, AND I CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

THE AREA MARKED AS (P.U.E.) PUBLIC UTILITY EASEMENT A 5' STRIP ALONG SANDMOUND BLVD IS HERE BY DEDICATED FOR USE BY THE GENERAL PUBLIC

DATED THIS _____ DAY OF _____, 2023

MIKE SCHALCHI

BY: _____
 MIKE SCHALCHI

BY: _____
 XXXXX

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

OWNER'S ACKNOWLEDGEMENT:
 STATE OF CALIFORNIA _____ } SS
 COUNTY OF _____ }

ON _____, BEFORE ME,
 A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED IN THE FOREGOING STATEMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE _____ (SEAL)

NAME (PRINT) _____

PRINCIPAL COUNTY OF BUSINESS _____

MY COMMISSION EXPIRES _____

- TENTATIVE MAP XXXX CONDITIONS:**
- 1) ADDITIONAL PAVING TO BE ADDED TO EQUAL 20' FROM EXISTING CENTER LINE OF ROAD.
 - 2) SEWER LINE TO BE EXTENDED TO SERVICE PROPERTY
 - 3) PROPERTY WILL BE ANNEX INTO COMMUNITY FACILITIES DISTRICT (CFD) 2010-1 COUNTY WIDE STREET LIGHTING FINANCING.

TENTATIVE PARCEL MAP

BEING A SUBDIVISION OF PARCEL B, OF SUBDIVISION
MS 02-0008, FILED JUNE 30, 2006, MAP BOOK 197, PAGE 14
CONTRA COSTA COUNTY RECORDS
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
XXXX 2023



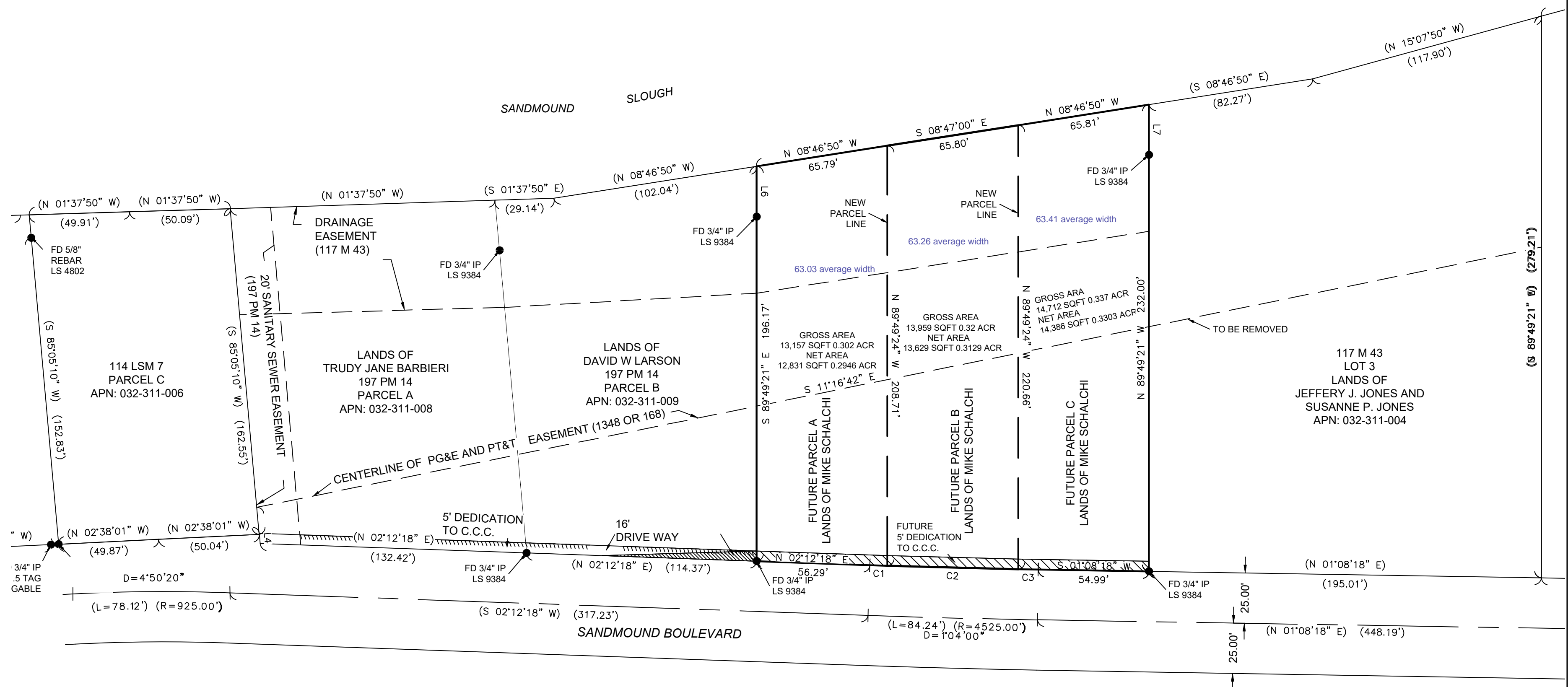
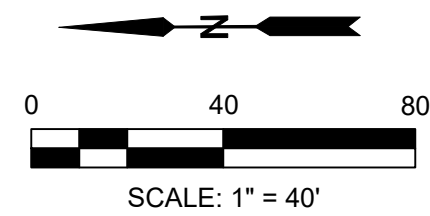
MONUMENT SURVEYING
6660 LONE TREE WAY #4-234
BRENTWOOD, CALIFORNIA
94513 (925) 470-0101

LINE	BEARING	DISTANCE
L1	S 85°05'10" W	11.47'
L2	N 03°07'35" W	3.79'
L3	N 85°05'10" E	13.43'
L4	S 85°05'10" W	4.57'
L5	S 85°05'10" W	25.00'
L6	N 89°54'36" W	25.00'
L7	S 89°49'11" E	25.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	4500.00'	8.74'	0°06'41"
C2	4500.00'	65.02'	0°49'40"
C3	4500.00'	10.02'	0°07'39"

LEGEND:

- FOUND IRON PIPE AS NOTED
- EXISTING PARCEL LINE
- - - PROPOSED PARCEL LINE
- - - CENTERLINE
- - - EXISTING EASEMENT AS NOTED
- ||||| ABUTTER'S RIGHTS RELINQUISHED
- IP IRON PIPE
- FD FOUND



BASIS OF BEARING:

THE BASIS OF BEARING FOR LINES & COURSES SHOWN HEREON ARE BASED ON THE FOUND 3/4" IRON PIPE'S AS SHOWN AS THE BASIS OF BEARING FOR 197 PM 14 FILED IN CONTRA COSTA RECORDS HOLDING THE RECORD ANGLE OF N85°05'10"E.

NOTES:

- MINERAL RIGHTS RESERVED IN THE DEED FROM BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, RECORDED JANUARY 28, 1942, BOOK 657, OFFICIAL RECORDS, PAGE 274.

REFERENCES:

- 197 PM 14 - PARCEL MAP MS 02-0008
- 117 M 43 - SUBDIVISION 3561
- 114 LSM 7 - RECORD OF SURVEY 2319

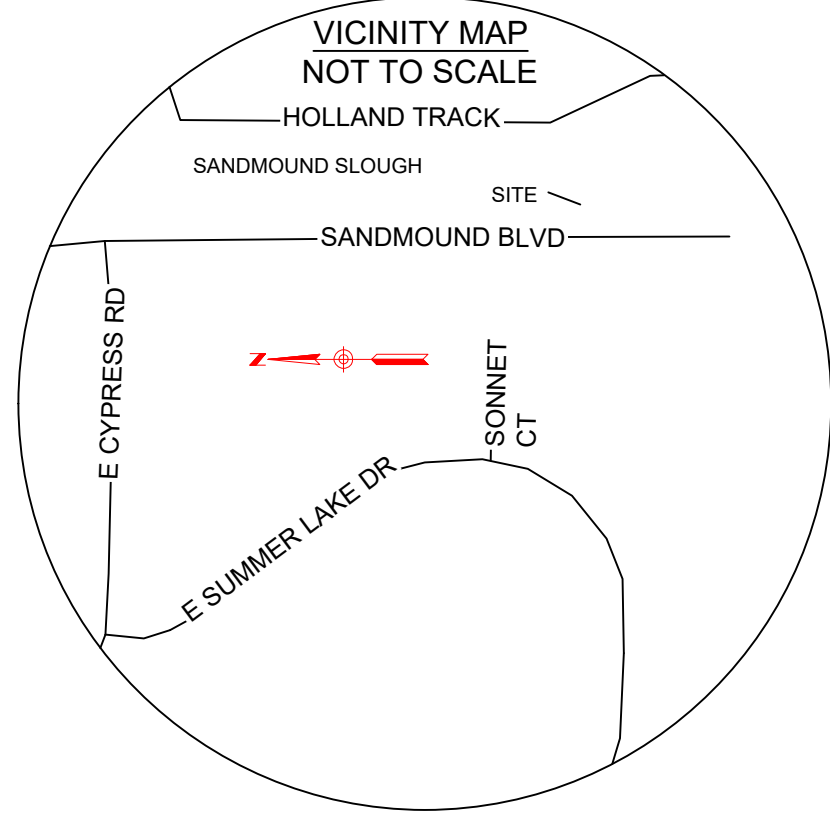


SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT REQUIREMENTS AT THE REQUEST OF MIKE SCHALCHI

DISTANCES ARE IN FEET AND DECIMAL THEREOF.

Ralph J. Waller
RALPH J. WALLER P.L.S. 9384



TOPO

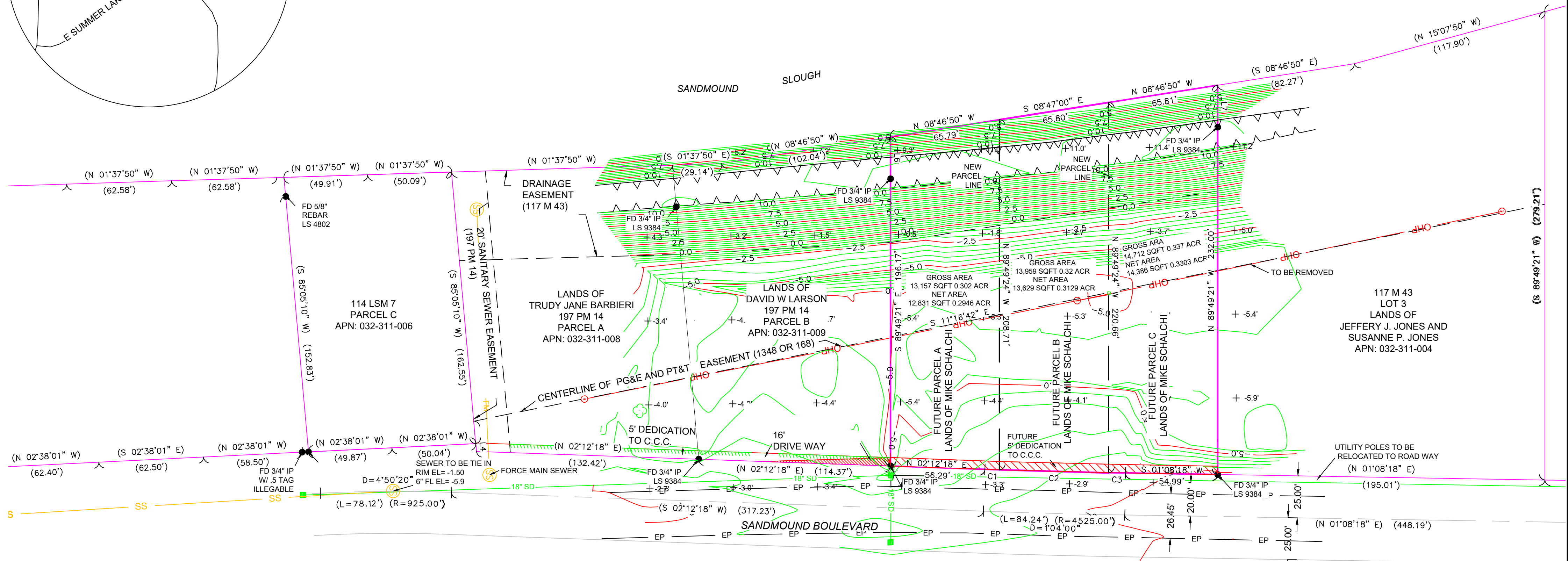
BEING A SUBDIVISION OF PARCEL B, OF SUBDIVISION
MS 02-0008, FILED JUNE 30, 2006, MAP BOOK 197, PAGE 14
CONTRA COSTA COUNTY RECORDS
COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA
XXXX 2023



MONUMENT SURVEYING
6660 LONE TREE WAY #4-234
BRENTWOOD, CALIFORNIA
94513 (925) 470-0101

LINE	BEARING	DISTANCE
L1	S 85°05'10" W	11.47'
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BASIS OF BEARING

THE BASIS OF BEARING FOR LINES & COURSES SHOWN HEREON ARE BASED ON THE FOUND 3/4" IRON PIPE'S AS SHOWN AS THE BASIS OF BEARING FOR 197 PM 14 FILED IN CONTRA COSTA RECORDS HOLDING THE RECORD ANGLE OF N85°05'10"E.

BENCH MARK

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DERIVED FROM N.G.S. BENCH MARK DN4119 WITH A PUBLISHED ELEVATION OF 10.4'

SITE ZONING: F-1
WATER RECREATIONAL DISTRICT

ZONING MINIMUM REQUIREMENTS:
LOT SIZE: 6,000 SQFT
WIDTH: 60' AVERAGE
DEPTH: 90' AVERAGE

PROPOSED LOTS
PARCEL A TOTAL: 13,157 SQFT
PARCEL B TOTAL: 13,959 SQFT
PARCEL C TOTAL: 14,712 SQFT

PROPOSED LOTS
EXCLUDING DRAINAGE EASEMENT
PARCEL A: 9,060 SQFT
PARCEL B: 9863 SQFT
PARCEL C: 10,617 SQFT

REFERENCES:

- (R1) 197 PM 14 - PARCEL MAP MS 02-0008
- (R2) 117 M 43 - SUBDIVISION 3561
- (R3) 114 LSM 7 - RECORD OF SURVEY 2319

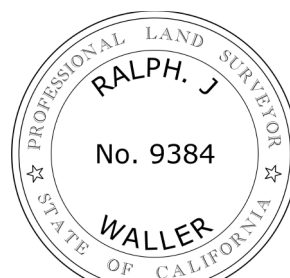
TITLE EXCEPTIONS

- MINERAL RIGHTS RESERVED IN THE DEED FROM BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, RECORDED JANUARY 28, 1942, BOOK 657, OFFICIAL RECORDS, PAGE 274.
- (DOES NOT AFFECT THIS PROPERTY) RIGHT OF WAY GRANTED IN THE DEED TO JOHN K. BARBIERI, ET UX, RECORDED JULY 20, 1965, BOOK 2810, OFFICIAL RECORDS, PAGE 405.

LEGEND

These standard symbols will be found in the drawing.

GUY WIRE	→	OVERHEAD COMMUNICATION LINE	— T —
POWER POLE	⊙	SLOPE EASEMENT	—
TOP OF SLOPE	⌄	MAJOR CONTOUR	—
SEWER MANHOLE	⊙	MINOR CONTOUR	—
STORM DRAIN MANHOLE	⊙	GRADE BREAK LINE	— · — ·
STORM DRAIN INLET	⊙	FOUND MONUMENT AS NOTED	●
TREE	⊕	3/4" IP W/ PLUG LS9384	○
FENCE LINE	— X — X — X —	CENTER LINE	—
EDGE OF PAVEMENT	— EP —	BASIS OF BEARING	B.O.B.
IRRIGATION EASEMENT LINE	—	BOUNDARY LINE	—
OVERHEAD POWER LINE	— E —	PROPOSED PROPERTY LINES	—
MONUMENT TO MONUMENT	M-M	IRON PIPE	I.P.
		SEARCH NOT FOUND	S.N.F.

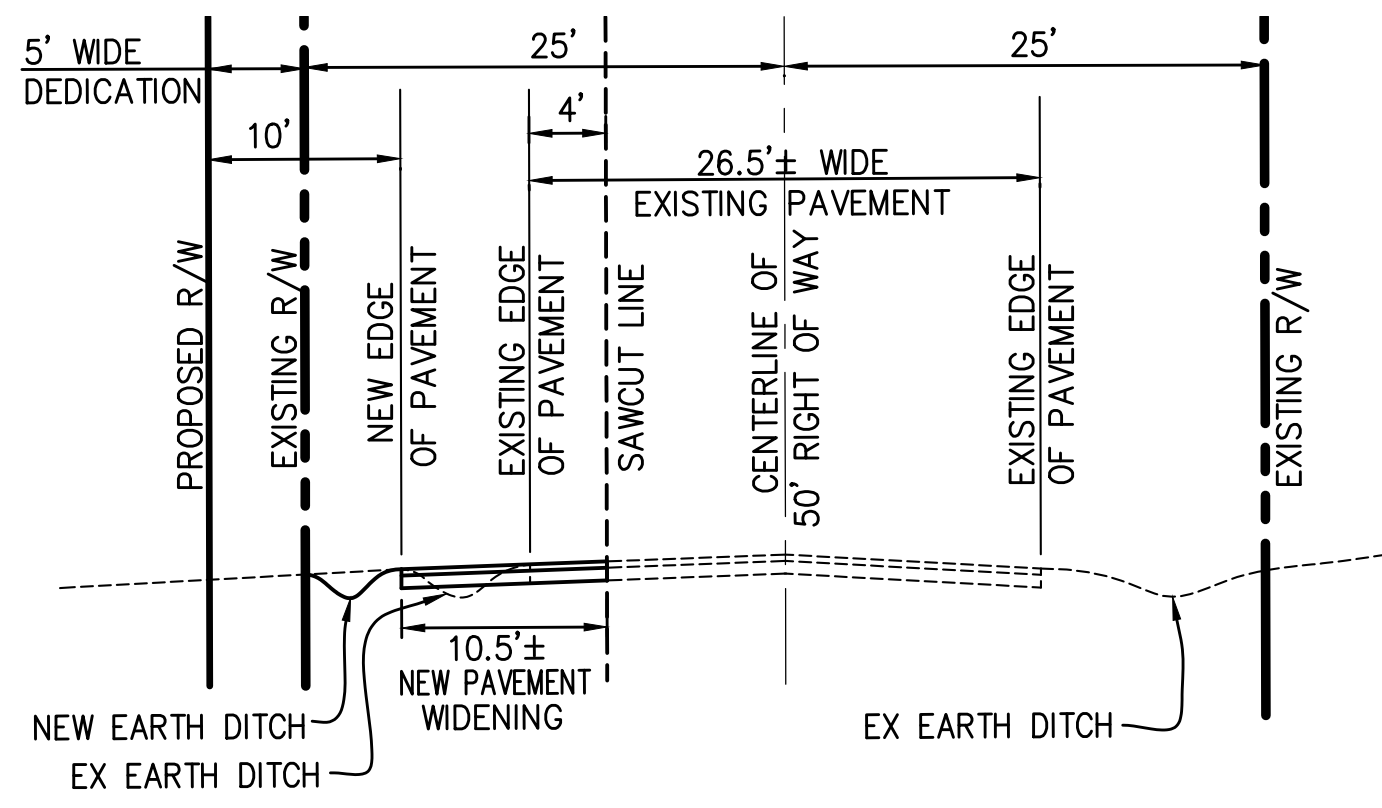


SURVEYOR'S STATEMENT

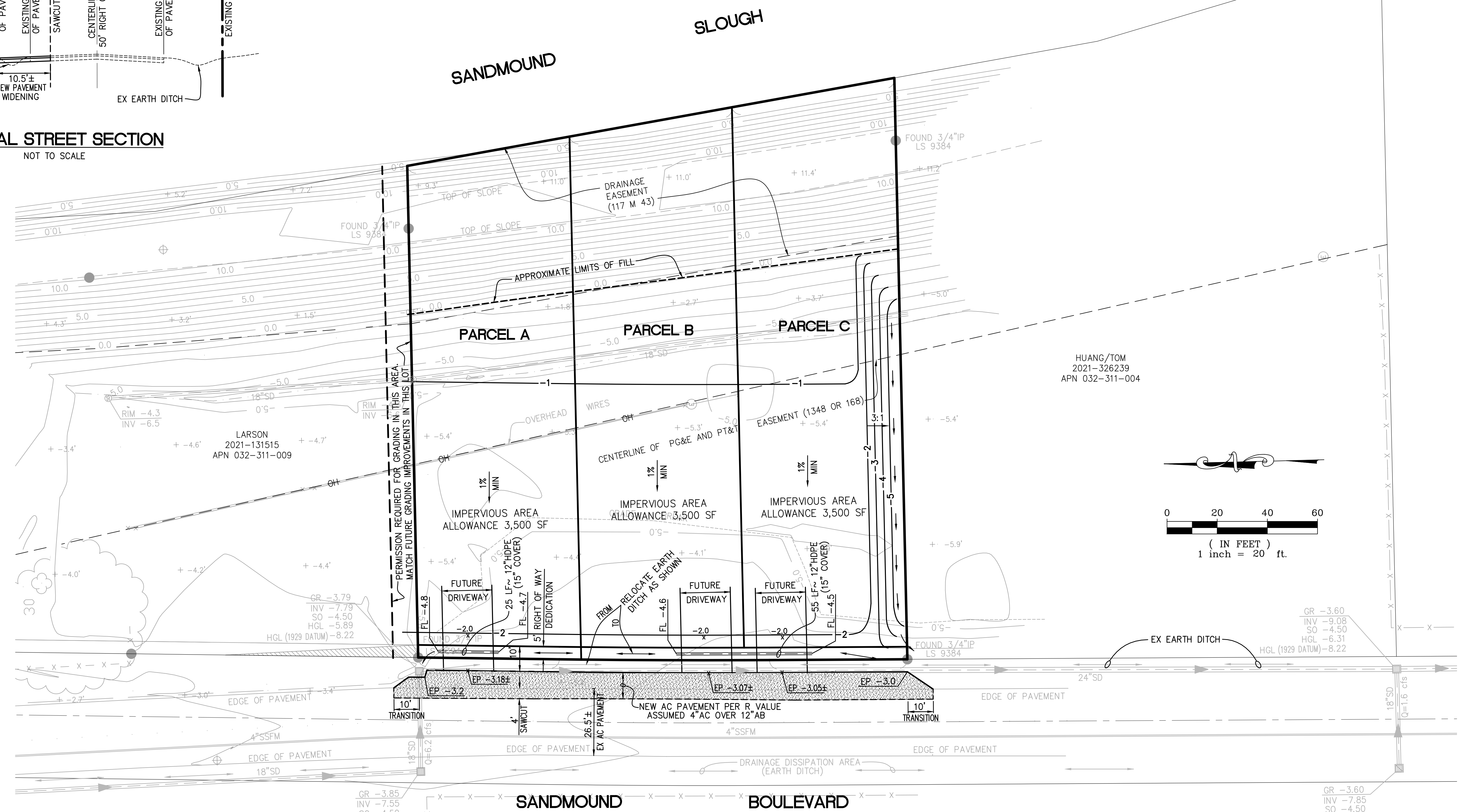
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS' ACT REQUIREMENTS AT THE REQUEST OF MIKE SCHALCHI

Ralph J. Waller
RALPH J. WALLER P.L.S. 9384

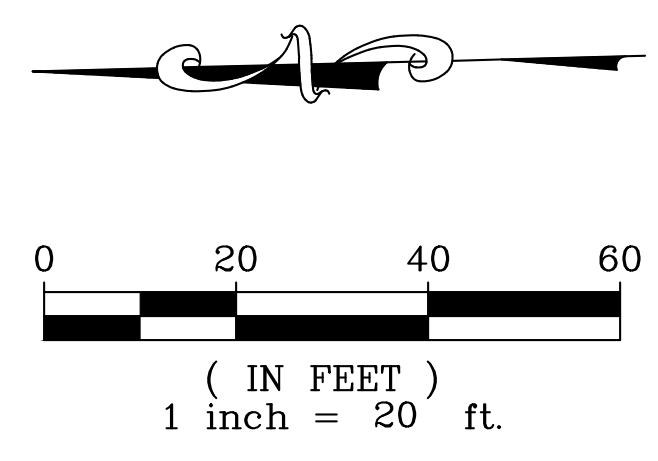
DISTANCES ARE IN FEET AND DECIMAL THEREOF.



TYPICAL STREET SECTION
NOT TO SCALE



HUANG/TOM
2021-326239
APN 032-311-004



EARTH QUANTITIES

APPROXIMATE EARTH QUANTITIES TO BE VERIFIED BY CONTRACTOR

CUT 0± CU. YDS.
FILL 2,000± CU. YDS.

NOTE: EARTH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COMPUTE QUANTITIES INDEPENDENTLY TO VERIFY. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES.

BOUNDARY AND TOPOGRAPHY NOTE:

THE BOUNDARY AND TOPOGRAPHY SHOWN WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY MONUMENT LAND SURVEYING DATED 4/15/2022, CONTRACT NUMBER 69735

BENCHMARK:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WERE DERIVED FROM N.G.S. BENCHMARK DN4119 WITH A PUBLISHED ELEVATION OF 10.4 FEET

Z:\PROJECTS\23024\23024-0001.dwg DATE DATE: 04/12/23 11:22:23 AM LAYOUT: 0400

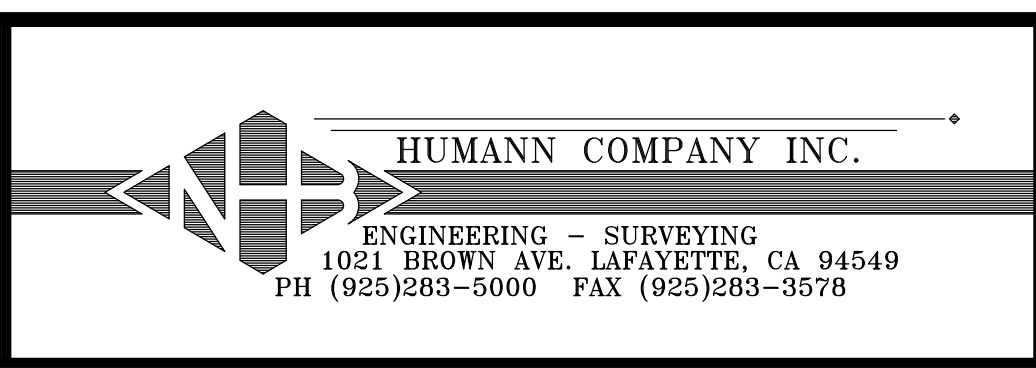
NO.	DATE	BY	REVISIONS

SCALE 1"=20'
DATE 04/12/23
DRAWN PE
CHECKED IN
JOB NO. 23024



Izzat S. Nashashibi
IZZAT S. NASHASHIBI R.C.E. 29528

TENTATIVE MAP EXHIBIT MS 22-0008
LOT 2 TRACT 3561 (117 M 43)
SCHALCHI PROPERTY - SANDMOUND BOULEVARD (APN 032-311-003)
OAKLEY CONTRA COSTA COUNTY CALIFORNIA



SHEET C-1
OF 1 SHEET
JOB NO. 23024

**Mitigation Monitoring and Reporting Program
County File #CDMS22-00008
Three-Lot Minor Subdivision**

**Directly South of 4150 Sandmound Blvd
Oakley, CA 94561**

April 2024

SECTION 5: CULTURAL RESOURCES

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

Mitigation Measure(s):

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

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

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

Abbreviations:

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

Mitigation Monitoring Program
CDMS22-00008
Page 2 of 9

<p>Mitigation Measure CUL-4: Appropriate mitigation of any discovered cultural resources may include monitoring of further construction and/or systematic excavation of the resources. Any artifacts or samples collected as part of the initial discovery, monitoring, or mitigation phases shall be properly conserved, catalogued, evaluated, and curated, and a report shall be prepared documenting the methods, results, and recommendations. The report shall be submitted to the Northwest Information Center and appropriate agencies.</p>	
Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials or human remains
Party Responsible for Verification:	Project proponent, CDD staff, consulting Archaeologist
Compliance Verification:	Review of archaeologist's report or other verification provided to CDD staff
<p>SECTION 7: GEOLOGY AND SOILS</p>	
<p>Potentially Significant Impacts: Potential Impact GEO-1 – GEO-5: The project site is located in an area that is highly susceptible to liquefaction. The following mitigation measures will ensure that, any future development will take careful appraisal of the liquefaction potential and the possible consequences of such liquefaction to a less than significant level.</p>	
<p>Mitigation Measure(s):</p>	
<p>Mitigation Measure GEO-1: At least 30 days prior to requesting recordation of the Parcel Map, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls. their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.</p> <p>Mitigation Measure GEO-2: The geotechnical report required in Mitigation Measure GEO-1 shall be subject to review by the County Geologist, and review and approval by the</p>	

Abbreviations:

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

Community Development Division. Improvement, grading, and building plans shall carry out the recommendations of the approved report.

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

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

Mitigation Measure GEO-5: An application filed for a new septic system for residential development on the site, will require the project sponsor to identify a potential leach field site of adequate size that complies with regulations administered by the Environmental Health Division of the County Health Services Division. 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.

Implementing Action:	COA
Timing of Verification:	At least 30 days prior to requesting recordation of the parcel map for GEO-1- GEO-2. GEO-3 will be required to be implanted during grading activities. GEO-5 will be implemented prior to any application for septic system.

Abbreviations:

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

Party Responsible for Verification:	Project proponent, CDD staff, Consulting Geotechnical Engineer, County Geologist
Compliance Verification:	Review of Geotechnical Engineer's report; review of construction drawings; or other verification provided to CDD staff

SECTION 13: NOISE

Potentially Significant Impacts: Potential Impact NOI-1: The project may increase temporary noise levels due to construction and grading activities; the following mitigation measure will be implemented to reduce the noise levels to a less than significant level.

Mitigation Measure(s):

Mitigation Measure NOI-1: The following noise reduction measures shall be implemented during project construction (grading, construction of new buildings) 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)

Abbreviations:

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

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)

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.

Implementing Action:	COA
Timing of Verification:	Prior to CDD approval of construction documents and throughout construction-related activity and prior to final inspections; upon receipt of noise complaint(s)
Party Responsible for Verification:	Project proponent, CDD staff
Compliance Verification:	Review of Construction Drawings

SECTION 18: TRIBAL CULTURAL RESOURCES

Potentially Significant Impacts: Potential Impact CUL-1: There is always a potential to damage or destroy previously undiscovered historic and prehistoric resources during construction related activities. Subsurface construction activities have the potential to damage or destroy undiscovered historic and prehistoric resources.

Mitigation Measure(s):

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

Abbreviations:

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

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

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

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

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

Implementing Action:	COA
Timing of Verification:	Upon discovery of archaeological materials, human remains or undiscovered historic and prehistoric resources.
Party Responsible for Verification:	Project proponent, CDD staff, consulting Archaeologist.

Abbreviations:

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

Mitigation Monitoring Program
 CDMS22-00008
 Page 7 of 9

Compliance Verification:	Submittal of archaeologist's report to CDD.
SECTION 20: WILDFIRE	
Potentially Significant Impacts: <i>Potential Impact GEO-1 – GEO-4: The project site is located in an area that is highly susceptible to liquefaction. The following mitigation measures will ensure that, any future development will take careful appraisal of the liquefaction potential and the possible consequences of such liquefaction to a less than significant level.</i>	
Mitigation Measure(s):	
<p>Mitigation Measure GEO-1: At least 30 days prior to requesting recordation of the Parcel Map, the project sponsor shall submit a comprehensive geotechnical report that (i) references proposed grading, drainage and any foundation plans for the project, and (ii) is based on adequate subsurface exploration, laboratory testing of samples and engineering evaluation of the data gathered. The scope of the geotechnical investigation shall address the full range of potential "Geology & Soils" hazards addressed by State CEQA Guidelines. Regarding soils conditions, the scope of the investigation shall evaluate the following potential hazards: (i) expansive soils, (ii) corrosive soils, and (iii) undocumented fill. Recommendations shall be provided to mitigate any hazards that are confirmed to be present on the project site. Additionally, the report shall include evaluation of (iv) siting and design of the proposed bioretention basin and the associated retaining walls. their effect on planned improvements, and to address the hazard posed by earthquake ground shaking, (v) provide prevailing California Building Code seismic parameters. The required report shall provide specific criteria and standards for site grading, drainage and foundation design based on adequate subsurface data.</p> <p>Mitigation Measure GEO-2: The geotechnical report required in Geology 1 shall be subject to review by the County Peer Review Geologist, and review and approval by the CDD. Improvement, grading, and building plans shall carry out the recommendations of the approved report.</p> <p>Mitigation Measure GEO-3: The geotechnical report required in Geology 1 routinely includes recommended geotechnical observation and testing services during construction. These services are essential to the success of the project. They allow the geotechnical engineer to (i) ensure geotechnical recommendations for the project are properly interpreted and implemented by contractors, (ii) allow the geotechnical engineer to view exposed conditions during construction to ensure that field conditions match those that were the basis of the design recommendations in the approved report, and (iii) provide the opportunity for field modifications of geotechnical recommendations with Contra Costa County Department of Conservation and Development, Building Inspection Division (BID) approval, based on exposed conditions. The monitoring shall commence during clearing, and extend through grading, placement of engineered fill, installation of recommended drainage facilities, and foundation related work. A hard hold shall be placed by the CDD on the "final" grading inspection for each residence, pending submittal of a report from the project geotechnical</p>	

Abbreviations:

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

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engineer that documents their observation and testing services during grading and drainage related improvements. Similarly, a hard hold shall be placed on the final building inspection for each residence by the CDD, pending submittal of a letter-report from the geotechnical engineer documenting the monitoring services associated with implementation of foundation-related geotechnical recommendations. The geotechnical monitoring shall include any pier hole drilling/ foundation preparation work/ installation of drainage improvements.

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

Implementing Action:	COA
Timing of Verification:	At least 30 days prior to requesting recordation of the parcel map for GEO-1- GEO-2. GEO-3 will be required to be implanted during grading activities.
Party Responsible for Verification:	Project proponent, CDD staff, Consulting Geotechnical Engineer, County Geologist
Compliance Verification:	Review of Geotechnical Engineer’s report; review of construction drawings; or other verification provided to CDD staff

Abbreviations:

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 Community Development Division (CDD)
 Building Inspection Division (BID)